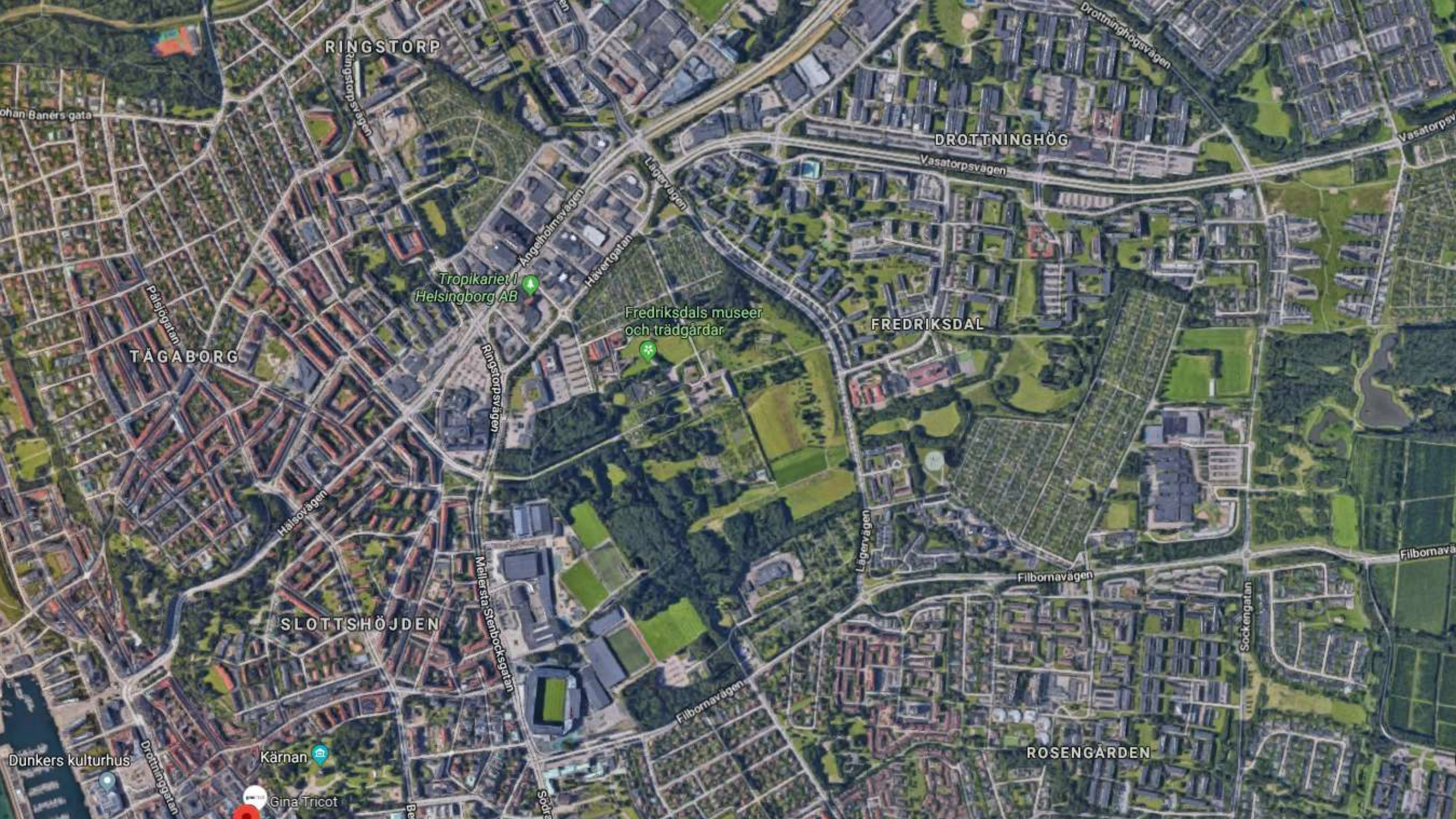


The Urbanization of the Suburbs

Peter Elmlund, Urban City Research
Ax:son Johnson Foundation



Sustainable Smart Cities



RINGSTORP

DROTTNINGHÖG

TÅGABORG

FREDRIKS DAL

SLOTTSHÖJDEN

ROSENGÅRDEN

Tropikariet i Helsingborg AB

Fredriksdals museer och trädgårdar

Dunkers kulturhus

Kärnan

Gina Tricot

John Banér's gata

Ringstorp svägen

Drottninghögsvägen

Vasatorpsvägen

Vasatorpsvägen

Lägervägen

Angelholmssvägen

Hävertgatan

Pålsögatan

Ringstorp svägen

Hälsövägen

Lägervägen

Filbornavägen

Mellersta Stenbocksgatan

Filbornavägen

Sockengatan

Filbornavägen

Drottninggatan

Ber

Södra



RINGSTORP

DROTTNINGHÖG

TÅGABORG

FREDRIKSDAL

SLOTTSHÖJDEN

ROSENGÅRDEN

Tropikari
Helsingborg AB

Fredriksdals museer
och trädgårdar

Gina Tricot

Main Streets



Shoppingstreets



Main Street

General:

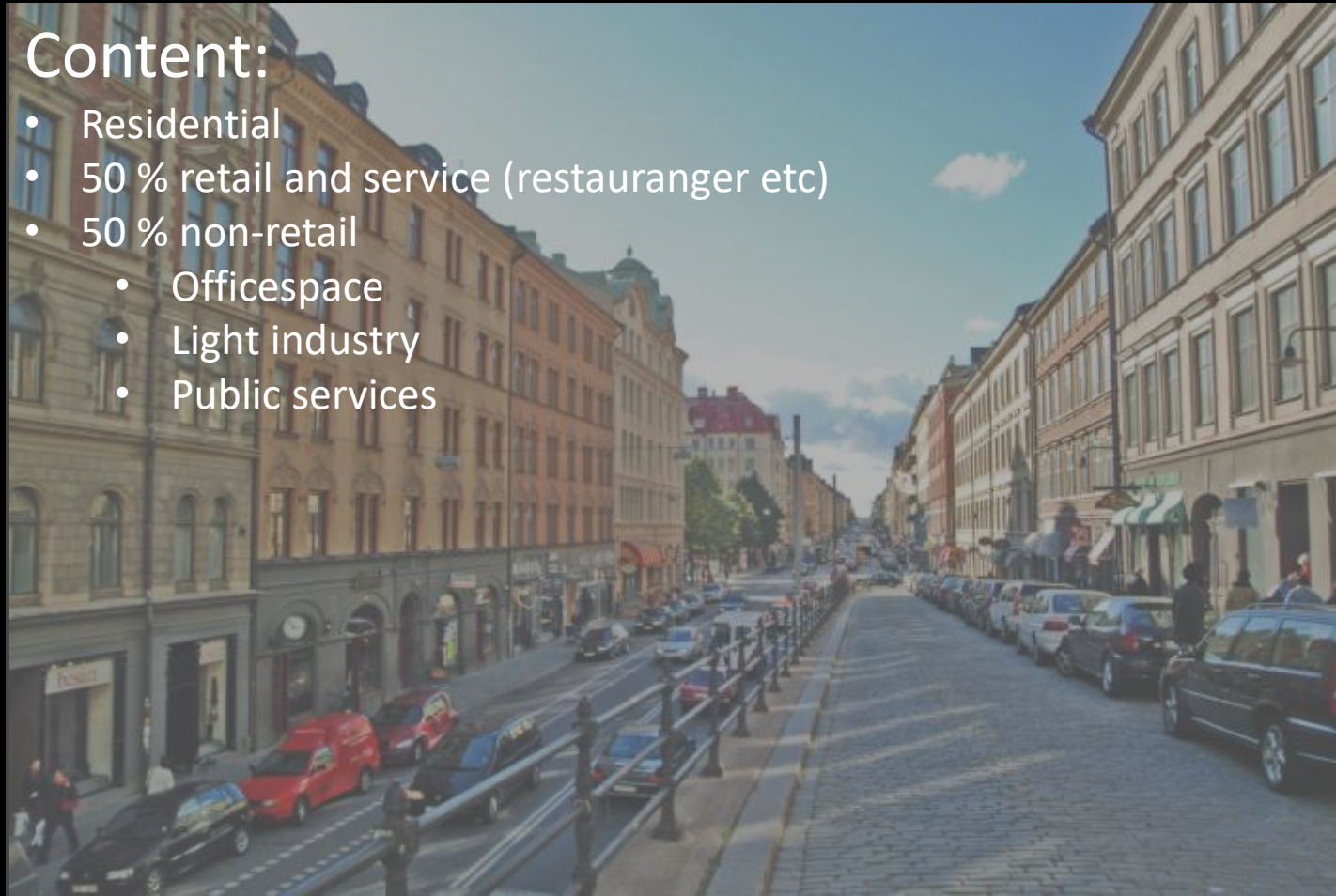
- Many owners
- Integrated in the urban fabric
- A broad mix



Main Street

Content:

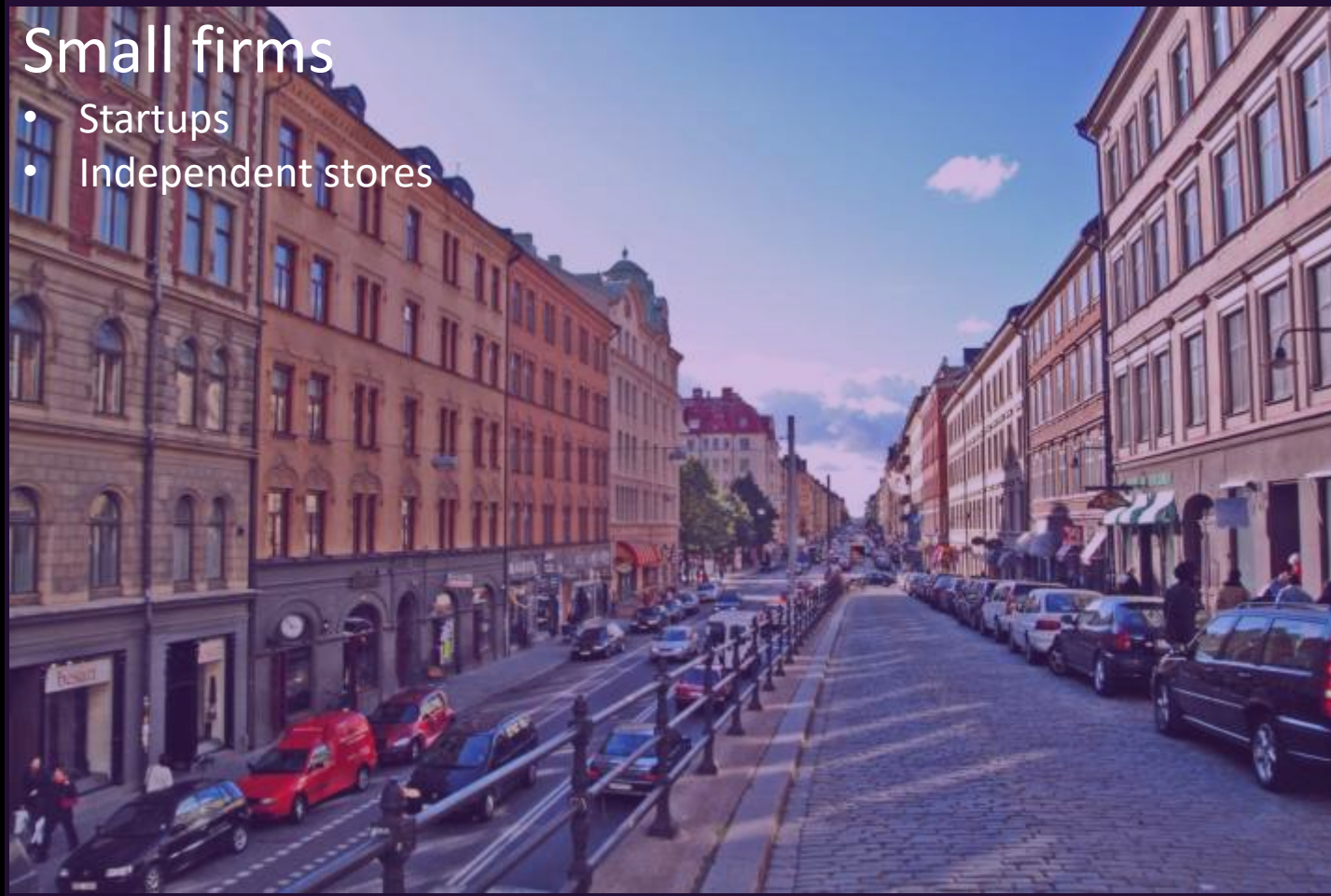
- Residential
- 50 % retail and service (restauranger etc)
- 50 % non-retail
 - Officespace
 - Light industry
 - Public services



Main Street

Small firms

- Startups
- Independent stores





RINGSTORP

DROTTNINGHÖG

FREDRIKSDAL

TÅGABORG

SLOTTSHÖJDEN

ROSENGÅRDEN

Fredriksdals museer
och trädgårdar

Tropikarternas
Helsingborg AB

Dunkers kulturhus

Kärnan

Gina Tricot

Ringstorpssvågen

Drottninghögsvågen

Hävertgatan

Ringstorpssvågen

Lägervägen

Mellarska Stenbocksgatan

Filbornavågen

Filbornavågen

Sockengatan

Filbornavågen

Vasatorpsvägen

Johan Banérs gata

Pålefogatan

Drottninggatan

Ber

Södra

NEW URBAN AGENDA



The New Urban Agenda

Optimize the spatial dimension

15/C (iii) Reinvigorating long-term and integrated urban and territorial planning and design in order to optimize the spatial dimension of the urban form and deliver the positive outcomes of urbanization;

The New Urban Agenda

A public space network

67. We commit ourselves to promoting the creation and maintenance of well-connected and welldistributed networks of open, multipurpose, safe, inclusive, accessible, green and quality public spaces, to improving the resilience of cities to disasters and climate change, including floods, drought risks and heat waves, to improving food security and nutrition, physical and mental health, and household and ambient air quality, to reducing noise and promoting attractive and liveable cities, human settlements and urban landscapes and to prioritizing the conservation of endemic species.

The New Urban Agenda

Public Space and Streets

37. We commit ourselves to promoting safe, inclusive, accessible, green and quality public spaces, including streets, sidewalks and cycling lanes, squares, waterfront areas, gardens and parks, that are multifunctional areas for social interaction and inclusion, human health and well-being, economic exchange and cultural expression and dialogue among a wide diversity of people and cultures, and that are designed and managed to ensure human development and build peaceful, inclusive and participatory societies, as well as to promote living together, connectivity and social inclusion.

The New Urban Agenda

Network of streets and other public spaces

100. We will support the provision of well-designed networks of safe, accessible, green and quality streets and other public spaces that are accessible to all and free from crime and violence, including sexual harassment and gender-based violence, considering the human scale, and measures that allow for the best possible commercial use of street-level floors, fostering both formal and informal local markets and commerce, as well as not-for-profit community initiatives, bringing people into public spaces and promoting walkability and cycling with the goal of improving health and wellbeing.

Why don't we built more Main Streets?

- The market is adapted to the current planning system
- It will not take the first step, but will happily exploit main streets over time

Innovations

- Planning innovations
- Financial innovations
- Political innovations

The New Urban Agenda

Readdress

15/a Readdress the way we plan, finance, develop, govern and manage cities and human settlements, recognizing sustainable urban and territorial development as essential to the achievement of sustainable development and prosperity for all;

A world map at night, where the landmasses are dark and the oceans are a deep blue. Numerous small, bright yellow and white dots are scattered across the continents, representing city lights. The most densely populated areas, such as East Asia, Europe, and the eastern United States, show a high concentration of these lights. A small, bright orange circle is visible in the bottom right corner of the map.

“Half of the world’s population lives in cities”



Soon...half of the world's population lives in suburbs!

Change on a massive scale

- Climate adaption, lowering CO2
- Sustainability
- Walkability
- Integration
- Poverty reduction
- Life chances

Focus on the Burbs

Urbanization process in the West

- People move from suburbs in small towns to suburbs in larger towns

But why?



Pruitt Igoe,
built 1954



The
Demolishing
of Pruitt Igoe
1972

The End of
Modernism,

New orientation for architecture

Moshe Safti, who was the director of the Urban Design Program at Harvard University's Graduate School of Design, until 1984 summarizes this development in his book the "City after the automobile".



New Orientation for Architecture

At Harvard, following decades of close association between environmental, political, and architectural issues under Walter Gropius and Josep Lluís Sert, the university decided that study and training in architecture and urban policy did not belong together.

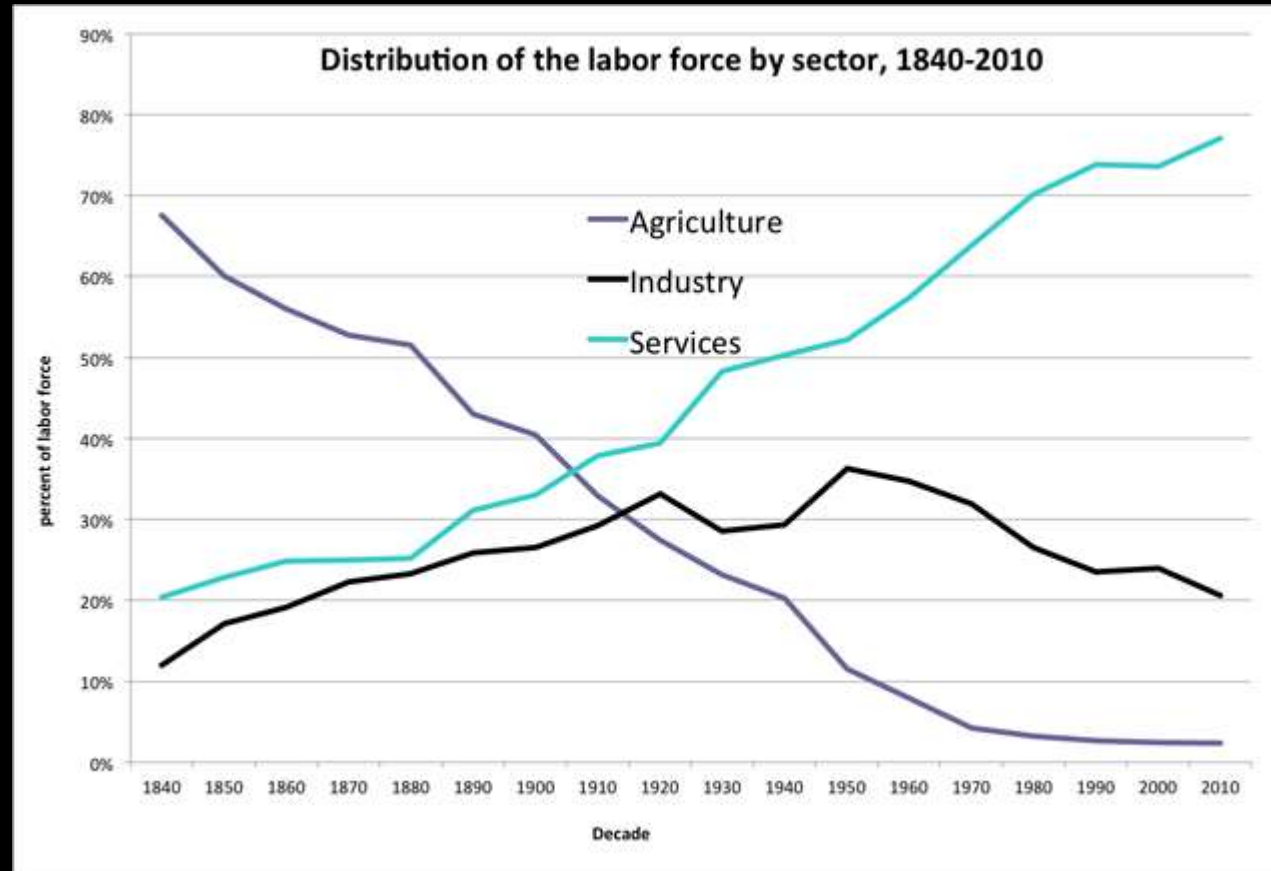
City planning, now understood primarily as the making of policy, was incorporated into the Kennedy School of Government.

Architecture...remained in the Design School, "purified" of the mundane and "elevated" to the status of Art.

Within a decade...architects had withdrawn from the "vision of the city business" and retreated to the simpler world of form-making at the scale of the building alone.

Back to the City

Economic transformation

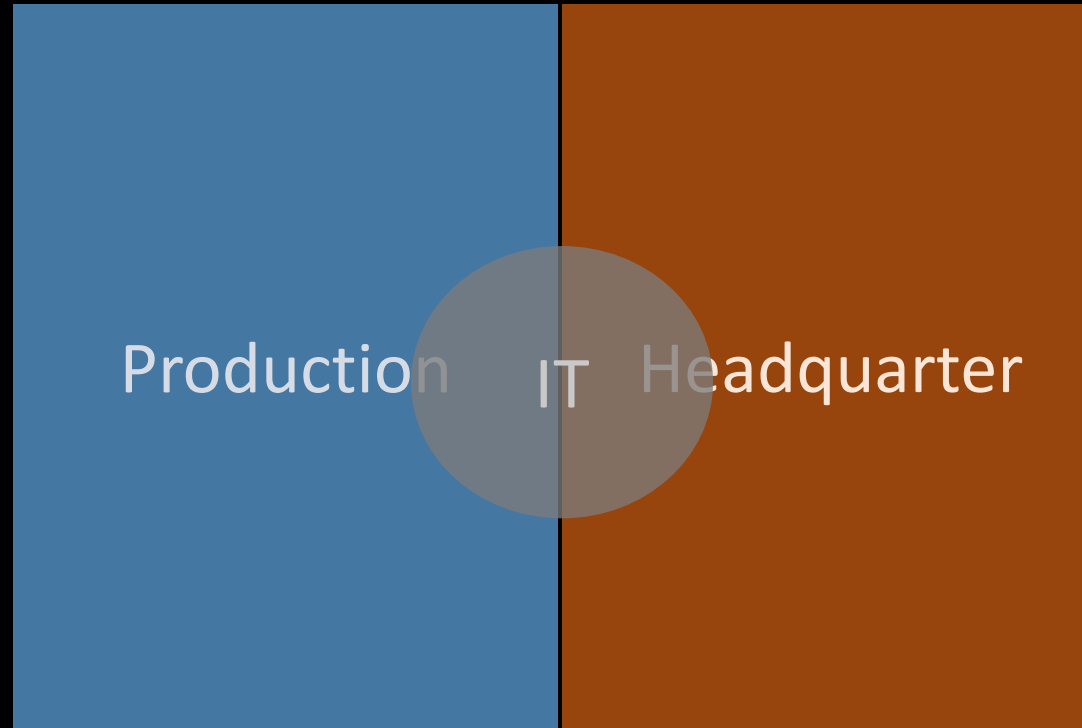


1970 suburbia is challenged

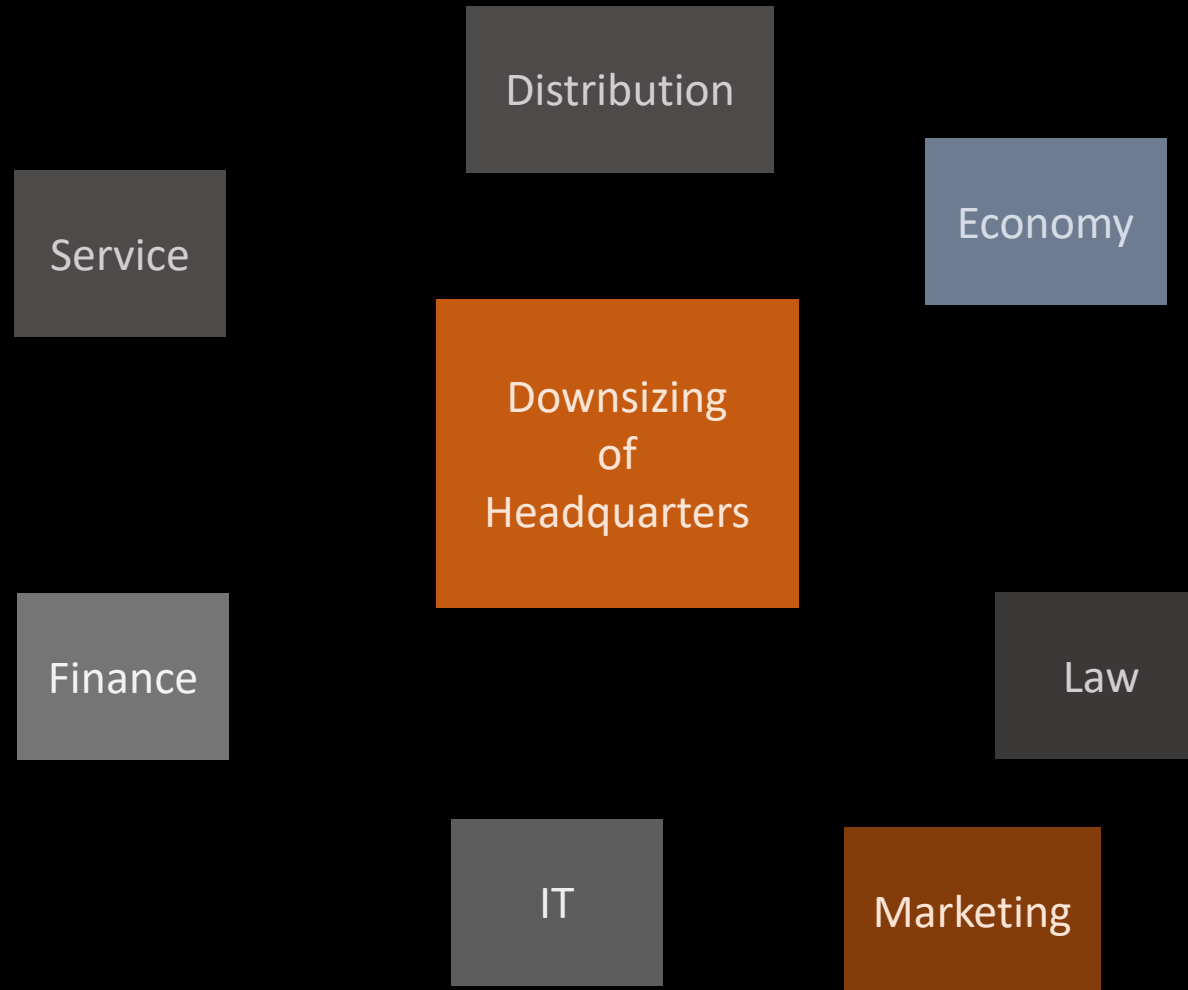
Small cities,
countyside or abroad



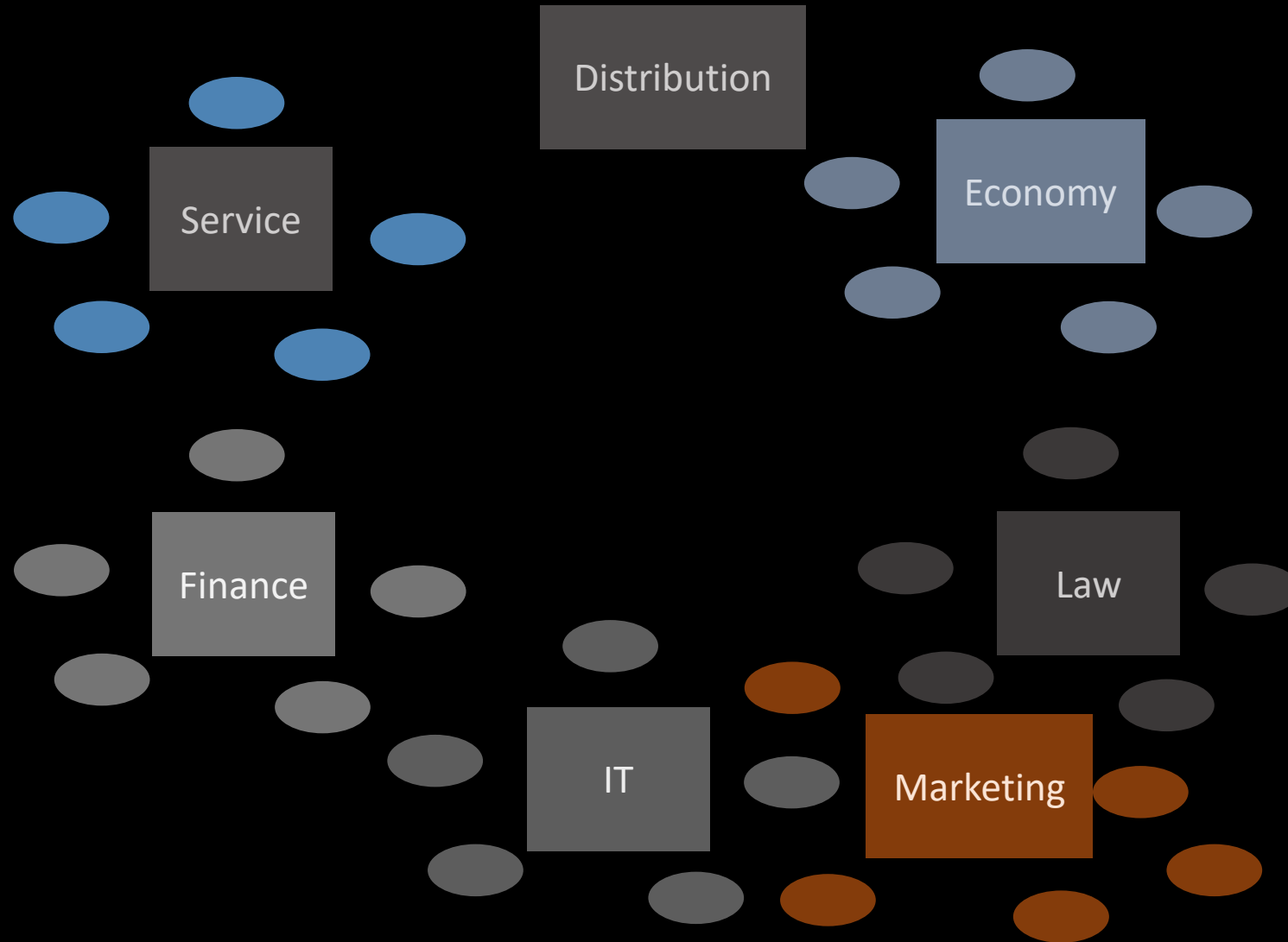
Big Cities



1980 Cities are growing



1990 Increased B2B in cities



Specialization in the knowledge economy relies on a broader network of interconnected specialists to support the whole.

2000 Globalization



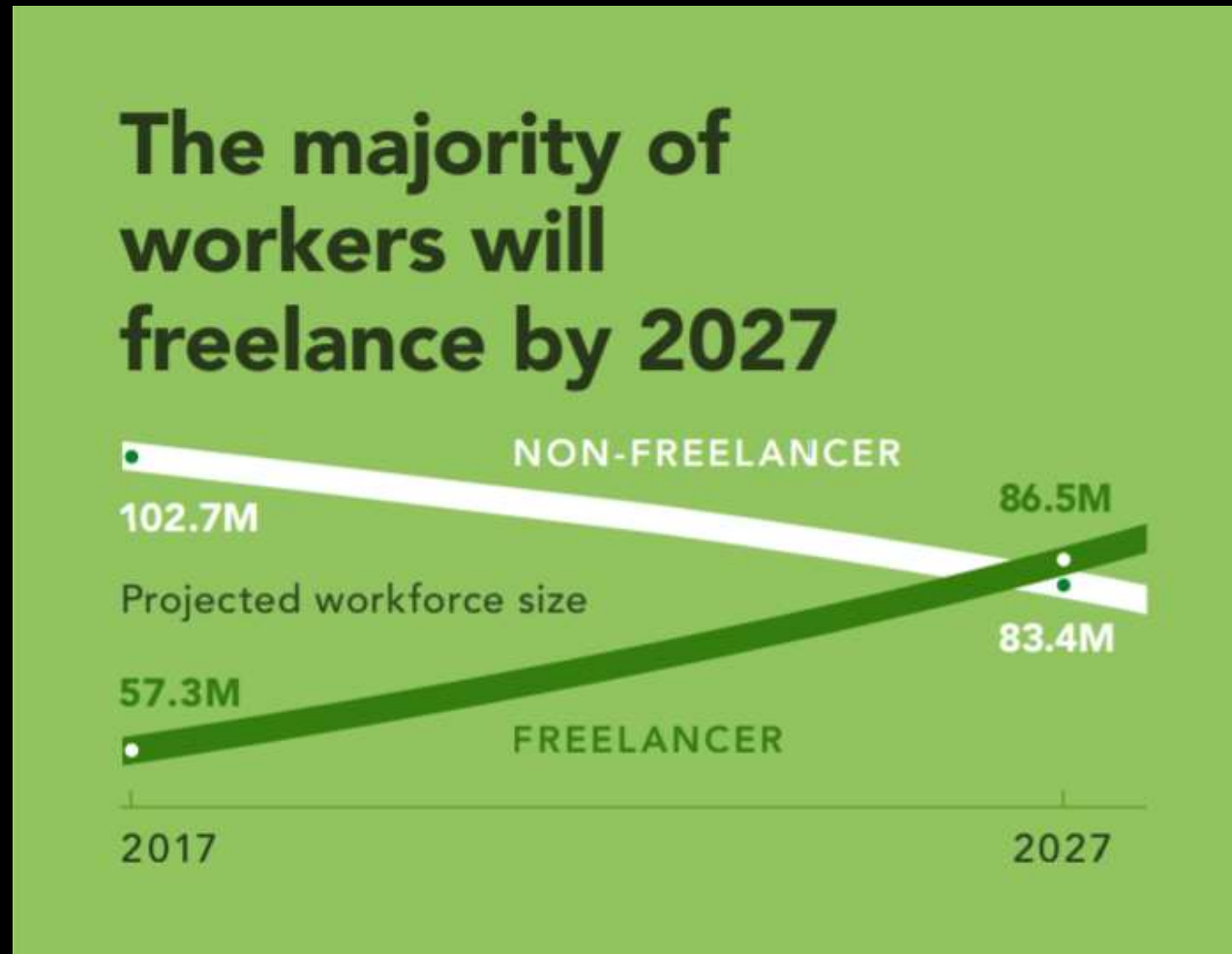
A need of many new local headquarters
bying local knowledge

2019 The City as Strategic Resource

- Here are the specialists, here are the innovators, here are the talents and here you manifest your corporate identity.



The changing character of work





Urbanization of the Suburbs

Urbanization Will Transform Suburban Markets Over Next Decade

Social, technological and economic shifts will drive rapid change in the suburbs over the next decade.

By **Kelsi Maree Borland** | Januari 08, 2019 at 04:00 fm

- 
- 
- 
- 
- 



and booming

A new report forecasts a coming growth spurt that will reshape suburban living

By **Patrick Sisson** | Oct 12, 2016, 11:06am EDT



Suburbs will look more and more like cities

“The world has shifted much from owning a big house towards valuing time,” says John Burns, CEO of the firm that authored the report. “People want to be close to work and exciting things to do. The notion of long commutes, never popular, is falling out of



Luxury Condos for Sale in Vancouver as Non-Resident Owners Balk at New Taxes



Three Ways Cities Can Combat Extreme Heat



San Diego Wants a New Pipeline for Colorado River Water

Advertisement with ad

Training for Urban Planners

Planetizen Courses

Jobs

Executive Director
Center for Neighborhoods

Project Manager
Commercial Site Design

Freelance Contributing Editor
Planetizen

Planner
City of Destin

FEATURE

America's Largest Suburb Flirts With Urbanization

John Wesley leads the charge to introduce urbanism into mega-suburb of Mesa, Arizona.

May 18, 2017, Barn PDT | Josh Stephens | @jrstephens310



Popular News

Latest News

A Comedian's Brutal Takedown of Public Transportation's Failures

The Dark Side of the Rust Belt Revival

Atlanta Pedestrian Bridge—Not a Good Example of Public Dollars Well Spent

Gentrification Mania!

Lofty Ambitions for Denver's Planned Urban Trail

New Paper: Exclusionary Is a National Problem in Need of Federal Action

What's Behind Copenhagen's Success as a Cycling City?

Train Travel Gains Popularity as 'Flight Shame' Trends in Europe

'Housing Twitter' and the Great Debate

Bikelash Strikes Again in New York City

MORE

THE DENVER POST



BUSINESS

Urbanized suburbs are the future, experts say



1 of 4

By ALDO SVALDI | asvaldi@denverpost.com | The Denver Post
PUBLISHED: October 17, 2013 at 2:36 pm | UPDATED: April 29, 2016 at 4:28 am



Suburbs will increasingly look like cities and older urban areas will need to become more family-friendly if they are to cope with shifting demographics, two experts told state and local economic-development officials Thursday.

ANNONS



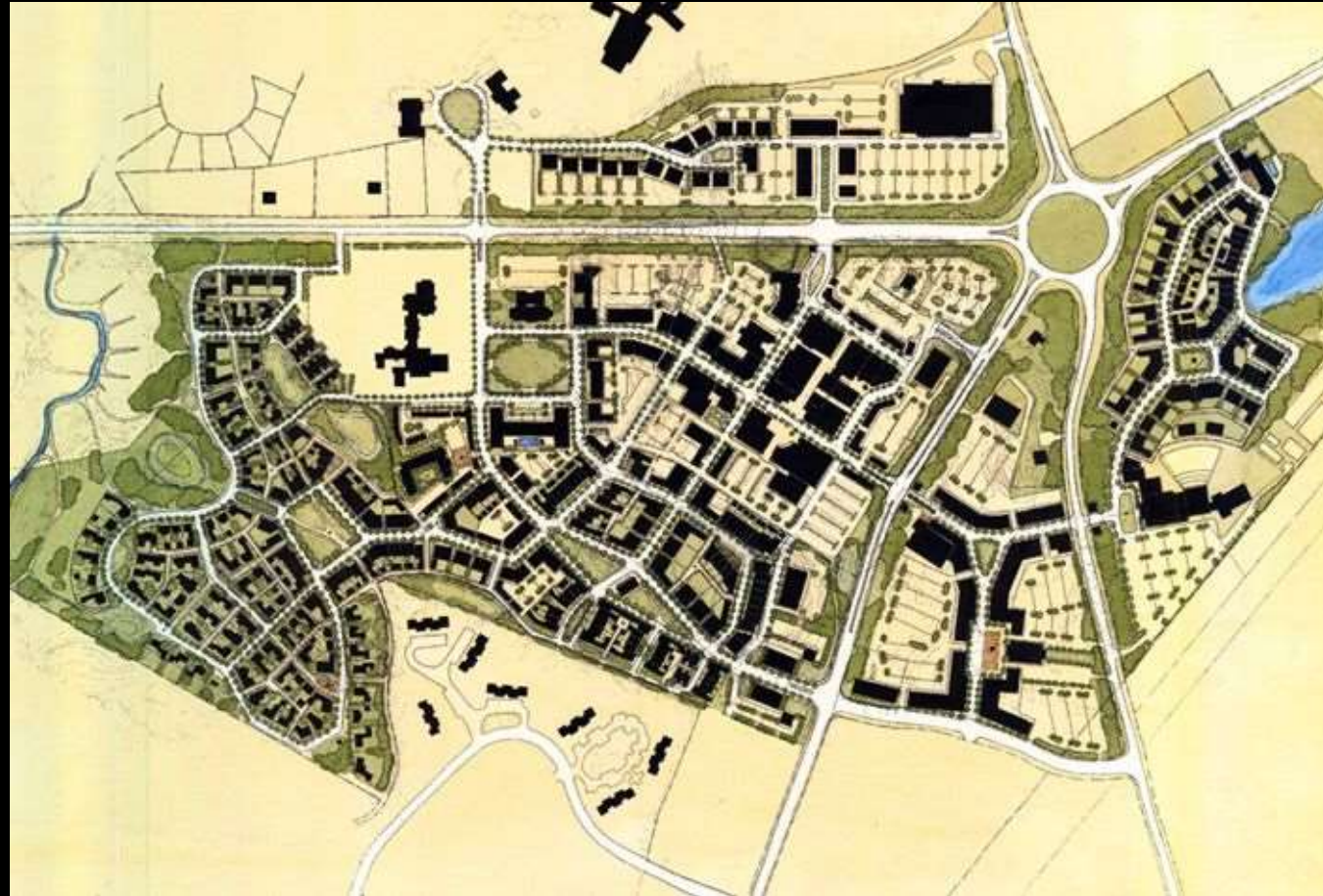
“You need to toss out the differences between cities and suburbs,” said Chris Leinberger, a land-use strategist and president of Locus, a development firm.

The real-estate downturn and recession have limited the expansion of new suburbs and exurbs, Leinberger told attendees at the fall conference of the Economic Development Council of Colorado on Thursday in Denver.

Mashpee Commons, Massachusetts, USA



Mashpee Commons, Massachusetts, USA



Mashpee Commons, Massachusetts, USA



Mashpee Commons, Massachusetts, USA





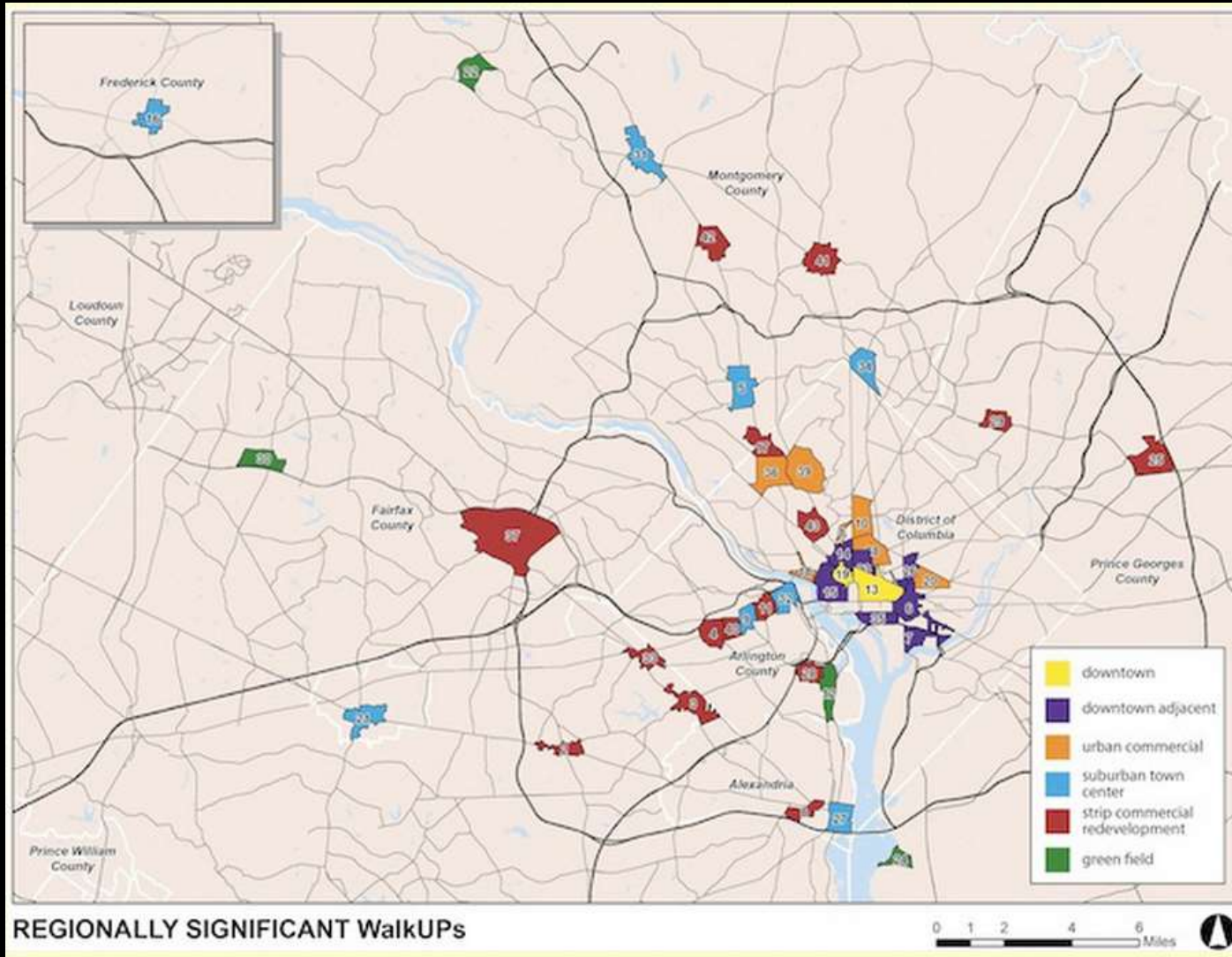
DC: The WalkUP *Wake-Up Call*

The Nation's Capital As a
National Model for Walkable Urban Places



By Christopher B. Leinberger
The George Washington University
School of Business

27 Walkups in Washington DC



The Seven Types of WalkUPs

There are seven types of regionally significant WalkUPs in any metropolitan area. Metro Atlanta has at least one example of each.

1 Downtown

Examples: *GSU-Government Center & Peachtree Center*

As the original downtown sections of a metro area's principal city, Downtown WalkUPs are dominated by office space. In Atlanta, however, this is much less true—only 56 percent of total square footage in its Downtown WalkUPs is occupied by offices. Two factors account for the comparatively small percentage of office space: (1) Georgia State University's campus, which serves 32,000 students, is located downtown and includes dorms, libraries, classroom space, athletic facilities, and a major hospital complex, and (2) the prevalence of large commercial parking garages, which serve the majority of Downtown workers (only three percent in the region commute via public transit). While the garages themselves do not prevent Downtown areas from being the region's most walkable, they do occupy real estate that could be used otherwise and also reinforce Atlanta's reputation as a city where car use—and ownership—is necessary.



PHOTOS:
Dane Sponberg



A. Underground Atlanta adjacent to Five Points MARTA station



B. Fenestration and flowers

C. Tourists, students, workers and residents mingle at Five Points

D. Segway tours of downtown

E. Woodruff Park near Five Points

F. Peachtree divides Decatur and Marietta Streets at Five Points

G. An icon of an Atlanta institution

H. Chess in Woodruff Park

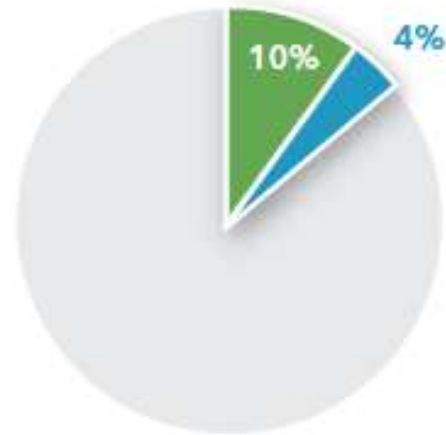
I. The Georgia State Capitol



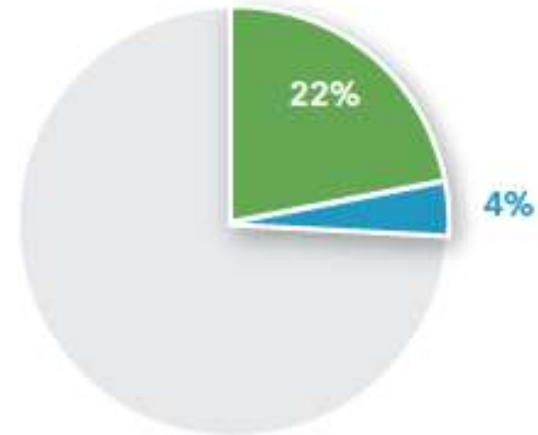
Share of Income Property in Established & Emerging WalkUPs Over the Last 3 Real Estate Cycles

Income Property = Office, Retail, Apartment and Hotel

1992-2000

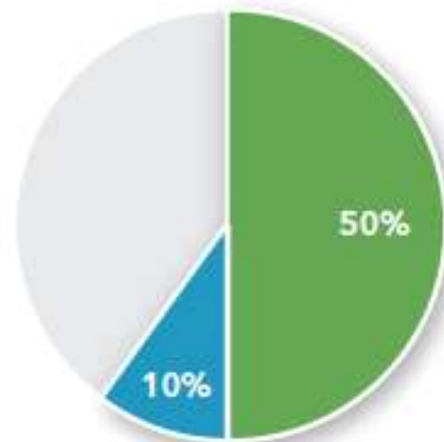


2001-2008



2009-Present

■ ESTABLISHED WALKUP
■ EMERGING WALKUP

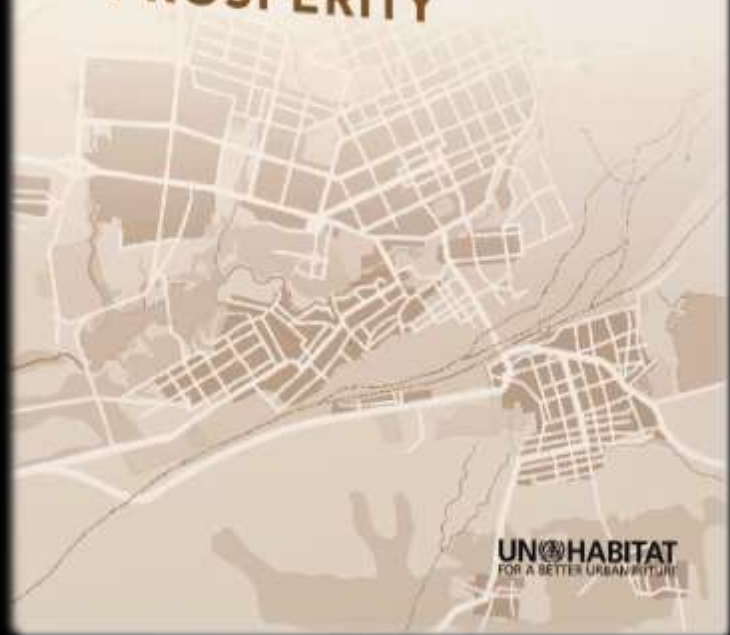


- Central walkable parts in our cities are becoming expensive and crowded and increasingly messy.
- This has created a demand for transforming suburbs to a walkable mix-use urban neighborhoods.

The Core and the Burbs



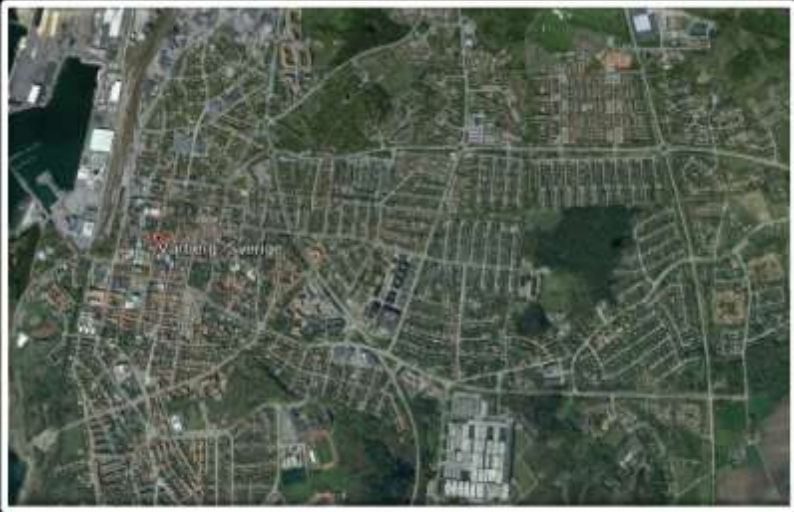
STREETS
AS PUBLIC SPACES
AND DRIVERS OF
URBAN
PROSPERITY



UN HABITAT
FOR A BETTER URBAN FUTURE

TATIBAHU
FOR A BETTER URBAN FUTURE

The impact of cities layout?



Gatutäthet

- How many square kilometer street is it on a square kilometer land?



Total street length/km²

Hur mycket mark går åt till gator?

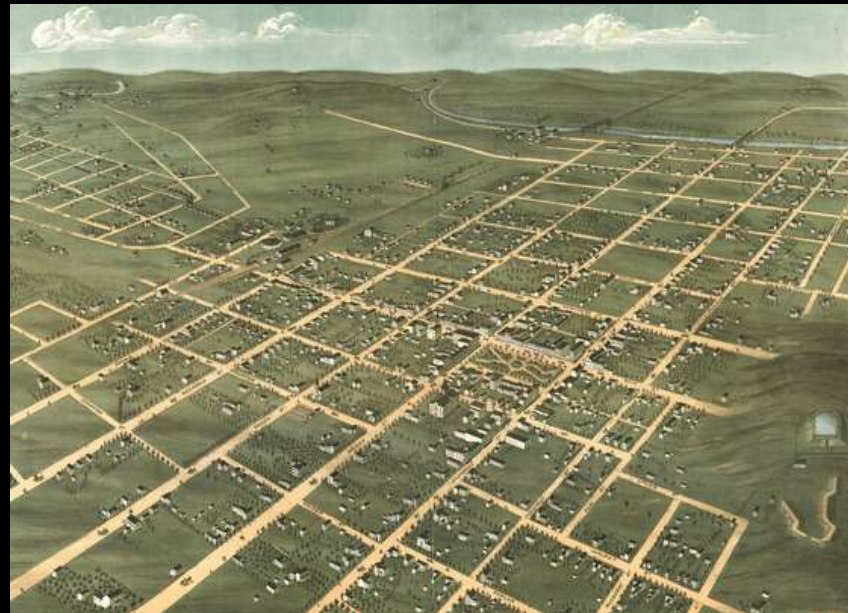
- Proportion of land that is covered by street?



Total area of streets/km²

Antal korsningar

- Number of intersections on a square kilometer land



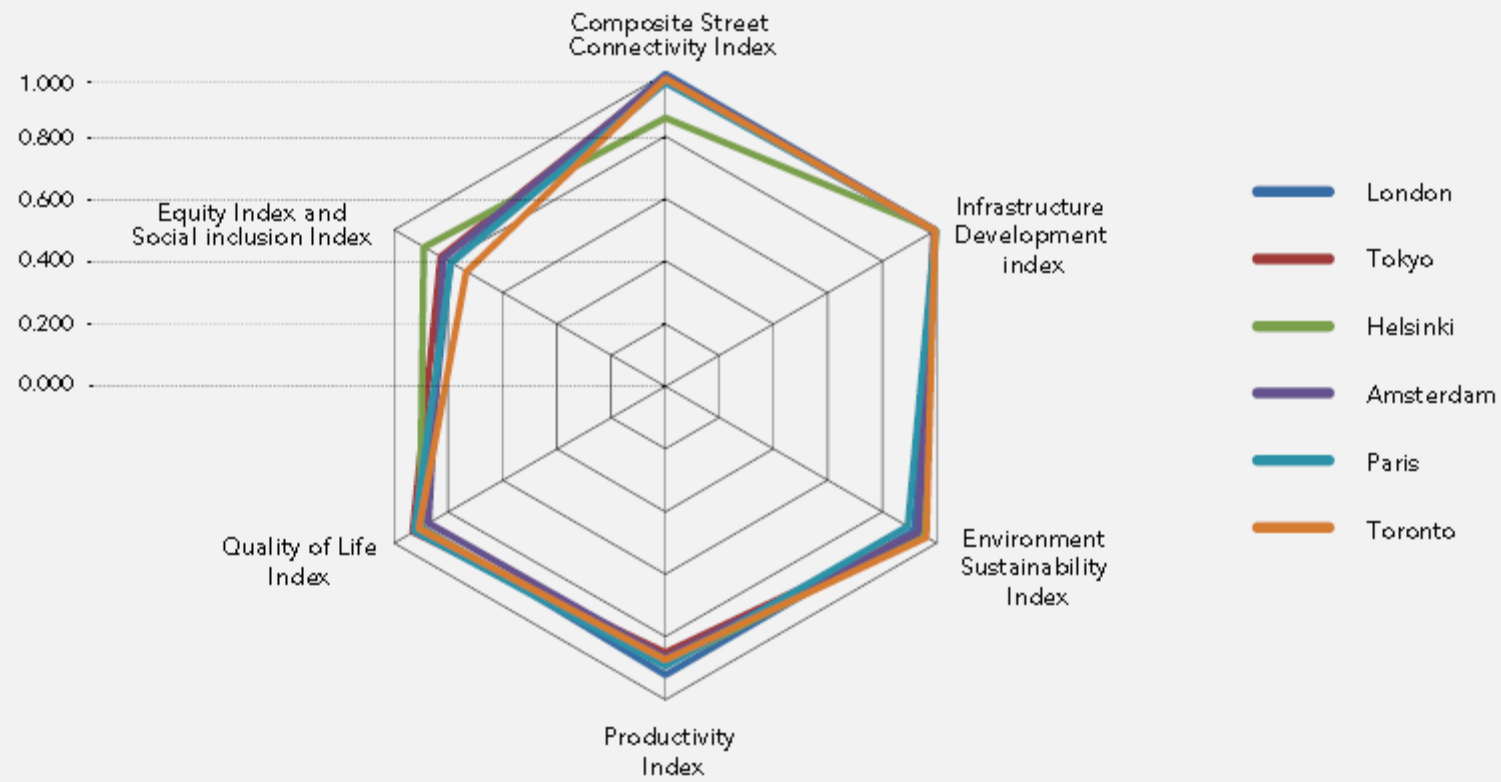
Number of intersektions/km²

Composit Street City Index

Gatulängd + Gatornas area + Antal korsningar
= Composit Street City Index

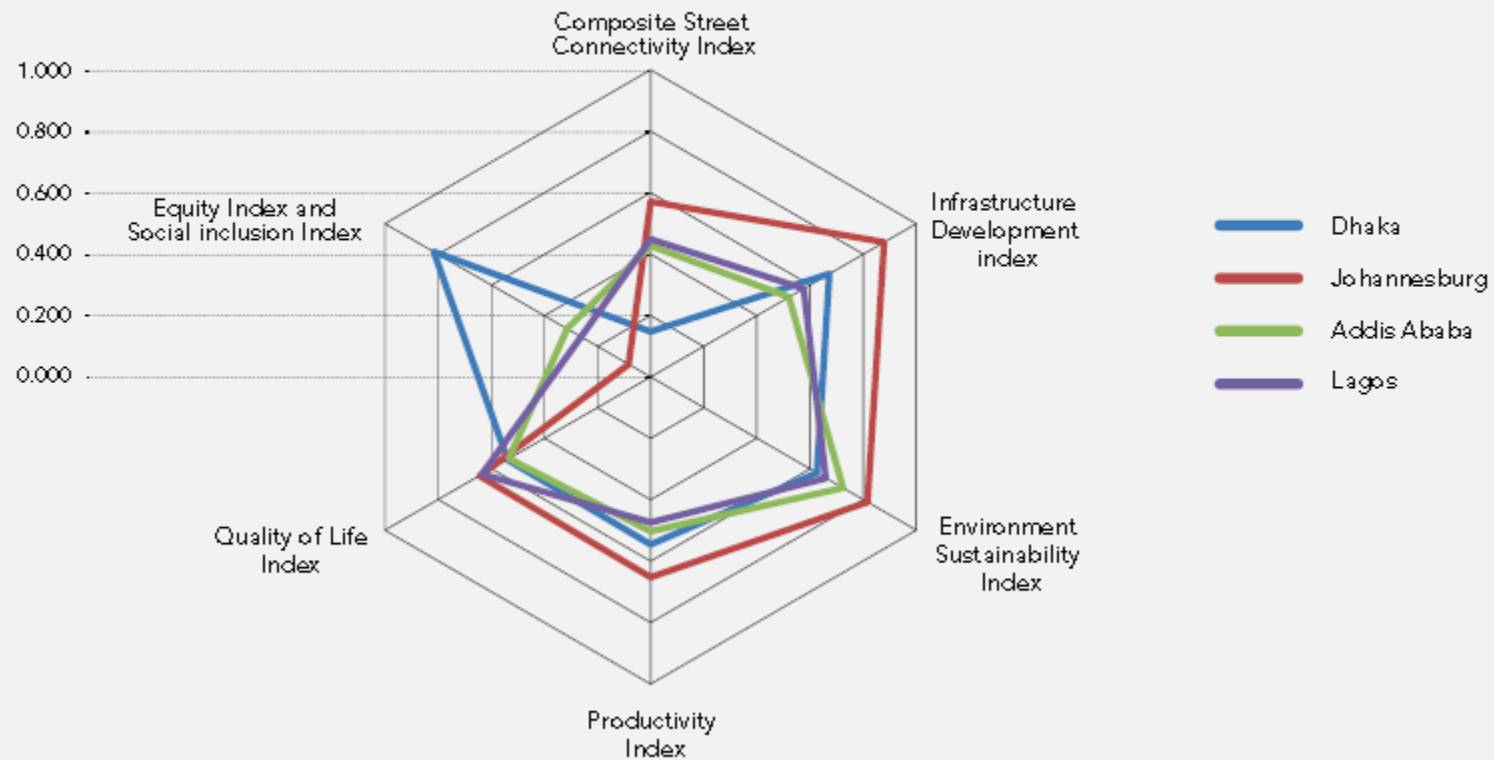
Cities with a CPI over 0.900

FIGURE 5.1 CPI OF EQUAL TO OR HIGHER THAN 0.900



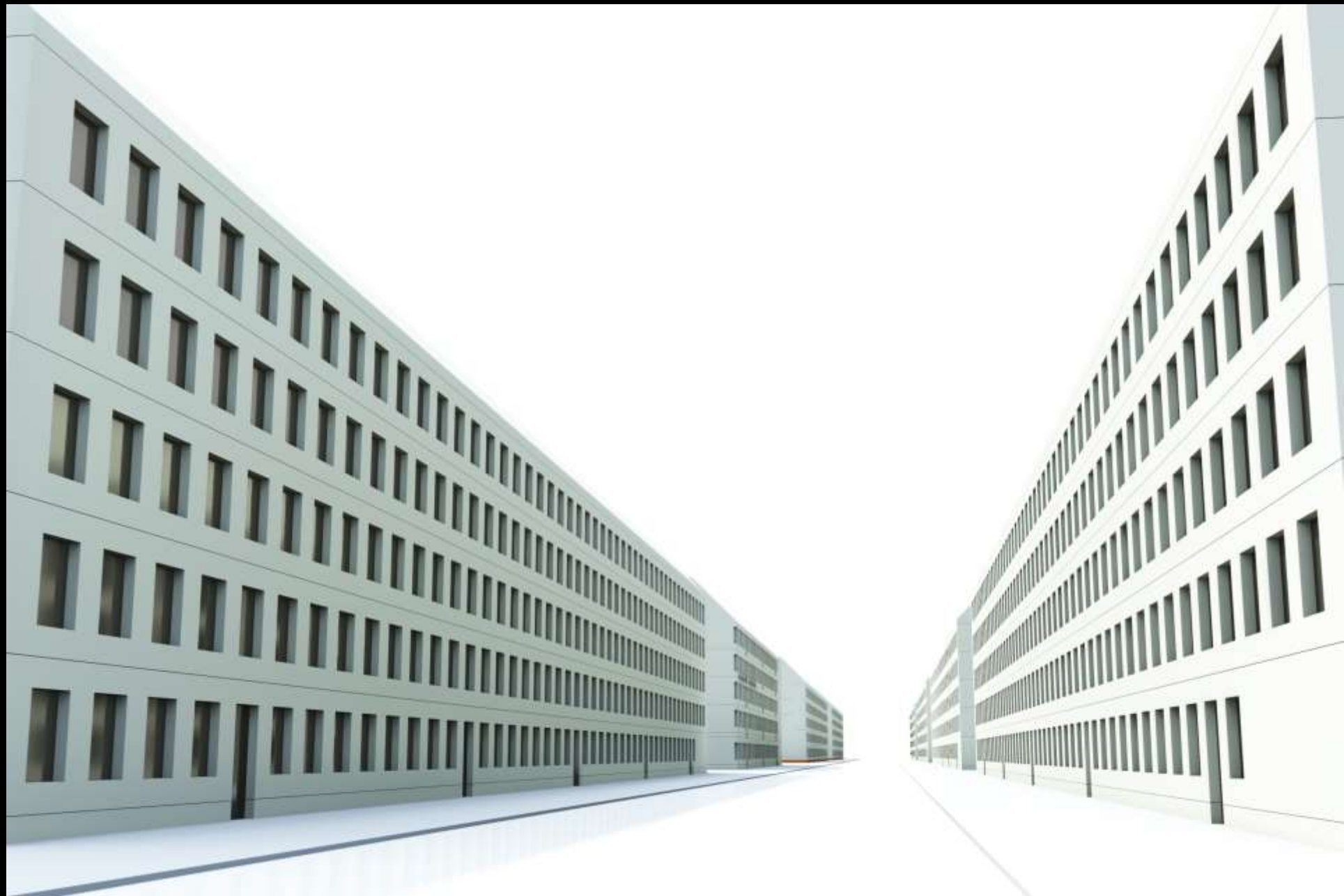
Cities with a CPI below 0.500

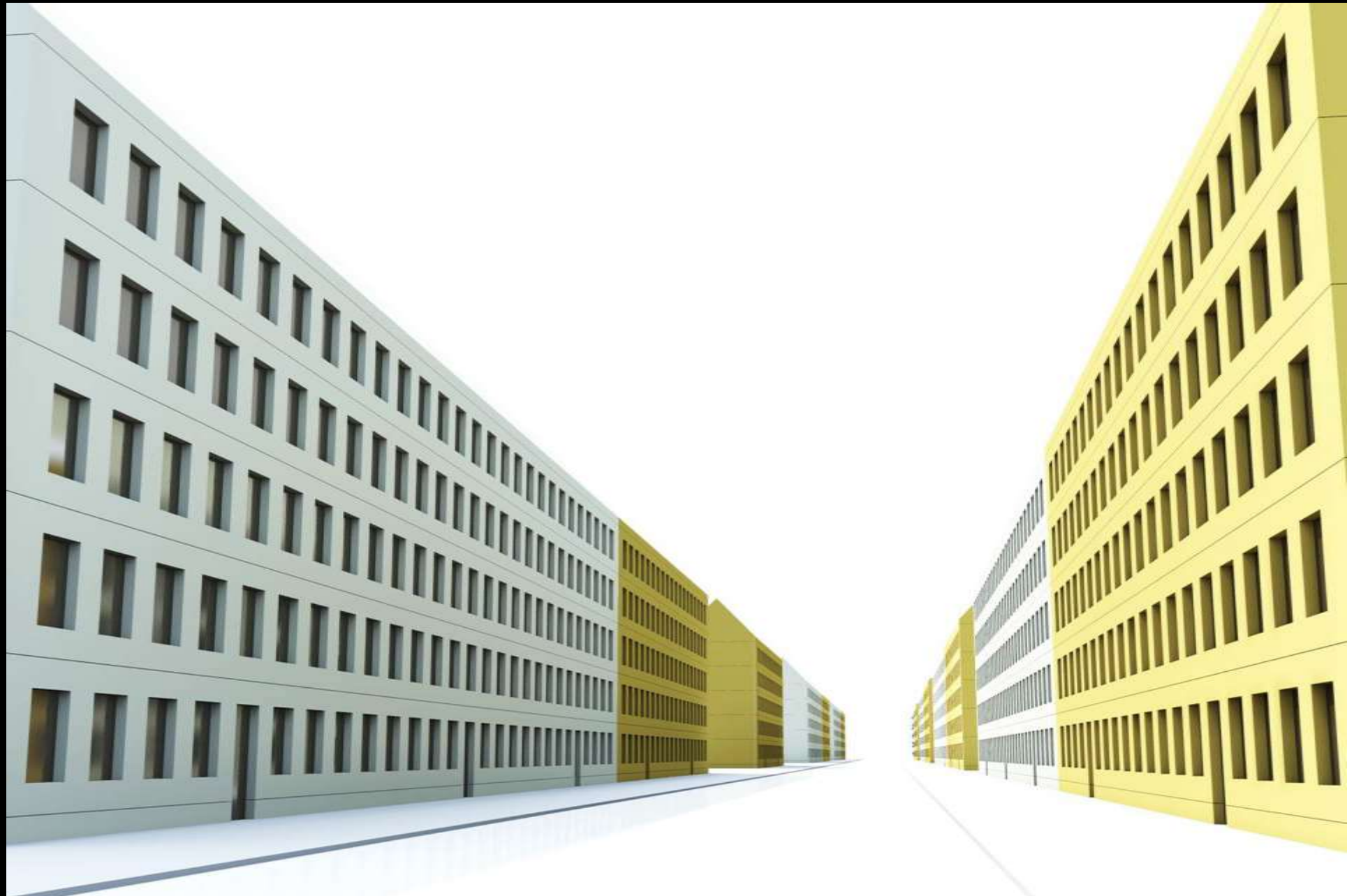
FIGURE 5.6 CITIES WITH A CPI OF BELOW 0.500



Morphology and Streets



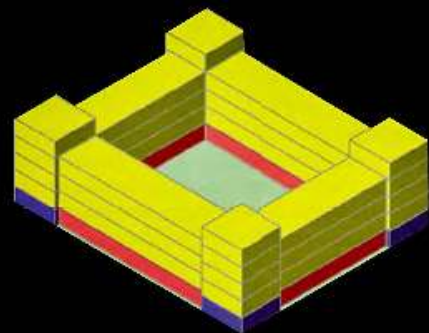
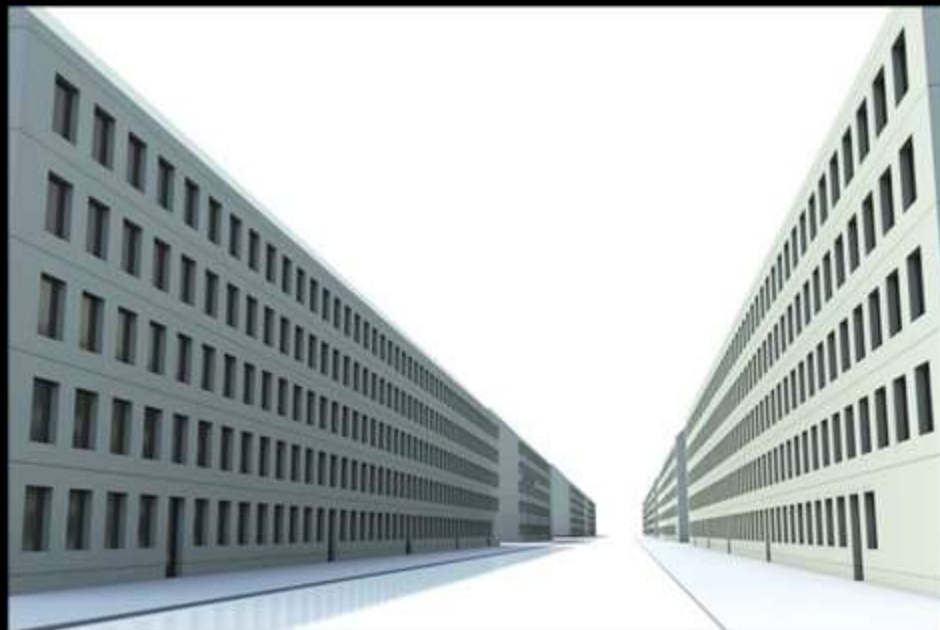








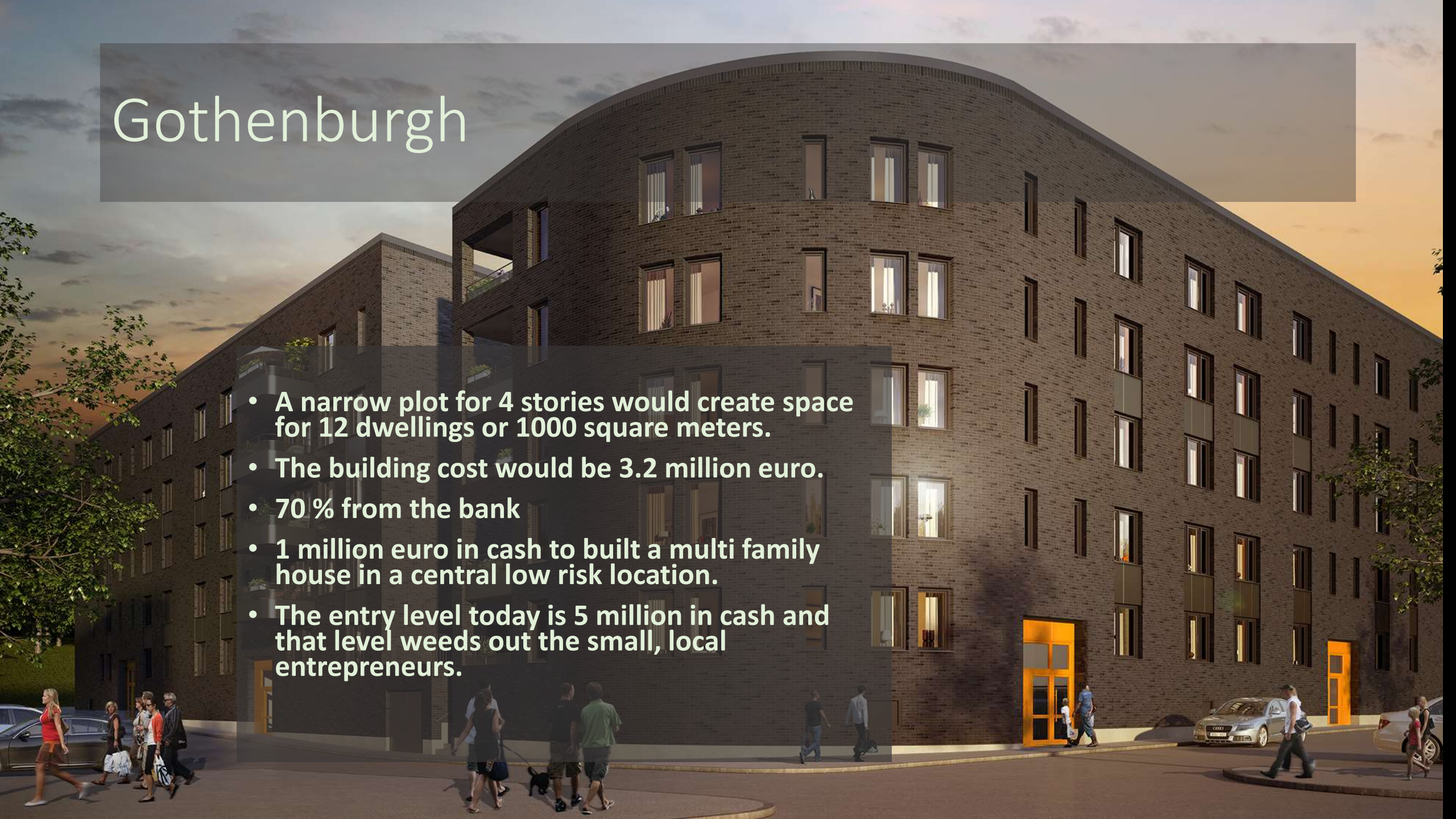




- 1. Fine grain ownership and smart money**
- 2. Easy to mix different groups in the block**
- 3. Easy to mix tenure in the block**
- 4. Easier to adapt or demolish buildings**
- 5. More entrances to the street**
- 6. Fewer dwellings share entrance - reduce anonymity**
- 7. Easier to encourage premises at street level**
- 8. Creates variation of architecture**
- 9. More attractive environment for pedestrians**
- 10. Adapt the block to different street types**

Gothenburgh

- A narrow plot for 4 stories would create space for 12 dwellings or 1000 square meters.
- The building cost would be 3.2 million euro.
- 70 % from the bank
- 1 million euro in cash to built a multi family house in a central low risk location.
- The entry level today is 5 million in cash and that level weeds out the small, local entrepreneurs.



Rinkeby



16000 people

90 % immigrants

Rinkeby



58 plots

10 owners

**5 dominant
owners**

**Is this
acceptable?**

Steigereiland



Steigereiland



Tübingen, Südstadt



Tübingen, Südstadt



Tübingen, Südstadt



Public Space

Transforming New York City's Streets



TCAT **Complete** Streets Conference
Andy Wiley-Schwartz

April 23, 2010



Brooklyn





New York Plaza Program



The ABC-people



The urbanites



Seniors

Lonely people

Teenagers

Unemployed

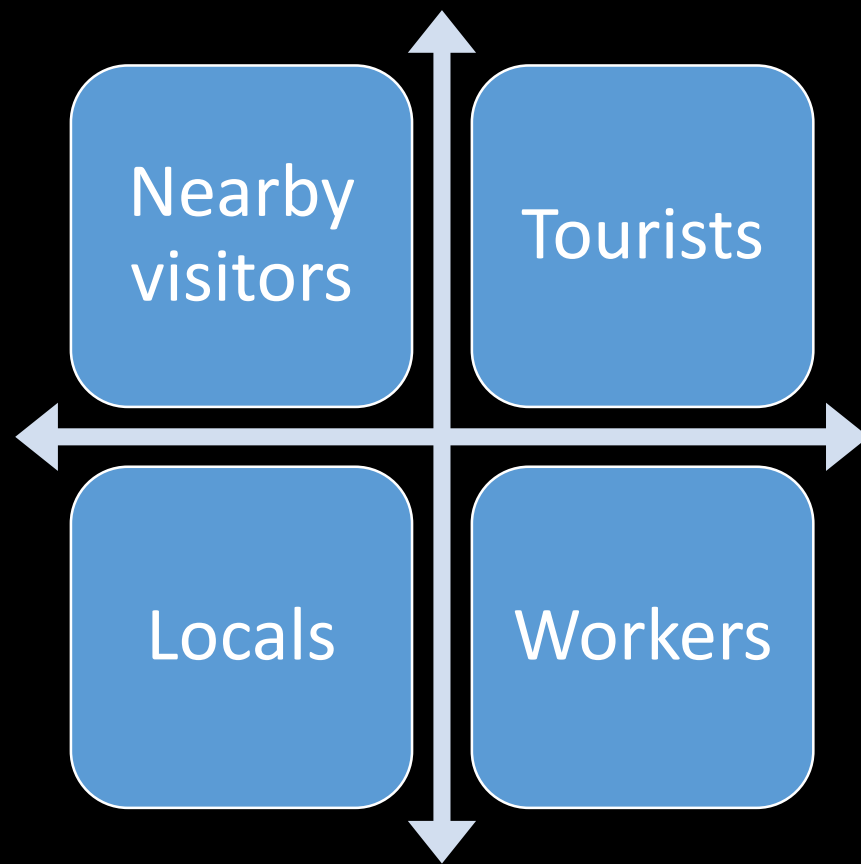
Immigrants

Undesirables

Small
entrepreneurs

Tourists





Placemaking in Stockholm

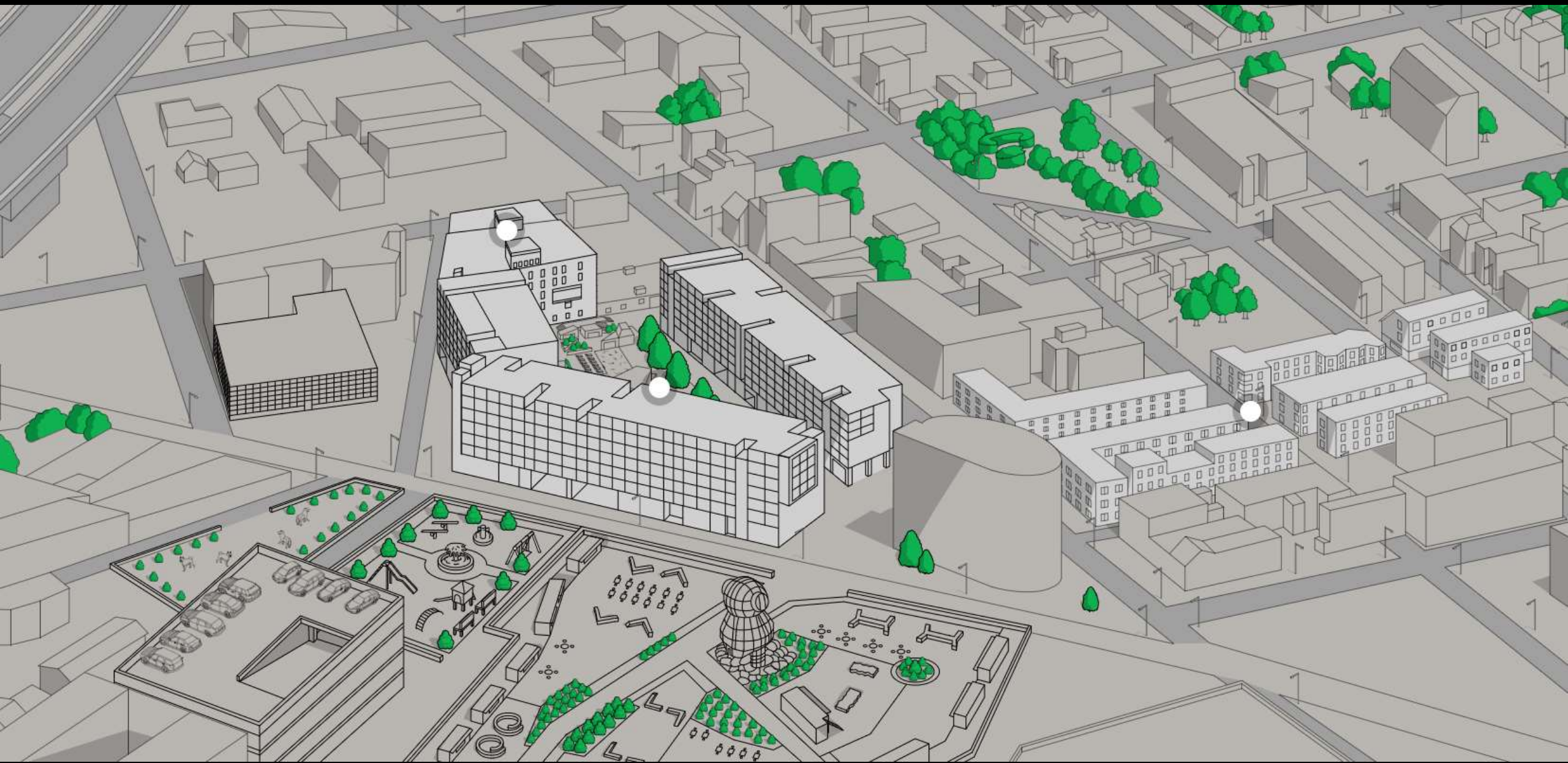




BARÄNKELT
BIRA 29.-
CIDER 39.-
VIN/BUBBEL FR 55-65
KÄK FR 75.-
ALKOHOLFRI FR 25.-

The Piazza at Schmidt's, Philadelphia





The Piazza at Schmidt's, Philadelphia



The Piazza at Schmidt's, Philadelphia



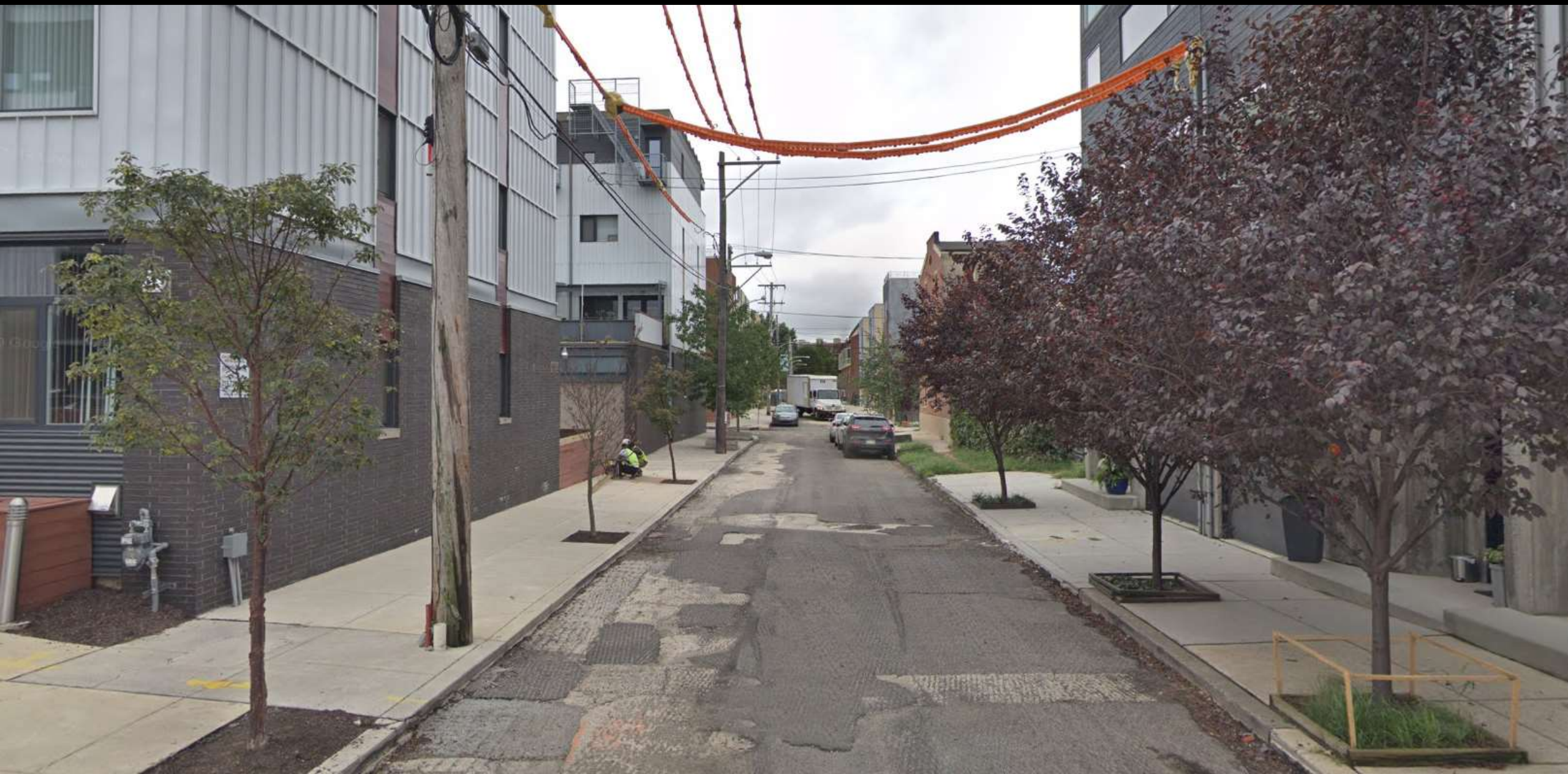
Opened 2009

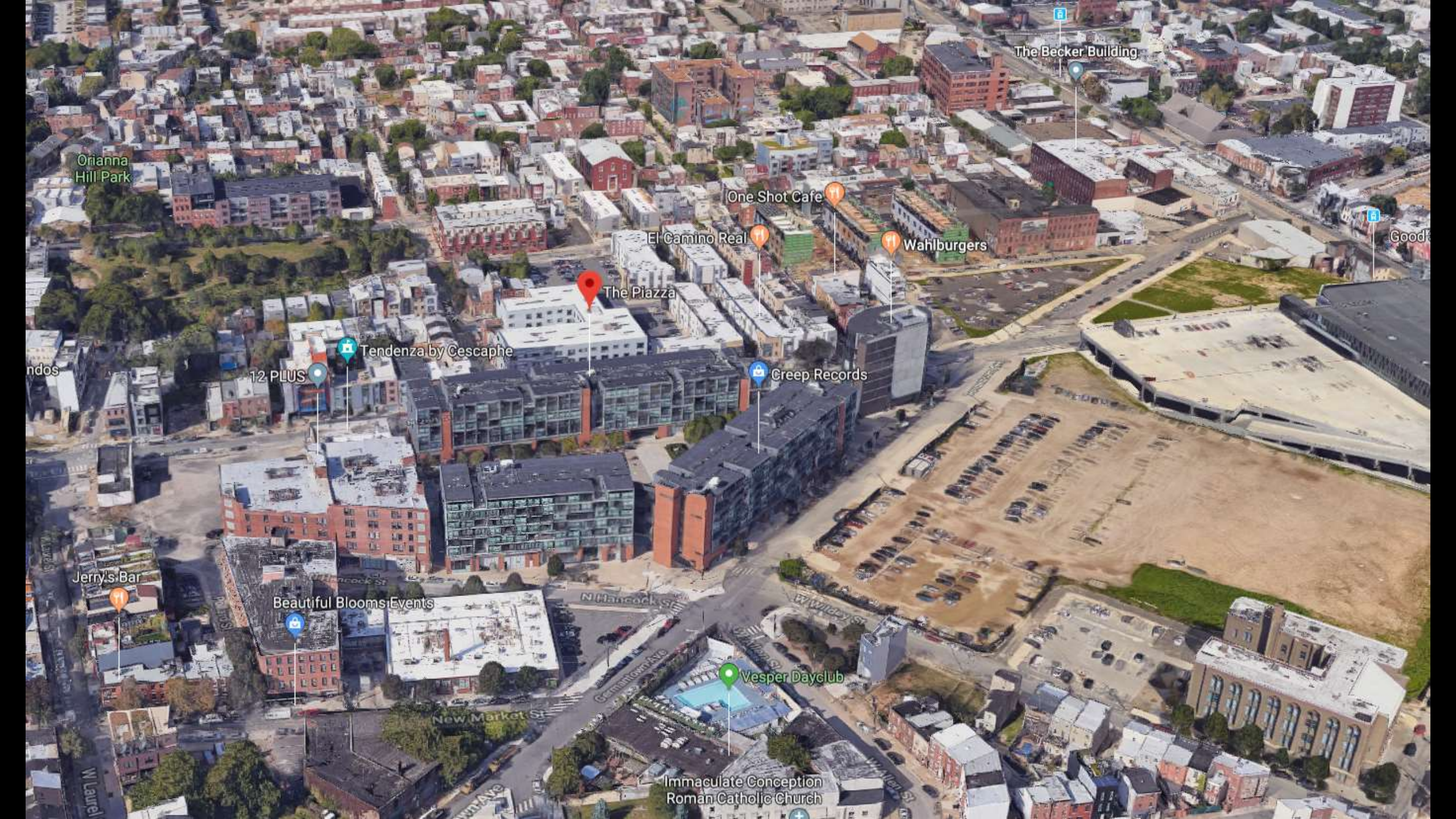




It's not the beauty, it's the enclosure







Orianna Hill Park

The Becker Building

One Shot Cafe

El Camino Real

Wahlburgers

The Plaza

Tendenza by Cescaphe

12 PLUS

Creep Records

Jerry's Bar

Beautiful Blooms Events

Vesper Dayclub

Immaculate Conception Roman Catholic Church



AVESTA FÖRETAGARGATAN

Så lyfter vi Avesta stadskärna!



SPACESCAPE

UTVECKLING



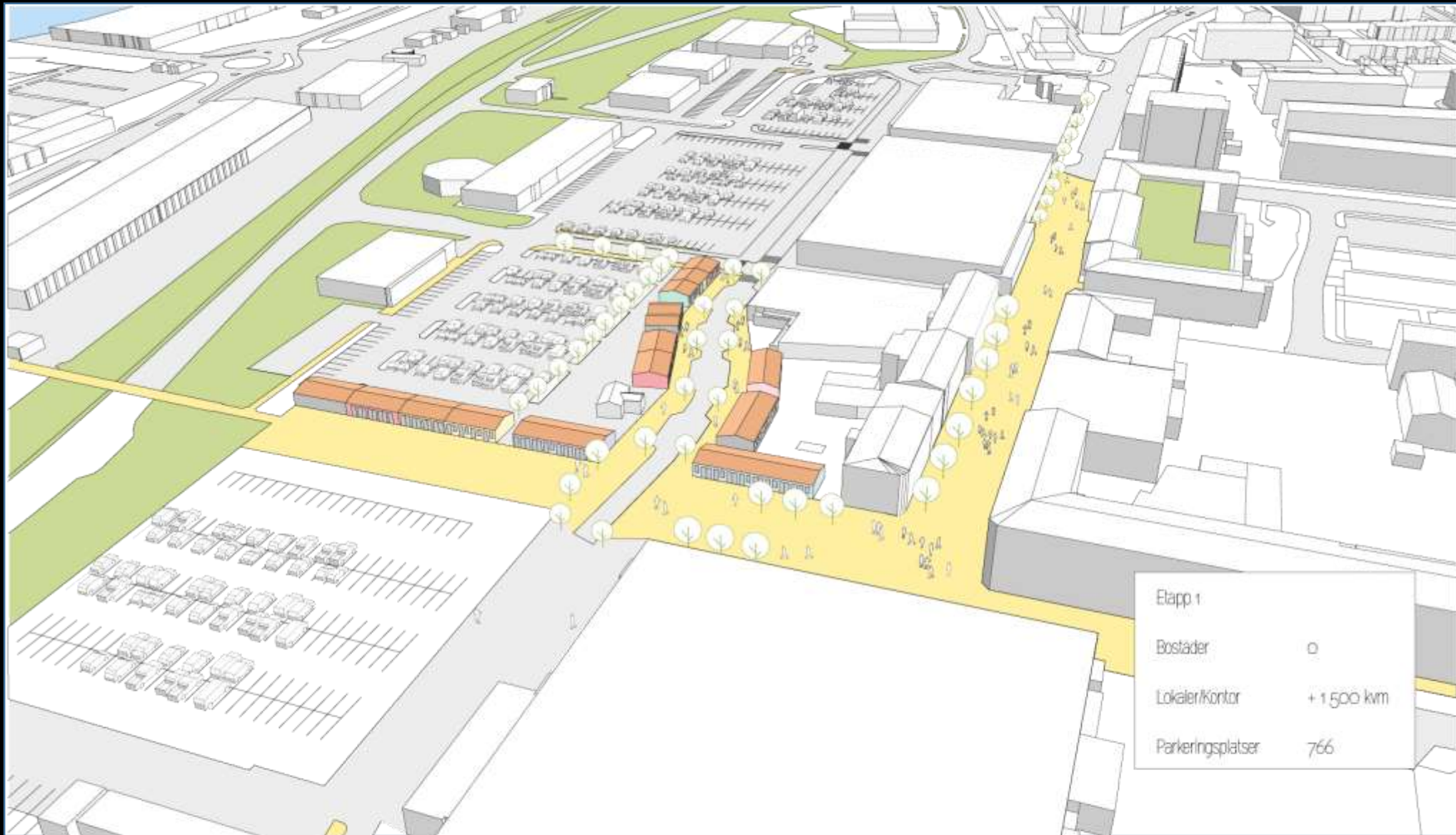


Befintlig situation

777 st

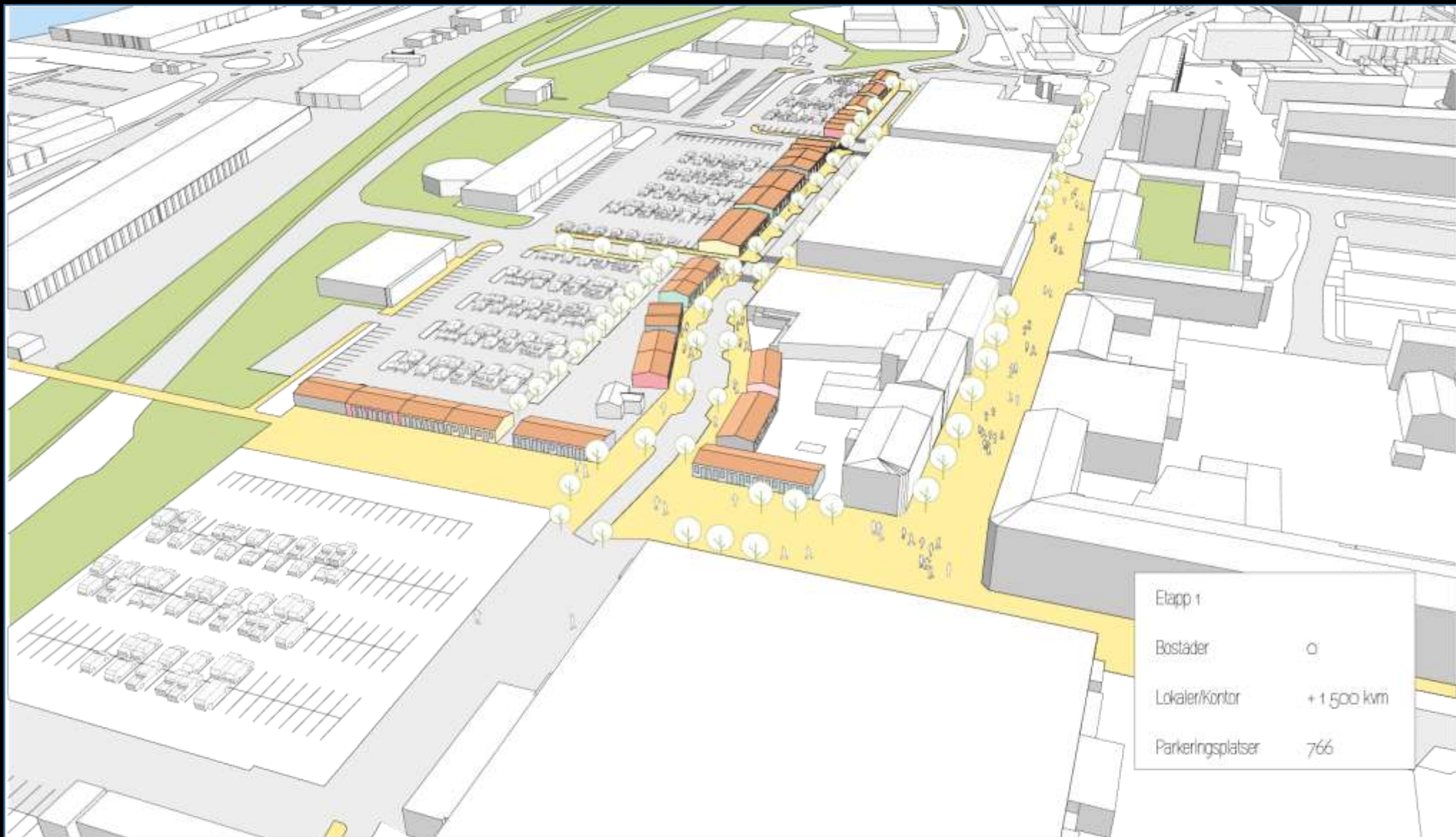
Idag

A wide-angle photograph of a parking lot on a bright, slightly overcast day. On the left, a portion of a grey brick building is visible, with a metal railing and a green sign on the sidewalk. The parking lot is paved with asphalt and contains several cars, including a red car, a black car, and a white car. In the background, there are several tall, green trees and a clear blue sky with light clouds. The word 'Idag' is written in white text in the bottom left corner.





2020





2020





Etapp 4

Bostäder + 30 lgh
Totalt tillkommande 70 lgh

Lokaler/Kontor + 500 kvm
Totalt tillkommande 4 400 kvm
Parkeringsplatser 822 st.





2025





SJÖKROK'S

GRILL

MENU

GRILL





