
Remaking Cities Congress

Pittsburgh, PA

October 16-18, 2013



Major Partners

Remaking Cities Institute,
Carnegie Mellon University

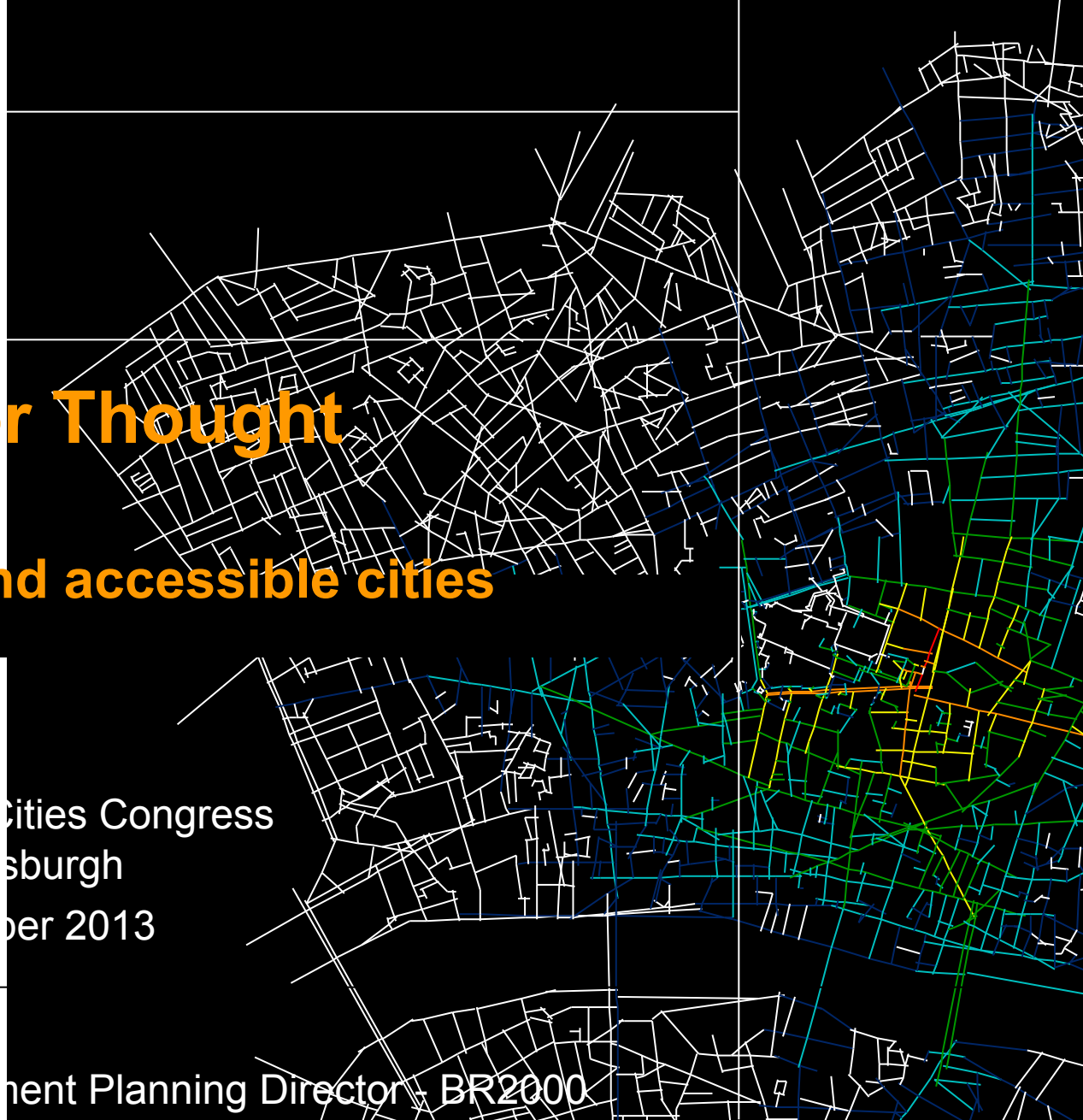
The American Institute
of Architects

Food for Thought

Dense, mixed and accessible cities

Cities Congress
Pittsburgh
October 2013

Environment Planning Director - BR2000



CITIES IN A GLOBAL WORLD: It's about the people

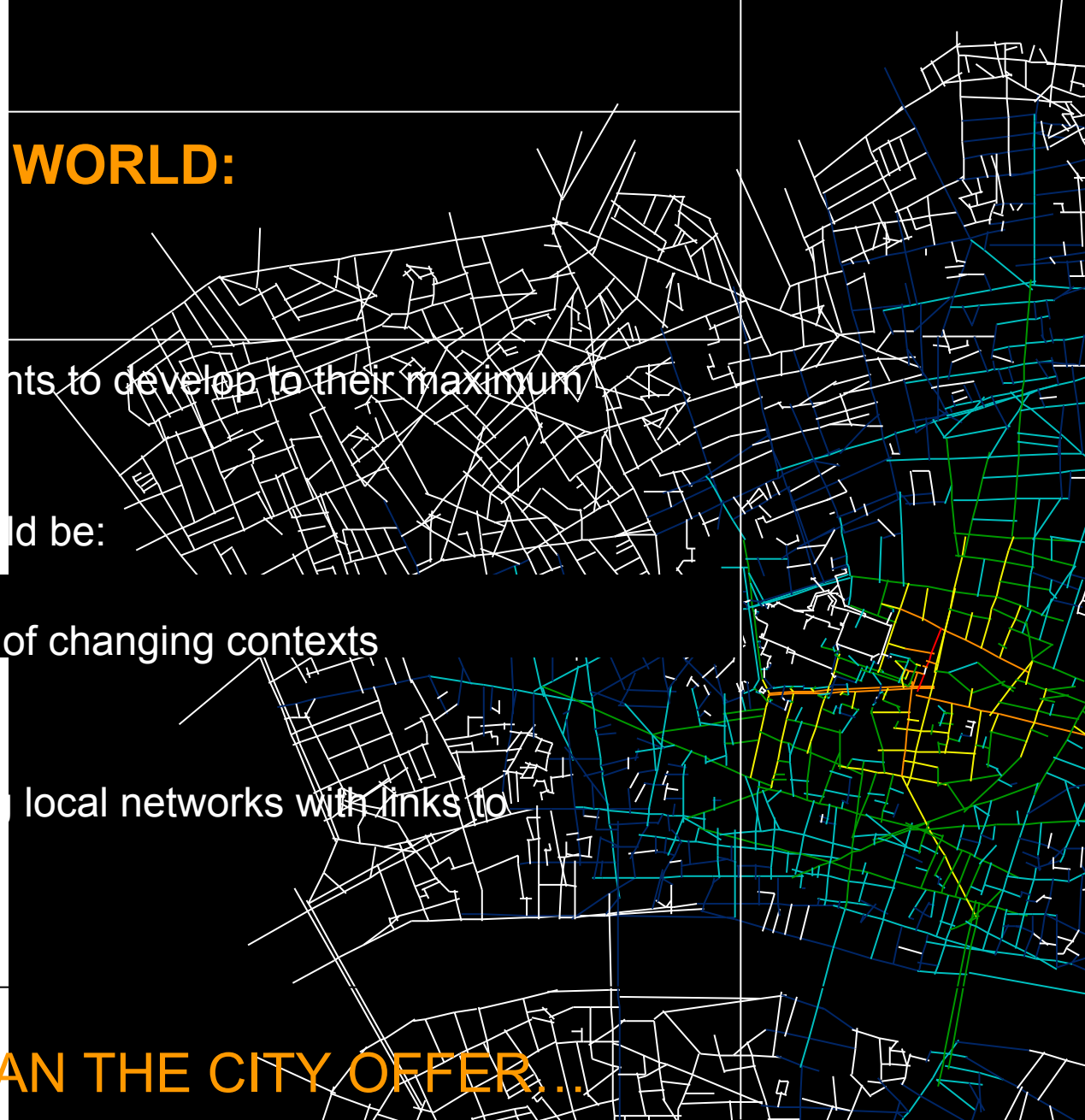
- Diverse
- In constant awareness of changing contexts

nts to develop to their maximum

ld be:

local networks with links to

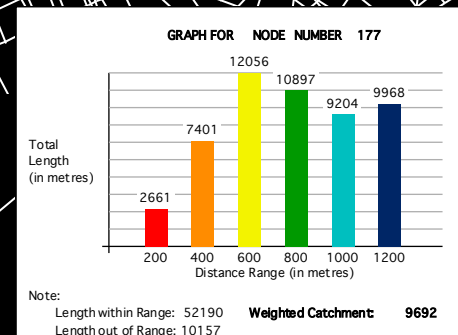
WHAT CAN THE CITY OFFER...



THE CITY HAS ENORMOUS POTENTIAL TO PROVIDE ACCESSIBILITY



BILBAO

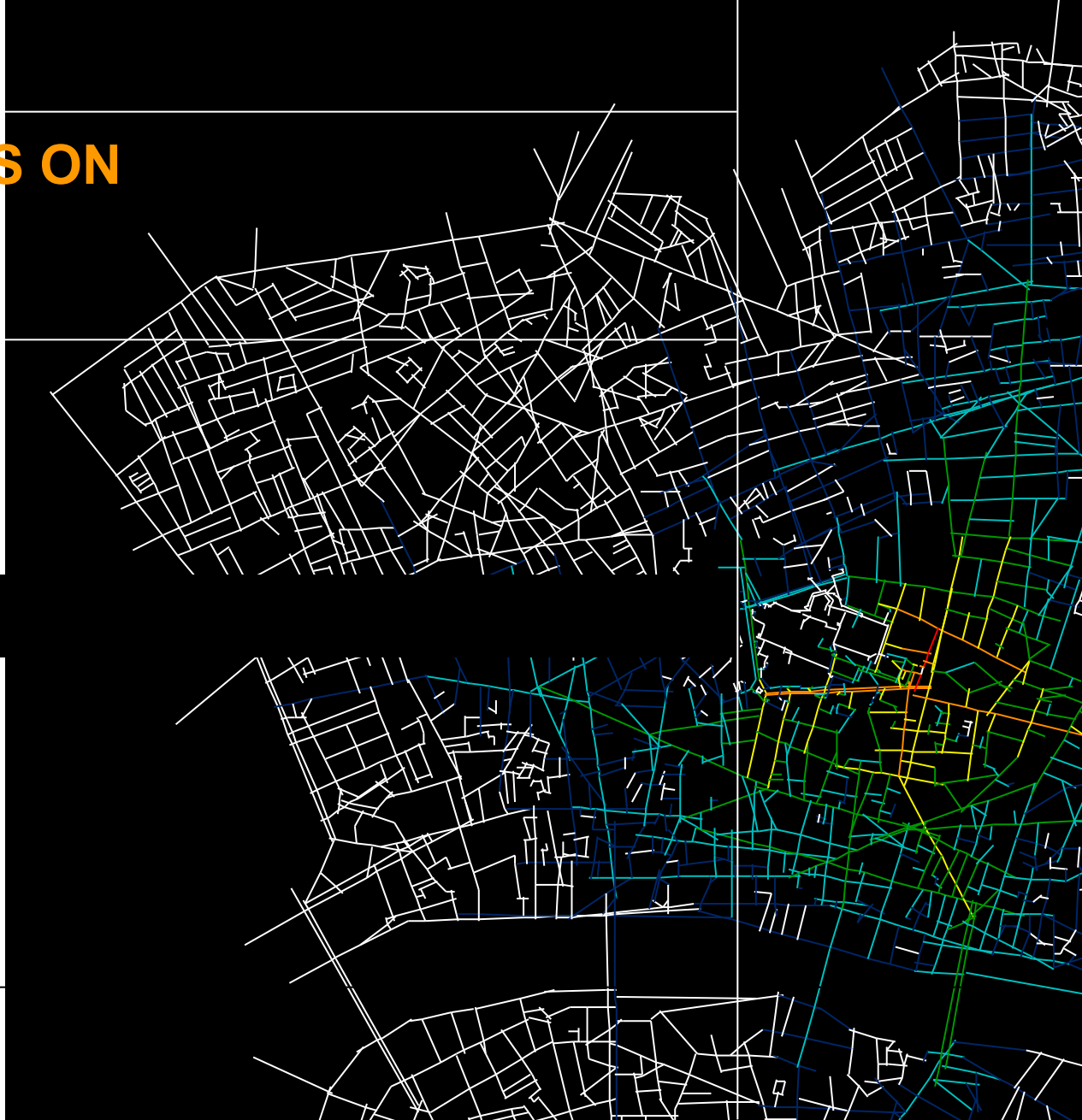


establishments

the street

BUT IT ALL DEPENDS ON

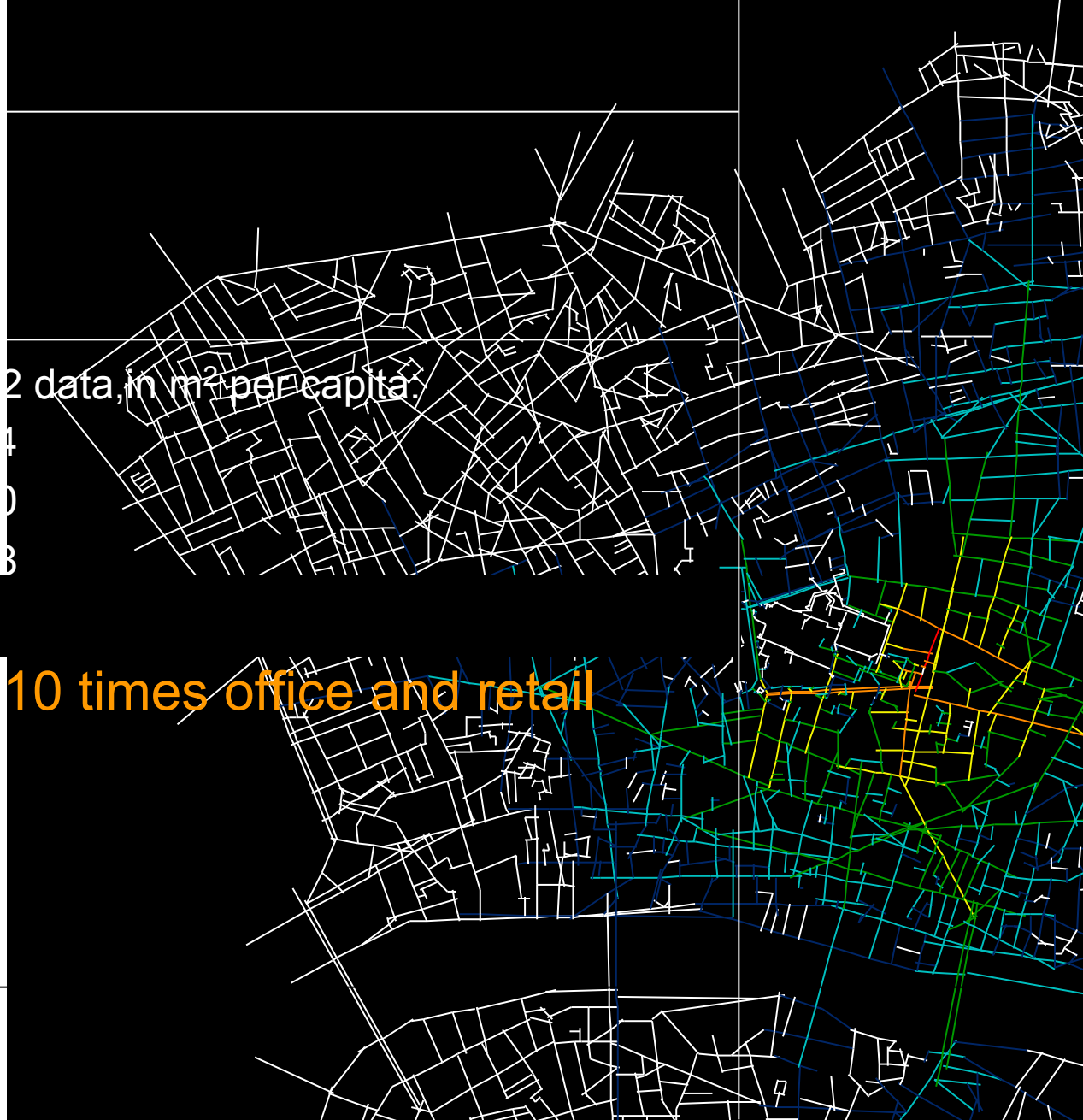
- Urban form



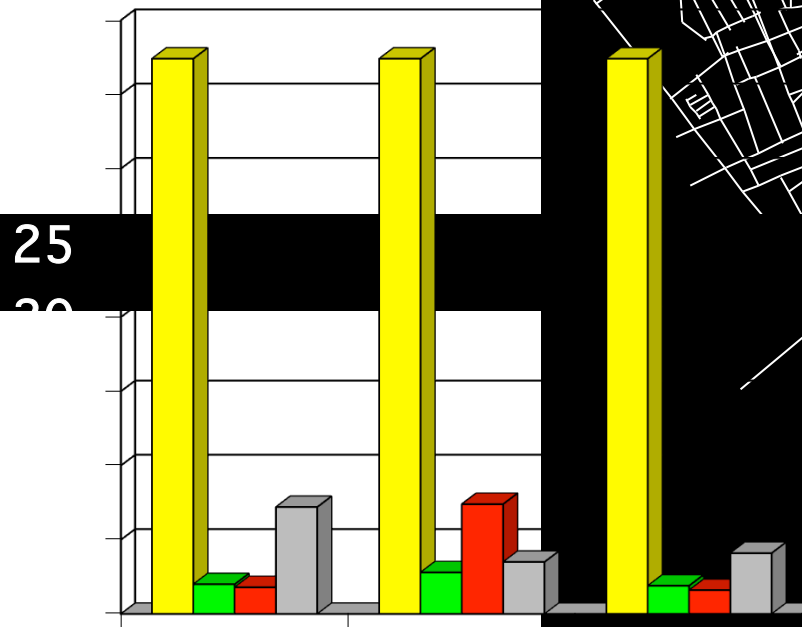
LAND USE MIX

2 data, in m² per capita:

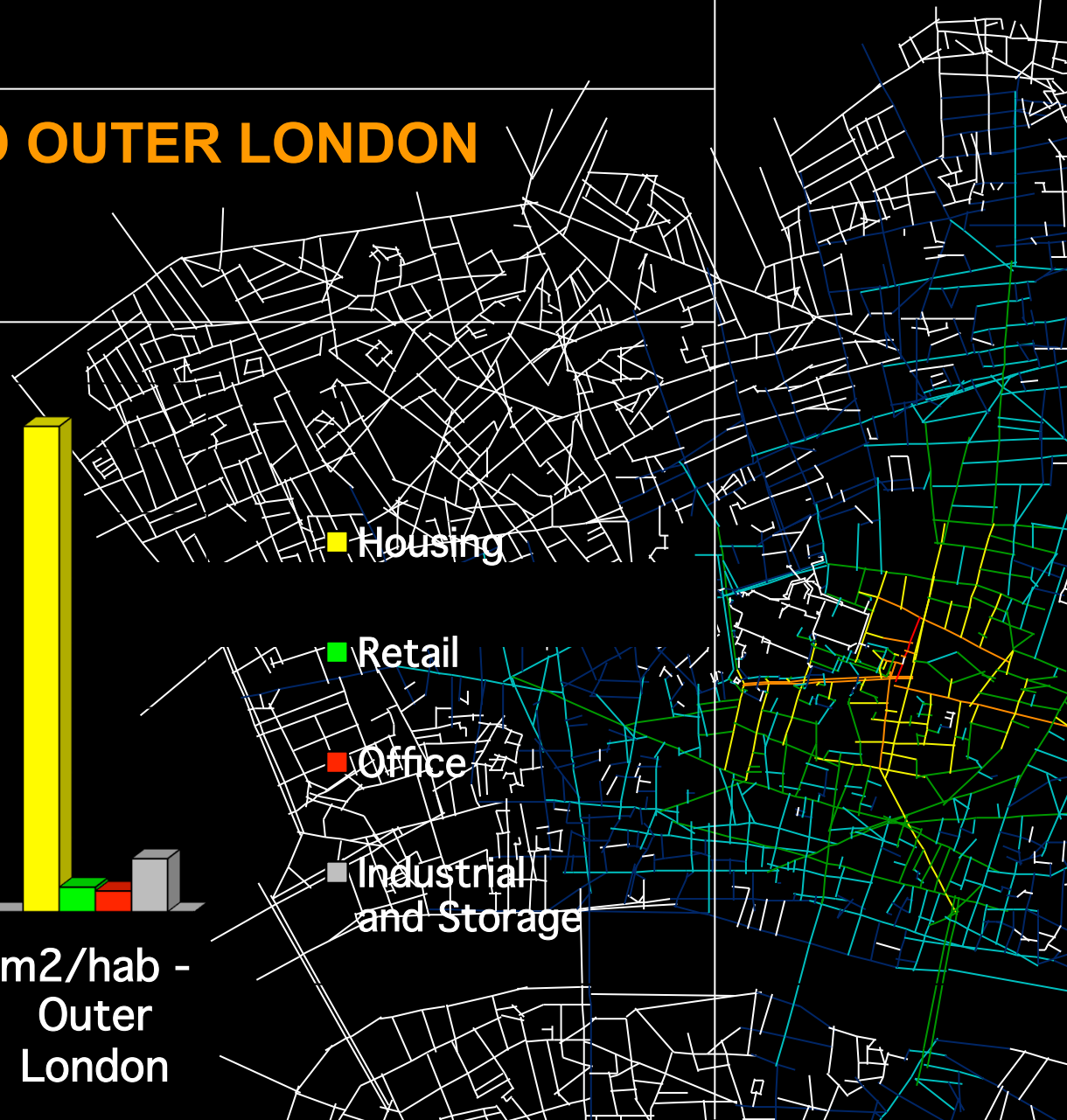
Note: housing is 10 times office and retail together



DATA FOR INNER AND OUTER LONDON



- m2/hab -
Outer
London



WITH THOSE LAND USE RATIOS How to mix them?

panning view:
t for about 60% of all journeys
s over Public Transport nodes

- One problem with this logic:
 - Housing is at one end of about 85% of journeys!

ost of the city's "mass" and it's
should make sense to mix it well



DENSITY IS KEY FOR A GOOD MIX

it is not possible to achieve
us mix
nd level (shops, services)
tivity for urban life

- Good accessibility for residents and workers

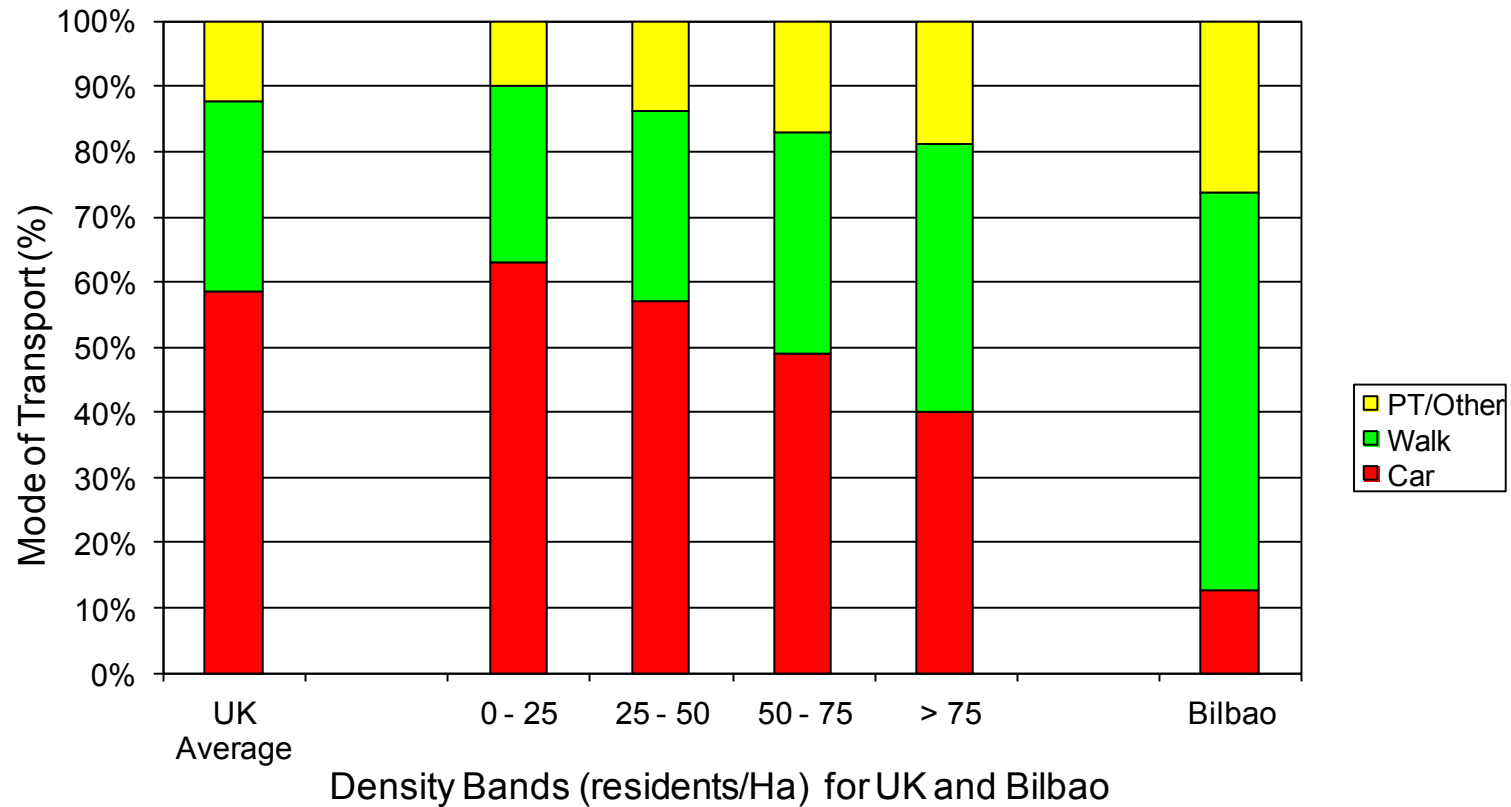
m2/m2 can provide this
buildings

e city, but a significant part



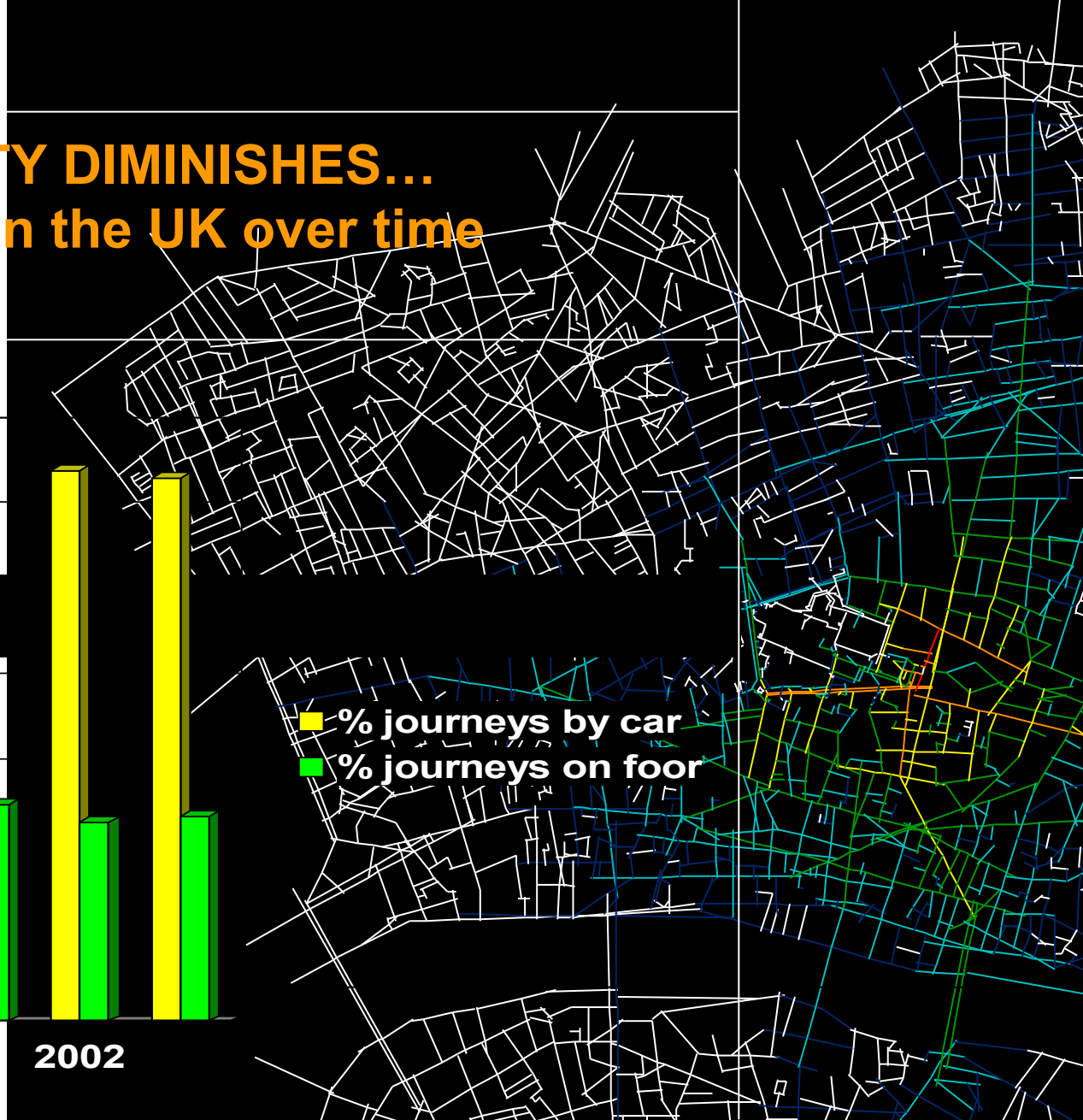
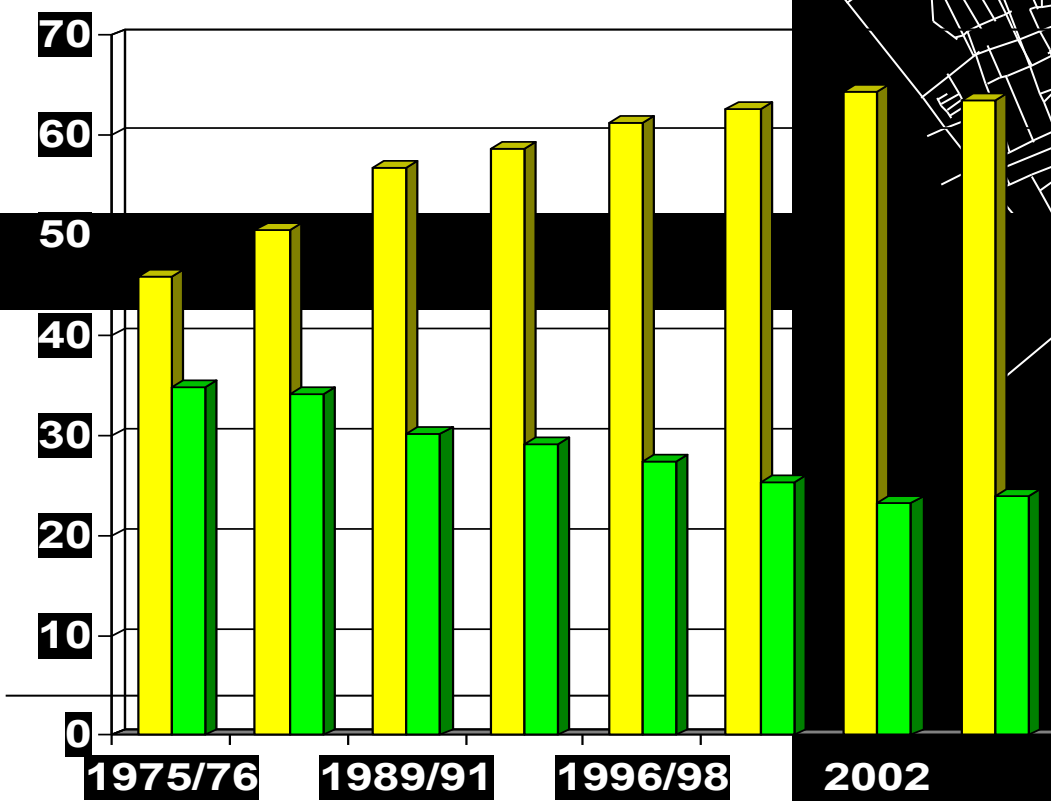
DENSITY AND TRANSPORT MODE

Dense cities are accessible



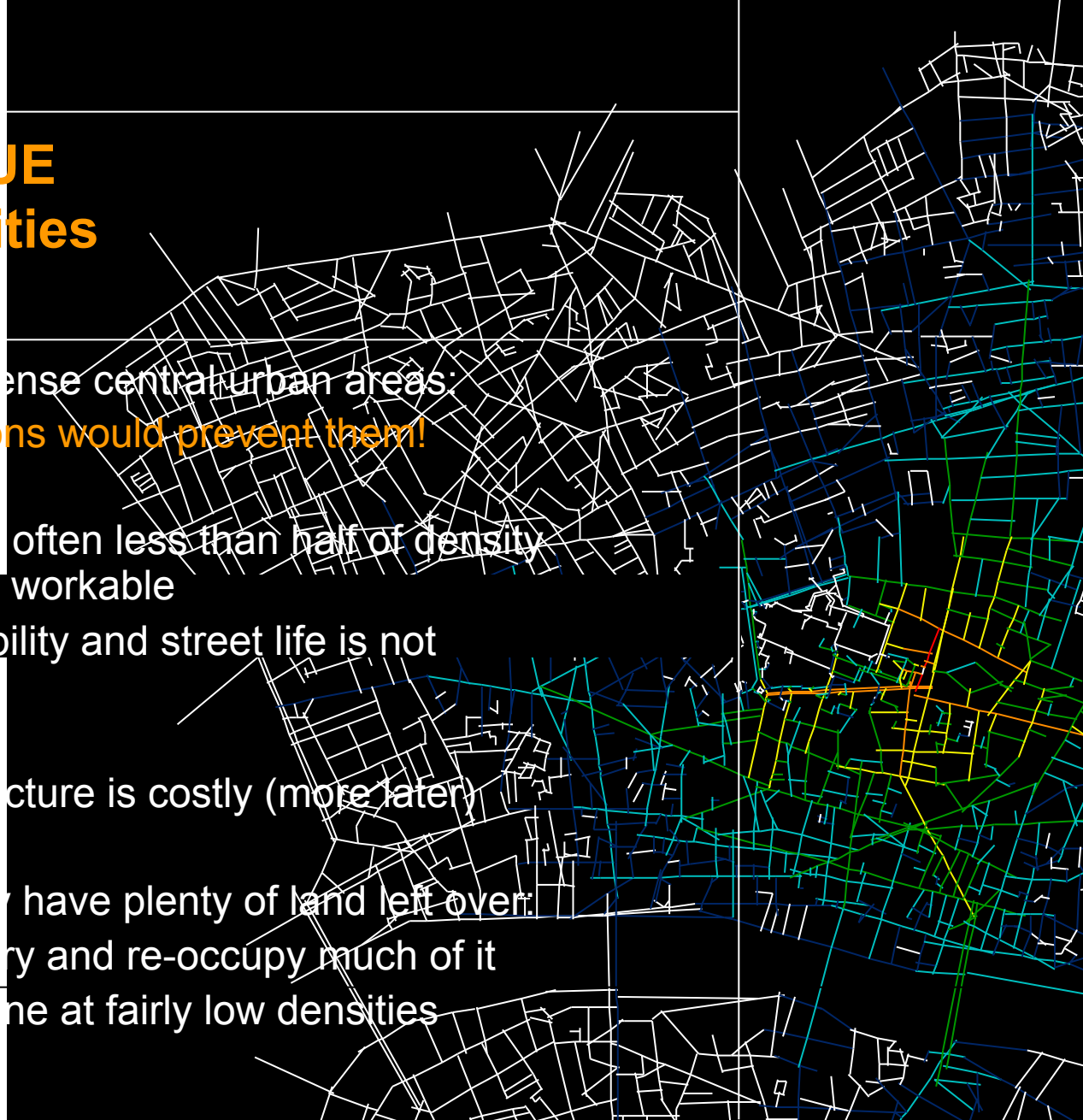
WHEN ACCESSIBILITY DIMINISHES...

Modal split changes in the UK over time

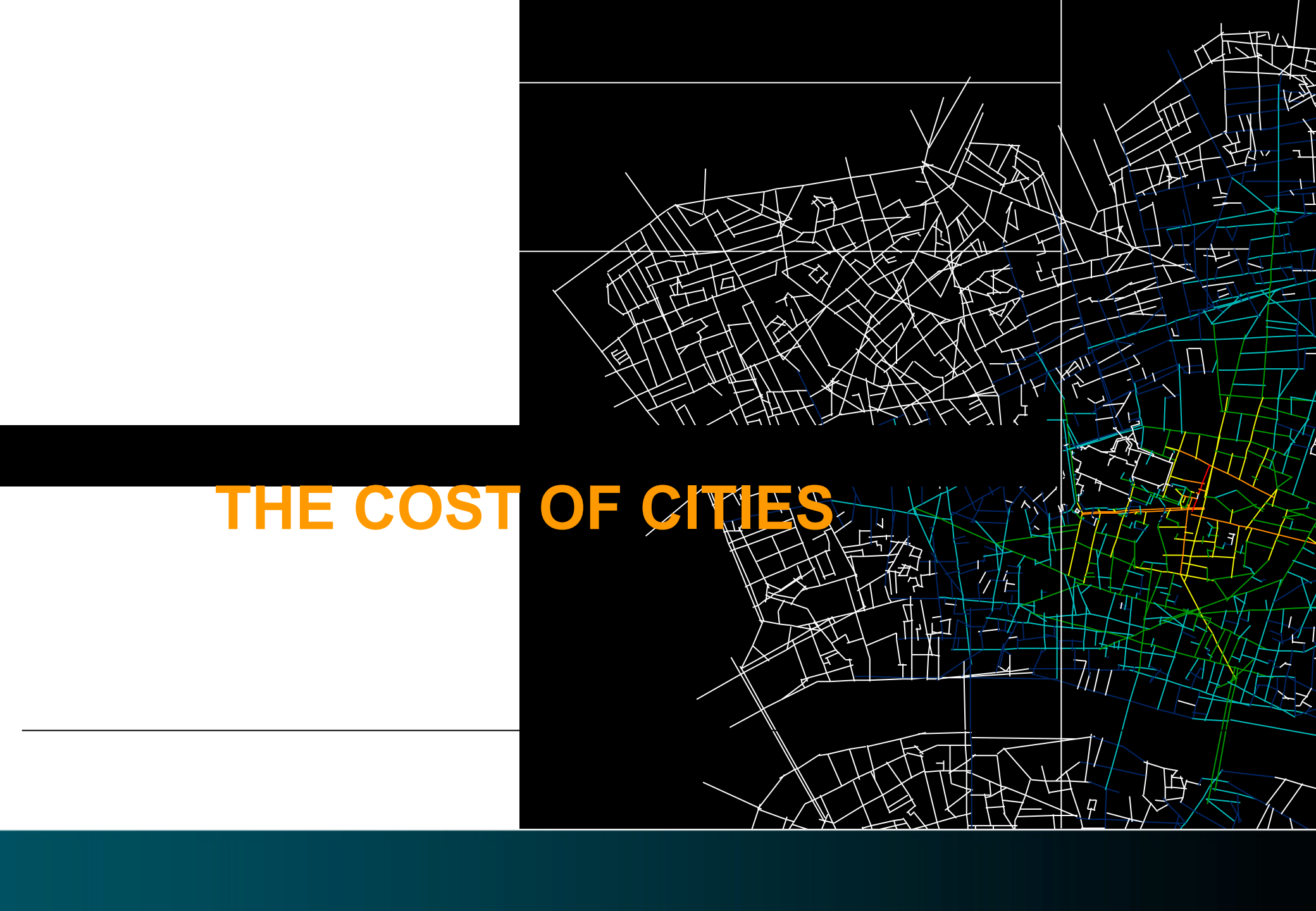


WHY IS THIS AN ISSUE For Post-Industrial Cities

- Most planning regulations would prevent them!
- Density is often less than half of density levels that have proved workable
- The impact on accessibility and street life is not
- Structure is costly (more later)
- They have plenty of land left over.
- They can re-occupy much of it
- They live at fairly low densities



THE COST OF CITIES



THE ISSUE OF REPLACEMENT COSTS

How much would it cost to rebuild my city?

Asks himself this question

By not replacing and start ageing it'll become

- Up till now, some of these costs go under the maintenance "management"

Infrastructure lives in the 50/100-year range

Costs over 1% per year of total cost

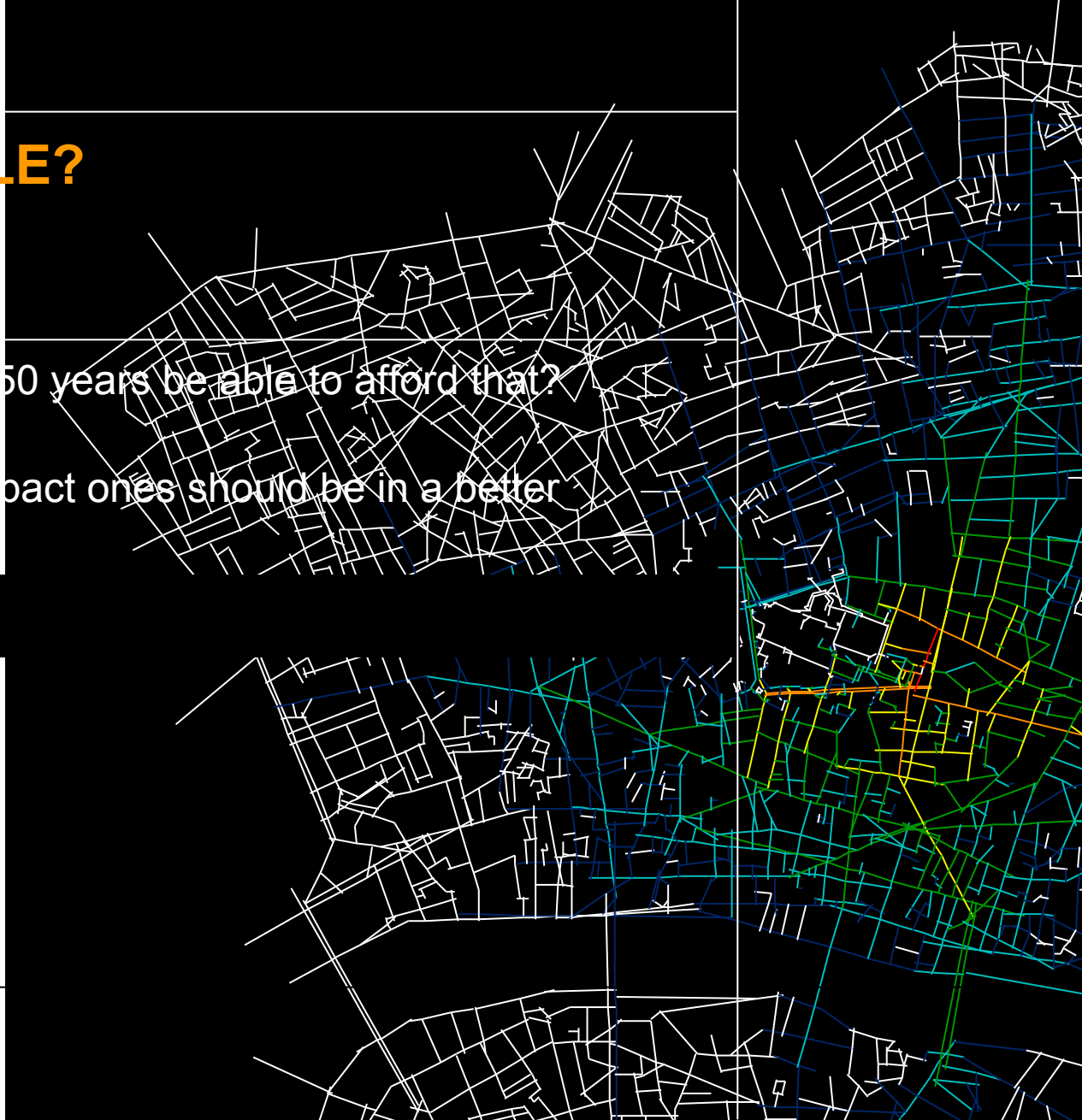
100bn € over 20/25 years

Total accumulated infrastructure it
100bn € per year

IS THAT AFFORDABLE?

50 years be able to afford that?

compact ones should be in a better



THANK YOU

