The 15-Minute City

New DNA for Real Estate Investors?



What are the challenges for the modern urban living?

- The ever increasing volume of traffic in cities, especially in the rush hour times where even the search for a parking place transforms into an odyssey
- In addition, there is as can be observed throughout Europe the increasing networking of the basic day to day living functions (working, living, shopping, culture & education) within the residential area or urban space
- The fact that this focusing or densification of urban life on a few streets or square kilometers also leads to urbanisation effects such as new buildings, higher building densities and ultimately higher purchase and rental prices is the result of this ideology

The 15-Minute city as the ideal solution?

- Create a district where everything you need in your daily life is accessible in 15 minutes by foot or bike, workplace included
- Centralise cars and individual passenger transport at central points (e.g. neighbourhood garage), synchronise mobility services (public transport) and create recreation and experience zones. Easy to say but difficult to implement/accomplish



Goal: Decentralised services with a sustained high level of network infrastructure, including climate-friendly buildings within the city quarters and pedestrian, bicycle and traffic-friendly traffic management

What did COVID-19 teach us?

Nearly imprisoned in our flats during the lockdowns of the COVID-19 pandemic we realised the need for good infrastructure in the vicinity of our homes are. While working and living was brought together, the pandemic also showed what was missing in our urban environment. For example places for recreation were badly missed during this time but could be implemented by more green areas in the individual parts of the cities.



Key factors for the 15-Minute City:

- Everything needs to be accessible in 15 minutes or less by foot or bike
- This includes: Workplace, Grocery, Shopping, Childcare, Healthcare, Parks, Culture, Sport, Bars, Coffee Shops, Restaurants, Public Transport, Bike/Carsharing, Schools
- The bike plays a special role in the 15-Minute City. Therefore new bike lanes need to be implemented. Other supporting infrastructure would be Bike- and Carsharing opportunities and electric charging stations for bikes and cars
- Greening of areas that would become unused for example parking lots would make the district more livable

All these measures should evolve into a more in depth connection with the neighbourhood



Assessment of the concept:

Like any other concept in urban planning, the 15 Minute City is by no means flawless, especially when factors such as demographic change and the immense differences in urban structures are taken into account. Urban redevelopment within existing structures also only seems possible in the long term and encounters an often ageing infrastructure without a target agreement on what a future-oriented infrastructural basis should look like. Another problem is the connection between home and work. For many people, the work environment cannot be reached within 15 minutes. Here it becomes clear that a changed spatial-economic perspective must also be taken into account.

4 examples of potential 15 minute cities around Europe





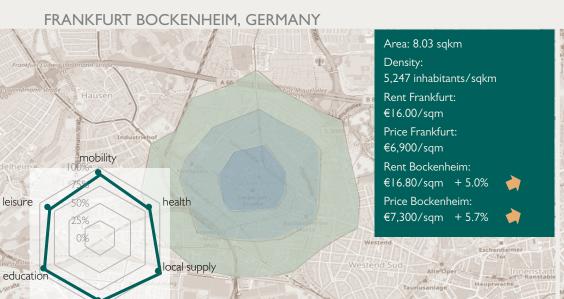
local recreation



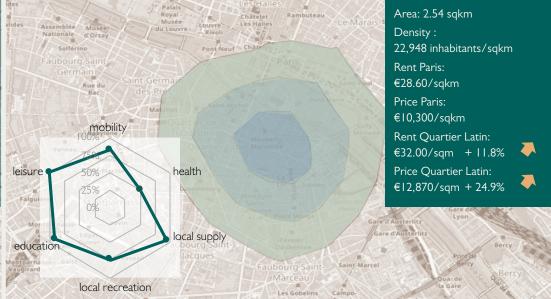




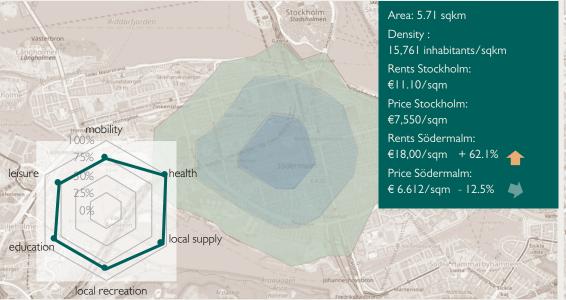




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