

**UNLOCKING URBAN EFFICIENCY**  
THE POWER OF DOUBLE-USE SPACES



50%



50%



70%

**2050**

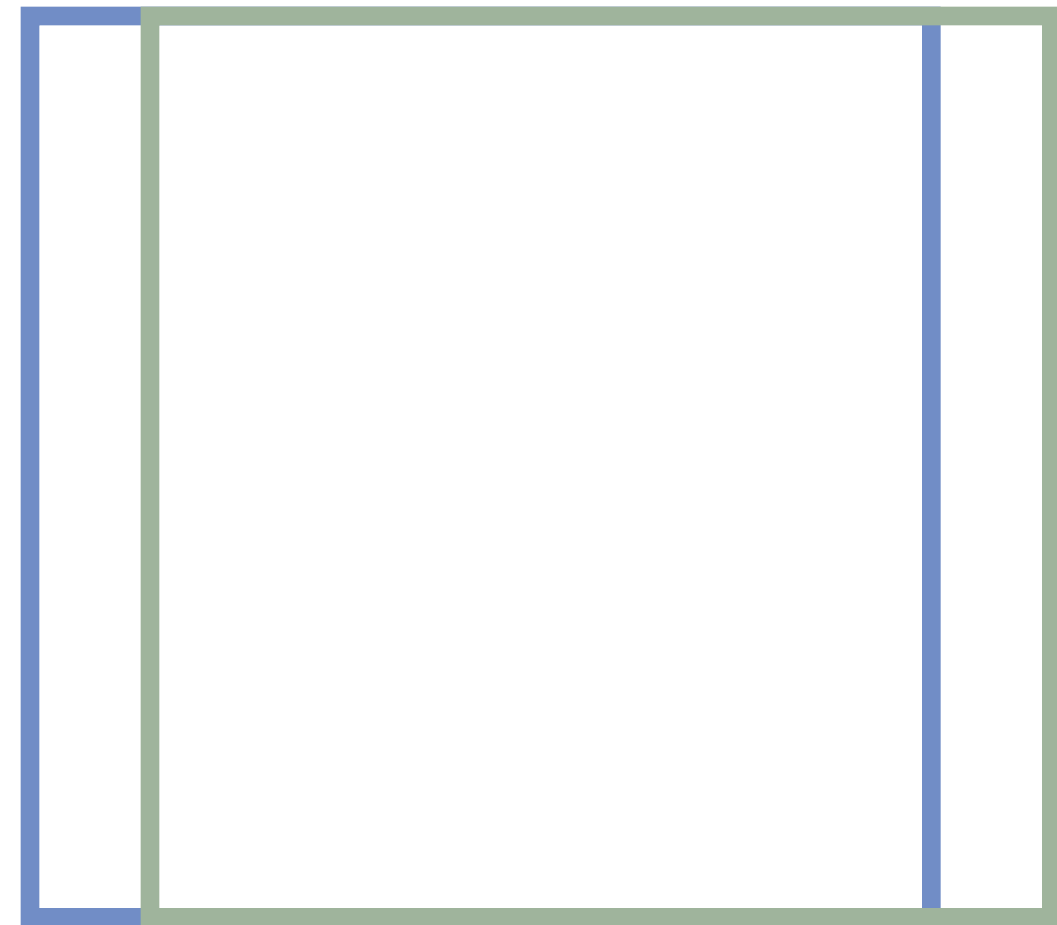


USE EXISTING LAND WITHIN CITY BORDERS

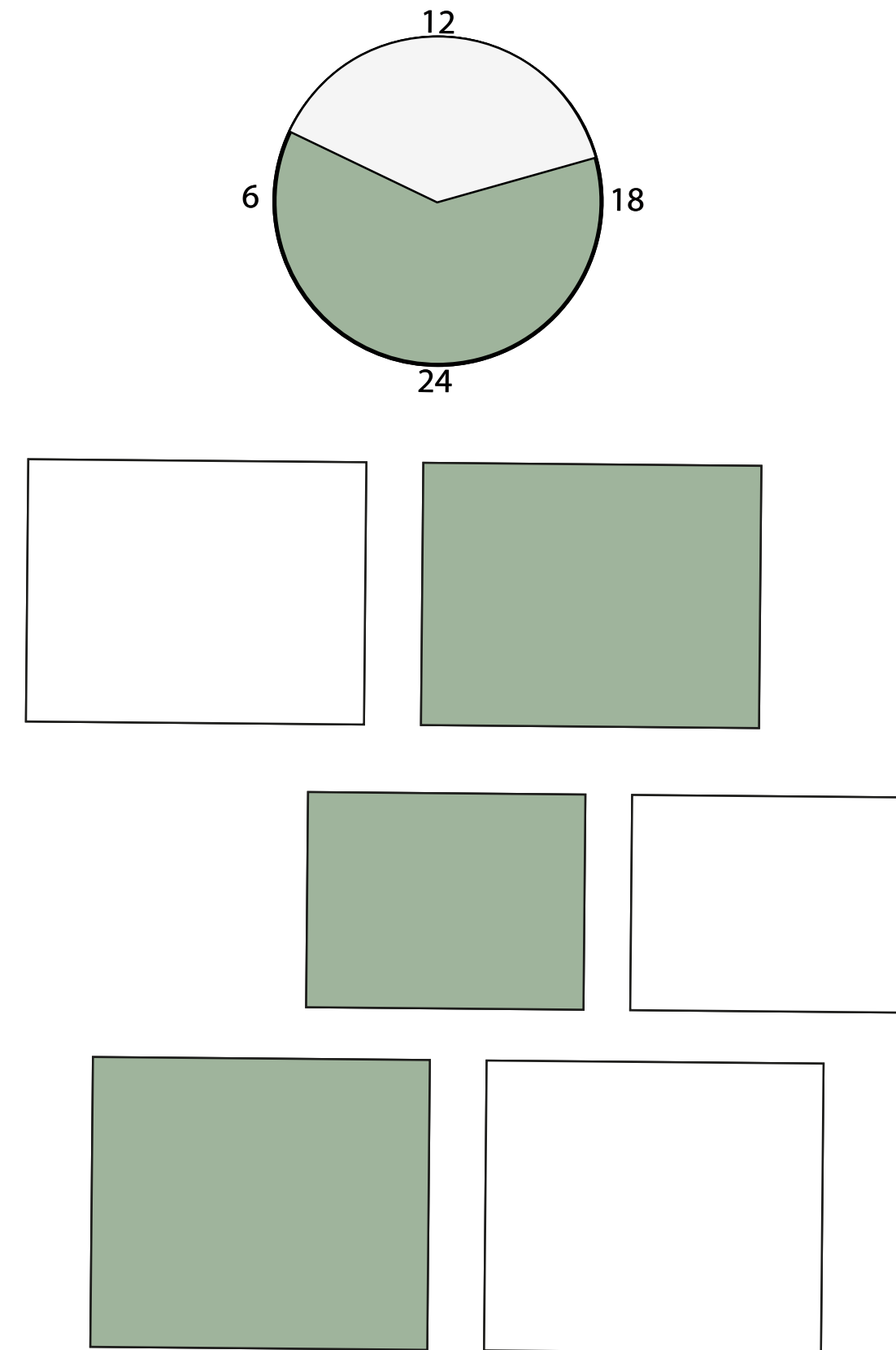
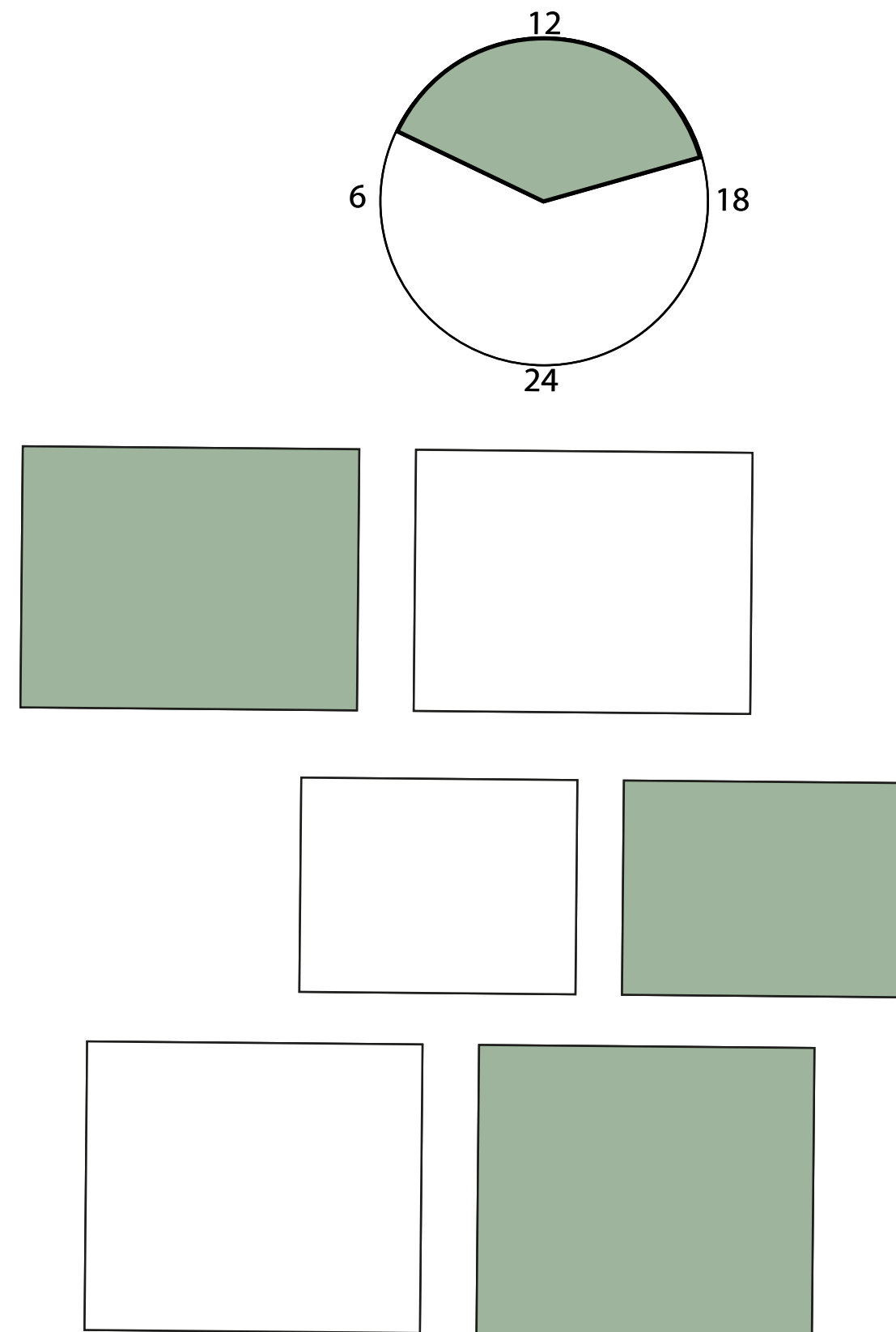
REPURPOSING VACANT BUILDINGS

OPTIMIZING LAND USAGE

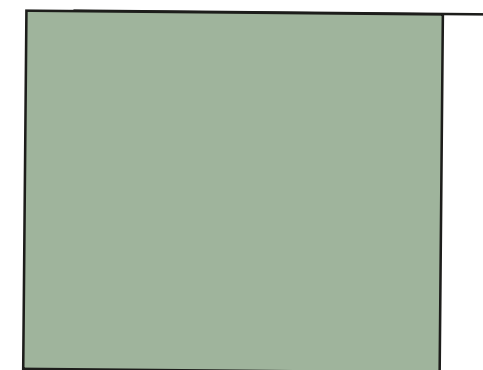
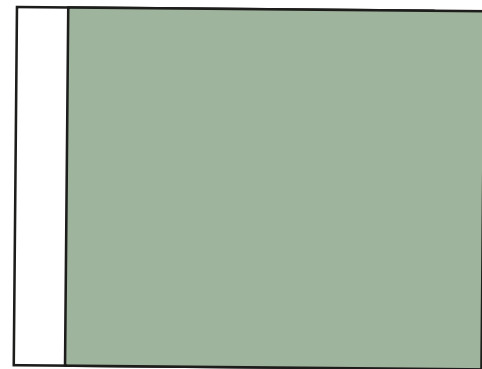
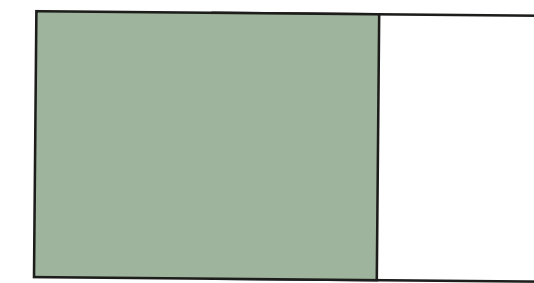
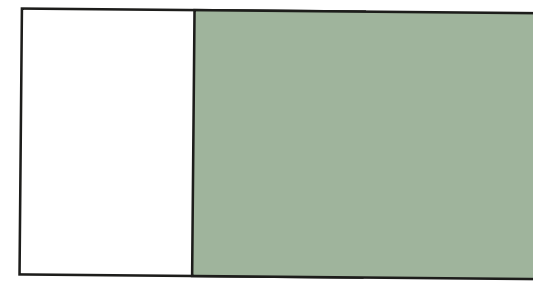
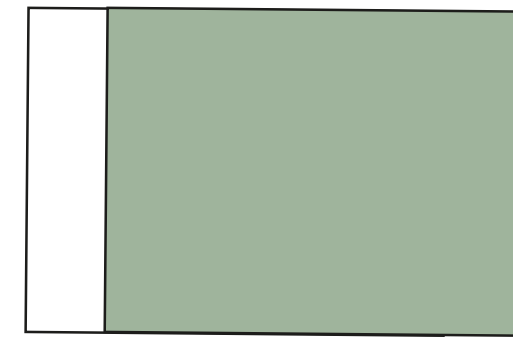
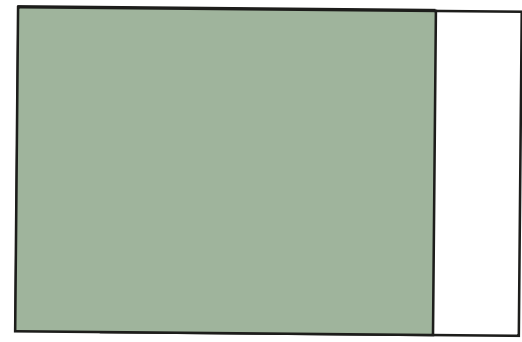
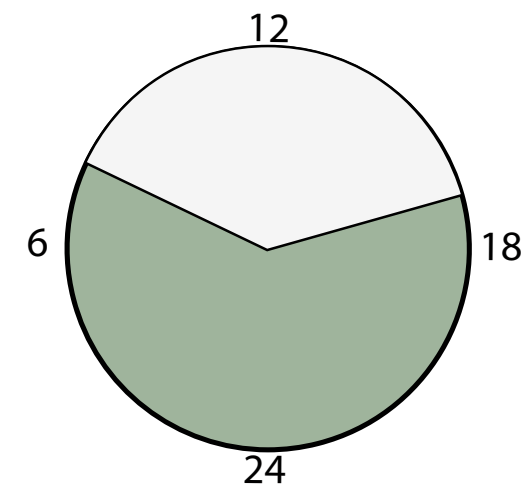
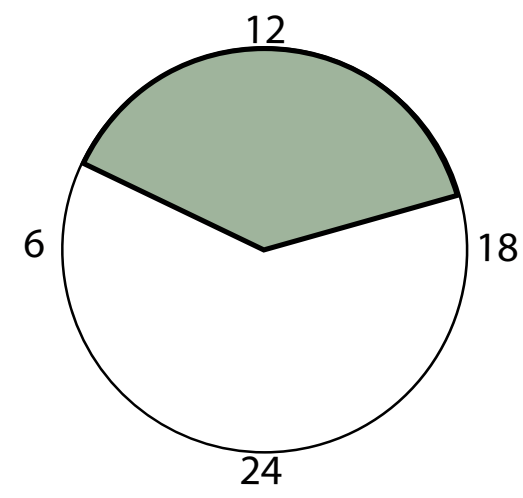
**ADDRESS CHALLENGES**



**DOUBLE-USE**



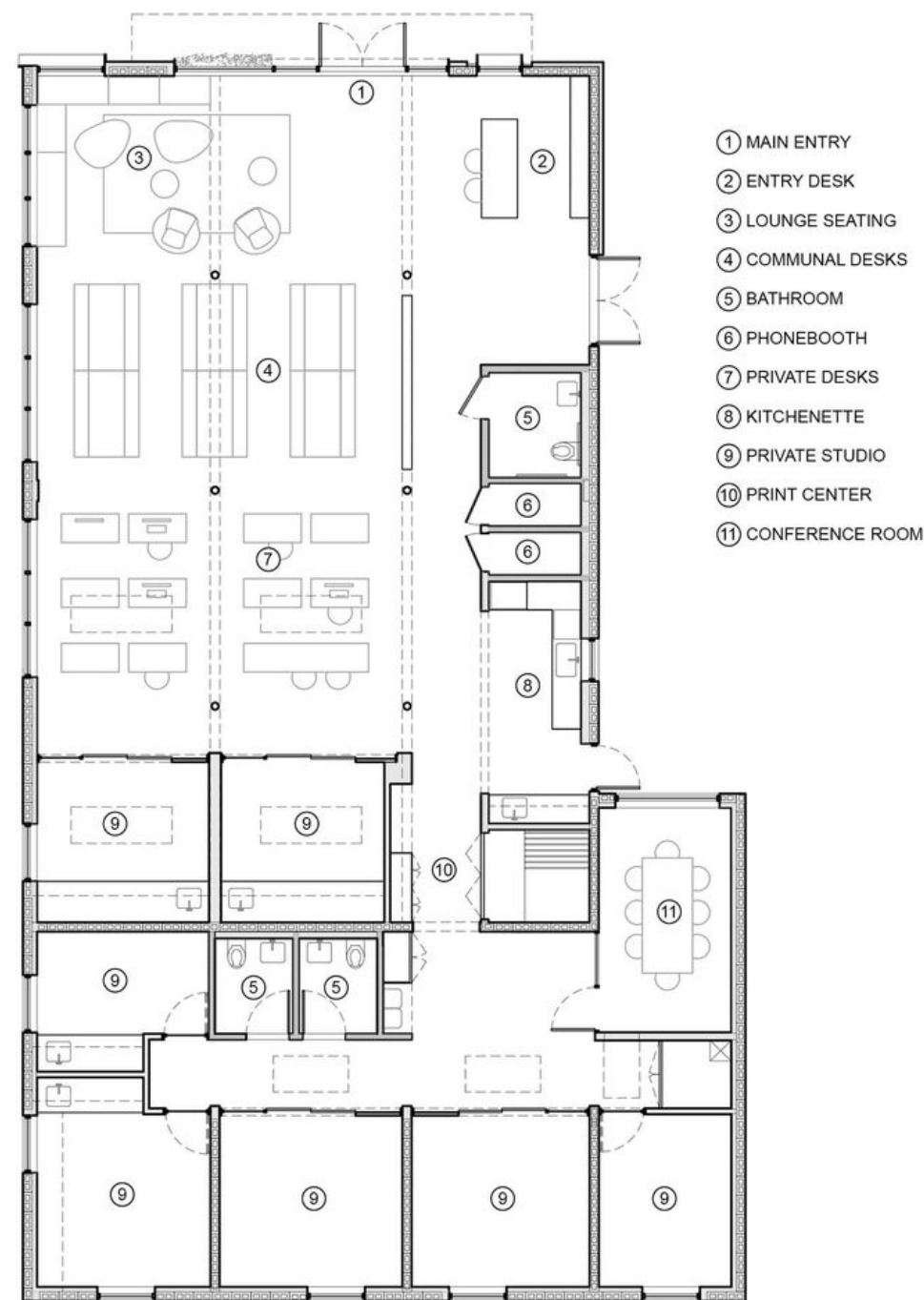
# CURRENT SPACE USAGE OVER TIME



**HYPOTHETICAL SPACE USAGE**



# Co-housing



# Co-working



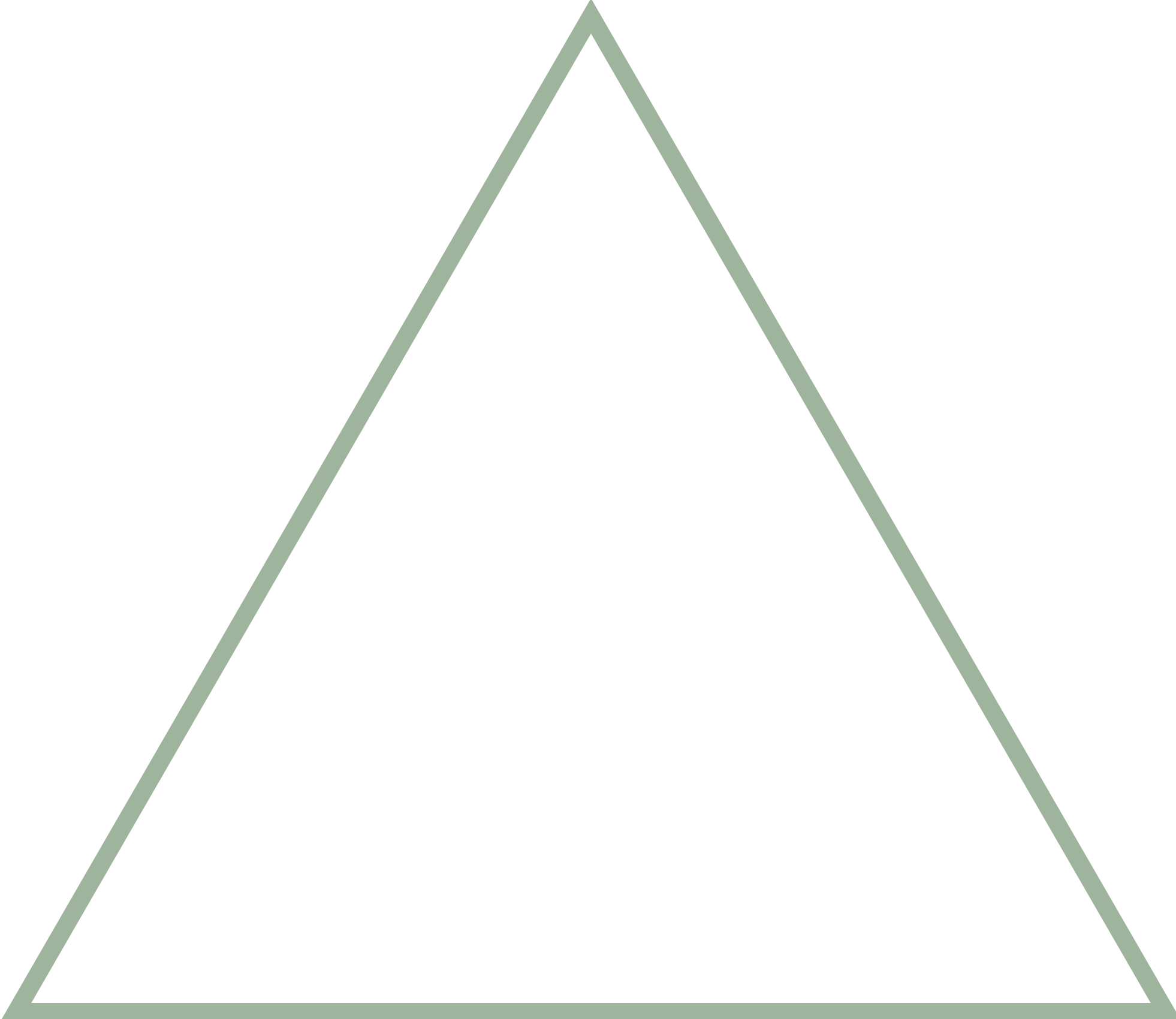
# CONCEPTS OF SHARING

*“To what extent is it feasible to establish double use between residential and workspace functions in one singular space?”*

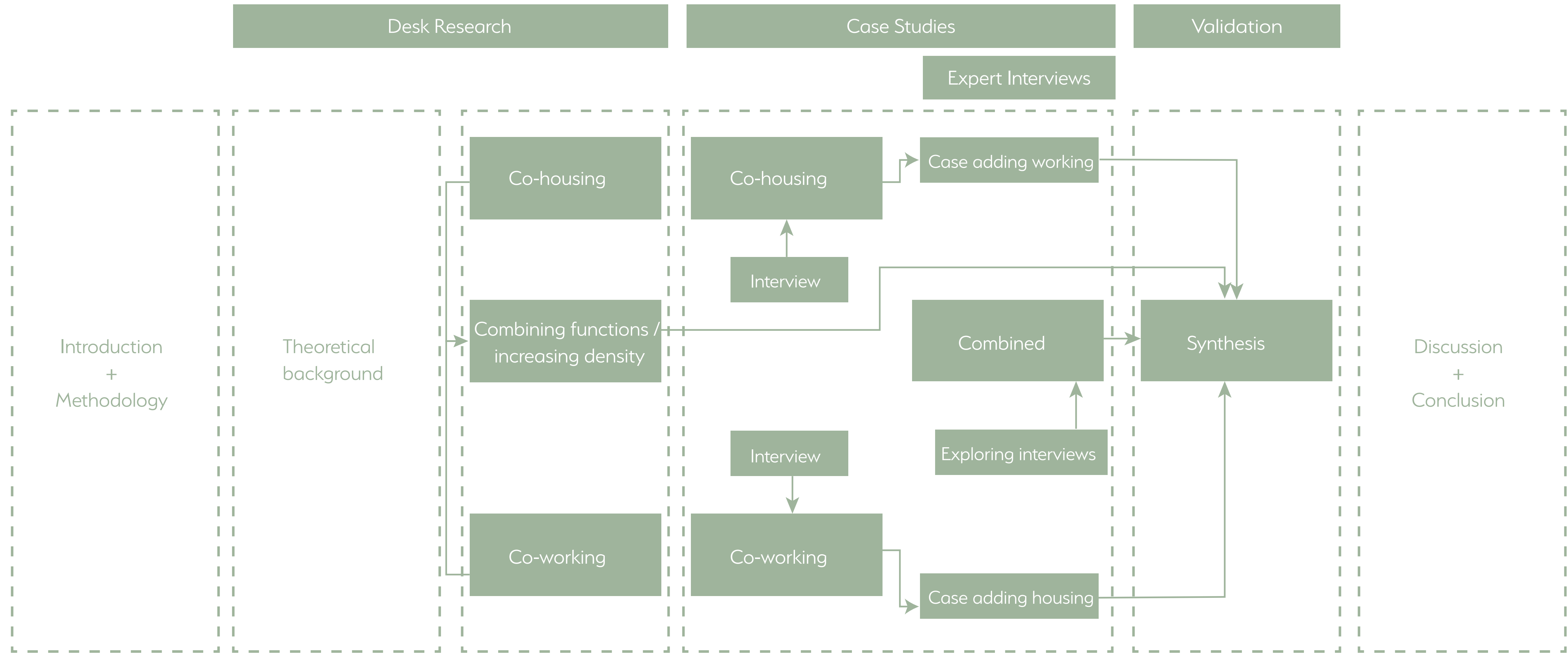
**MANAGEMENT**

**PEOPLE**

**PRACTICALITIES**



# METHODOLOGY



# METHODS

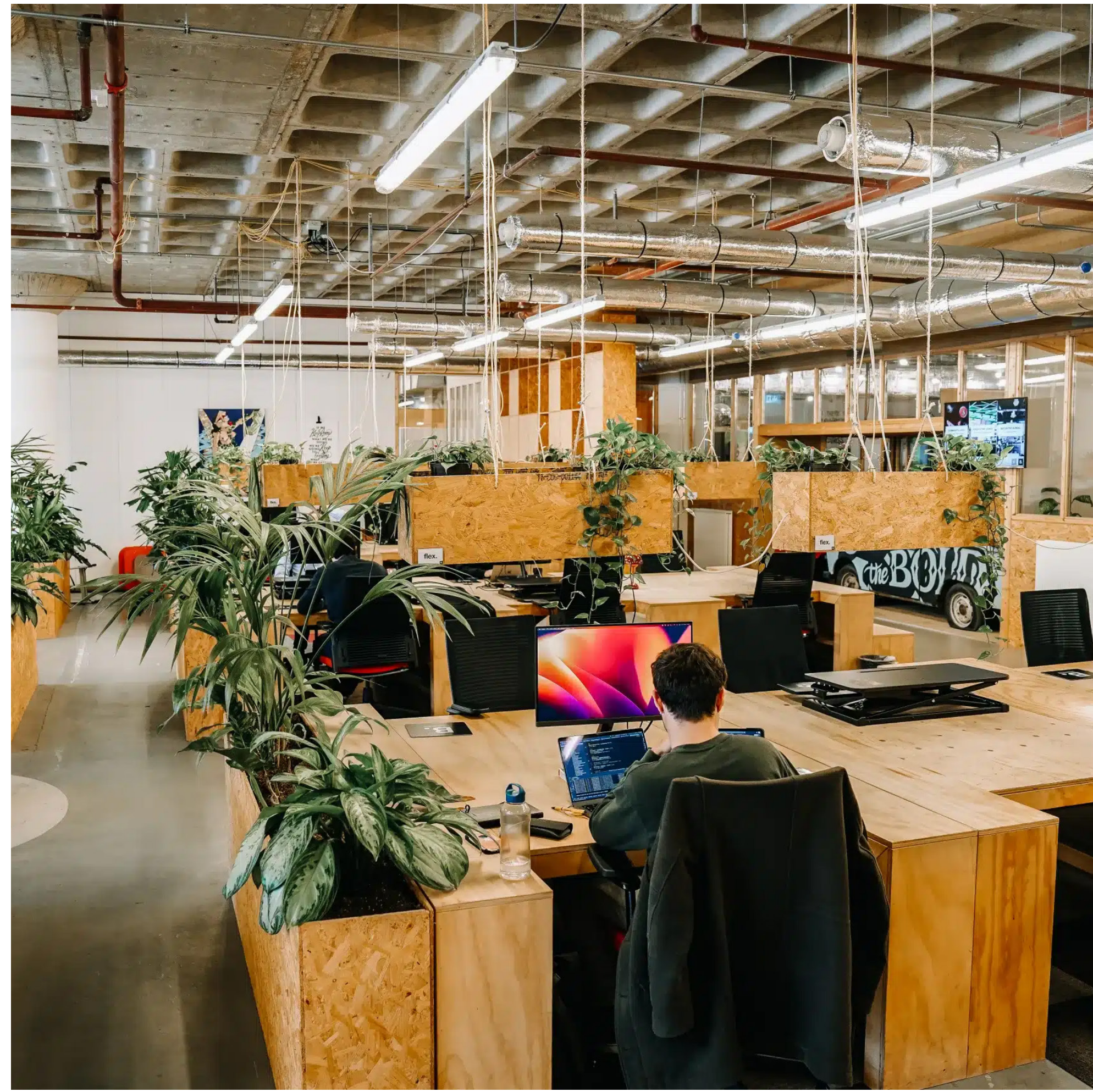
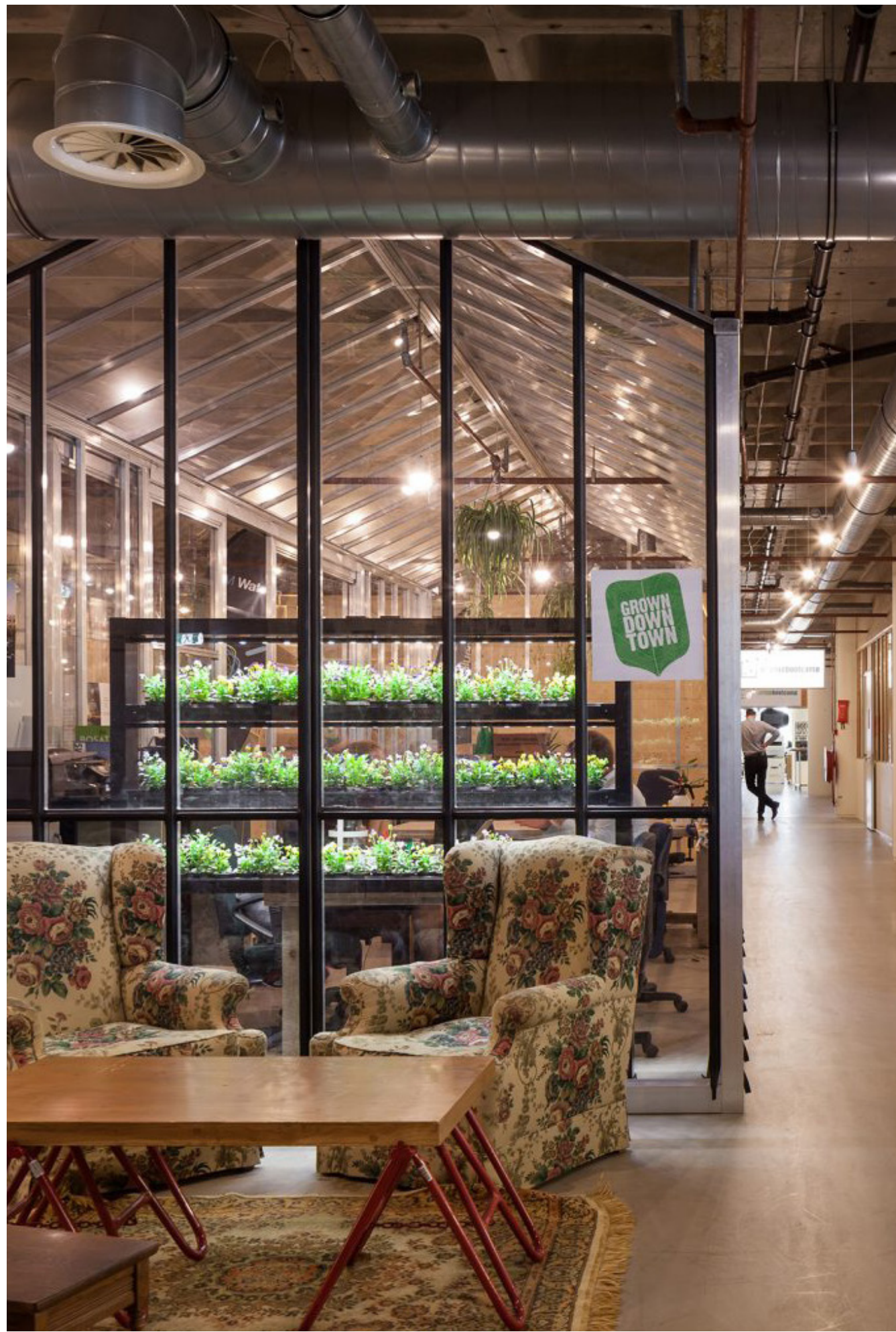
OUR DOMAIN - CO-LIVING

B. AMSTERDAM - CO-WORKING

**CASE STUDY**



## OUR DOMAIN - CO-LIVING



## B. AMSTERDAM - CO-WORKING



CO-LIVING

->

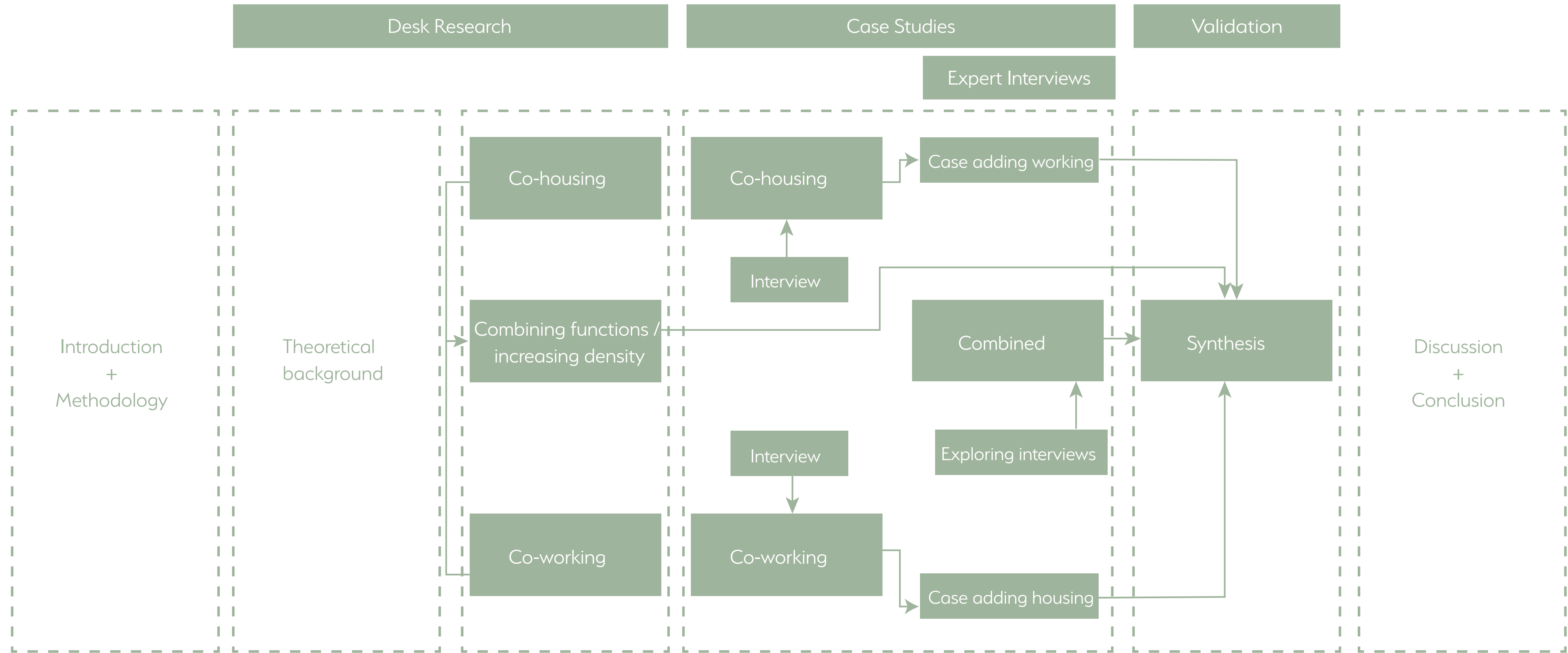
CROSS-OVER TO WORKING

CO-WORKING

->

CROSS-OVER TO HOUSING

**CASE STUDY**



# METHODS

**DESK RESEARCH**

# COMPACT CITY IN URBAN PLANNING

Denser settlement patterns

Efficient transportation systems

Mixed land-use

**COMPACT CITY**

# COMPACT CITY

## OUTCOMES

PRODUCTIVITY

INNOVATION

VALUE OF SPACE

JOB ACCESSIBILITY

SERVICES ACCESS

EFFICIENCY OF PUBLIC SERVICES

SOCIAL EQUITY

SAFETY

OPEN SPACE

POLLUTION REDUCTION

TRAFFIC FLOW

SUSTAINABLE MODE CHOICE

HEALTH

WELL-BEING

# COMPACT CITY

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ECONOMIC DENSITY

MORPHOLOGICAL DENSITY

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URBAN TEXTURE

SCALES

DIMENSIONS

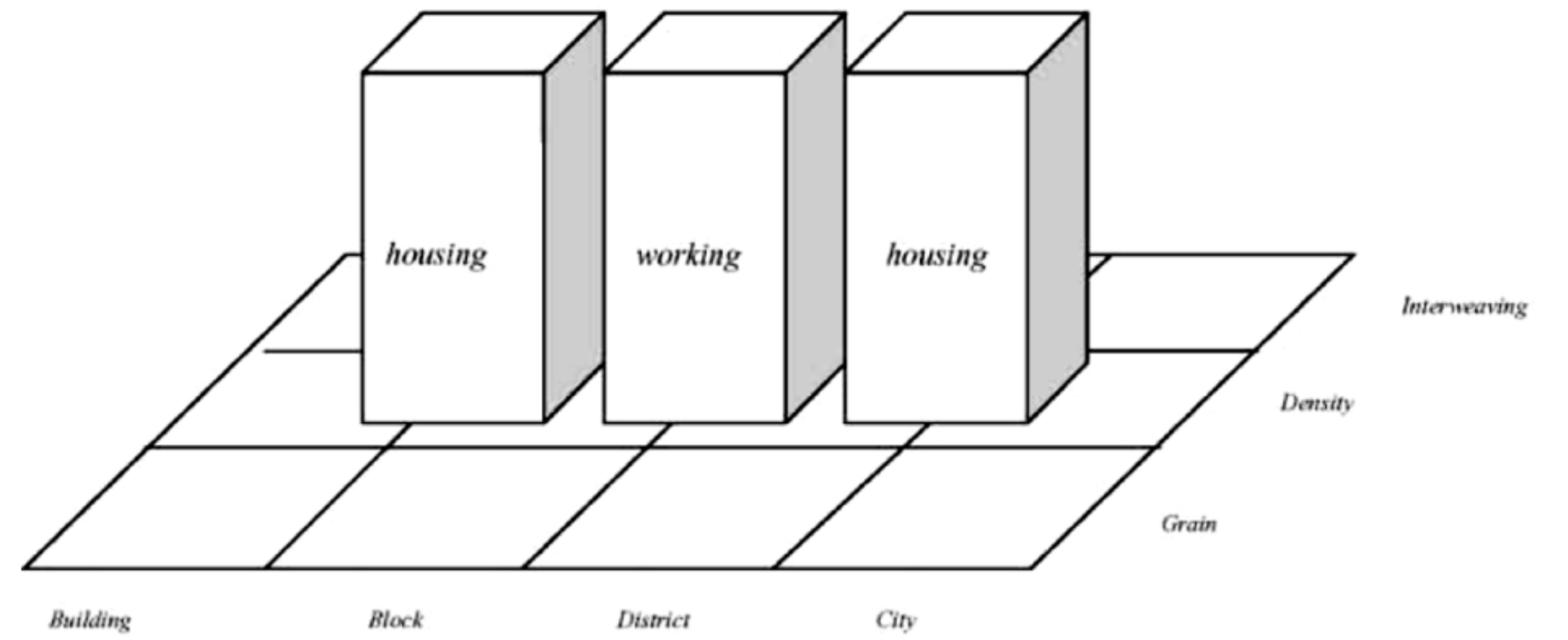
**MIXED-USE**

URBAN TEXTURE

SCALES

DIMENSIONS

**MIXED-USE**



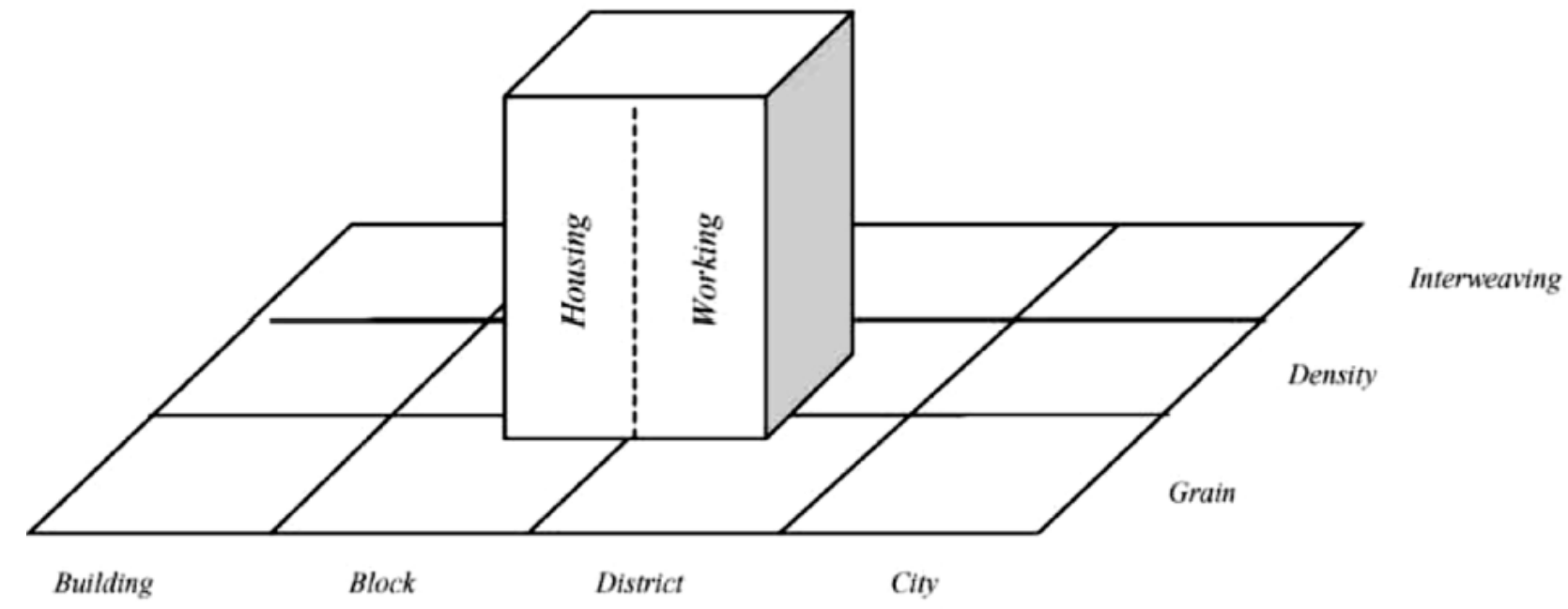
URBAN TEXTURE

SCALES

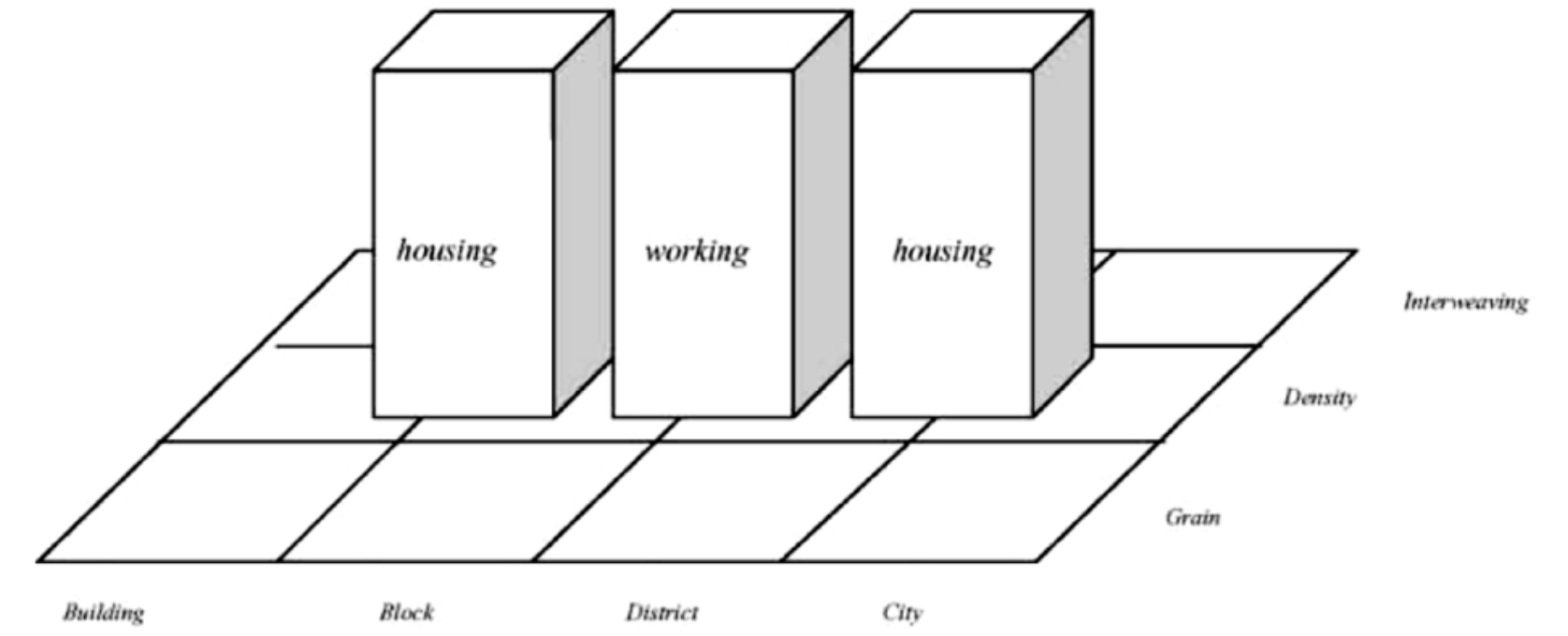
DIMENSIONS

MIXED-USE

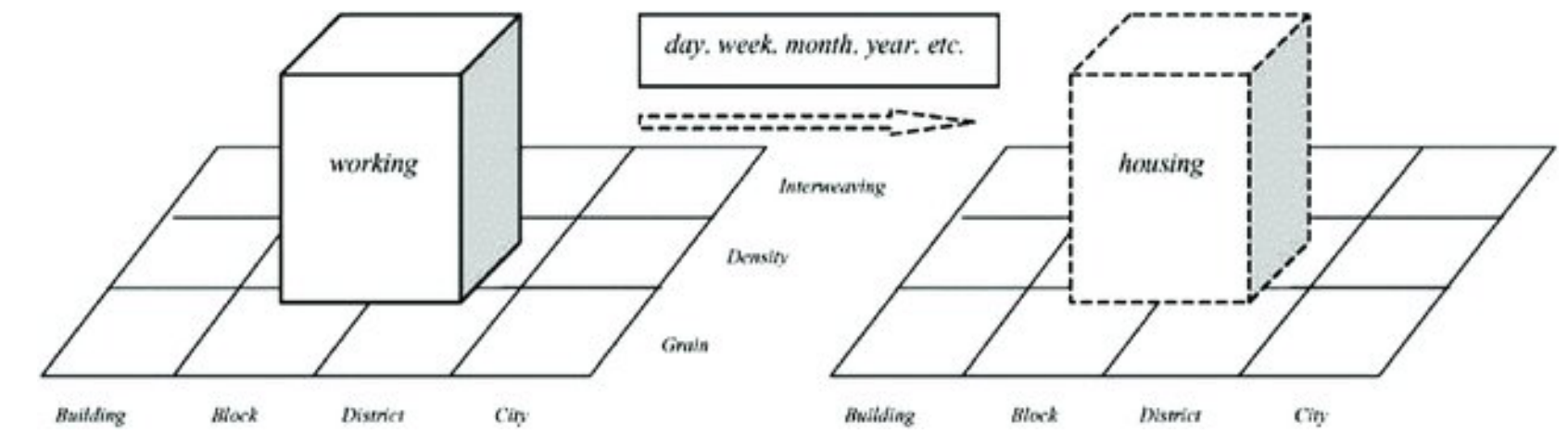
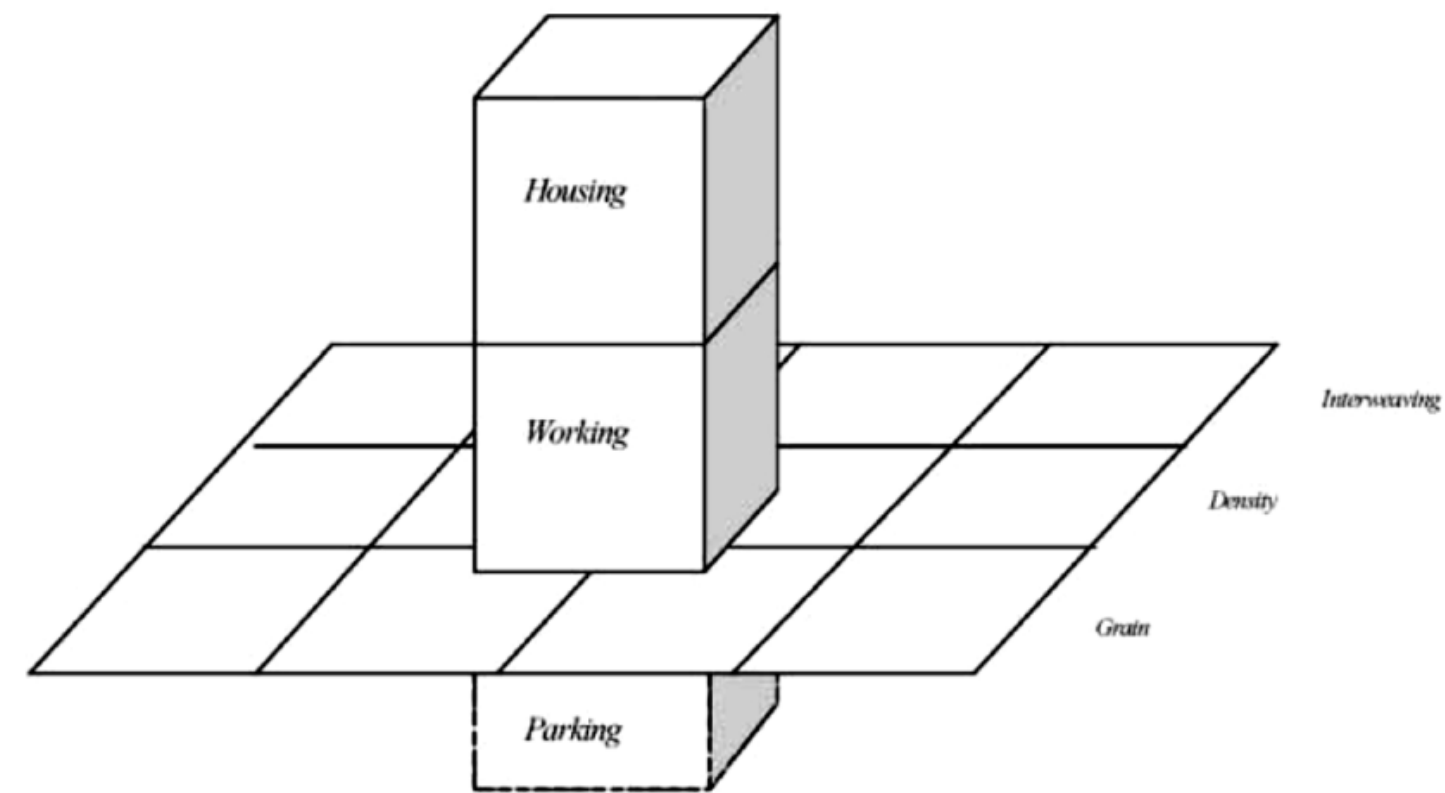
I. Shared premises dimension (point)



II. Horizontal dimension

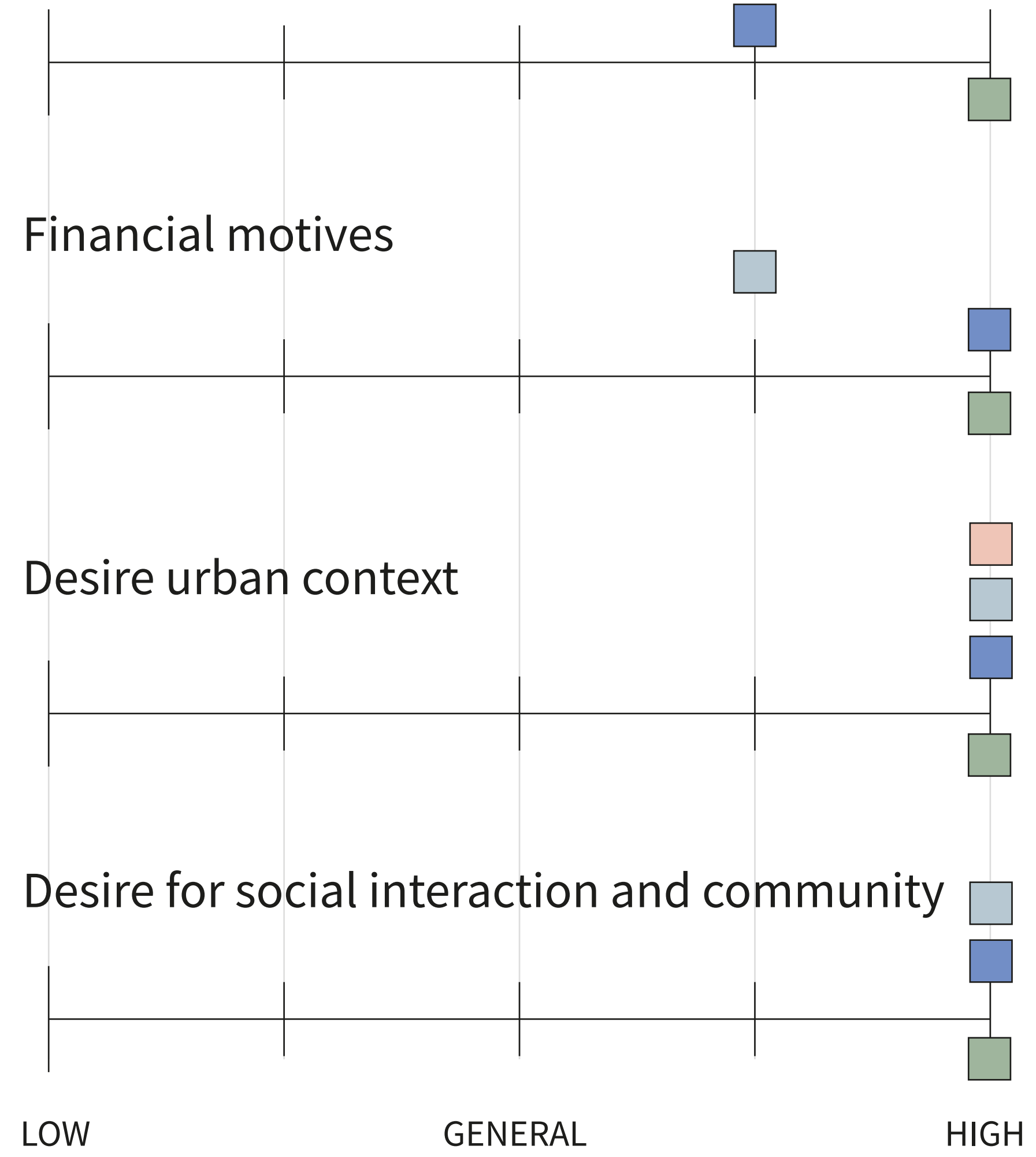


III. Vertical dimension

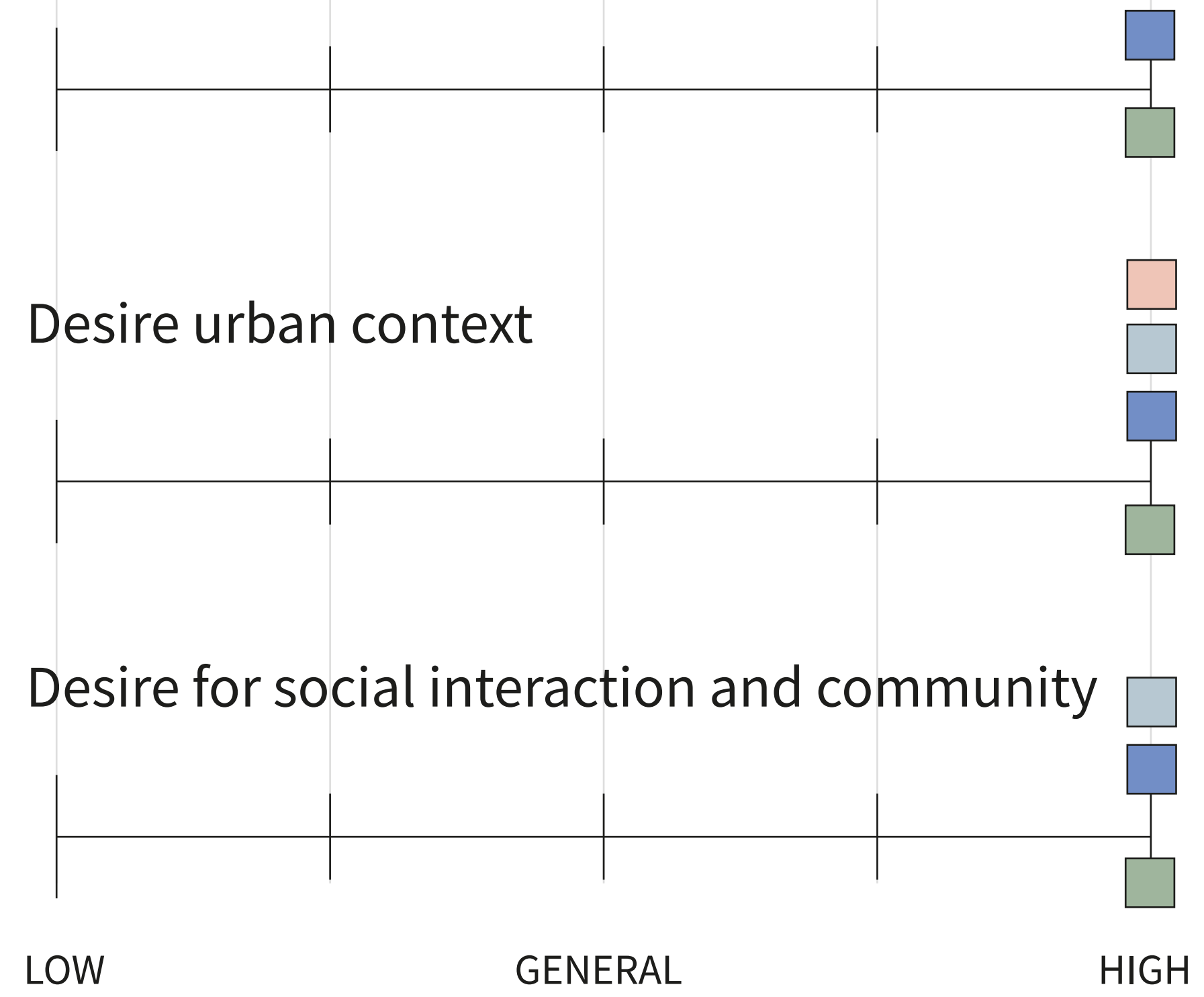


**SYNTHESIS**

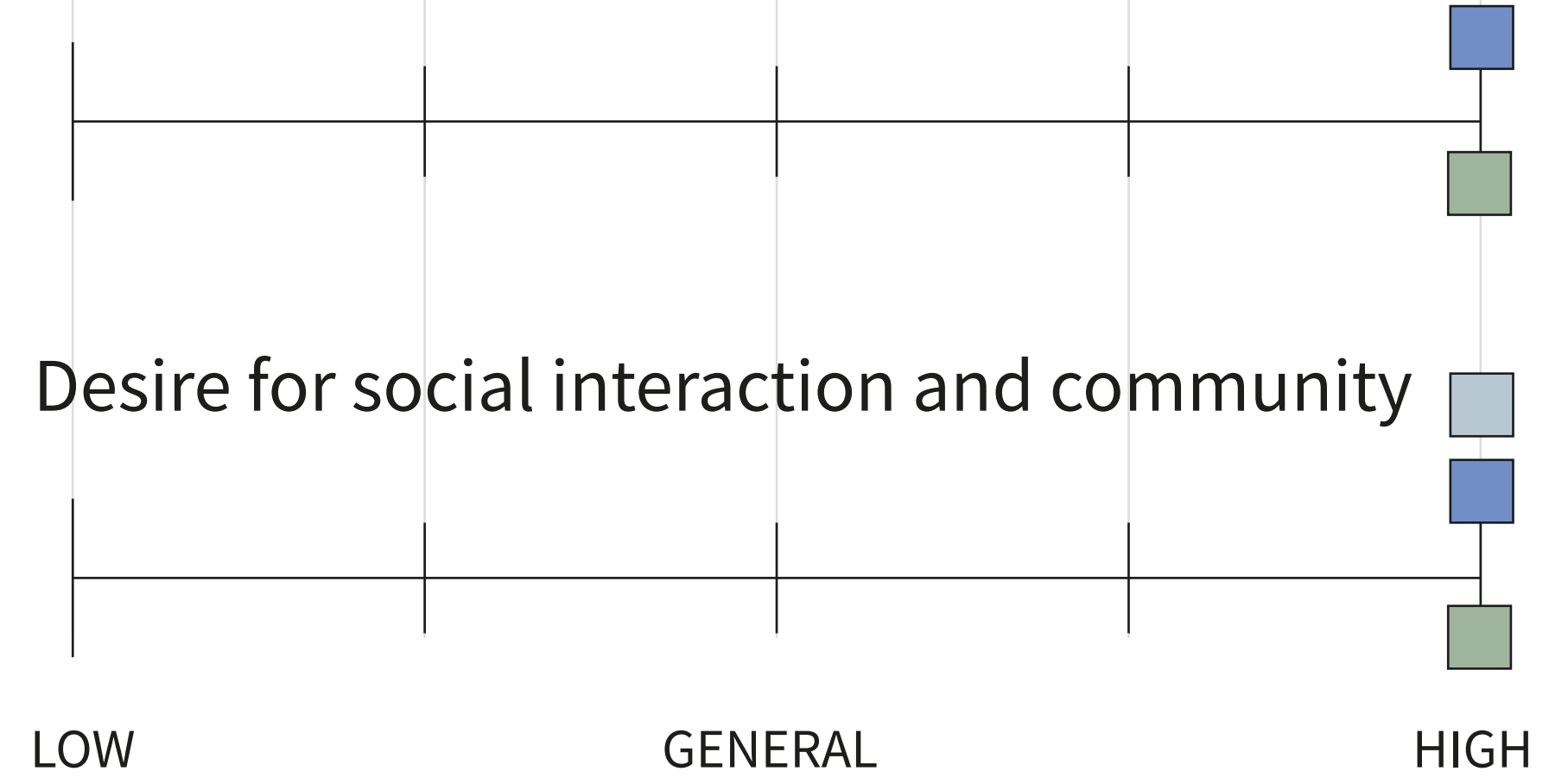
Desire for flexibility



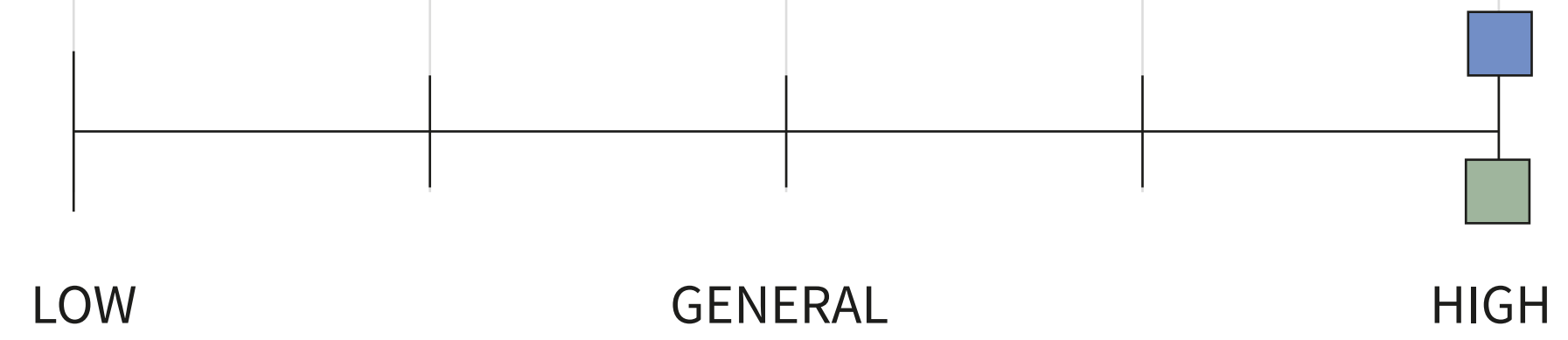
Financial motives



Desire urban context



Desire for social interaction and community

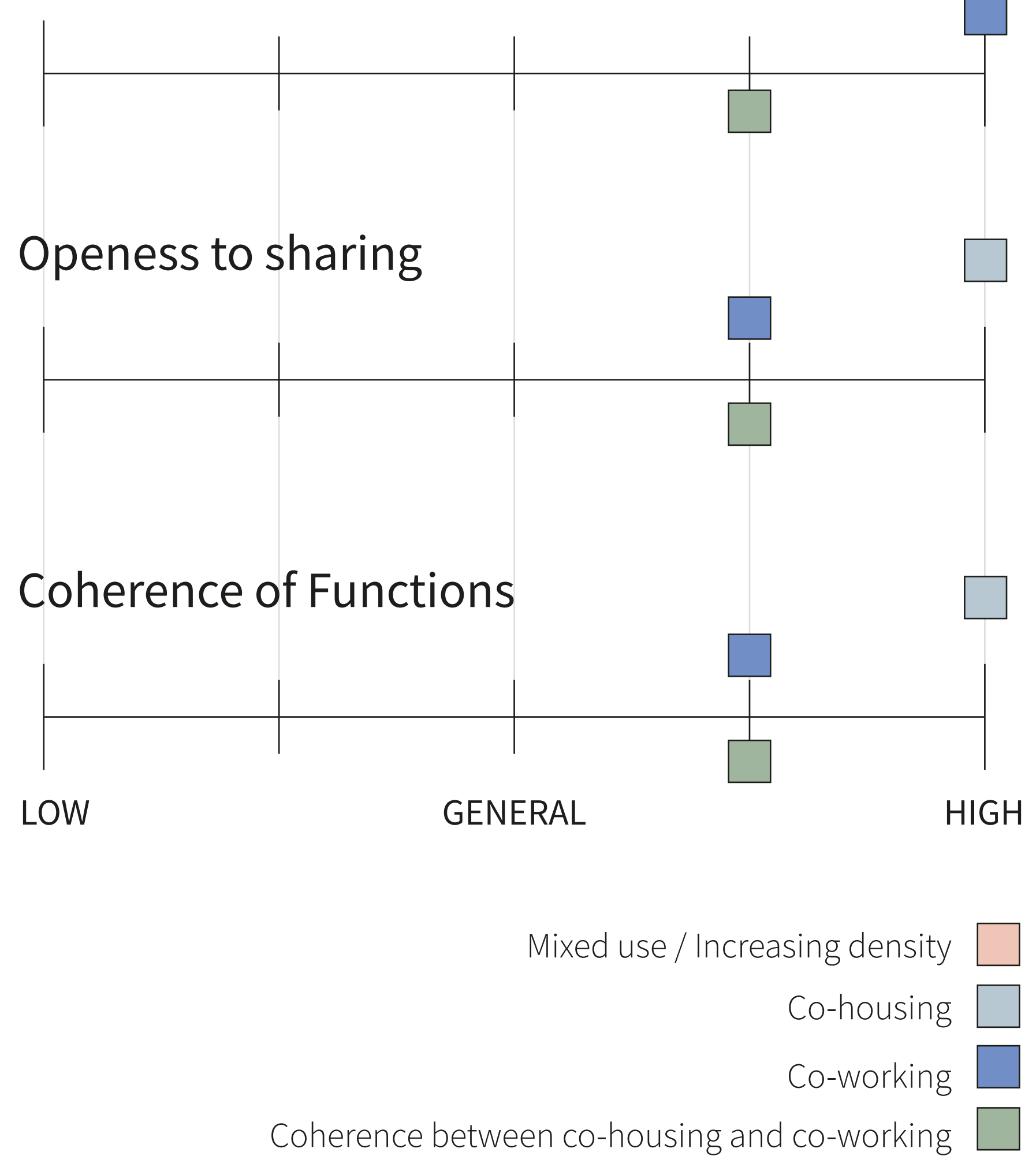


LOW

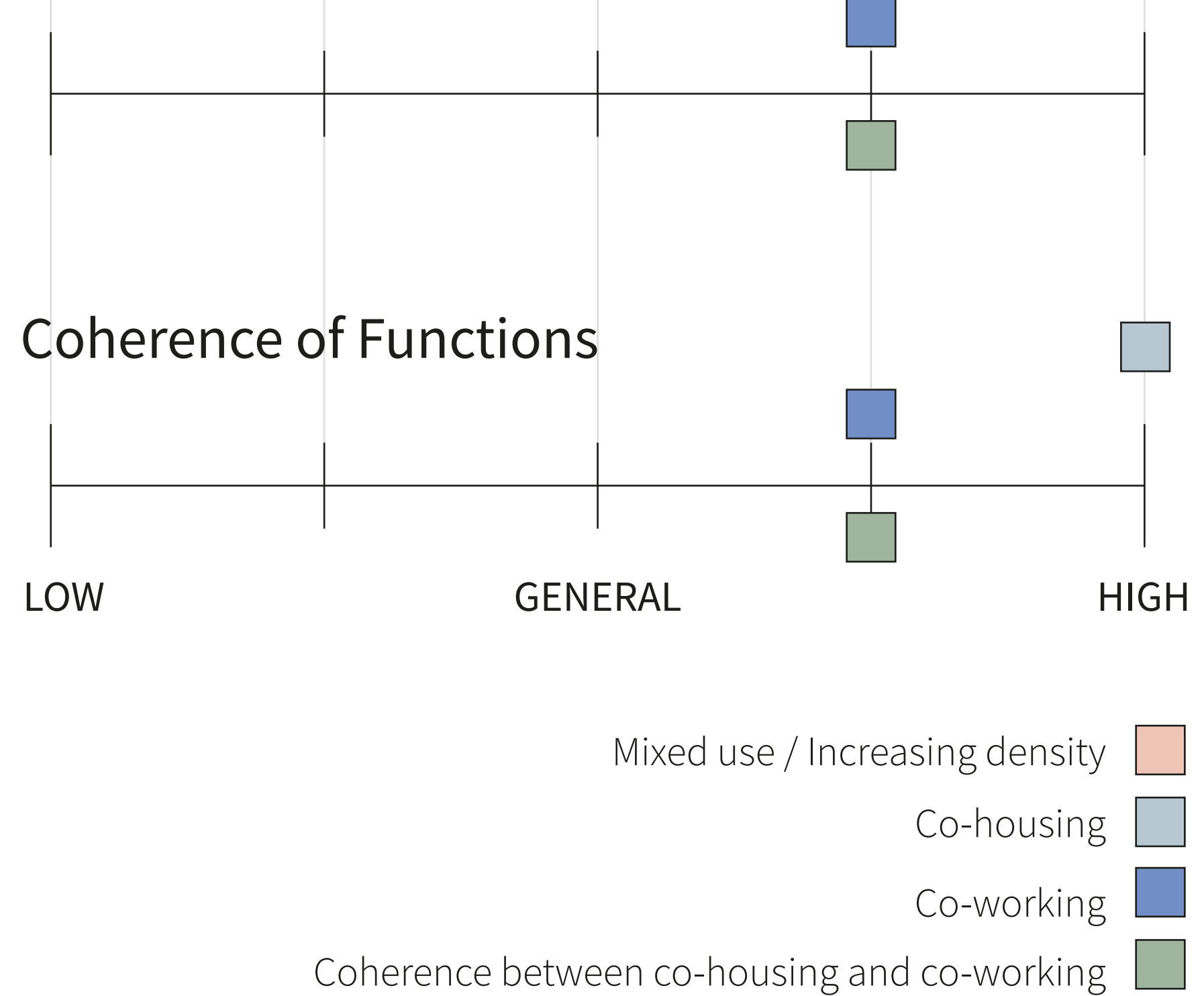
GENERAL

HIGH

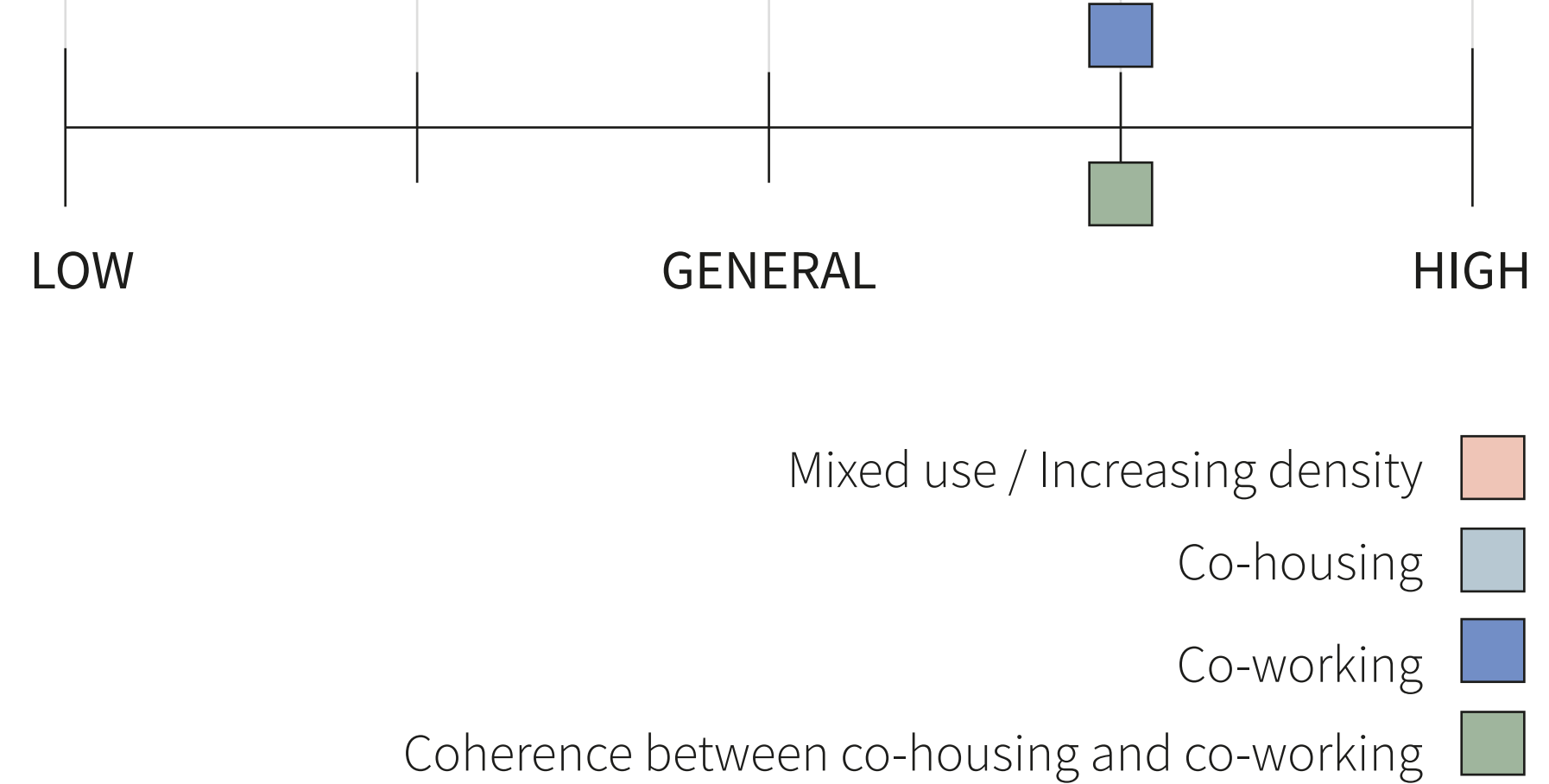
Desire for services



Openness to sharing



Coherence of Functions



LOW

GENERAL

HIGH

- Mixed use / Increasing density ■
- Co-housing ■
- Co-working ■
- Coherence between co-housing and co-working ■

**PEOPLE**

## ENABLERS

Flexible demographics

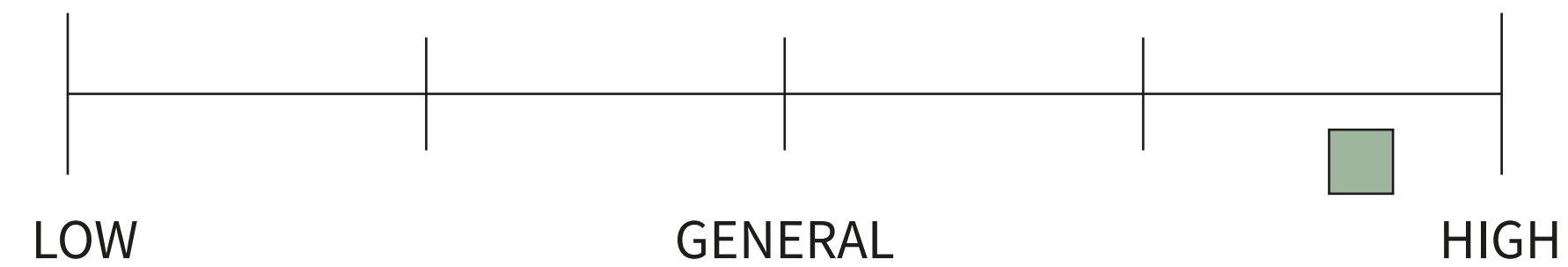
Likeminded motivations

Cost-effectivity, collaboration and community

Connecting talent and work

High Urban Context

Overall coherence



## BARRIERS

Cultural shock

Individuality

# PEOPLE

**HOUSING - PRIVATE**

BEDROOM  
BATHROOM  
TOILET  
PERSONAL STORAGE

**MAYBE SHARING**

SPARE BEDROOM  
CLEANING / LAUNDRETTE  
STORAGE

RELAX SPACE

WORK / STUDY SPACE

KITCHEN / DINING

GARDEN / ROOF TERRACE

**ALWAYS SHARING**

BAR / RESTAURANT

MOBILITY

RECREATIONAL SPACE

LIBRARY

BRING ME POINT

SCHOOL

GYM

**OFFICE**

CONTROLE ROOM

SHARED LOUNGES

INDIVIDUAL WORKSPACE

SILENT ROOM

PROJECT ROOM

PANTRY

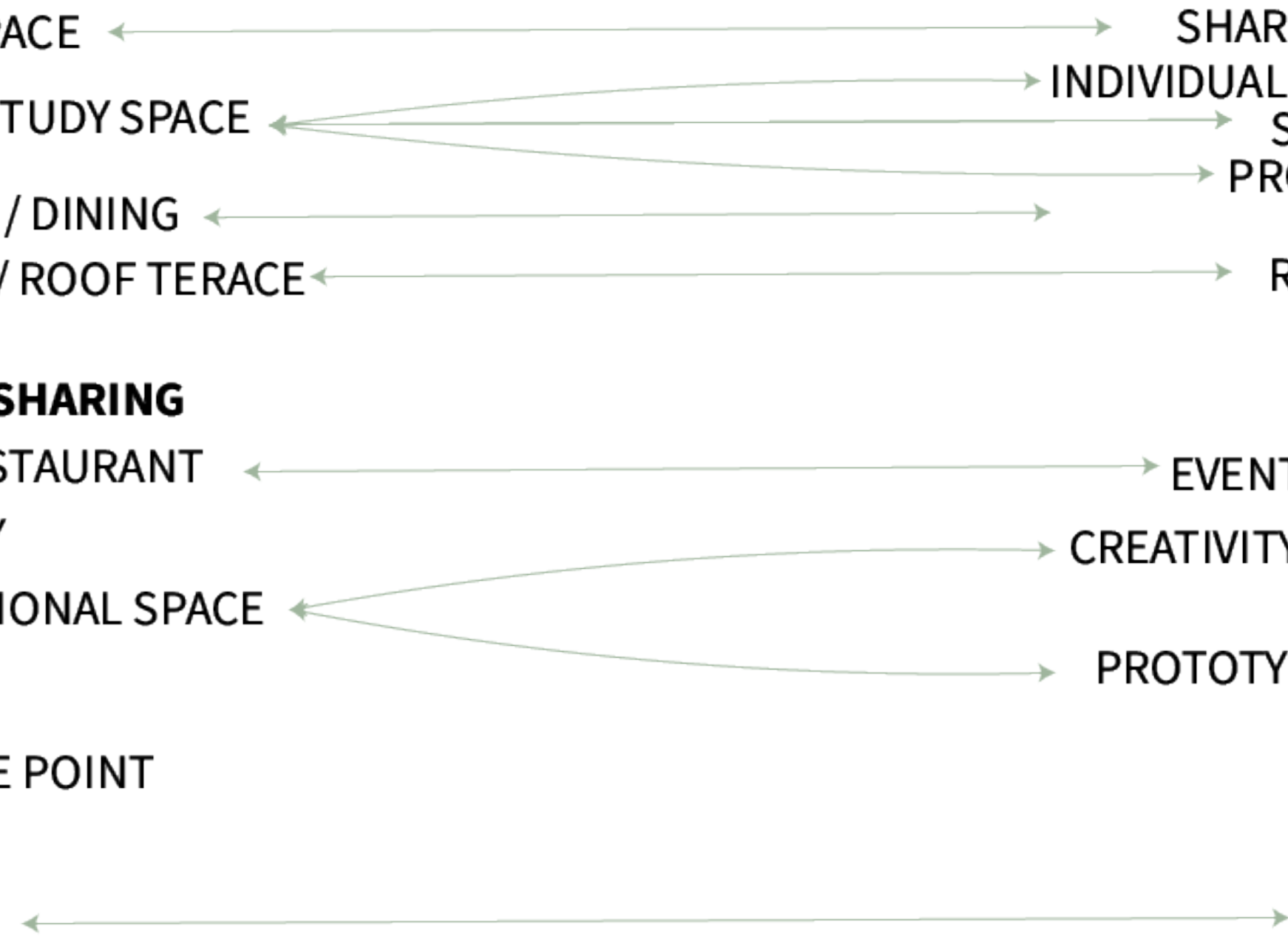
ROOF TERRACE

EVENT SPACE/ BAR

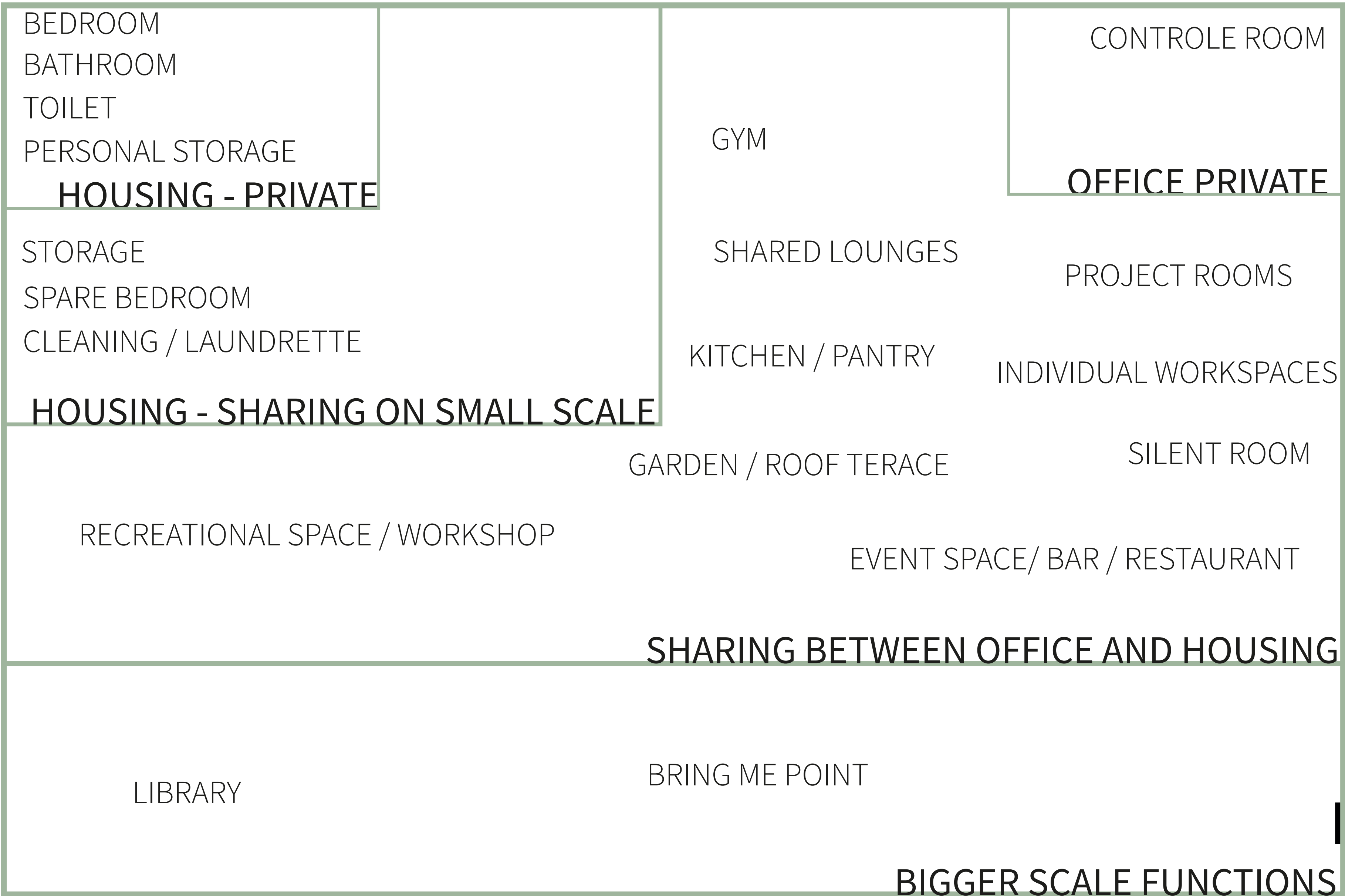
CREATIVITY WORKSHOP

PROTOTYPE / TESTING

GYM



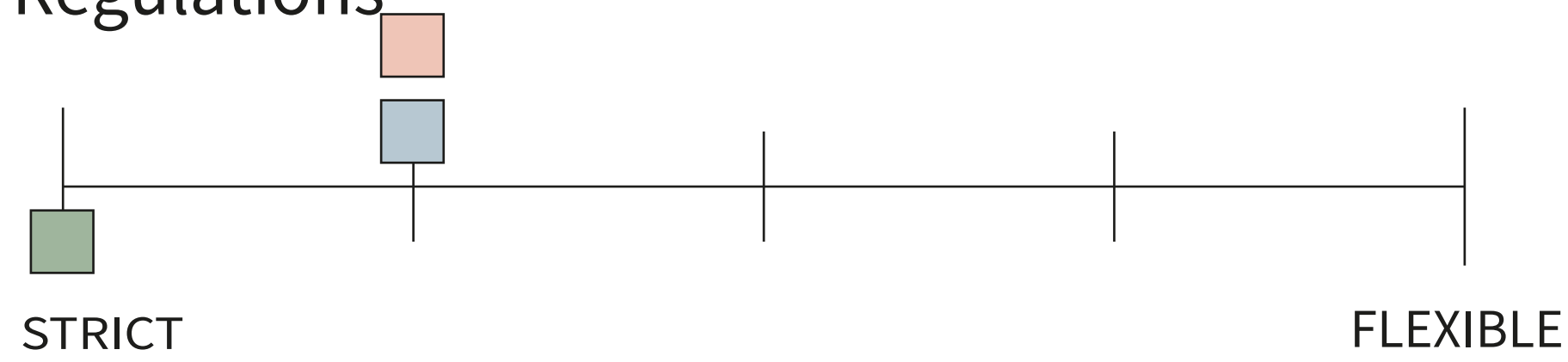
**PEOPLE**



**PEOPLE**



### Regulations



### Financial Feasibility



- Mixed use / Increasing density
- Co-housing
- Co-working
- Coherence between co-housing and co-working

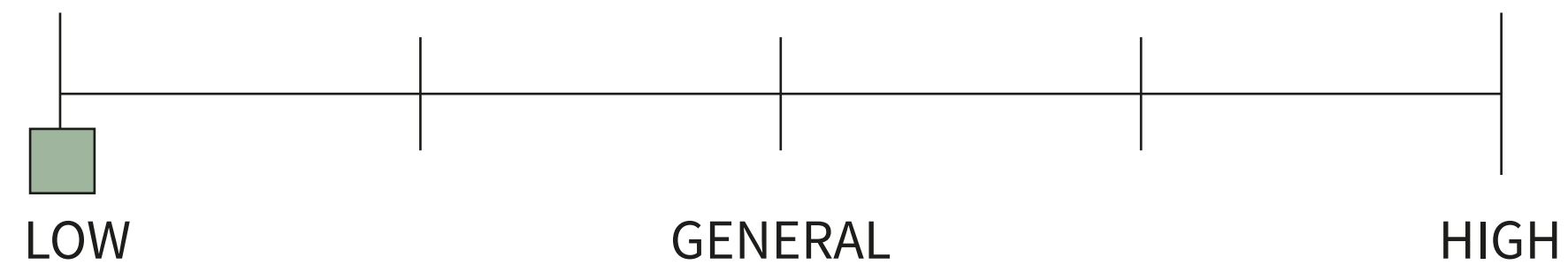
# PRACTICALITIES

## ENABLERS

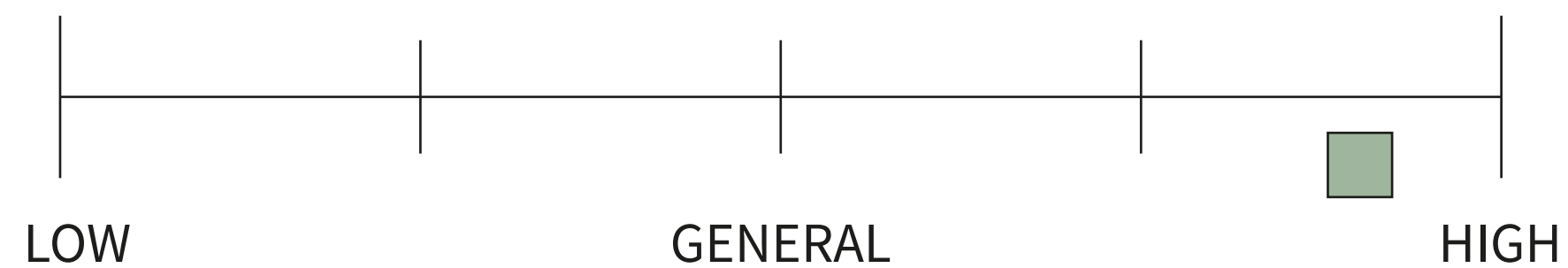
Many financial opportunities that increase affordability and profitability

High demand for both concepts

### Overall coherence - Regulations



### Overall coherence - Finances



## BARRIERS

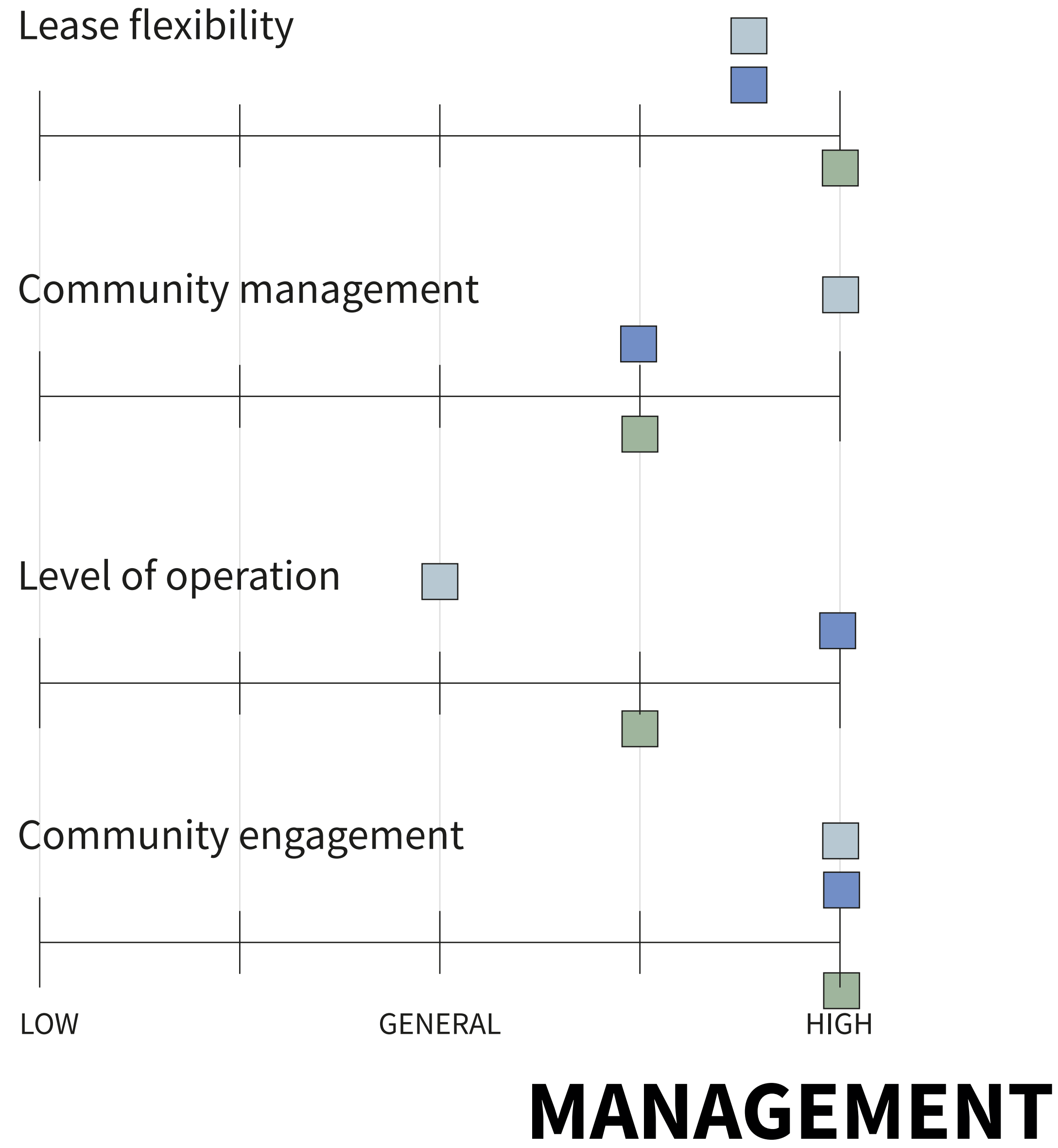
Tenancy laws and regulations have to evolve

Land-use based on historical segregation

Investing funds are barely interested in mixed use yet

**PRACTICALITIES**

- Mixed use / Increasing density
- Co-housing
- Co-working
- Coherence between co-housing and co-working



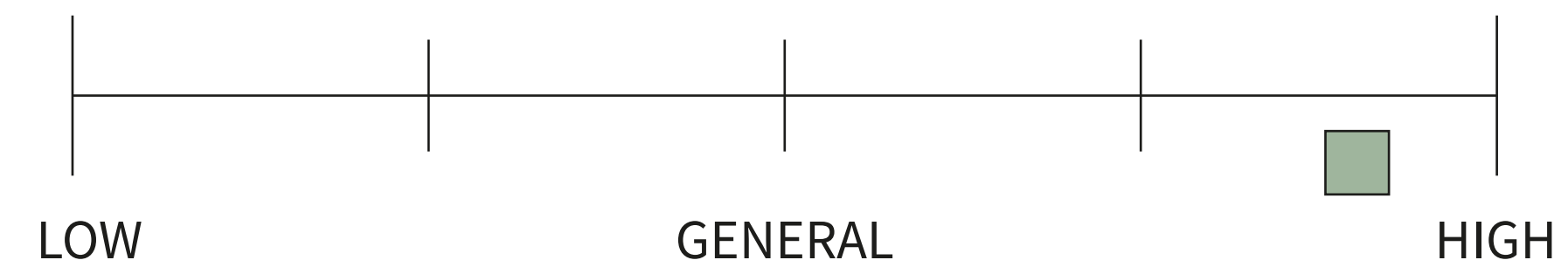
## ENABLERS

Same administrative structures

Desire for flexibility

Same forms of community engagement

Overall coherence



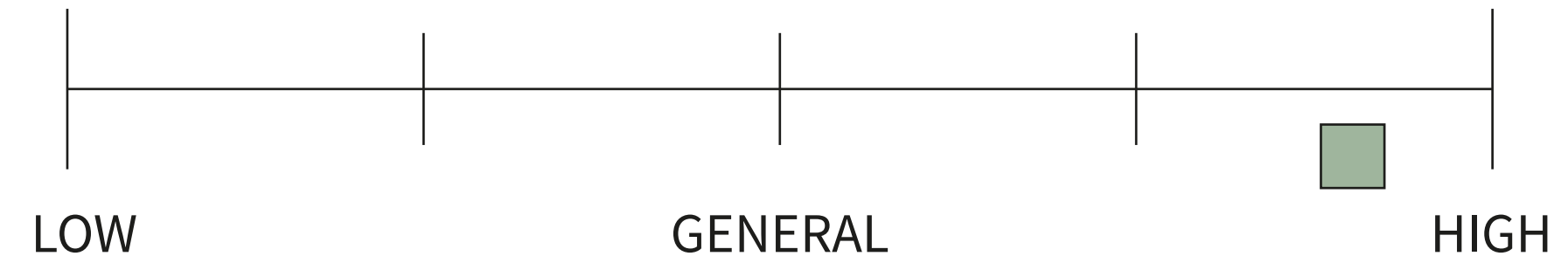
## BARRIERS

Unkown if they will actively form a community together

# MANAGEMENT

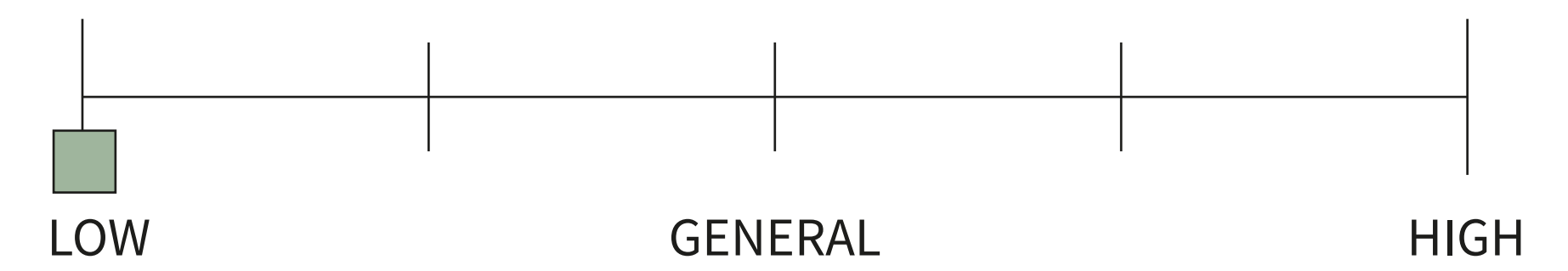
**CONCLUSIONS**

Overall coherence

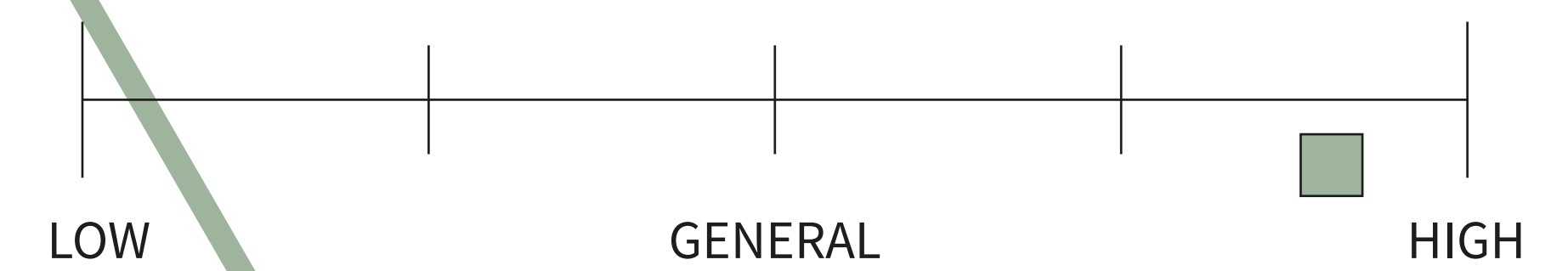


**MANAGEMENT**

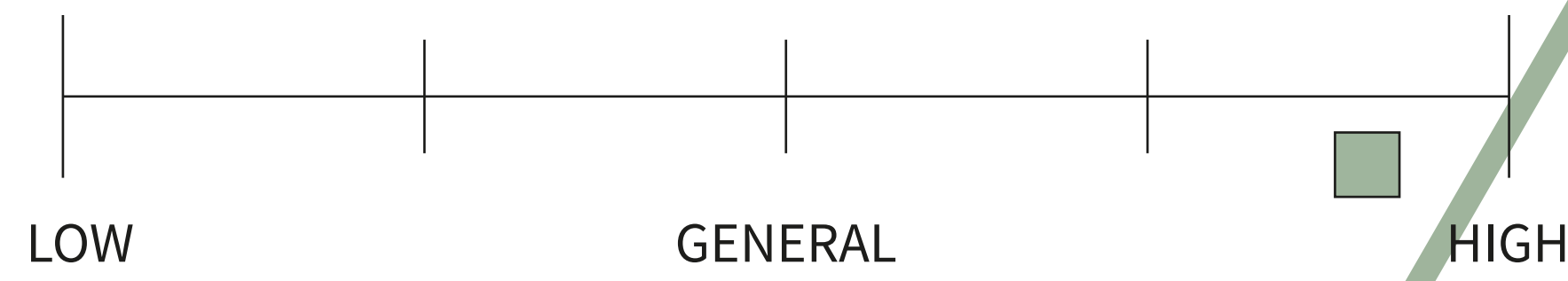
Overall coherence - Regulations



Overall coherence - Finances

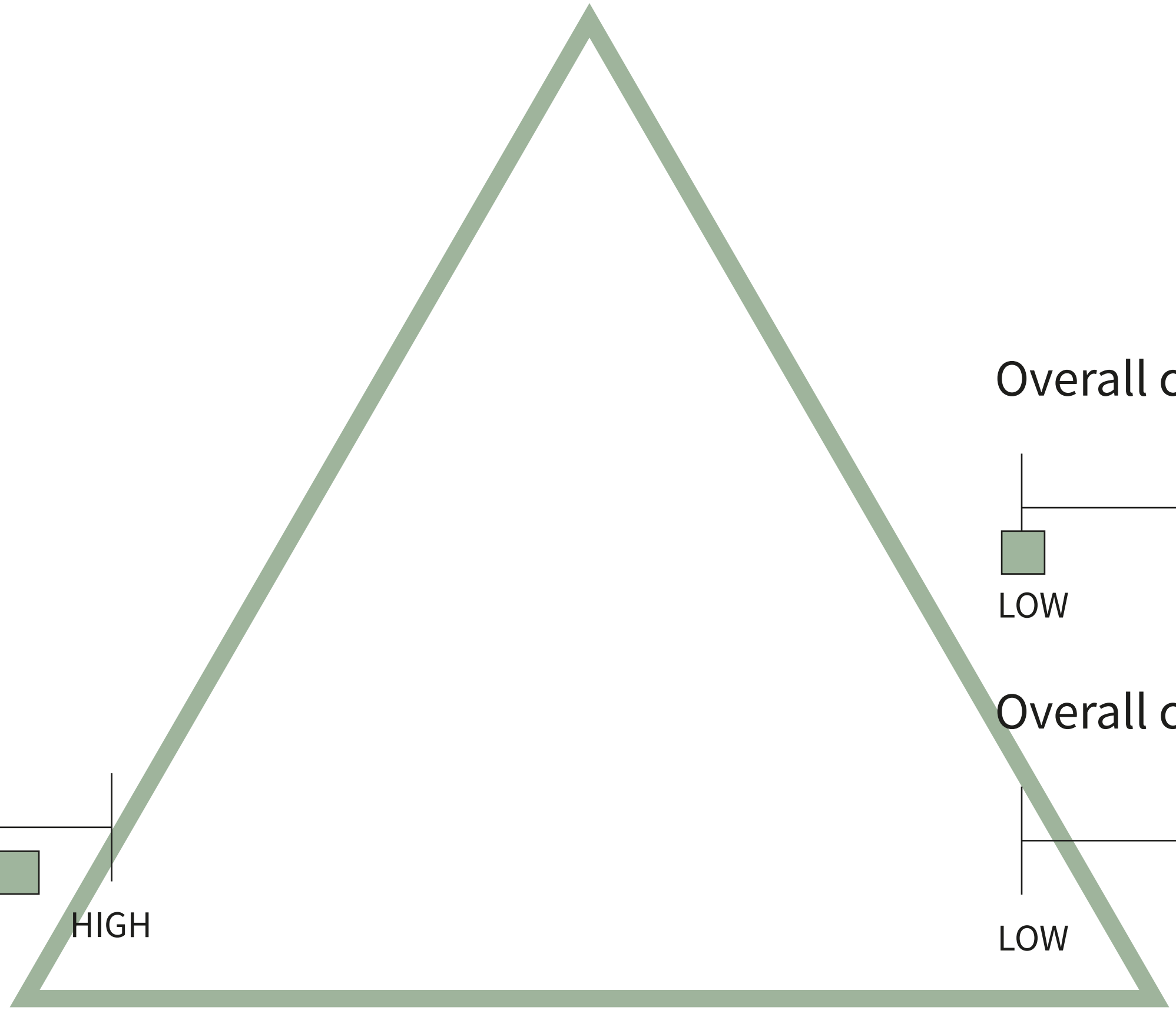


Overall coherence



**PEOPLE**

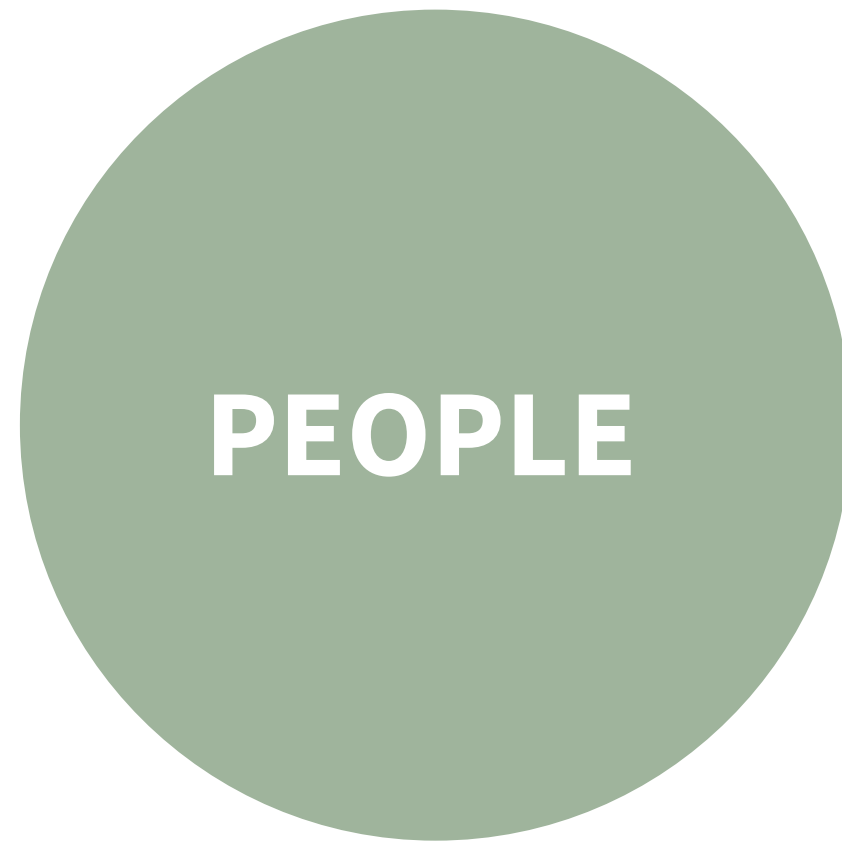
**PRACTICALITIES**



Cultural individualistic thinking

Variations in financial considerations

Coordinating shared facilities and addressing noise and privacy concerns present challenges



Flexibility is a common value driving the adoption of shared spaces.

Opportunities for knowledge sharing

Niche concepts can enhance attractiveness to target groups

Locating in urban environments promotes connectivity, access to amenities, and 24-hour activity, aligning with the preferences of target groups and enabling more efficient resource utilization.

- Existing regulatory frameworks rooted in functional segregation: Land use plans; Nuisance classification; working versus living
- Rent regulations based on traditional housing: service cost charges; middle income rent regulation
- Technical regulations: floor plans and minimum square footage, technical construction and building codes such as stairs and installations, fire safety, noise and acoustics standards, ventilation and daylighting
- Community opposition



Flexible regulations can accommodate diverse project needs and contexts

Working closely with municipalities

Incorporating sustainability goals into regulatory frameworks

Government-led pilot projects can accelerate adoption

The willingness to experiment and believers are necessary

Uncertain market demand

Overregulation  
High construction and land costs



Cost-effectiveness alternative to traditional office and residential spaces by reducing total private square footage and sharing costs

Several financial structures can simultaneously increase affordability and profitability

Growing demand

Flexibility in Space Utilization

Differences in cleanliness standards requires careful coordination.

Perceived security risks

Creating a cohesive community can be challenging due to divergent schedules and objectives



Coherence in Administrative Flexibility

Events are likewise and encourage tenant participation, leverage through technology

Niche concepts can enhance attractiveness to target groups

Locating in urban environments promotes connectivity, access to amenities, and 24-hour activity, aligning with the preferences of target groups and enabling more efficient resource utilization.

# DISCUSSION



LACK OF STUDIES ON COMBINING ON THIS SCALE - FEASIBILITY BASED ON ASSUMPTIONS OF RESEARCHER AND INTERVIEWEES

RECENCY IN EXAMPLES OF CROSS-OVER AND OWN FUNCTIONS SHOWS POSSIBLE ENABLERS AND BARRIERS YET TO BE DISCOVERED

ACTUAL USE - PILOT

## **LIMITATIONS**

WORK TOGETHER

INVOLVE DIFFERENT PERSPECTIVES

**RECOMMENDATIONS PRACTICE**

PILOT TESTING

FRAMEWORK FOR SUCCESS MIXED-USE

RESEARCH PHYSICAL SUITABILITY

**RECOMMENDATIONS RESEARCH**

**REFLECTION**







**1**

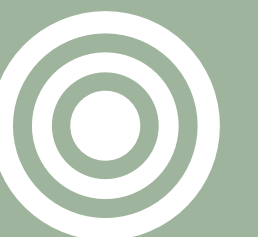
Research  
gap

**2**

Scientific  
framework

**3**

Test practicality  
of the research





**UNLOCKING URBAN EFFICIENCY**  
THE POWER OF DOUBLE-USE SPACES

**THANK YOU**