

The form of the new city: how does it compare to traditional urbanisation? The case of Nice Meridia.

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Planning New Downtowns in the XX1st Century

New Downtowns: a classic option to foster polycentric metropolitan development.

The radiant city paradigm: La Défense (Paris), The Docklands (London), North York (Toronto)

The suburban paradigm: Silicon Valley (San Francisco), Mississauga (Toronto).

Dividing lines: Greenfield vs Brownfield, Compact vs Dispersed

Smart City: the latest paradigm for planning new metropolitan downtowns.

Common traits: smart infrastructure on the foreground ... as for the physical city: vague support of traditional compact forms, quest for urbanity & greening of cityscape.

Do they deliver on these pledges ?

Enriching land use analysis with a morphological viewpoint.

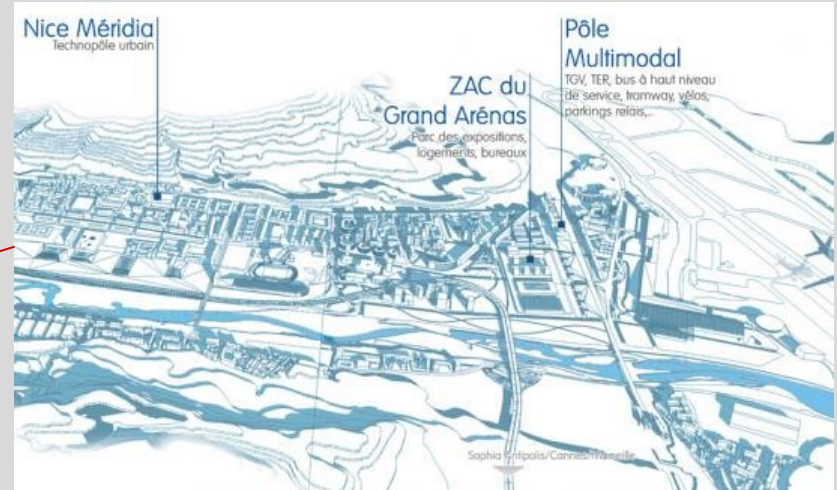
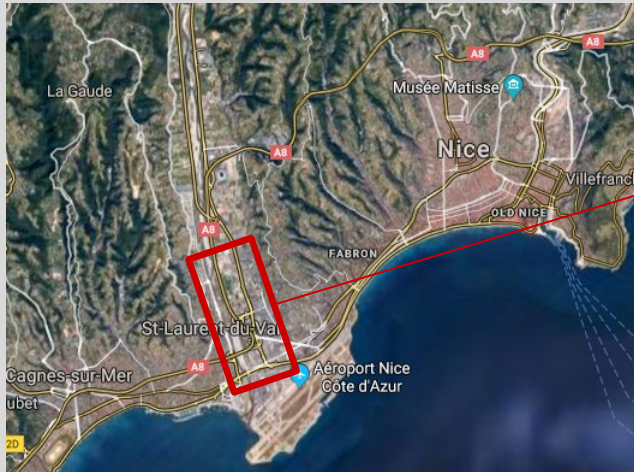


Paris La Défense



Sidewalk Labs, Toronto Quayside Plan

Case Study: Nice Méridia



A smart city in Nice, part of a new downtown

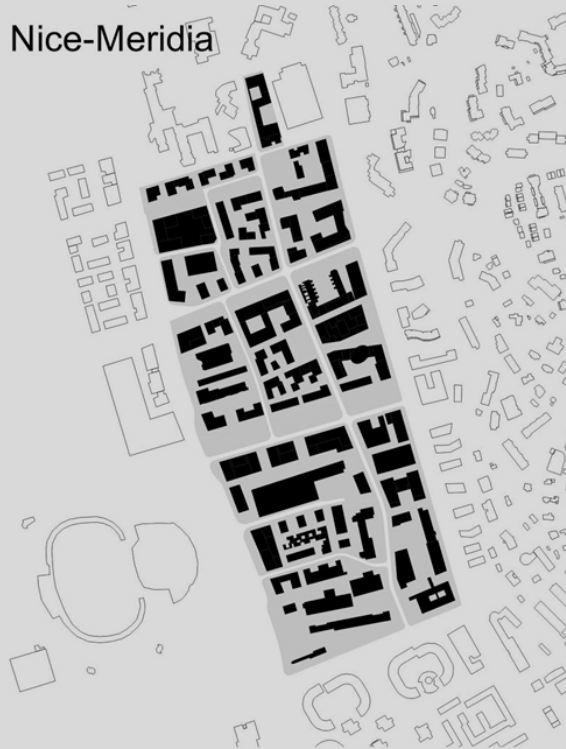
Masterplan by Ch. Devillers (2013 -).

Pledge to renew with traditional forms of Nice central area (a “niçois” project).

“Antagonistic” of Sophia-Antipolis techno-park.



A Comparative Analysis



Modernist dispersed planning



Smart City planning



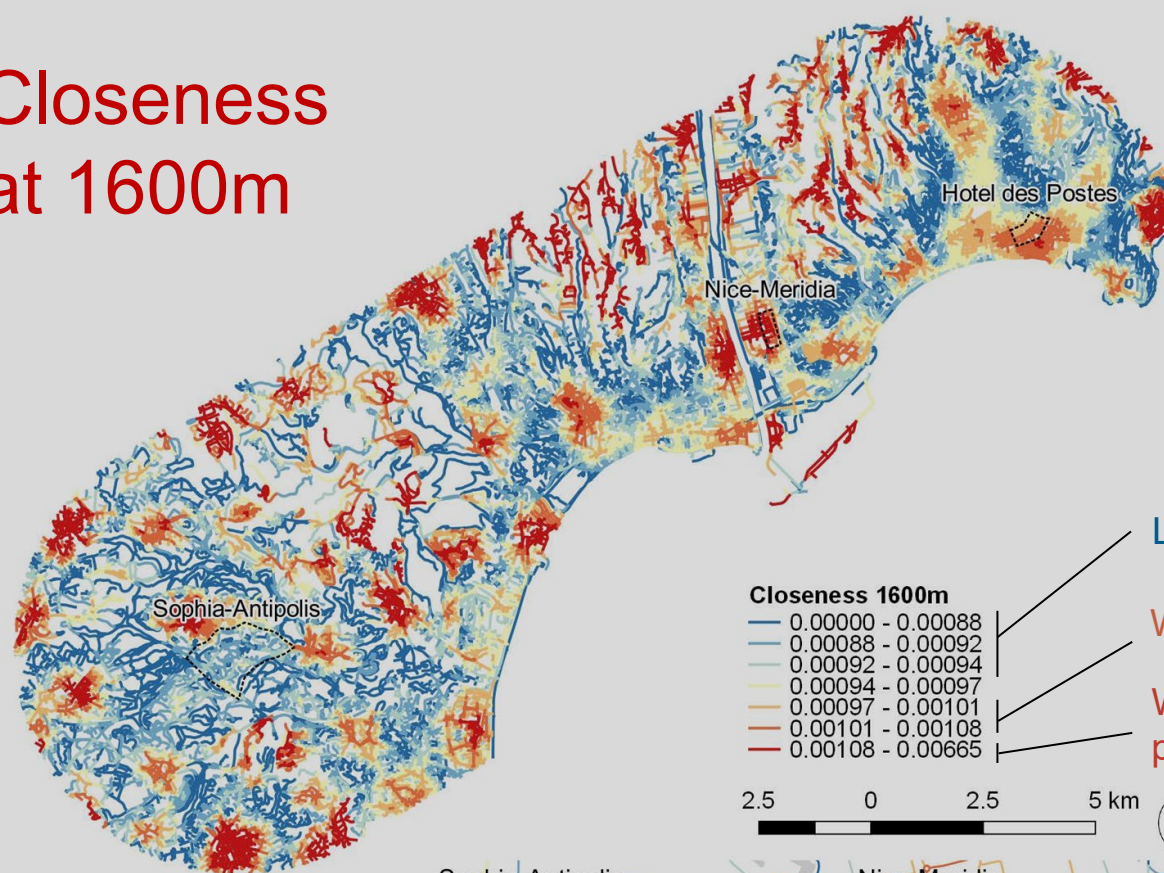
Traditional planning after the
Turin model (Consiglio d'Ornato)

Each of them, at its time, heralding a new way of conceiving the city

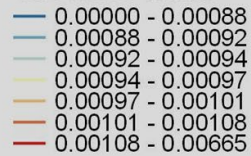
Analysis based on Urban Morphometrics

- Configuration of the street network
 - Analysis of betweenness centrality and closeness centrality (Porta et al. 2006)
- Morphological aspects (Berghauser-Pont and Haupt 2010)
 - Parcel size;
 - Block size;
 - FAR (Floor Area Ratio);
 - PSI (Public Space Index);
 - PPB (% Perimeter Built);
 - ...
- Commerce and services
 - Density of commerce and services at the street level.
- Greenery
 - Density of trees at the street level.

Closeness at 1600m



Closeness 1600m

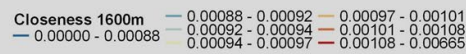


Loosely connected, poor accessibility

Well connected on a wide area

Well connected on a small area,
poorly connected outside of it

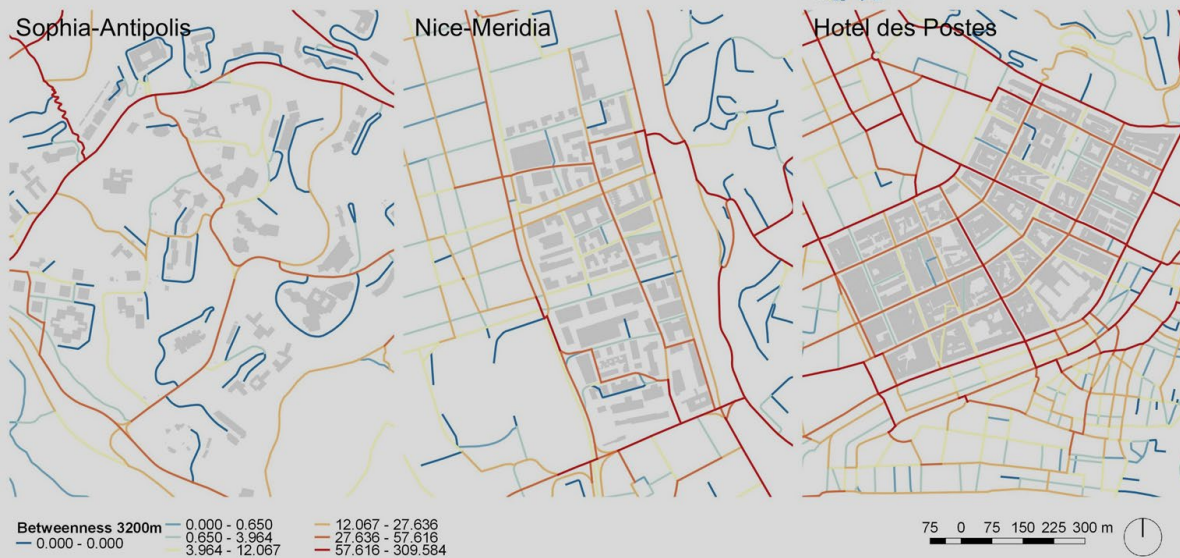
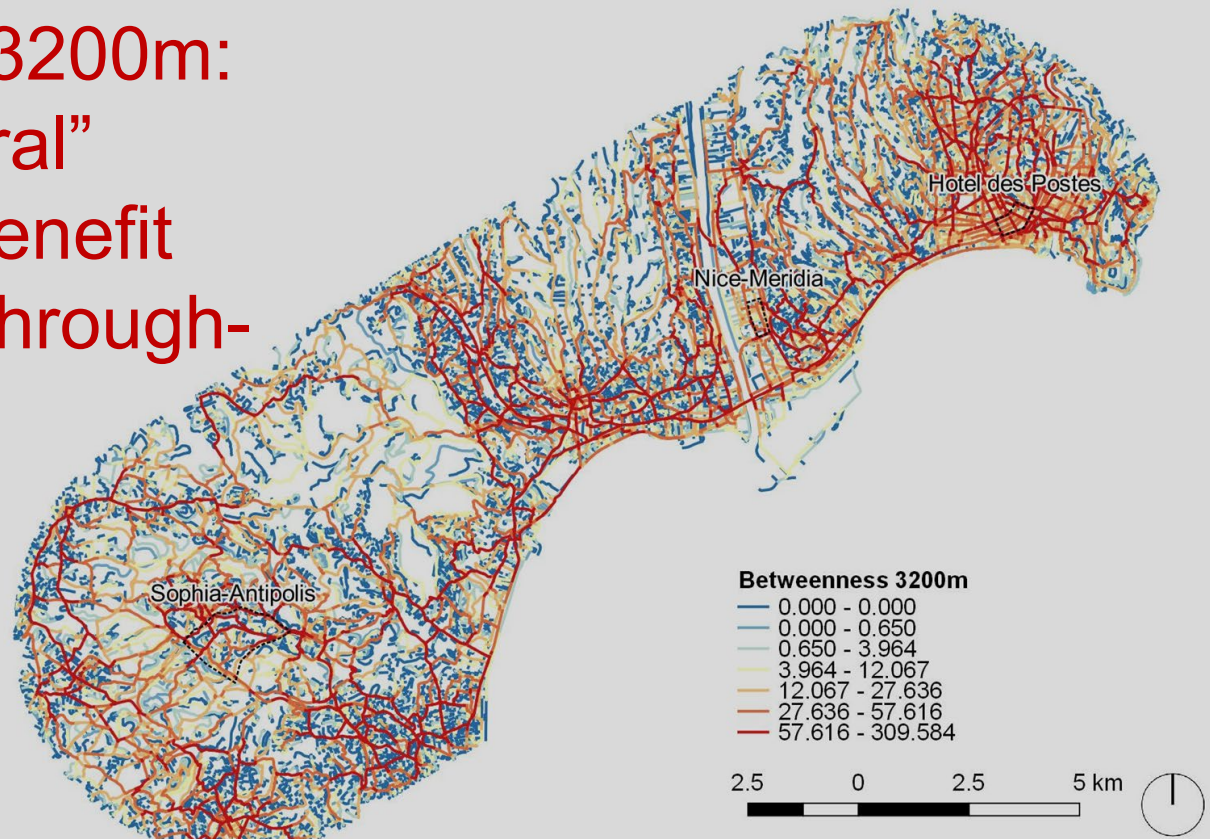
2.5 0 2.5 5 km



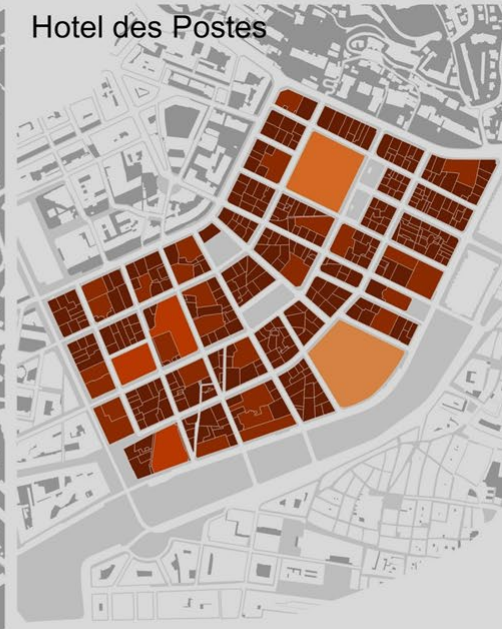
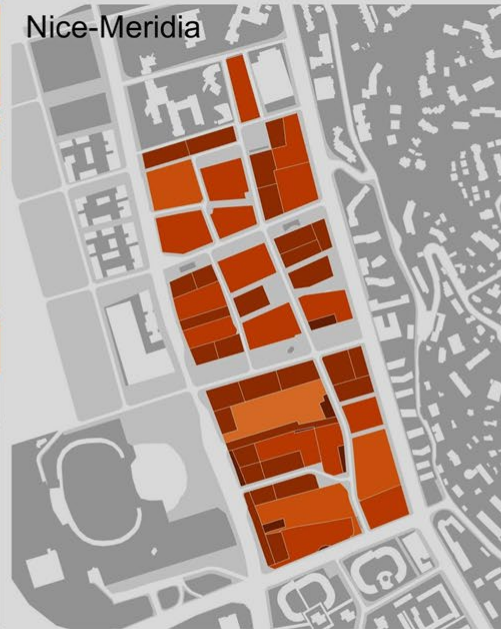
75 0 75 150 225 300 m



Betweenness at 3200m:
do the new “central”
neighborhoods benefit
from pedestrian through-
movement?



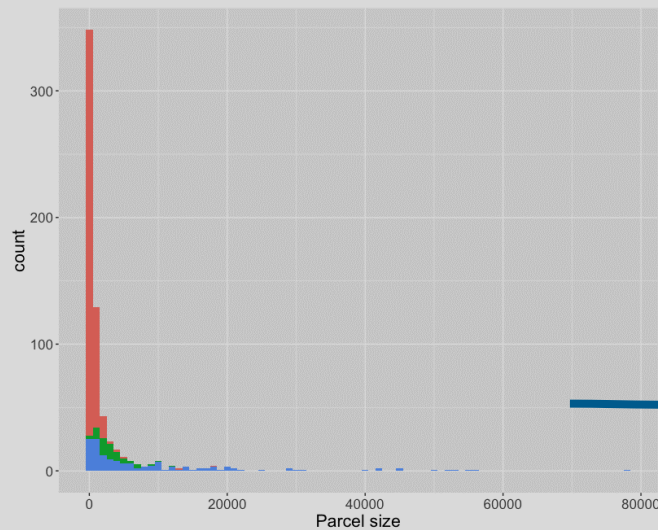
Parcel size



Parcel size (m2)

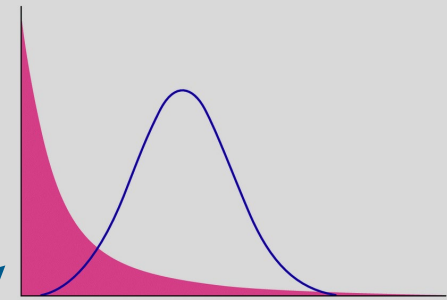
0 - 1163	1163 - 3319	3319 - 6786	6786 - 10394	10394 - 15427	15427 - 22168	22168 - 31067	31067 - 45301	45301 - 55747	55747 - 77919
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75 0 75 150 225 300 m



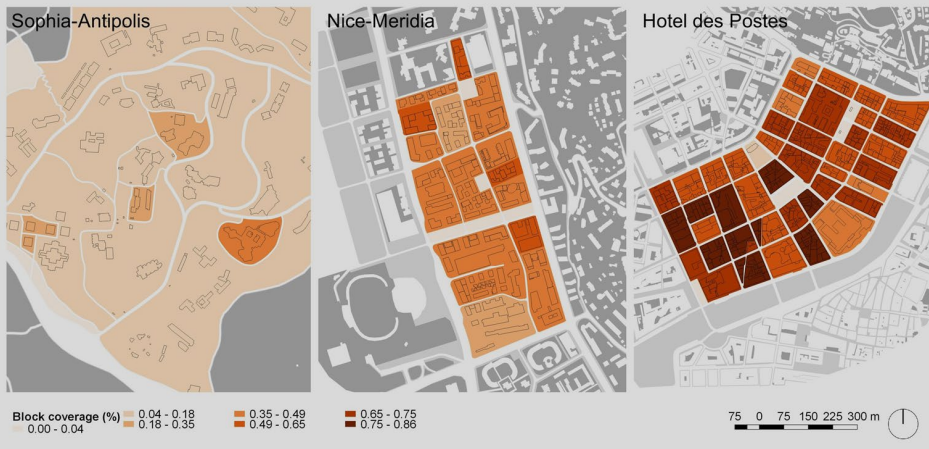
quartier

- Hotel des Postes
- Nice-Meridia
- Sophia-Antipolis

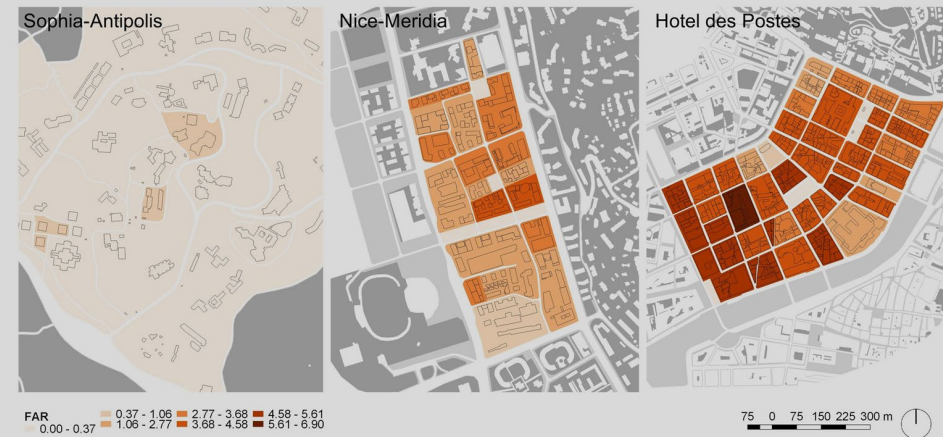


Top-down planning vs self-organised urban growth

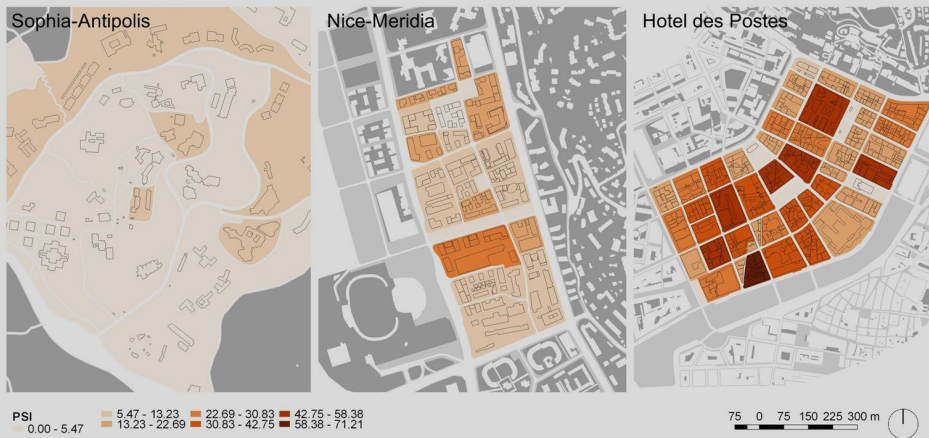
Block coverage



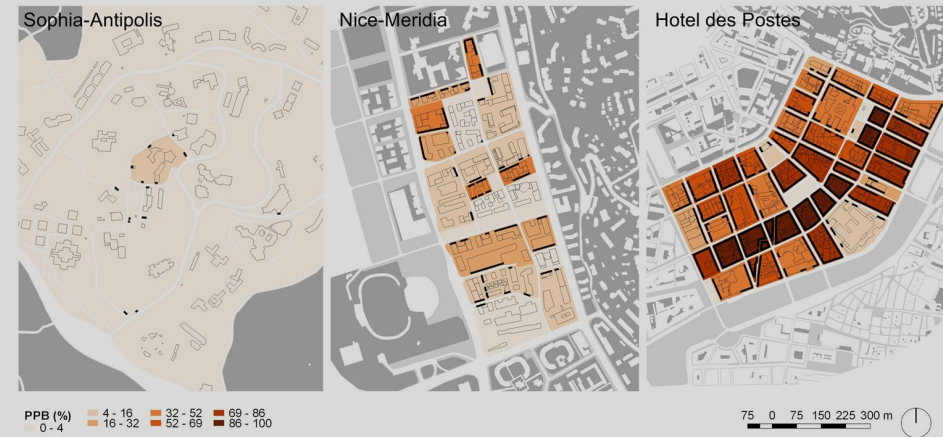
Floor Area Ratio (FAR)



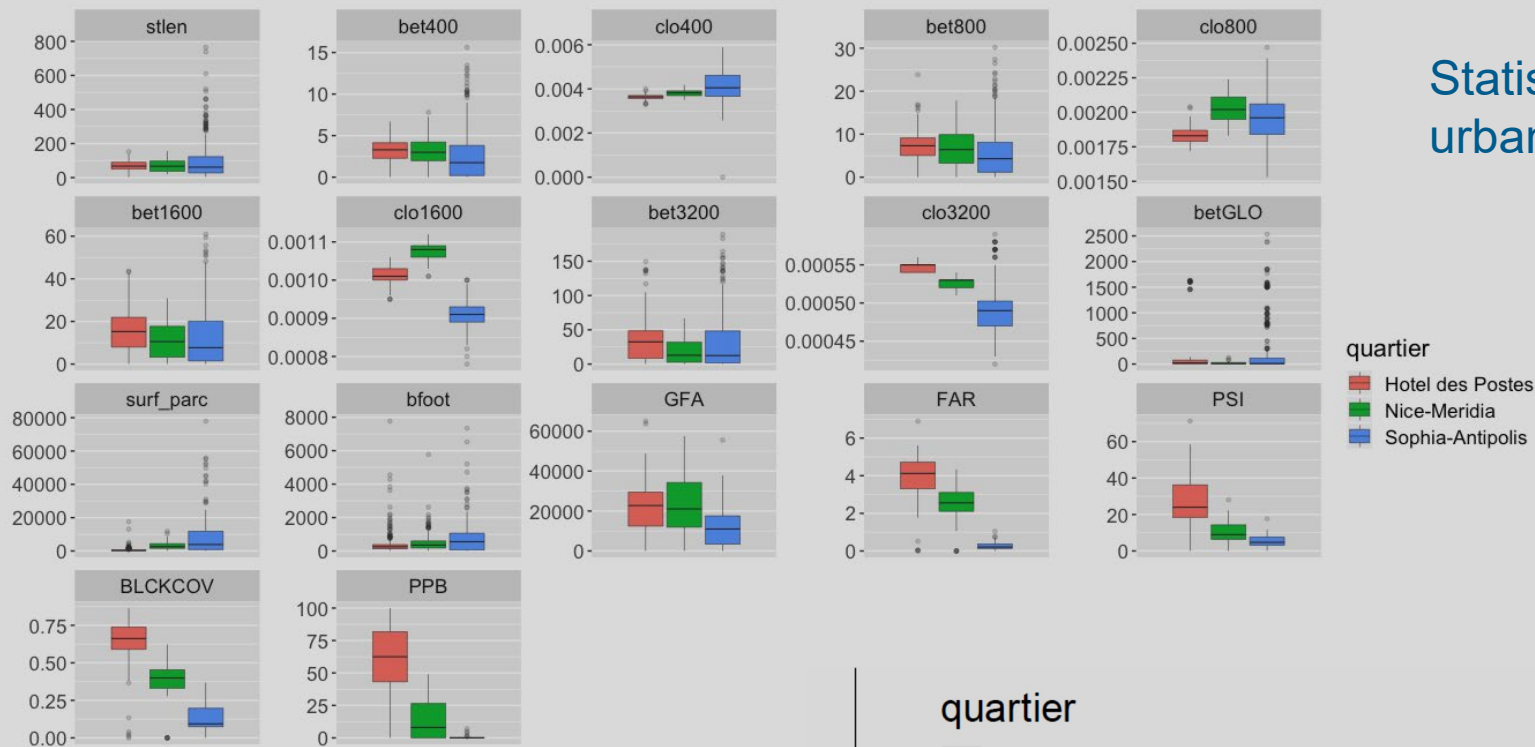
Public Space Index (PSI)



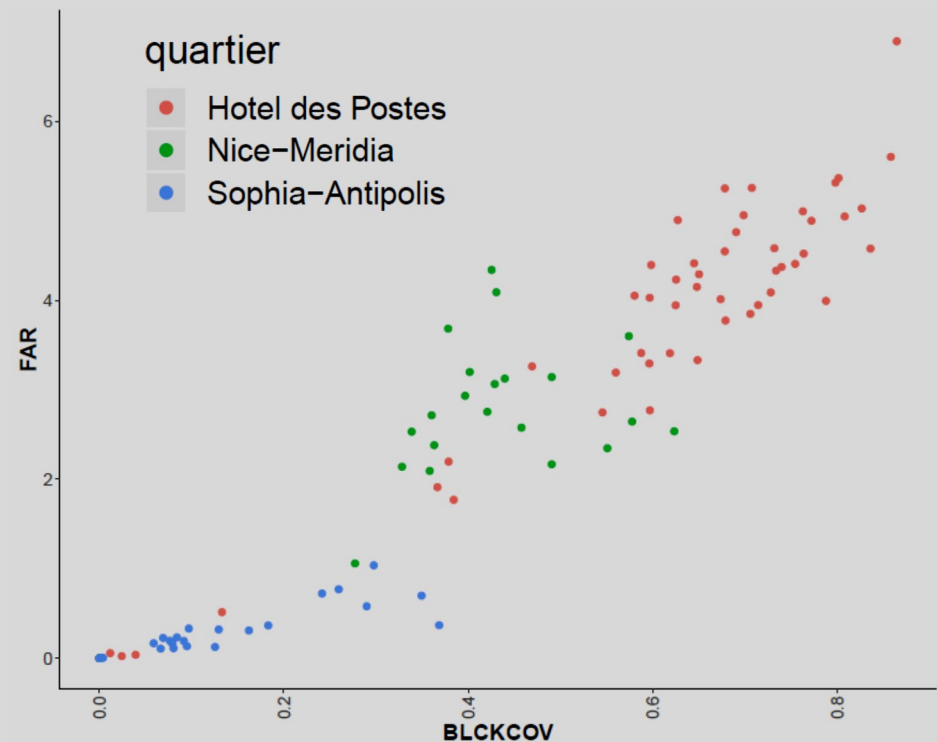
Percentage Built Perimeter (PBP)



Statistics on the urban blocks

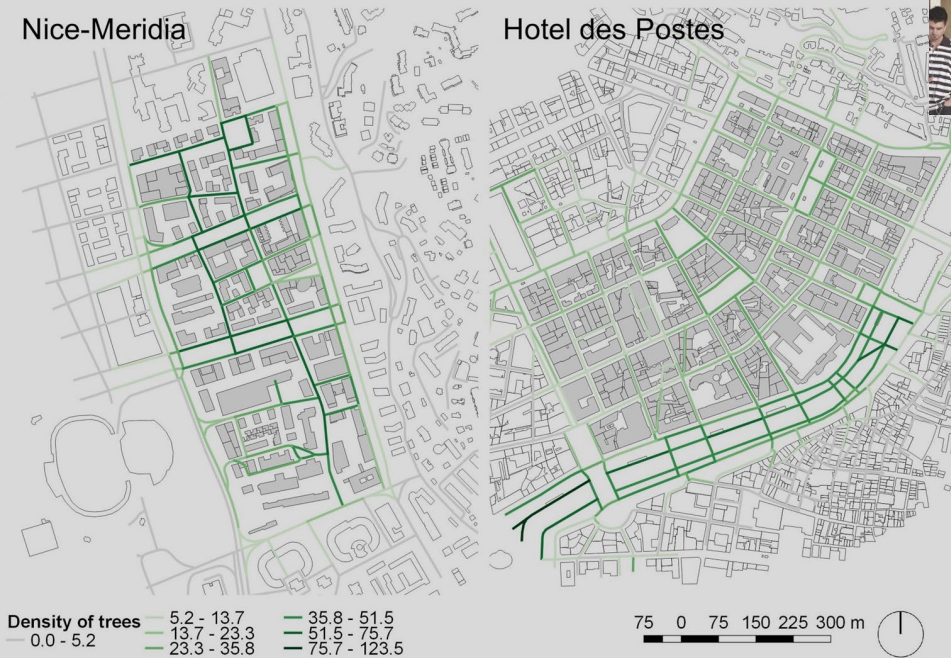


Space Matrix:
Méridia has a clearly
distinguishable
urban form

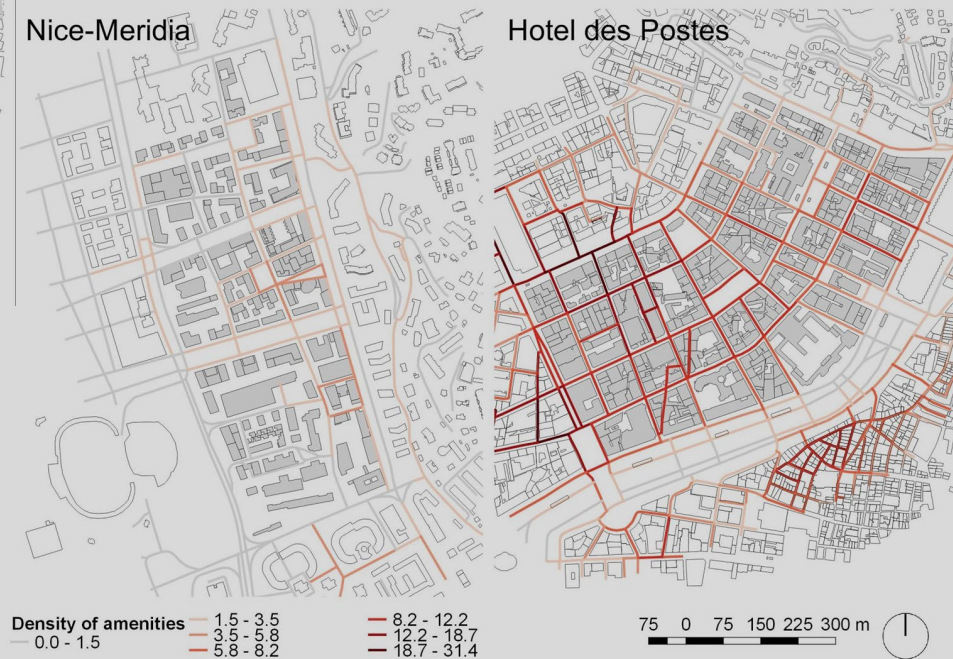


Urbanity & Greening of Cityscapes

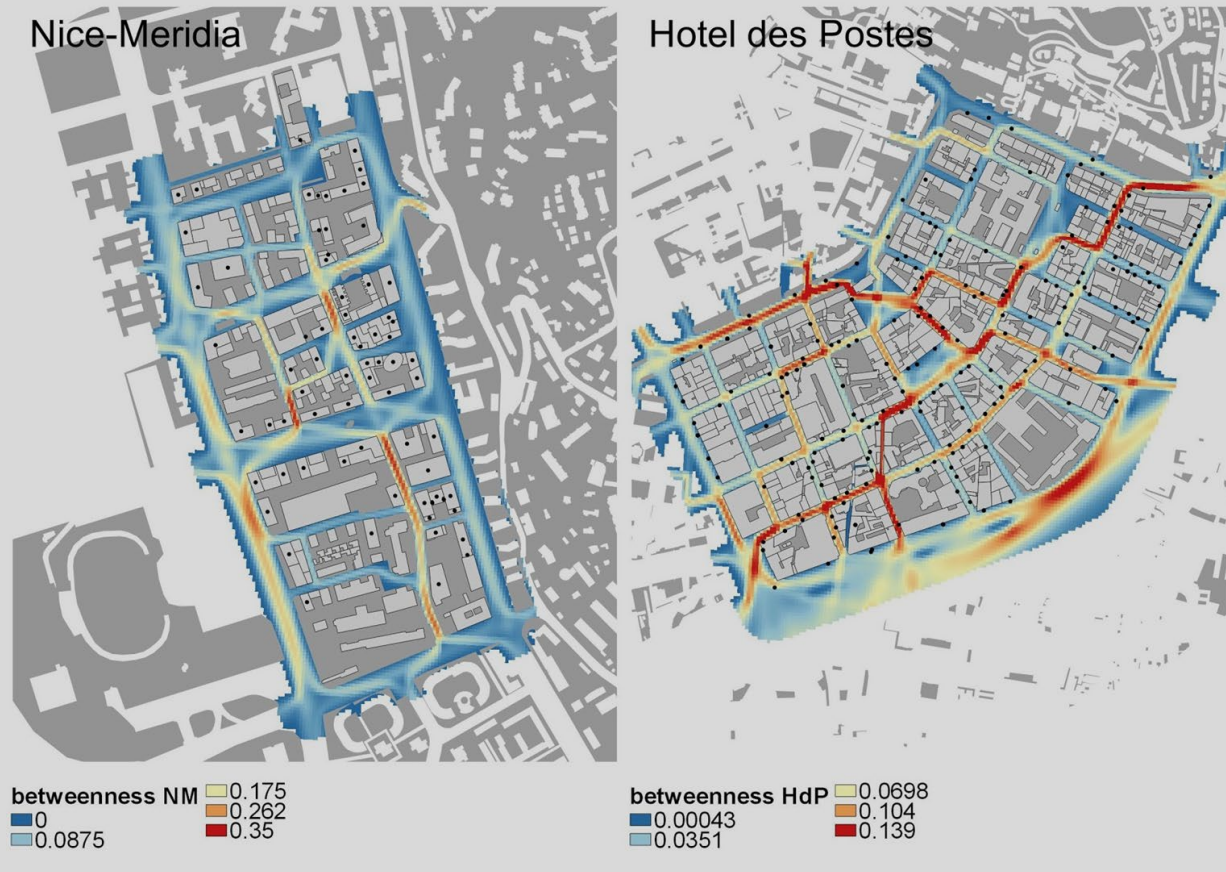
Density of street trees



Density of urban amenities (retail, services)



Betweenness on public space and urban amenities



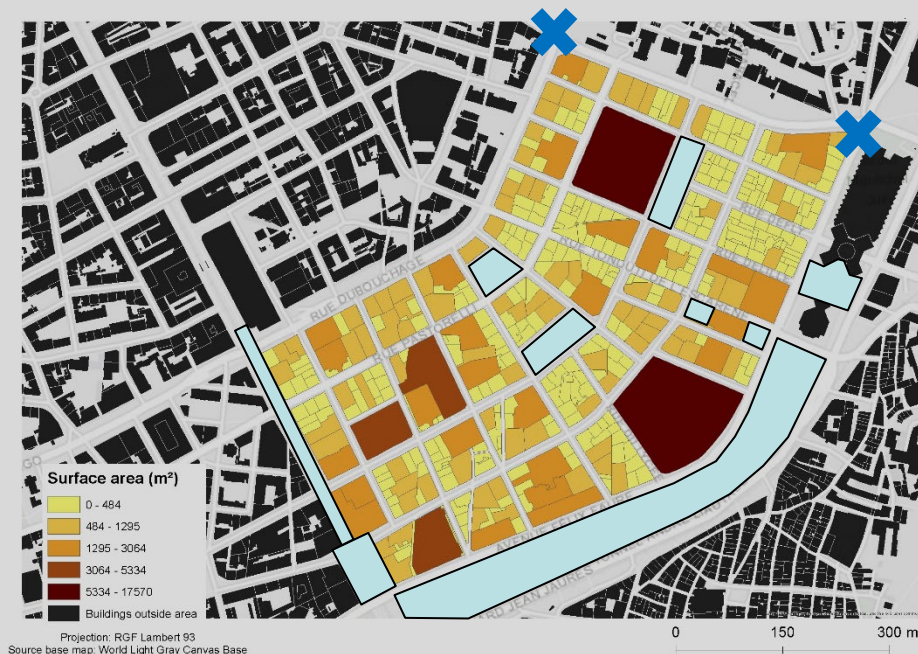
Old downtown: higher values and more evenly distributed across space.

Good correspondence with distribution of urban amenities (except for J.M. Avenue).

Méridia: non-correspondence between higher values and (planned) amenities.

Spatial distribution of public space

- Méridia: Neighbourhood Unit Model (C. Perry) – public space in the inner core
- Hotel-des-Postes: the Turin Model (Graff) – 2 hierarchical levels of public space (connective + internal)



3D Analysis

...

Conclusions

- Smart City Paradigm: scratch the Smart and below you'll find a City... Beware of marketing strategies.
- Compared to tecno-parks: Smart City Méridia: a welcome shift to more urban forms.
- Still: important morphological differences with traditional downtown.
- Main difference in morphological infrastructure (plots, plating, connection with surrounding neighbourhoods).
- Built-up forms fill and follow this infrastructure.
- Méridia's urban form in-between the traditional/compact and the modernist/sprawling examples.
- Presence of greenery (overstated in marketing), a sign of a standardized global model... from the city-in-the-park to greenery-in-the-city paradigm.
- Cityscapes ...

Thanks for your attention

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