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Densification as a mean to implement sustainable urban development

27.04.2017

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Goals and structure

1. Present ***our motivations*** to support the project «Tour des villes»
2. Make ***links with federal projects*** focused on sustainable urban development and inner urban development
3. Make a short ***introduction to urban densification*** as a tool to achieve sustainable urban development



1. Our motivations

We support this project because...

- ***A goal and theme*** closely related to our researches/works:
 - Achieving sustainable urban development of alpine cities through requalification and transformation of the built environment (better urban quality and limitation of land consumption, renovation of public spaces, conversion of empty spaces – brownfields, under- and unused lands)
- ***Initiate and foster exchanges of best practices or experiences*** in the field of inner urban development with alpine cities facing very specific but similar issues (decline or touristic pressure, limitation of land, climate change, etc.)
- ***Focused on case study*** to solve problems in a city context
 - Pragmatic scale with a focus on implementation of innovative solutions



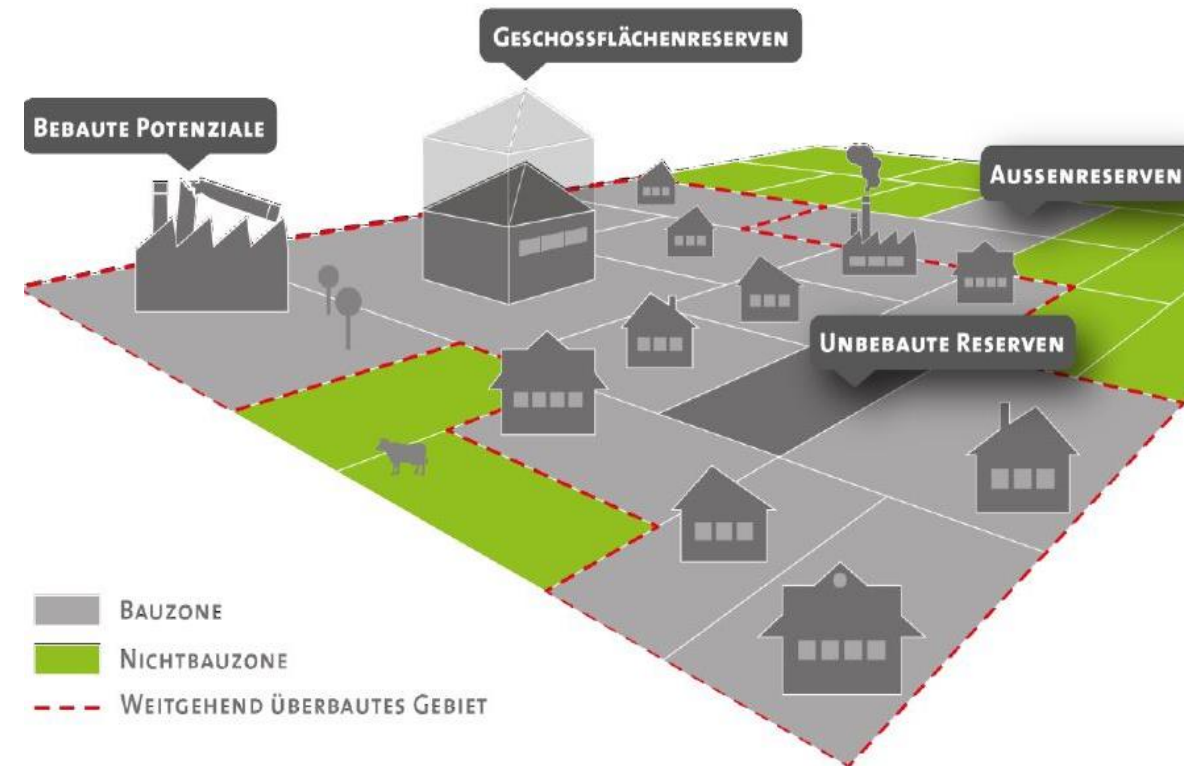
2. Links with projects supported by Swiss Federal Office for Spatial Development

- **Program to support innovative projects** for a sustainable spatial development (2014-2018)
 - We finance municipal or regional innovative projects in the field of inner urban development
 - Provide exchanges of best practices
 - It allows the finding innovative solutions and methodologies to solve complex problem
- **Impulsion program** dedicated to inner urban development (2016-2020)
 - Small and medium municipalities don't have the resources or competencies to face the complexity of inner urban development
 - Providing trainings and advices
 - Organisation of conferences and exchanges
 - Finding and exchanges of best practice
 - Sensitization and communication in the field



3. Inputs on densification issues

- **Densification** is a process...
- **A mean** to achieve public policy goals...
 - urban quality
 - renovation of public spaces
 - building of public infrastructure (schools, etc.)
- **Define the goals** with the stakeholders in...
 - Masterplan
 - Urban planning strategy
- **Implementing the goals through the mobilization** of buildable lands...
 - Lots of **reserves of use in existing built environment**
 - Use the reserves to implement densification process





3. Inputs on densification issues

- Question: ***how can we mobilize the reserves of use in the built environment?***
- ***Lots of constraints*** that hinder the mobilization of reserves of use...
 - **Social** (contestation, negative perception, etc.)
 - **Legal** (property rights, building rules, etc.)
 - **Technical** (lack of objectives over urban development, resources, experiences, etc.)
 - **Economical** (complexity about the financing of infrastructure, lack of economic interest, etc.)
- By ***starting from the constraints, defining the goals*** and ***using densification as mean to negotiate*** with stakeholders, we make possible to
 - create added-value in property
 - improve urban quality
 - save heritage sites
 - achieve the renovation of public spaces
- In this way, ***densification is an opportunity!***



#1

LA PLACE D'ARMES, ESPACE DE VIES, D'HIER ET D'AUJOURD'HUI

L'Etape 1 a pour but de découvrir la place d'Armes dans son contexte historique et son usage au travers du temps. Elle doit également donner envie à la population d'Yverdon-les-Bains de participer à la démarche participative et de donner son avis sur son réaménagement. Elle doit enfin permettre à la population de s'approprier l'idée du changement à venir de la place d'Armes en suscitant de l'intérêt autour du projet de réaménagement.

#2

IMAGINER LA PLACE D'ARMES DU FUTUR

L'Etape 2 a pour but d'imaginer des d'aménagements pour la place d'Armes, sans se limiter aux contraintes diverses. Elle doit permettre l'expression de la créativité et de dégager les éléments prégnants et récurrents proposés par les participants.

#3

DU RÊVE À LA RÉALITÉ : LES CONTRAINTES À RESPECTER

L'Etape 3 permet de retravailler les envies exprimées lors de l'Etape 2 en les adaptant aux contraintes du lieu (bâtiments existants, nature du sol, législation,...), au cadre budgétaire fixé pour le projet, à la fonctionnalité de la place.

#4

LES RÉSULTATS DE LA DÉMARCHÉ PARTICIPATIVE

L'Etape 4 a pour but de présenter à la population les résultats de la démarche participative et de voir de quelle manière ils pourront être intégrés dans le cahier des charges élaboré pour le concours d'urbanisme. Elle aura lieu en octobre 2013.



Using participatory process to define the goals and principles of urban development (renovation of a public space) that can be achieved only through densification

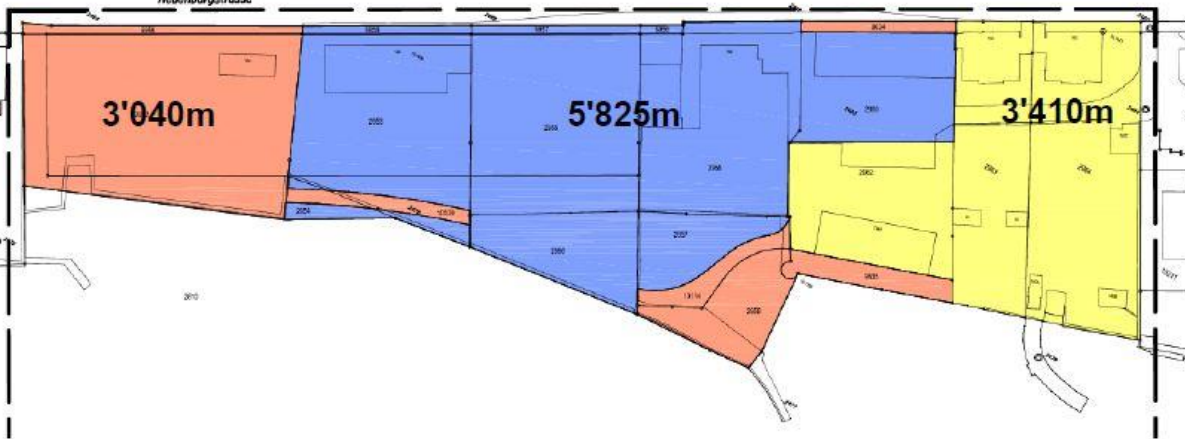


Figure 6 : Le secteur du Beau-Rivage avant le projet. Le foncier est fragmenté entre les propriétaires (bleu) et la ville de Bienne (rouge)



Figure 7 : Le secteur du Beau-Rivage après le projet. La commune hérite de 2060 m² supplémentaires tout en permettant la réalisation d'un chemin des rives le long du lac. Elle réalise en outre des recettes brutes de 1.8 millions dans l'opération.



Figure 5 : Une vision réalisée pour le secteur Beau-Rivage, à Bienne.

Using added-value created through densification (blue) to improve public spaces (green spaces)



4. Key messages

- Densification is a mean (process) not a goal in itself!
- Using densification as a mean gives the opportunity to
 - Improve urban quality
 - Create added-value
 - Transform the built environment
 - Achieve sustainable urban development
- Swiss Federal Office for Spatial Development supports innovative projects and exchanges of best practice in the field of inner urban development to foster a sustainable urban development in alpine cities.



Questions?

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