

# Chicago: What's in it for Indian Cities? A Dialogue

0945 hrs: Friday, 4 December 2009: 2<sup>nd</sup> Floor, IDC Auditorium, Industrial Design Centre, IIT, Powai, Mumbai 400076

India is in the midst of a massive economic, technological and social transformation. Key among India's challenges is how it will deal with its extraordinarily rapid population growth, increasing urbanization, housing, urban planning, transportation, pollution and global warming, among others. These are challenges that all emerging 21st century economies must contend with, and they have created problems, too, for world-class American cities, such as Chicago.

Like many new metropolitan areas in India today, Chicago's population and its skyline exploded dramatically during the first half of the 20th Century. And like Indian cities such as Delhi, Mumbai and Bangalore, Chicago's growth was, in many ways, haphazard and unstructured and, consequently, contained the seeds of subsequent trouble. At mid-century, Chicago stood at a crucial tipping point. Many observers decried its uninterrupted, unchecked, growth and declared that Chicago was on the verge of collapse. Yet, a few short decades later, Chicago is a City reborn. An international destination, Chicago's skyline is envied around the world. Chicago's architects are in the midst of a creative renaissance. It is a story that might be particularly compelling and important for civic-minded leaders within India as it strides confidently into the future.

With this background, CII, in association with IIT, has invited internationally acclaimed architects and other design professionals from Chicago to share key lessons learned there, both successes and failures, which should be invaluable to Indian decision makers, both public and private. Our guests from Chicago are in the vanguard of architects who are reshaping Chicago's skyline, revitalizing its public and private spaces and, also, working around the globe. This conference is a "Must Attend" event for anyone concerned with the future and quality of India's built environment. As the Indian economy rebounds from the international economic crisis, this is one conference you should not miss. CII and IIT invite you to be a part of this important exchange of ideas.



## Key Speakers Confirm

- **Firdose A Vandrevala**, Hirco
- **Donna Robertson**, FAIA, John & Jeanne Rowe, Chair IIT
- **Zurich Esposito**, AIA Chicago
- **Lynn Osmond**, Chicago Architecture Foundation
- **Dr Sanjay Chaturvedi**, Accommodation Times
- **Mark Sexton**, Krueck & Sexton
- **Prof Gaur Ray**, IIT Mumbai
- **Jeanne Gang**, Studio Gang
- **Joe Gonzalez**, DeStefano & Partners
- **Dr Sujit Chatterjee**, Dr L H Hiranandani Hospital
- **Jim Pritchett**, Loeb Schlossman & Hackl
- **Luis Collado**, STL Architects
- **José Luis de la Fuente**, STL Architects
- **Gregg Garmisa**, WMA Consulting Engineers Ltd

## The take-aways:

- Dialogue and networking opportunities
- Valuable insights for guiding cities future growth
- The intellectual capital earned at this conference will help India in its bid to manage its growth independently and responsibly
- Attendees will see concrete examples of inspired architecture and urban design from Chicago that can translate directly to the cities skyline and public amenities
- Panelists and conferees will wrestle with new ideas and forge collaborative associations
- Learn from challenges and successes of Chicago and about best practices related to sustainable design and construction in the urban context

## Who should attend?

- Architects and Urban Planners.
- Academics.
- Banks and investors.
- Government officials
- Real estate developers
- Leaders and manufacturers in the drive for sustainable design and construction practices in the built environment.
- Construction professionals.

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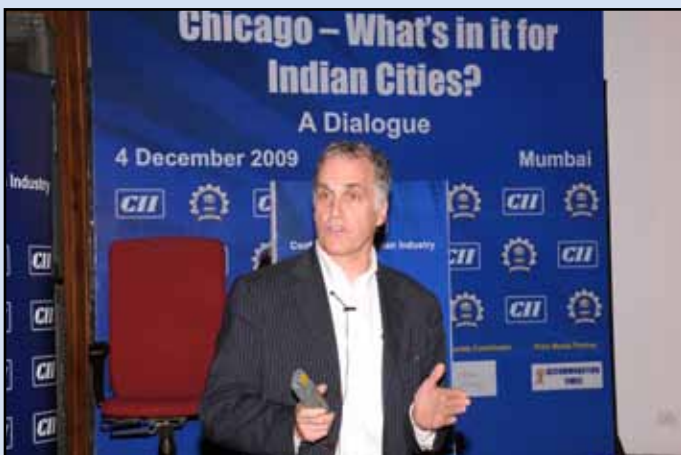
CDM delegation with Jamshyd Godrej, Chairman of Godrej & Boyce, on the rooftop garden of his company's headquarters in Mumbai, along with our hosts from the Confederation of Indian Industry



Left to Right: Monica Chadha, Christine Pritchett, Jim Pritchett, Joe Gonzalez, Gregg Garmisa, Atha Forsberg, Jeanne Gang, Mark Sexton, Lynn Osmond, Chris Multhauf, Gabe Reisner, Luis Collado, Jose Luis de la Fuente



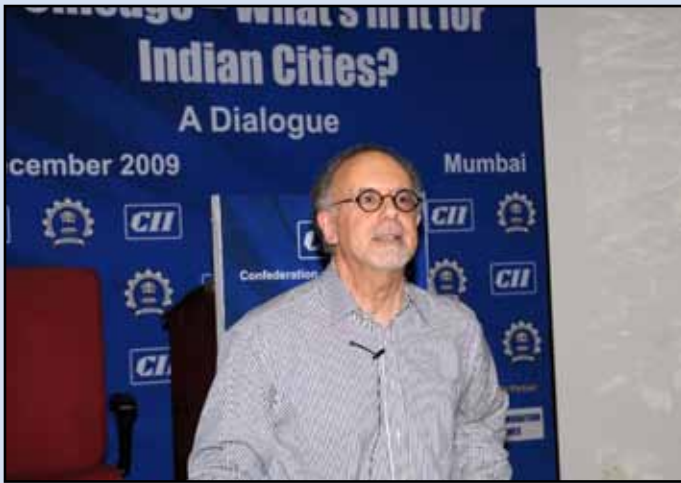
Left to Right: Joshua Barton, Gregg Garmisa, Jamshyd Godrej, Firdose Vandrevala



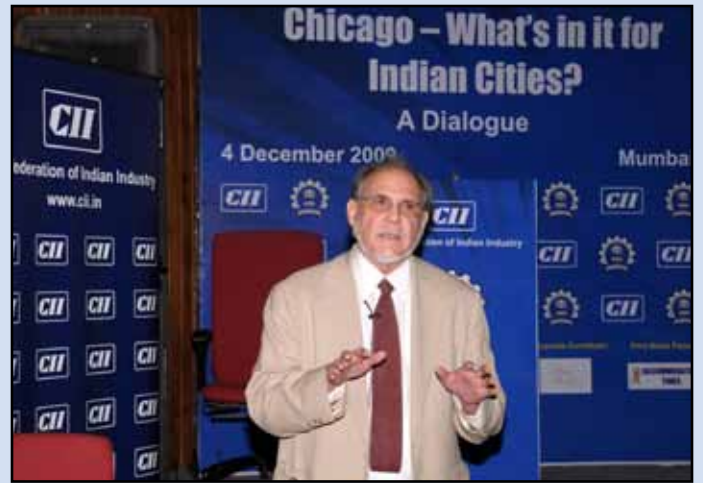
Mark Sexton



Jeanne Gang



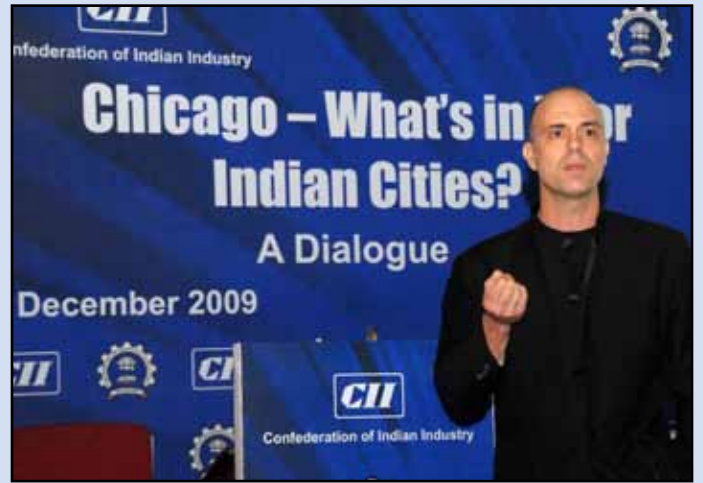
Joe Gonzalez



Jim Pritchett



Gregg Garmisa



Jose Luis de la Fuente



Luis Collado



Lynn Osmond

## Realty lessons: Singapore, Shanghai or Chicago?

10 Dec 2009, Vijay Shankar, ET Bureau

"When my grandparents lived in Chicago, it was filthy. In the 1950s, it was projected that Chicago would collapse. Today, Chicago is a world-class city. It is a more liveable, breathable and beautiful city," said Gregg Garmisa, president of Chicago Design Matters, which comprises of a group of eminent architects, design professionals and civic leaders of Chicago.

Chicago's experience, according to him, proves that problems are not insurmountable. Chicago Design Matters delegates, were recently in the city for a panel discussion organised by the CII. "Change comes at a cost. The moot question is, how to minimise the cost to the citizens," he explained, at the sidelines of an interactive session, 'Chicago : What's in it for Indian Cities' , organised recently, by the CII.

"Business opportunity in India, today, vis-à-vis urban development, is enormous," pointed out Jamshyd Godrej, former president of the CII and chairman of Godrej & Boyce Mfg Co Ltd. With a robust Indian economy, this growth can create tremendous opportunities for civic planners, architects, etc. "This is a very good thing, from a business perspective and India's growth," he added.

So, how does one go about transforming a city that is faced with challenges including population growth, urban planning, transportation, pollution, etc., into a world-class city? "There should be a comprehensive plan, for the overall city and its regions and then, one should proceed to implement it, neighbourhoodwise," said Lynn Osmond, president and CEO of Chicago Architecture Foundation.

The planning for Chicago, she pointed out, was done by the civic leadership and not by the city council. "Big vision is important, but it is equally important to understand that small plans can have a big impact. The most successful plans are those that understand society," she maintained.

When the 1909 Burnham Plan of Chicago was drawn up, the city undertook a campaign in schools, to educate the people about the plan and these efforts continue, even today. "It is important to make people understand that the benefits of change outweigh the costs," added Garmisa.

However, it is also important that Mumbai should not borrow blindly, from other cities, as this would make the city lose its identity, cautioned Garmisa. For example, unlike Chicago, he pointed out that Mumbai is an island city. Considering that it is surrounded by water on all sides, he feels that it is essential for Mumbai to 'go vertical'. "Open space is not a luxury in

Mumbai. But having said that, why not have green roofs as public spaces? If people cannot gather at ground level, why not at sky level?" he asked.

While some of Mumbai's redevelopment projects have been granted an FSI of 4, some areas in Chicago's downtown district have an FSI of almost 12. "We are not afraid to go tall," stated Jeanne Gang, principal of Studio Gang Architects, who designed the iconic Aqua tower at Chicago. However, taller buildings also require a certain level of expertise, in terms of construction technology and fire-fighting knowledge, pointed out Garmisa. "Going vertical is not an exclusive option. Horizontal growth is also needed," he maintained.

Moreover, when it comes to the redevelopment of slums, care should be taken that their rehabilitation does not further segregate the society. Another question is, what happens to the economy in the slum areas?, he pondered.

Nevertheless, taller buildings have lesser power demand and consumption, as compared to one or twostoreyed buildings. "Density is the key to sustainability. Individuals in cities consume less water and fuel, as compared to their suburban and rural counterparts," explained Osmond.

"Mumbai has the opportunity to be the most sustainable city because of its density," added Gang. Godrej also points out the role of green buildings in developing sustainability. "Today, India has the second largest stock of rated green buildings, after the US," he said, adding that even the residential segment will see more green buildings, in three to five years.

Arguably, the single most decisive factor in urban development is government policy. "In Chicago, a developer who builds a LEED-certified building can get quicker sanctions, as far as clearances are concerned," revealed Osmond. Garmisa feels that the work of real estate development should be left to the private sector, as most progress has come through this sector.

"The government can perhaps move things in a more progressive manner, by making decisions about planning, working collaboratively to lay out the big picture, facilitating the amassing of required land and then, turning it over to the private sector, for development," he suggested. "The ideal situation will be to have creative architects and planners, a committed civic leadership and a government that is action-oriented, with leaders who are concerned about public welfare," said Garmisa.