

stichting **forum** voor  
stedelijke vernieuwing

EXPLORING THE CITY IN AND AFTER TIMES OF CORONA

## EXPLORING THE CITY IN AND AFTER TIMES OF CORONA

Report virtual Breed Beraad held on the 4<sup>th</sup> of June 2020

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REPORT

*Which effects will the corona-crisis have on the cities, on the short and longer term? That was the central question in the virtual Breed Beraad of the Forum for Urban Renewal on the 4<sup>th</sup> of June 2020. Participating were experts from over the world, from Milan, Paris and Zürich to Amsterdam and New York. Although it's probably too soon to foresee all the consequences of covid-19, some things seem obvious, like the fact that more people will keep working at home. This asks for new business models and designs for (co-)living in the cities. The offices won't disappear however, if only as a sort of clubhouse where employees can keep meeting each other. In general covid-19 asks for more attention on the need to maintain or create public spaces where serendipity can occur and where people can get in contact with other unknown fellow-citizens and with new ideas. This is essential for preventing segregation and polarisation. Furthermore cities need to develop new strategies to get resilient and be prepared for the unknown crisis of the future. On the short term there is the challenge of coping with the growing inequalities after covid-19. All in all the corona-crisis will have big effects on the future of the cities, some good, some bad. The crisis also gives some promising opportunities, but without a coalition of the willing with people who take action to use these opportunities, things might go back to the old normal very soon.*

## **The future**

### The importance of 'weak ties'

To start the Breed Beraad, which was moderated by Susanne Heering, three speakers gave a short statement on what they think will be the consequences for the future in the cities of the corona-crisis. Carlo Ratti, architect and professor at the Massachusetts Institute of Technology (MIT) in Boston, gave the first statement. He posed the question if the corona-crisis will lead to 'The Death of the office'. A few years ago Ratti wrote an article titled: 'If the work is digital, why do we still go to the office?' In that article in The Guardian he concluded that there are still reasons to go to the office, but is this still the case after corona? Ratti answered: 'Yes and no'.

To clarify this, Ratti drew the attention on the importance of 'weak ties', ties with people with whom we have no strong connections, as opposed to the 'strong ties' with family, friends and direct colleagues. Normally, we don't get new information from our strong ties. It's the weak ties which give us new information. They open up connections to a new universe of ideas and people we are not connected to. Data show that in our communication online we tend to focus on people we already know. We only have a few weak ties online and they get weaker and weaker. For the weak ties we need the physical space. That's why we need cities and offices. In physical spaces we are confronted with people who we can ignore online. And by ignoring other people and communities, we stimulate segregation and polarisation.

An important consequence of covid-19 is that we talk less to the people outside our own communities. Therefore we keep needing physical spaces. Also if we work more at home after the crisis, we still need the physical spaces to make more robust and diverse social networks. So no, said Ratti, the office will not die. 'We still want to go to an office, maybe a couple of days in a week, perhaps focussing more on serendipity. This can also occur in third workplaces, but an office has the advantage that it represents the culture of a company and it offers more trust.'

On the whole however, Ratti expects that covid-19 will lead to a significant decrease in office space worldwide. Offices should also be re-designed to make more space for encounter and serendipity. Re-designing is also needed for shared third workplaces, if only to have better backgrounds for a Zoom-meeting, and for private dwellings, to accommodate more working at home.

### Hyperlocal as the new normal

The second statement came from Stefan Zanetti, CEO and founder of Allthings, a platform in the world of real estate that connects tenants, property owners and service providers. Zanetti told what happened in the last weeks of covid-19 on this platform. 'We had 2,5 to 3 times more usage on the platform, with more hyperlocal communication between neighbours and other people who are close to each other. We also saw an increase in amateur-like production. People started to make their own bread and grow plants. So they asked other people on the platform how to do this or to build a community for sharing the homemade products. These preliminary changes might develop into a trend, with people doing more self-sustaining production in the cities. A lot of people also kind of waited on such an impact as covid-19. They feel freed from stress-like things like traveling and so on.'

According to Zanetti hyperlocal will be the new normal after covid-19. People will get more focused on what happens exactly around them. So in a way there will be more villages within a city. Even though there will be a backlash as soon as society goes back to the old normal. But the backlash will not be 100%; some of the developments will stay. PropTech (technological applications for the whole cycle of designing, operating, renting et cetera of buildings) can support this hyperlocal tendency. But it can never be more or less than a means to achieve a goal. Without people who want to start (hyper)local actions or communities, nothing happens. So the first challenge is to find the people who can build up something on a local level. Non-profit foundations could play a helpful role in supporting these forerunners and matchmakers. Zanetti: 'Eventually you only need two or three percent of the people to create a revolution, but without them nothing happens.'

#### Resilience as the core of new urban strategies

The third statement came from Stephane Kirkland, city executive of Arcadis in Paris. He approached the question of the Breed Beraad from a practitioner's point of view. He called the corona-crisis a massive global experiment, which gives us the opportunity to explore new possibilities on the longer term. In general this experiment shows us the inadequacy of our daily practice. Kirkland: 'We as practitioners are so used to take everyday constraints for granted and solve the problems within these constraints. We are not challenging them, while we know that we should solve them. We let the constraints take us away from solving the problems and we put up with a mediocrity of ends and means. Take the mobility in cities. We know that a model with twelve million people moving around in individual automobiles doesn't work. That a city where we don't think about multifunctionality of spaces doesn't work. So we know the solutions, but in a way we don't succeed in making them work.'

Kirkland stated that strategies that lead to resilience will be the most successful over time. There will be more shocks in the future and they will be varied and unpredictable in their intervals. To cope with this, we have to learn not to plan for known risks, but for unknown risks. We have to develop true resilience in our cities, to better withstand shocks like covid-19. At this moment cities are not resilient, also because we are always fighting the last battle against the last crisis. True resilience means for example that metropolitan mobility can still work when the electricity falls out. And that a solution against terrorist attacks also helps in times of for example flooding.

Kirkland was asked who must have the lead in this global urban reset. It will not come from local politicians, he answered. 'They are prisoners of their electorate and the interests they have to manage. The acceleration has to come from communities, businesses and central governments. A massive collective action of a coalition of the willing. Wherever they are, people who share the vision need to work together to achieve the objectives.' The challenge for the coalition of the willing is to extend the experiment covid-19 gives us. Covid-19 gives people the chance to explore new possibilities. Cities have a lot of opportunities to use this situation and take small measures like for example closing streets for cars. This might be a good way to avoid getting back to normal too soon.

The tendency to do that is big, because the old normal gives comfort.

#### Pessimism versus optimism

Kirkland is not optimistic about the chances to learn from the covid-19 experiment. According to him there are not enough people who consider the positive things we could learn from the period of confinement. Therefore he hopes that the going back to the old normal will not happen without a good fight.

The reactions to the three opening statement revealed more pessimism about the chances of positive benefits from the corona-crisis, but there were also participants who are optimistic. One participant said he loved the clean air and absence of noise during covid-19. Cities should use the temporarily absence of cars to stimulate the use of bicycles, like Paris and Milan did. 'Covid-19 gives a great opportunity to change the whole public space in cities. We should think more on what we liked in the lockdown and what we like to keep from that on the longer term. Meantime we deal with the urgent problems on the short term.'

Another optimist stated that covid-19 gives the opportunity to accelerate innovations in the urban realm. People are open now for looking at new ways of living, working and transportation. And they have proved to be flexible and able to adapt quite fast to a new situation. Someone reacted that this might be true, but the window of opportunity for innovations in the city is very small. It's true that a city of Milan used the crisis to make more

bicycle paths, but at the end of the lockdown things are getting back to normal very quickly and people are getting in their cars easily. According to participants in the Beraad there is also a difference between the short and longer term. Covid-19 might have a bigger impact on the longer term than on the short term. On the short term people tend to fall back in their old habits, because that's easy. And people are social creatures who need the contact with one another.

There is also still a lot of uncertainty about the future. We don't know enough on how the virus spreads. We have to learn more on its behaviour before we can really say something about the consequences. That makes it for example too soon to tell if the fear for covid-19 and for working in an office or traveling with public transport will blow over. You can also question if people keep working from home, also when the crisis is over. If you work in a small house with children, this might be too stressful and lead to burn out.

### **Consequences for the way we live, work and operate, recreate and travel**

#### Stimulus for co-living?

What effects will covid-19 have on the way we live? There was a lot of loneliness during the crisis. Will this make formulas of co-living more interesting in the future? And are real estate developers and housing corporations going to (re)build other types of houses to make this co-living possible? One of the participants answered that the crisis learns us that public spaces in and around buildings are important for people to meet each other. And that people are very willing to help each other with for example doing groceries. This can help us to make co-living concepts much stronger, especially for younger and older people. One of the problems however is how to maintain the social distance in elevators and other public spaces in and around buildings.

Co-living can thrive when it is based on a concept or identity. Co-living can also accommodate and allow shared working spaces. In this way the home loses its monofunctional residential role. Furthermore, co-living can be attractive from an economical point of view. It allows people to live together in more central parts of the city, where they have more access to amenities. So there are in this crisis a few drivers which stimulate the movement towards more co-living, supported by digital technologies.

Another participant added that affinity is crucial to make co-living a success. The fact that you don't have to meet your neighbours when you live alone can be very pleasant, because they might be very boring. Successful co-living has to start with affinity, based on the fact that you belong to the same age group or have the same interests. This affinity is also important for choices on a bigger scale, on how we select the broader communities we want to live in. It could make living in smaller cities after covid-19 more attractive.

One of the participating experts warned that co-living could be hindered by the fact that all our systems are based on individuals, not on groups.

#### Re-designing dwellings

People are now also questioning the attributes which make a home attractive. Proximity to work is getting less important. Whereas extra space for a home office, especially if you have small kids, is getting more important. But if people in the cities will keep working from home, their houses should get bigger. The tendency in the cities in the last years is however contrary. Due to the rising prices of housing apartments are getting smaller. This means that there is a need for new economic models which make it possible to turn around the tendency of too small and too expensive apartments. In Switzerland there is now a movement to let employers pay for working space in the homes of their employees. Another possibility is perhaps to make more additional and shared workplaces in the neighbourhoods where people live. This calls for a totally new and very different way of designing and building cities than we were used to in the last decade.

#### Commercial real estate

Covid-19 accelerates the transition in the market of retail. The challenge is how to support retailers who would normally survive in the transition, so that they also survive covid-19. Investors and local governments should start the discussion on how this can be positively organised. Is it for instance an idea to make retail areas smaller?

The occupancy of offices will get smaller if more people work from home, but in the same time the people who come to the office need more space. We need to rethink the typology of offices and other buildings, was said. Offices could develop more into clubhouses.

### Public spaces

A positive effect of covid-19 is the re-inventing of public space by the citizens and inhabitants of both cities and rural areas. The Netherlands didn't have a very strict lockdown. Everybody could freely use the public spaces, where meetings took place and new weak ties could be born. This should inspire us to think again on public spaces which can have more functions and therefore can contribute to the so needed resilience and flexibility of cities. At this moment public spaces are too often divided in single usages, like parking lots. How can we bring people together and strengthen the encounters? One of the participants pointed to Singapore, where fitness equipment for elderly people is placed in playgrounds for children. By this you create new social interacting between age groups. Also apps for sharing your garden or extra room in your house could be new possibilities to stimulate the encounter between people and form new 'weak ties'.

How can the re-invented public space be managed and controlled in the 'new normal' or, like someone stated, the hopefully 'temporarily abnormal'? The biggest challenge on the short term is to find ways to deal with the social distancing. Can we avoid the risk of overcrowding public spaces with smart technology? If so, this technology should be based on values, stated a participant. Starting point should be what people need. That's for instance serendipity. For this you need a hyperlocal retail-place, office or something similar to encounter people you don't know. In this way we need to rethink our cities to find out how we can stimulate these encounters, through shared public spaces. In this respect we should also look at the positive sides of social distancing and the effects it could have for our goals. The terraces are now re-opening by using more space, for instance on parking lots or other public spaces. This could be a good starting point to reduce the number of cars in the city. But for such a strategy, it's necessary to rethink the values we want to achieve in our cities.

### Mobility

In transportation innovations will lead us to means of transport with fewer people, but higher frequency. On shorter distances the usage of bicycles will increase. But are there also new opportunities for transportation for journeys longer than 20 km, now that trains are not used as much as in the past? Individual transportation by car will increase during covid-19; the traffic jams in the Netherlands are already nearly as long as before the corona-crisis. Which inventions are possible for the 20+-transportation? Sharing office space can help to keep people working more closely to their home, instead of going to an office further away. But this is no solution for longer travels to visit for instance family.

### **Consequences for a balanced society, city and design**

The last part of the Breed Beraad was devoted to the consequences of the corona-crisis for:

- a balanced society (no new dividing mechanism between rich and poor);
- a balanced city, with a new business model (less tourism, more primary processes of citizens);
- a balanced design of the city and the metropolitan and rural areas.

### Rich and poor

Will corona lead to a new divide between the rich and the poor? Yes, answered several experts. A first source of division is that about half of the working force in the Netherlands has no opportunity to work at home. These workers have to work in a shop, hospital, factory or in construction. Keeping the social distance at work is sometimes very hard and even impossible. Furthermore, due to the crisis a lot of individuals and families will get poorer because they lose their jobs in for example retail or tourism. They don't have the luxury to enjoy that there was more space and cleaner air during lockdown. Or the luxury to avoid subways, where the virus can spread easily. In cities like Paris and New York there was also the problem that the supply in supermarkets in poorer neighbourhoods was getting worse in comparison with supermarkets in richer neighbourhoods. All in all covid-19 will lead to massive equity-issues and bigger differences in the society.

Also the society as a whole will get poorer. The flourishing and rapidly changing economy of the last five years has vanished. The pandemic of covid-19 slows down the flow of material goods, information and people. Meanwhile the governments (central and local) will have a shortage of budget, and therefore not enough means

to change these developments for the better by investing in people and areas with social problems. This led one expert to conclude that we are on the brink of a very severe crisis. 'The poor are now extremely in danger, but also the whole society is in danger. In many neighbourhoods people are living on themselves and get lonelier, more than ever.'

Preparing for a crisis and the unknown depth and consequences of it challenges us to create new possibilities which we can accelerate. We know a lot about dealing with neighbourhoods getting poorer. We should develop new ways of getting in contact with people. The fact that we didn't yet use the possibilities to change has to do with the impact of covid-19. We were at first paralysed. After that, we needed time for reflection. Now we are getting near to the moment of action.

#### New business models

In cities like Amsterdam especially the tourism sector is hit very hard by covid-19, now and in the next couple of years. This will lead to a structural crisis with tourism, which provides a lot of jobs for people with low education. Amsterdam has to develop new ways of employment and find companies to invest in the city. Also it has to invest in helping poor people to structure their debts or find work. It's a big challenge to get this job done with a rapidly rising budgetary deficit.

What kind of jobs can replace the lost jobs in tourism? Nobody knows yet. Are there chances in the circular economy? It will be interesting to see what kind of proposals or ideas the tourist sector itself has to face the problems. Cities and the tourism sector have to talk about this. In Amsterdam one year ago everybody knew that it couldn't go on with the mass tourism in the city. So again, this is a time of new opportunities.

#### Balanced design through area development

How can area development contribute to reducing the gap between the rich and poor in cities? One of the participants stated that the financing of large projects is lacking mechanisms of social value. At this moment area development is mainly focussed on creating spaces and public spaces. Instead of this it should be more inclusive and generate value in a broader sense. Area development should create benefits for everyone who will use the new spaces, through for example creating jobs or working programmes for people who are going to live there. This could make area development and therefore our cities more inclusive, so that everyone can thrive here. It's an agenda which is shared worldwide, but also very difficult to realise. The mechanisms in financing area development are not easy to change. Furthermore, area development can never be the only solution in coping with inequalities, was stated. There are also system barriers in the way the most vulnerable people depend on government and the market.

#### **Conclusion**

Carolien Gehrels, member of the board of the Forum for Urban Renewal, concluded the meeting. In our dealing with the corona-crisis it's all about balance, she said. Balance between a strong collective need for action on the one hand, and a system of individuals at the other hand. And also balance between the short term and longer terms. The challenge on the longer term is to develop resilience in our cities and our society as a whole. 'We have to design in a way that the cities and society stay safe, also when they fail. Therefore we need a coalition of the willing. It's only two or three percent of the people who can make a difference. Let's look for these front runners and start the fight for creating new urban spaces.'

PARTICIPANTS

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AGENDA

Agenda of the virtual Breed Beraad 'Exploring the city in and after times of Corona' held on the 4<sup>th</sup> of June 2020.

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## Background

Corona changes the everyday processes of people, companies, cities, countries, the world. Depending the time it takes to develop a vaccine, some things will change forever and other things will be again business as usual, afterwards. We all have the same questions, about connections, working processes, the impact on the way we design and develop our country, and we will explore them together.

Because one way or the other, we will change the way we operate. We learned what the advantages and disadvantages are when we work the new way; in our 1,5 meter society. We can sit in our garden at the beach while having a supervisory board meeting from a multinational. We can have meetings up to 11.000 people, with breakout rooms virtually. We can do our business in a camper in Norway at a Fjord with a computer and wifi. We will be able to attract new and other investments, because companies will get new client groups in for example health care. We will be able to get our driving license in a simulator, behind the computer at home. Education will change: no more big education venues of thousands of sneezy students: massive online open courses it is! Why not doing the surgery on a distance, or the second opinion, or the everyday check? In Finland, New Zealand and Australia they are more experienced that we are here in our dense country. And what about arts and culture? We didn't love tourists that much last years, and at the same time they subsidised the beauty and fun and provocations and common grounds we all need to talk about, preferably on a daily basis. We can play violin with a mouth mask, but can we sing in a choir or join a pop concert? Or is culture the answer to the new necessity to exchange, by making new songs, new pictures, news arts to express ourselves and to be connected to each other?

Anyhow, Corona will have immense consequences for the way we design and develop our cities and metropolitan areas. What does that mean for the fabric of the city, for the balance between the city and the region with the rural areas, for the way we live, work, travel, learn and take care of each other? How do we deal with the huge projects within and outside the cities, in terms of housing, mobility, the business models of the city; what is the consequence for projects like Amsterdam Haven-Stad, Sugar city in Groningen and the Eastern Flank? And last but not least: what are the new connections between people? They cannot be only digital and virtual?

That is worth a Breed Beraad, Thursday, 4<sup>th</sup> June, 2020, virtual. Drinks and dinner will be taken care of by yourself.

## Program

### A The future, with:

- Carlo Ratti - MIT Senseable City Laboratory
- Stefan Zanetti - Allthings
- Stéphane Kirkland - Arcadis Paris

### B What does that mean for the way we physically and virtually:

- work and operate
- recreate
- travel
- live

### C What are the consequences for:

- a balanced society (no new dividing mechanism between rich and poor)
- a balanced city, with a new business model (less tourism, more primary processes of citizens)
- a balanced design of the city and the metropolitan and rural areas

**Agenda**

- 16:00 PM Start
- 16:05 PM Welcome by Wienke Bodewes, acting chairman Forum SV
- 16:10 PM Introduction by Susanne Heering, moderator Breed Beraad
- 16:15 PM The future [A]
- 16:55 PM What does that mean for the way we physically and virtually [B]
- 17.35 PM What are the consequences [C]
- 18.15 PM Rounding by Susanne Heering
- 18.20 PM Summary by Carolien Gehrels
- 18:25 PM Closing word by Wienke Bodewes
- 18:30 PM End

SOME INFORMATION ABOUT HET FORUM VOOR STEDELIJKE VERNIEUWING

De stichting Forum voor Stedelijke Vernieuwing - opgericht in 1983 - stelt zich ten doel een bijdrage te leveren aan het inzicht in de specifieke positie en de sterke en zwakke punten van de stad. In samenhang daarmee wil het Forum voor Stedelijke Vernieuwing de ontwikkeling stimuleren van een stedelijk vernieuwingsbeleid, dat is gericht op de bestrijding van sociale en materiële verpaupering en op een (re)vitalisering van de initiërende en stimulerende functies die de steden op velerlei gebied voor uiteenlopende betrokkenen (kunnen) vervullen. Dit betekent dat het Forum voor Stedelijke Vernieuwing, naast de stedelijke fysieke omgeving, ook de stedelijke economische structuur, het sociaal-culturele klimaat in de steden en de organisatie van het bestuur van de steden tot zijn aandachtsgebied rekent.

Het Forum voor Stedelijke Vernieuwing is opgericht ten behoeve van alle organisaties en personen die bij de stedelijke vernieuwing zijn betrokken. Derhalve behoren niet alleen overheidsorganisaties, politici en ambtenaren, maar ook (vertegenwoordigers van) private organisaties, publicisten, wetenschappers en 'stedelingen' tot de doelgroep van het Forum voor Stedelijke Vernieuwing.

In algemene zin probeert het Forum voor Stedelijke Vernieuwing zijn doelstelling te realiseren door te functioneren als platform voor de tot zijn doelgroep behorende organisaties en personen. Het Forum voor Stedelijke Vernieuwing organiseert daartoe allereerst zogenaamde Breed Beraden. Tijdens de Breed Beraden wordt door een per beraad wisselend gezelschap van personen, die betrokken zijn bij de stedelijke vernieuwing, gesproken over ontwikkelingen, problemen en strategieën die van belang zijn voor de revitalisering van de steden.

#### Thema's Breed Beraden

- economische revitalisering van de steden
- sociale en culturele revitalisering van de steden
- stedelijke vernieuwing en bestuurlijk-financiële verhoudingen
- stedelijk beheer
- stedelijke vernieuwing en informele economie
- stedelijke vernieuwing en openbare orde en veiligheid
- investeren in de stad
- public-private partnership
- flexibilisering van de geldstromen in de volkshuisvesting
- stedelijke vernieuwing en de randstad
- stedelijke vernieuwing en stadsvernieuwing in de jaren negentig
- publiek-private samenwerking bij de ontwikkeling van stedelijke vernieuwingsprojecten in middelgrote steden
- de financiering van de volkshuisvesting in de jaren negentig
- naar een actief, integraal beheer van de na-oorlogse wijken
- stedelijke vernieuwing en het bestuur in grootstedelijke gebieden
- stedelijke vernieuwing en de bestrijding van sociale en materiële verpaupering
- stedelijke vernieuwing in de periode 1990 - 1994
- stedelijke vernieuwing en architectuur
- stedelijke vernieuwing en milieubeheer
- stedelijke vernieuwing en de ontwikkeling van woningen in de sociale marktsector
- de relatie tussen gemeenten en woningcorporaties op lokaal niveau
- gerichte intensivering van ruimtelijke investeringen: mogelijkheden en beperkingen
- stedelijke vernieuwingsprojecten: hoe verder?
- de communicatie van de stedelijke vernieuwing
- financiële verhouding tussen de centrale overheid en de stedelijke overheden
- de toekomst van de knooppunten
- 'Belstato'
- stedelijke vernieuwing en projectontwikkeling
- stedelijke vernieuwing en de multiculturele stad
- beweeglijke burgers en stedelijke vernieuwing
- Europese eenwording, veranderende verzorgingsstaten en de stedelijke en bestuurlijke inrichting in Nederland
- stedelijke vernieuwing en openbaar vervoer

- het beeld van de VINEX-locaties
- de consequenties van het nieuwe beleid inzake perifere en grootschalige detailhandels-vestigingen voor de binnensteden
- stedelijke vernieuwing en de ontwikkeling van vraag en aanbod op het gebied van de volkshuisvesting
- stedelijke vernieuwing en het nieuwe Grote Stedenbeleid
- de herontwikkeling van vroeg-naoorlogse wijken
- de ontwikkeling van de IJ-oeveren
- stedelijke vernieuwing, vergrijzing en modernisering van de ouderenzorg
- stedelijke vernieuwing en de vernieuwing van het bestuur
- Zuidvleugel van de Randstad
- investeren in de bereikbaarheid van de steden
- herijking Belstato: de stedelijke vernieuwings- en beheeropgave in perspectief
- stedelijke vernieuwing en publiek-private samenwerking: voortschrijdende inzichten?
- stedelijke vernieuwing, materiële armoede en sociaal isolement
- stedelijke vernieuwing en Nederland 2030
- stedelijke vernieuwing en de 24-uurs economie
- stad zonder horizon
- investeren in stedelijke gebieden
- aan het werk met het Investeringsbudget Stedelijke Vernieuwing
- TNLI: kansen en bedreigingen voor de vernieuwing van onze steden
- de educatieve stad
- ruimtelijke ontwikkeling en stedelijke vernieuwing
- sociaal investeren in steden
- de toekomstige ordening in de woonsector
- stedelijke vernieuwing en grondbeleid
- Het Nationaal Verkeers- en Vervoersplan en stedelijke vernieuwing
- stedelijke vernieuwing en ICT
- de stad in de Vijfde Nota Ruimtelijke Ordening
- Utrecht West in perspectief
- stedelijke vernieuwing en het MKB
- betekenis en kansen van het plan Amsterdam-Zuidas
- stedelijke vernieuwing en veiligheid
- wonen
- ruimte voor mobiliteit
- ontwikkelingsperspectieven Almere
- stedelijke vernieuwing, ruimtelijke ordening en water
- Rotterdam en stedelijke vernieuwing
- stedenbaan
- de vernieuwing van de verhouding tussen corporaties en overheid vanuit praktisch perspectief
- ZaanDrecht - de Hollandse waterstad in transformatie
- over de betekenis van plekken
- de vernieuwing van de rijksbemoeienis met het wonen: tussen Marx en markt
- elektriserende netwerken
- vergrijzing, wonen, zorg en participatie
- ruimtelijke ordening in perspectief
- stedelijke vernieuwing en krimp
- stad & filosofie
- stedelijke vernieuwing en waardeontwikkeling: naar een vernieuwing van het spel, de spelers en de spelregels
- 'volkshuisvesting op een tweesprong'
- Rotterdam-Zuid
- ontwikkeling commercieel middensegment huurmarkt
- wonen, zorg en pensioenen
- wonen, zorg en pensioenen (follow up)
- corporaties
- volkshuisvesting in beweging

- stedelijke vernieuwing en ontwikkelingen in het sociale domein
- projectontwikkelaars en stedelijke vernieuwing
- ruimtelijk-economische ontwikkelingen en stedelijke vernieuwing
- toenemende contrasten: demografie en stedelijke ontwikkeling
- agenda stad
- potentie van erfgoed in stedelijke ontwikkeling
- nieuwe verhoudingen tussen gemeenten en corporaties
- casus Amsterdam
- klimaatadaptatie in de stad
- de etende stad
- investeren in stedelijke regio's
- energietransitie in de bestaande sociale woningvoorraad: stadsvernieuwing 3.0?
- technologie en de stad
- wonen, werken en mobiliteit in de Randstad: op weg naar 2035
- wonen en (ouderen)zorg
- corporaties naar een volgende fase
- stadsvernieuwing 3.0?
- novi en novex?

#### Thema's studiedagen en symposia

- stadsvernieuwing opnieuw bezien
- stadsvernieuwingsrapportage
- public-private partnership
- investeren in stedelijke vernieuwing
- de financiering van de volkshuisvesting in de jaren negentig
- de stad in de samenleving: ontbinding en vernieuwing
- internationalisering en stedelijke cultuur
- stedelijke vernieuwing en stedenbouw
- 1983 - 2008 25 jaar breed beraad over de stad
- 'Darwin in the city'
- bouwteam
- 'de gevleugelde stad' lustrumviering 30 jaar Forum voor Stedelijke Vernieuwing
- 're-inventing Paris' lustrumviering 35 jaar Forum voor Stedelijke Vernieuwing
- werkexcursie Eindhoven

#### Publicaties

- stadsvernieuwing opnieuw bezien
- public-private partnership
- investeren in stedelijke vernieuwing
- volkshuisvesting gewogen
- financiële prikkels voor actieve steden
- de stad in de samenleving: ontbinding en vernieuwing
- opstellenbundel over stedelijke ontwikkelingen
- internationalisering en stedelijke cultuur
- mijn plek in de stad, 20 jaar Forum voor Stedelijke Vernieuwing
- investeren in stedelijke vernieuwing - niet bij steen alleen
- 1983 - 2008 25 jaar breed beraad over de stad

De activiteiten van het Forum voor Stedelijke Vernieuwing worden mogelijk gemaakt door financiële bijdragen van vele bij de stedelijke vernieuwing betrokken partijen (rijk, provincies, steden, bouwondernemingen, projectontwikkelingsmaatschappijen, institutionele beleggers, onderzoeksinstituten en cetera).

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