

Heritage Strategies International

UN-HABITAT: **FIVE PRINCIPLES OF SUSTAINABLE NEIGHBOURHOOD PLANNING** AND HERITAGE CONSERVATION



Tbilisi Regional Forum for Sustainable Development

A NEW STRATEGY OF SUSTAINABLE NEIGHBOURHOOD PLANNING

UN-Habitat presents a strategic framework for sustainable neighbourhood planning designed to combat the negative impacts of urban sprawl and rapid population growth.



UNHABITAT
FOR A BETTER URBAN FUTURE

DISCUSSION NOTE 3
URBAN PLANNING

A NEW STRATEGY OF SUSTAINABLE NEIGHBOURHOOD PLANNING: FIVE PRINCIPLES

UN-Habitat supports countries to develop urban planning methods and systems to address current urbanization challenges such as population growth, urban sprawl, poverty, inequality, pollution, congestion, as well as urban biodiversity, urban mobility and energy.

In recent decades, the landscape of cities has changed significantly because of rapid urban population growth. A major feature of fast growing cities is urban sprawl, which drives the occupation of large areas of land and is usually accompanied by many serious problems including inefficient land use, high car dependency, low density and high segregation of uses. Coupled with land use speculation, current models of city growth result in fragmented and inefficient urban space where urban advantage and city concept are lost.

Cities of the future should build a different type of urban structure and space, where city life thrives and the most common problems of current urbanization are addressed. UN-Habitat proposes an approach that summarizes and refines existing sustainable urban planning theories to help build a new and sustainable relationship between urban dwellers and urban space, and to increase the value of urban land. This approach is based on 5 principles that support the 3 key features of sustainable neighbourhoods and cities: compact, integrated, connected.

THE FIVE PRINCIPLES ARE:

1. **Adequate space for streets and an efficient street network.** The street network should occupy at least 30 per cent of the land and at least 18 km of street length per km².

2. **High density.** At least 15,000 people per km², that is 150 people/ha or 61 people/acre.

3. **Mixed land-use.** At least 40 per cent of floor space should be allocated for economic use in any neighbourhood.

4. **Social mix.** The availability of houses in different price ranges and tenures in any given neighbourhood to accommodate different incomes; 20 to 50 per cent of the residential floor area should be for low cost housing, and each tenure type should be not more than 50 per cent of the total.

5. **Limited land-use specialization.** This is to limit single function blocks or neighbourhoods; single function blocks should cover less than 10 per cent of any neighbourhood.

HIGH DENSITY URBAN GROWTH vs. URBAN SPRAWL

A compact city. Paris, France
© UN-Habitat/Laura Petrella

Urban sprawl. Uberlandia, Brazil
© UN-Habitat/Alessandro Scotti

FIVE PRINCIPALS

UN-Habitat identifies five key principles for sustainable neighbourhood planning, which aim to create compact, integrated, and connected urban environments.



01

Adequate space for streets and an efficient street network

02

High density

03

Mixed land-use

04

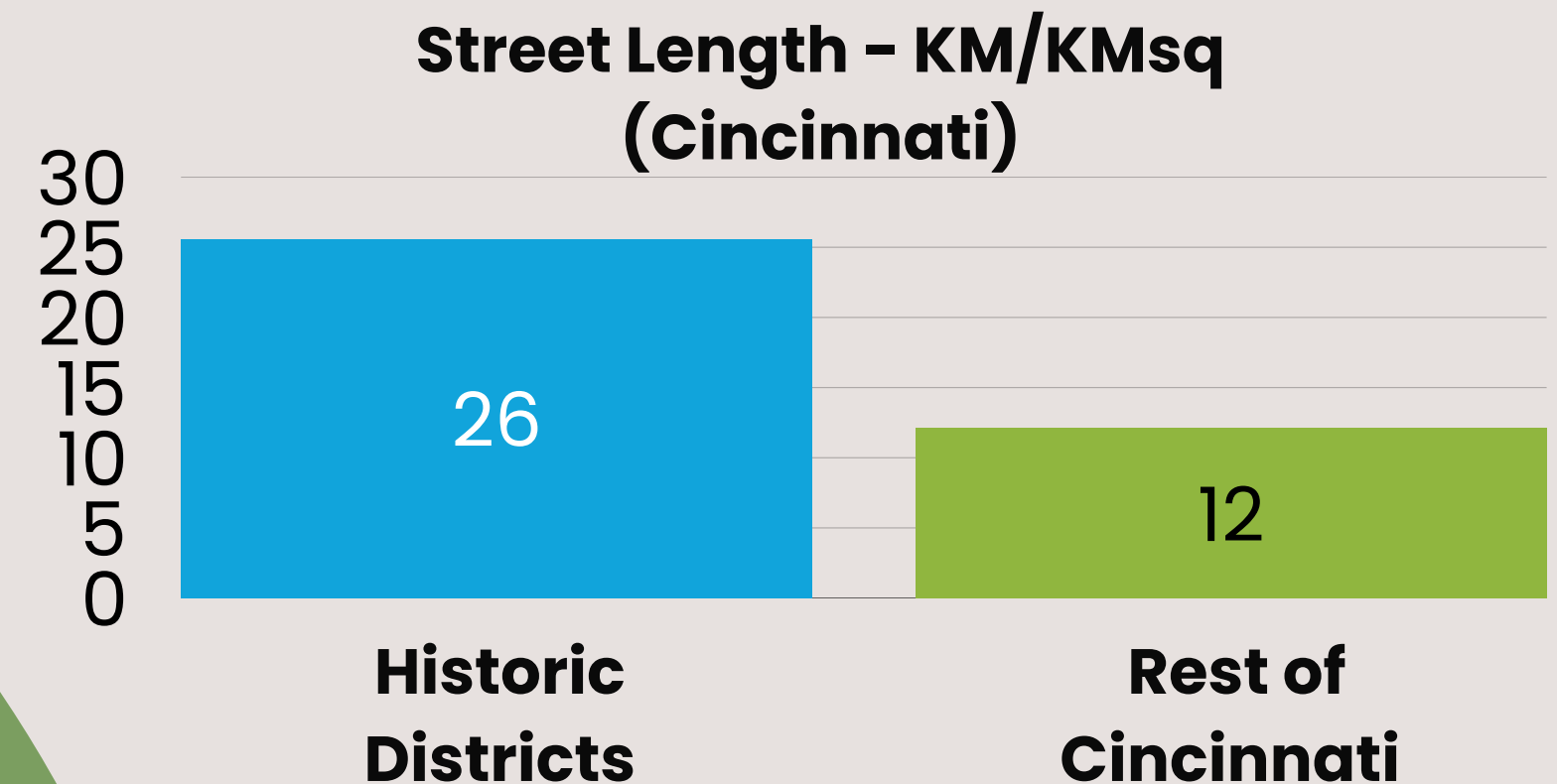
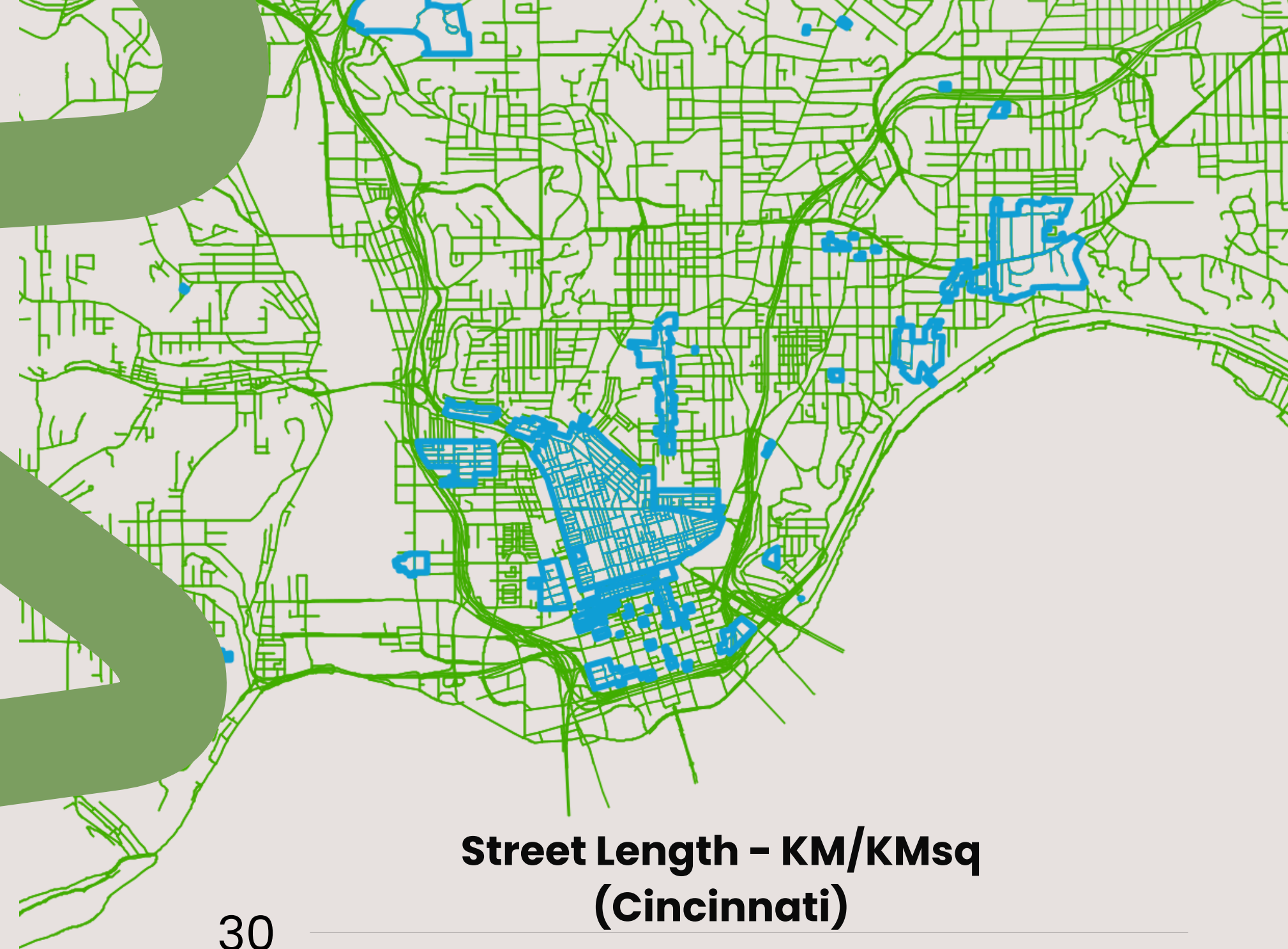
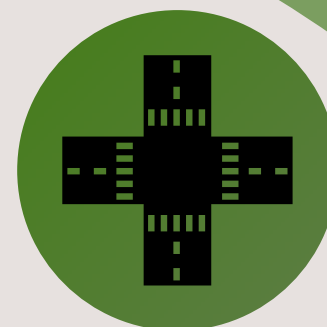
Social mix

05

Limited land-use specialization

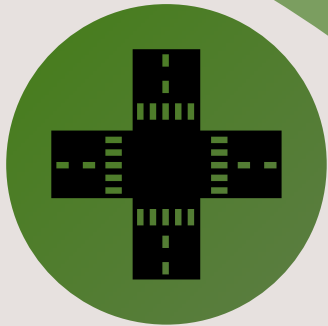
01: ADEQUATE SPACE FOR STREETS AND AN EFFICIENT STREET NETWORK

The street network should occupy at least 30 percent of the land and **provide at least 18 km of street length per square kilometer**. This principle provides the material basis for sustainable development by encouraging efficient traffic and attracting pedestrians and cyclists.

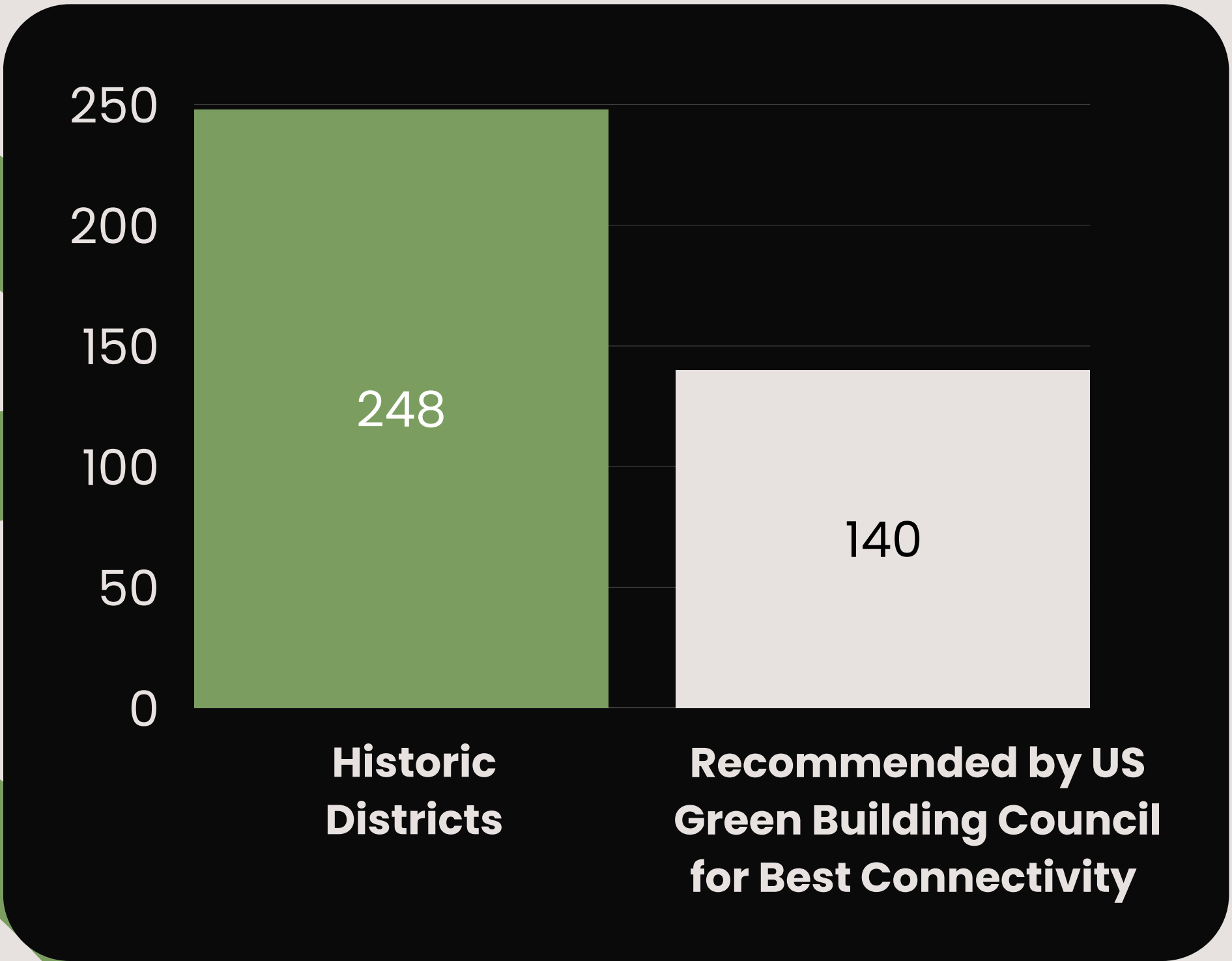


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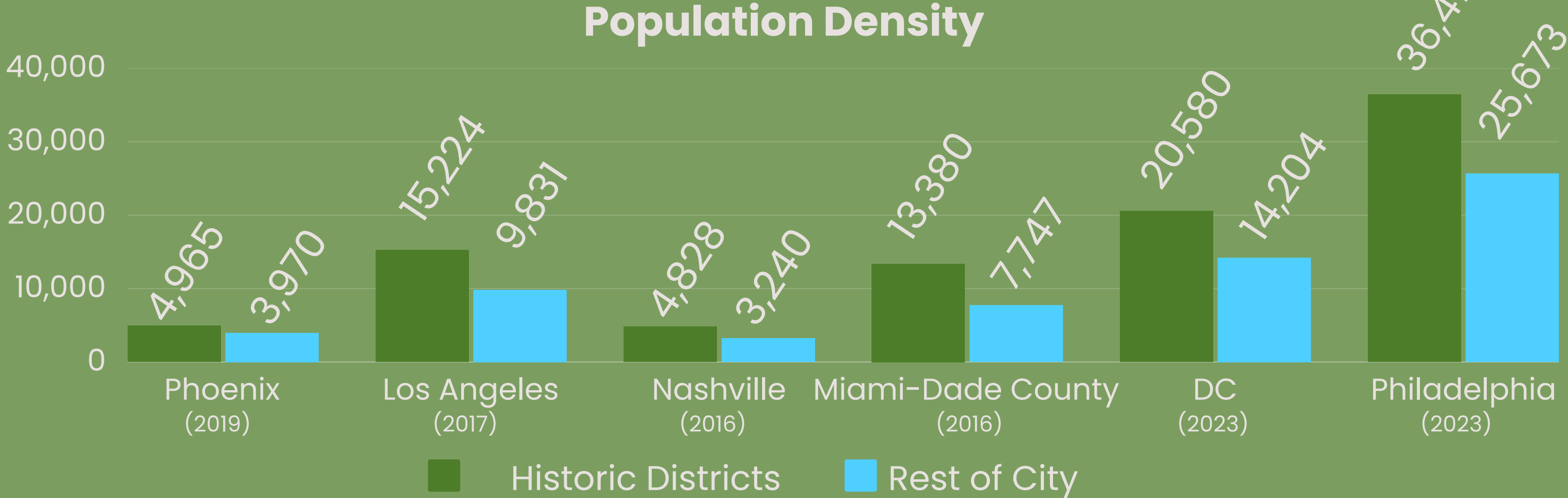
Intersections per square mile
(Miami Dade County)



02: HIGH DENSITY



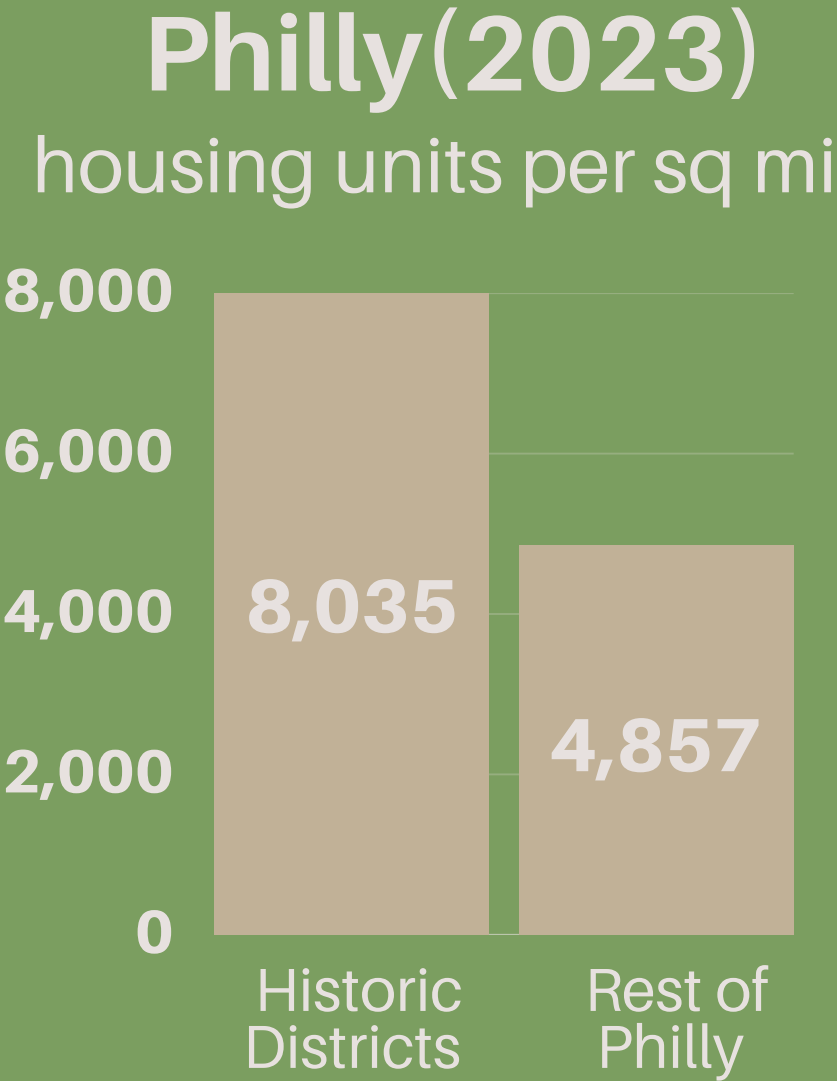
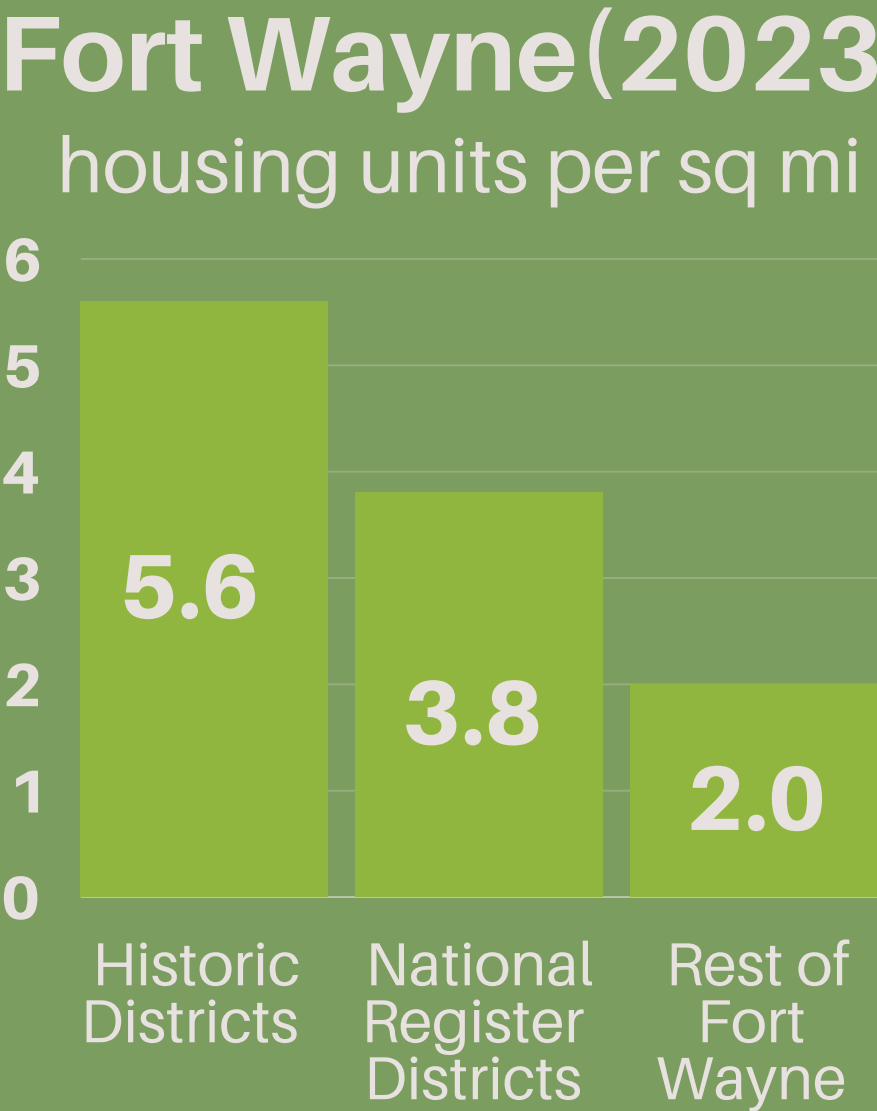
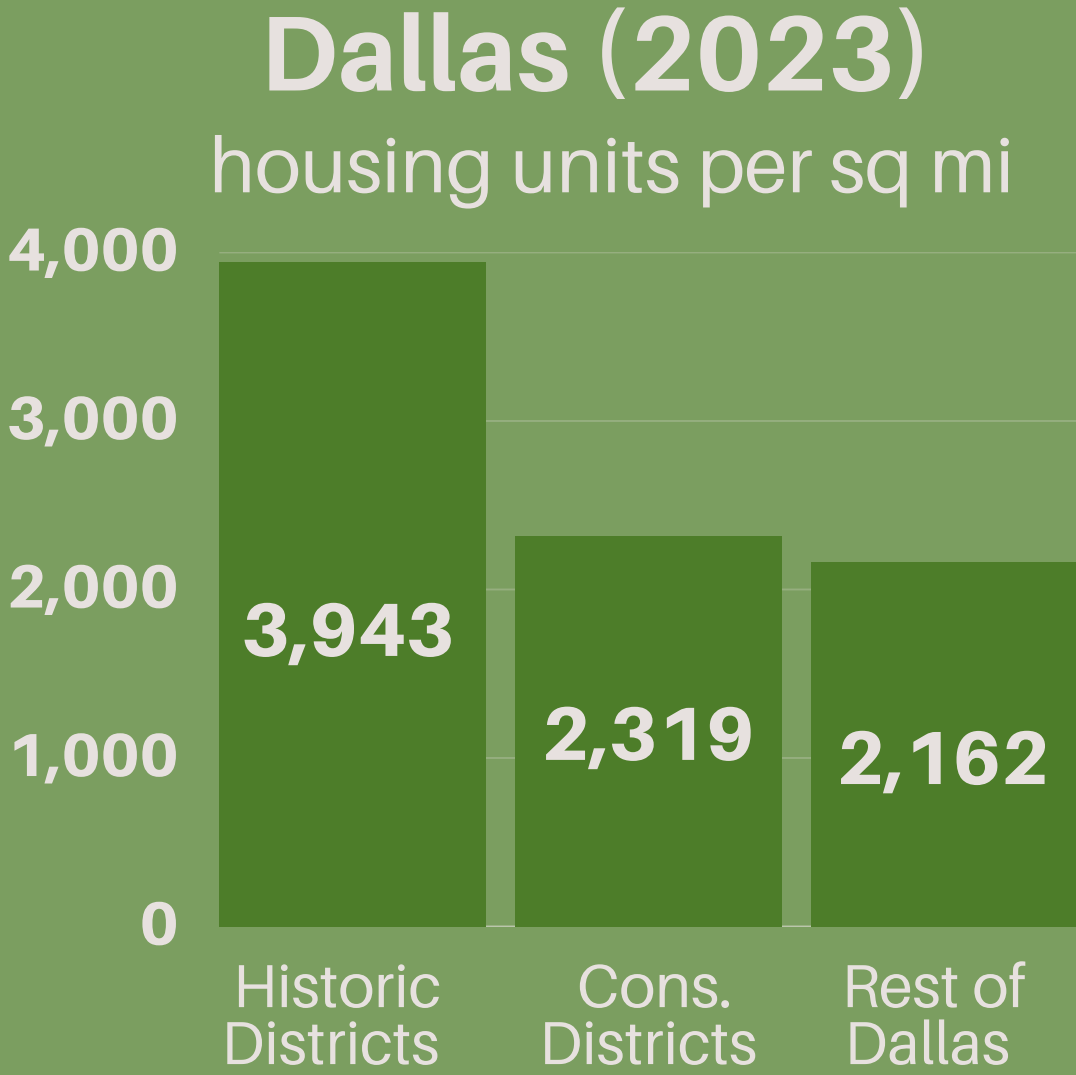
A sustainable neighbourhood **should have at least 15,000 people per square kilometer** (equivalent to 150 people per hectare or 61 people per acre). High density is considered the foundation of sustainable neighbourhoods, helping to prevent urban sprawl and reduce the costs of public services.



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02: HIGH DENSITY - DIVERSITY OF HOUSING UNITS

Dallas

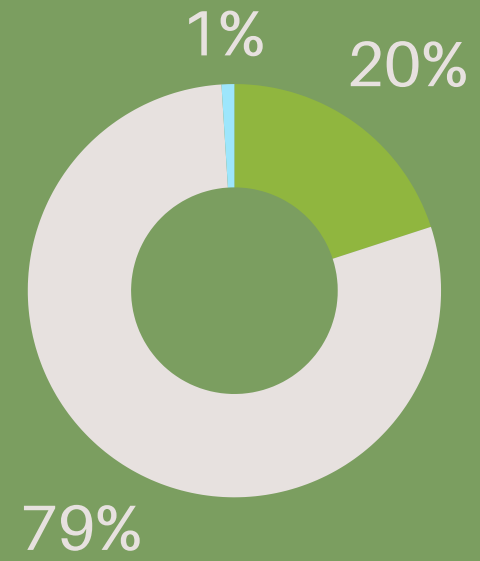
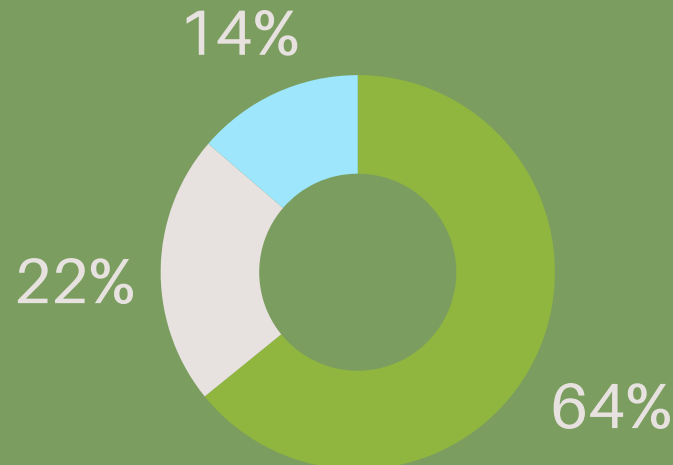
Fort Wayne

Philadelphia

Local Historic Districts(2024)

Local Historic Districts(2024)

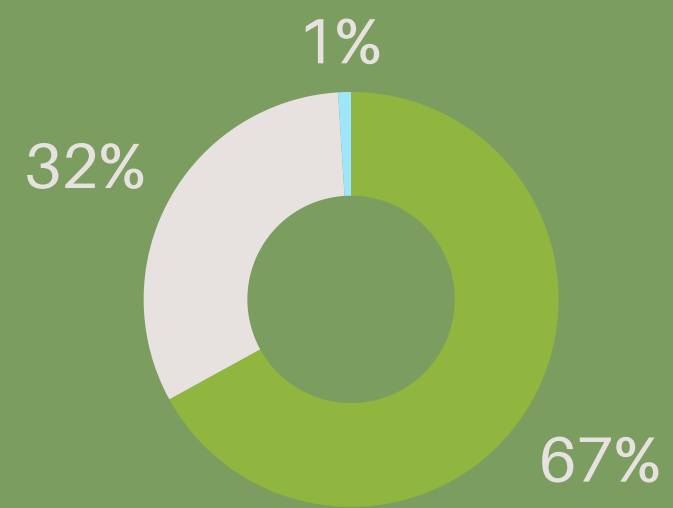
Local Historic Districts(2024)



Rest of Dallas (2024)

Rest of Fort Wayne (2024)

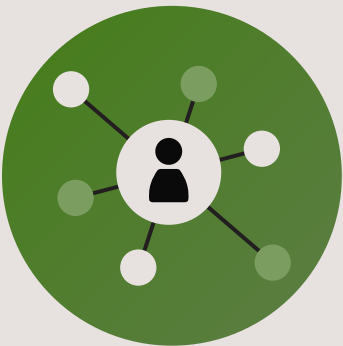
Rest of Philly (2024)



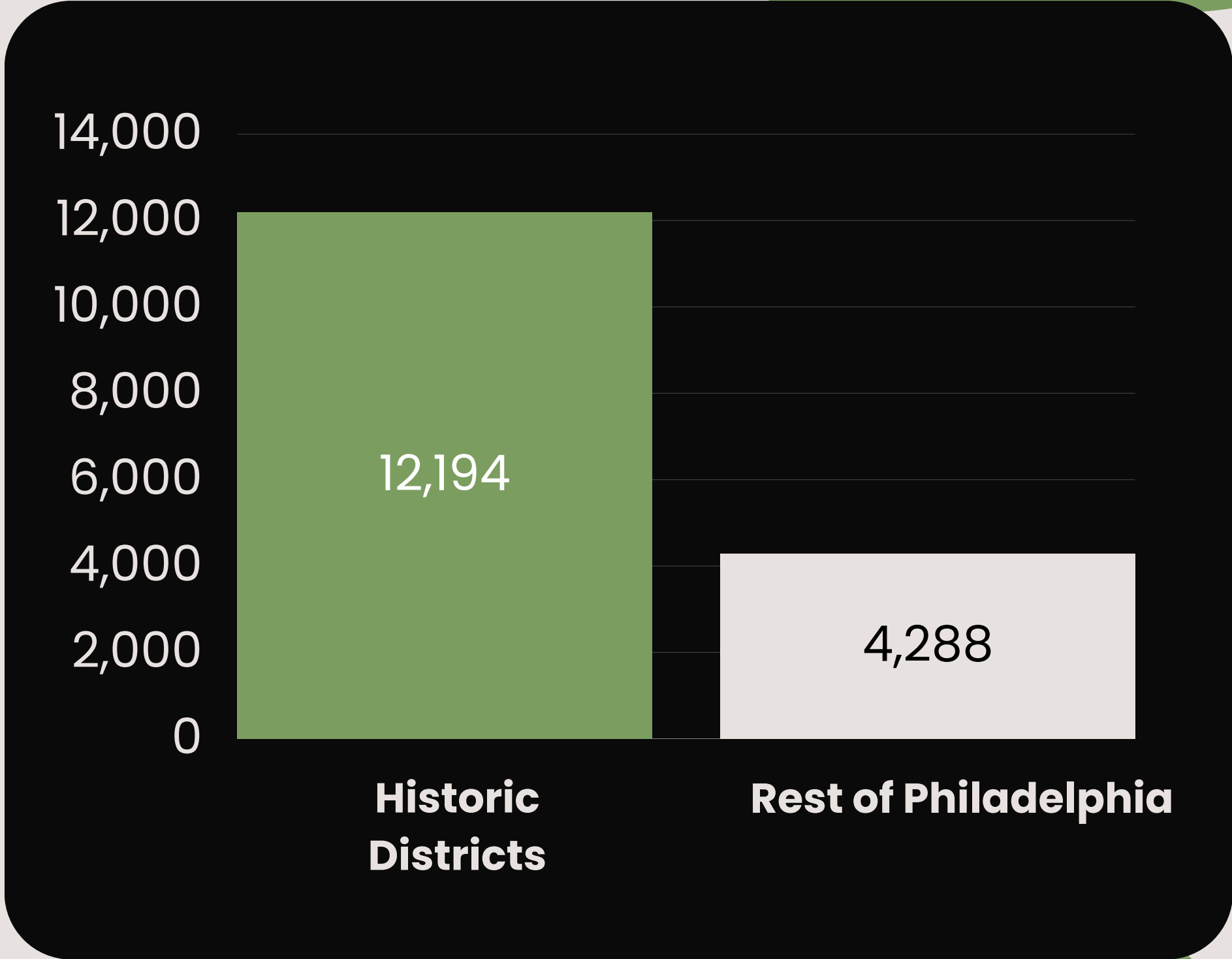
- Single Family
- Multifamily
- Other

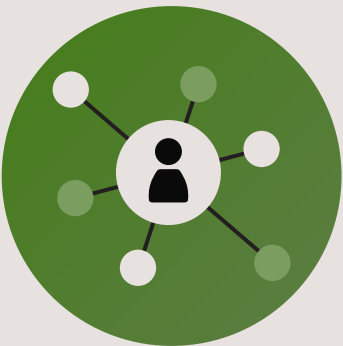
03: MIXED LAND USE

At least 40 percent of the floor space in any neighbourhood should be allocated for economic use. **The goal is to create local jobs, promote the local economy,** and reduce car dependency by providing services closer to where people live.



Jobs Per Square Mile
(Philadelphia)

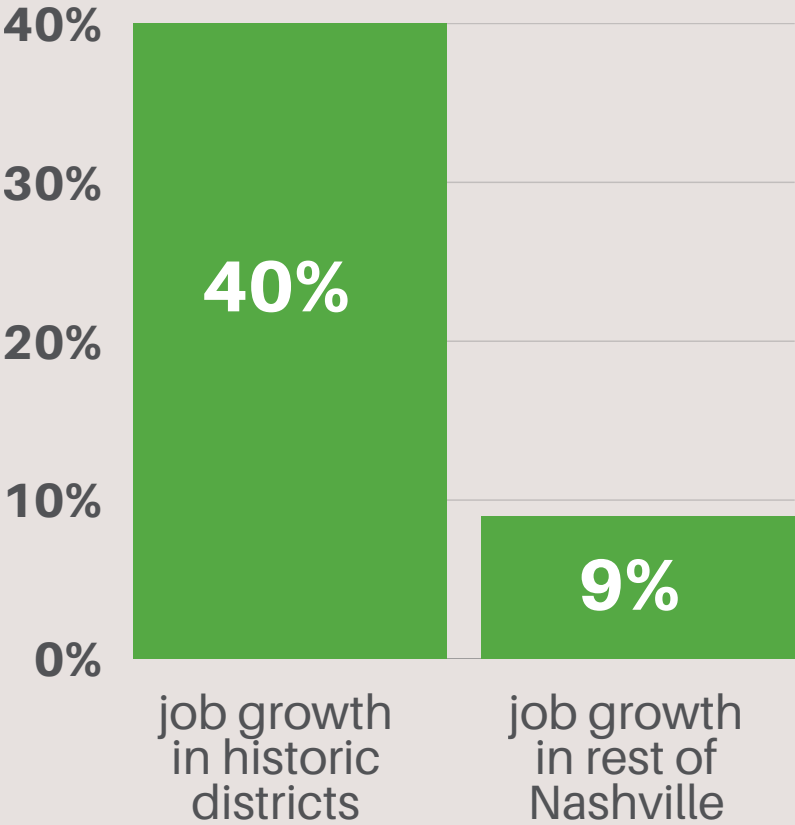




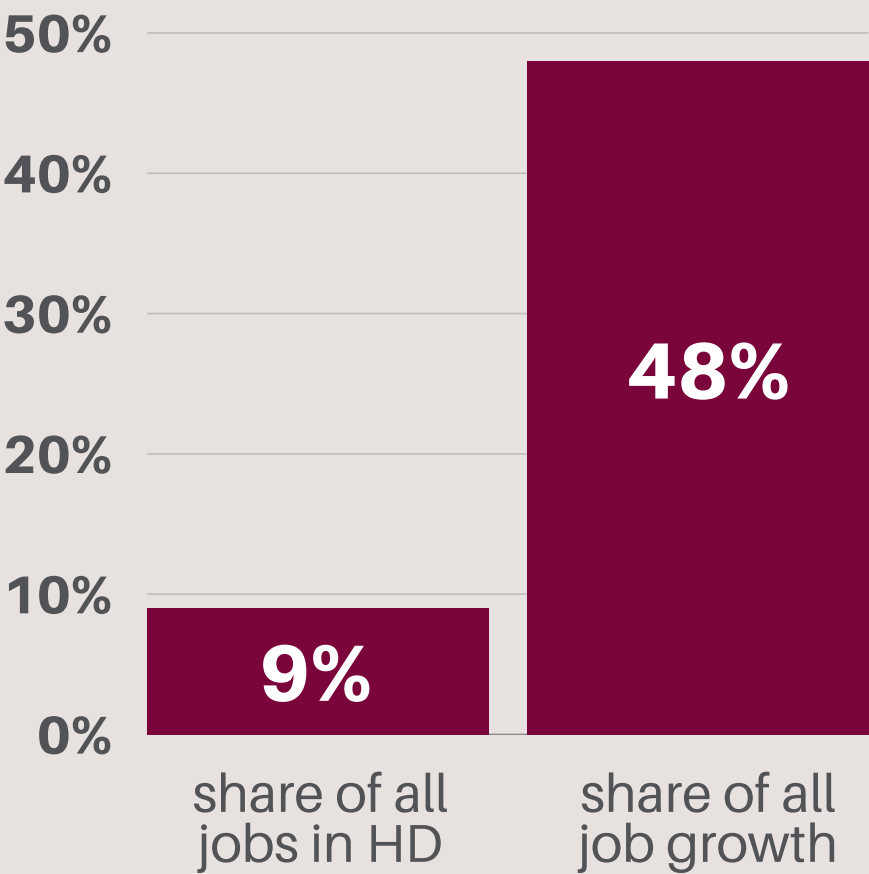
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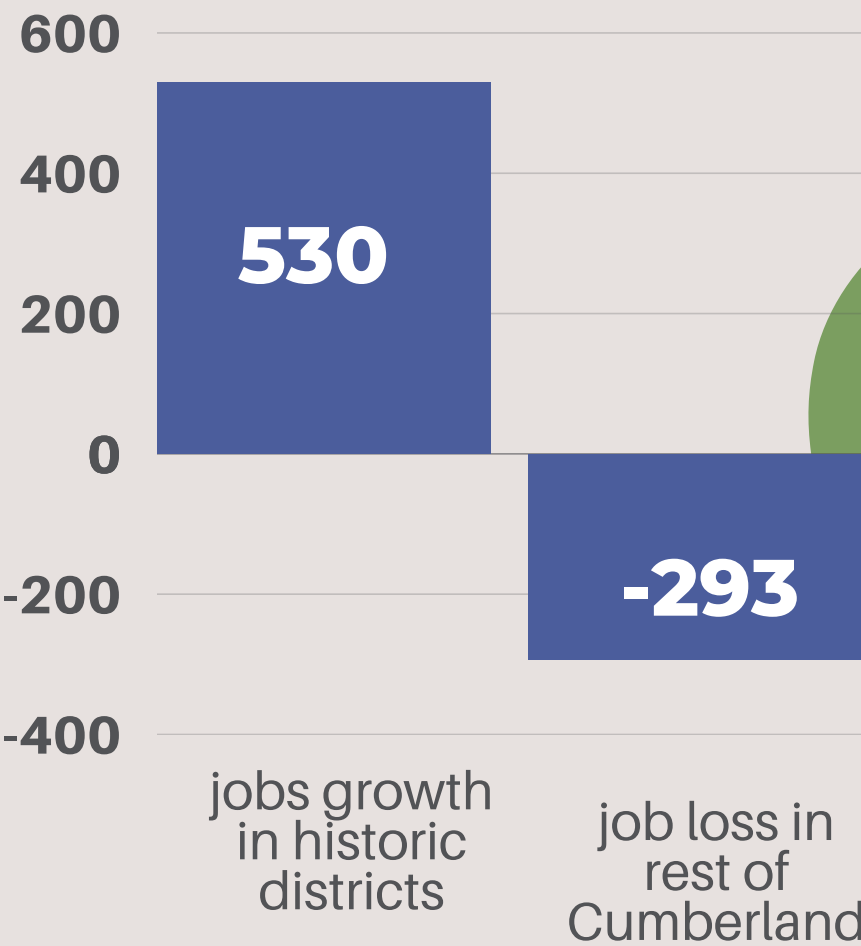
Nashville
(2010-2015)



Buffalo
(2010-2019)



Cumberland, MD
(2002-2017)



04: SOCIAL MIX

Neighbourhoods should **accommodate different income levels by providing housing in various price ranges and tenure types**. Specifically, 20 to 50 percent of residential floor area should be dedicated to low-cost housing, and no single tenure type should exceed 50 percent of the total.

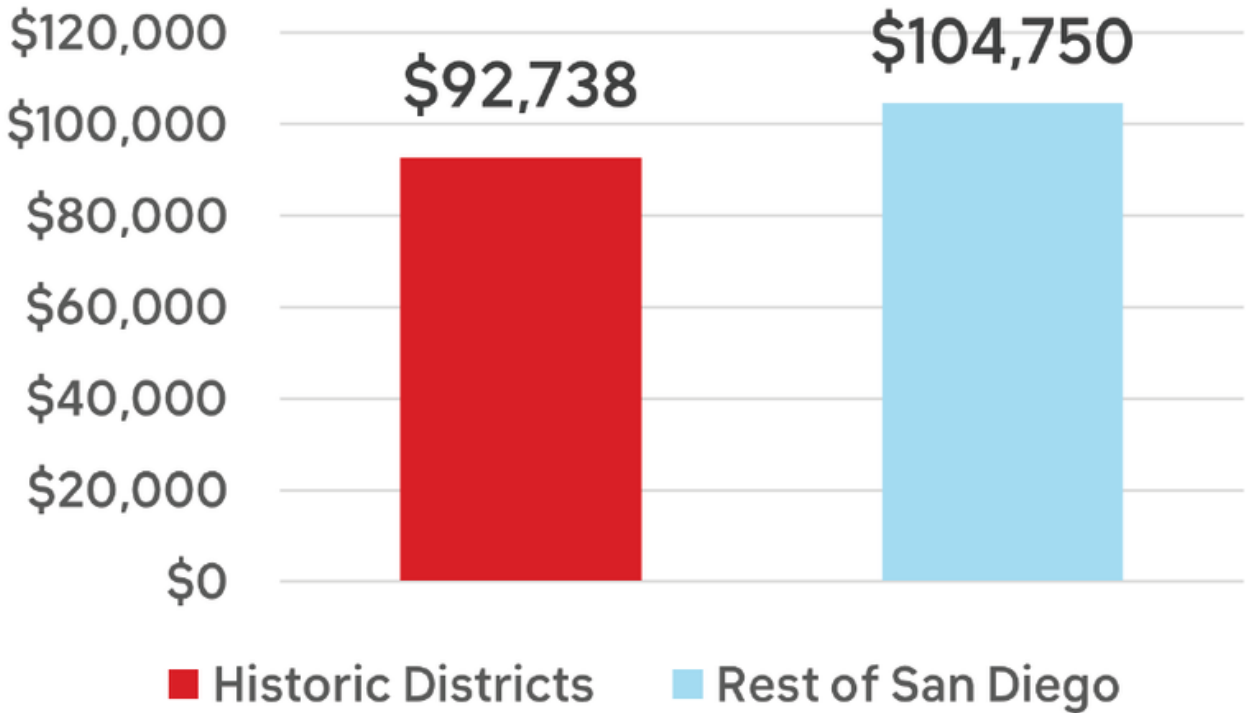


\$2,084
Median Gross Rent in
Historic Districts (2023)

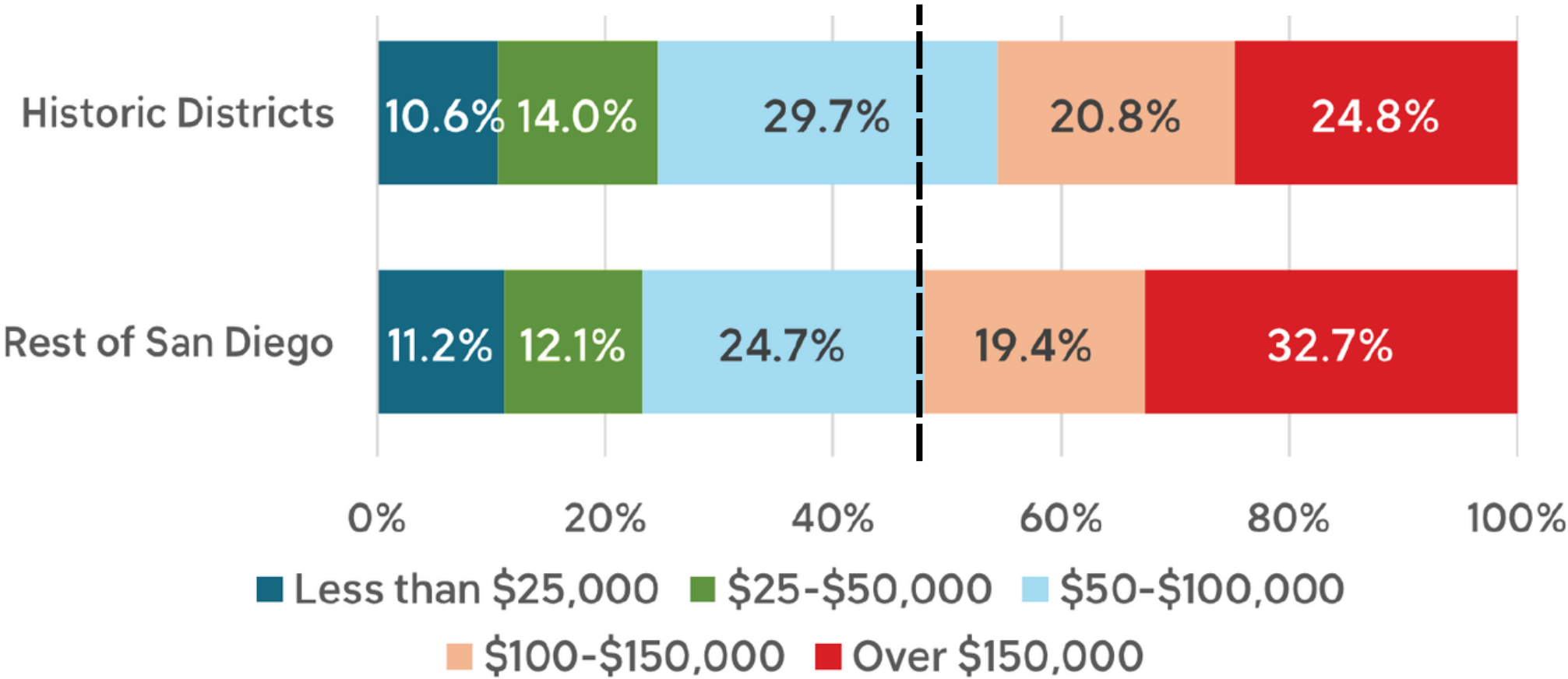


\$2,229
Median Gross Rent in
Rest of San Diego (2023)

Median Household Income
(San Diego)

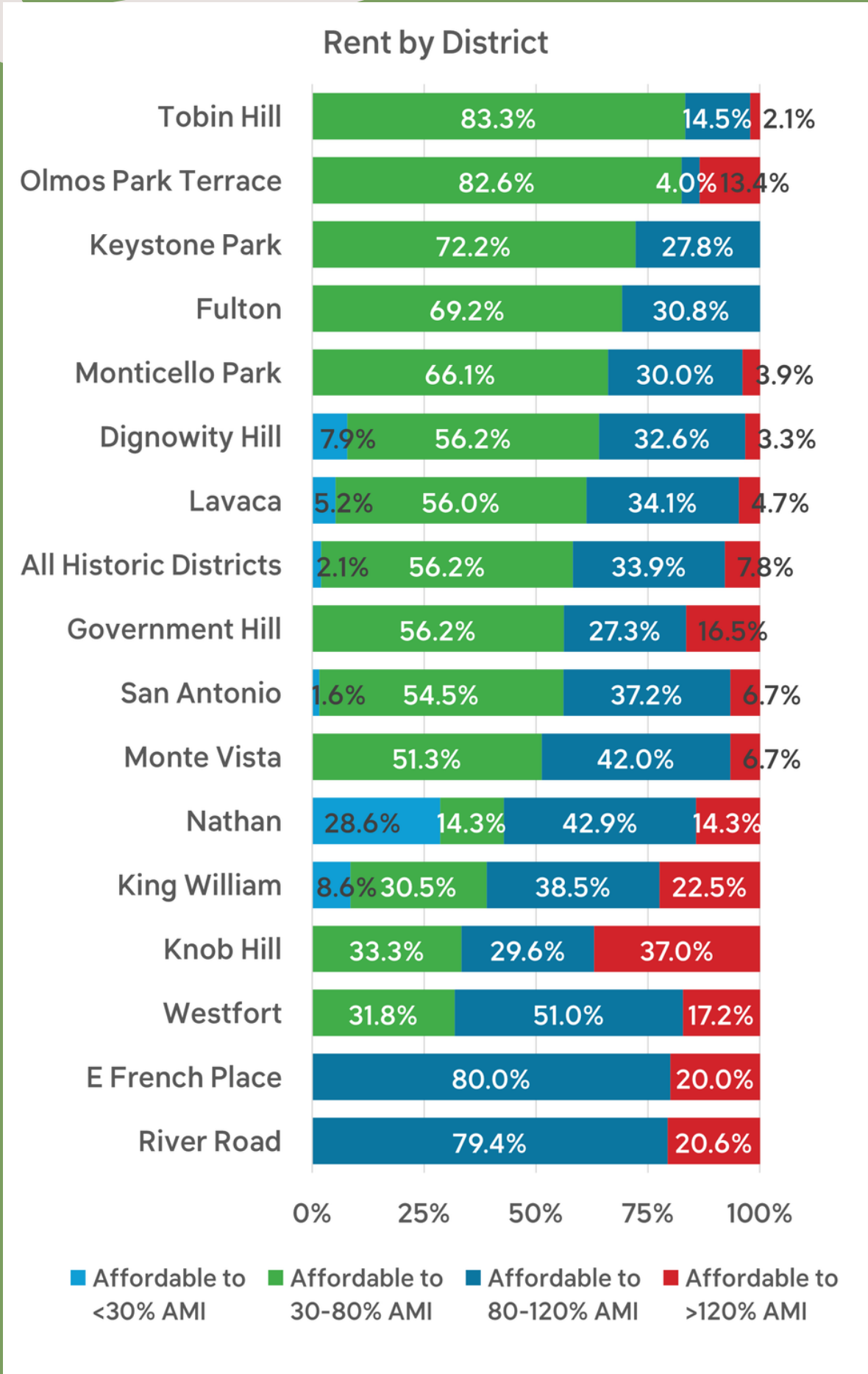
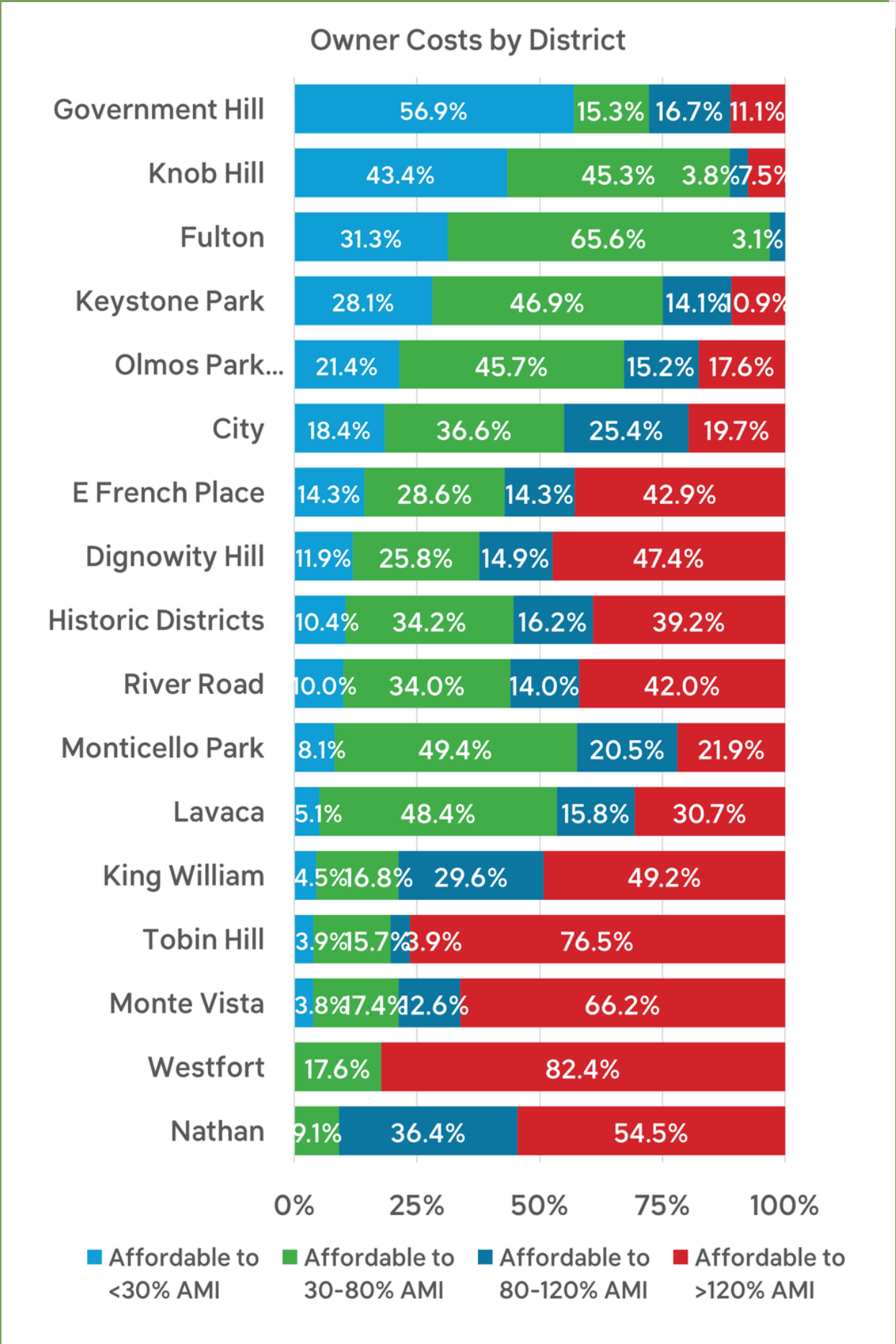


Household Income (San Diego)



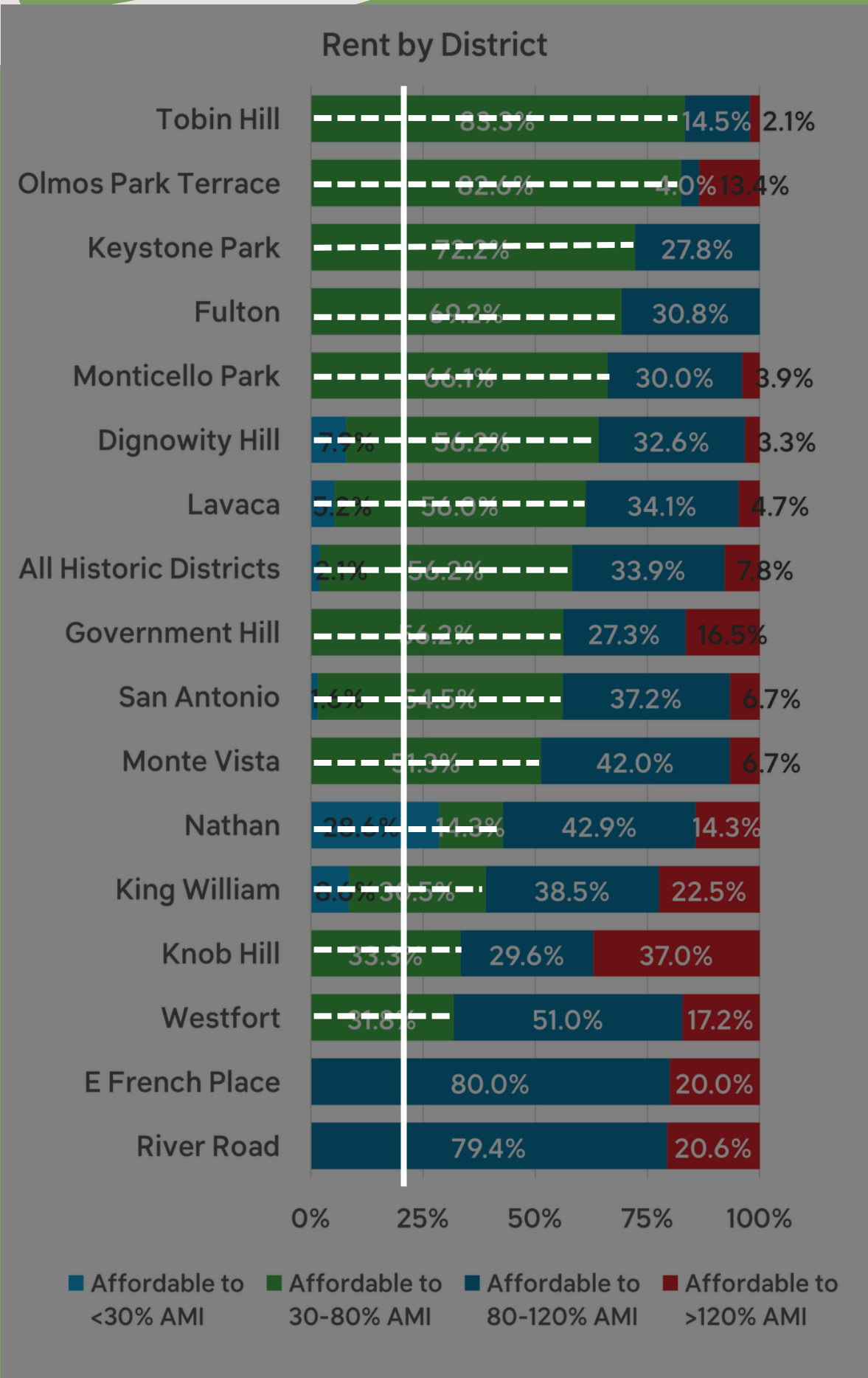
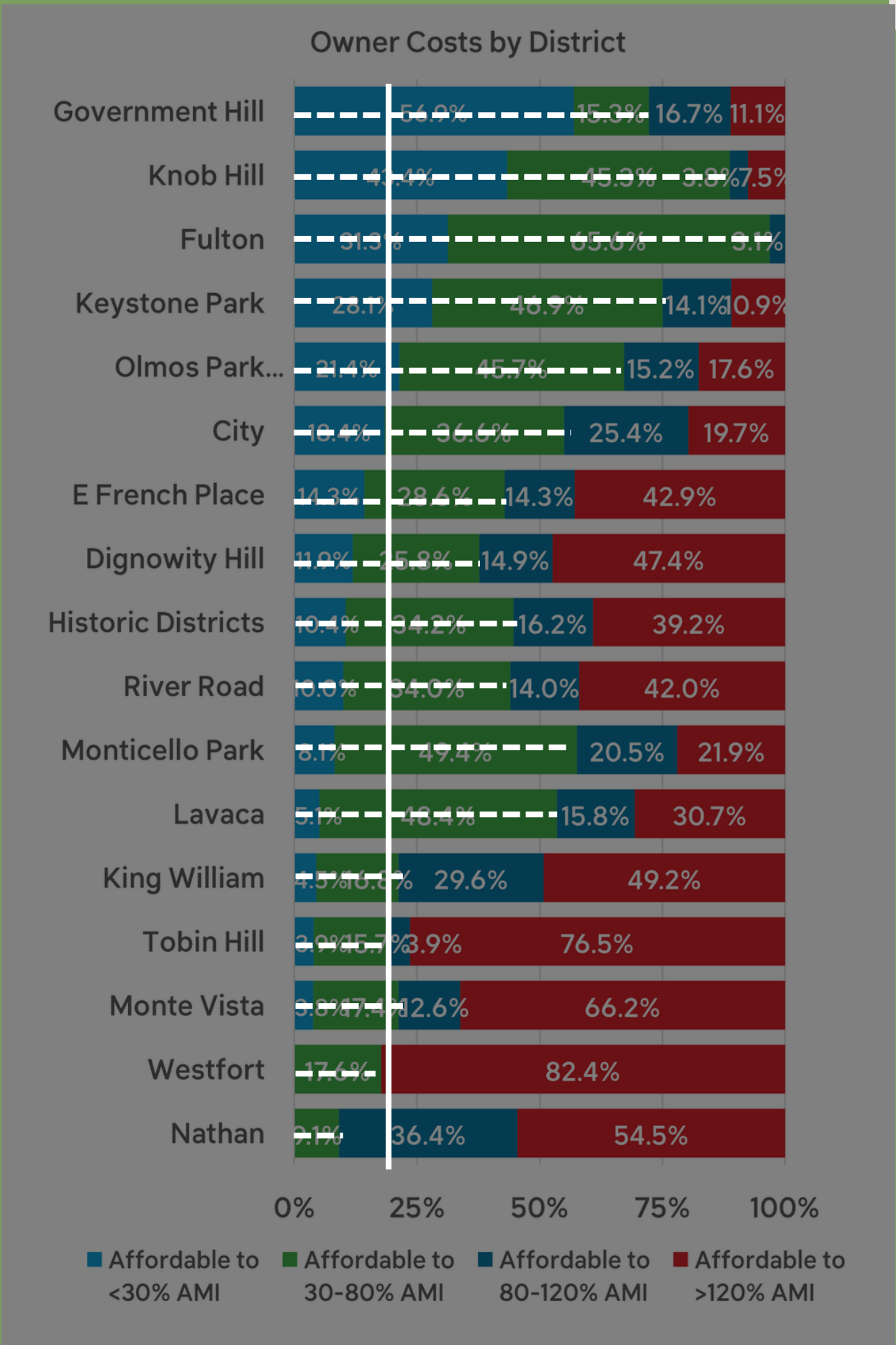
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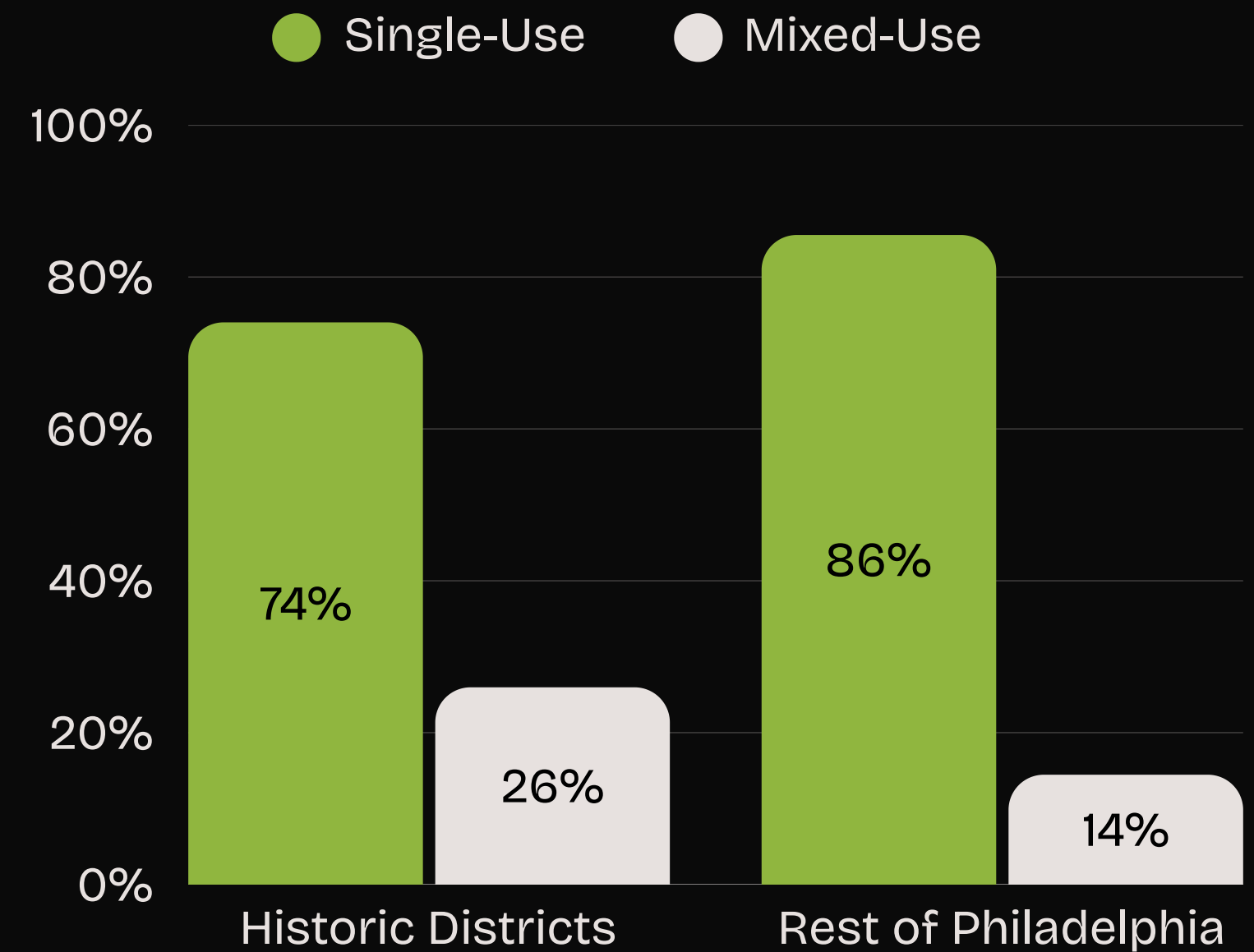




05: LIMITED LAND-USE SPECIALIZATION

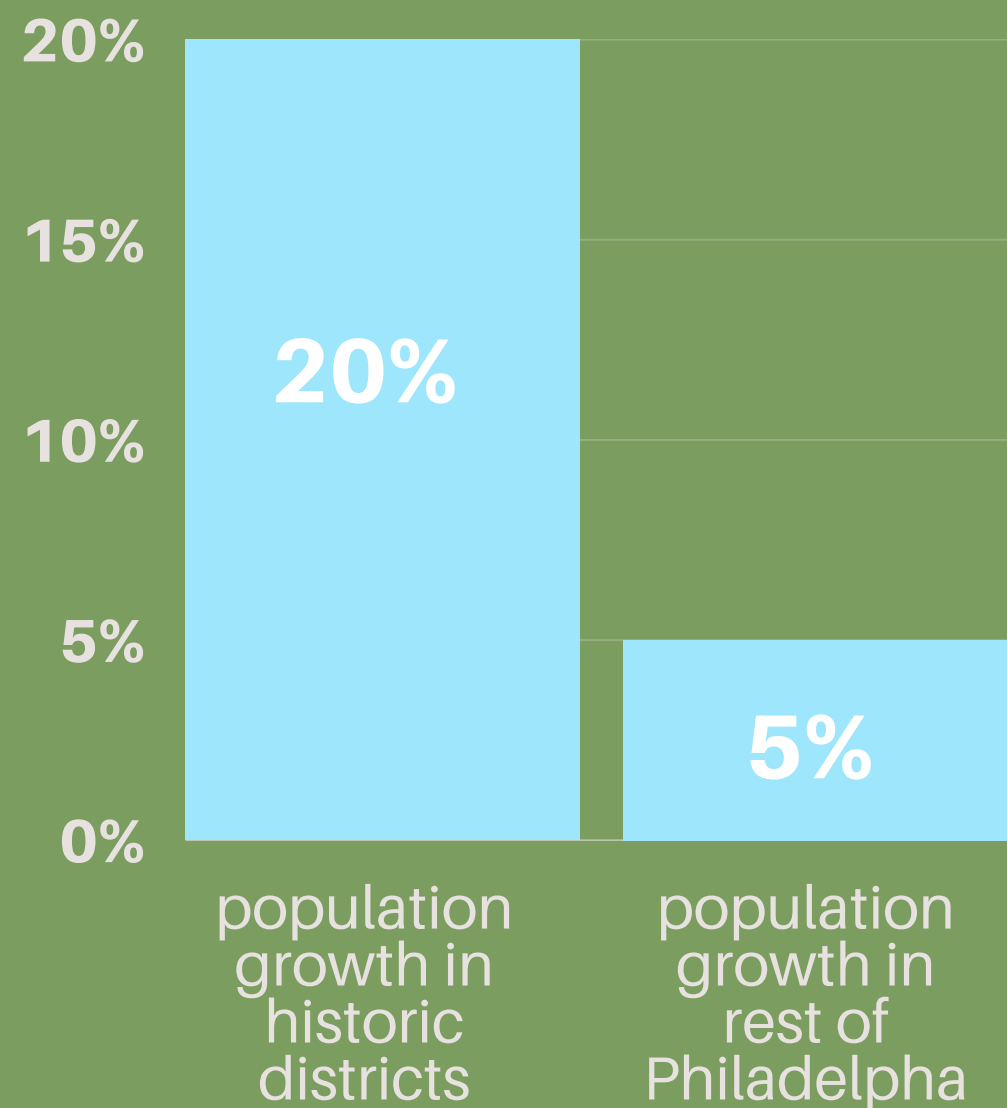
To avoid single-function areas, single-function blocks should cover less than 10 percent of any neighbourhood. This principle acts as a tool to implement mixed land-use and increase economic diversity.

Mixed Use Zoning

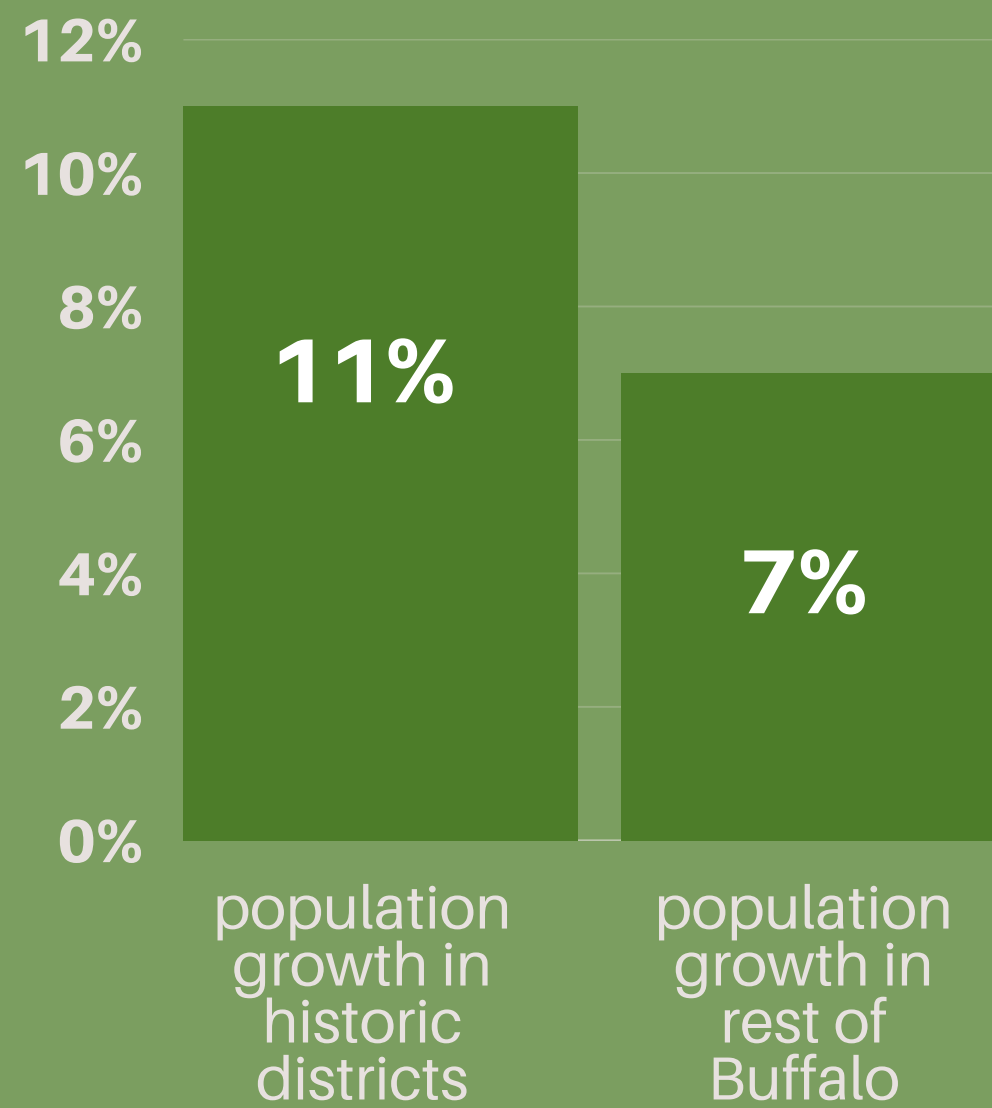


HERITAGE CONSERVATION SUPPORTS SUSTAINABLE GROWTH

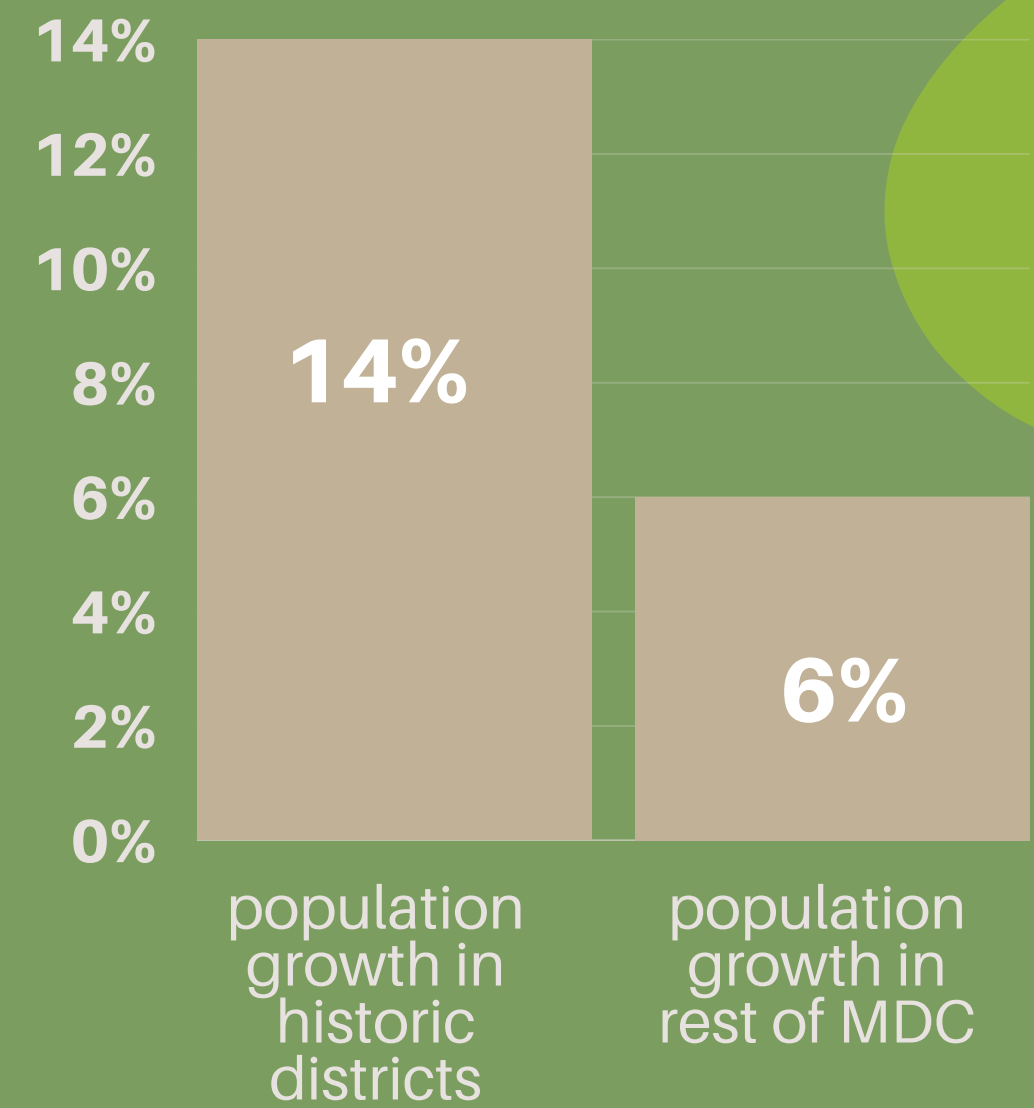
Philadelphia
(2010-2020)



Buffalo
(2000-2020)



Miami-Dade County
(2010-2015)



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THANKS

**HERITAGE
CONSERVATION
PROMOTES
SUSTAINABLE,
VIBRANT
NEIGHBORHOODS**



THANKS

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