

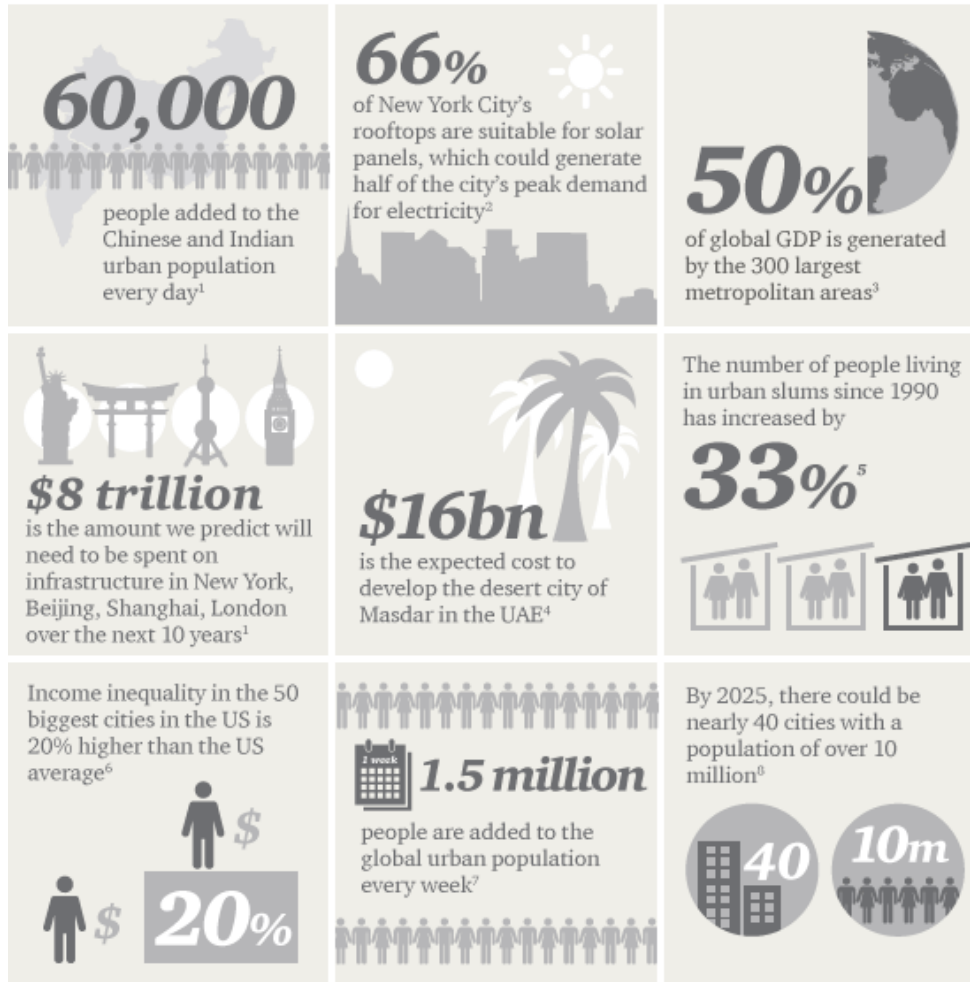
Density or Sprawl? The investment case for smart urban growth

Lisette van Doorn
CEO Europe
Dallas, 26 October 2016



Urban Land
Institute

The world is quickly urbanising



“The great urbanisation wave will inevitable require major private and public sector investment in infrastructure for cities to be successful.”

3 fundamental options for global population growth and urbanisation



Allow Cities to Sprawl

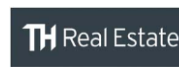
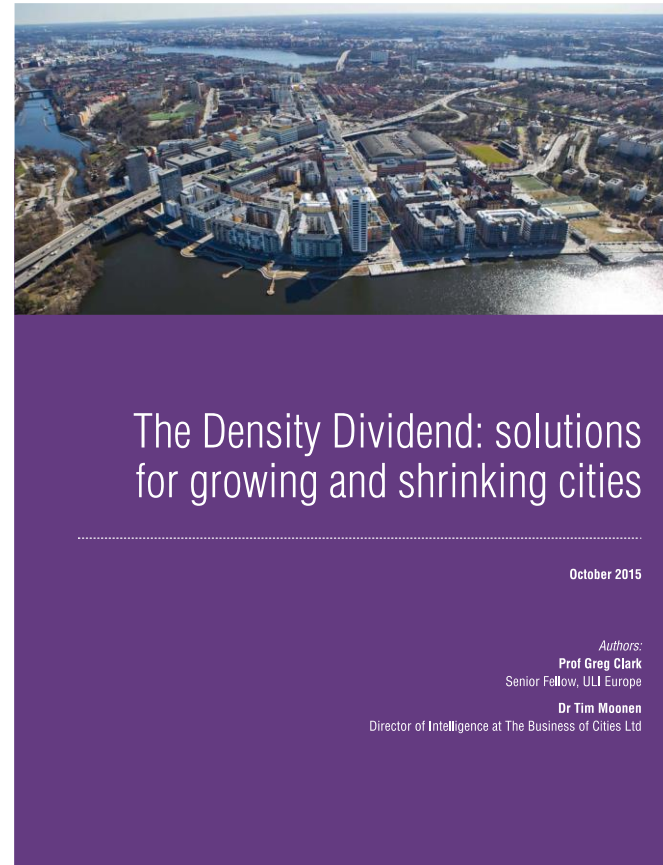
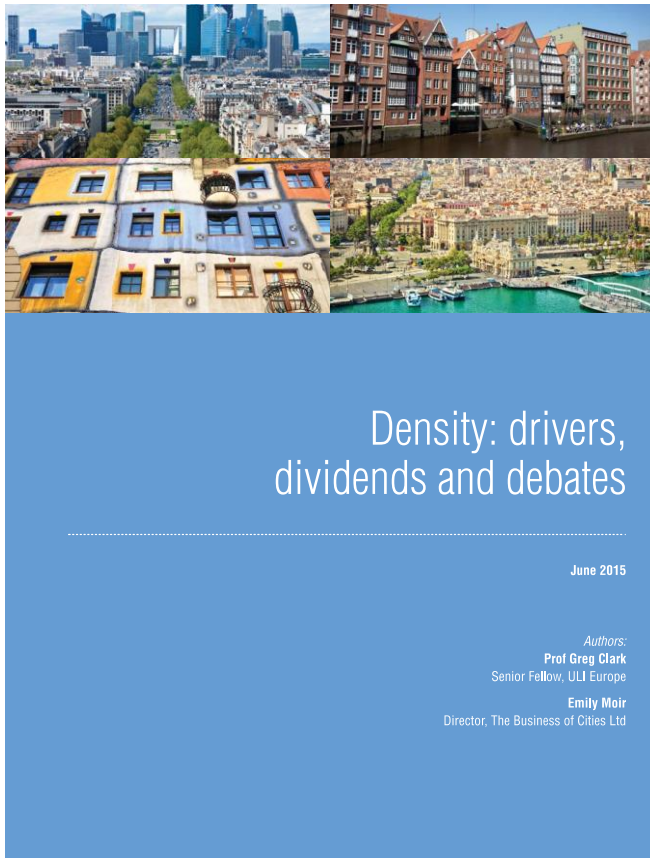


Build New Cities
(or Districts)



Densify Existing Cities

ULI & density



What defines good density?

Mixed Use

Connected

Planned

Spacious

Liveable

Outcomes of Good Density

Cohesive

Incremental

Designed

Green

Appropriate

Monotonous

Isolated

Unmanaged

Unliveable

Crowded

Outcomes of Bad Density

Conspicuous

Segregated

Inflexible

Ugly

Polluting



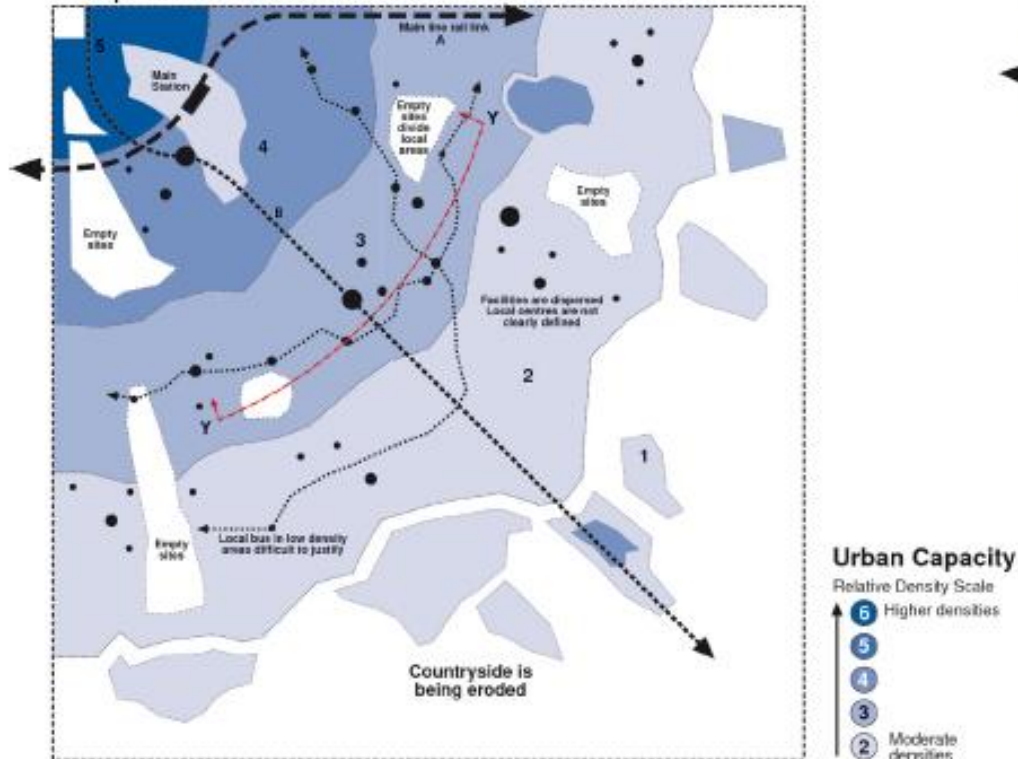
Average vs peak density

Berlin's peak density (21,700 pp/km²) is far lower than NY's (53,000 pp/km²) but across the metropolitan region Berlin's average density is slightly higher



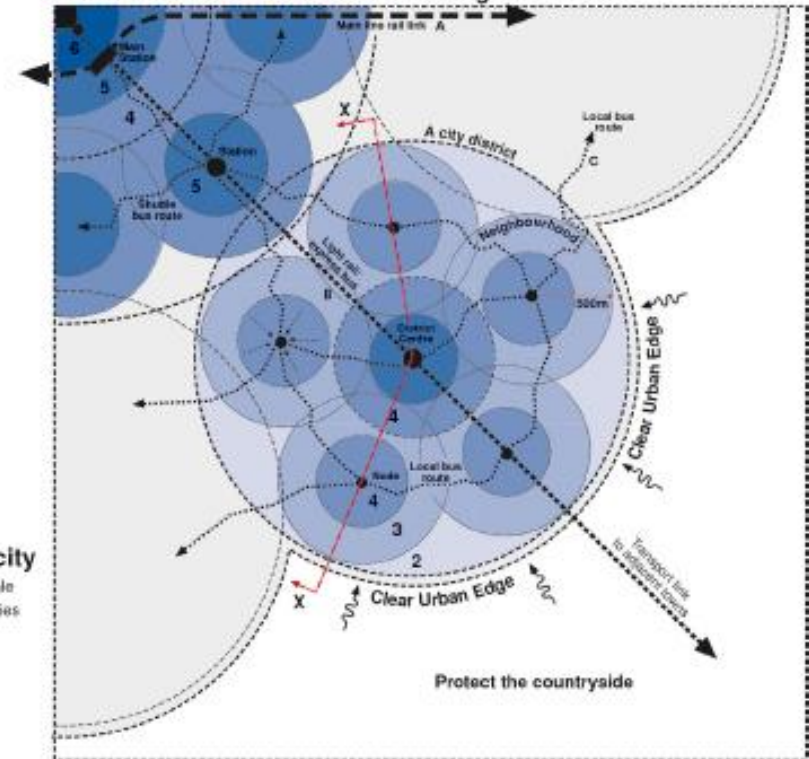
Sprawling City

A dispersed urban area - local centres are not well defined

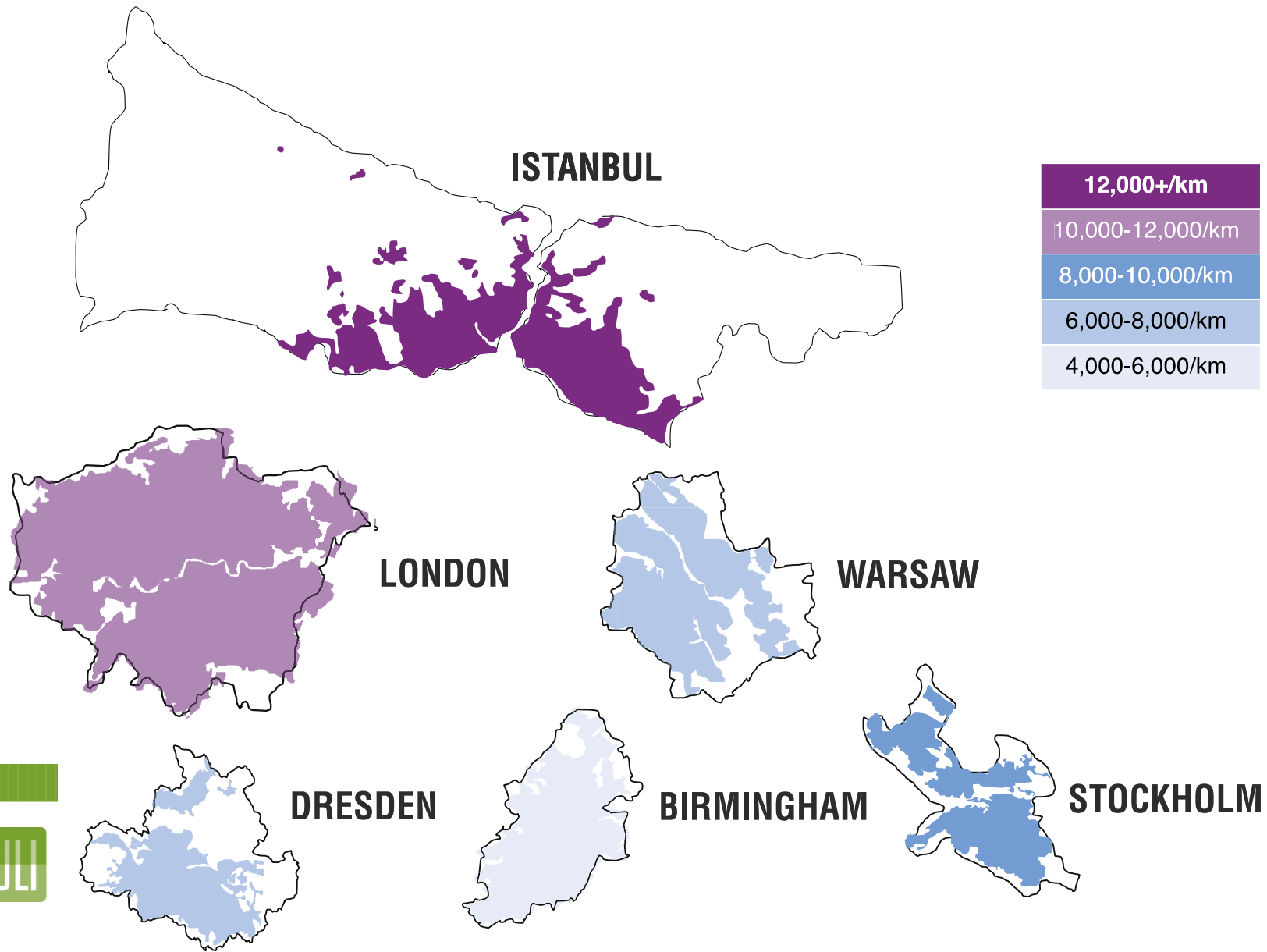


Compact City

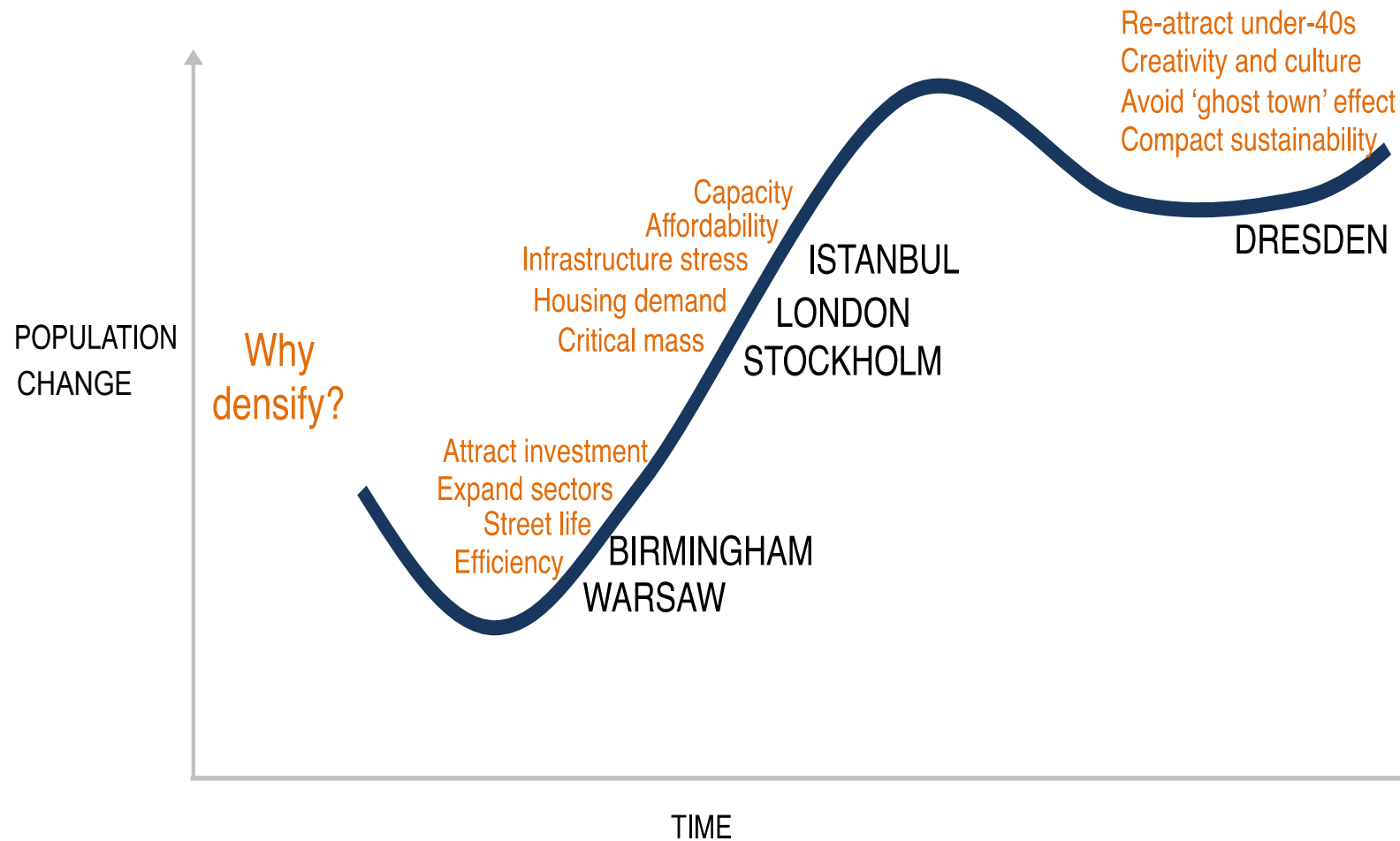
Clear urban districts and distinct neighbourhoods



“The Density Dividend: solutions for growing and shrinking cities”



Different cycles and paths for cities



Key success factors

The city perspective: A new Equation on Density

Fundamentals

Execution

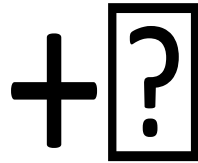
Momentum

Leadership and vision

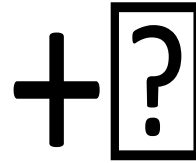
Tactics

Multi-cycle approaches

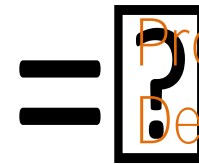
Plan



Scale



Demand



Progress on
Densification

Branding

Financing, legal and
land-use tools

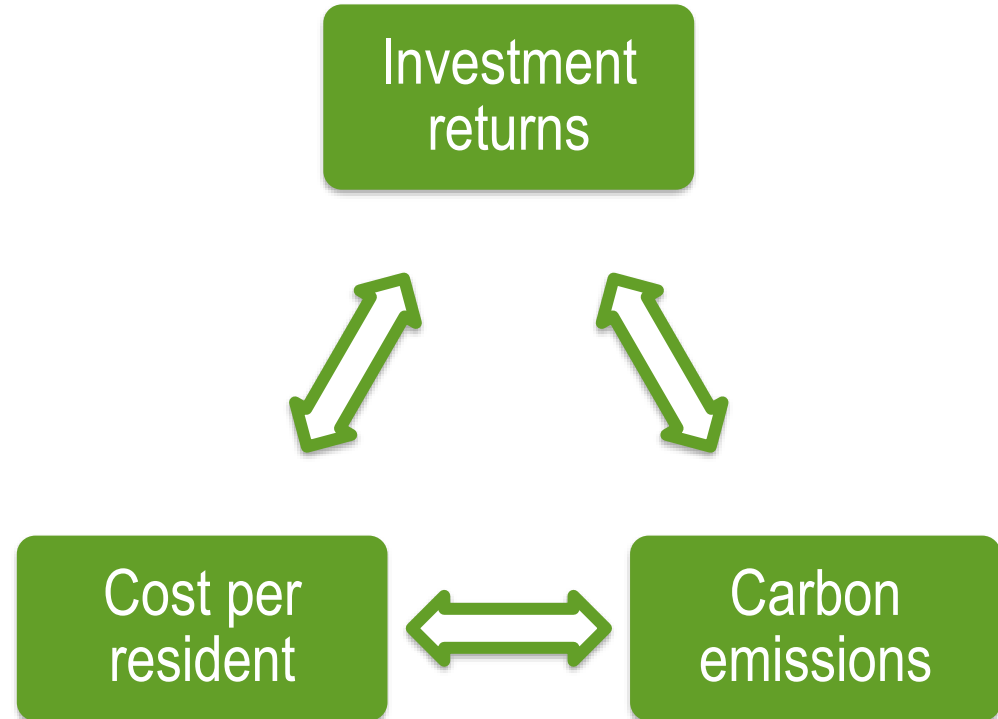
Positive psychology



Next phase of density research

Objective To evaluate the impact of investment in compact, connected urban development on **investment returns** for real estate investors, **costs per resident** for the public sector, and carbon emissions

Key concern: To push urban development from business as usual towards 'good' density?



Thank you!



<http://europe.uli.org/research/>