



**IV ANNUAL CONFERENCE - JURMALA 8-9
DECEMBER 2011**

Innovation through town development – Density matters even in villages

**Michael J. Fuller-Gee DipLA, M.A.(urban design), MNLA, MNIF
Urban Planner, Arendal Municipality**

- **Innovation through town development**
- **Density matters**
 - **even in villages**

**Is a focus on “density” what
successful places do better than
those that are declining?**

TRENDS:

- Economic activity is re-concentrating into fewer and fewer places around the world.
- Key Cities are growing bigger and bigger - and bigger.



FREEDOM TO MOVE

- For the first time ever a huge amount of people have the freedom and economic means to choose where to live.



”We can – and will - live wherever we wish ”



“We” can live in beautiful, exciting and thriving towns



...or choose to live in "Dead and Boring"
towns...



The Village of "Anywhere"



.....”Innovative and attractive?”





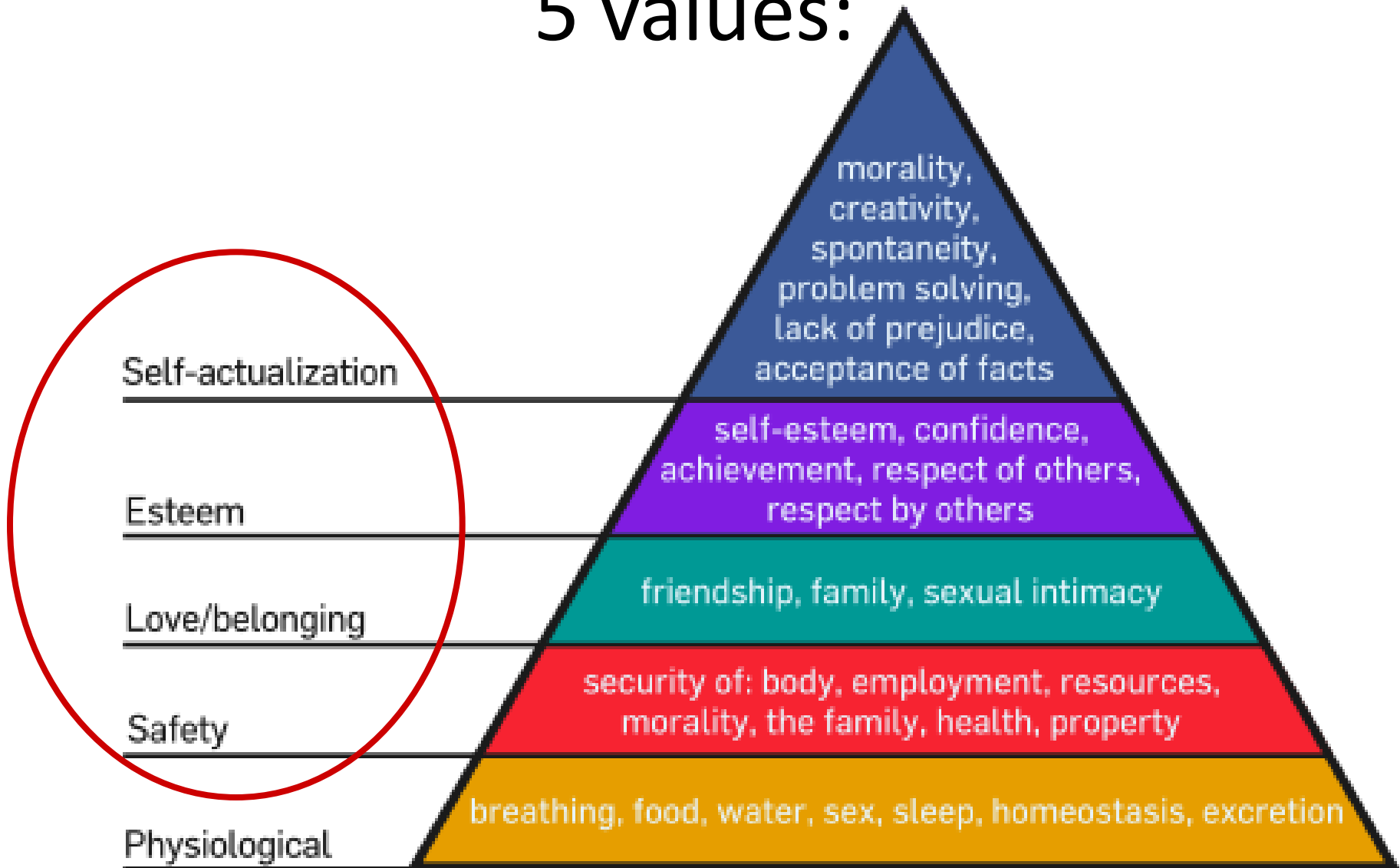
“Is Koknese a great place to live in”?

For its young people and families?

Are their jobs here?”



5 values:





No work
No play



People need a job

joker

TYL SALGS

Alle tingene
skal sælges
til 50% af
den oprindelige
pris

- tid til

Creating Living Cities, Towns and Villages

What factors affect young people's migration plans?

FACT:

”Most towns are
very, very, dead and boring”.

What has this to do with “Density?”

- **Factor 1 – Density**

“...if given a choice of walking across a deserted street or a lively one,

(Jan Gehl, 2001)

What has this to do with “Density?”

- **Factor 1 – Density**

“...if given a choice of walking across a deserted street or a lively one,

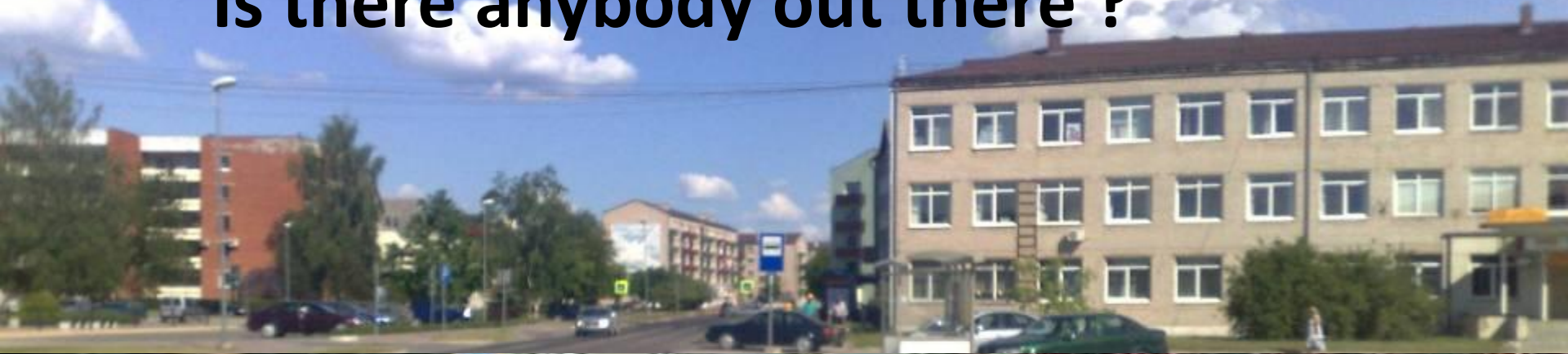
most people in most situations will choose the lively street”.

(Jan Gehl, 2001)

**”Hello !
Is there anybody out there ?”**



**”Hello !
Is there anybody out there ?”**



SUCCESSFUL PLACES OFFER:

1. Education, employment and career prospects.
2. The social environment of the living place, relatives, friends and romantic partners.

Innovation through town development :

Can be a matter of

life

or death

for many towns and villages ...

Women between 20 – 24 years old
move most often.



So: What is it that successful places do differently?

As Frank Sinatra sang:

*"I want to wake up in a city
that never sleeps".*

“Density”

- Density or “self-congestion” high numbers of people choosing to be *in the same space at the same time.*

- Self-congestion around areas with a natural social pull, such as a café, park or market. Waterside or a great view

This encourages *social interaction*, and *creates a sense of collective identity*.



Deserted “empty” towns

- *In these towns cars dominate the urban areas. People walking and urban life in general is gone, and all transit happens by car .*

- *The bad examples are the many deserted and dull new living areas with big apartment blocks spread evenly on a large field.*

”Beautiful – but dead”
e.g. Aizkraukle, Latvia





- *Or new buildings, modern shopping areas where the blank and unwelcoming facades frame the trivial and indifferent parking lots*

”Beautiful – but dead”
e.g. Aizkraukle, Latvia



”



TOO LOW DENSITY-

THIS IS THE MAIN PLANNING PROBLEM:

“Urban Sprawl” – towns have spread over too large areas, killing the historical centres.



- *Few thoughts have been spend on people, life and issues on community and safety.*
- *Life between buildings has become a disappeared.*
- *No-one is walking, there are no sidewalks and of course no bicycles*



**Ease of movement:
too much focus
on private cars**



DENISITY = ACCESSIBILITY

Encourage public transport, walking and cycling to jobs and facilities.



“Landsbyplan” for
Iveland sentrum:

Making a
Village Centre for
Iveland

Workshop June 2007 →



GOAL: Concrete development – more "density"

Utvikling fremover







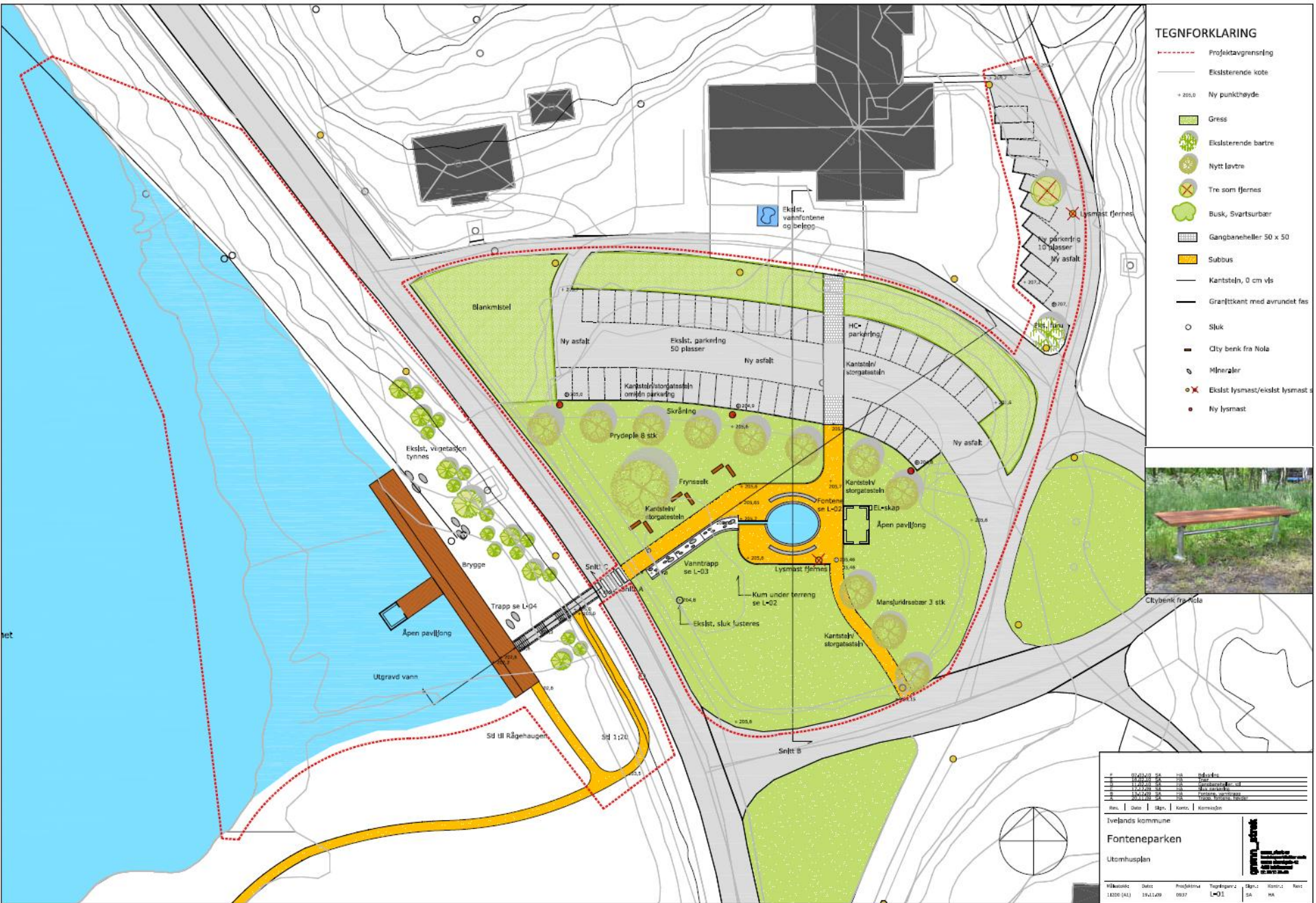


From a huge empty parking area to a green park (and parking)









TEGNFORKLARING

- - - - - Prosjektavgrensning
- Eksisterende kote
- + 205.0 Ny punktshøyde
- Gress
- Eksisterende bartré
- Nytt løvtré
- ⊗ Tre som fjernes
- Busk, Svarturbær
- Gangbanelle 50 x 50
- Subbus
- Kantstein, 0 cm vis
- Grøntkant med avrundet fers
- Stuk
- City benk fra Nola
- Mineraler
- ⊗ Eikst lysmast/eikst lysmast
- Ny lysmast



Citybenk fra Nola

#	02.02.2018	SA	HA	HA	HA	HA	HA	HA	HA
1	17.02.2018	SA	HA	HA	HA	HA	HA	HA	HA
2	14.02.2018	SA	HA	HA	HA	HA	HA	HA	HA
3	14.02.2018	SA	HA	HA	HA	HA	HA	HA	HA
4	14.02.2018	SA	HA	HA	HA	HA	HA	HA	HA

Rev. | Dato | Stgt. | Kontroll | Kommissjon

Ivelands kommune

Fonteneparken

Utomhusplan

Arkitekt	Dato	Prosjekt	Tegning	Skala	Blatt	Rev.
18200 (A1)	19.11.2018	0537	L-01	SA	HA	HA







CAT

HELGESEN

HELGESEN

323D L

CAT









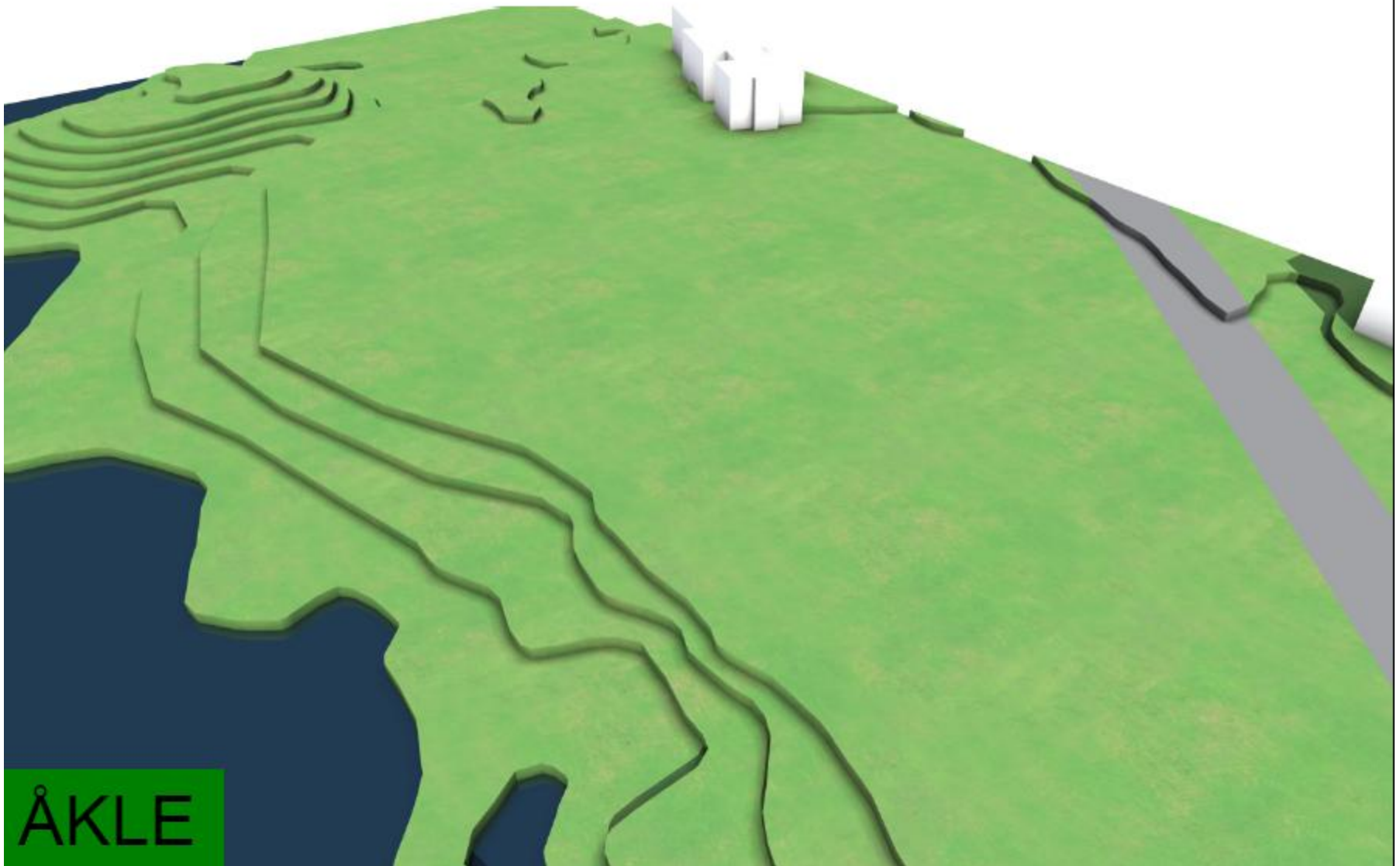
Spa at Rømskog, or Iveland...





SENTRUMSTOMTA BIRKETVEIT 28.0410

Konsept – trinn
eksisterende

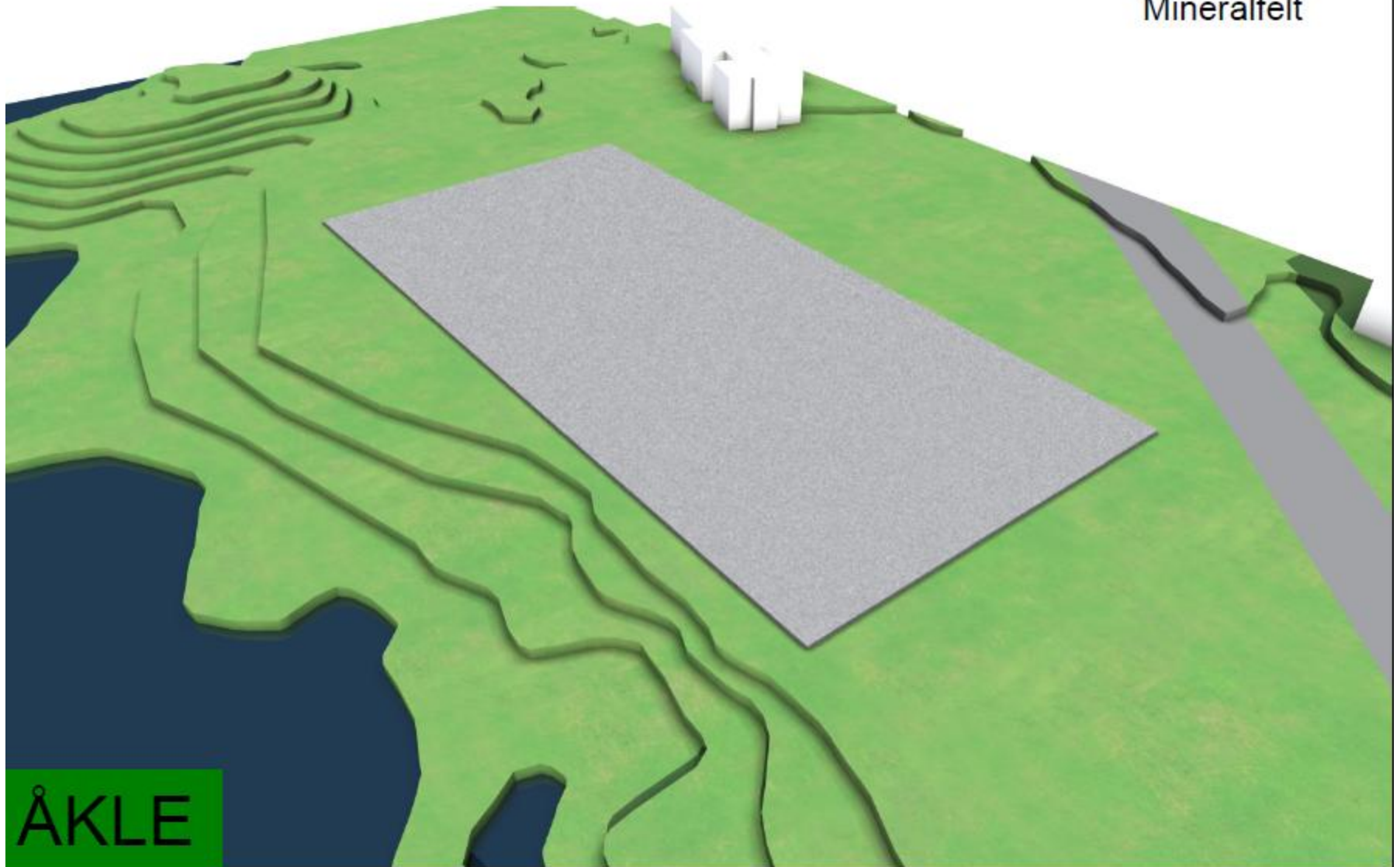


ÅKLE



SENTRUMSTOMTA BIRKETVEIT 28.0410

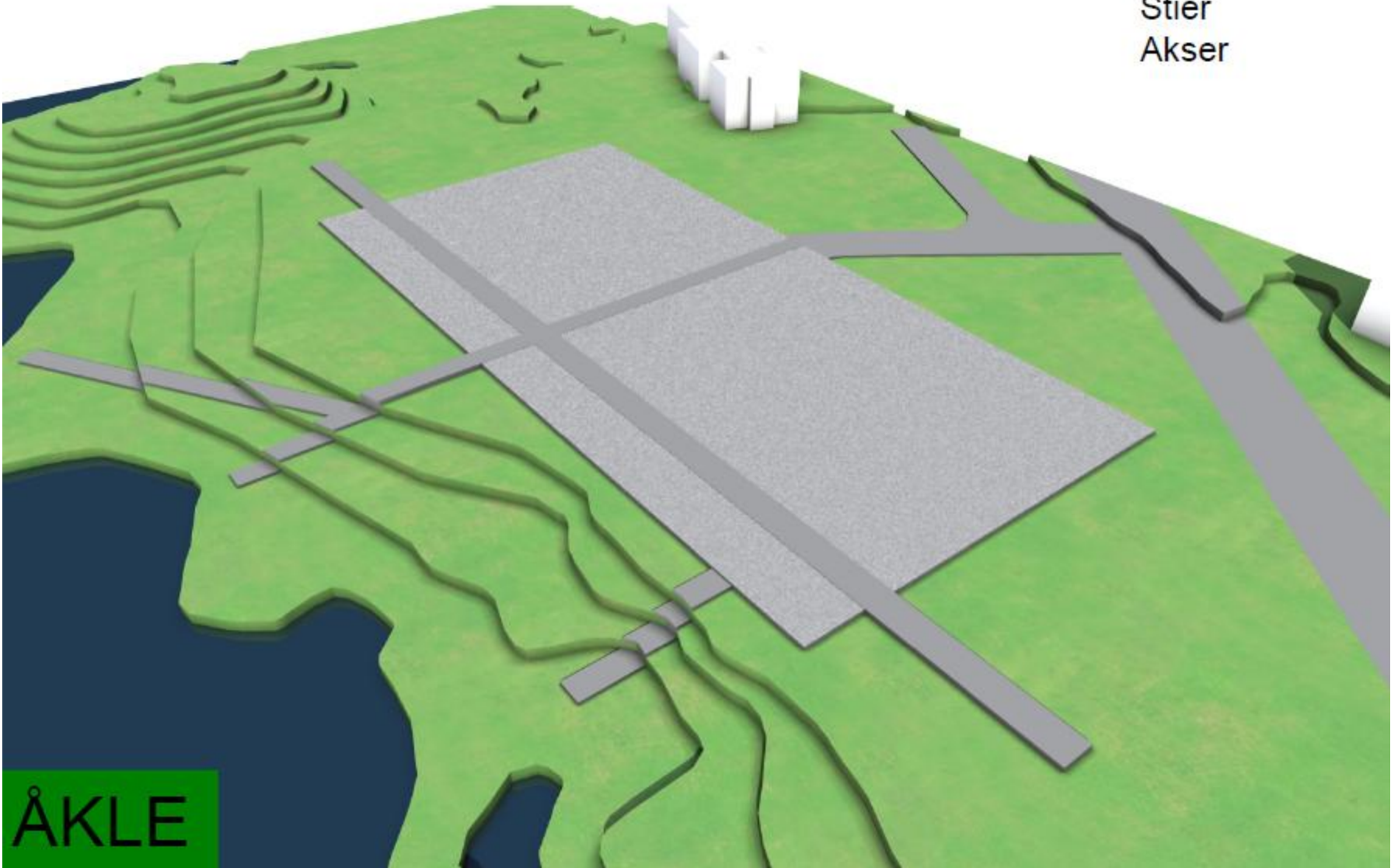
Konsept – trinn
Åkle
Mineralfelt





SENTRUMSTOMTA BIRKETVEIT 28.0410

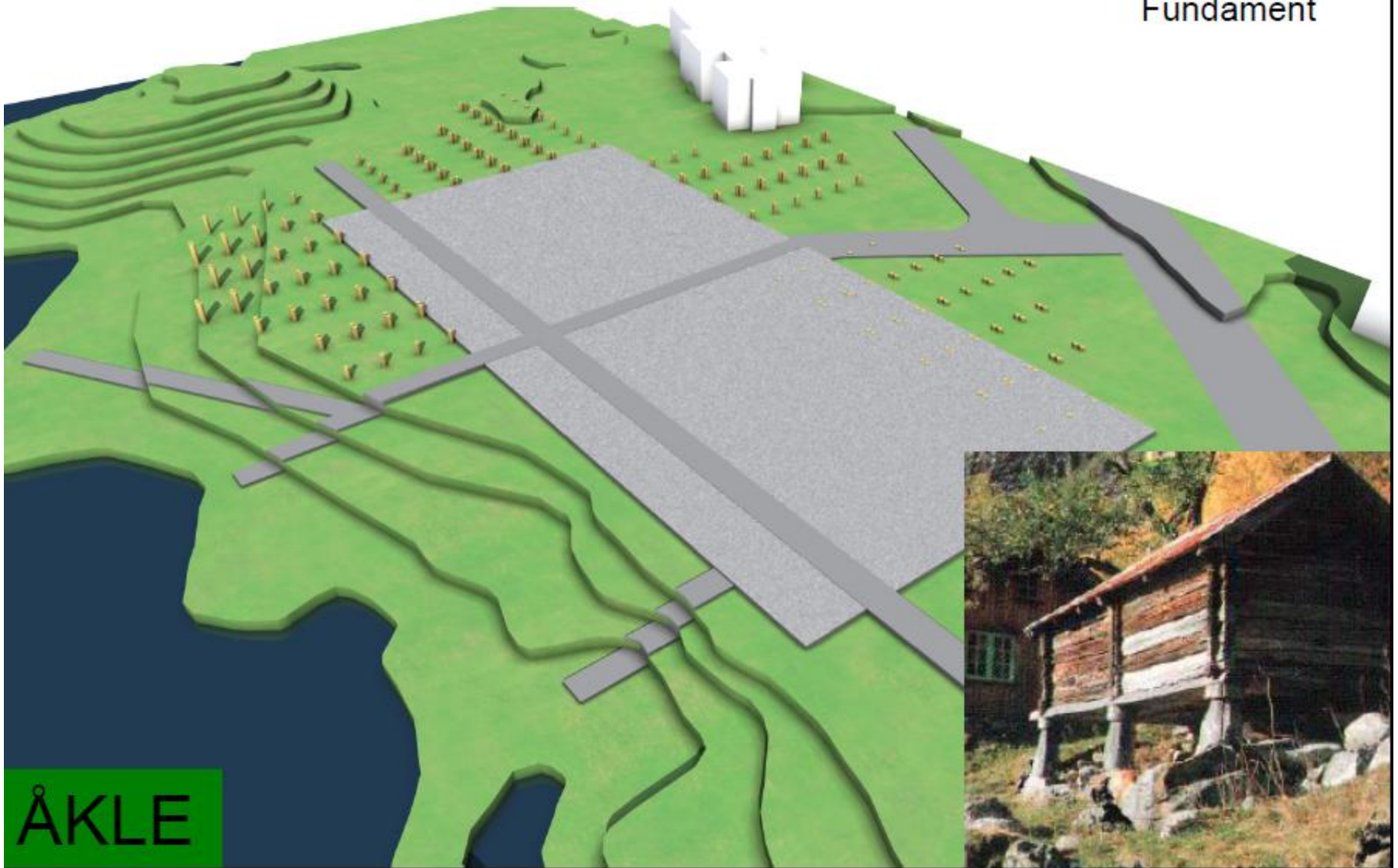
Konsept – trinn
Vei
Stier
Åkser



ÅKLE

SENTRUMSTOMTA BIRKETVEIT 28.0410

Konsept – trinn
"Grenser"
Fundament



ÅKLE



SENTRUMSTOMTA BIRKETVEIT 28.0410

Konsept – trinn
Trær



ÅKLE



SENTRUMSTOMTA BIRKETVEIT 28.04.10

Konsept – trinn
Boliger



ÅKLE



SENTRUMSTOMTA BIRKETVEIT 28.0410

Konsept – trinn
Boliger
Næring



ÅKLE



SENTRUMSTOMTA BIRKETVEIT 28.0410

Konsept – trinn
Mer...



ÅKLE

SENTRUMSTOMTA BIRKETVEIT 28.0410







Iveland wants to be a "Real Village"

Iveland vil ha landsby

Iveland kommune har søkt om bolyst-midler for å bygge landsby i tettstedet Birketveit.

ANNA KRANSTAD

anna@opplagene.no 27.08.2014

– Skal Iveland kommune fortsette å vokse må vi kunne tilby leiligheter i sentrum. Nå må de som vil ha leilighet enten flytte til Birkeland eller til Verresfå, sier næringssjef i Iveland, Egil Mølland.

I samarbeid med Agder Wood har Iveland planlagt landbruksprosjektet «Åkle» med 26 leiligheter, næring og kulturbygg i kommunens administrasjonssenter Birketveit. Det er søkt bolystmidler fra Kottetrust- og regionaldepartementet. Ifølge Mølland har Ivelands søknad topprioritet av søknadene fra Aust-Agder fylkeskommune.

«Vi starter grunnarbeidene til høsten»

– Uansett om vi får midler eller ikke, starter vi nå arbeidet.



NYTT SENTRUM: Næringssjef Egil Mølland med modellen av Ivelandlandsbyen «Åkle» som skal bygges i kommunensenteret Birkeland.

FOTO: STEIN HARRID ØICARO

*People, life and vitality are the
biggest attractions in a village,
town or city.*

- Cultural and climatic differences might occur between countries.
- But the patterns of use and how people like to use a space are universal.

Askim - Workshop process

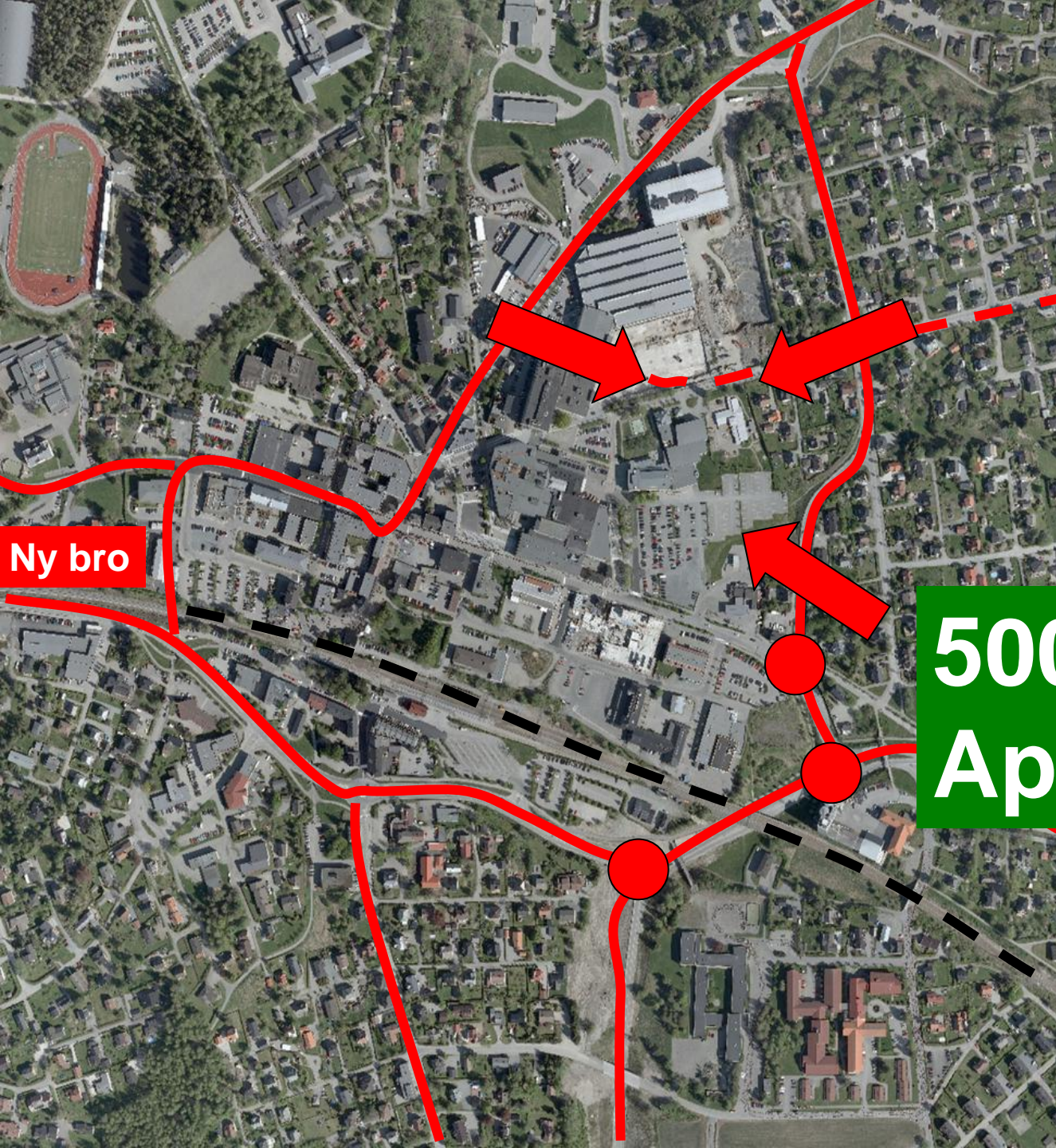
Group Work, site visit and idea development





Vei tiltak:

- Ny adkomst v/bro over jernbane
- Bedre veiforbindelse direkte til "målpunkter" i sentrum



Ny bro

Vei tiltak:
- Ny adkomst v/bro over jernbane
- Bedre veiforbindelse

500 new Apartments

Eidsbergveien

“A boring car dominated street”



Create a lively Pedestrian street for people -
not cars



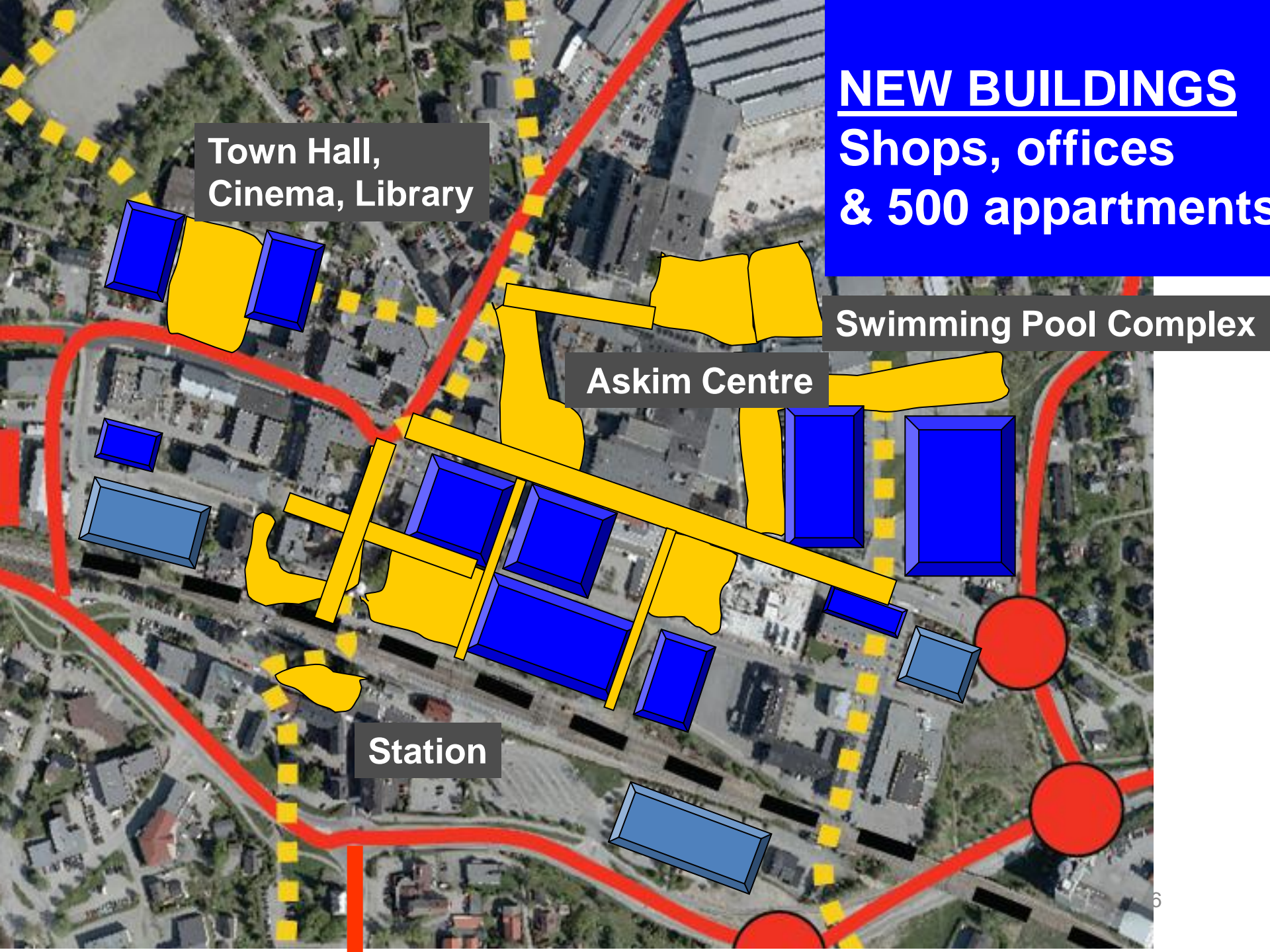
NEW BUILDINGS
**Shops, offices
& 500 apartments**

**Town Hall,
Cinema, Library**

Swimming Pool Complex

Askim Centre

Station



- *If you have a choice between walking through a deserted, empty street and a street with other people walking,*

- *If you have a choice between walking through a deserted, empty street and a street with other people walking,*

people will choose the liveliest street that provides them with more experiences, visual variety and a feeling of safety.

The biggest quality of a sidewalk café is simply the interaction with other people.



- *People choose to sit on sidewalk cafes facing the people walking by.*





NEW URBANISM: **“Complete Communities”**

These contain:

- *housing,*
- *work places,*
- *shops,*
- *entertainment,*
- *schools,*
- *parks, and*
- *civic facilities essential to the daily lives of the residents*



5

1. Street
2. Shops and cafés
3. Offices, doctor/dentist etc
4. Housing
5. People



1. Street

2. Shops and cafés

3. Offices, doctor/dentist

4. Housing

5. People

5

**Villages and Towns
planned using Compact,
Urban Principles**



Shop below – apartments above



Children playing in the streets



A good public space

- Should have a broad range of social encounters.
- These should include functional encounters, such as buying a newspaper from a newsstand

ABC

abcdesevilla.es

ABC

abcdesevilla.es



A good public space

Should also include,

- – chance encounters, mainly between friends who you might ‘bump’ into unexpectedly





– chance encounters, mainly between friends who you might ‘bump’ into unexpectedly

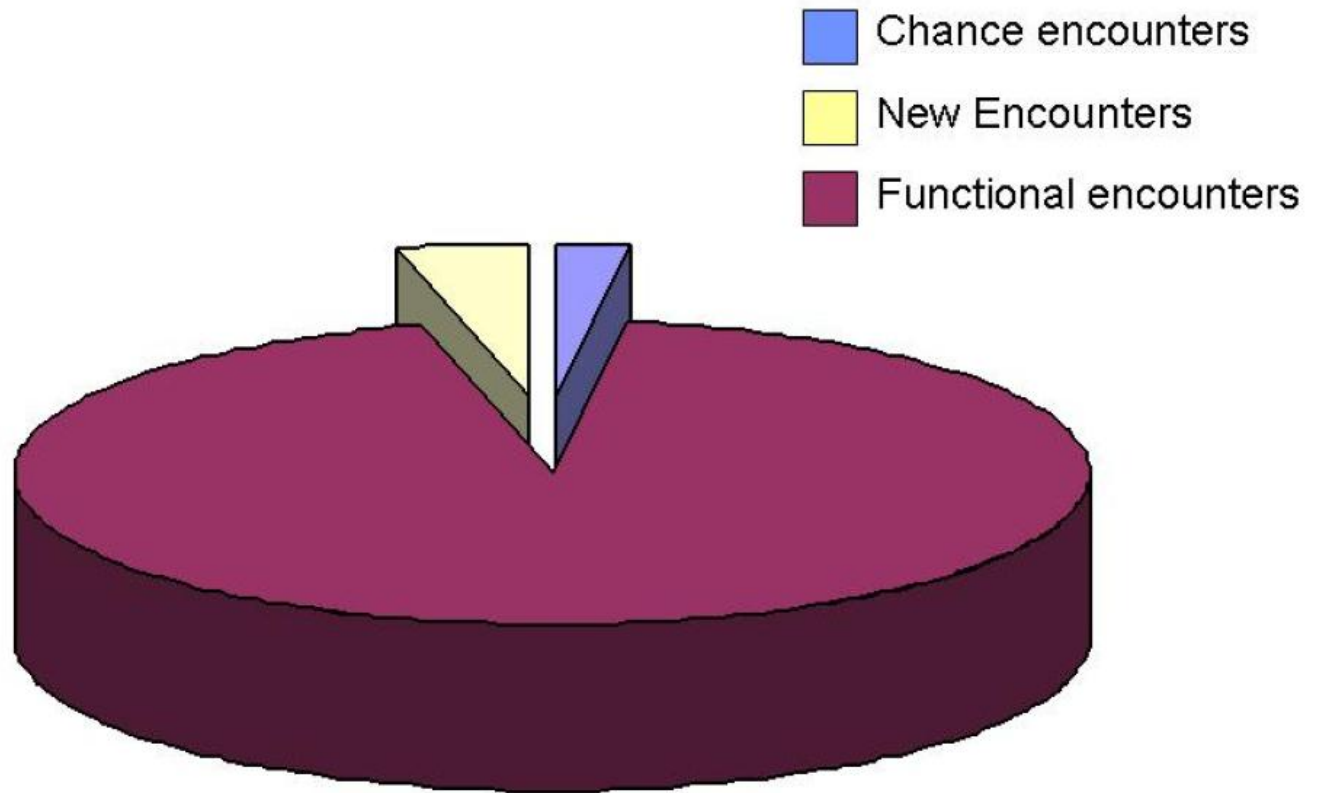
A good public space



- – new encounters, between strangers who have not met each other before.

“Functional” encounters happen a lot

Social Encounters Results Chart



*All activities within easy
walking distance of each
other.*

NEW URBANISM: Complete Communities

5 minute walk to **EVERYTHING**





Or age



Easy access for EVERYONE





What is the “right” Density ?

- Ideal measurements for rush hour densities in good public spaces:
- 10 - 20 pedestrians per minute per 1 metre of street width

William Whyte and Jan Gehl

Same Place – different day



Spot the difference? Two pictures, one on a market day and one not on a market day, taken from approximately the same location and the same time but on different weekdays, shows how effectively Union Square Greenmarket increases the density of people passing through Union Square

‘Heads up’ retail →

‘heads up’ public spaces →

‘heads up’ cities





“Heads up” at Street Parties



Heads up at a Street party



“Triangulation” -Dancing in the streets, swing and tango clubs



Too many Empty Words?

- Vibrant and colourful pictures of markets often feature prominently in glossy publications and initiatives that direct urban policy.
- Such images capture exactly the kind of urban **environment that people want** and that local authorities and national governments seek to create.



Hamrevann
- der Agder møtes

- But beyond this there is little if any actual mention of markets in policy documents, town planning briefs, or other long-term strategic contexts.



Hamrevann
- der Agder møtes

**Empty Words?
And Empty Towns and Villages!**

“I want to wake up in a small town or village that offers good schools, nice and cheap housing and a friendly community....”.

*” With lots of
OPPORTUNITIES for life in the
streets, parks and shops”.*



Attractive Density?

It's all about People – and the concentration of Happy People using and enjoying their village or town centre.

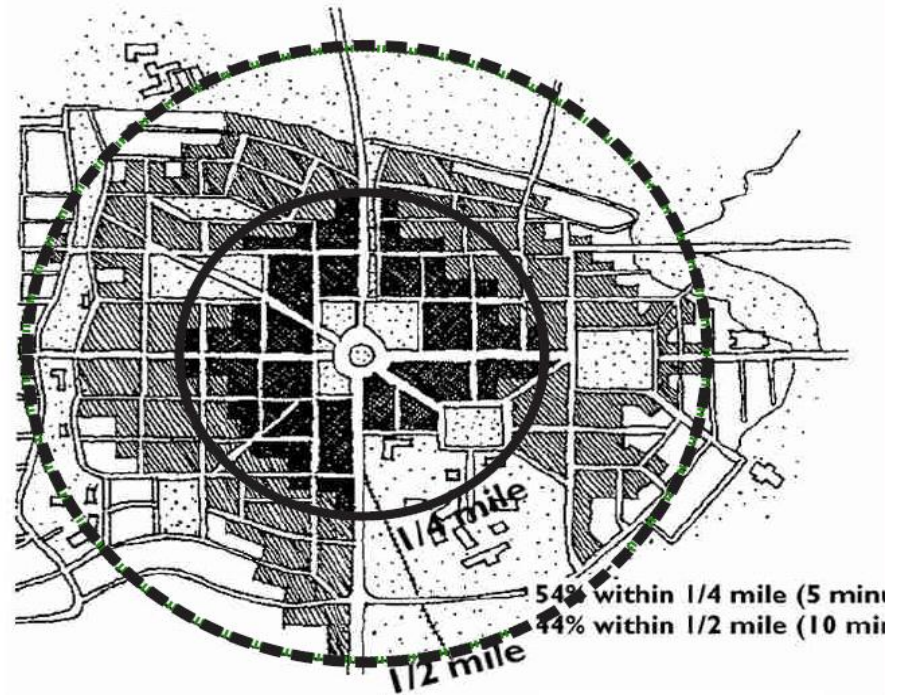
MINIMUM DISTANCES TO MAXIMUM PLEASURES

MINIMUM DISTANCES TO MAXIMUM ACTIVITIES

5 minute walk:

- Neighbourhood Size should be 400 metres from its centre to its edge.

This size allows its residents to be within a five minute walk of many basic needs and services.



Congress
for the
New
Urbanism

**A 5 minute:
Walk or bikeride
Not a
15 minute
car ride**



The "Cafe latte" indicator





How many cafés, bars and restaurants are there in the town?





DER
KURFÜRSTENDAMM

125 Jahre
125 Geschichten

Eine Ausstellung
vom 9. Mai bis 10. Oktober 2011
in 125 Jahren des Kurfürstendamms

Copenhagen's goal:

**To become the World's most
"livable city".**

Nyhavn, Copenhagen



Copenhagen is 4 times as
dense/densely populated than Oslo

BUT – they want Better and More URBAN
LIFE by 2015:

A Goal - 20% more people stay longer in public
places than in 2010

**Successful Innovative and
innovative places:**

Why are they so popular?



“Tolerance”



Places that are seeing their populations - and their economies - growing are open and innovative



URBAN DESIGN WORKSHOPS
in the centres of
Mysen and Aremark

Bauska – attīstīts novada centrs

Via Baltica – pazemes tunelis un pazemes autostāvvietas. Rīgas iela kā gājēju promenāde.

Participation in the Process

I hear and I forget.

I see and I remember.

I do and I understand.

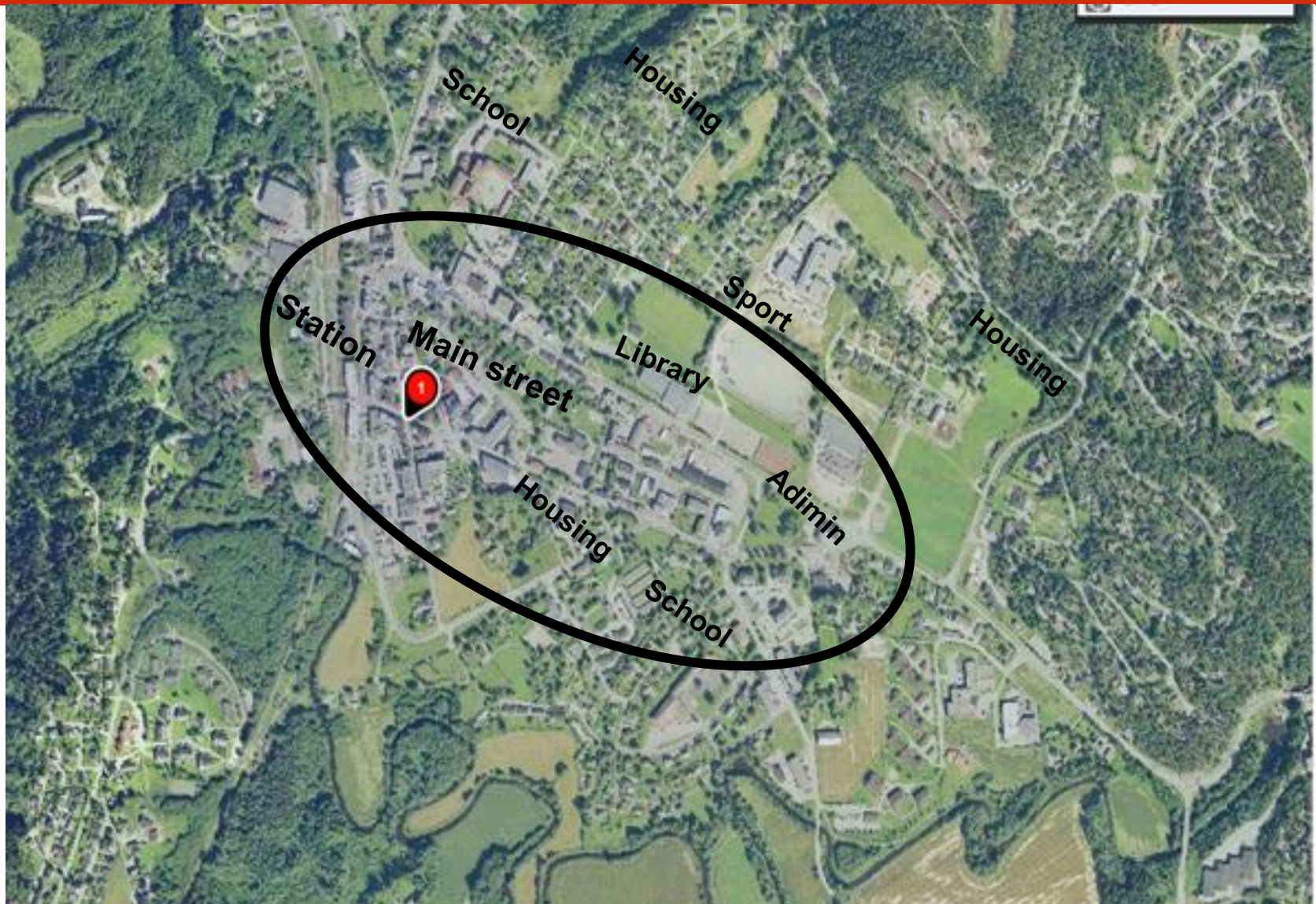
Confucius(551 BC - 479 BC)

TRANS IN FORM



**How to Create -
"Attractive Cities,
Towns and Villages
and Places
with Interactive
Public Spaces".**

Mysen – a “hilltop town”



Like an Italian Hilltop Town?

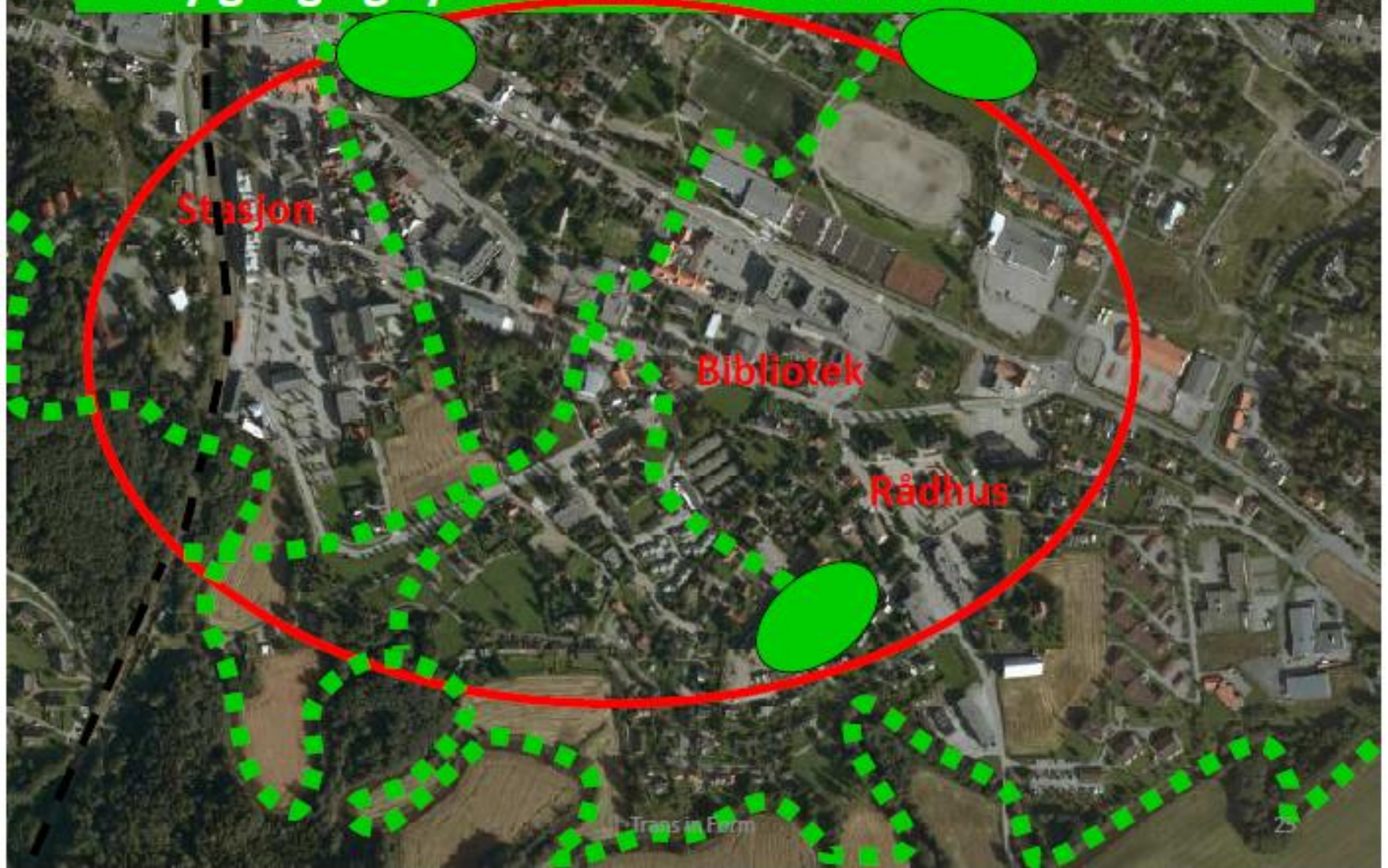


Mysen Centre



Grønnstruktur tiltak:

Ny gang og sykkel forbindelse fra *skoler* til sentrum



Vei tiltak:

- Begrense veiforbindelse rundt sentrum

Stasjon

Bibliotek

Rådhus



Hoved
funksjoner:
Eks. aktiviteter

Silo

Næring

Historisk
gater & bygg

Stasjon

Idrett

Sentrumsgater,
Næring &
leiligheter

Kulturtorv

Næring &
leiligheter

Gårdsbruk m/
kulturlandskap

Rådhus



Mysen cultural centre

Easy access to Parking and new buildings with MANY flats

Parkering:
- Nye anlegg under nye bygninger

Nye bygninger
med næring &
leiligheter:

Stasjon

Bowling hall

Rådhus

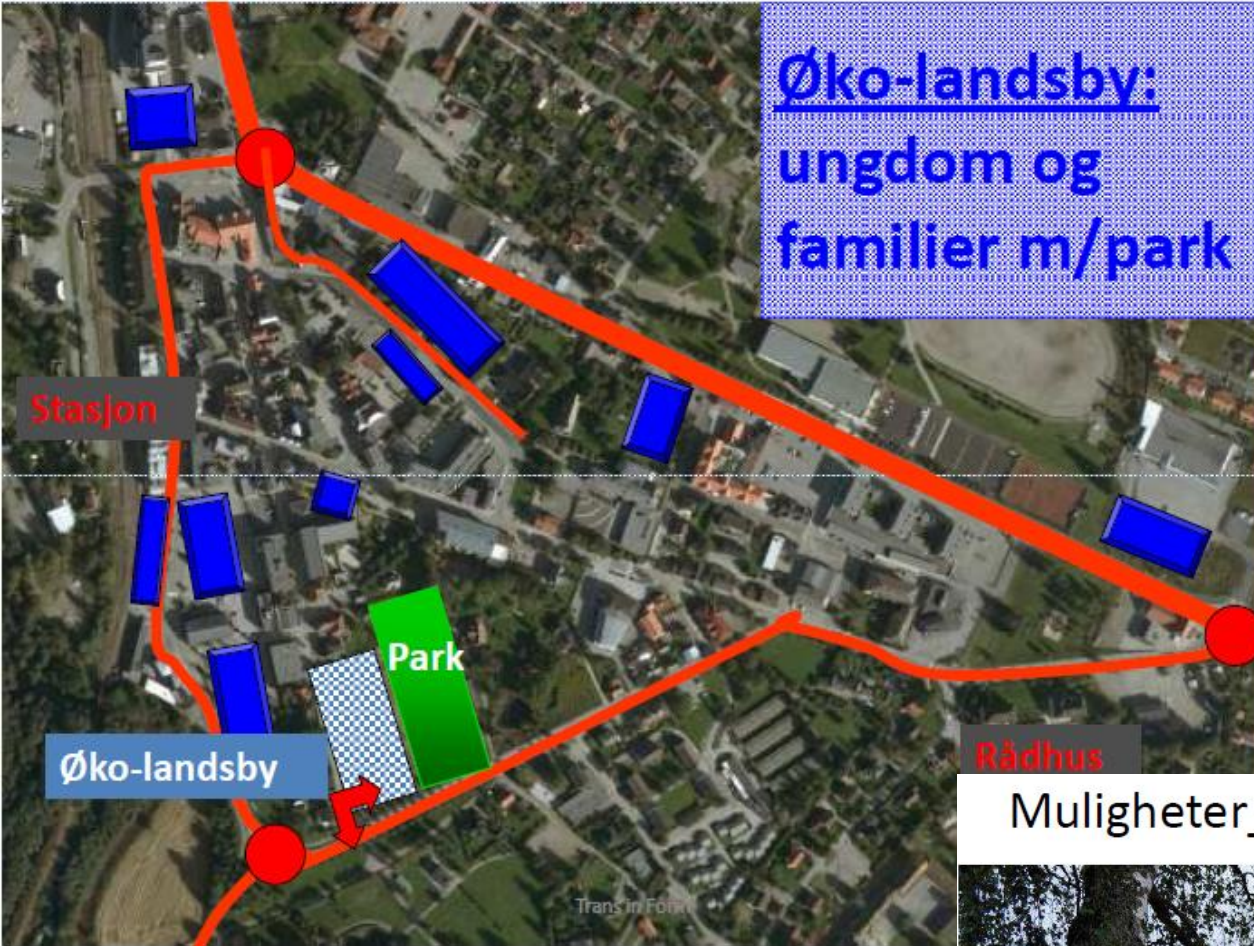
Price-Wise Housing example



Ilsvika Garden, Ila, Trondheim

Many people need affordable housing

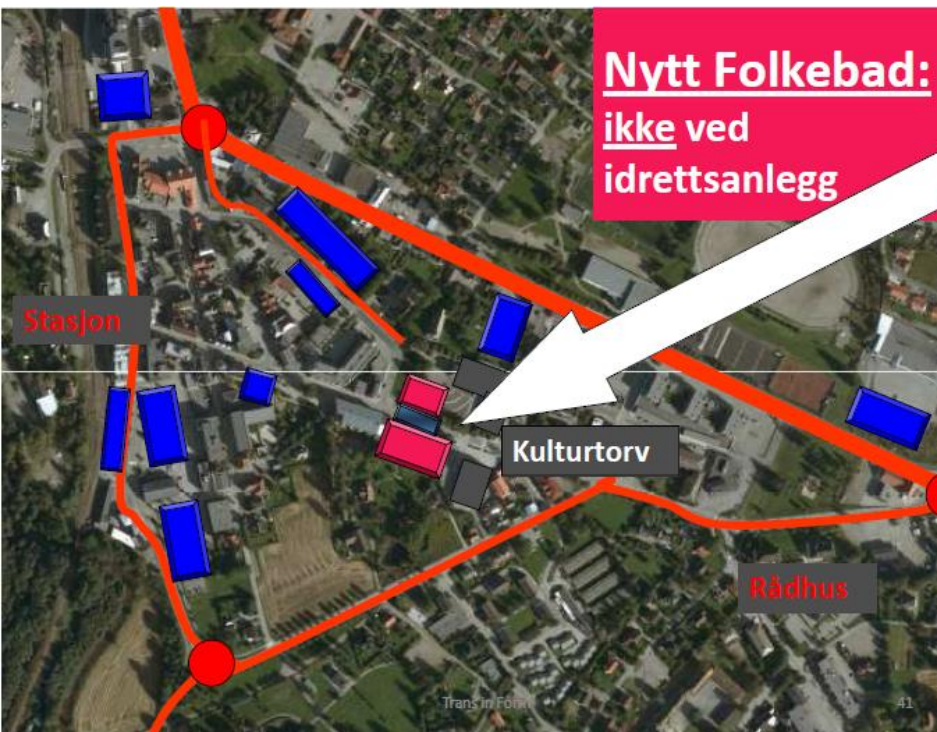
Build lots of flats near the town centre
– keep prices lower



An Eco-Village for everyone, especially young people



Swimming Complex and Hotel in the "heart" of the centre

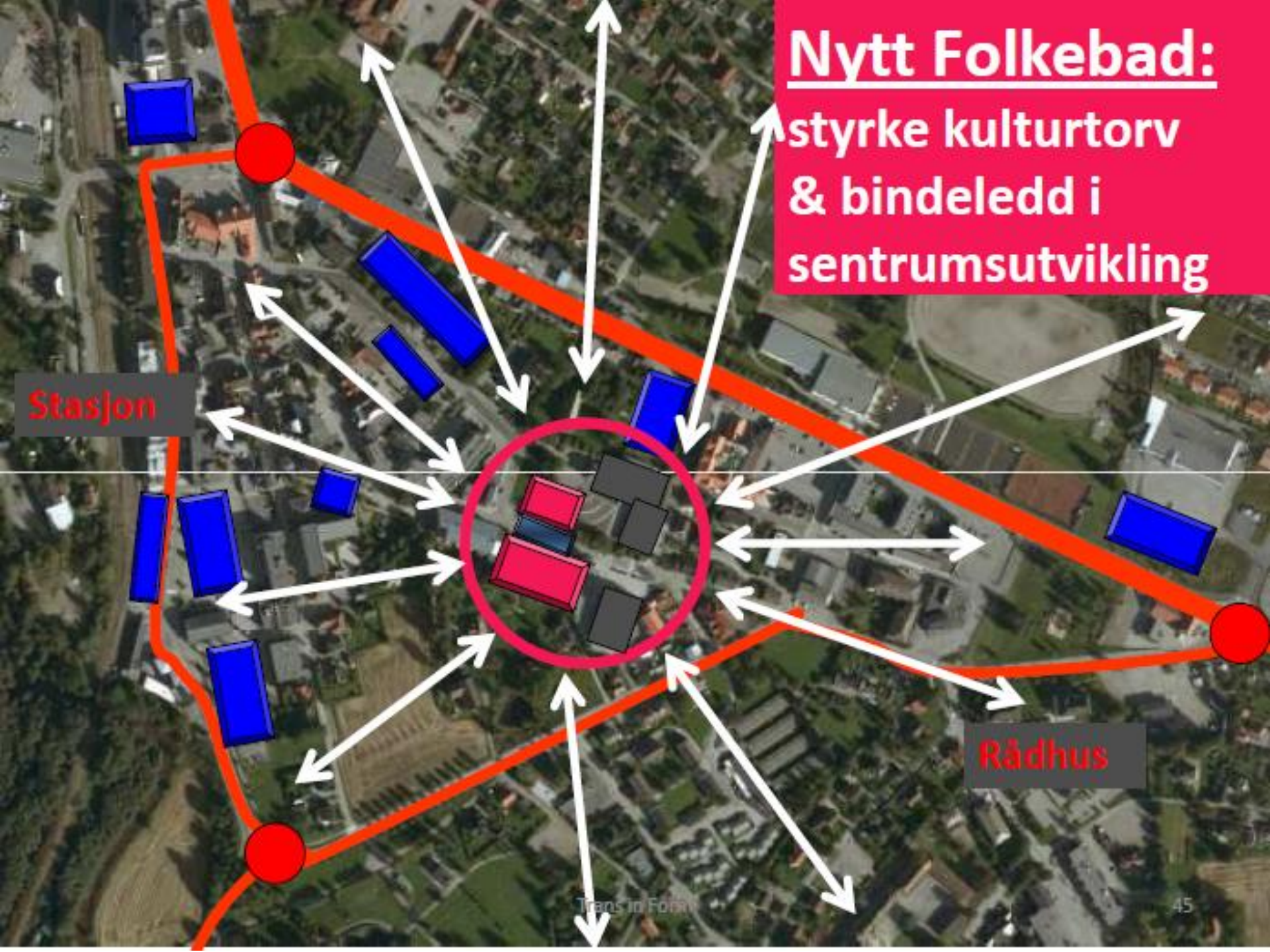


Nytt Folkebad:

styrke kulturtorv
& bindeledd i
sentrumsutvikling

Stasjon

Rådhus





Strengthen the existing Culture Axis



Mysen cultural centre



Edinburgh Christmas Market



Trains in Form

En levende
sentrum med fokus
på mennesker og
byliv:

Stasjon

Rådhus



Innovation based on town development: density of activities

2011



Mysen main street

2018



Trans-in-Form

Aremark

Expert group:

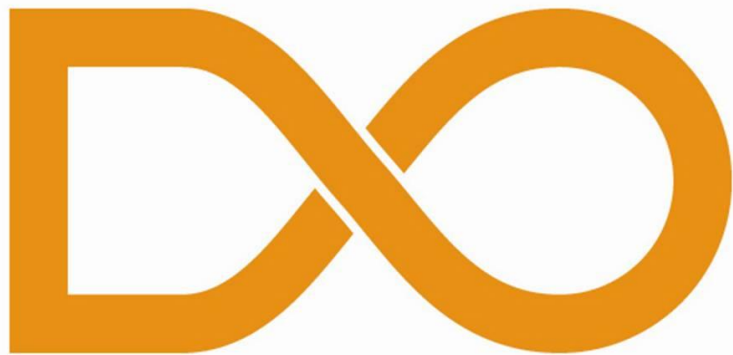
Alf S. Johansen (Norway)

Michael Fuller-Gee (Norway)

Ieva Kiesnere (Latvia)

Lilita Lazdāne (Latvia)

Mathilde Dahl (Norway)

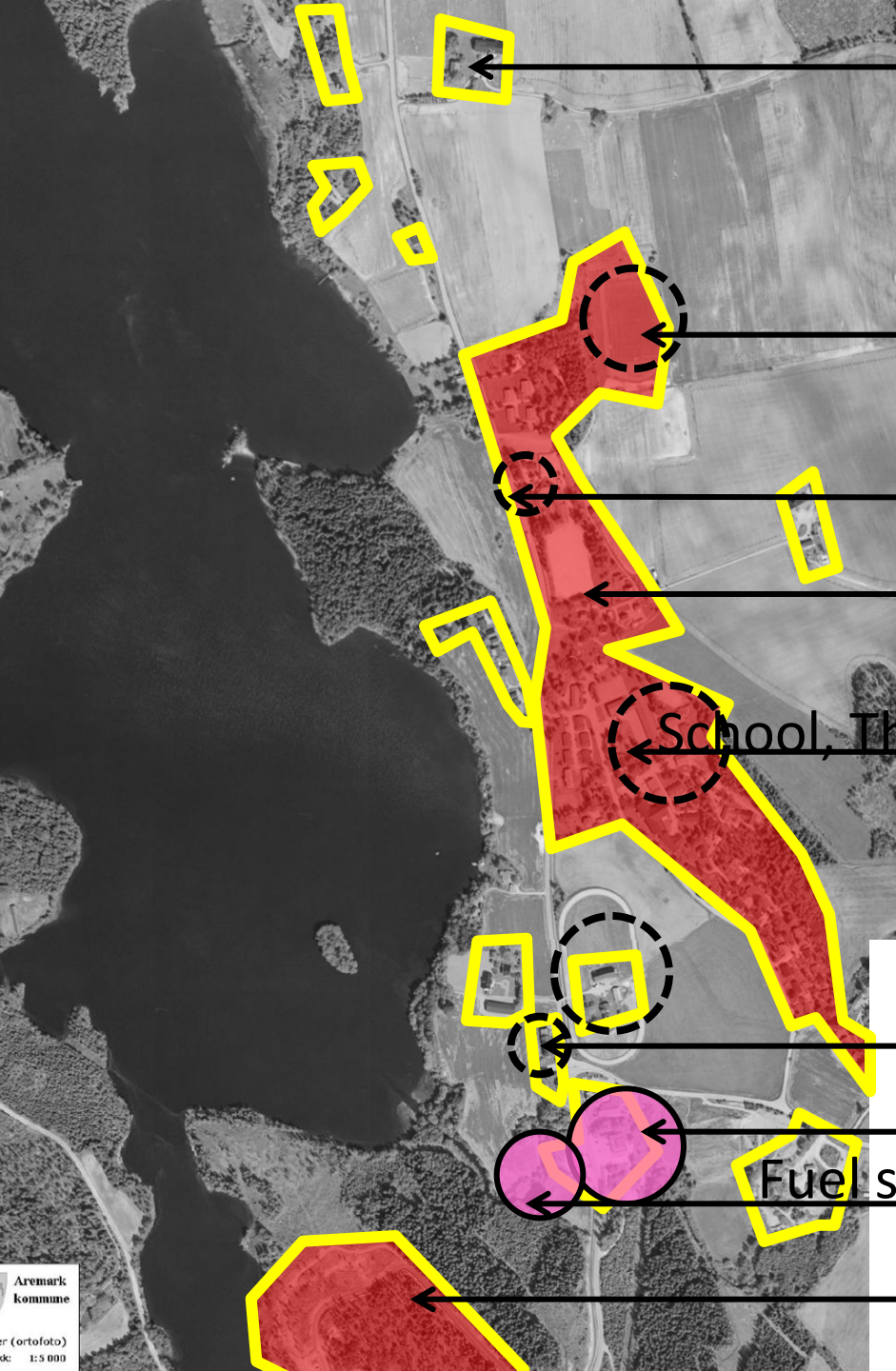


TRANS IN FORM



Existing building zones





Existing building zones

Football field

Cafe, Cinema, Swimming pool

Dense living area

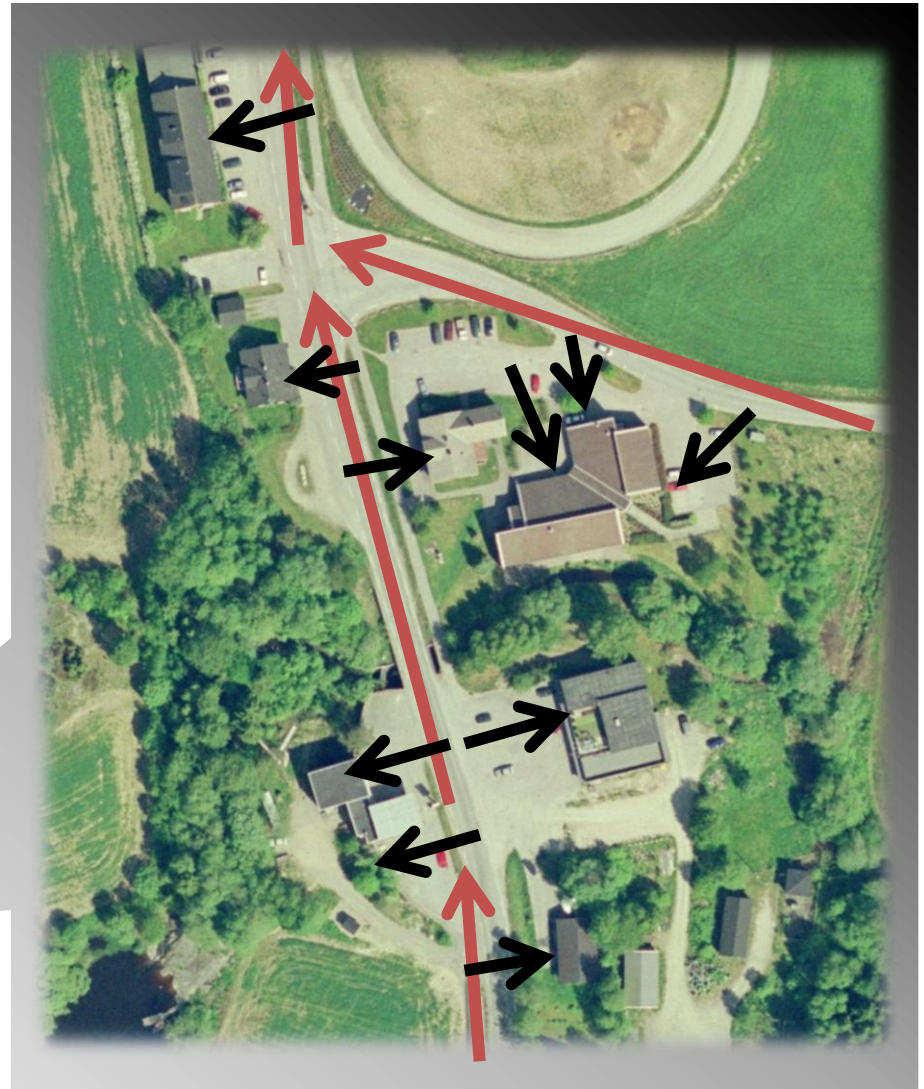
School, The Library of School (5days use)

Municipality building

Shop -Daily needs (7days use)

Fuel station - Daily needs (7days use)

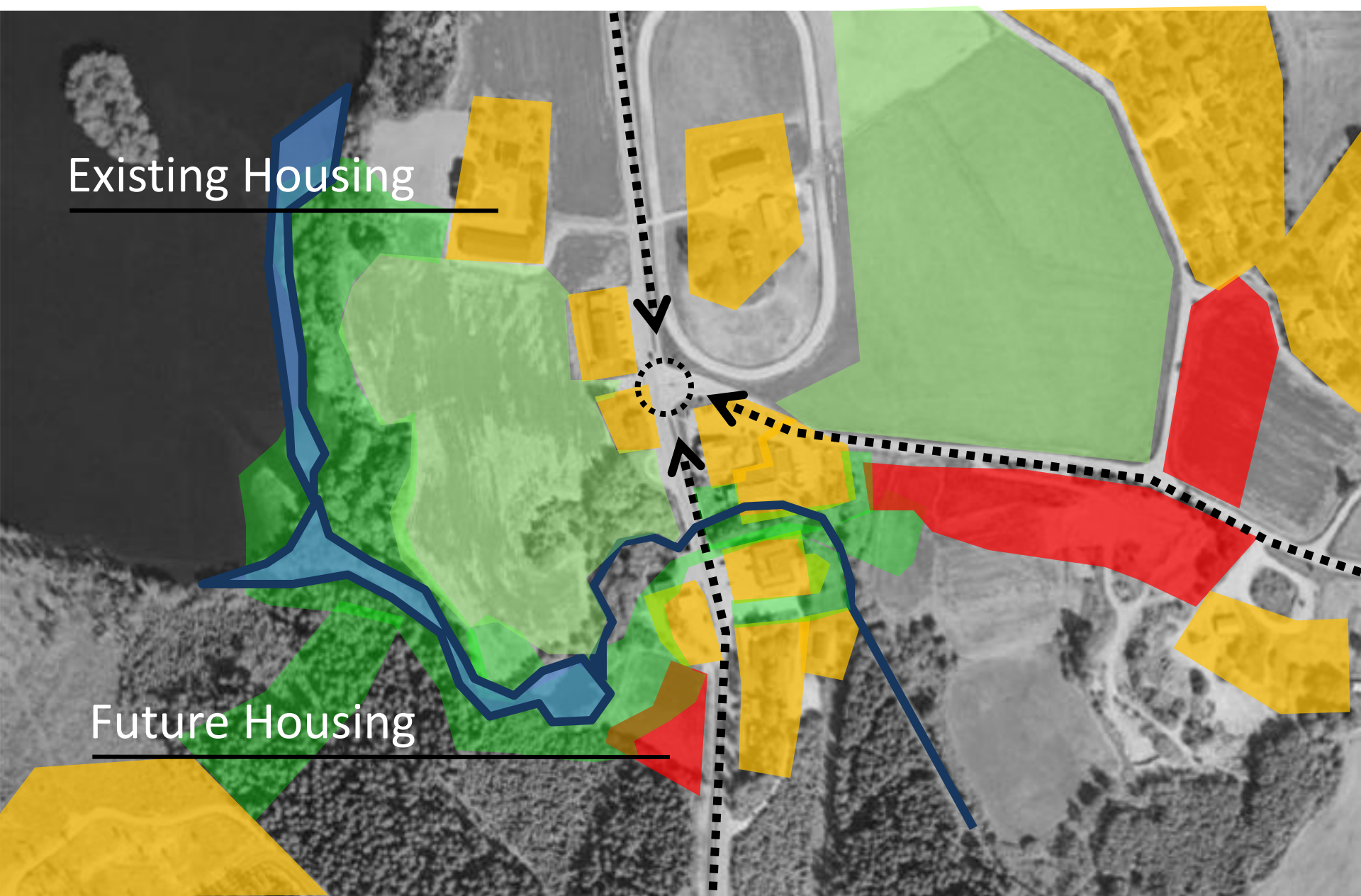
Dense living area



Existing Housing

Future Housing

Masterplan

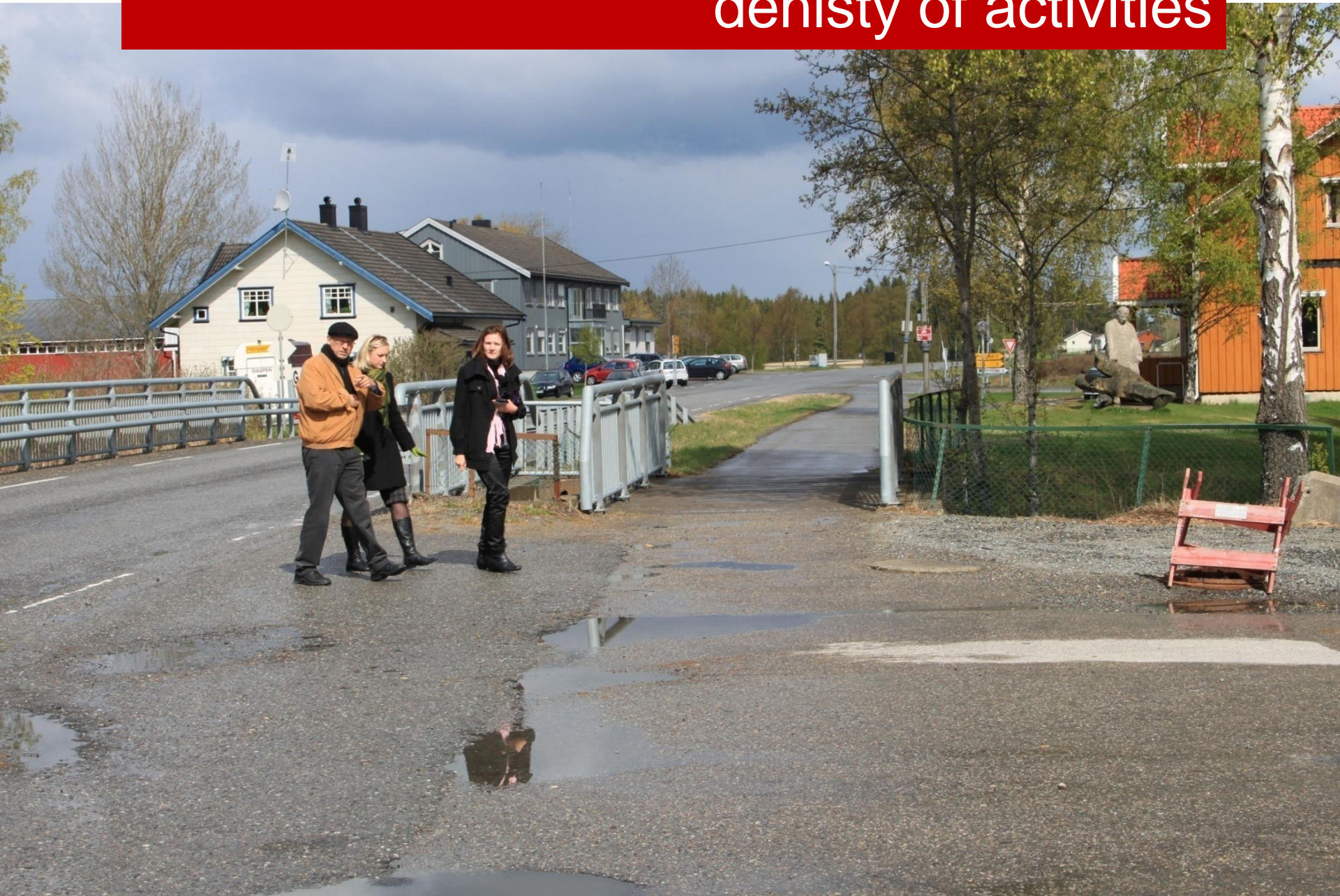






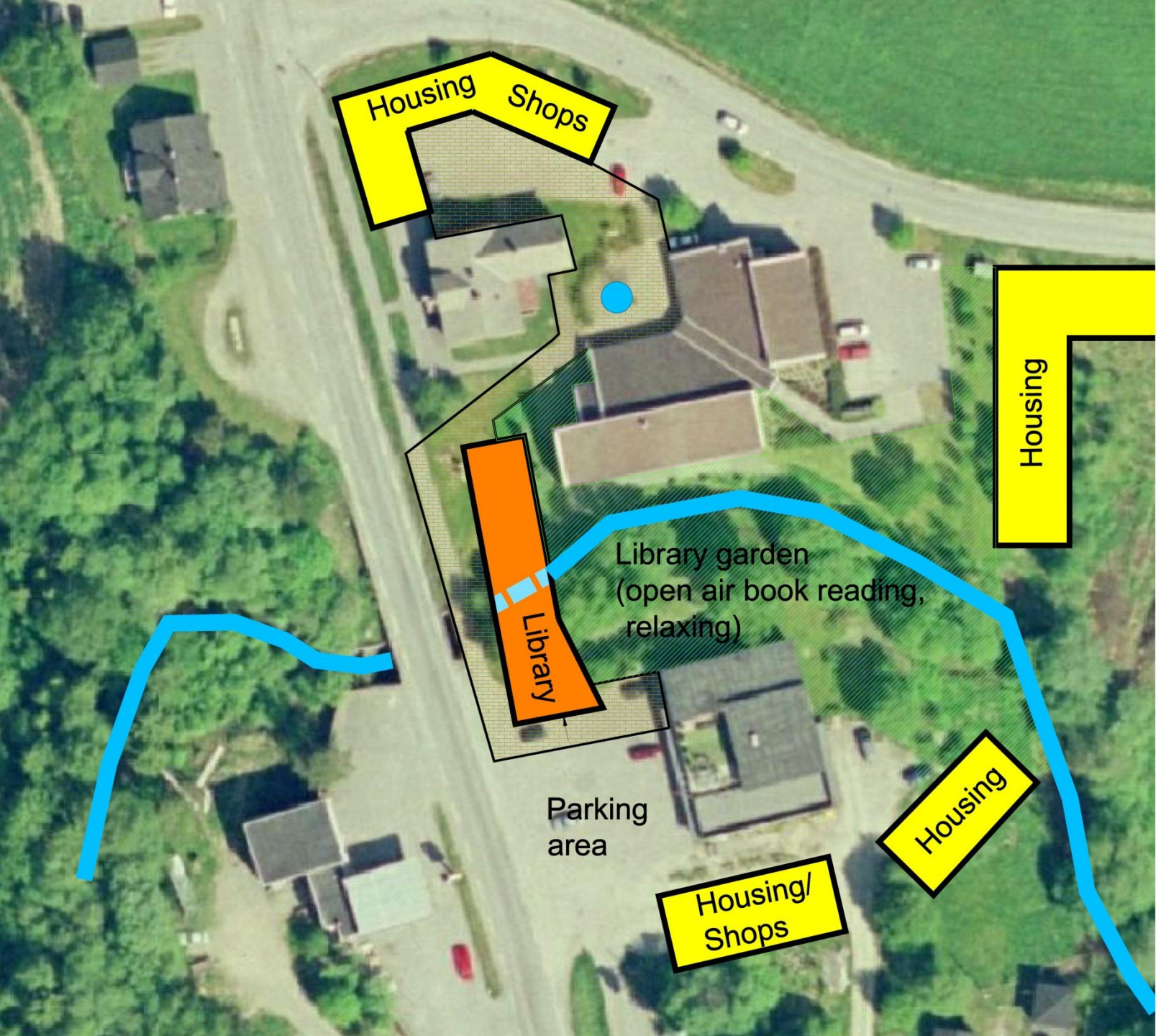
Something here to build further on

Innovation based on town development: density of activities



Innovation based on town development: density of activities





Housing Shops

Housing

Library

Library garden
(open air book reading,
relaxing)

Parking
area

Housing/
Shops

Housing



joker

joker

9-29(17)

Potential for library and art shops



Bibliotek og museum, Vigeland



ØRJE SUMMERY : CREATE A VILLAGE CENTRE

1. **Connections** better pedestrian walks and view points.
2. **More housing and functions in the centre** parking integrated under buildings.
3. **New Library and meeting Places**

People, life and vitality are the biggest attractions in a village.



- Great towns (and villages?) are becoming defined more and more by great

meeting places.

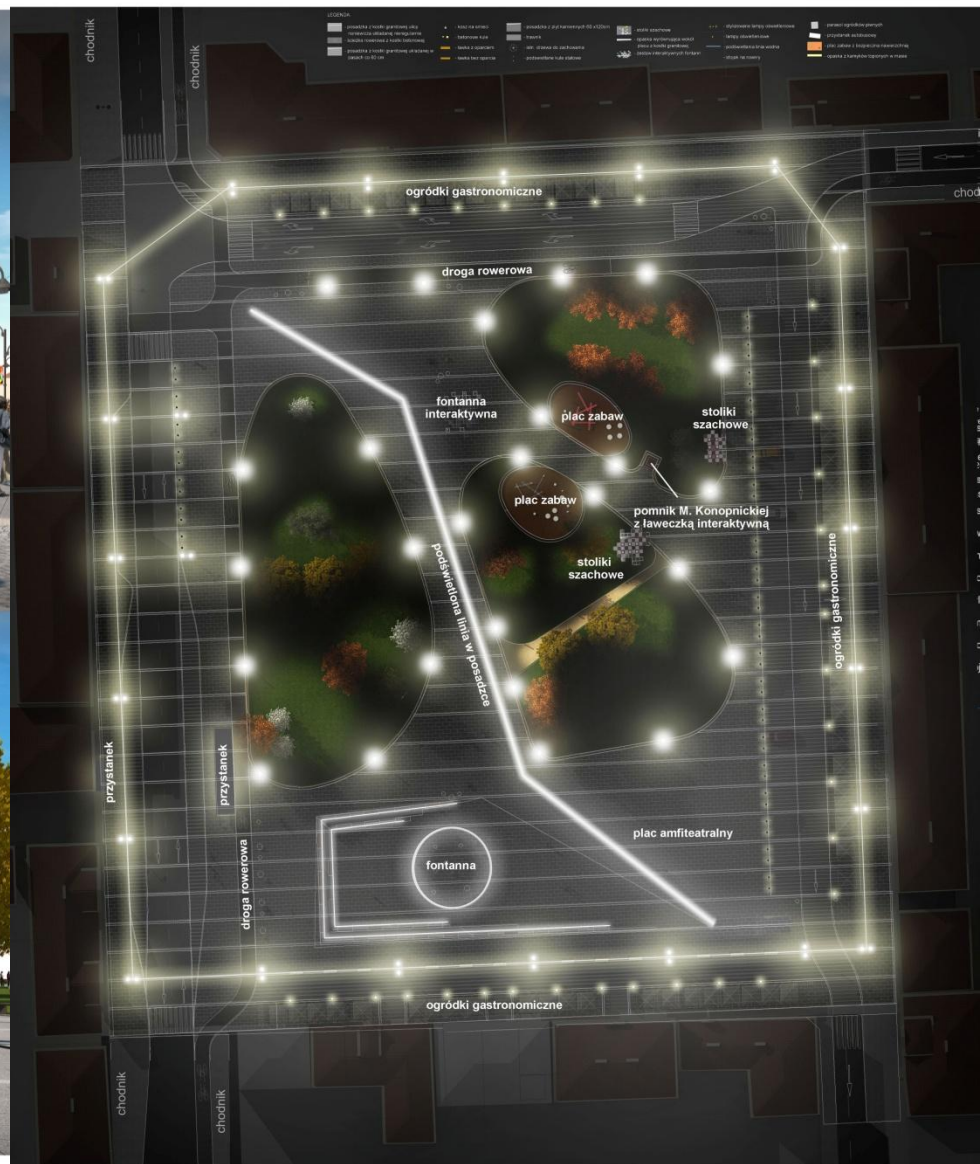
WIDOK Z NAROŻNIKA UL. NONIEWICZA I UL. KRÓTKIEJ



WIDOK OD STRONY UL. M. KONOPNICKIEJ I UL. SEJNEŃSKIEJ



**PROGRAM FUNKCJONALNO UŻYTKOWY
ZAGOSPODAROWANIA PRZESTRZENI PUBLICZNEJ
PLACU MARII KONOPNICKIEJ W SUWAŁKACH**



**PROGRAM FUNKCJONALNO UŻYTKOWY
ZAGOSPODAROWANIA PRZESTRZENI PUBLICZNEJ
PLACU MARII KONOPNICKIEJ W SUWAŁKACH**





Mosaikk og mersmak festival i Skien





Barcelona



After 18 years living in YOUR town –
where will **they** chose to live in the future?



“People Places”

REGARDLESS OF SIZE!!!.

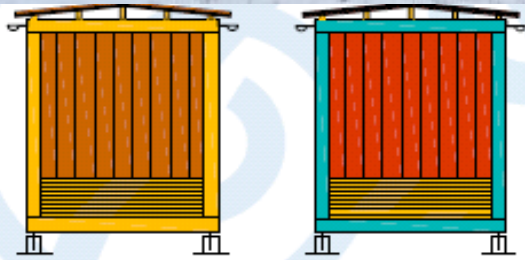


MEETING PLACE – THE NEW MILK RAMP

Den nye

mjølkerampa kan

være ramme rundt en møteplass og videreføre den sosiale funksjonen som de opprinnelige mjølkerampene hadde

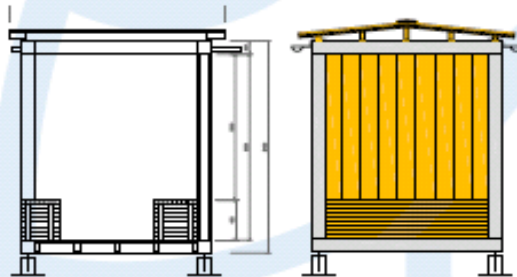


Mjølkerampe Liten platt korn i lasteplanhøyde med trapp. Kan være omgitt av vegger på tre sider og ha tak. Skulle lette lemping av melkespann til lastebil, som bakte melken til meieri.

Ble reist i 1940-, 50-, og 60-årene som en følge av at bondene selv fikk hånd om omsetningen og videreføringen av melken, som en del av landbruksaktivitet.

Ble etter hvert også brukt som lemping av kraftbrevetter.

I 1971 ble direkte levering av melk til tankbil introdusert, og mjølkerampens tid var løst. *Arkitekturleksikon, Arne Gunnarsson*



Same Place – different day: Skien, Norway





MINIMUM DISTANCES TO MAXIMUM PLEASURES









ZIMBAK-B 3.50
HURT & KIMI 4.50
AM 3.00
MELETT 5.00

UNITED FRIGGS
CALVES HEADS
METTTHREADS
IN STOCK

»100% place«

- This is a place that provides human comfort and pleasure.
- It is not enough to focus on the architectural design and the aesthetics of the materials and details. People will not stay for long, use and inhabit the space.

Lillesand centre



Lillesand sentrum



Lillesand Bibliotek



DENSITY?



DESTINY?.



SIZE MATTERS?



A large, dense crowd of people is gathered in a city street, filling the frame from the foreground to the background. The people are dressed in a variety of casual and semi-formal attire, including suits, blouses, and jackets. The scene is set outdoors with green trees and buildings visible in the background. A blue rectangular text box is overlaid on the right side of the image, containing the text "SIZE MATTERS? TOO MANY." in white, bold, sans-serif font. The overall atmosphere suggests a busy, crowded public event or festival.

**SIZE MATTERS?
TOO MANY.**

JUST RIGHT!



Focus in Arendal Town Planning: 2011 -2021

LIFE ROOM BUILDINGS



- Life between buildings
 - Quality of open spaces
 - Buildings that contribute to achieving this
- Jan Gehl - Danish City Planner

KEY ISSUES:

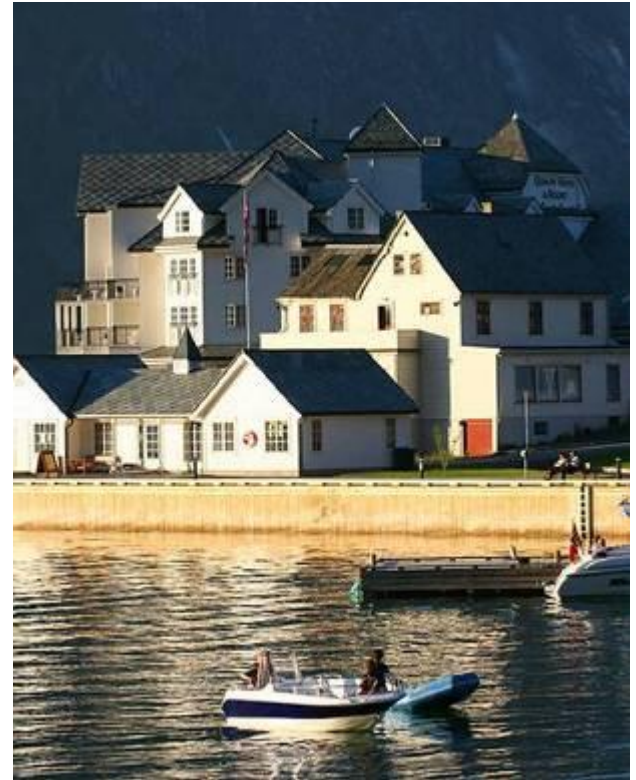
**Involving citizens and decision
makers**

**A commitment to follow up and
make changes – make something
happen**

Half of the all local authorities, in Norway will decrease in population the next 10 years

Consequences:

- Young people (women) leave.
- “The old remain”.
- Companies move
- Shops and schools close.





The centre must be more compact, higher, child- friendly and packed with people and activities.

**•Mayor Petter Berg
Tønsberg, Norway.**

Tonsberg Blad 4. november 2010



***Villages with
Shops, offices
Doctor and dentist
Library, school
Culture meeting
places, sport , play,
Church and
LOTS of homes***

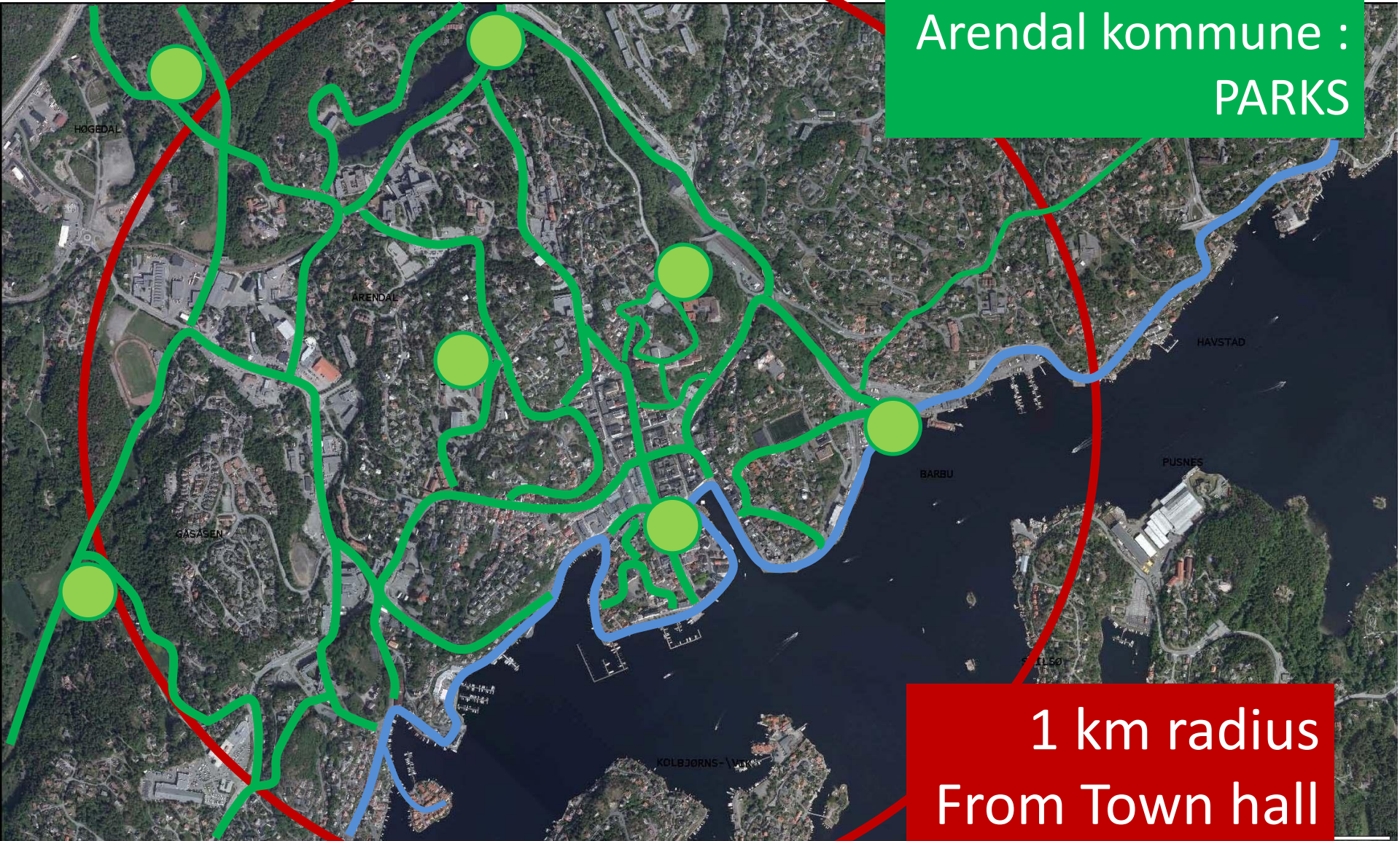


Arendal kommune 2021:

2 000 new homes?

1 km radius
From Town hall

Arendal kommune : PARKS



1 km radius
From Town hall

1 750 new homes



TRANSFORMASJON AV OMRÅDER

1. Barbu Brygge
2. Barbu (kommune)
3. Strømsbuslette 9 – Bakke Lie Sørensen
4. Strømsbuslette - Volvo
5. Myrene-Bjørnes

Transformasjon av Bygning(er)

Næringsbygg (m/boliger?)

Planlagt nye leiligheter

Transformasjon av områder

Atraksjoner/museum

An aerial photograph of a coastal town, likely in Norway, featuring a large harbor, a prominent red brick church with a tall spire, and various residential and commercial buildings. The text 'GOAL: 100 NEW FLATS?' is overlaid in a white oval in the center of the image.

GOAL: 100
NEW FLATS?



SUMMERY: It is all
about...
People being with
other People.
Density is a key to
achieving this