

Virtual CORP 19 August 2021

The Role of Cultural Heritage in Urban Development

Chat Recording

Host

Manfred Schrenk, Competence Center of Urban and Regional Planning, Vienna, Austria
Andreas Schiller, publisher and editor-in-chief of SPH Newsletter

Speakers

- Andreas KIPAR, Founder and Creative Director of the international landscape architecture studio LAND; Milan, IT/Dusseldorf, DE/Lugano, CH:
Reconnecting People with Nature
- Thomas BEYERLE, Catella Property Valuation; Frankfurt, DE:
Take a Walk on the Green Side

All presentations are available at <https://virtual.corp.at/>

Chat recording and transcription

From Andreas Schiller:

The main topic is repair and change structures, a complicated process with many people on board. What is the best way, what is the worst way?

From Andreas Kipar:

Often we start with tabula rasa. We feel that we need to cultivate ourselves. Our space, our culture, cultural heritage. We are looking to something bringing us back to nature, back to ourselves. Cities have to prepare for bigger strategies, e. g. 15 minute city. You need the public structure. You need a round table with investors:

Are you ready to be part of our strategy? For PPP you need a strong public leader and clever investors. But most important is our society. How do people want to live in the city? Often the local administration does not understand these issues and are not able to participate. Every investment start with the question: What's in the neighbourhood?

From Manfred Schrenk:

When you mentioned urban gardening, you are part of creating this green and blue infrastructure. There is also urban agriculture, you get production back into the city. It can be vertical or on the roof or underground, and the idea of aquaponics is extremely interesting.

From Andreas Kipar:

It's a question of scale and a question of our idea of the new urban community. Productive landscape does not only mean agriculture, but also movement, social connection etc. When people ask for a roof garden, it's more an issue of social dialogue. Nature is a dynamic element. We are able to work with it.

From Andreas Schiller:

How much is the share of just speaking about it and how much is the share of acting? The industry gets aware of it, but what is the share?

From Thomas Beyerle:

It's depending on the property level. The newest properties have the latest standards. The biggest piece of cake is the existing stock. An investor with an existing building has regular cashflow and no demand for change. Funds for future investments are melting like ice in the sun, there are new regulations, devaluation is going up. Pressure is coming from the financial industry.

From Andrea Frank:

Many problems arise with the existing stock (refurbishment, upgrade). I heard that the building industry does not have the skills to do that.

From Thomas Beyerle:

The real estate industry can solve these problems, but we need global standards to compare buildings, like the carbon footprint. I don't like local initiatives making incomparable "standards". We have different levels in different countries, therefore we need good standards.

From Andreas Schiller:

Andrea also addressed the building industry. What is your experience, Andreas?

From Andreas Kipar:

They can do a lot of things, the question is:

Who asks them to do them? We have three levels for materials in our system, and we can show them the consequences for tomorrow. Buildings have a lifecycle of around 25 years, then you have to do some improvement or refurbishment.

From Thomas Beyerle:

We also have to demolish buildings, you cannot refurbish every building. But I have never learned to do this because we calculated with a much bigger lifecycle. Elon Musks says he does not build cars but mobility concepts. We have to think in a similar way.

From Manfred Schrenk:

We are talking about “people first” on the one hand, and as a spatial planner I am thinking of things like identity of space and place, mixed use, connectivity, ... but mixed use seems to be an horrible thought within the real estate business.

From Judith Ryser:

Great idea to be inclusive and hear the real estate voice and rationales, very interesting and educational, thank you.

From Franz Nahrada:

We are at a turning point. I was considered as an outsider for many years, but now I am working together with many people to move outside urban areas with high standards, not being suburbia. Working with nature has created a beautiful culture, and the pandemic showed that people left the big cities in this time. For example, a young generation of nomadic teleworkers had the initiative to build a new village in the countryside. Or the development of a fully modular six-storey housing scheme. Global networking brings the capacity of the city into the countryside.

Some URLs:

www.vivihouse.cc

<https://regenvillages.com/>

<https://medium.com/@vvorski/village-3-0-the-village-renaissance-74347083424a>

<https://www.un.org/development/desa/dspd/world-social-report/2021-2.html>

https://en.wikipedia.org/wiki/Piazza_telematica

<https://economadia.org/>

<https://medium.com/@erichunting/solarpunk-post-industrial-design-and-aesthetics-1ecb350c28b6>

<http://www.ecology.at/rehabitat.htm>

<https://rehabitatprojekt.wordpress.com/>

From Thomas Beyerle:

Concrete will be the new asbestos of this decade, a journalist said to me. I don't agree. We can do wooden buildings, however, they are a matter of price, and timber prices are rising worldwide.

From Manfred Schrenk:

We all have our concepts in mind, and the IT industry occupied the term “Smart City” so much that you think you can build a Smart City by buying their products. But what makes a city really smart and liveable? And what about the darker parts of a city? They are in every city, but they never show up in these shiny presentations. Real estate investors and globally acting companies do not care about such things. But a city is not an easy thing.

From Andreas Schiller:

Andreas Kipar, isn't it strange that at the same time people are leaving the countryside and moving into cities as others are at least dreaming of escaping the city and going outside?

From Andreas Kipar:

For more than 100 years good landscape was outside and bad landscape inside the city. Now we are talking about urban landscape, and now in the post-pandemic time inside and outside is more than ever a question of luxury and affordability. Christa Reicher from RWTH Aachen says that the city of the future is the region. We need interdependencies and to look at the whole picture, cultivation strategies and the right mix. The most important issue of the future is to think in terms of location. Of course we cannot do everything we need to do, but we should try as much as possible.

From Judith Ryser:

I feel there is still this “inside” mentality:

either city or countryside. But is this true? The village itself has changed enormously and become urban in my view. This dichotomy does not exist any more. How would you make investments in villages profitable for the real estate industry?

From Thomas Beyerle:

We underestimate what will be happening in the next 5-10 years because of the babyboomer generation. Will these spots be refilled by sharing communities? The outskirts will be the most interesting parts for investors in these years. Cities will get denser and more and more expensive.

From Ilse Wrbka-Fuchsig:

For me as a landscape planner, greening the cities is very important: www.gruenstattgrau.at, but first comes to use all old buildings. I live in a suburban village to Vienna and we need to have more regulations on imperviousness, everybody builds big houses and even bigger garages, instead of carports with green roofs etc.