Density: drivers, dividends and debates

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The Density Dividend: solutions for growing and shrinking cities

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Comparative Densities of similar populations

**Atlanta**
- Population: 5.3 million
- Urban area: 7,692 km²
- Transport carbon emissions p.c: 6.9 tonnes

**Barcelona**
- Population: 5 million
- Urban area: 648 km²
- Transport carbon emissions p.c: 1.16 tonnes

Source: LSE Cities 2014

More compact development can reduce transport emissions by an order of magnitude.
Differentiating good density from bad density

**Outcomes of Good Density**
- Mixed Use
- Connected
- Planned
- Spacious
- Liveable
- Designed
- Green
- Appropriate

**Outcomes of Bad Density**
- Monotonous
- Isolated
- Unmanaged
- Unliveable
- Crowded
- Inflexible
- Ugly
- Polluting
- Segregated

**Cohesive**

**Conspicuous**
Different cycles and paths for cities

Why densify?
- Attract investment
- Expand sectors
- Street life
- Efficiency

Capacity
Affordability
Infrastructure stress
Housing demand
Critical mass

ISTANBUL
LONDON
STOCKHOLM

WARSAW
BIRMINGHAM

DRESDEN

Re-attract under-40s
Creativity and culture
Avoid ‘ghost town’ effect
Compact sustainability
Positive Psychology of Popular Density

Densification and opportunity

For different age groups and points in life cycle

Sharing economy and the shared city

Trade off private space for public amenity

Urban life-style & vitality

Negotiated and incremental participation

Identity and Belonging; urban character
A new Equation on Density

<table>
<thead>
<tr>
<th>Fundamentals</th>
<th>Execution</th>
<th>Momentum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Leadership and vision</td>
<td>Tactics</td>
<td>Multi-cycle approaches</td>
</tr>
<tr>
<td>Plan</td>
<td>Scale</td>
<td>Demand</td>
</tr>
<tr>
<td>Branding</td>
<td>Financing, legal and land-use tools</td>
<td>Positive psychology</td>
</tr>
</tbody>
</table>

Progress on Densification