Density or Sprawl?
The Investment Case for Smart Urban Growth

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Density and Sprawl – a Polarising Debate
The general decline in built-up area densities in 25 Representative Cities 1800-2000

Source: Shlomo Angel: Making Room for a Planet of Cities
1 NEW YORK
2 SAN FRANCISCO
3 ATLANTIC CITY
4 SANTA BARBARA
5 CHAMPAIGN
6 SANTA CRUZ
7 TRENTON
8 MIAMI
9 SPRINGFIELD
10 SANTA ANA

Most compact, connected metro areas

Source: Sprawl Index
Most sprawling metro areas

Source: Sprawl Index
Comparative City Densities

Hong Kong
New York
London
Istanbul
Mumbai
Johannesburg

Source: LSE Cities
More compact development can reduce transport emissions by an order of magnitude

Comparative densities of similar populations
**Sprawl**
- More space – larger homes & gardens, especially for families
- Lower crime rates
- Quality of Life
- Environmental degradation
- Long commutes
- Lack of amenities
- Resource heavy

**Smart Growth?**
- Walking, cycling & public transit
- Promotes innovation and diversity
- Emphasis on strong public realm
- Access to wide range of amenities

**Density**
- Potentially high crime rates
- Can be loud & busy
- Poor design can lead to lack of human-scale, lack of privacy

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Unintended Consequences? [Diagram]

**DENSITY**

**PROS**
- Mixed-use environment
- Multi-modal – designed for walking, cycling & public transit
- Clustering of activity – promotes innovation and diversity
- Emphasis on strong public realm
- Access to wide range of amenities

**CONS**
- Potentially high crimes rates
- Can be loud & busy
- Poor design can lead to lack of human-scale, lack of privacy

**SPRAWL**

**PROS**
- More space – larger homes & gardens, especially for families
- Lower crime rates

**CONS**
- Environmental degradation
- Entrenched automobile dependency – long commutes
- Lack of amenities

[Logo: JLL]
What is good and bad density – common attributes?
The Evolution of the Density Debate

- 1950s
- 1980s
- 2000s
- 2010s

- Land Preservation
- Infrastructure & Design
- Resources & Technology
- Policy & Health

Sustainable Urbanization?