

VISIONING - INSPIRATION & IDEAS FOR THE ROOT DISTRICT

Agenda

Grow, Create & Experiment

1. Intro & History/ Past studies
2. Branding
3. Mapping
4. Committees/ Frame work
 - a. Equity
 - b. Climate
 - c. Creativity
5. Future & Thank You



NULOOP PARTNERS
Leadership Roundtable

EQUITY
WORK GROUP

CLIMATE
WORK GROUP

CREATIVITY
WORK GROUP

- Catholic Charities
- City of Minneapolis
- Designer Marketplace
- Downtown Dogs
- Hennepin Made
- Holden Room Equity Financial Services
- Farmers Market Annex
- Hennepin County
- Minneapolis Farmers Market
- MN Ballpark Authority
- MN Twins
- Parallel
- North Loop
- Northern Lights.mn Neighborhood Association
- NūLoop Partners
- Sharing and Caring Hands
- Target
- The Fish Guys
- UMN Design Center
- United Noodle
- Unleashed Hounds and Hops
- West Market Business Association



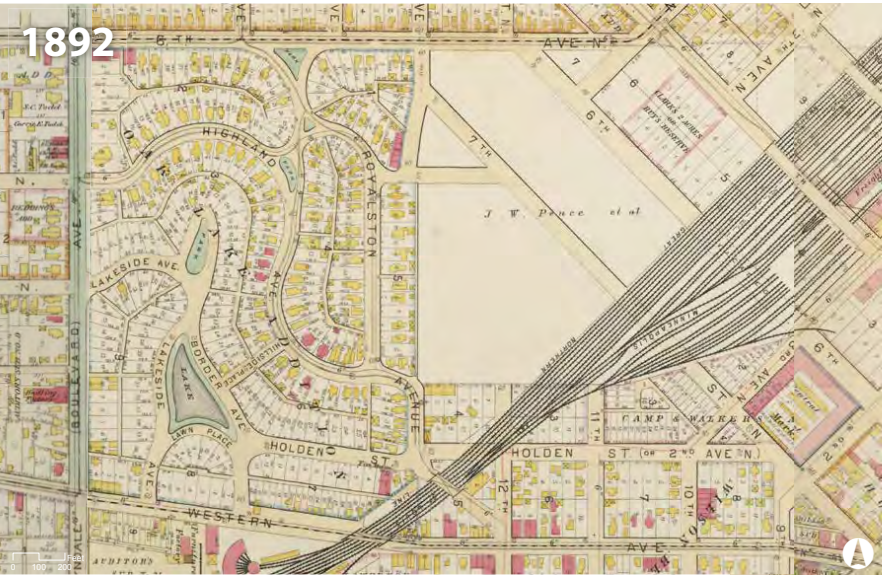
existing

PAST STUDIES & SITE CONDITIONS

History & Context

Royalston Ave/Farmers Market Station Planning Memo

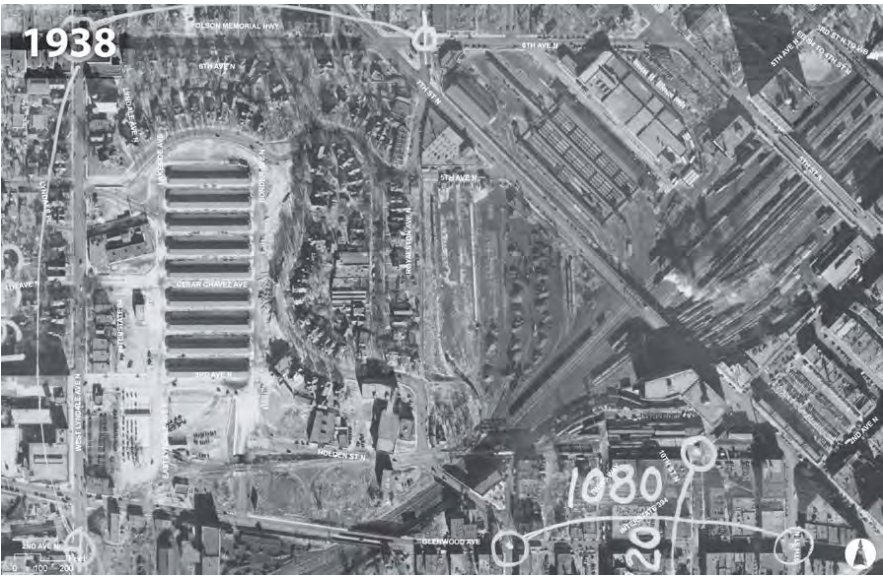
Grow, Create & Experiment



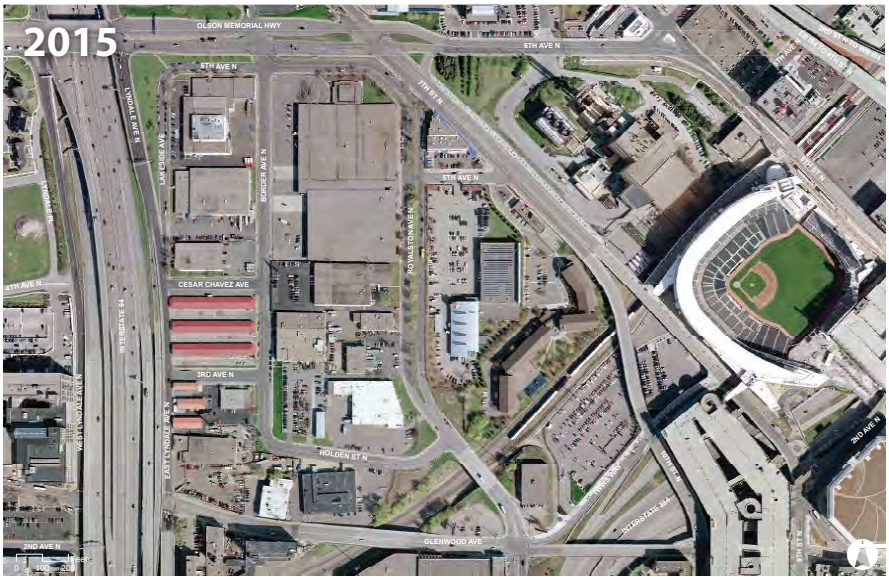
The Royalston area was once home to a leafy Victorian neighborhood surrounding a small lake (Oak Lake) and a number of parklets. Clues to the area's past can still be found in today's street names, such as Lakeside Avenue.



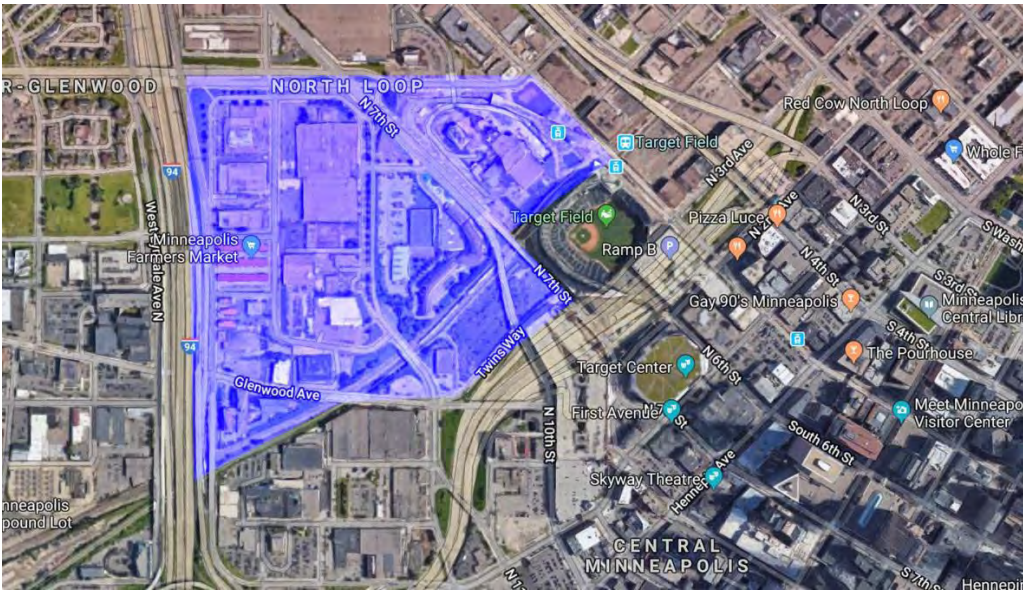
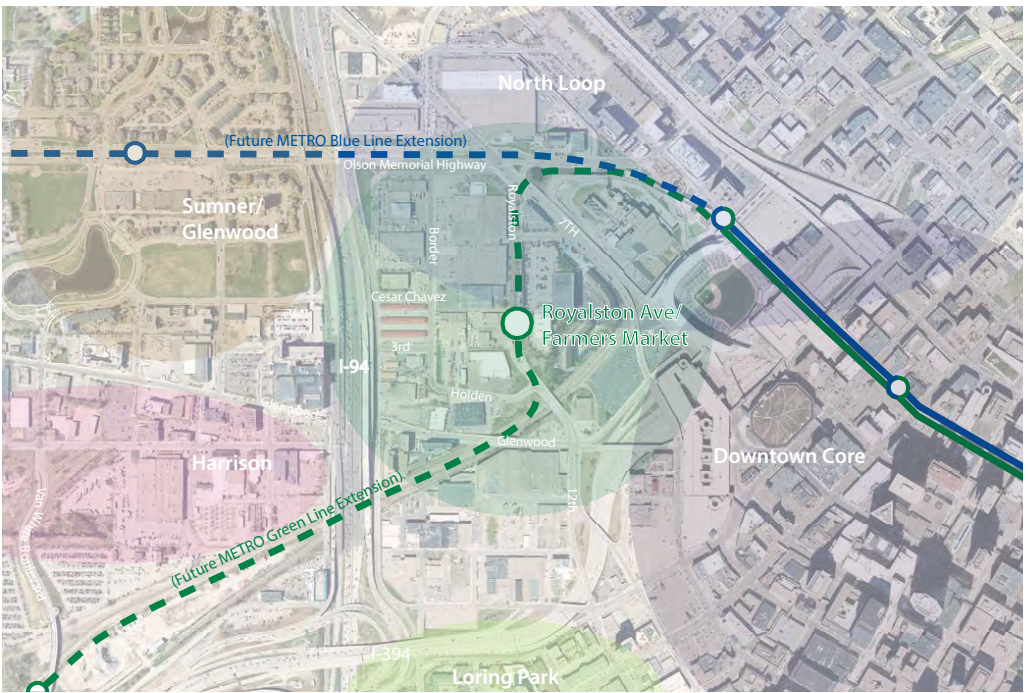
During the mid-century, farmers markets struggled and a portion of the sheds were replaced with industrial structures. A strip of blocks to the immediate west were razed in preparation for the construction of Interstate 94.



As the demographics of the neighborhood changed and the housing stock fell into disrepair, the area was labeled a "slum". The City razed the lake, parks, and a number of blocks to build a newer, larger farmers market.



The I-94 corridor adds another barrier to an area that has always been isolated. The recent additions of the HERC, Target Field, Cedar Lake Trail, and the ABC parking ramps bring new destinations, amenities, and challenges.



Past Studies

Royalston Ave/Farmers Market Station Planning Memo

Grow, Create & Experiment

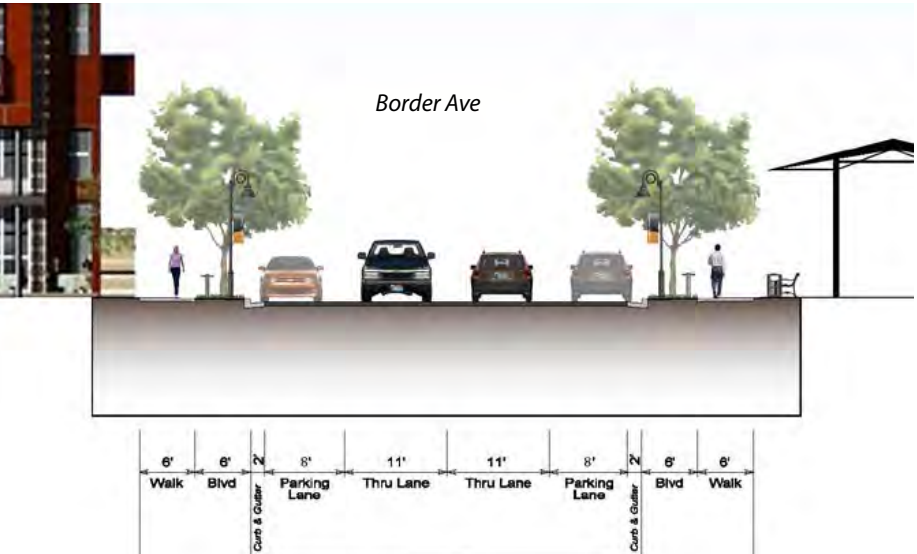
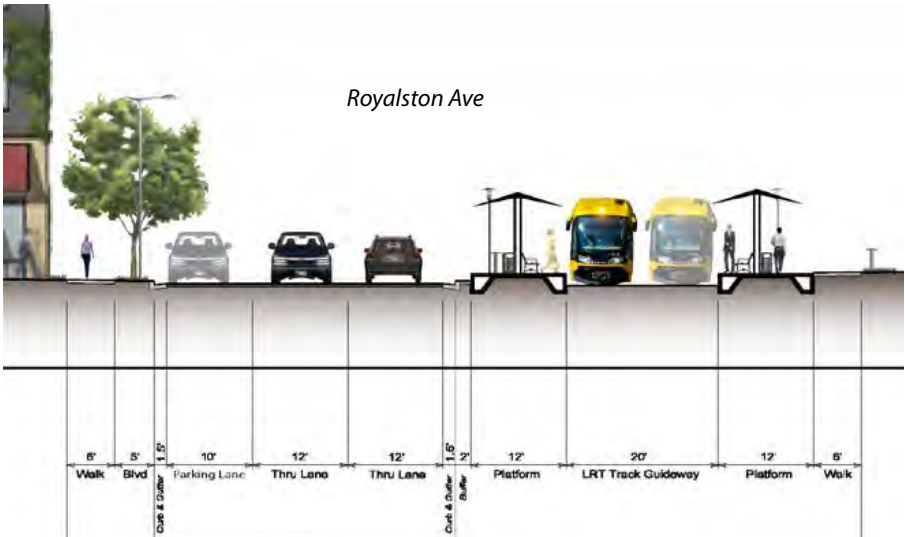


Transitional Station Area Action Plan, 2014

Opening Day Recommendations (2014)

This map illustrates the infrastructure that is recommended to be in place when the Southwest light rail line opens. Some of this infrastructure would be included in the light rail line project budget and some would require additional funding. Includes:

- Direct ped/bike connection between station and Farmers Market
- Extend Border Ave south to Glenwood Ave
- Improve pedestrian crossings at key intersections
- Streetscape
- Wayfinding

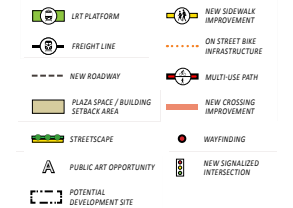


Transitional Station Area Action Plan, 2014

Potential station area improvements

This map illustrates recommended opening day infrastructure improvements and the resulting potential redevelopment sites. Includes:

- New east-west streets to provide access to appropriately sized development
- Public plaza with public art
- Bike parking at station
- Frontage roads just south of Olson Memorial closed -- excess land folded into developable parcels

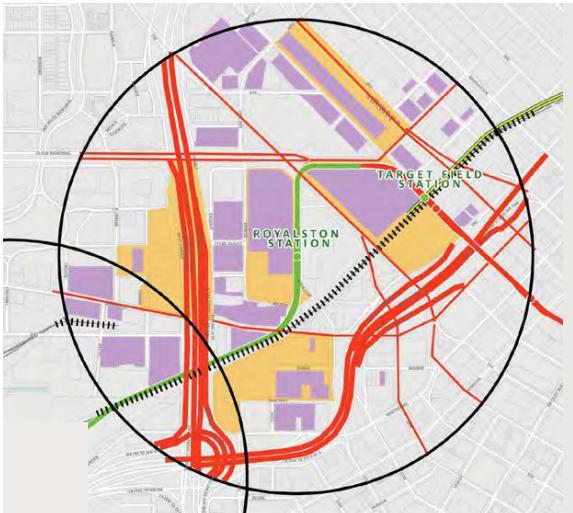


Transitional Station Area Action Plan, 2014

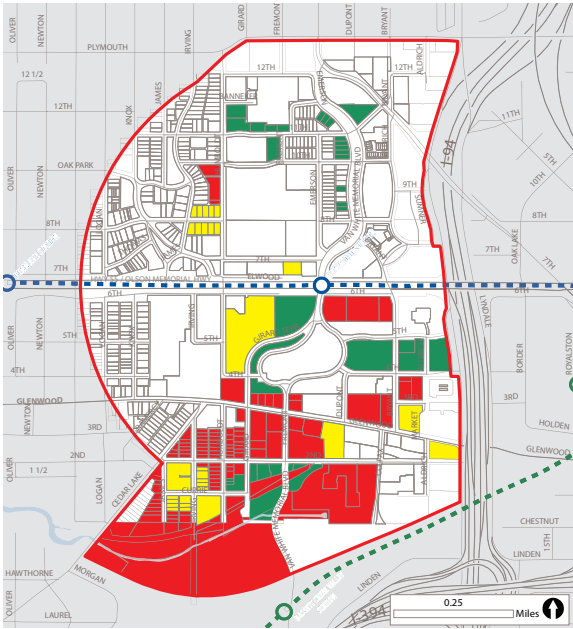


Minneapolis Complete Streets, 2016





SWLRT Station Strategic Planning, 2010



Van White Blvd Station Area Plan, 2017

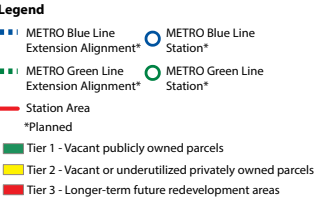
Barriers to Walkability

“One of the most pervasive barriers to redevelopment of the Lower North Loop is the **lack of connections** within the area, as well as to downtown and adjacent neighborhoods. Inside the area, a series of **superblocks** make internal travel difficult on foot or bicycle. In addition, the Lower North Loop is bordered on all sides by **high-speed roadways** located either above or below the prevailing elevation of the neighborhood.”
- Bridging the Gap, 2009

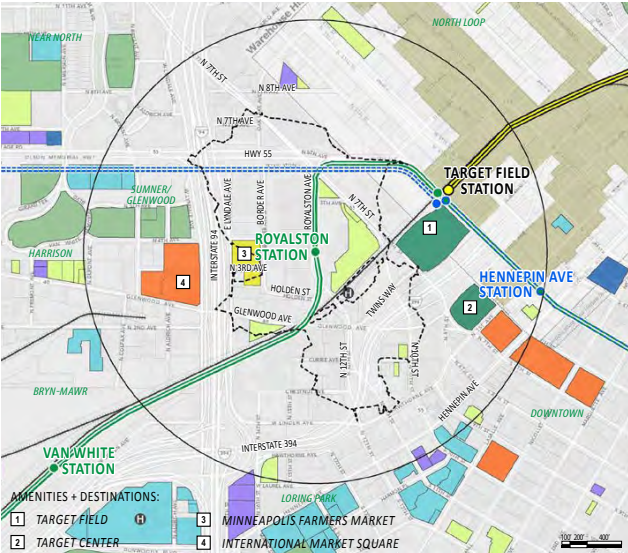


Development Opportunity Sites West of I-94

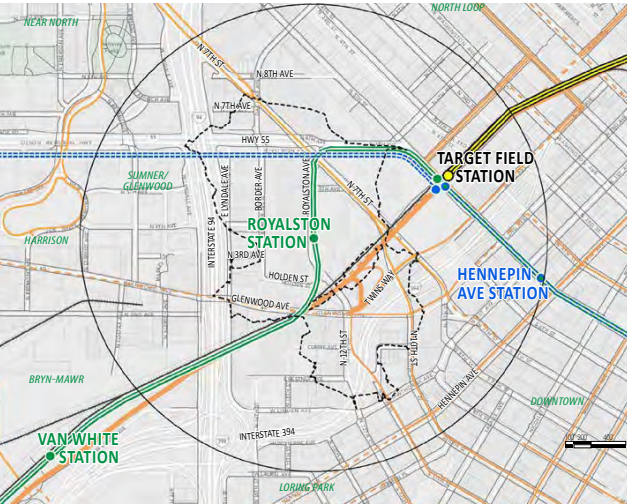
This map identifies possible areas of development in the neighborhoods (Harrison, Sumner-Glenwood, Near North, and Bryn Mawr) to the west of Royalston Station, where the Van White Boulevard Station is planned along the extension of the Blue Line light rail. Sites of possible change include vacant publicly-owned parcels, underutilized privately-owned parcels, and areas of possible longer-term redevelopment (mostly industrial land uses).



Existing Conditions



Transitional Station Area Action Plan, 2014



Transitional Station Area Action Plan, 2014

Station Location Context

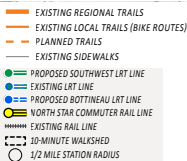
The future Royalston Station is located near significant destinations and neighborhood amenities and resources, including the Minneapolis Farmers Market, Target Field, Target Center, and International Market Square

INTERNAL	POSITIVE	NEGATIVE
	Strengths <ul style="list-style-type: none">• Close to city center• Good transit service that will get better with Bottineau and Southwest transitways• Large parcel sizes make land acquisition easier• Several parcels owned by City• Cedar Lake Trail provides accessibility for recreational bikers as well as commuters• Farmers' Market as major destination for area	Weaknesses <ul style="list-style-type: none">• Lack of interconnectivity• Lyndale, 7th, Olson Highway create barriers that impair local circulation• Public land holdings are not likely to leave or change form• Major grade separation from downtown makes accessibility difficult• Without connection over 7th street, area might not see benefits of the ballpark• Odor from HERC could dissuade developers, tenants• Adjacent immobile land uses could hinder development possibilities (HERC, Metro Transit)• Streetscape needs major improvements
EXTERNAL	Opportunities	Threats
	<ul style="list-style-type: none">• Improve transit access for transit-dependent populations• Foster region-wide accessibility through multi-modal station• Ballpark and downtown entertainment encourages development, residents	<ul style="list-style-type: none">• Potential disruption of vulnerable populations• Failure to develop this area would be a loss of opportunity• Environmental contamination from industrial legacy could discourage or slow development• Widespread community concern for future of Sharing and Caring Hands/Mary's Place• Small-scale, piecemeal development could cause safety concerns for "pioneers" to the area

Bridging the Gap, 2009

Sidewalks, Trails, & Bikeways

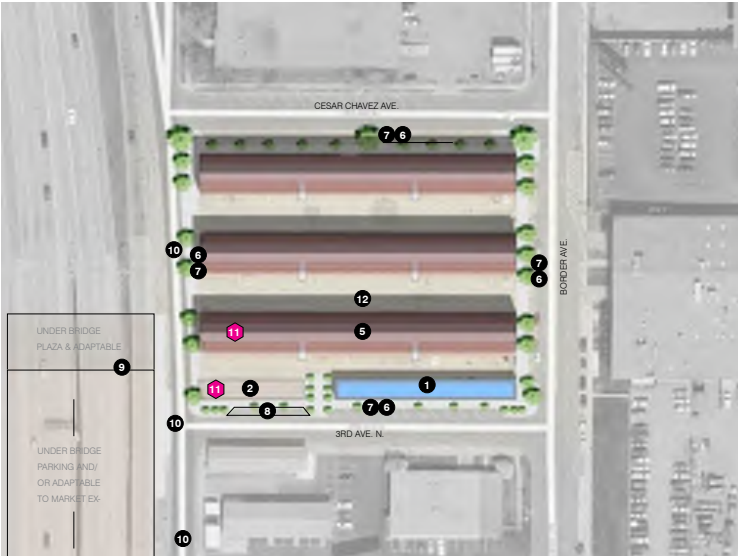
The pedestrian and biking environment is severely lacking here. Several streets are missing sidewalks and the streetscape is minimal. Bike infrastructure can be found surrounding the station area but not to/through the station area itself. Connections to the downtown core and nearby destinations are limited. The only exception is the nearby connection to the Cedar Lake Trail, a bikeway that follows the freight rail trench, connecting western Minneapolis and suburbs to downtown.



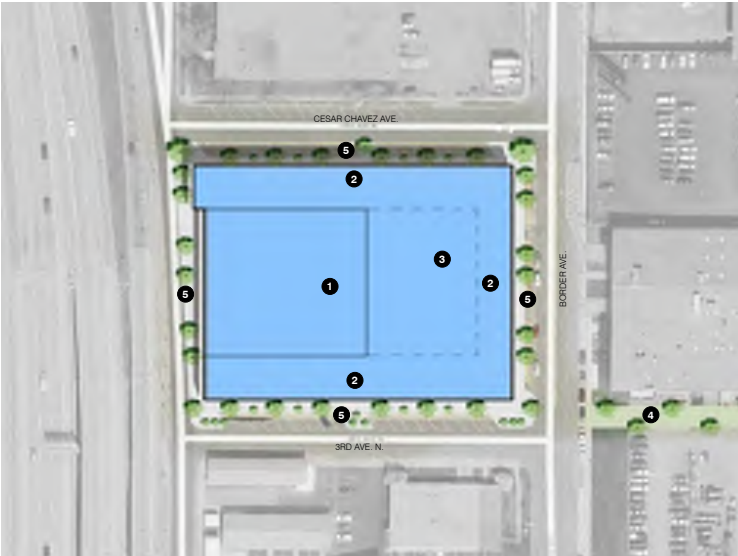
Past Studies

Royalston Ave/Farmers Market Station Planning Memo

Grow, Create & Experiment



Strategy 1



Strategy 2A



Strategy 2B



Strategy 3

Precedent images



Church Street Marketplace (CSM Block)
Burlington, VT



Union Square, San Francisco, CA



Chiswick Mall, London



The CityDeck, Green Bay, WI
Stoss (landscape architects)



SoMa Walkway, San Francisco, CA



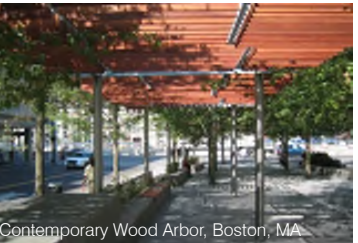
Santa Fe, NM Farmers Market



Santa Fe, NM Farmers Market



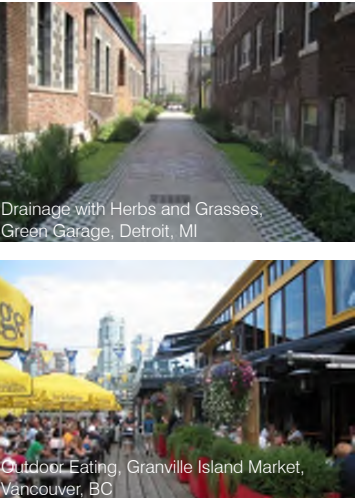
Santa Fe, NM Farmers Market



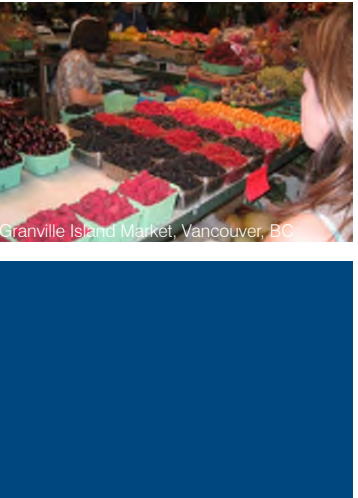
Contemporary Wood Arbor, Boston, MA



Drainage with Grasses, Olympic Village,
Vancouver, BC



Drainage with Herbs and Grasses,
Green Garage, Detroit, MI



Granville Island Market, Vancouver, BC

Lyndale Farmers Market Redevelopment Strategies



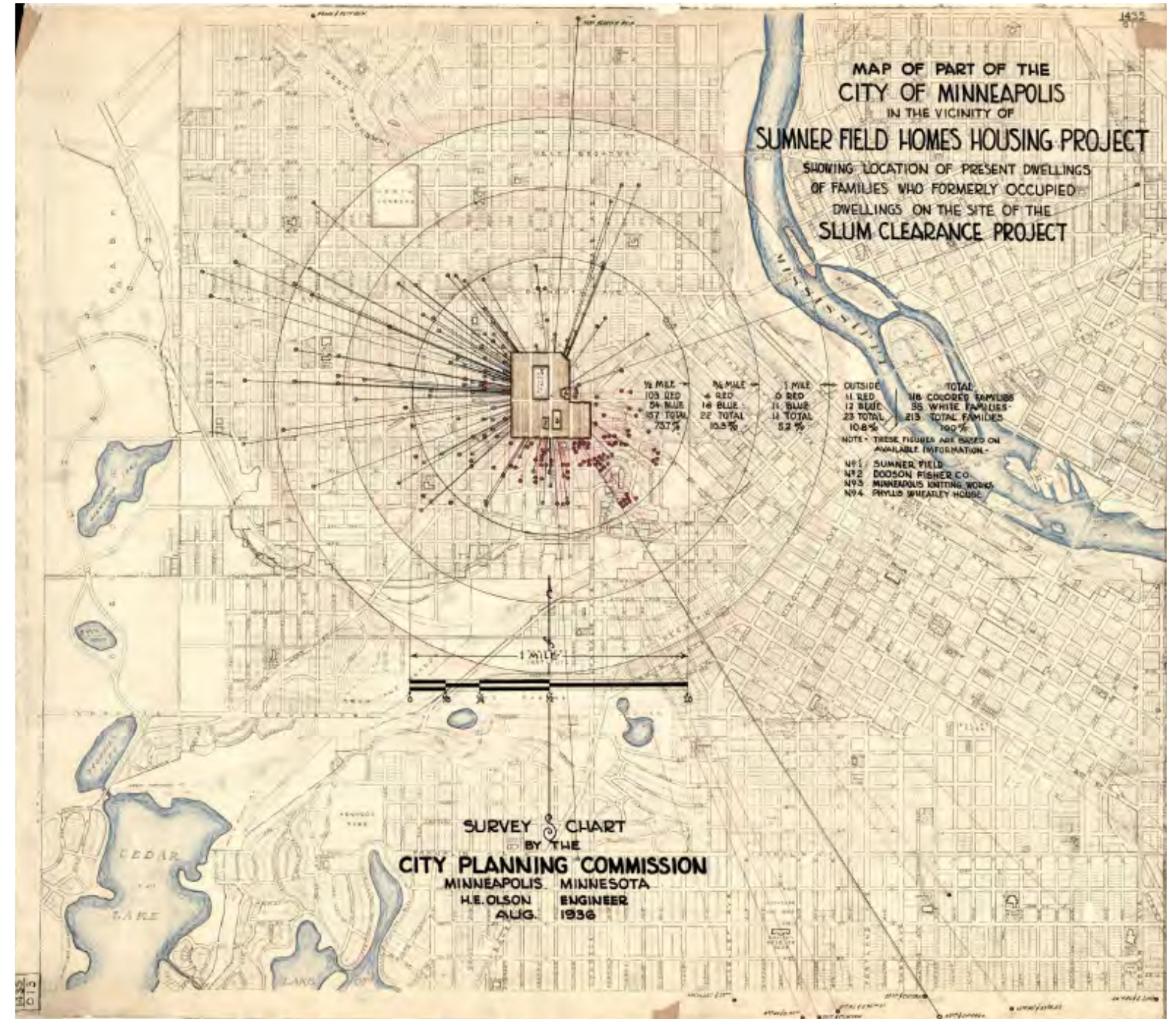
History

Dissertation of Robbie Seltzer

Grow, Create & Experiment

When Minneapolis established its first planning department in 1921, city planners immediately targeted the neighborhood around 6th Avenue and Lyndale Avenue in North Minneapolis. At the time, 6th and Lyndale was home to the largest African American and Jewish communities in Minneapolis. Over the next hundred years, 6th and Lyndale was relentlessly redeveloped through highway, housing and industrial projects.

Using archived planning documents that have become public only recently, this project interrogates how city planners mapped and photographed 6th and Lyndale over the last hundred years. These maps and photographs represented the 6th and Lyndale “ghetto” as a threat to the rest of the city that had to be redeveloped.




Site Planning

The Root District as a Model for Equitable and Reprative Development.

Grow, Create & Experiment


Instructor: H Fernando Burga PhD

Existing Conditions of Public Realm, Public Space, and Edges




The Root District's edges are characterized by physical barriers, changes in elevation, and high-traffic roadways. The public realm is characterized by inadequate pedestrian facilities and unengaging frontages. While the district does have many empty frontages and some vacant parcels, it does not have any dedicated public space or green space.


Public Realm



Missing sidewalk along Holden St




Non-ADA compliant sidewalk on 5th St N




Frontage with parking lot and barbed wire fences


Public Space



Vacant parcel on Holden St that could be public space




Empty frontage that could be public space




Under-bridge space that could be public space


Edges



Barrier created by Interstate 94



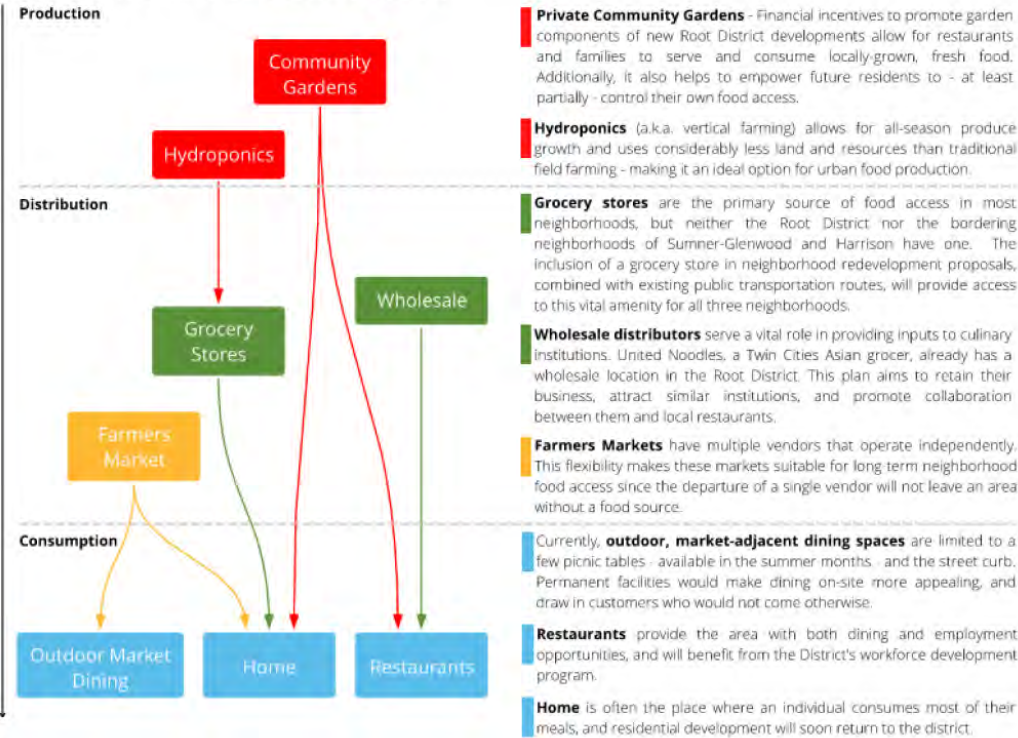
Hazardous crossings for pedestrians on Olson Memorial Hwy



Four-lanes of traffic on 7th St near Mary's Place

Grant Brokl, Barrett Clausen, Ian Jacobson, Yiyuan Shao

Root District Food Production Model



Max Christensen, Andrew Lupton, Bradley Mahr

Indigenous Minnesotans

We must all acknowledge that the land on which the "Root District" lies was stolen from Dakota people only a couple hundred years ago in 1805. The pain associated with this land theft is still carried by Dakota people today. The most morally just action would be to return this land tract to the Dakota people in recognition and retribution for the violence this theft of land wrought on indigenous minds and bodies. In the absence of such an action, however, developing the area alongside Indigenous Peoples who have the most knowledge and respect for the land based on their culture and traditional ecological knowledge would be a significant, albeit insufficient, first step to take towards a semblance of justice.

Reciprocity means generously giving back to the Earth just as the Earth has generously given to and provided for you

Western Worldview: Hierarchy of life: Where human dominates all other life

Indigenous Worldview: Kinship of life: all life is interconnected and related - no one species is superior to another

Indigenous Traditional Ecological Knowledge

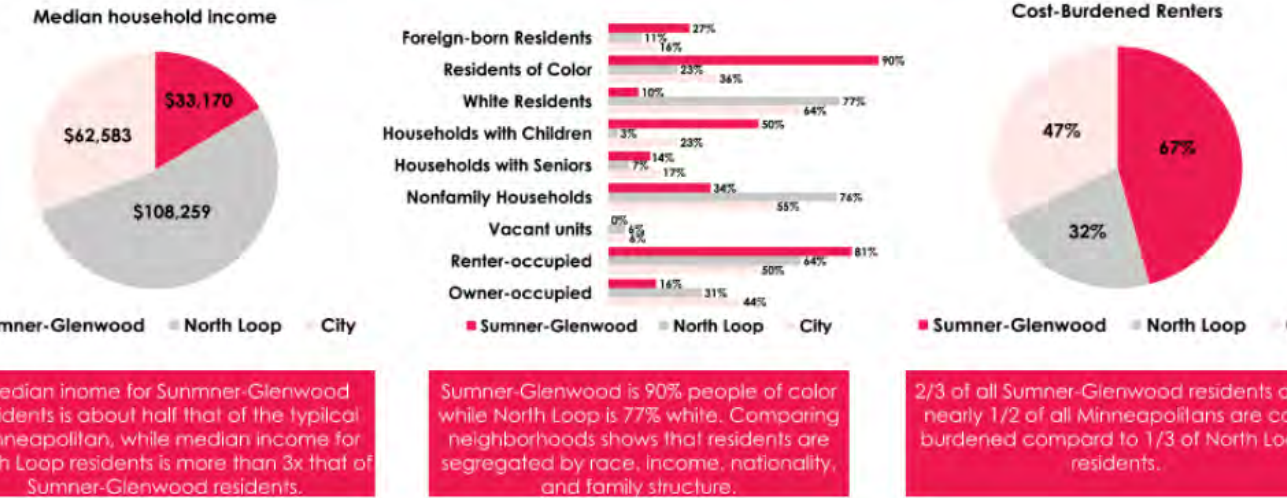
PLANTS, ANIMALS, WIND, WATER, EARTH are our... TEACHERS, SUSTAINERS, HOME, RELATIVES, ELDERS. Therefore must be treated with the utmost reverence and respect.

Our responsibilities may include:

- Taking good care of the Earth which we tread on
- Sharing knowledge about the Earth across communities
- Paying attention to what the Earth asks of us

Grant Brokl, Barrett Clausen, Ian Jacobson, Yiyuan Shao

Surrounding Neighborhood Characteristics



Jessy Countney, Frank Koenen, Ben Carrier

Vision:

The Root District is a community based on the foundations of racial justice, economic opportunity, and sustainability, which seeks to educate and inspire the city of Minneapolis and beyond.

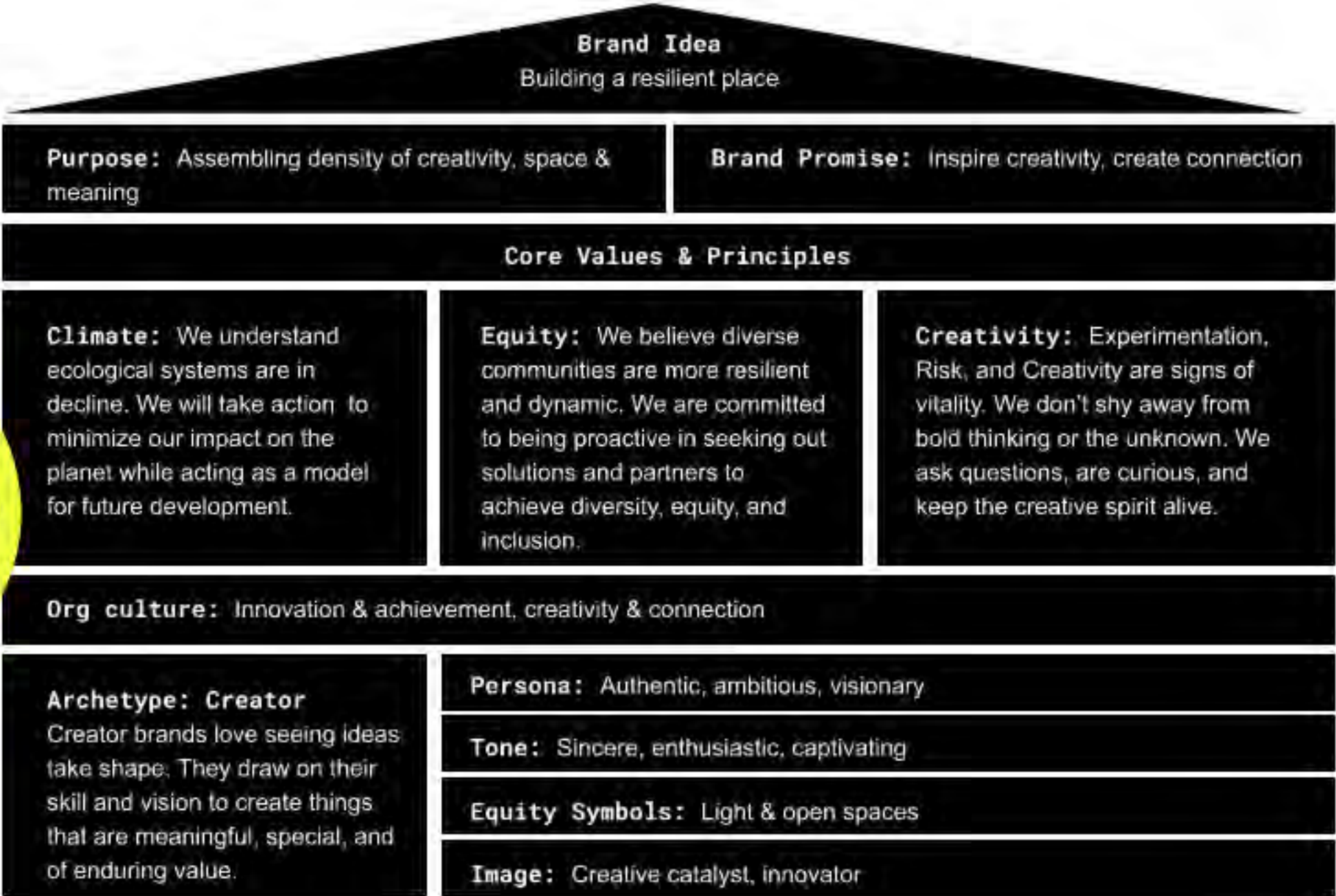


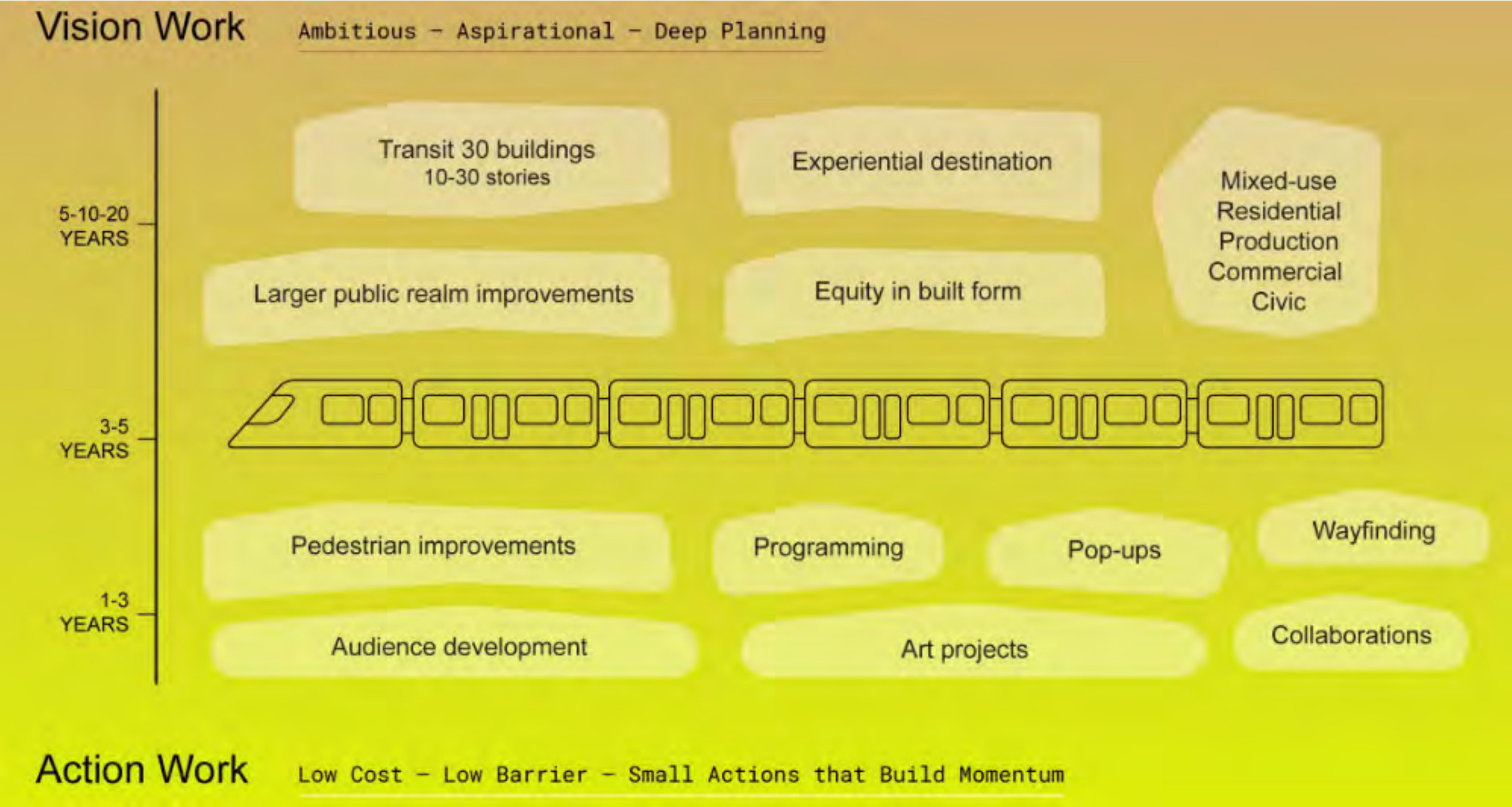
Mission:

We seek to empower a diverse group of stakeholders and encouraging deep engagement with social and market-driven forces, we aim to achieve more equitable, reparative, and regenerative outcomes for all who live and work here. Connecting people to place and to one another, we nurture cultural and artistic exchange and civic engagement. The Root District is a place for learning, invention, and exploration. The Root District is home.



The Need
Connection & Curiosity
so we can grow





3 Year Implementation Strategy

Action Work

1. Wayfinding & Pedestrian Improvements
2. Programming: Art, Food, Culture
3. Brand Building Effort
4. Interactive District Overview Display (can live @ Parallel)

Vision Work

1. Identity and Distinctiveness Development Guide (Creativity Task Force)
2. District Wide Public Realm Improvement Recommendations
3. Climate and Equity Task Force
 - a. Climate Related Analysis
 - b. Equity Related Analysis
4. Economic and Market Development

Structure

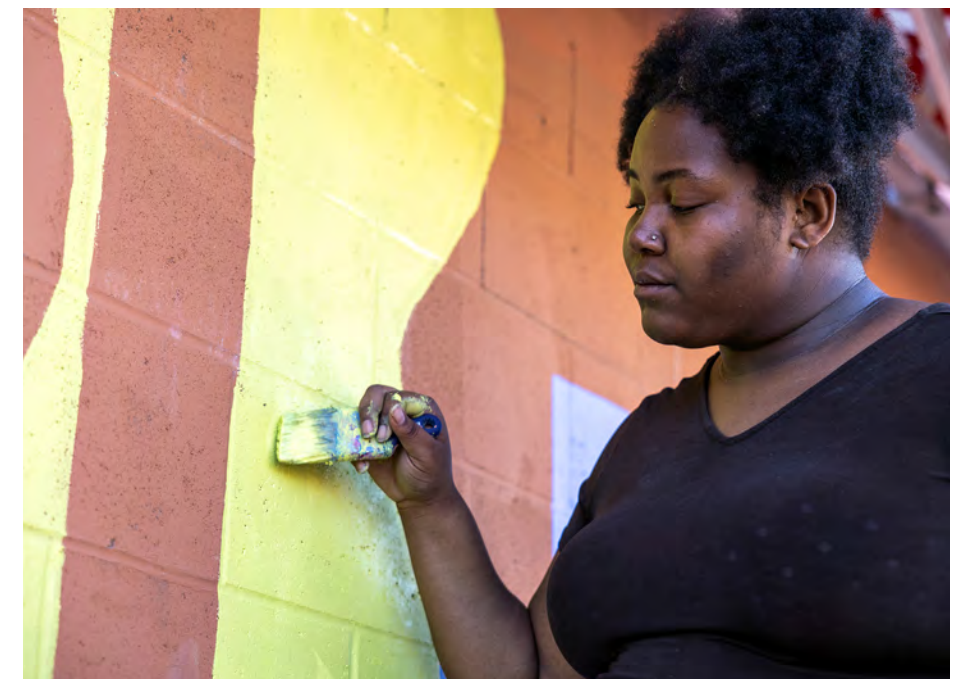
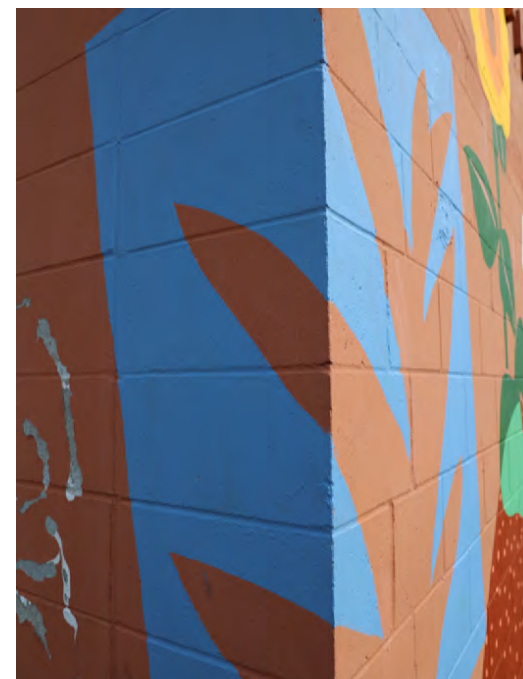
Quarterly Stakeholder Meetings

Ongoing Task Force Focus Groups



NULOOO MINNEAPOLIS

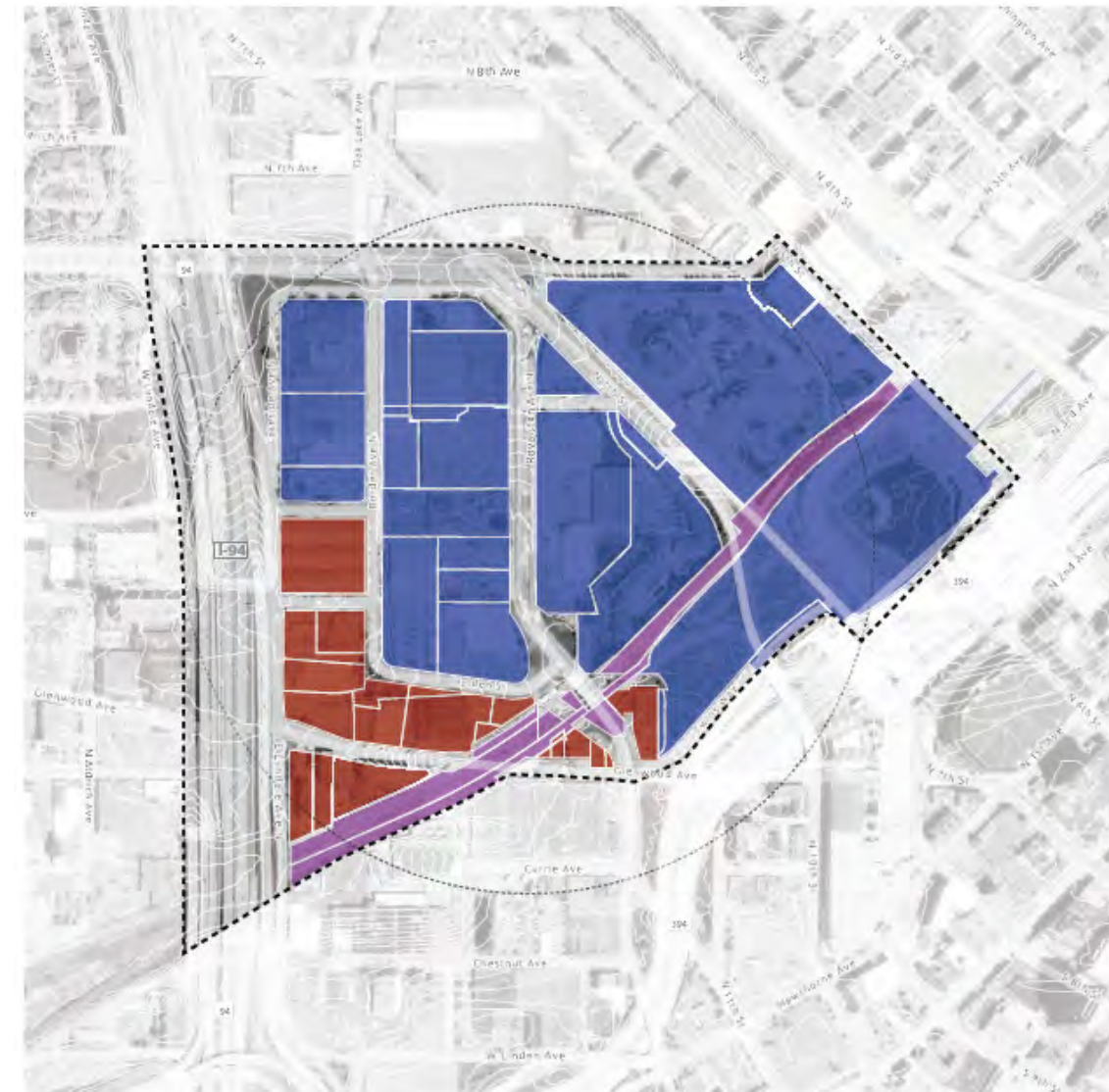
- Painting Underpass / Building Walls
- Cost Effective
- Wayfinding
- Brightens Blank Space
- Community Activity



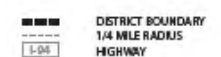
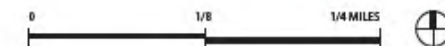
Nuloop

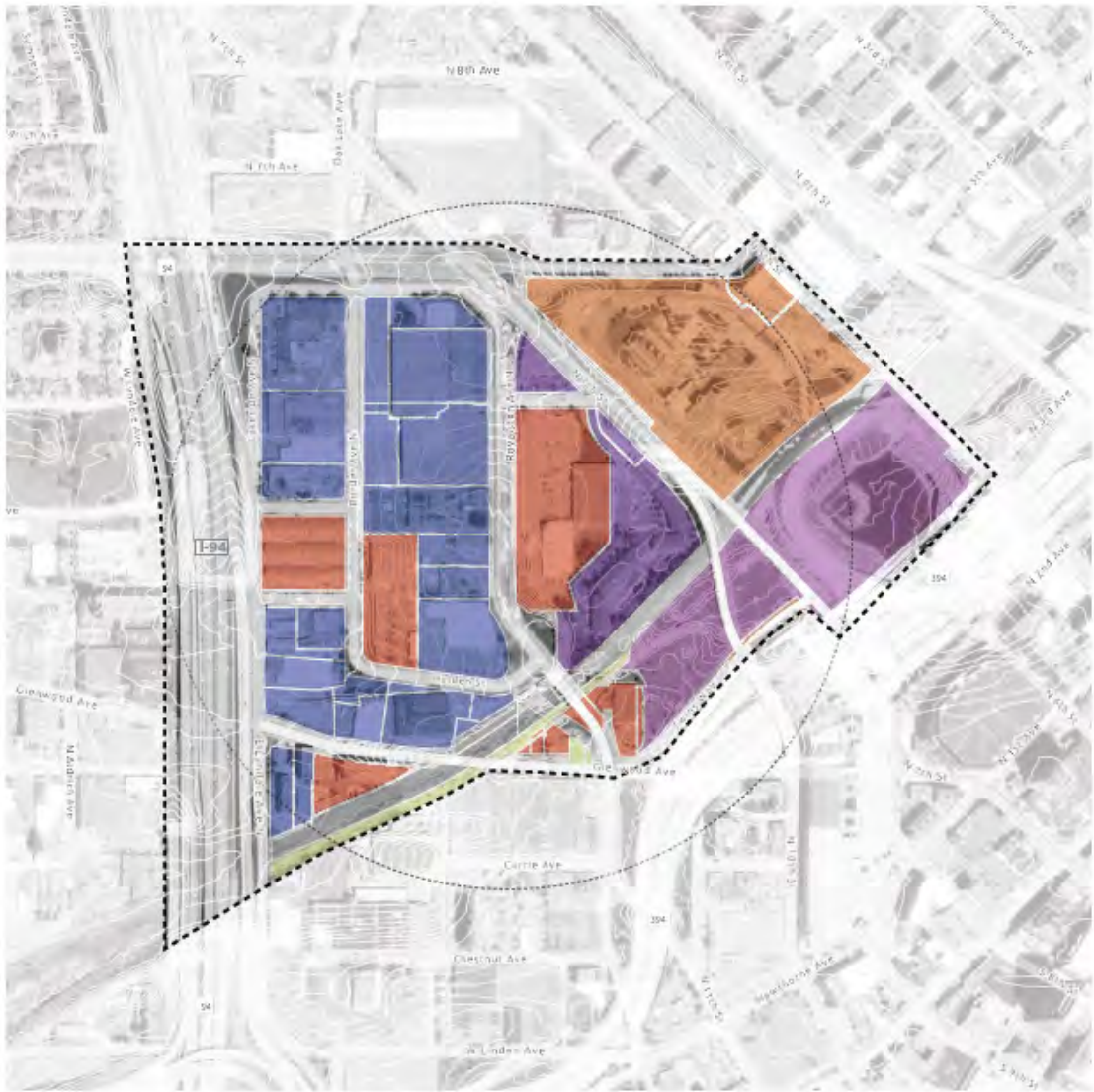
mapping/studies





**ROOT DISTRICT//
FUTURE LANDUSE**





ROOT DISTRICT//
EXISTING OWNERSHIP

- PRIVATE
- RELIGIOUS/ NON-PROFIT INSTITUTION
- CITY OF MINNEAPOLIS
- HENNEPIN COUNTY
- HENNEPIN COUNTY REGIONAL RAIL AUTHORITY
- BURLINGTON NORTHERN RAIL ROAD COMPANY
- MINNESOTA BALLPARK AUTHORITY
- METROPOLITAN COUNCIL

- DISTRICT BOUNDARY
- 1/4 MILE RADIUS
- HIGHWAY



ROOT DISTRICT//
EXISTING CONDITIONS

- | | | | | | |
|---|----------------------------------|----|---|----|---|
| 1 | QNTAS | 9 | SIMPSON HOUSING SERVICE | 16 | CITY OF MINNEAPOLIS MAINTENANCE |
| 2 | US STORAGE CENTERS | 10 | VOYAGERS NATIONAL PARK ASSOCIATION | 17 | MARY'S PLACE |
| 3 | AMERICAN OFFICE PRODUCTS | 11 | UNITED NOODLE | 18 | TARGET FIELD (THOMSON REUTERS CHAMPIONS CLUB VALET LOT) |
| 4 | FARMERS MARKET MINNEAPOLIS | 12 | WHOLESALE MINNEAPOLIS PUBLIC WORKS | 19 | TARGET FIELD (TWINING STADIUM) |
| 5 | FARMERS MARKET DOG WELLNESS CLUB | 13 | STARK ELECTRONICS | 20 | HENNEPIN ENERGY RECYCLING CENTER |
| 6 | FARMERS MARKET - ANNEX | 14 | EQUITY FINANCIAL SERVICES/TARGET PHOTO STUDIO | 21 | HERO RAMP B |
| 7 | UNLASHED HOUNDS AND HOPS | | | | |
| 8 | CATHOLIC CHARITIES - EVERGREEN | 15 | SHARING & CARING HANDS | | |

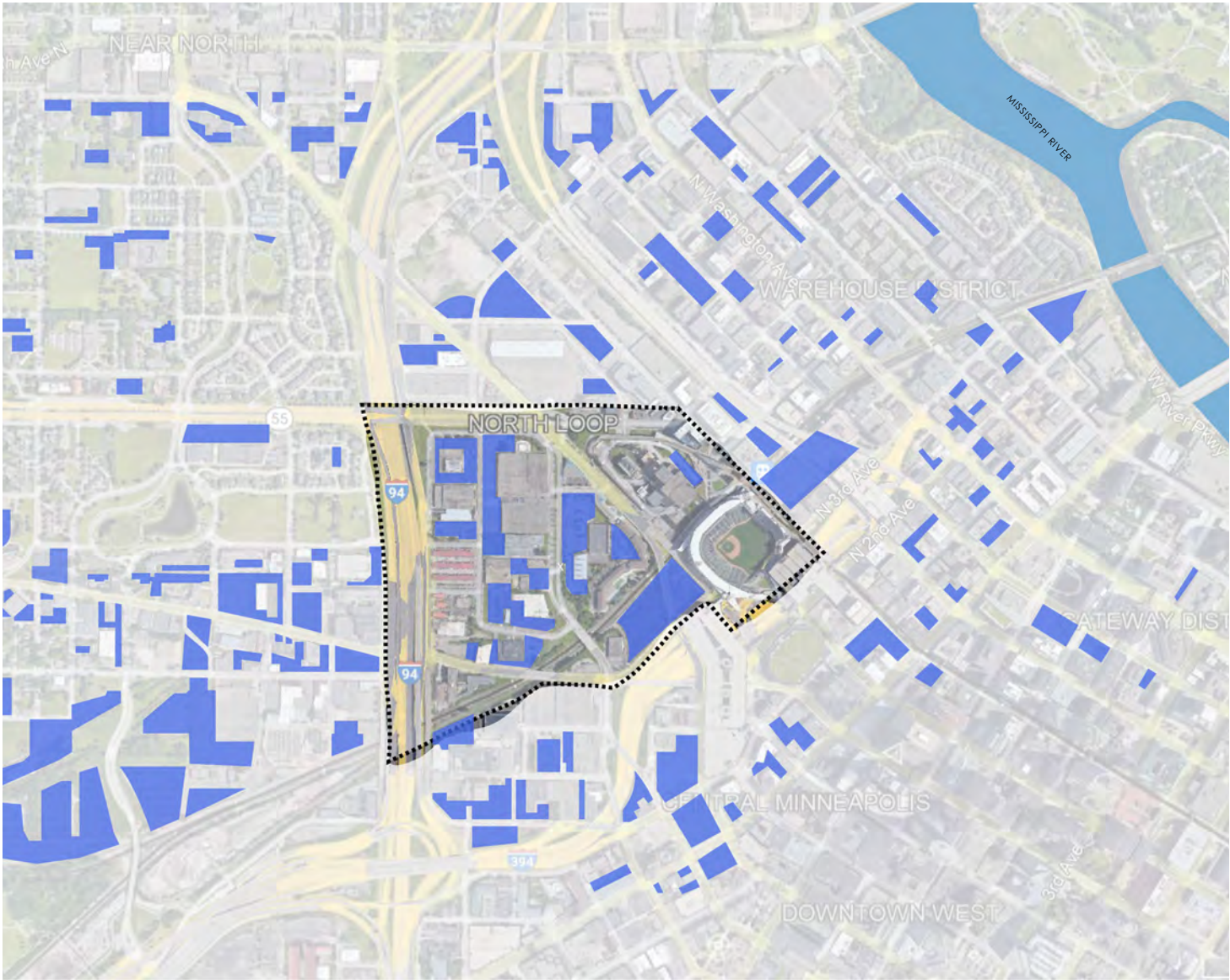
- DISTRICT BOUNDARY
- 1/4 MILE RADIUS
- HIGHWAY





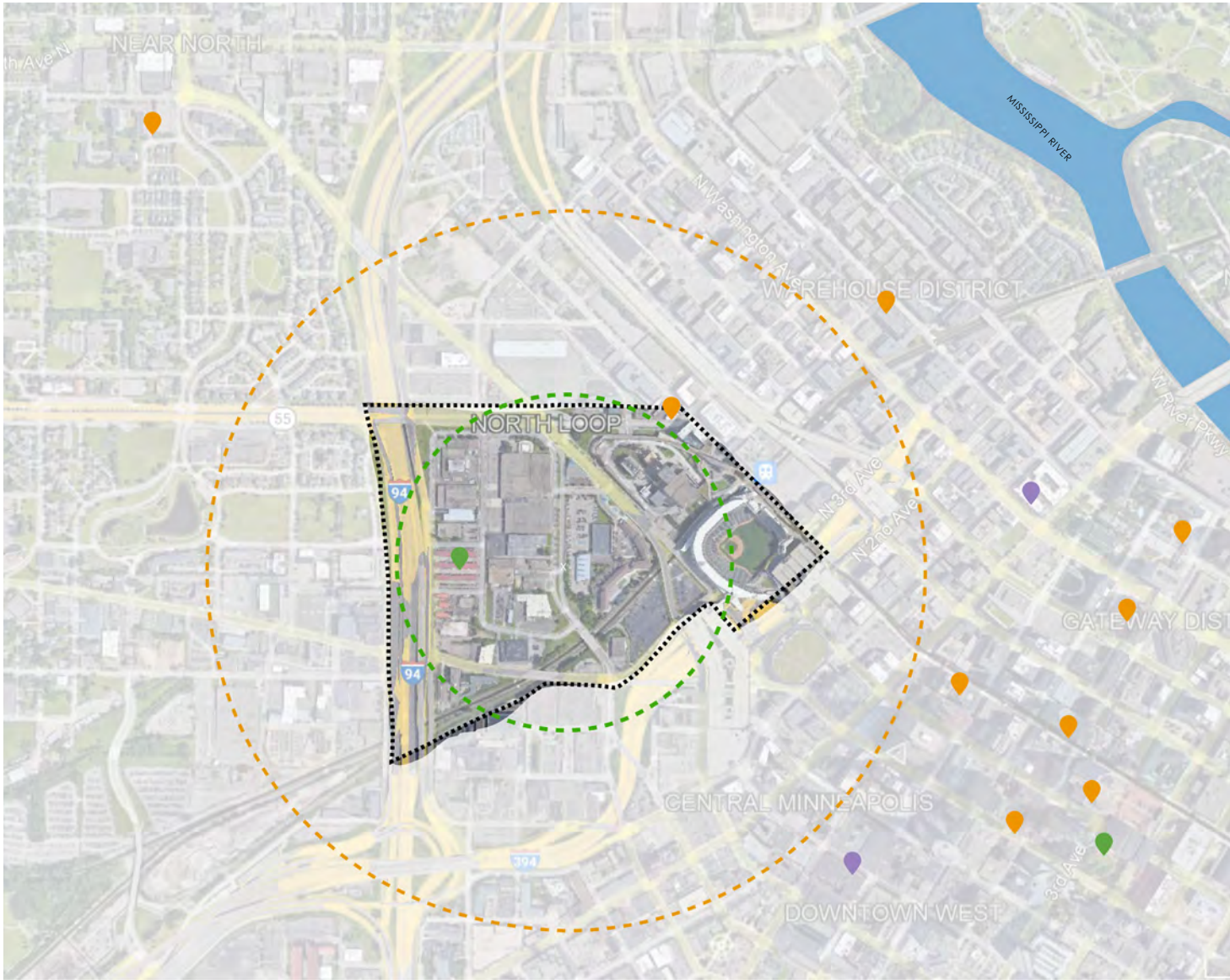
EXISTING PUBLIC OPEN SPACE

- District Boundary
- Cedar Lake Regional Trail
- Open Public Space
- Public Plaza



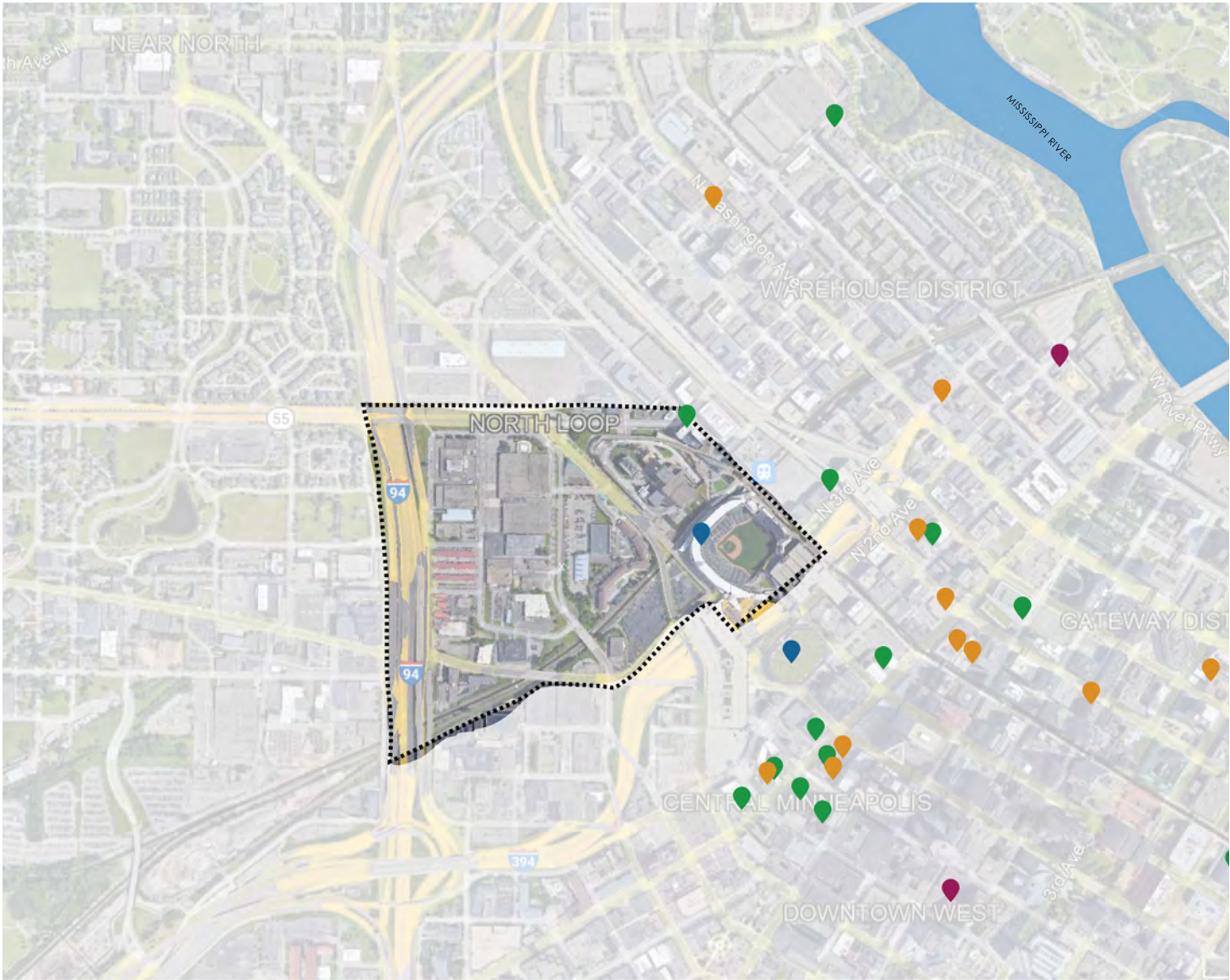
EXISTING SURFACE PARKING





EXISTING FOOD ACCESS

- 1/4 Mile Walk
- 1/2 Mile Walk
- Grocery Store
- Convenience Store
- Farmer's Market



EXISTING VENUES

- Sports Venues
- Performance Venues
- Museums
- Nightclubs



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Leadership Roundtable

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- 1. Equitable Inclusion & Economic development
- 2. District Identity/ livability
- 3. Built Form and Public Realm
- 4. Mobility
- 5. Climate, Resilience, & Health

1. Equitable Inclusion & Economic development) Goals:

Root District to support economic inclusion, jobs, and workforce development.

Root District to support minority owned small business enterprises.

Root District to provide community ownership opportunities.

Root district to combat future gentrification and resident displacement.

Prioritize equitable engagement to all stakeholders for future development projects.

2. District Identity/ livability Goals:

Food/Farmers Market is the heartbeat of the district.

Creative/Innovative Economies.

3. Public Realm and Built Form Goals:

Streetscape improvements.

Public art.

Public Amenities.

Community Gathering /Root District to support local arts, food production, and culture.

Celebrate History & Culture (2040 Plan)/ Celebrate the culture of the community.

Provide a High-Quality Physical Environment.

Increase site development Density.

Root District to provide affordable housing options.

4. Mobility Goals:

Restore Street Grid to the district.

Transit-Oriented / Transportation.

Strengthen connections to transit and neighborhood destinations.

5. Climate, Resilience & Health Goals:

Clean Water Responsibly use, manage, harvest and provide access to water resources in the district.

Affordable and Clean Energy, responsibly use, manage, harvest and provide access to energy resources in the district.

Resilient/Sustainable Cities and Communities, responsibly redevelop lots, buildings, and infrastructure in a sustainable and resilient manner.

Responsible Consumption and Production Responsibly redevelop lots, buildings and provide infrastructure necessary to promote a circular economy.

Responsibly redevelop the Life on land to be Healthy & Safe, sensitive to existing species and to promote restoration of native habitat and Co.



Nuloop

equity



Equity Framework

Grow, Create & Experiment

The Root District equitable development framework will provide recommendations to **shape development** at the Root District that responds to the **needs** and the **values** of affected BIPOC communities.

This development framework reinforces and expands on the Root District Vision to create a cohesive and comprehensive long-term strategy for equitable development.

Equitable development will advance **racial equity**, **increase BIPOC capacity** to strengthen neighborhoods, **support** community wealth building, and **combat** neighborhood gentrification and resident displacement.



THE DISTRICT GUIDE WILL:

- Support economic inclusion, jobs, and workforce development.
- Combat future gentrification and resident displacement.
- Support minority-owned small business enterprises.
- Provide community ownership opportunities.
- Provide affordable housing options.
- Support local arts, food production, and culture.



ROOT DISTRICT EQUITABLE SCORECARD		
Score	Equitable Development Strategy	Roles/Responsibilities/Partnerships
___/5	Extensive community engagement process that begins at the outset of the project and incorporates community goals and priorities	Developer/Root District/Neighborhoods
___/5	Community given decision-making authority on development parameters and impact on community related to affordable housing, community ownership, and reinvestment	Developer/City/Neighborhoods
___/5	Assessment of environmental health, economic prospects, and social vitality identifies successful impact	Root District/City
___/5	Development ensures environmental standards on clean air, water, and soil without increasing negative impacts	Developer/City/County
___/5	Development minimizes carbon-footprint design and includes complete streets best practices	Developer/City
___/5	Development increases density, mix of housing types, and affordability	Developer/City
___/5	Development provides public and private services	Developer/City/Root District
___/5	Development includes a mix of uses to support and advance economic opportunities which should include permanent affordable housing, local small businesses, and commercial development	Developer/City
___/5	Development improves the livability of local neighborhoods with public realm improvements, public open space, and flexible green spaces	Developer/City/Root District
___/5	Development provides new capital and investment opportunities that provide local small business development, arts/cultural-based businesses, agricultural-based businesses, and entrepreneurial opportunities	Developer/City/Root District
___/5	Development provides lease agreement that prioritizes neighborhood business opportunities owned by people of color to create a sustainable economic base and provide living wage job opportunities	Developer/City/Root District
___/5	Development provides local workforce/job training programs to connect residents to project construction jobs and long-term employment (focused on art or agriculture related professions)	Developer/City/Root District
___/5	Developer projects use local workforce/job training programs to connect residents to project construction jobs and long-term employment (focused on art or agriculture related professions)	Developer/City/Root District
___/5	Local community preference when hiring consultants, contractors, and developers as a strategy to address disparities such as MBE Section 3 program requirements	Developer/City/Root District
___/5	Public funding towards development projects who commit to providing workers living wage jobs	City

___/5	Development represents local community heritage through the addition of architectural assets	
___/5	Development includes environmentally responsible design and attributes	
___/5	Development incorporates safe, attractive, and convenient access support circulation for pedestrians and bicycles	
___/5	Housing development projects ensure that 35% of units are available to low-income families that are permanently affordable	
___/5	All housing is built to comply with energy efficient guidelines	
___/5	All housing is located within a 5-minute walk distance from an existing transit station	
___/5	Affordable housing integrated into mixed-use development to accommodate large families with 3-4 bedrooms	
___/5	Development team partners with City to prevent resident displacement	
___/5	Development includes reparations that go to fund community benefits (local community land trust, resource center (hub), BIPOC business recruitment/resources, affordable/attainable community space building)	
___/5	Development includes public infrastructure improvements to generate community benefits (local community land trust, resource center (hub), BIPOC business recruitment/resources, affordable/attainable community space building)	
___/5	Development should include community ownership opportunities (land, commercial space, home ownership, others)	Developer/City/Root District
___/5	Development should include community food-based businesses	Developer/City/Root District

SCORECARD EXAMPLES

- Development includes a mix of uses to support and advance economic opportunities, which should include permanent, affordable housing, local small businesses, and commercial development.
- All housing is built to comply with energy efficiency guidelines.
- Development improves the livability of local neighborhoods with public realm, open space, and flexible green spaces.
- Development represents local community heritage through the preservation or addition of architectural assets.



Nuloop

climate





Goal: Responsibly use, manage, harvest, and provide access to water resources in the district.



Goal: Responsibly redevelop lots, buildings, and provide infrastructure necessary to promote a circular economy.



Goal: Responsibly use, manage, harvest and provide access to energy resources in the district.



Goal: Align with climate goals that amplify those already locally established and are attainable for development.



Goal: Responsibly redevelop lots, buildings, and infrastructure in a sustainable and resilient manner.



Goal: Responsibly redevelop the land to be sensitive to existing species and to promote restoration of native habitat.



GOAL: Flexible net zero framework for community members, developers, city and county partners and policymakers to utilize in decision making related to climate impacts for the Root District.

THE DISTRICT GUIDE WILL:

Provide strategies at various scales regarding water use, stormwater, energy, transportation, resiliency, building reuse, education, green space, and native habitat restoration.

Set climate goals in alignment with the City of Minneapolis and Hennepin County.

Outline the **business case for private investment** in the Root District related to a net zero framework.

Achieve clear and measurable targets on net zero.

Ensure **equity and inclusion** in decision making.

Scalable to infrastructure, master planning and individual developments of all types.



- Chart a cost-effective path to net zero.
- Access ULI's global network, case studies, and strategies.
- Access Cohort Network (eight other cities).
- Invited nine national and local panelists to a ULI Technical Event in Minneapolis (May 17-19!)
- Prepare comprehensive briefing book; conduct interviews of 30+ stakeholders and experts.
- Publish recommendations with ULI.
- Assess next steps.

NZI Cohorts: Austin. Beijing. Kansas City. Los Angeles. Minneapolis. San Jose. Shenzhen. Toronto



District Strategy and Renewable Energy Preparedness.

What are the core elements and implementation considerations for a district-wide energy/water master plan?
What renewable amenities are more effective for a district at this scale?
How would they phase in over time as development intensifies?

Public Tools and Policy Oversight.

Recognizing the district is not owned and controlled by any one single entity, what combination of regulation, incentives, and collaboration strategies is needed to move net zero development forward in the Root District?

Business Case for Net Zero.

What are the key parameters for a cost-effective path to net zero for the real estate industry and private investment for the Root District?

Community Engagement and Equity.

How do we ensure voices are heard and representation of community is brought to the decision-making table?

For more information:
uli.org/netzeroimperative

Day 1: Walking Tour of the Root District with Panelists.



Day 2: Presentation of key issues to panelists. Stakeholder interviews and panelist working sessions.



Day 3: Final working sessions and public report-out of key suggestions.

Summary of Suggestions:

- Hire a community engagement consultant
- Define community and identify core partners
- Develop a community benefits agreement
- Identify a possible catalyst project
- Utilize energy already in the community
- Complete a comprehensive energy study
- Investigate low-grade heat source thermal loop in the district (2-pipe system)
- Phase for a plug-and-play energy sources
- Expand snow-melt system
- Define the district boundary with a vision of what is wanting to be achieved
- Establish the framework further – EcoDistrict/LEED ND? Living Communities and codify with a public champion
- Work towards catalyst project with a Developer

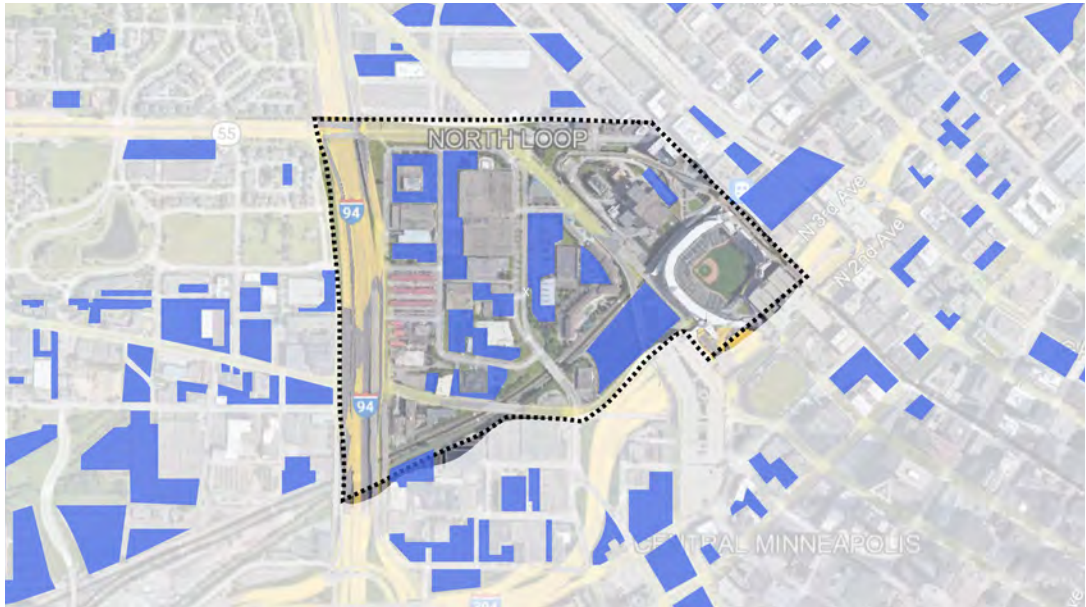


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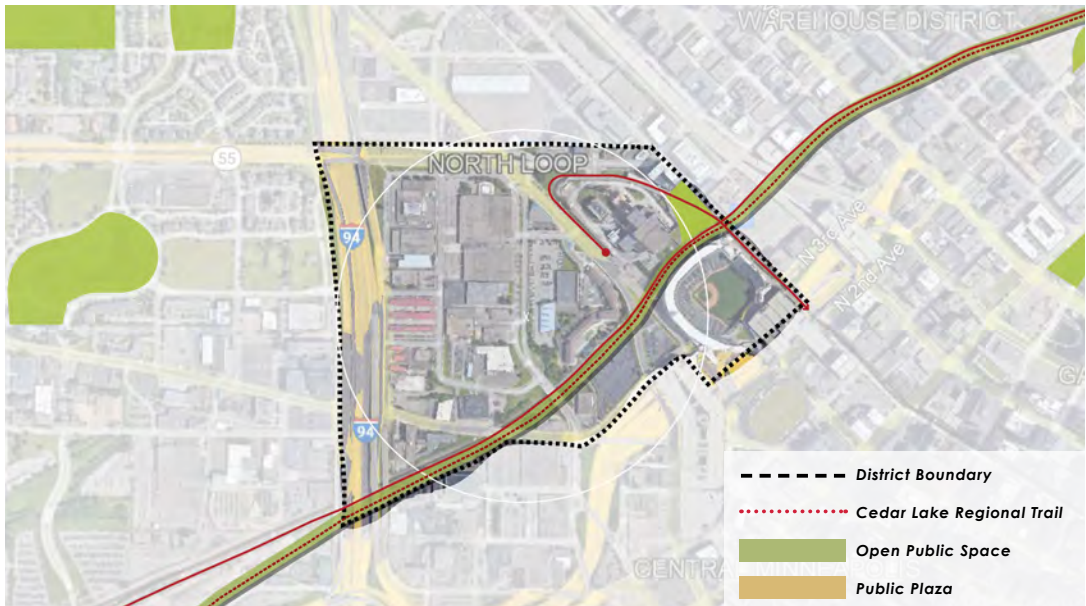
creativity

Future Royalston Station

Cedar Lake Trail



Existing Surface Parking



Existing Public Open Space



7th St/ Olson Mem. Hwy



Farmer's Market



I-94 Underpass

Art | Food | Culture

- Farm To Table Concept
- Local Produce
- Public Open Space



Creativity Framework

Public Realm

Grow, Create & Experiment

- Placemaking
- Mixed-Use / Complete Neighborhood
- Pedestrian Oriented
- Flexible Programing
- Community Gathering
- Nodes
- Levels, Layers & Topography
- Urban Canopy: Trillion Trees Vision
- Celebrate History & Culture (2040)



Creativity Framework

Mobility

Grow, Create & Experiment

- Way Finding
- Transcend barriers (I-94/rail lines)
- Creative connections to surrounding neighborhoods
- Liding / Wrapping
- Multi Modal Hub
- Restore Street Grid
- Strengthen Connection to Transit
- Outdoor Spaces / Pocket Parks



Creativity Framework

Temporary Urbanism

- Mural
- Temporary & Interactive Art
- Parklets
- Underneath Bridge - Plaza

Grow, Create & Experiment

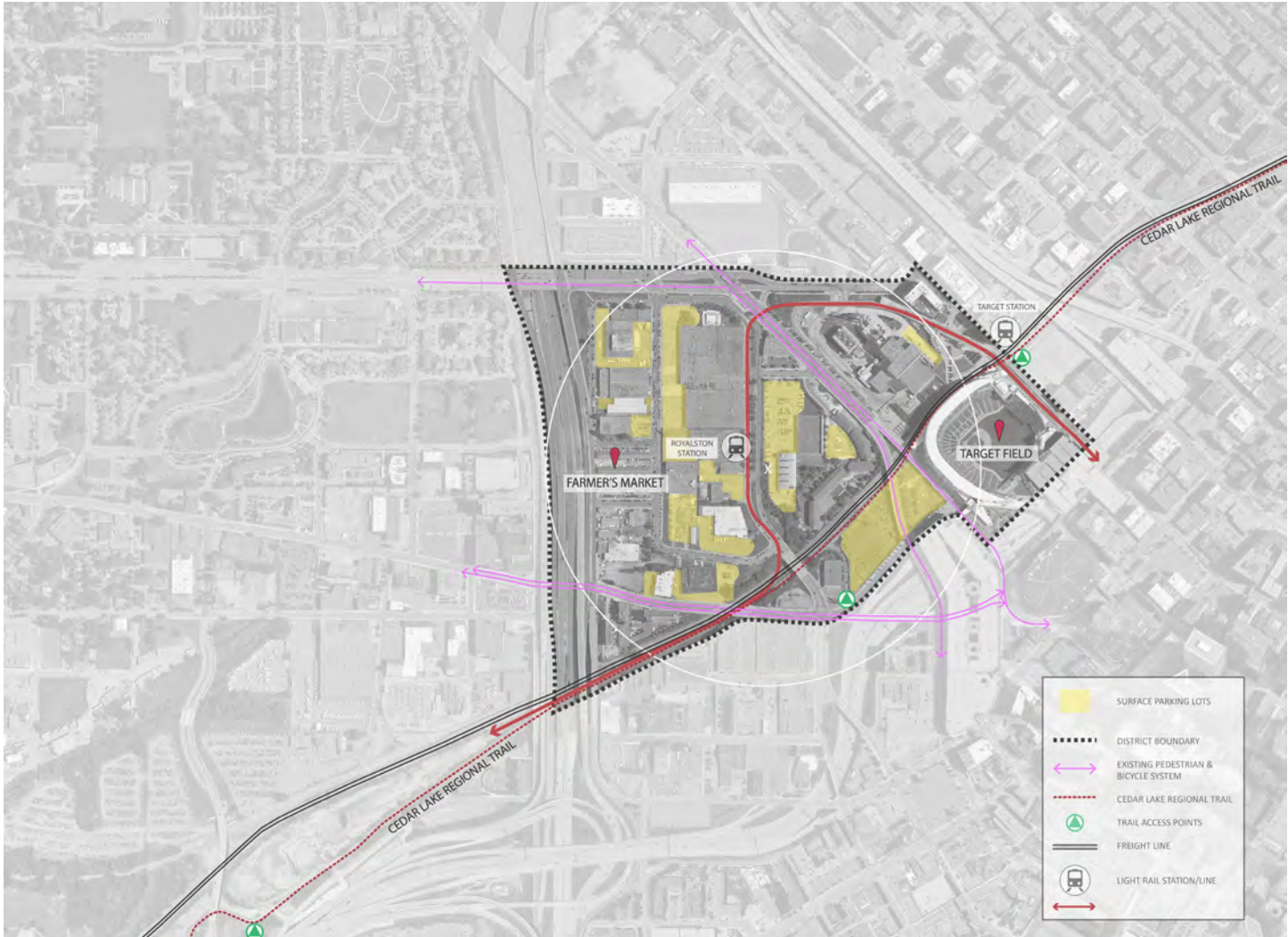
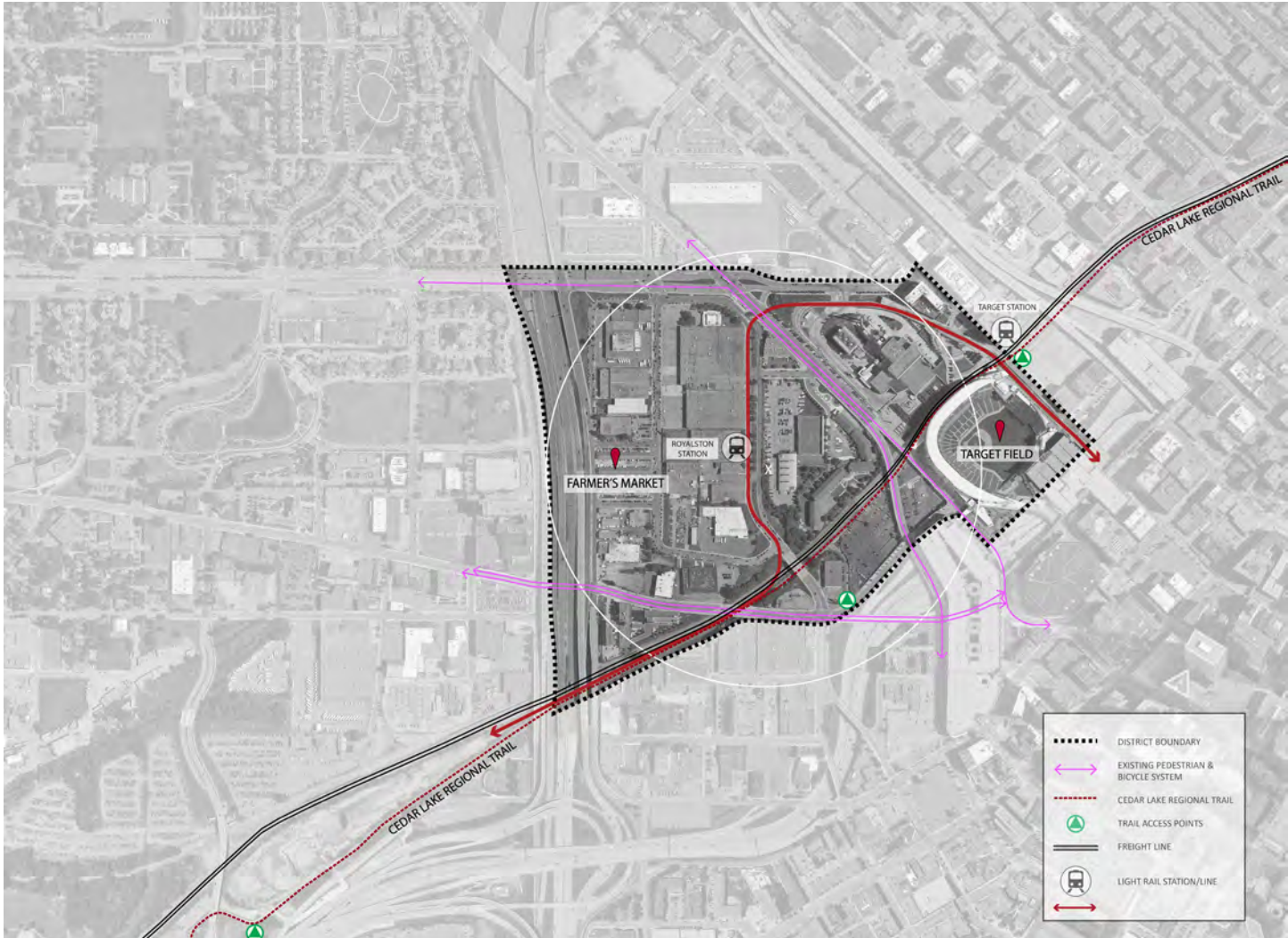


Connecting Nuloop

Implementing Infrastructure

Grow, Create & Experiment

- Utilizing Existing Infrastructure
 - Creating Connections
 - Inclusive and Equitable
- Revitalizing Spaces
 - Climate Initiative
- Climate Initiative
 - Public Open Space
 - Creating Infrastructure
- Placemaking
 - Density



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future



thank you

