

URBANIZATION CHALLENGES OF THE 21st CENTURY



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FOR A BETTER URBAN FUTURE

Urbanization challenges of the 21st century

1. State of the art

2. The prevailing urbanization model: GS20

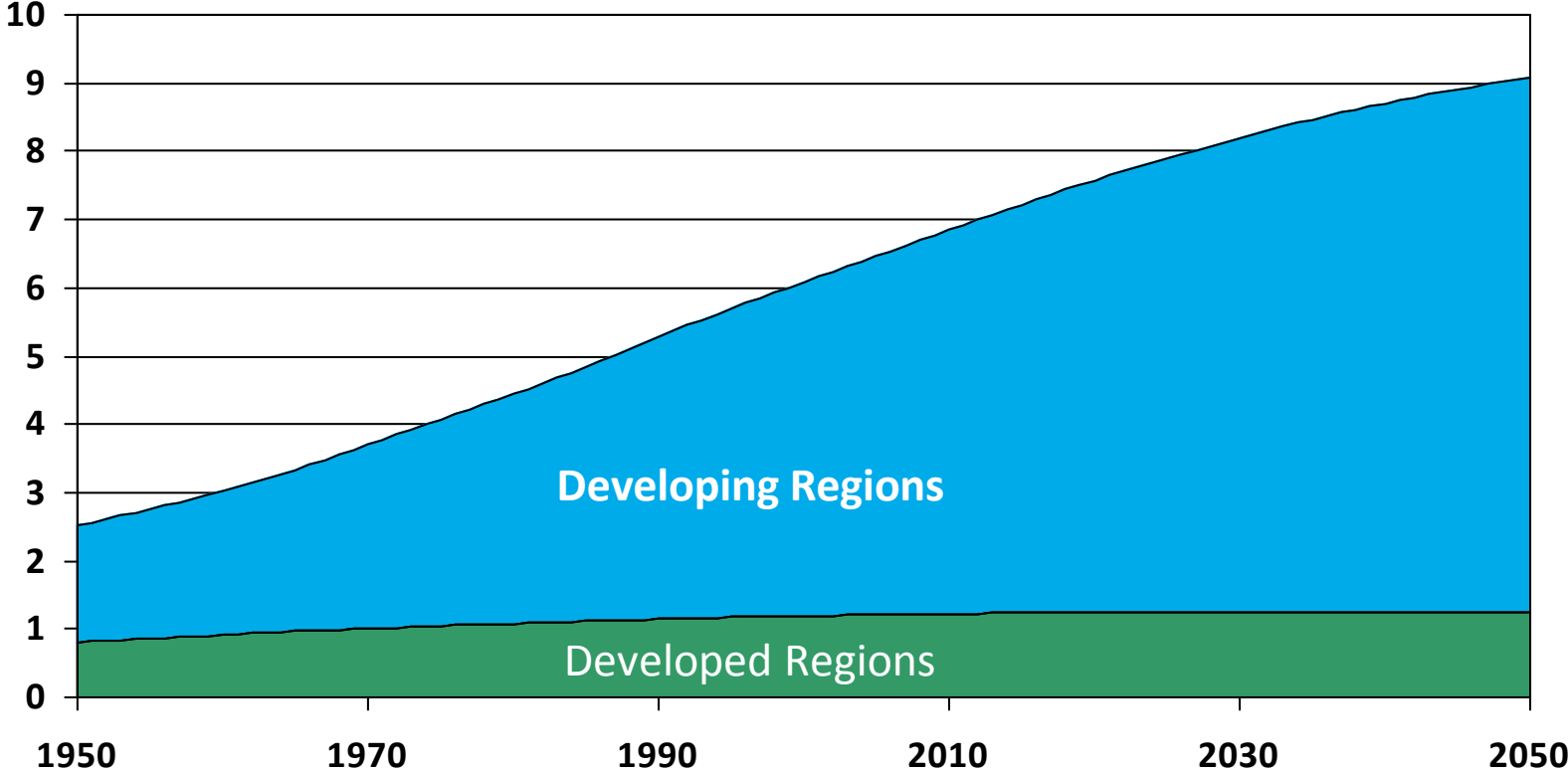
3. The African Case

4. The way forward



Urbanization: State of the art

Billions

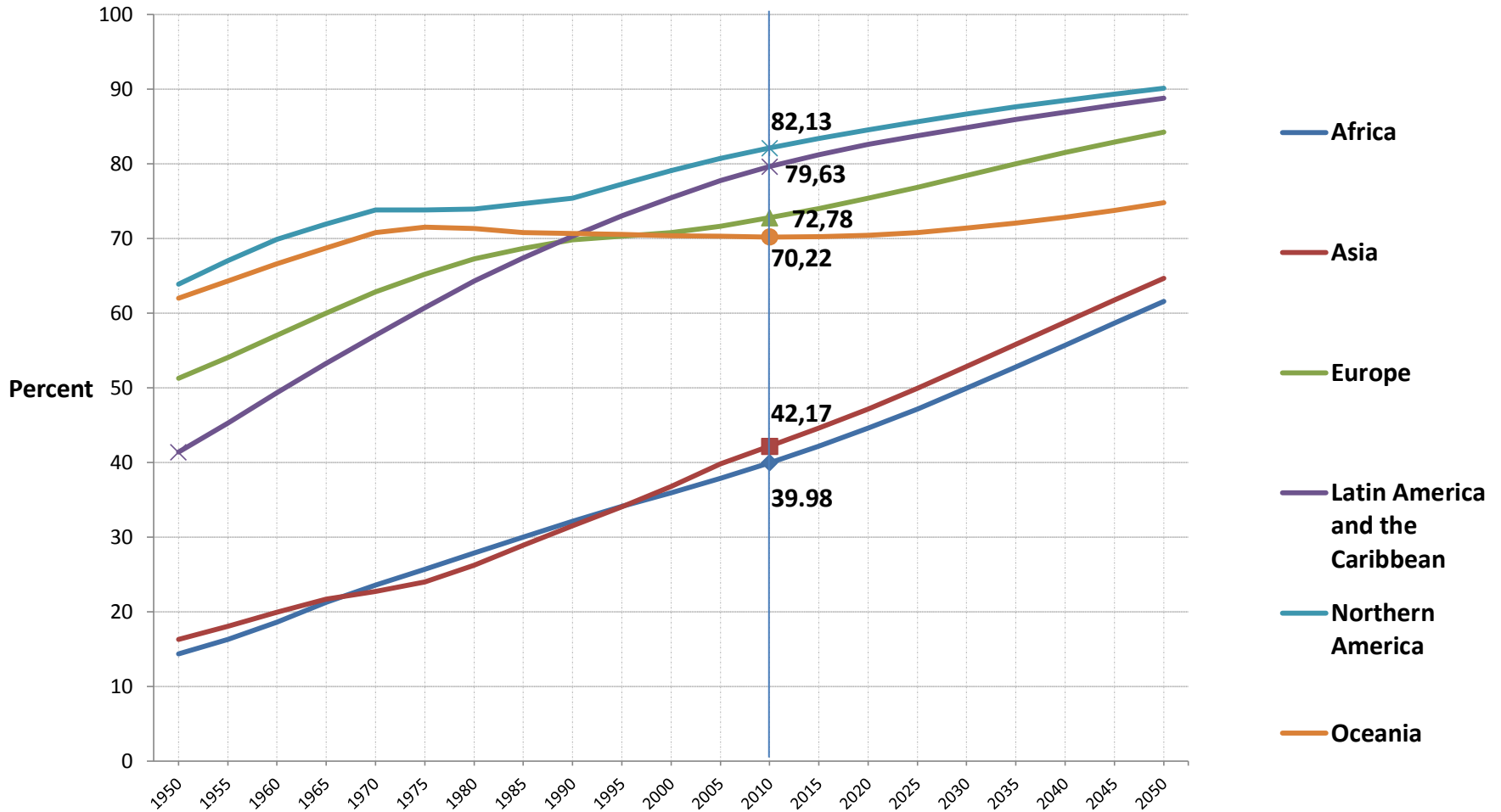


Source: UN

93% of the total growth will happen in developing world

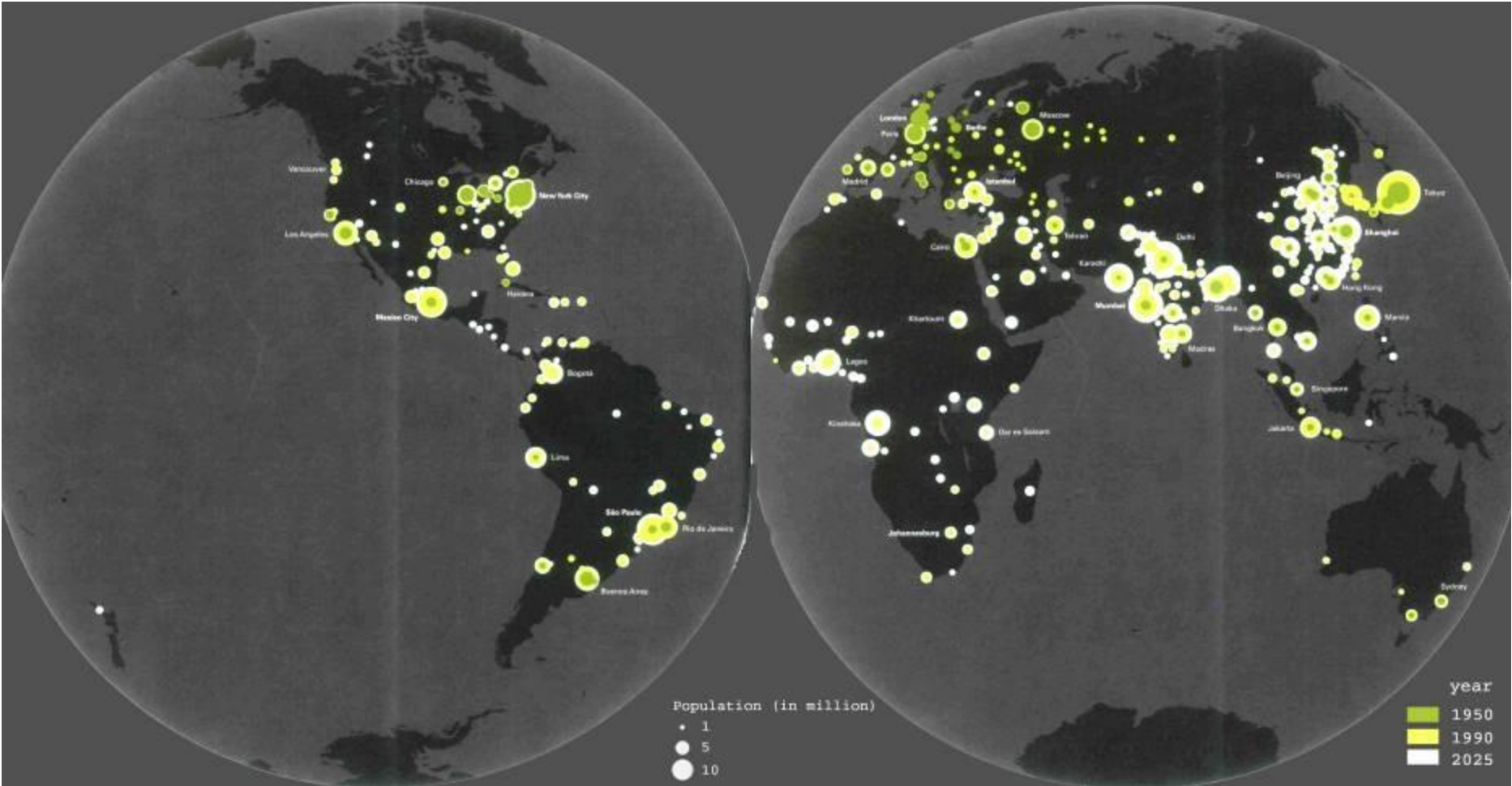
Urbanization: State of the art

Urban Population, Regions



Source: UN

Urbanization: State of the art



Urbanization: State of the art

Near **800 million** people are living in slums

Sub-Saharan Africa:

62% of the urban population

East Asia:

37%

South Asia:

43%

Latin America and the Caribbean:

27%



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The prevailing urbanization model

Characteristics

- The super-super block.
- High level of zoning.
- The *Tower in the Park*.
- Very low density (< 4,000 hab / sq.km.)
- The super-way as the backbone of the city.
- High use of Green as a *decorative and softening tool* of the model.
- Well supported by all political tendencies. General consensus.

Prevailing Technology
Glass / Steel / Tarmac



The prevailing urbanization model

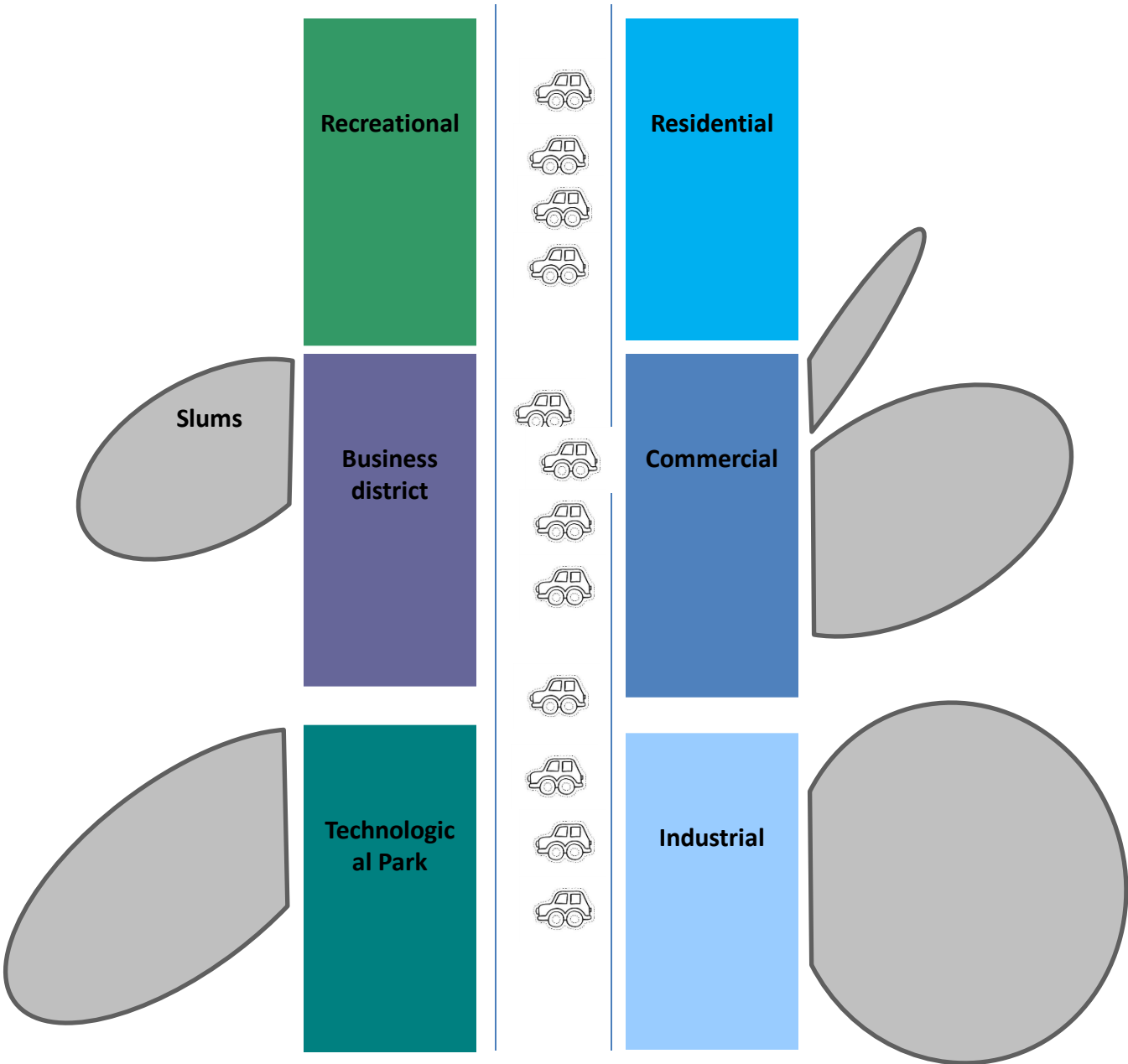


A model that goes global because it...

- Is based on the easy and profitable agreement between the **Real Estate**, **Financial**, and **institutional** sectors.
- Applies the successful **industrial production of the car industry** into the urban issue (a product of the successful car industry).
- Represents an **evolution** and mutation of the modern city model: similar principles, larger scale.

... making it today the prevailing urbanization model

The prevailing urbanization model





Urbanization challenges of the 21st century

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The African case

Urban Issues

- Lack of urban planning. Slums (60%)
- Lack of public space: <10% of the city land
- Lack of basic services (clean water, sanitation, energy)
- Overcrowding but low density
- Traffic congestion



The African case

Economic Issues

- Lack of economies of urbanization and economies of agglomeration
- Loss of the city as a multiplying wealth generator
- High unemployment rates (+50%), specially the youth
- Informal economy: +70%
- Weak public sector economy



The African case

Political and Social Issues

- Lack of proper governance (taxing system, entitled institutions, etc.)
- Lack of public safety
- Social disparities. Incapacity to generate middle class
- Gated communities as an additional segregation of the city



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The way forward...

GOAL: To use the city and the urbanization process as the main engine of national economic growth

TOOLS:

1. Establishment of a **national urban policy**.
2. Go back to basics in **urban planning**. Public space as the first priority (+30% of land)
3. **Increase density and reduce overcrowding**. City infills and planned city extensions. Basic services (water & sanitation)

The way forward...

1. NATIONAL URBAN POLICY

- A more **coordinated approach to urban growth** is required at national level in order to coordinate different areas of government: road and transportation, economic development, energy strategy...
- A vision of the national urban strategy is required with special emphasis on **small and intermediate size urbanization**. Incentives are needed to implement such strategy.
- Urban growth should be **prioritized in natural transport and energy corridors** in order to minimize the sprawl and increase sustainability.



The way forward...



2. Urban Planning: BACK TO THE BASICS

Plan in advance (30 years)

Plan at scale (numbers that make a difference)

Plan in phases (of public investment)

Plan for social integration (pro-poor policies)

Plan for density (incremental)

Plan for connectivity (focus on public realm)

Plan for energy efficiency and risk prevention

The way forward...

3. PLAN CITY INFILLS AND CITY ENLARGEMENTS

- In front of the expected growth of urban population, **immediate action** is required in urban planning.
- When ever possible, adequate growth of urban population should be planned in **infill areas** in the existing urbanized space.
- **Good and qualitative density** required (12,500 hab./km²). Without good design, density becomes unbearable and usually overcrowding.
- **City extensions** should be planned when there is no infill capacity, also with adequate quality density and attached to the existing core city and basic services.



The way forward...



3. PLAN CITY INFILLS AND CITY ENLARGEMENTS

- Plan for **mix uses** of the urban space, taking into account the use for social diversity.
- City enlargements should be planned in a **proper size** and in a **long term vision**; in order to avoid monopolistic positions of investors and irrational evolution of urban land prices.
- Special attention should be given to those strategies focused on the network of **metropolitan regions, intermediate cities and market towns**.

The way forward...

...towards a sustainable, equitable and prosperous city model for Africa

- **High Quality of Public Space.** 30% Street and 20% amenities
- **Proper and well designed density.** 12,500 hab./km²
- **Mixed Urban Uses.** Avoid zoning when possible (10% of the land of the city at the most). Avoid super-way division of neighborhoods
- **Environmentally sustainable.** Efficient Mobility. Emphasis on the walking distances, recovery of the human scale. Reduction of green house gases emissions. Proper building codes.
- **Mixed social structure.** Social Integration, Acceptance of Migrants, Social Diversity, Cosmopolitan values, the challenge of living together
- **Practical and enforceable norms and rules.** Participatory, democratic, respectful



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