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Building a Sustainable CBD - Ingredients for Consideration

by

Dr Lim Lan Yuan

President, Singapore Institute of Surveyors & Valuers

President, Association of Property & Facility Managers

President, FIABCI-Singapore

Outline

- 1) Importance of CBD development
- 2) Modernising CBDs
- 3) Key ingredients of consideration
- 4) Place-making CBD
- 5) Creating a sustainable CBD
- 6) Concluding remarks

1) Importance of CBD development

- With globalisation, cities are competing with each other for residents, occupiers, businesses and tourists
- Central Business District (CBD) constitutes “heart and soul” of most cities and nations
- How cities can transform and reinvent their CBD and find better solutions to meet changing environment and competition is crucial for success

- This presentation discusses key ingredients for consideration in building a sustainable CBD
- No two CBDs are identical depending on history, size, population and state of economic development
- Crucial that each city examines its strengths and leverage on them rather than copy what other cities do to their CBDs
- However, certain key elements are essential
- What are the ingredients that will make a successful CBD?

2) Modernising CBDs

- Research on rejuvenation of modern CBDs are limited as most studies focus on redevelopment of dilapidated areas



- Upgrading and modernisation of developed CBDs have become important phase of modern cities development
- Recent years, redevelopment undertaken to upgrade buildings, and designated area even when existing developments are not old



3) Key ingredients for consideration

- a) Good urban design
- b) Ample facilities and amenities
- c) Cultural elements
- d) Entertainment and recreation
- e) Science and technology
- f) Community engagement
- g) Walkability and mobility
- h) Liveability
- i) Sustainability

a) Good urban design in human scale with appropriate street walls

- Urban design - process of designing and shaping towns and cities
- Instead of focusing on individual buildings, urban design usually looks at groups of buildings, streets and public spaces, entire neighbourhoods, and cities, with aim of making urban areas functional, attractive, and sustainable

Cluster of buildings





Urban design

- Involves developing buildings to human scale or pedestrian level
- Tall buildings project image and give identity but often not built to human scale; buildings need to talk to the streets
Appropriate street walls enable you to relate to the buildings; need to provide natural rather than planted walkways along the streets; tall buildings usually do not relate well on the ground

Human scale



Appropriate street walls



From road direct to entrance door



b) Ample facilities and amenities

- Parks in cities offer green space and fresh air to residents and visitors
- Some have urban character and provide valuable open space



Urban park providing access to network of green spaces and park connectors



c) Cultural elements

- Art forms constitute a vital element in creating a vibrant ambience
- Oldest form of art are visual arts ie creation of images or objects intended to be appreciated for their beauty, feelings and emotions
- Civil and cultural district with churches, mosques etc often forms vital part of CBD

Art forms

- Art is a diverse range of activities in creating visual, auditory or performing artifacts providing a vibrant ambience



Melbourne



Museums



Churches



d) Entertainment and recreation

Provides lively atmosphere to CBD

Gardens by the Bay



Theatres on the Bay



Sydney Opera House in the night



Group Exercises



e) Science and technology

Academic institutions contributing to education and lifelong learning, and development of science and modern technology



University in the city



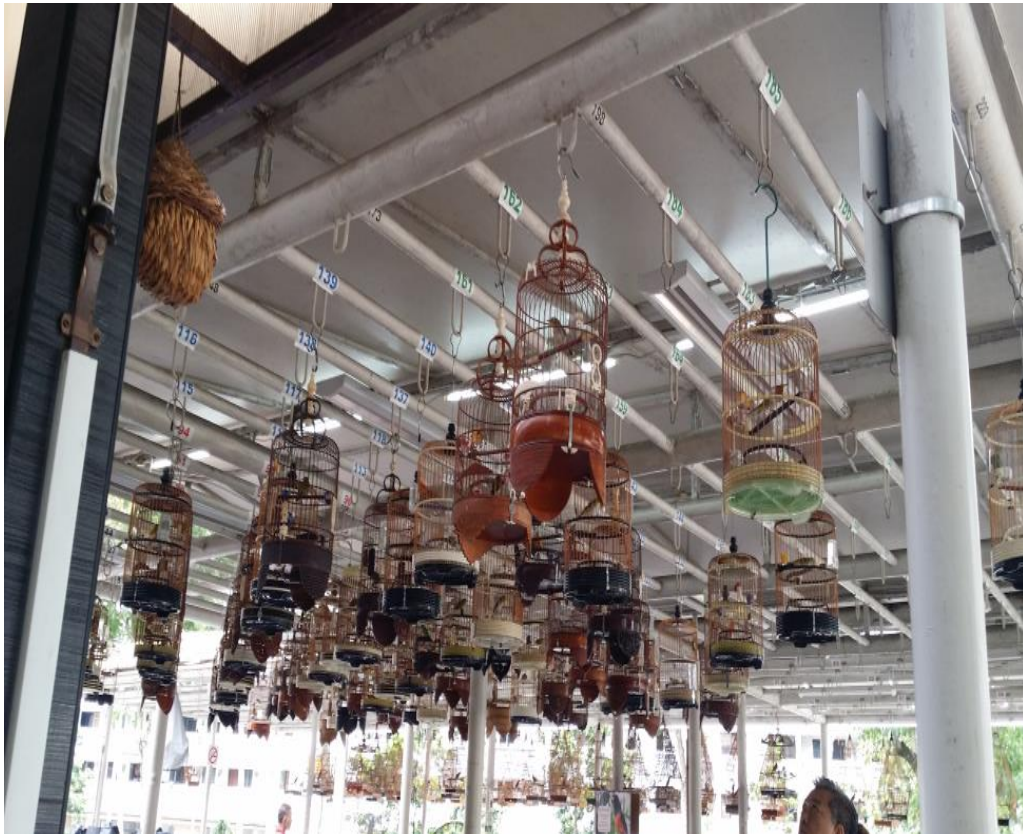
f) Community engagement

Community well-being is important; need to engage the community, its culture and heritage; each country has its unique history that should be displayed in its CBD



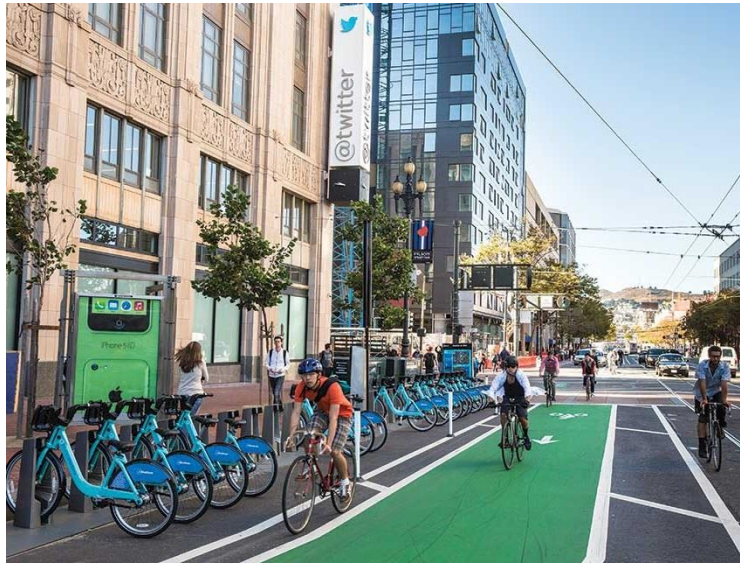
Birds watching

Catering to the pursuit and interest of residents

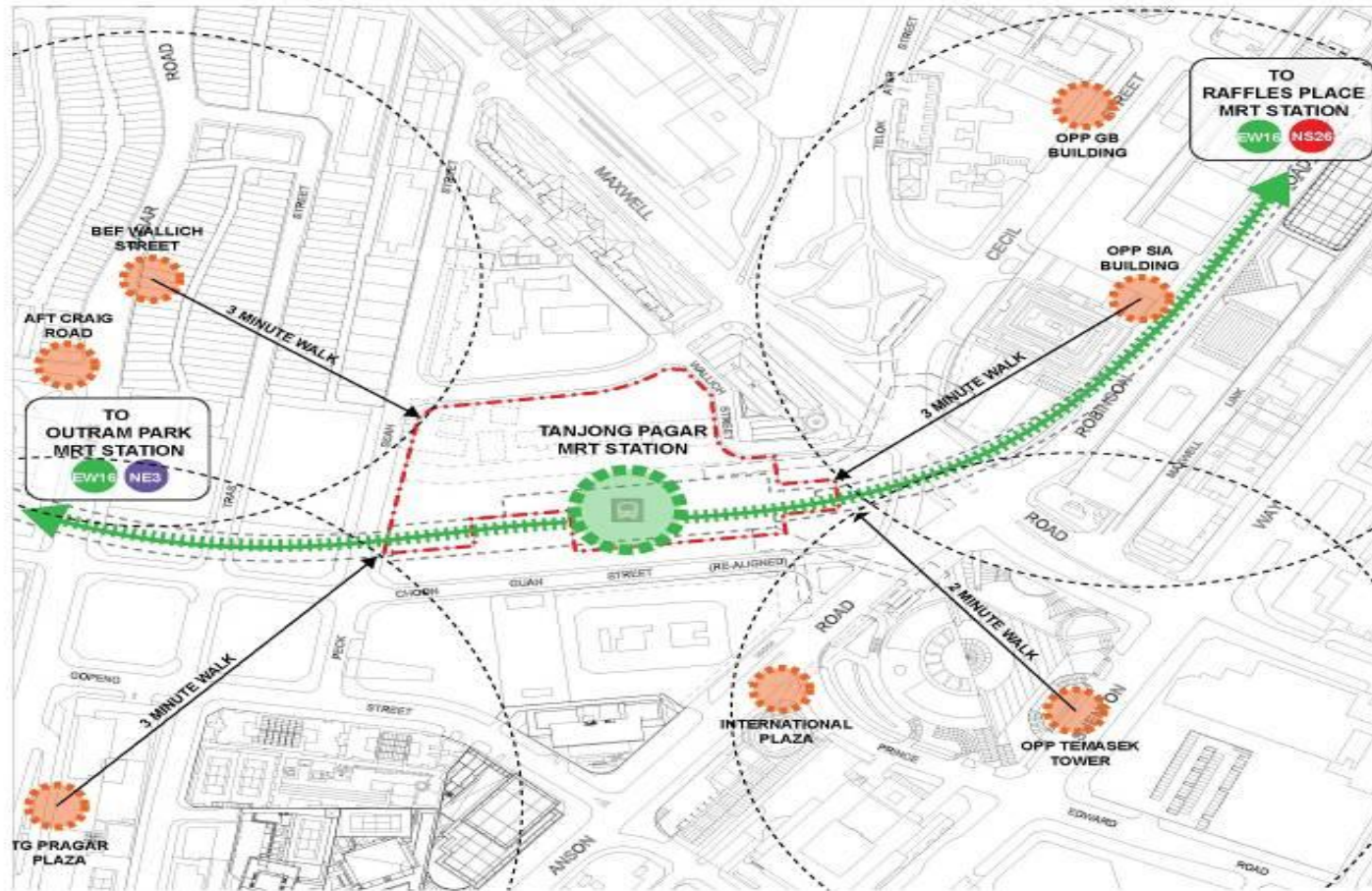


g) Walkability and mobility

Walkability important to connect people; some cities are built that are not walkable; cities are examining different modes of transportation to improve mobility



Compact walkable development



Integrated centre with 575 carpark lots over 5 storeys,
221 bicycle lots and MRT



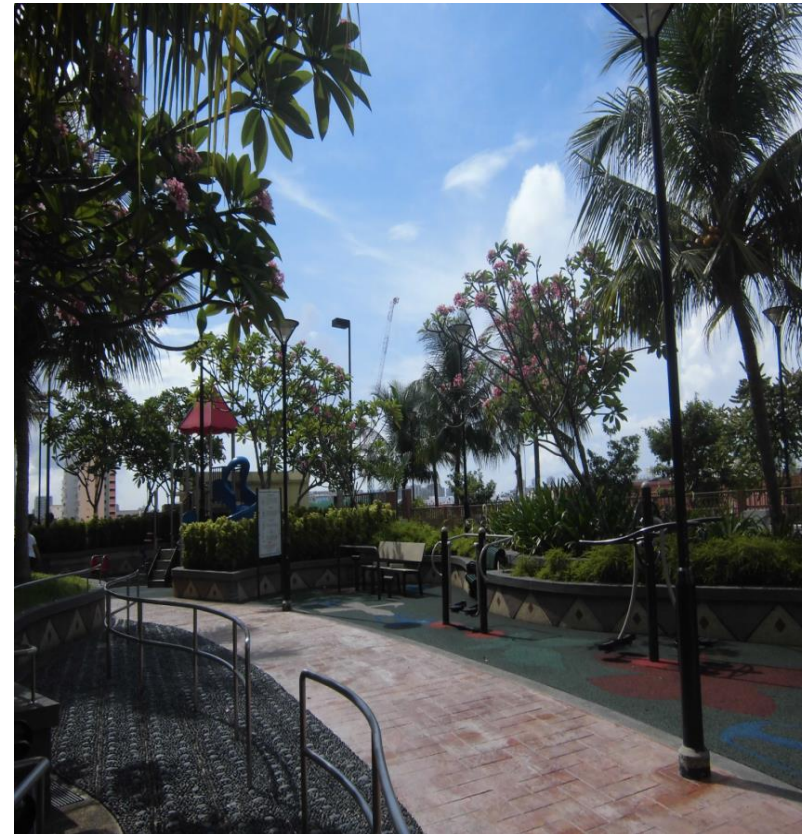
Walking and Cycling Plan

- Needs of pedestrians and cyclists are considered upfront in their development plans.
- Part of government's efforts to realise the Walk Cycle Ride SG vision, to make walking, cycling and riding public transport a way of life for Singaporeans.



h) Liveability

- Sum of factors that add up to a community's quality of life including the built and natural environments, social cohesiveness, economic wealth, and cultural, recreation and entertainment opportunities



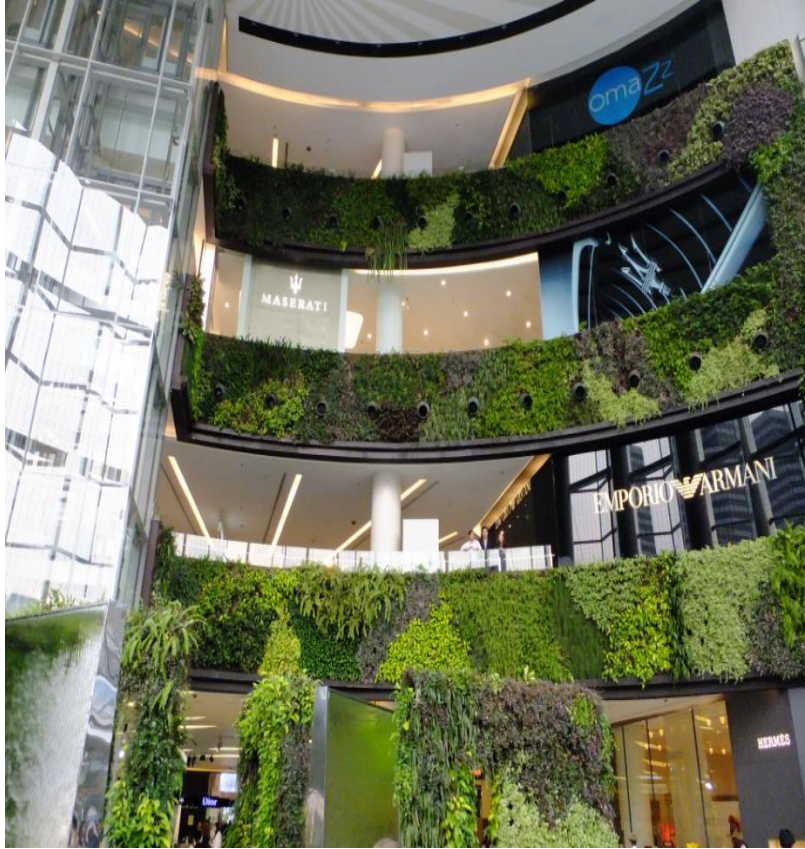


i) Sustainability

- Sustainable development consists of balancing efforts to meet basic human needs without destroying or degrading the natural environment



Green features



4) Place making CBD

- Multi-faceted approach to planning, design and management of public spaces
- Place-making capitalises on local community's assets and potential with intention of creating public spaces that promote people's health, and well-being



- Collaborative process by which we shape our public realm in order to maximise shared value.
- Placemaking facilitates creative patterns of use, looks at physical, cultural, and social identities that define a place





- Intends to inspire people to reimagine and reinvent public spaces as the heart of every community.
- More than just promoting better urban design, it helps strengthen connection between people and places they share

Iconic buildings that strike



Buildings that create emotional appeal and give branding



Summary

A combination of following key elements will make for a successful CBD or city masterplanning:

- good urban design using art forms;
- designed at human scale with accessible street walls;
- engage the community and providing urban park and connectors;
- make the town or city walkable, liveable and sustainable; and
- finally making the town or city a distinct place because of its unique culture, heritage and character.

5) Creating a sustainable CBD

- Need to have a bold visionary plan that embraces not just physical aspect but also economic and social development for entire nation or country
- Government or urban development authority's involvement is crucial
- Appropriate laws provided to allow rejuvenation and upgrading

Collective sales

- Sites with old buildings were redeveloped taking advantage of development potential
- In addition, design and physical environment of developments have been much improved providing modern living lifestyle, up-to-date facilities and quality finishes and fittings.



- Public private partnership is key to successful development
- Aim to build an iconic structure, innovative design or creative art form or other element that preferably reflects local heritage and culture which is unique to the city
- Timeline should be set to achieve proposed goal over a planned programme of developments and projects
- Can involve both natural and man made features
- Necessary to engage various stakeholders in entire process

6) Concluding remarks

- We know our CBDs have achieved success when the people prefer to stay outdoors and connect with each other



A place of activities and buzz

- CBDs become places of activities and buzz
- Successful CBDs or cities are livable, vibrant and exciting
- An attraction to people, business and tourists



Thank You

(email: limkly@singnet.com.sg)