Healthy City Design International

Closing the implementation gap – securing public-private partnerships for healthy placemaking

Michael Chang, **Town and Country Planning Association**
Jenny Offord, **Redrow Homes**
Dr Whitney Gray, **Delos**

#healthyplanning

tcpa

REDROW

Delos™
Innovate Well

“Developers have a significant influence over what gets built and the form it takes. Having an understanding and appreciation of how they operate and how they view the health and wellbeing agenda is crucial. “

56%

81%

Mary Parsons, TCPA Chair

Securing constructive collaboration and consensus for planning healthy developments (2018)

tcpa

“Given limited public funds, the private sector will be asked to do more to help, by providing services or facilities to meet wider objectives, including those related to health.”

Emma Cariaga, “Thinking creatively to make strong health-supporting neighbourhoods”, Town & Country Planning November 2016

tcpa

Gearing up for a healthy development evolution

① Understand the opportunity - **Target action earlier in the development process.**

② Create the opportunity - **Maximise outreach to developers through innovative mechanisms such as Developer Forums.**

① Harness the opportunity – **Innovate in development partnerships to share the risks and rewards of healthy developments.**

① Share the results – **Improve, build, monitor commercial case for healthy development.**

Healthy placemaking: developer perspective

1. Introduction
2. Housebuilding: our role for health
3. “Redrow 8” design principles
4. Healthy communities through partnership
5. Informing future strategy and legacy

Colindale Gardens, Barnet

REDROW

“With the rise in long term, potentially preventable conditions, we must do more to prevent ill health… it is important that homebuilders take their role in providing good quality housing and access to greenspaces seriously.”

John Tutte, CEO Redrow

REDROW

“Redrow 8” Placemaking Principles

1. Listen to learn
2. Keep it local
3. **Nature for people** ----------→
4. Easy to get around
5. Streets for life
6. Places to go and things to do
7. Homes for all
8. Built to impress

- Feelings of relaxation and calm
- Mental health benefits
- Reduced depression, stress and anxiety
- Physical fitness
- Improved blood pressure

REDROW

Bumblebee Conservation Trust

Working in partnership

Presumption in favour of healthy placemaking

- Partnerships – local authority and health agencies
- Strategies, policies, health checklists
- Nature and open space
- Access to healthy food
- Health infrastructure and funding
- Cycle of improvement and review

Colindale Gardens, Barnet

REDROW

Conclusions from a developer perspective

A practical approach to creating thriving communities

REDROW

Closing the Implementation Gap:
WELLNESS IN COMMUNITIES

Whitney Austin Gray, PhD, LEED AP, WELL Faculty

THE WELL BUILDING STANDARD™

The WELL Building Standard was pioneered by Delos™ and is administered by the International WELL Building Institute™.

- Is about creating healthier, more productive spaces for people.
- Provides a performance-based framework to measure and evaluate buildings on their impact on the people within.
- Positions design and building operations as an agent of public health.
- Measures, certifies, and monitors building features that impact health and well-being.

WELL BUILDING STANDARD™

*AS OF OCTOBER 10, 2018

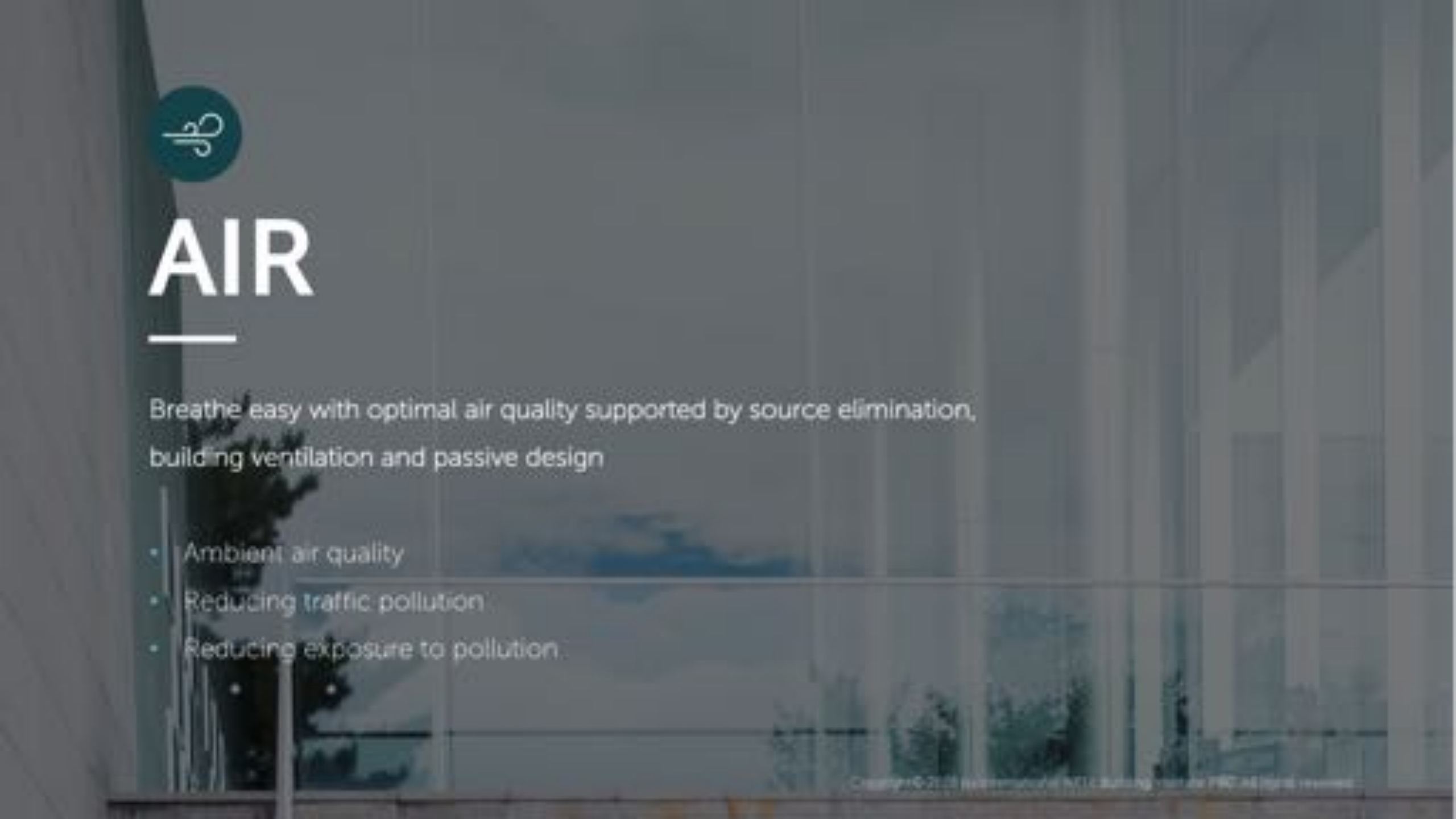
THE WELL COMMUNITY STANDARD™ PILOT

- To qualify for registration for the WELL Community Standard, projects must meet at least two of the following conditions:

- **Planned daytime or nighttime population of 500 people or more.**
- **Planned total or area of 50,000 m2 [538,000 ft2] or more.**
- **Planned total building count of 10 or more.**
- **Total land area of two hectares or more.**

PUTTING PEOPLE FIRST

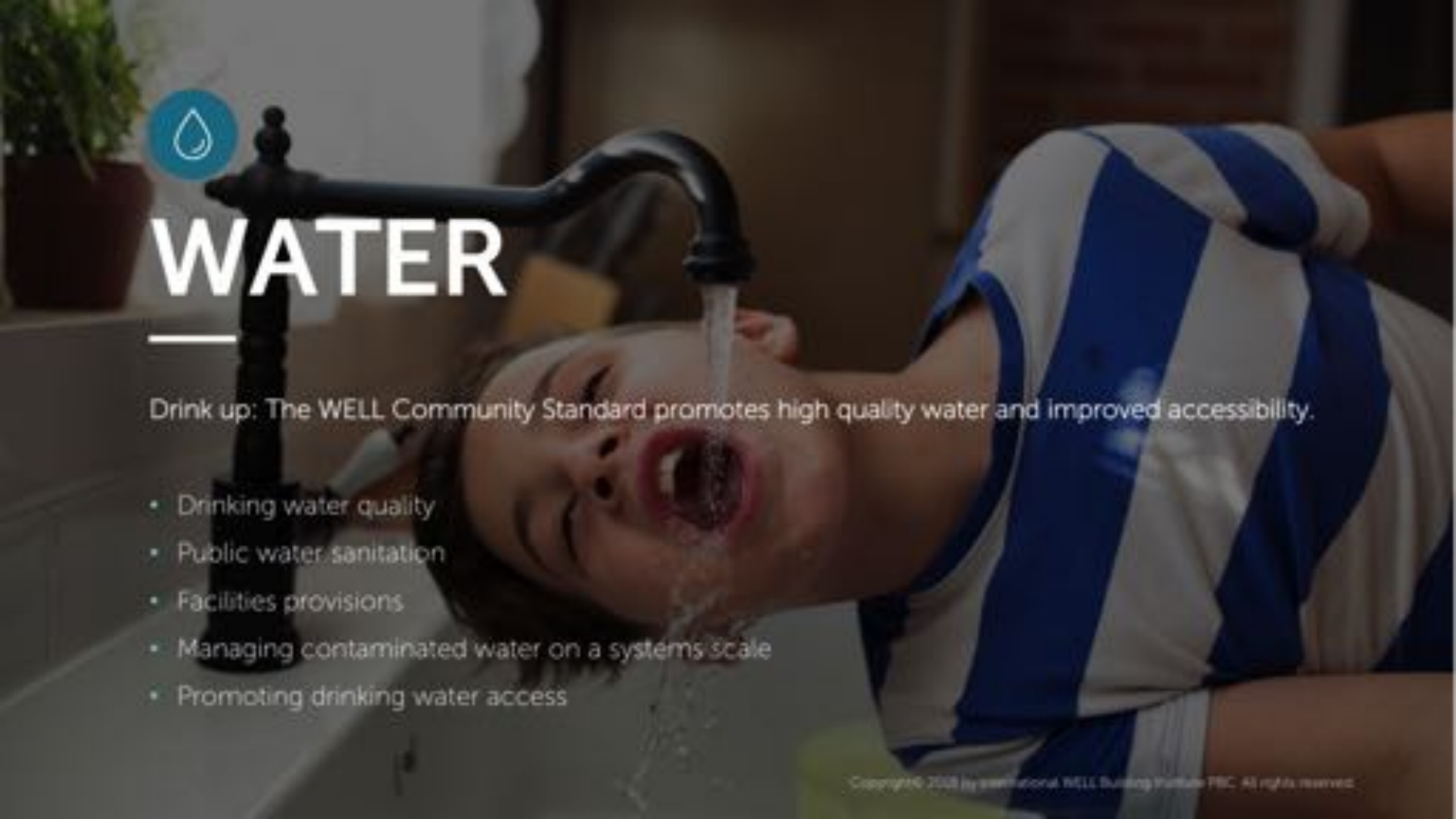
The WELL Community Standard focuses on ten concepts to advance health-focused, integrated and supportive communities.



AIR

Breathe easy with optimal air quality supported by source elimination, building ventilation and passive design

- Ambient air quality
- Reducing traffic pollution
- Reducing exposure to pollution



WATER

Drink up: The WELL Community Standard promotes high quality water and improved accessibility.

- Drinking water quality
- Public water sanitation
- Facilities provisions
- Managing contaminated water on a systems scale
- Promoting drinking water access

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NOURISHMENT

Dig in to wholesome foods. WELL Certified™ Communities encourage better eating habits and food culture by requiring the availability of fruits and vegetables and limiting processed foods and artificial ingredients.

- Fruit and vegetable access
- Reducing availability of processed foods
- Nutritional information and nutrition education
- Food advertising and promotion
- Food security
- Food safety
- Supporting breastfeeding

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FITNESS

Keep moving with the WELL Community Standard's integration of exercise and fitness into everyday life.

- Cyclist infrastructure
- Mixed land use and connectivity
- Walkability
- Infrastructure to encourage active transportation
- Promoting daily physical activity and exercise
- Environment design to reduce risk of transportation related injuries

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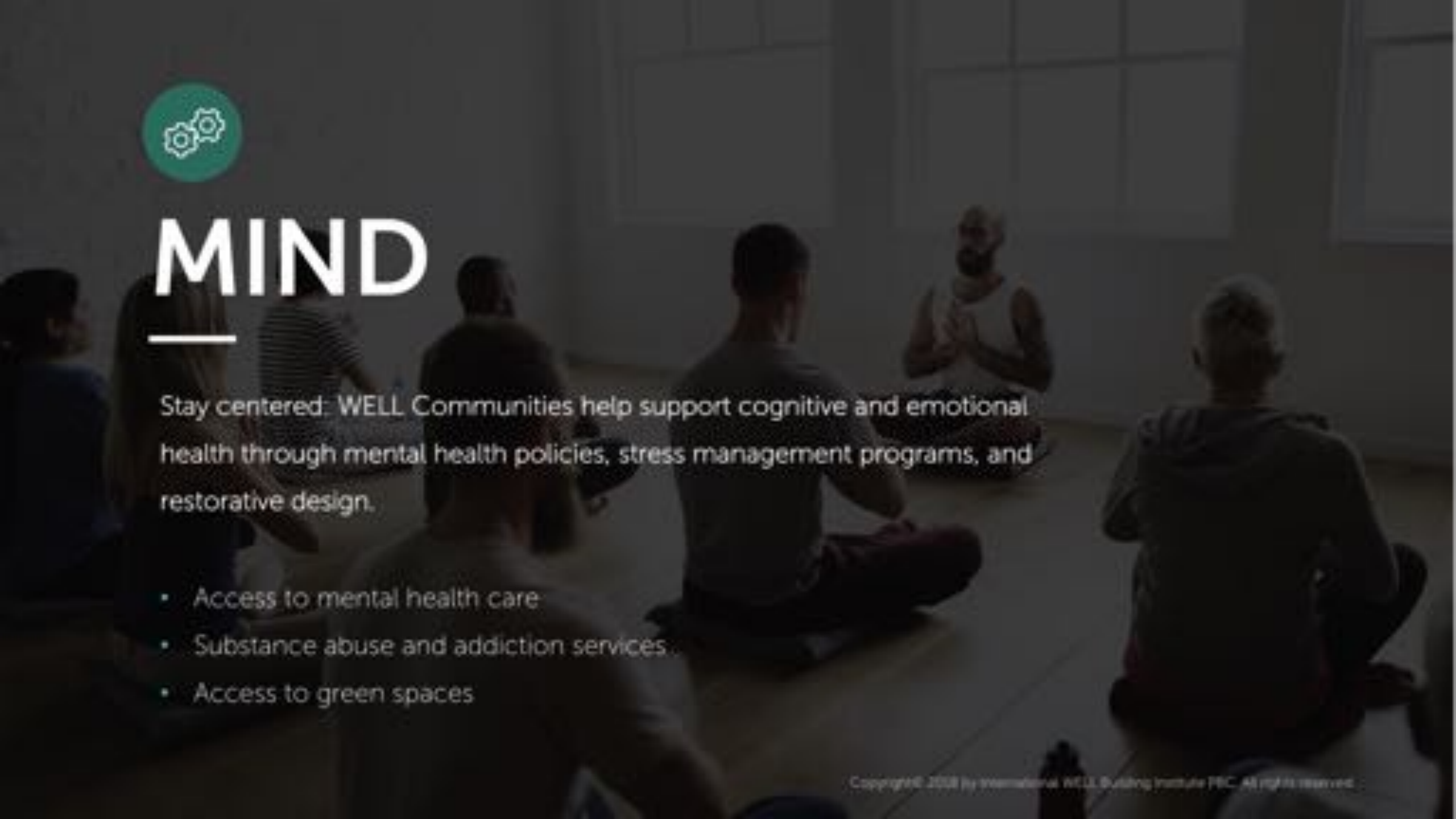

MIND

Stay centered: WELL Communities help support cognitive and emotional health through mental health policies, stress management programs, and restorative design.

- Access to mental health care
- Substance abuse and addiction services
- Access to green spaces

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TEMPERATURE

Enjoy enhanced thermal comfort through improved HVAC system design and control and accommodation of individual thermal preferences.

- Reducing heat island effect
- Policies to deal with extreme temperatures
- Managing sun exposure and ultraviolet risk

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SOUND

WELL communities reduce harmful or distracting noise through building design elements and enhanced noise control.

- Noise exposure assessment
- Planning for acoustics
- Techniques to reduce sound propagation
- Hearing health education

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MATERIALS

Feel the difference in WELL communities through strategies that mitigate hazardous chemical risk to people and the environment.

- Reducing exposure to hazardous chemical substances in cases of uncontrolled/accidental release and contaminated sites
- Limiting use of hazardous chemicals in landscaping and outdoor structures

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COMMUNITY

Find shared identity: The WELL Community Standard cultivates equitable, integrated, health promoting environments through workplace wellness programs, family support policies, community engagement and accessible design.

- Health impact assessments
- Policies that address the social determinants of health
- Health promotion programming
- Policies that foster social cohesion, community identity and empowerment
- Crime prevention through environmental design
- Policies and planning for community disaster and emergency preparedness

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CERTIFICATION

- Project "locks in" scorecard
- First official step toward WELL Community Certification

- Project submits project plan for evaluation of all documentation
  stage features
- Upon successful review, project is Design Verified

- Project submits environmental measurements for all performance-based features
- Upon successful review, project earns WELL Community Certification

GET STARTED

Want to learn more? We're here to help support your community development goals.

WELLCOMMUNITY@WELLCERTIFIED.COM

PROJECTS & PROJECTIONS

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WELL Community Registered Projects

Since its launch last year, 10 projects registered under the WELL Community Pilot

- **Water Street** - Tampa Bay, Florida
  - $3bn, 50-plus acre mixed-use development on the Tampa waterfront
  - Developed by SPP Partners (Jeff Vinik) and Cascade Investment (Bill Gates)
  - Designed by COOKFOX, Olson Kundig, Gensler, Kohn Pederson Fox **Associates** (**KPF**), and Morris Adjmi Architects,
- **Private Project** - London, United Kingdom
- **Cherrywood Creek** – Dublin, Ireland
- **Hines**
- **West Lot Redevelopment** – Denver, Colorado

Water Street, Tampa Bay, Flortia.
Source:https://www.tbo.com/storyimage/TB/20170627/ARTICLE/306279829/AR/0/AR-306279829.jpg. Accessed October 15, 2018

WELL Community Registered Projects

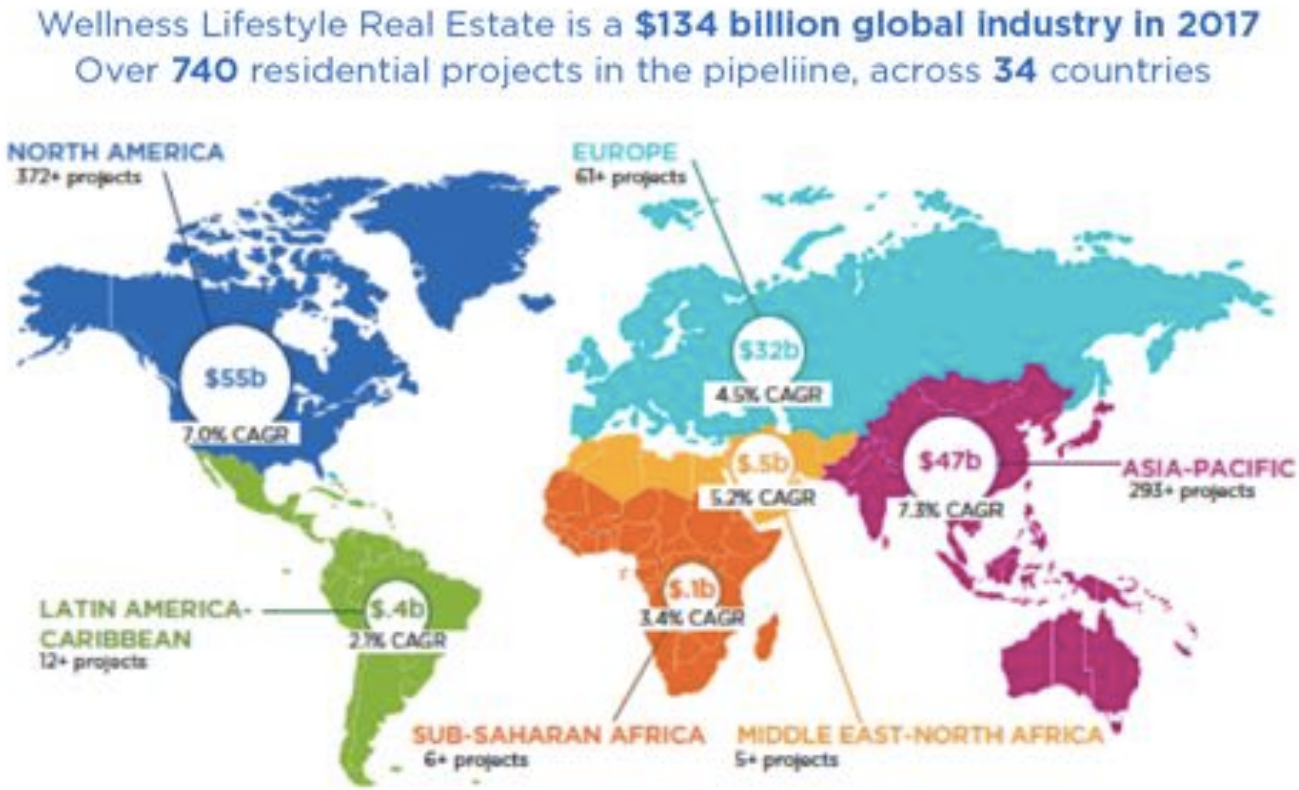
Since its launch last year, 10 projects registered under the WELL Community Pilot

- **Kearny Point Shipyard** - Kearny, New Jersey
  - 130-acre office community
- **Genentech HQ Campus** - South San Francisco, California
  - 200-acre corporate campus
- **Issy Coeur de Ville** - Issy-les-Moulineaux, France
  - 7-acre mixed-use project
  - **Shanghai Expo** - Shanghai, China
- **Shanghai Expo 2** – Shanghai, China
- **Shenzhen Tenovatech** - Guangdong Sheng, China

Kearny Point Shipyard, Kearney New Jersey
Source:https://untappedcities-wpengine.netdna-ssl.com/wp-content/uploads/2017/10/Kearny-Point-NJ-New-Jersey-Untapped-Cities6.jpg
Accessed October 15, 2018

Wellness Lifestyle Real Estate is a $134 Billion Global Industry

The largest market sizes for wellness lifestyle real estate are expected to be the United States, China, Australia, and the United Kingdom.



Top 10 for Market Size

United States	$52.5b	India	$6.1b
China	$19.9b	France	$5.8b
Australia	$9.5b	South Korea	$4.2b
United Kingdom	$9.0b	Canada	$2.4b
Germany	$6.4b	Japan	$2.2b

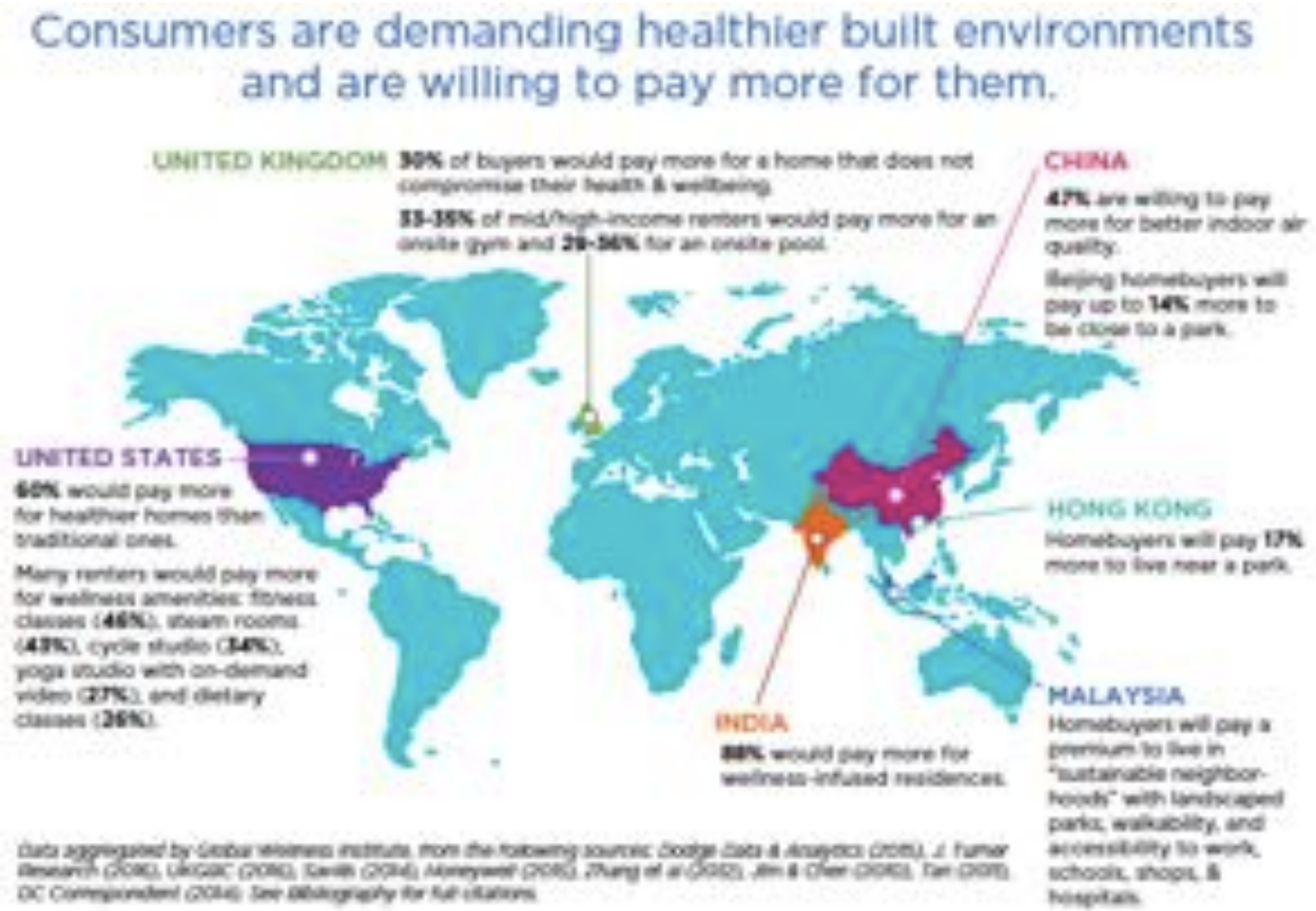
Top 10 for Pipeline

United States	355	Canada	17
Australia	189	Malaysia	12
United Kingdom	42	Singapore	9
China	39	Vietnam	6
India	17	Indonesia	6

Source: Global Wellness Institute
Notes: Market size figures include the construction of residential and commercial/institutional properties that incorporate intentional wellness elements. Growth rates reflect the compound annual growth rate from 2015-2017. Numbers do not sum to total due to rounding. Pipeline figures include only residential projects with intentional wellness elements (built, partially built, or in development), estimated as of November 2017.

Source: Global Wellness Institute. *Build Well to Live Well : Wellness Lifestyle Real Estate and Communities.*; 2018. https://www.globalwellnessinstitute.org/wellness-real-estate-communities-research.

Premiums for Healthy Built Environments Are Found Globally



Source: Global Wellness Institute. *Build Well to Live Well : Wellness Lifestyle Real Estate and Communities*.; 2018. https://www.globalwellnessinstitute.org/wellness-real-estate-communities-research.

WE ARE WELL

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