MOUSSAVI: In the UK, all cities that are being redeveloped from industry to leisure—Bristol, Birmingham, Manchester, Leeds, Leicester—are being redeveloped through retail. The clients are developers, and the public sector councils can only influence the composition to make sure that there is mixed use, etc., but they cannot enforce how they are designed. And so one of the settings of the city is shifting from work to leisure. In many other cities in Europe the degree of control that *we* are talking about actually doesn't exist. The question is how can we interest those with power? Are we to say retail is bad? One of the most exciting moments in the city is to be on the escalator of the department store. In Europe, developers have realized that design adds value. Maybe we should discuss designing the urbanism in huge retail spaces.

URBANSKI: I've come across a developer in DUMBO, the area in Brooklyn near the waterfront, who has no plans to make money on retail. He assumes that places like Central Square became interesting *before* retail could be very profitable. Since the rents were low for retail, it supported funky stuff. Cities become boring when they all have the same high-end retail like Abercrombie & Fitch. This New York developer's brilliant idea is to support only cheap retail where he's trying to sell expensive residences above the first floor. So there are all these one-off coffee shops and little businesses and art galleries.

CRAWFORD: They know it would be completely devalued if chain retailers moved in. So it's really smart.

MOUSSAVI: There are lots of enlightened urban-minded developers, Urban Splash in the UK, for instance. There is not such a division any longer between the private and the public sectors.

KRIEGER: And the homogenization we fear provokes resistances, and through those other models emerge.

MACHADO: I am interested in the new dispersed city like Phoenix and the need to surrender the wish for a civic center. Phoenix is trying to create a center, but it's doomed to fail, to be empty. We should recognize the multiplicity of centers and the agglomeration of different types of towns. Civic centers worked nicely only in the nineteenth century.