
SPIN
UNIT

Systemic change
New urban crisis

Centres-villes morts, moches périphéries, merci qui ?

28/02/2017

PODCAST | EXPORTER

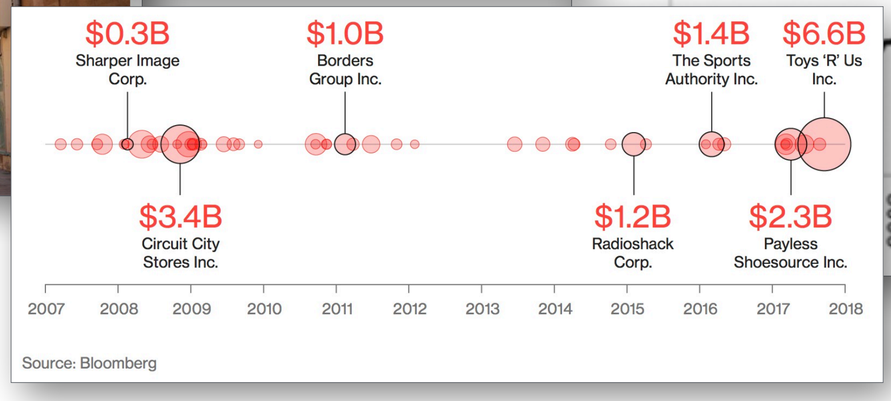
Les centres se meurent dans beaucoup de villes moyennes. La faute à 20 ans de construction frénétique de zones commerciales périphériques et un conflit, toujours présent, entre aménagement territoire et développement (soi-disant) économique. Bientôt des "Death Malls", comme aux Etats-Unis ?

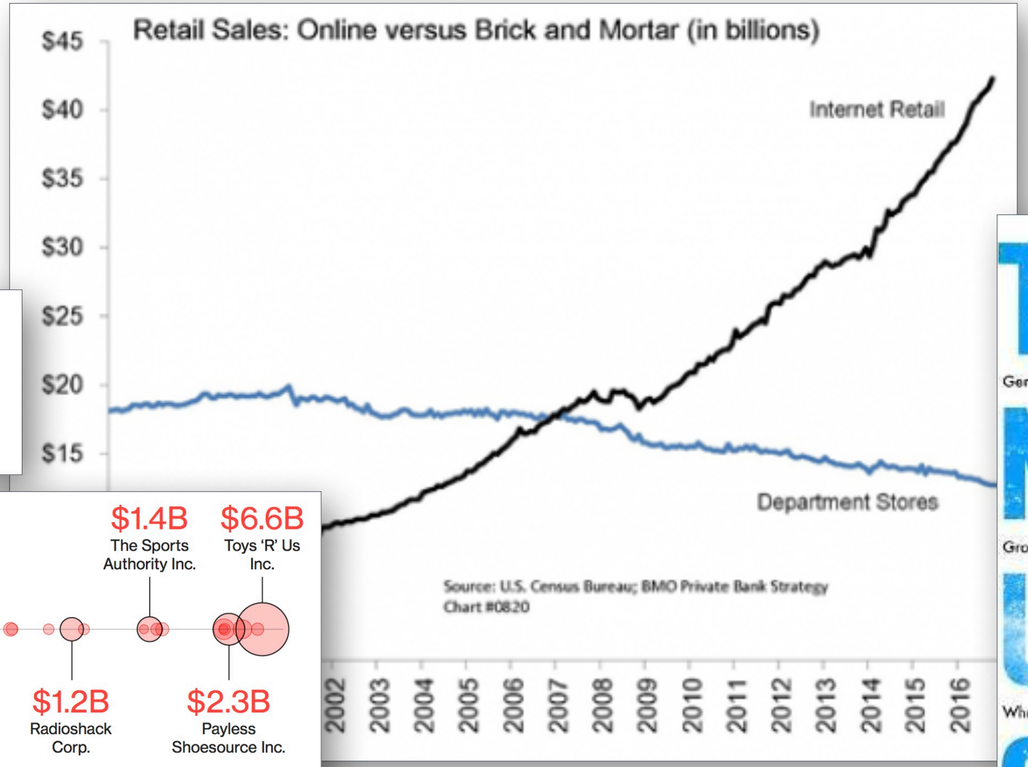


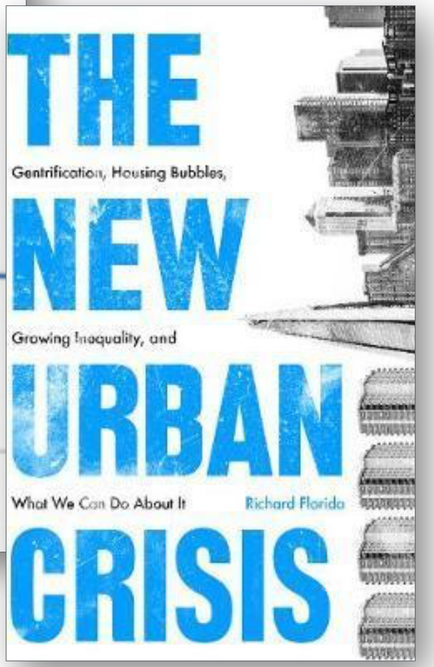
America's 'Retail Apocalypse' Is Really Just Beginning

By Matt Townsend, Jenny Surane, Emma Orr and Christopher Cannon
November 8, 2017

The so-called retail apocalypse has become so ingrained in the U.S. that it now has the distinction of its own Wikipedia entry.





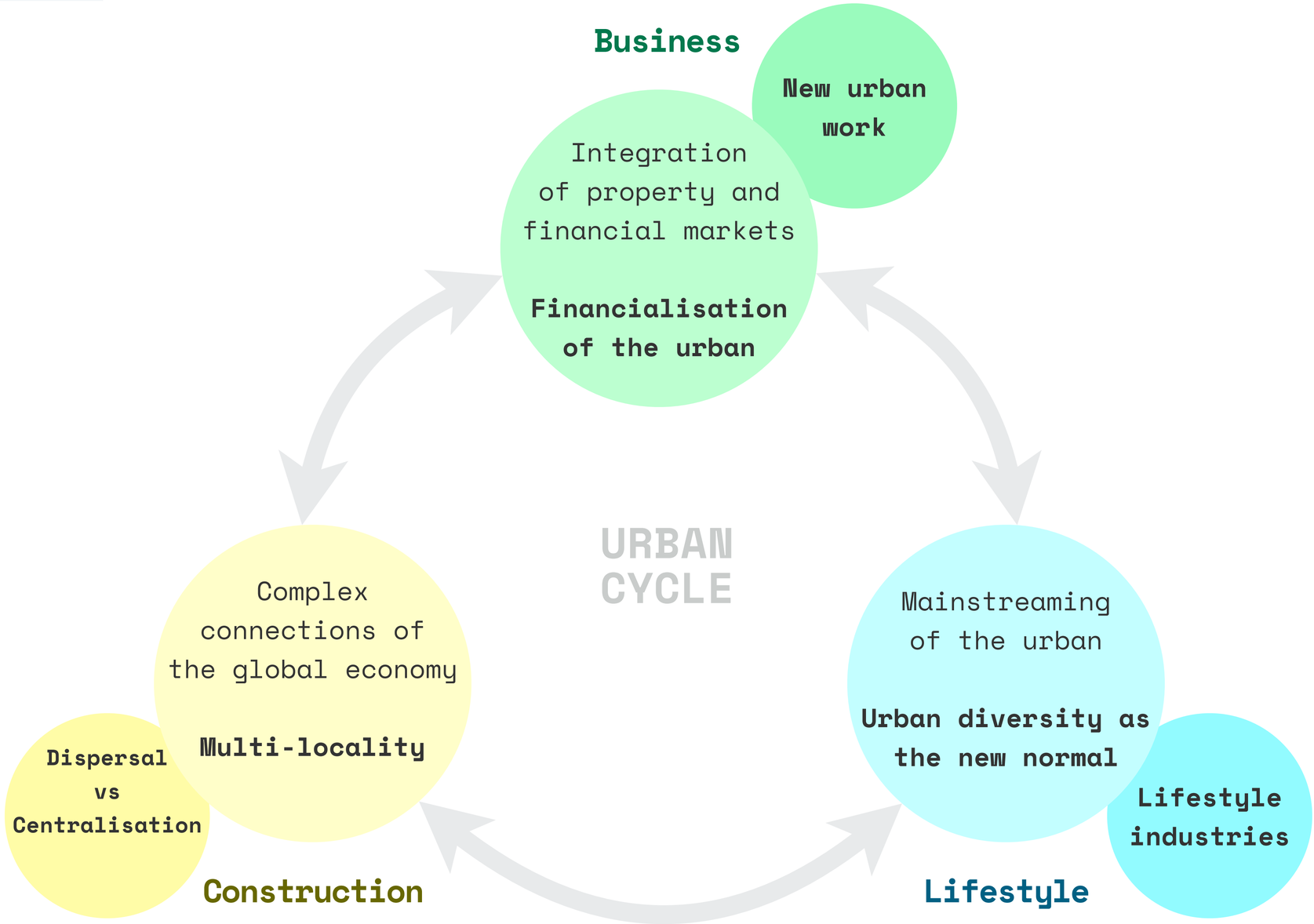


- GENTRIFICATION
- HOUSING BUBBLES
- INEQUALITY

The urban cycles
Broken chain

TAMPERE UNIVERSITY OF TECHNOLOGY

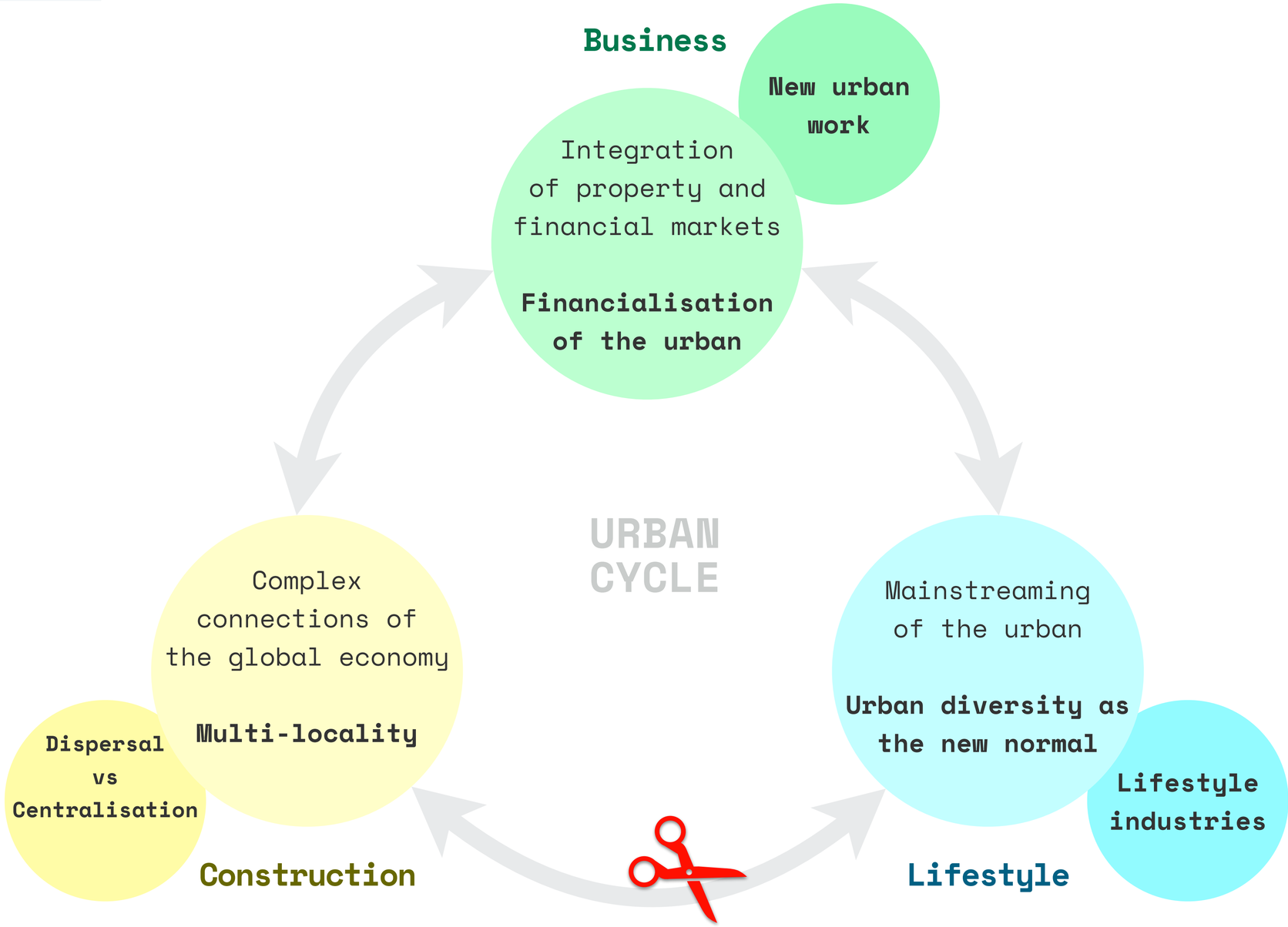
URMI



The urban cycles
Broken chain

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URMI



Systemic change
Changes in the reproduction of capital

~~*Location Location Location*~~

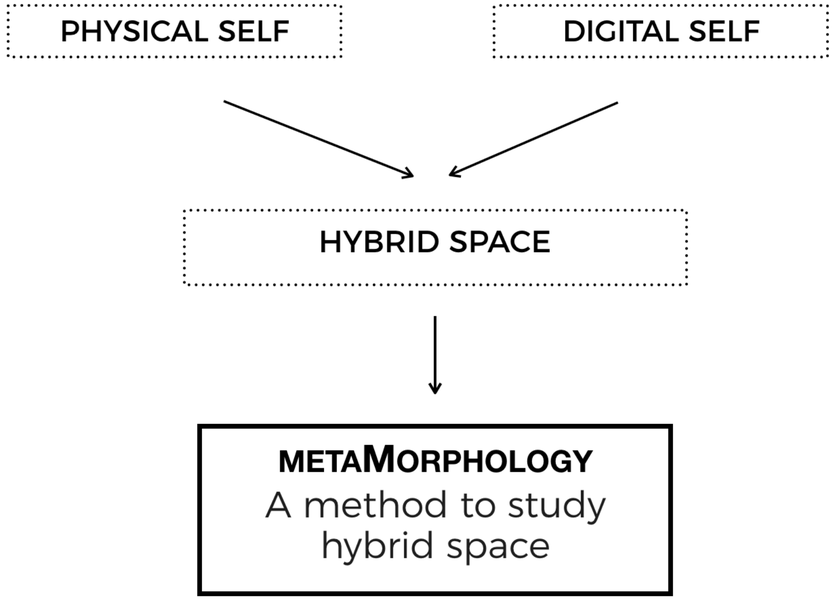
Capitalism was based on centrality and inequalities to reproduce its capital

Favours: inequality and formal planning
Popular: most pedestrian or car traffic
+capital: spatially central place

Communication Communication Communication

New capitalism: obtaining socially central/ cultural places (**GENTRIFICATION**)

Favours: equality and informal processes
Popular: well know on social media platforms
+capital: social/cultural central place



Urban metaMorphology
Bridging physical and digital life



Space

Hillier & Hanson → Mike Batty → Aldo Rossi → Caniggia & Maffei → Lesley Martin → Kevin Lynch → Andres Sevtsuk → Sergio Porta

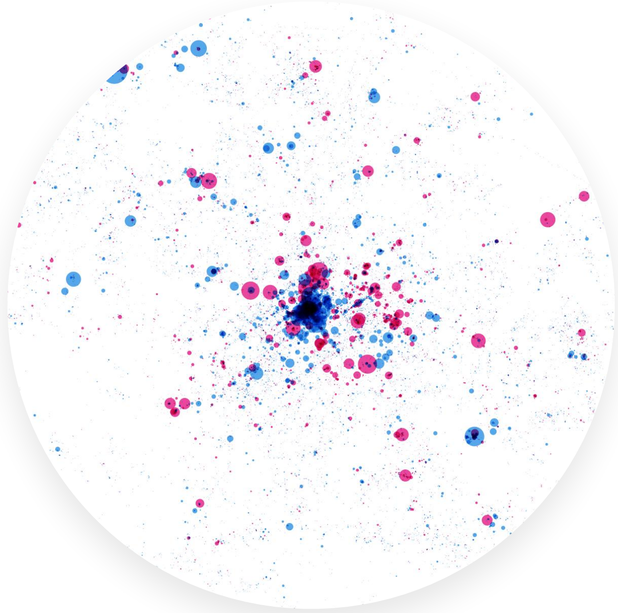
Measuring city form and accessibility



Activities

Jane Jacobs → Christopher Alexander → Jan Gehl → Henri Lefebvre → Alberto Perez Gomez → Daniele Quercia

Measuring supply and variety of services and activities



Values

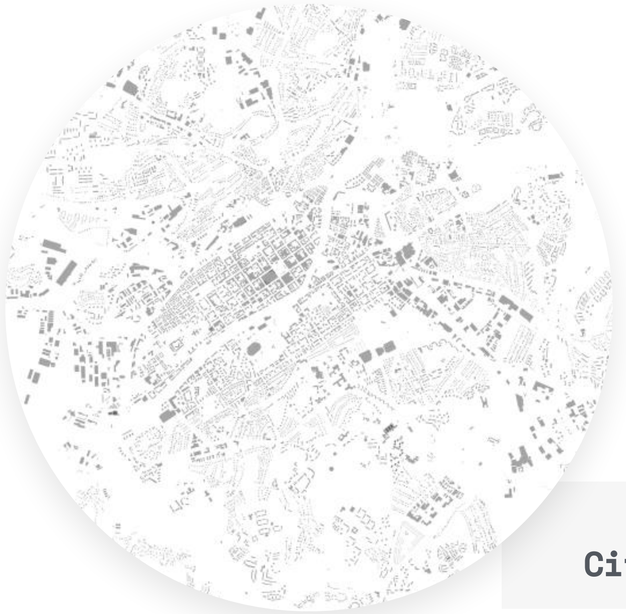
Lav Manovich → Howard Gardner → Richard Sennett → Shannon Mattern → Aaron Renn → Walter Benjamin → Richard Florida

Measuring social, cultural and economic values

SPACE
City form and accessibility



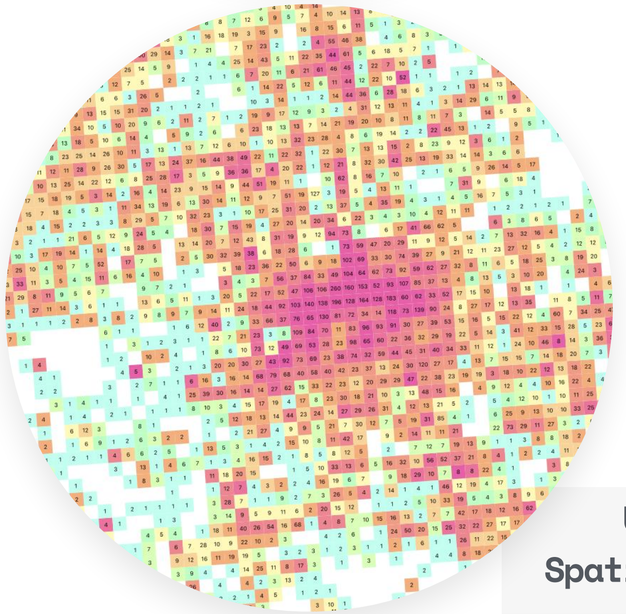
Urban accessibility
Car-based mobility



Urban density
City form analysis



Local accessibility
Pedestrian mobility



Urban morphology
Spatial distribution

ACTIVITIES
Supply of urban amenities

Optional activities
Taking a walk by the river, jogging in the park, sun bathing, eating out

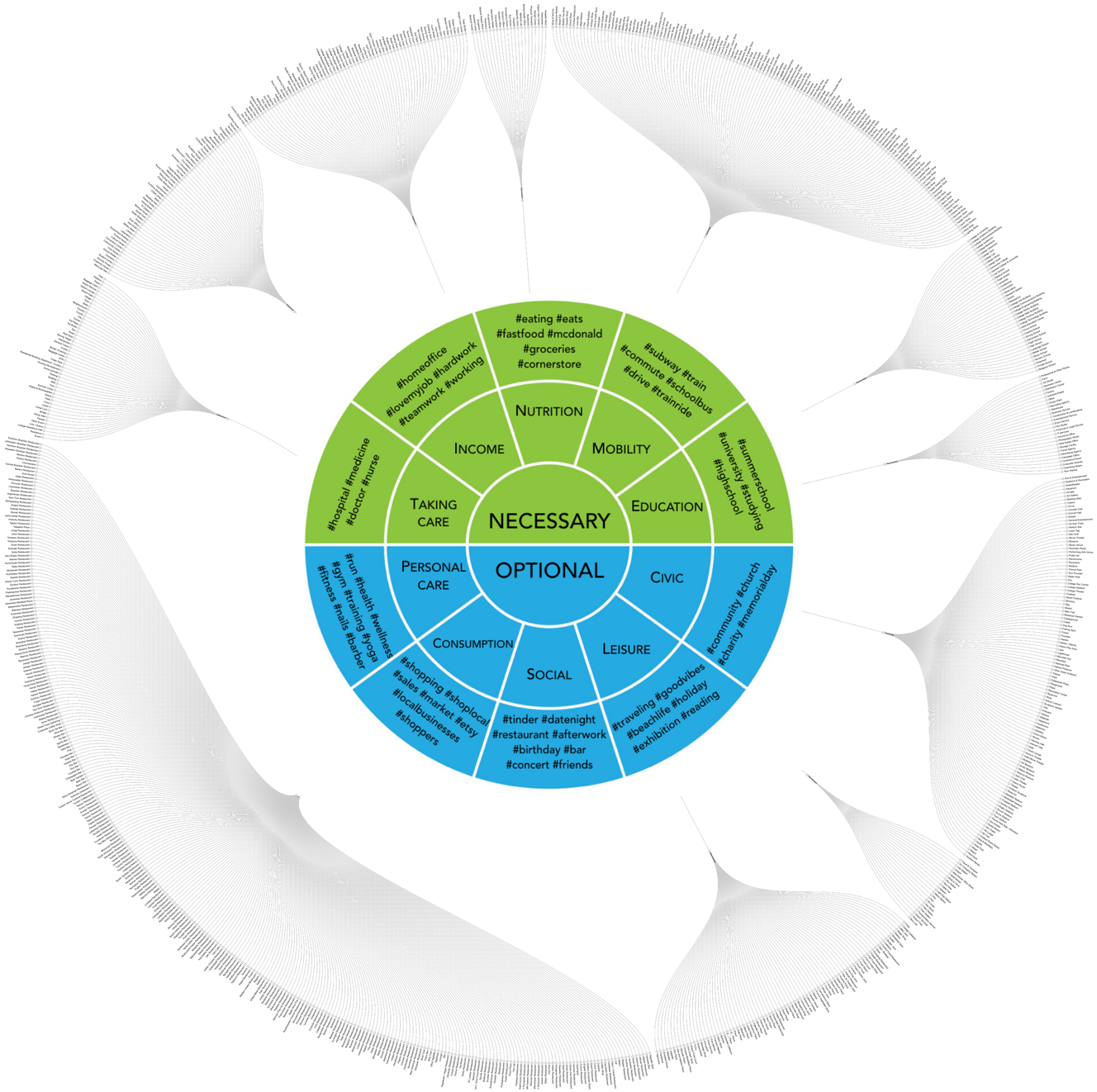


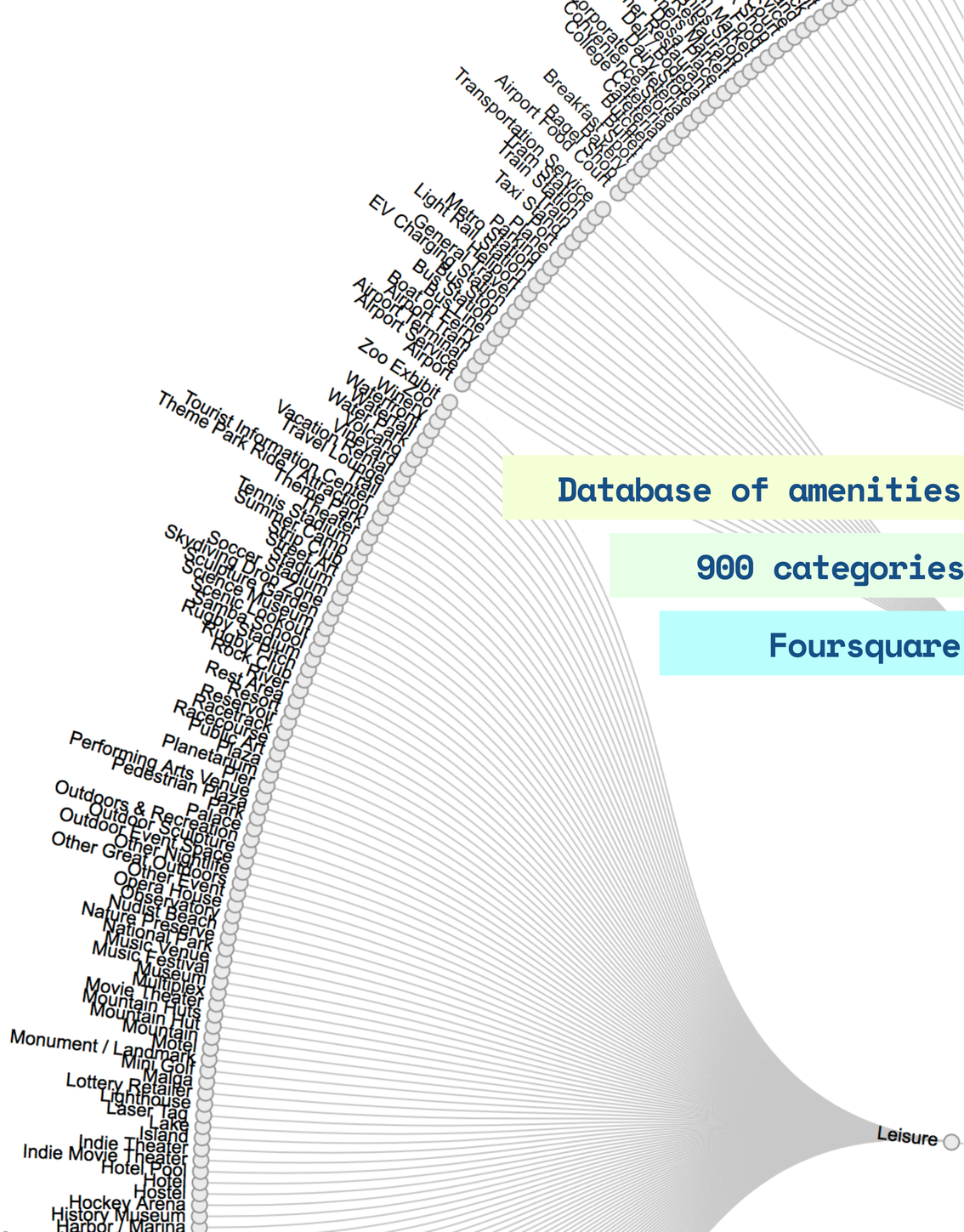


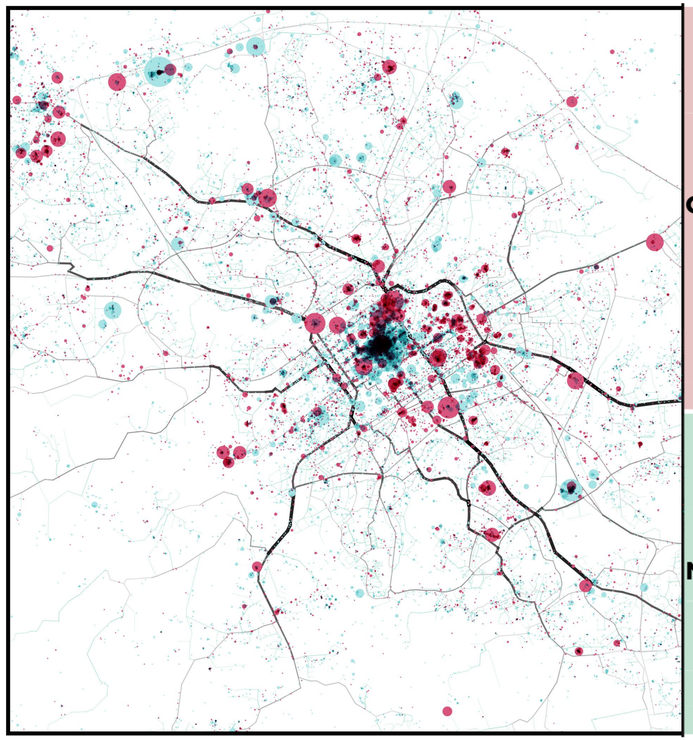
Necessary activities
Going to work, to school, doing the groceries

Survey activity patterns —> Map the variety of activities —> Make improvements




NECESSARY
OPTIONAL
NUTRITION
MOBILITY
INCOME
EDUCATION
TAKING CARE
CIVIC
PERSONAL CARE
LEISURE
CONSUMPTION
SOCIAL
#eating #eats #fastfood #mcdonald #groceries #cornerstore
#subway #train #commute #schoolbus #drive #trainride
#homeoffice #lovemyjob #hardwork #teamwork #working
#summerschool #university #studying #highschool
#hospital #medicine #doctor #nurse
#community #church #charity #memorialday
#run #health #wellness #gym #training #yoga #fitness #nails #barber
#traveling #goodvibes #beachlife #holiday #exhibition #reading
#shopping #shoplocal #sales #market #etsy #localbusinesses #shoppers
#tinder #datenight #restaurant #afterwork #birthday #bar #concert #friends


Database of amenities
900 categories
Foursquare
Leisure



Optional

Necessary

Leisure

Mobility

Income

Social

Consumption

Personal Care

Education

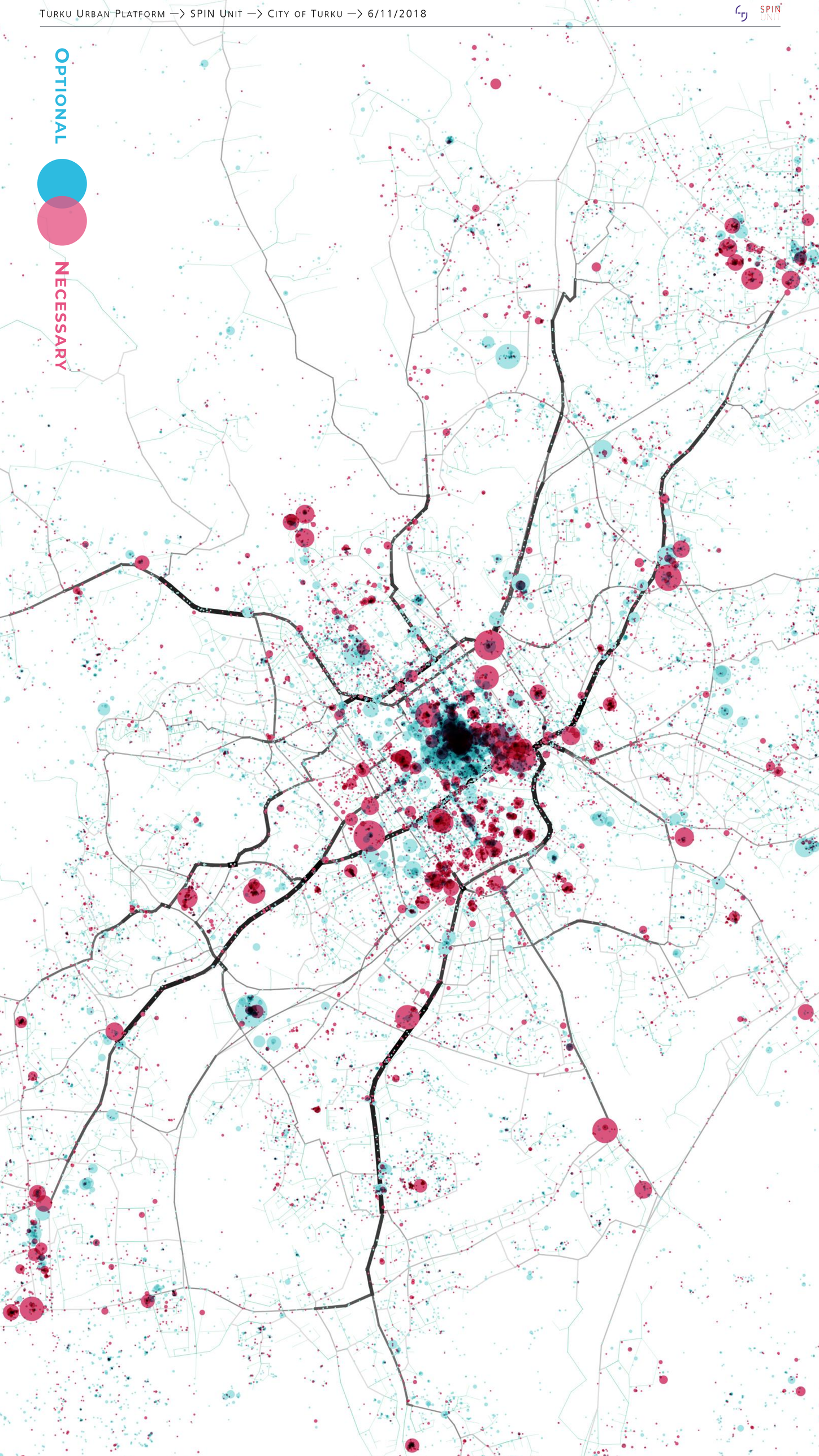
Nutrition

Taking Care

Civic

Optional

Necessary



Formal data

WHAT PLANNERS SEE

Finnish database of Businesses

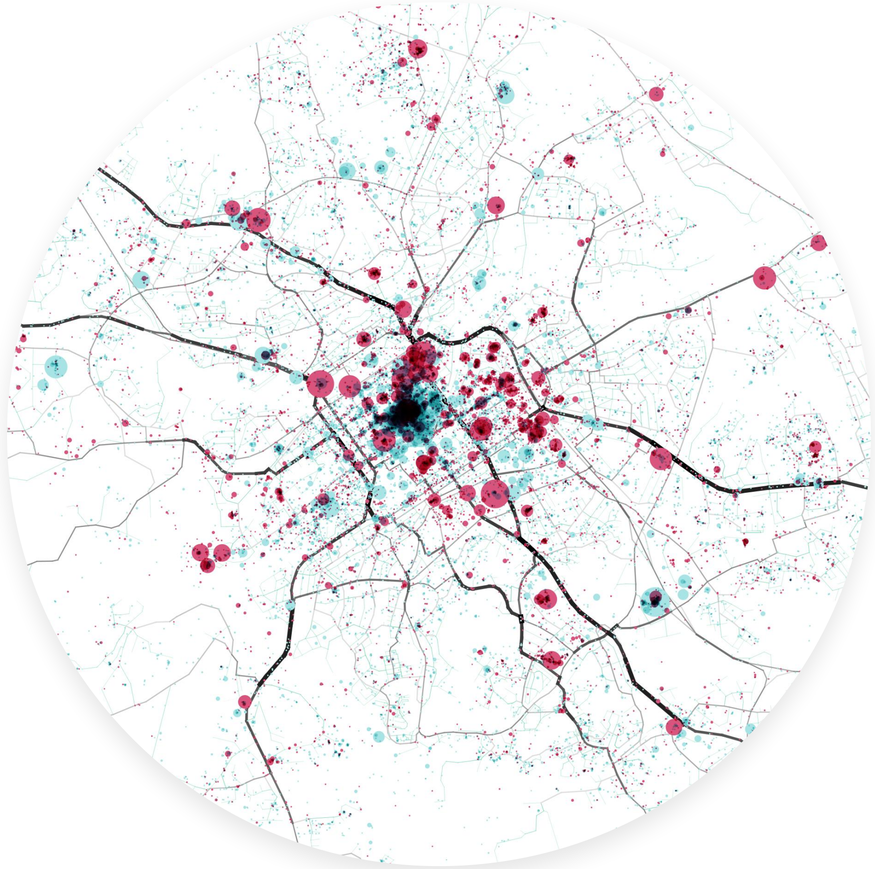


Contains information meaningful
to the administration system

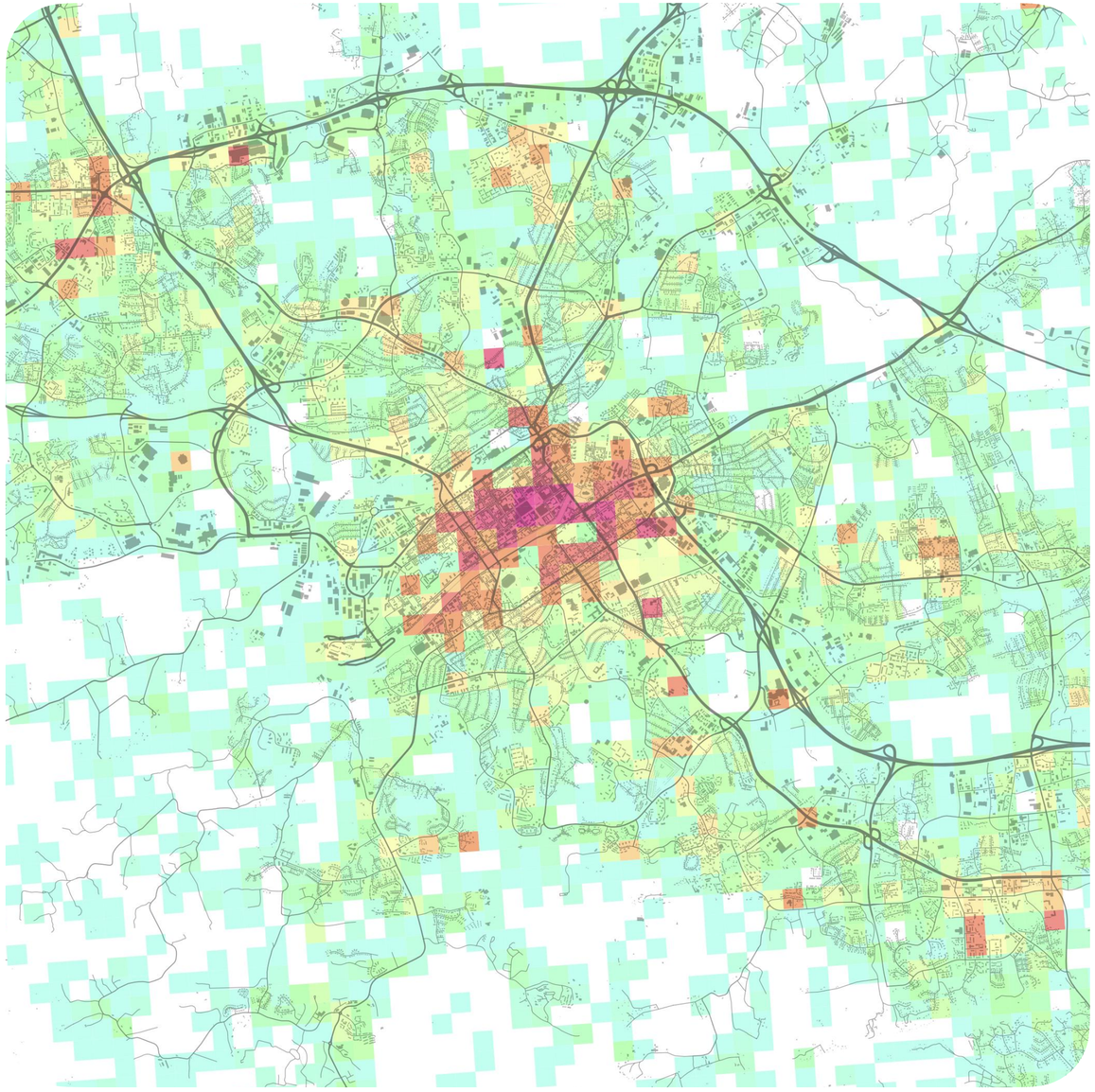
semi-Crowdsourced data

WHAT PEOPLE EXPERIENCE

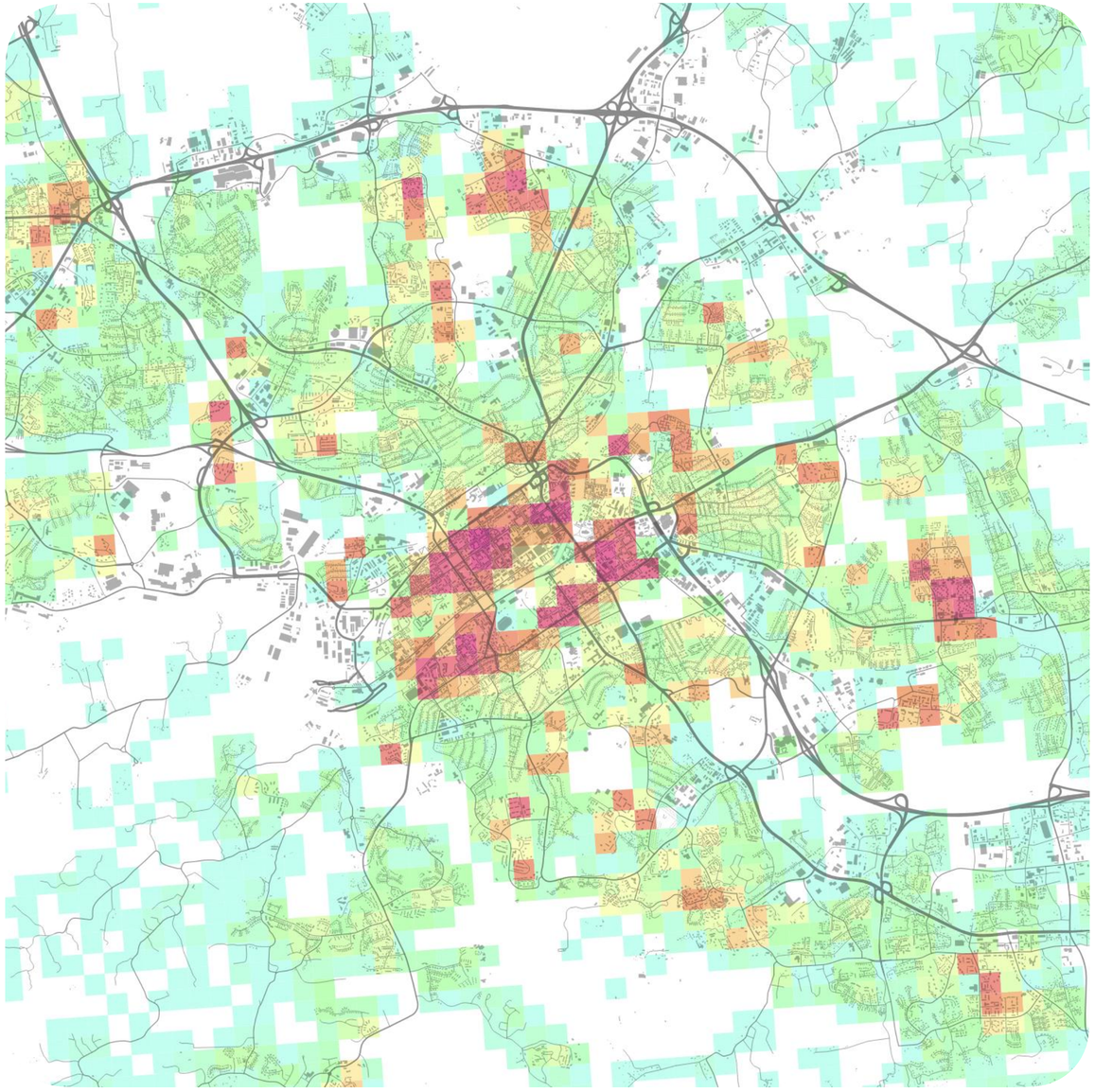
Foursquare venues



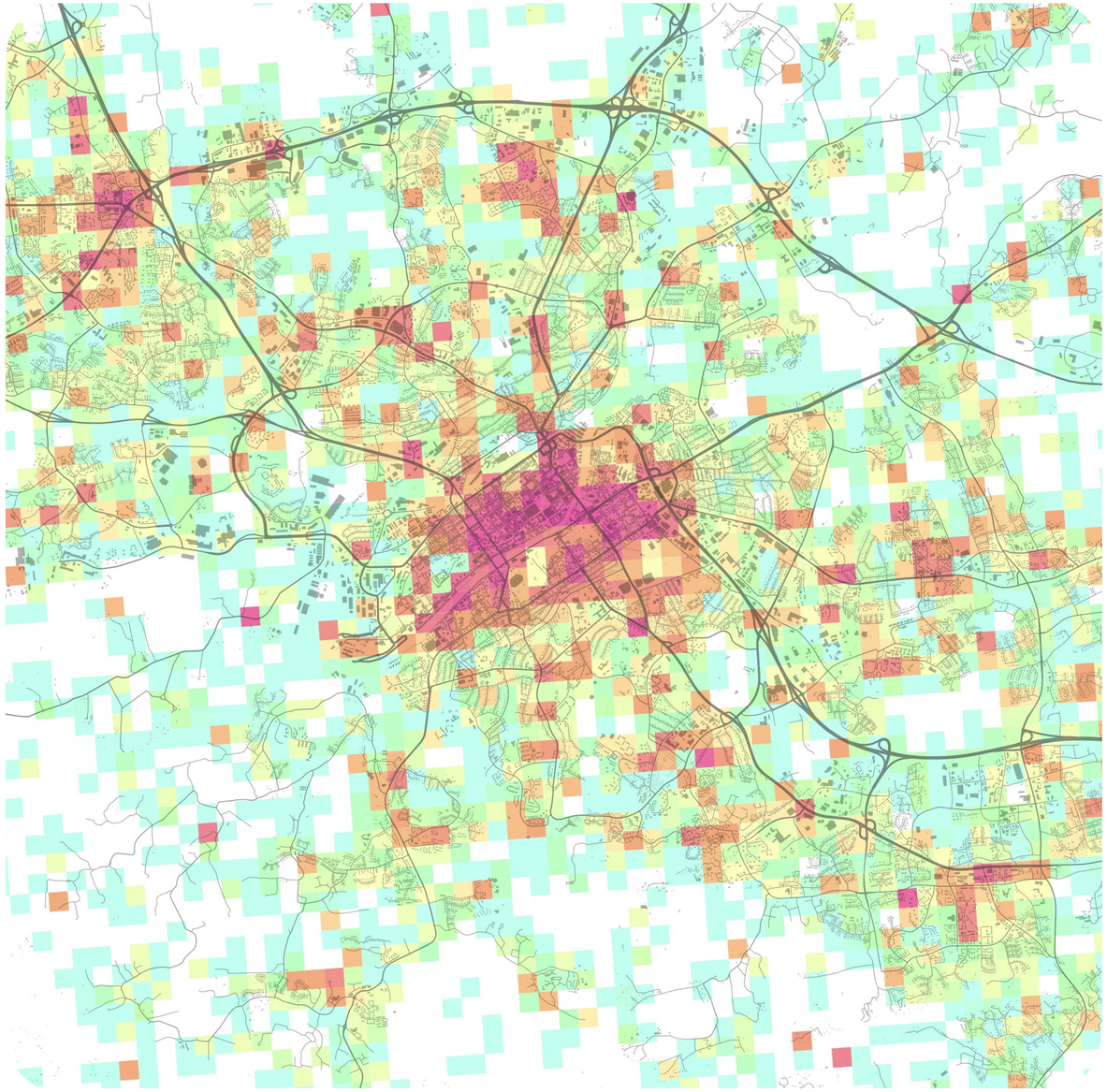
Contains information meaningful
to the people



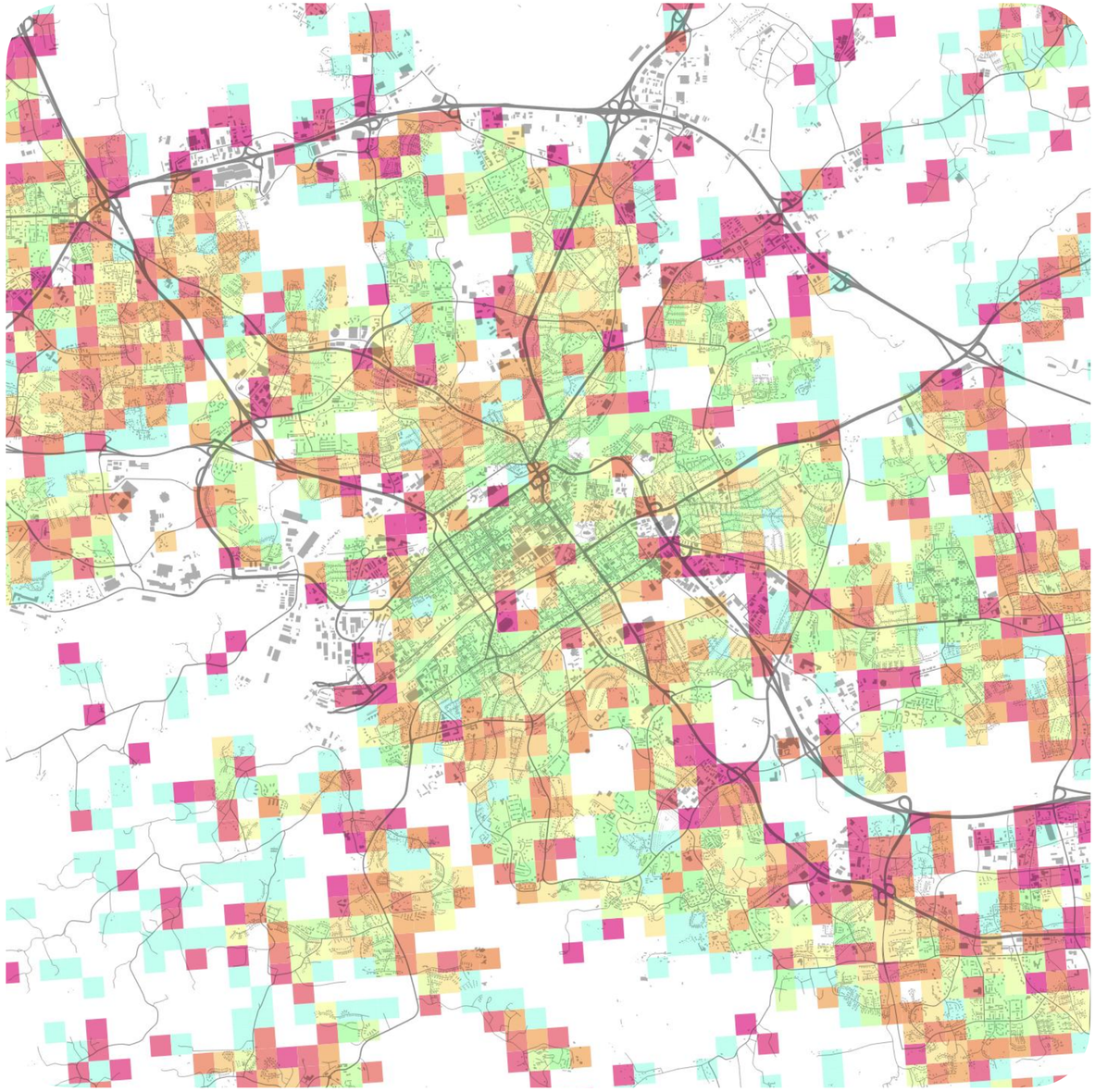
Number of amenities



Population



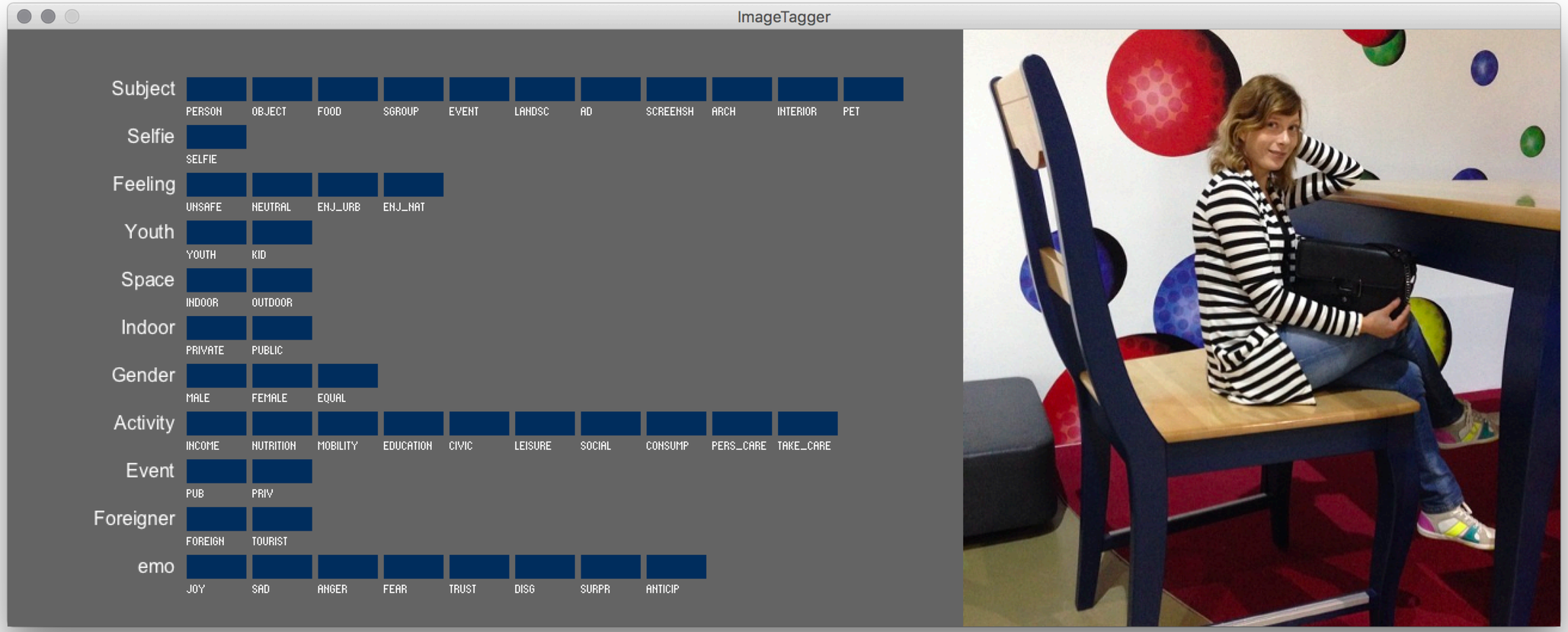
Variety of amenities



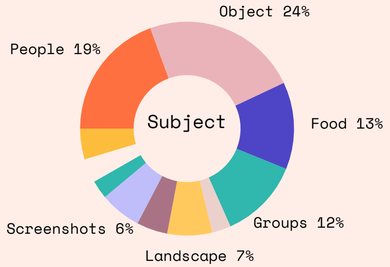
Variety per person

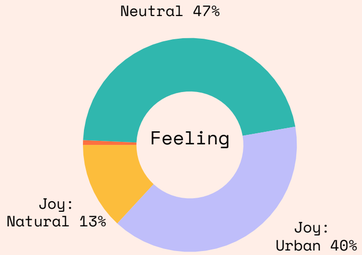

VALUES
Social and economic values

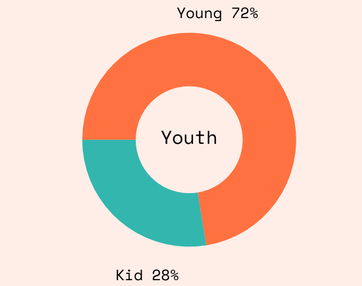
Categorising activities
What people value sharing

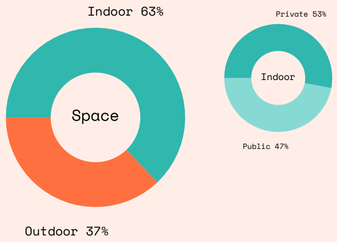


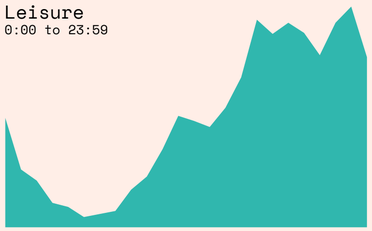
Turku Area

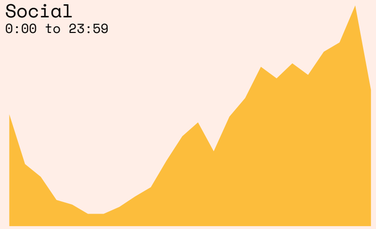


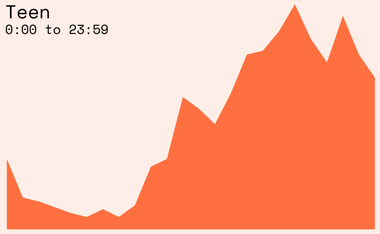


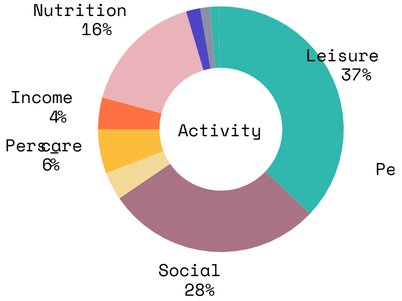


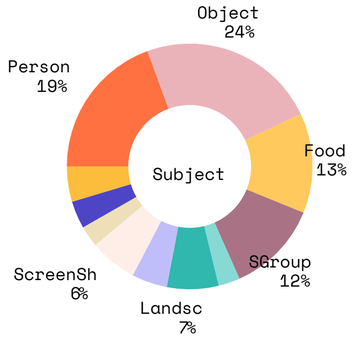


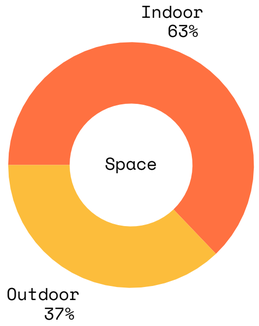




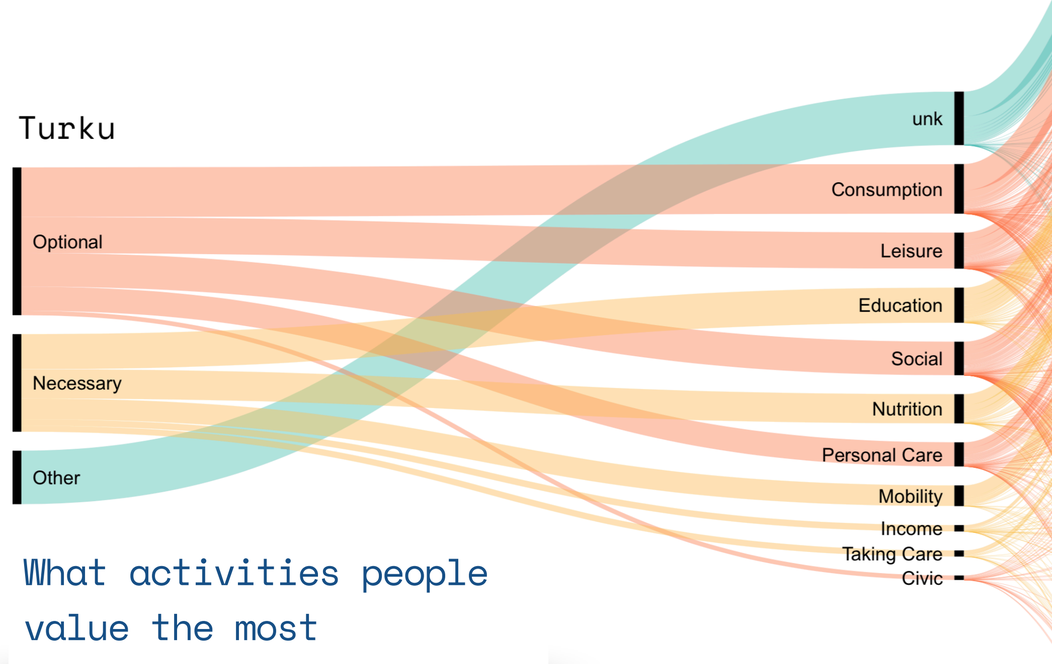




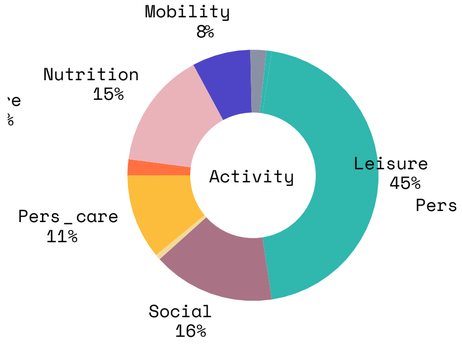


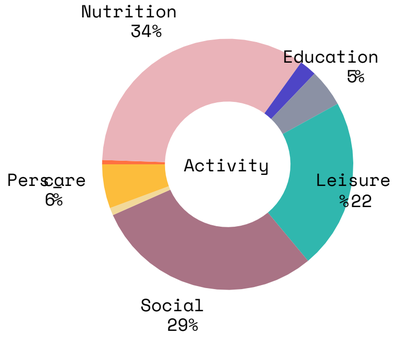


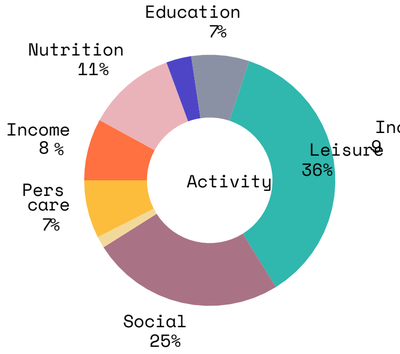
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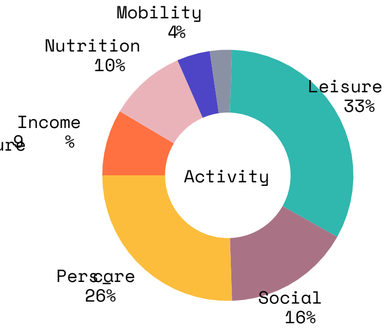


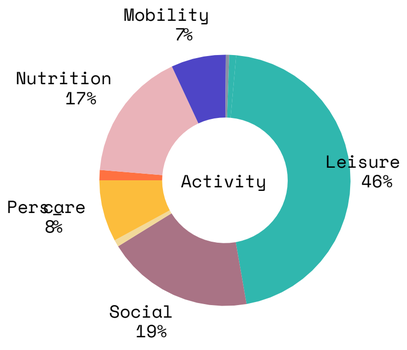
What activities people value the most

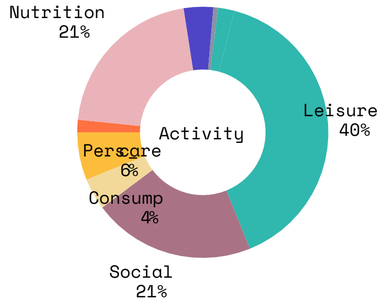


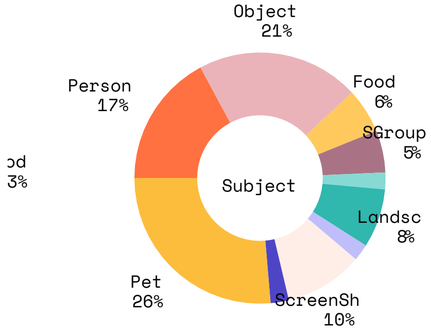


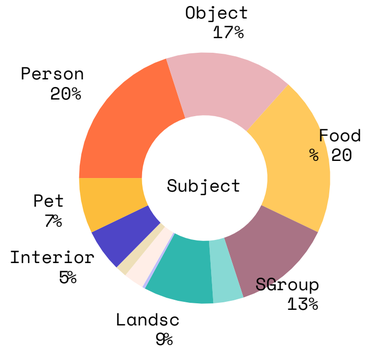


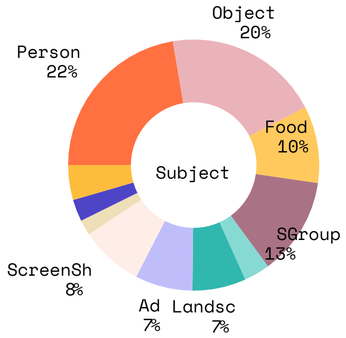


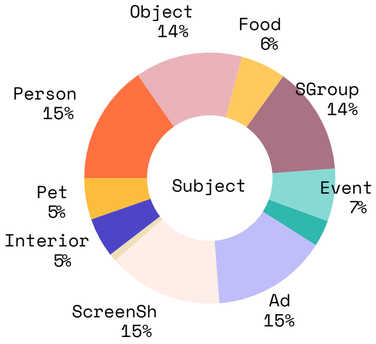


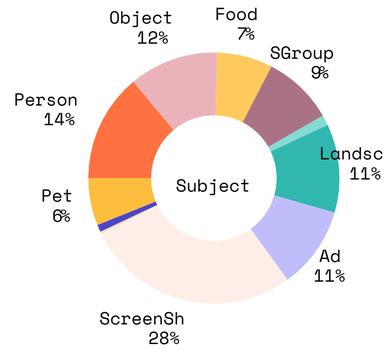


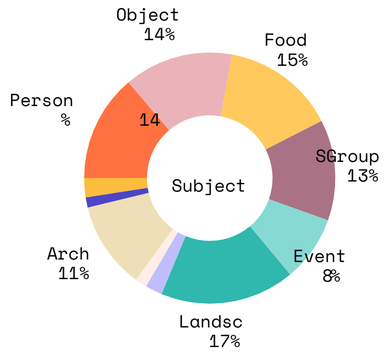


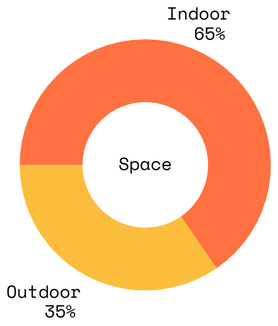


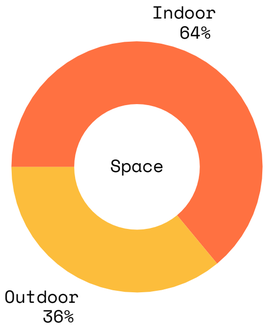


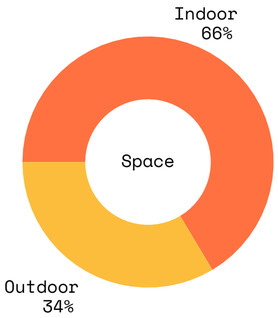


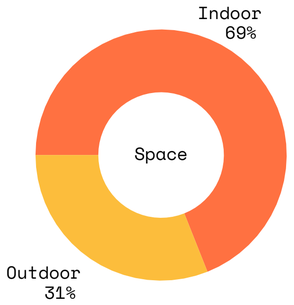


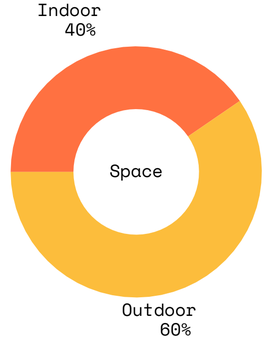


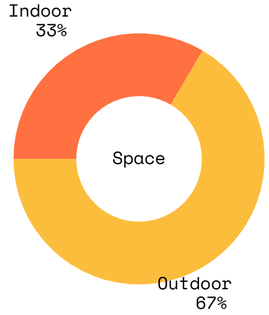






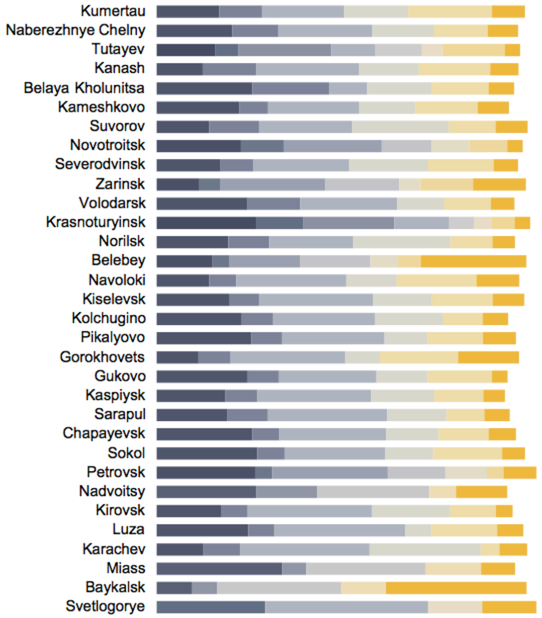






varissuo student village kupittaa isoheikkila hirvensalo aurajoki

Test cases
80 Monotowns > 40 FIFA cities



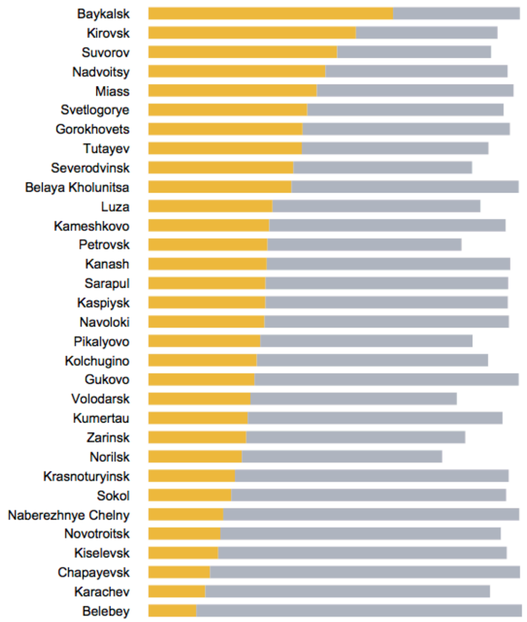
QUALITY OF LIFE

One of our main challenges was understanding the quality of life in the 32 cities without having any economic or demographic indicator to start with. Therefore we conceptualized a measure of the quality of life according to the number of activities occurring in one city and their distribution. So one city offers a better quality of life not only when there are many activities but when these are more evenly distributed.

The graphs show, from top to bottom, the cities with a higher number of activities that are also more evenly distributed.

The more one city is at the top, the more vibrant and various is its life.

(Number of activities/(max number of activities between al cities) × (max variance of activities values for all cities)/(variance of the activities values of one city)



QUALITY OF PLACE

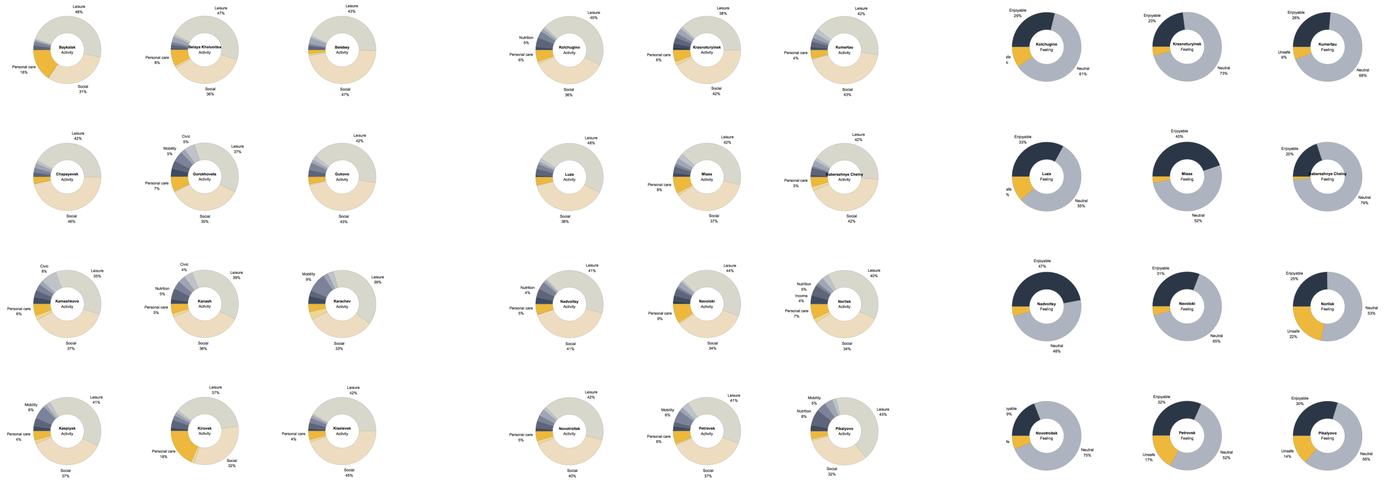
The graph show the amount enjoyable place against the amount of neutral places found in each city. The higher one city is represented in this graph, the more quality spaces it offers.

enjoyable
netural

FIFA cities







The problem with this project

600 layers

Diversity

Supply

Mobility

Density

Real estate

Centrality

Activeness

Popularity

Walkability

Accessibility

Turku Open Platoform

SPIN Unit urban research

Benchmarking and KPI

City planners

Urban developers

Architecture offices

Citizens of Turku

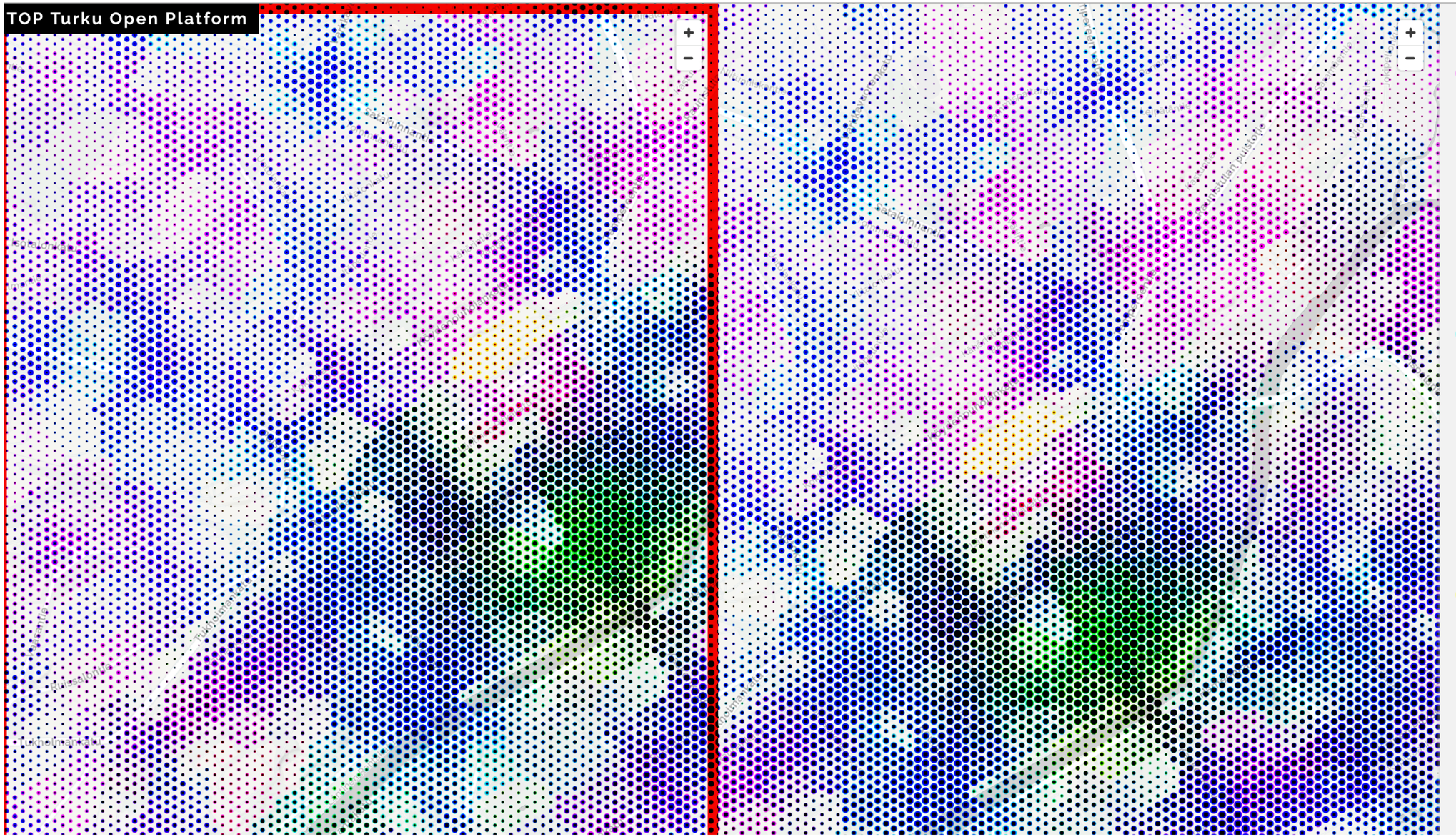
Interest groups

Politicians

Informed meetings
Workshops and
roundtables to foster
informed decision making

FINDING POTENTIALS
SHAPING FUTURES

TOP / *Turku Open Platform*



RANK | FILTER | i

SPACE

- Pedestrian accessibility
- Traffic-oriented accessibility
- Walkability
- Building density
- Perceived building density

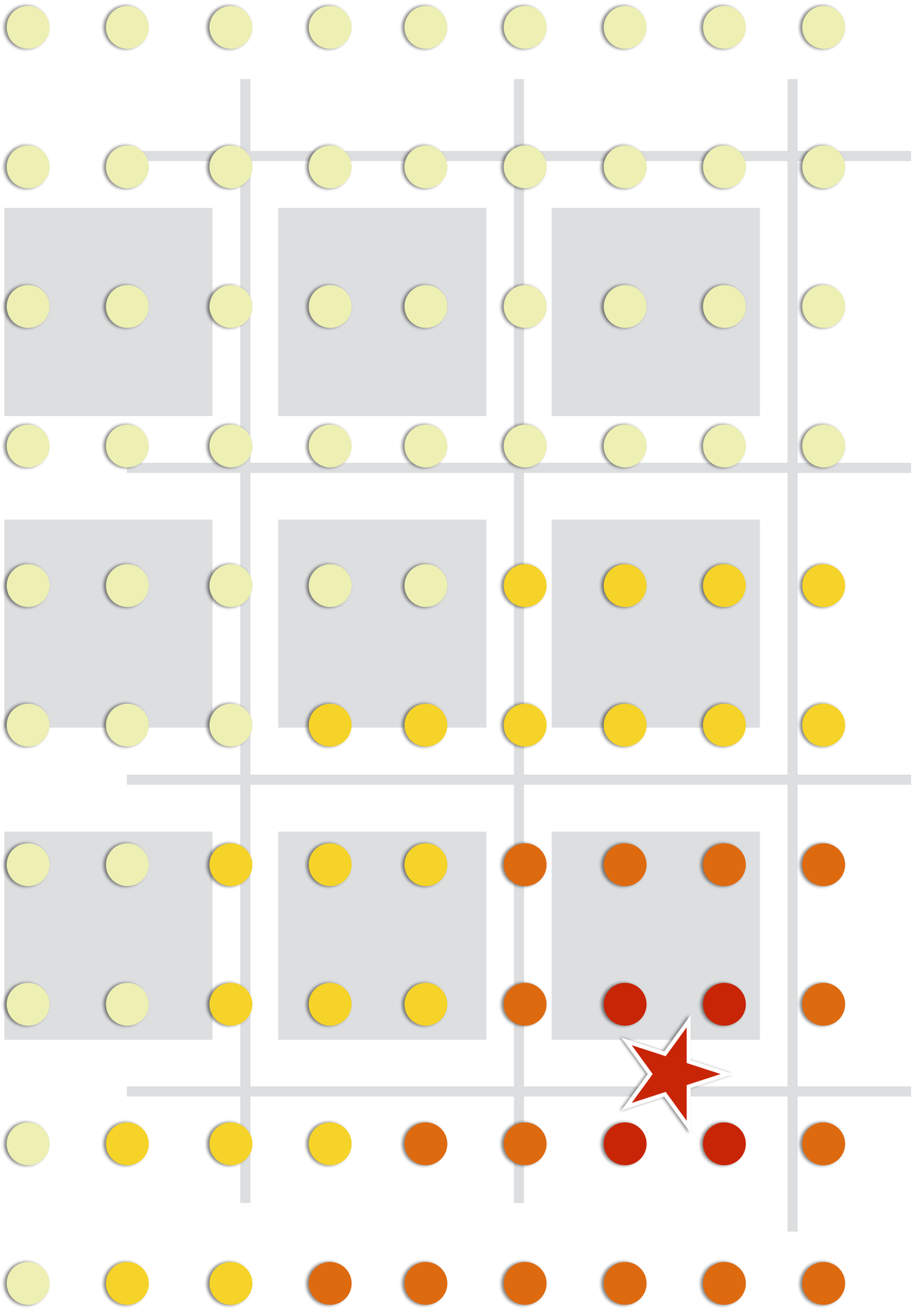
ACTIVITIES

- Diversity of uses
- Optional activities
- Necessary activities
- Optional consumption
- Mobility

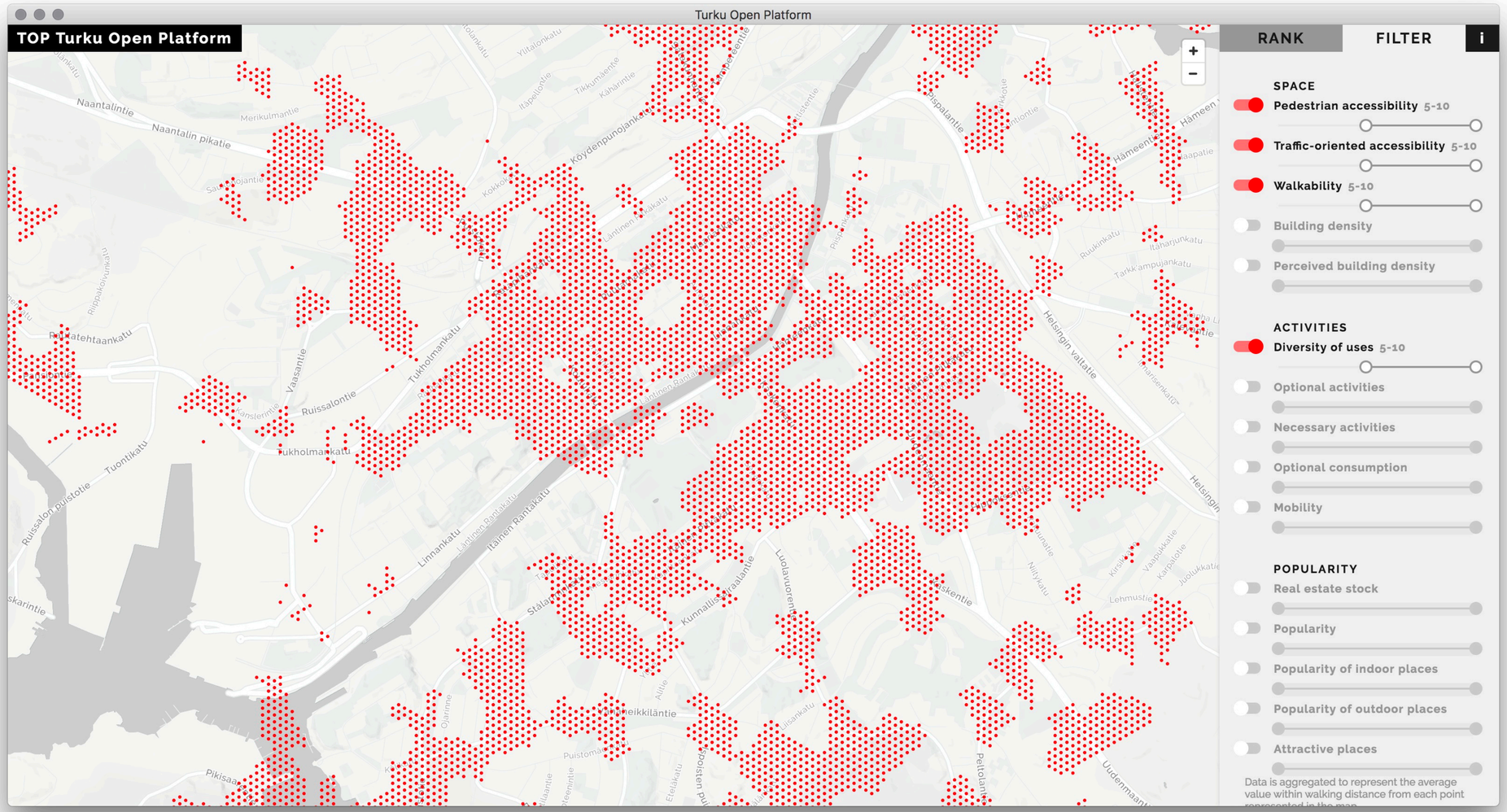
POPULARITY

- Real estate stock
- Popularity
- Popularity of indoor places
- Popularity of outdoor places
- Attractive places

Gravity

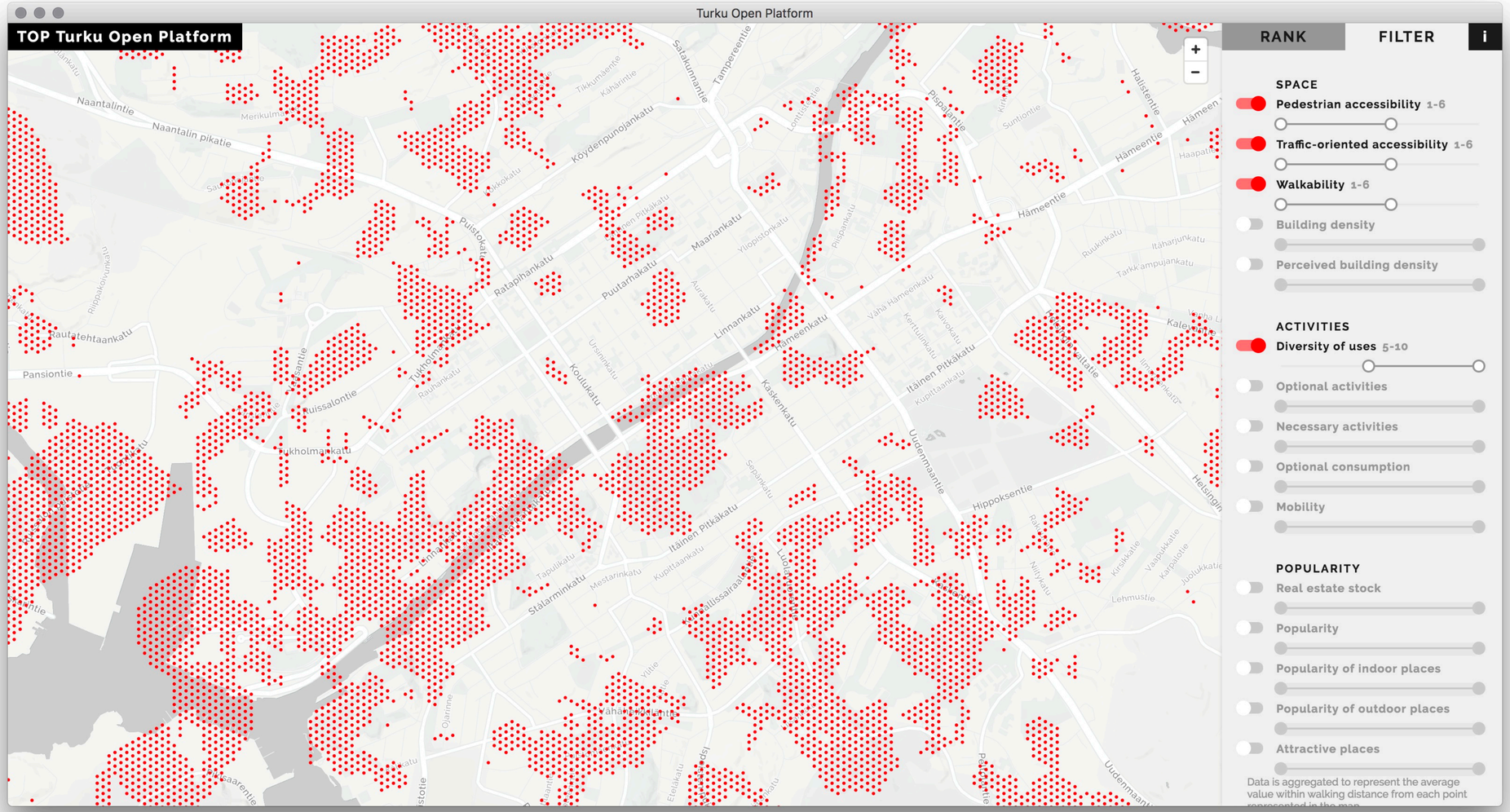


Morphological/GIS methodology validating itself



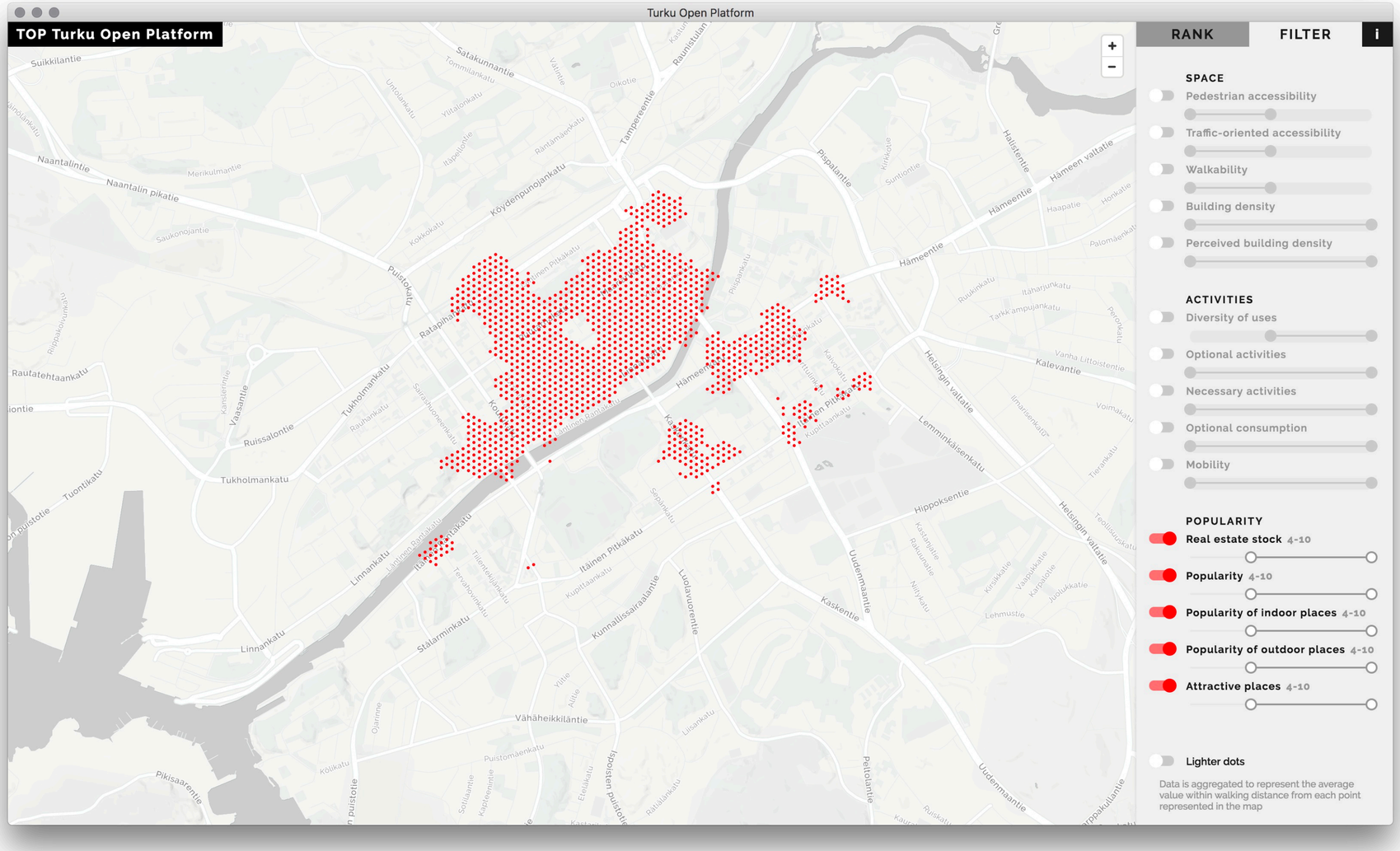
High accessibility correlates to high activity

Low accessibility, high popularity/activity



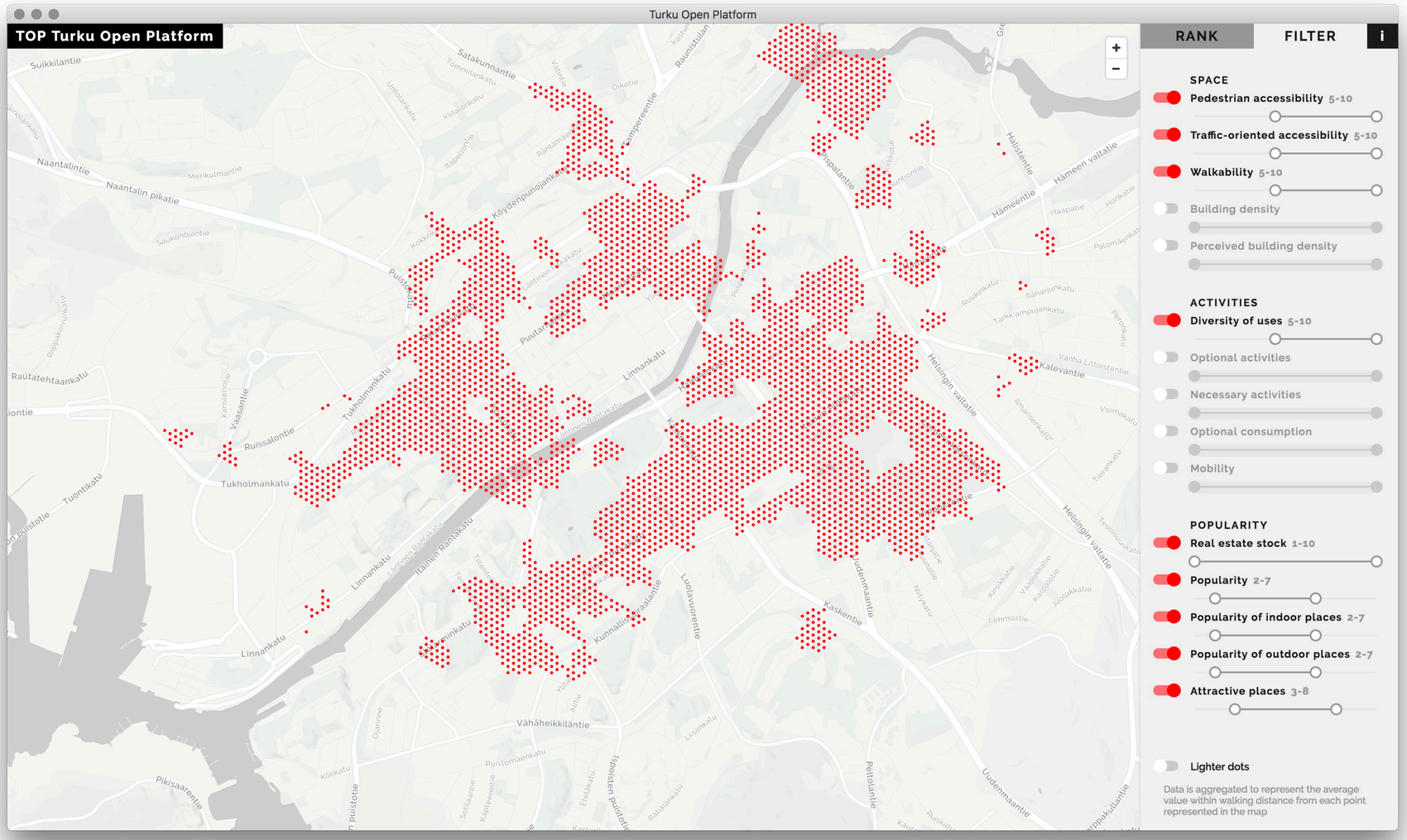
No morphological predictors for socio/economic activities

Popularity correlation



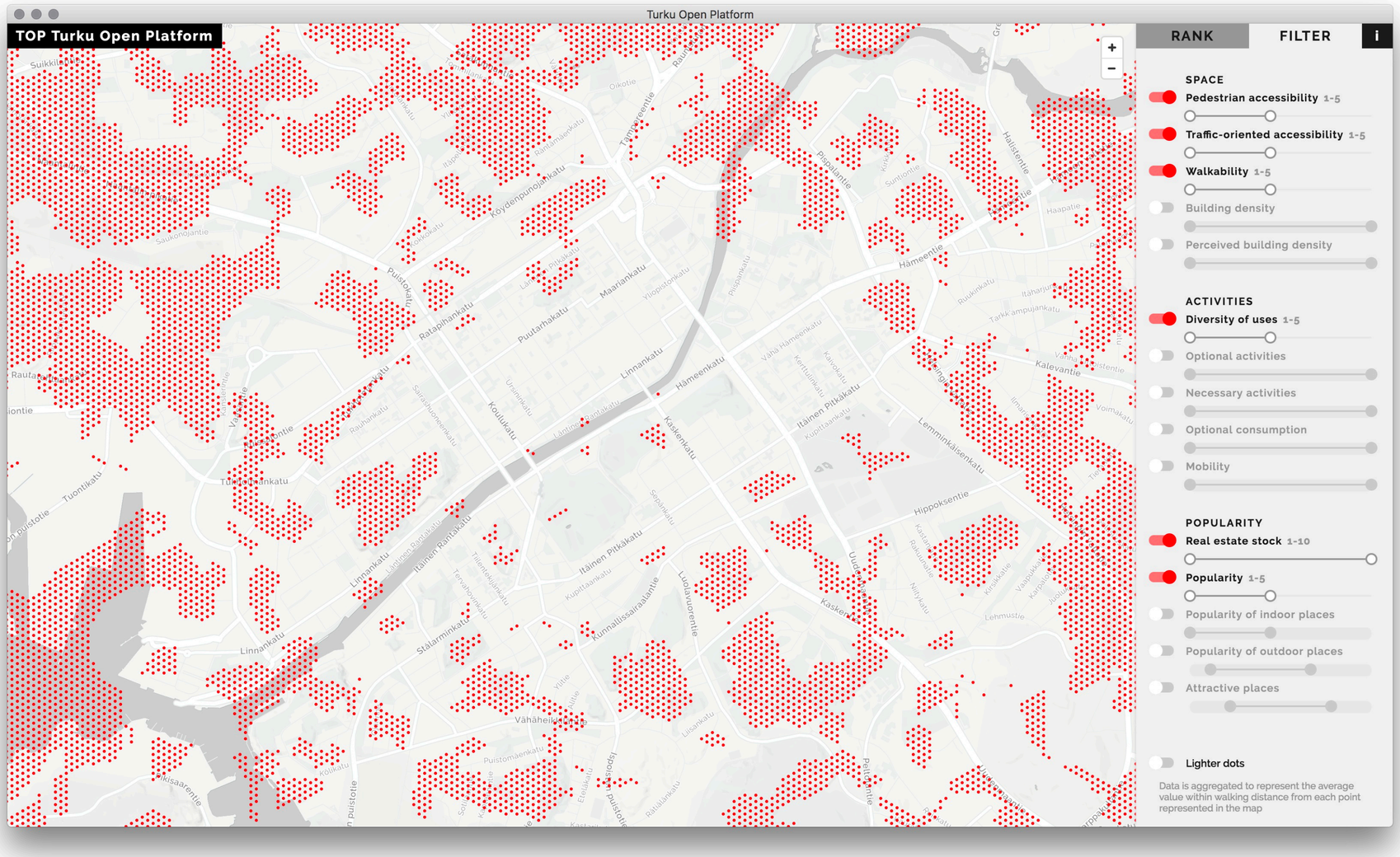
Extremely strong interdependence / A new gentrification phenomenon possible

Possibile coming-up areas based on centrality / **Low investment**

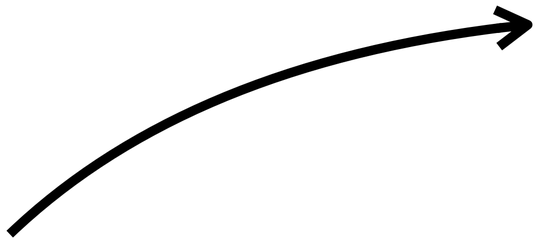


High accessibility
High diversity
Mid popularity

Possibile coming-up areas based on rent-gap (low values) / **High Investment**



Low accessibility
Low activity
Low popularity

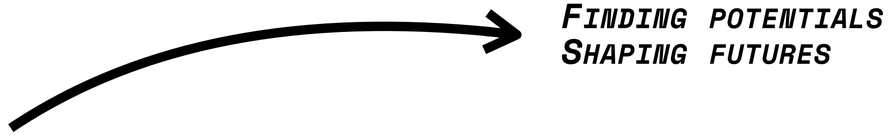


FINDING POTENTIALS
SHAPING FUTURES

Situation *current landscape*

Complication *current problem*

Intention *future scenario*



Finding potentials
Shaping futures

Situation *current landscape*
Complication *current problem*
Intention *future scenario*

USE THE TOOL TO:

1. Learn current **situation**
2. Find the **complication** (question)
3. Draft your **intention** (scenario)

spinunit.eu/top

wi-fi
name: joki guest
password: jokiwilan

1. Role of university
Roope Elojärvi, Sigge Architects
Helka Kalliomäki, tutkija TY
Lotta Kujanpää, Turku Science Park
Juha Malmivirta, Turun kaupunki
Minna Tuominen, ISS
Katariina Kulha, TY

2. Tourism and FDI
Maarit Kaipiainen, architect
Kristiina Hellsten, Turun kaupunki
Susanna Lahtinen, CYF
Juha Pulmuranta, Union of Baltic Cities
Sakari Himanen, Hila Architects
Liisa Niskanen, TY

3. Real estate and place making
Mats Almgren, Kiinteistöliitto
Jaakko Kalevi, Steinbau
V-P Rajala, Rakennustuote
Satu Tiainen, Turun kaupunki
Nea Tuominen, Komitea arkkitehdit
Hilla Saksman, TY

4. Future of work
Katariina Hilke, Turun kaupunki
Aki Ketolainen, Siroic Oy
Robin Lybeck,. Åbo akademi
Tapio Markkula, DI, TY
Soile Puranen, CYF
Juhani Reiman, Lingsoft Oy
Valto Savola, TY

Public 5. space and image of Turku
Tomi Hangisto, miljöö, Turun kaupunki
Aino Koivunen, Sigge Architetcs
Sassu Saarinen, Sassu Oy
Simo Vihjanen, Lingsoft Oy
Ville Haka, TY
Kaisa Voipio, TY