The role of community in urban regeneration: mixed use areas approach in USA

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Outline

1. Thesis
2. Main topics
3. Urban regeneration and community
4. Community involvement methods
5. Policies: EU vs USA
6. In USA...
7. Case studies analyzed
8. From evidences
9. Main outcomes
- the community involvement could define a mixed approach in decision planning process to support urban regeneration toward more sustainable “supply”
- participation and places are linked each others as part of the process that assumes urban transformations
- “urban regeneration process means to change the nature of a place by involving residents and other stakeholders, embracing multiple objectives and activities, with partnership working among different stakeholders (Turok, 2004:111)
- local involvement as guaranty of efficacy and sustainable urban environment
- mixed use as spatial outcome of health related issues

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Topics

• how community-led developments drive toward a suitable urban environment?

• physical interaction vs balance in space and through time of urban transformations

• planning process community-led vs the key factors for successful urban regeneration initiatives

• planning choices vs. functional integration

• the attitudes of local communities officials vs mixed use
the “broad context of community involvement is highly contested” (Bailey, 2010)

- increasingly involvement of private actors within the planning process, shifting toward a decentralized planning system in which local actors and stakeholders play a crucial role

- frequently, private organizations and planning consultants are hired from public – private coalitions to shape the vision of the future development of cities, or redevelopment, while addressing choices toward a consensus-based approach (McCann, 2001)

Cities need to “keep ahead of the game [by] engendering leapfrogging innovations in life-styles, cultural forms, products, and service mixes... if they are to survive.” (Harvey, 1989)
Community involvement methods

- participation has become an important topic in planning theory and practice.
- shifting towards decentralized, less bureaucratic and more participatory models
- “current trend toward multi-level governance has created important opportunities for increased community involvement and enhancing local democratic processes” (Bailey, 2010:6)
- “inclusionary argumentation” (Healey, 1997)
- Participatory urban planning, charette meetings, workshops, laboratories de quartier, online surveys, discussion forums, computer supported decision-making tools
- the building of urban identities claim for well-structured civic contents (Talen, 2008)

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• Smart Growth and New Urbanism
• general trend of “retrofitting suburbia”
• lack of “sense of place” coming from the sprawl trend
• “return to center” (Herzog, 2006)
• “livable communities” (Caves, 2012)
• “compact city” (Burton, 1996)
• mixed-use in often the answer but...
• “the issue is not density, but design, the quality of place, its scale, mix and connections” (Calthorpe - Fulton, 2001:274),
• “sense of place” and people awareness of their neighborhood (Lynch,...)

“unsustainable urban form could turn into a sustainable place” (Talen, 2011)
Comparisons

EUROPE
Local VS global
Structural funds
Shifting from government to governance: PPPs
Top-down approach
Consensus led implementation
Risk: plan implementation efficacy
Spatial outcome: compact city
Conformative planning

USA
Bottom-up approach: active community participation
No – profit organizations
Risk: Plan accountability
Spatial outcome: sprawl
Performative plan (?)
Jacobs Market Street Village - SAN DIEGO (CALIFORNIA)

Fort Point District BOSTON (MASSACHUSETTS)
<table>
<thead>
<tr>
<th>Jacobs market street village (CA) TOD_ Transit Oriented Development</th>
<th>Fort Point District (MA) PDA_ Planned Development Area</th>
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<tbody>
<tr>
<td>The Jacobs market street village is envisioned as a vibrant community, residential, commercial, and cultural district. The case study is planned and operated by community stakeholders: the goal is to provide residents a direct economic stake in neighborhood change.</td>
<td>Fort Point district historically is a light-industry related area along the Fort Point Channel in South Boston, today it’s a mixed use area. It is characterized by a strategic position within the city geography: along the Fort Point Channel, within the Boston Innovation District, a big Economic Development Area attracting enterprises and economies from all the Massachusetts.</td>
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<tr>
<td>Community plays a key role in urban regeneration process. The case study indeed could be considered as &quot;pilot case study&quot; for community participation</td>
<td>The participatory planning process is particularly important from the beginning to the end of the master plan drawing: charrette and meetings have been regularly done in order to share the urban regeneration effort with the local community</td>
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two different physical and geographical context: CA and MA
linked from Smart Growth Rationale
balanced by a strong Public Private Partnership
Same goal: to obtain a equitable distribution of benefits for the whole community
Mixed use: spatial outcome
two peculiar approaches, in both technical and sociological terms
“community leaders” work together on common goals: the challenge was to create new opportunities and functions for the master plan implementation
improving quality of lifestyle: livable neighborhoods, walkable and friendly with improved health, education and community safety environment

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• spatial transformations inexorably affect social behaviors and cultural values
• collaborative planning process: community representatives and local actors have a proactive role in shaping urban development
• the participation process generates a sense of “belonging to”
• Public involvement: problem solving approach
• PPPs act as facilitators for making process decision
• local actors and stakeholders play a crucial role
• Risk: often institutional places of political struggle to affirm a kind of urban growth instrumental to political choices

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Community involvement has been crucial for the final outcome. A strong partnership between public and the private community—led, could generate mixed use of space.

The case studies analyzed show empirical relationship between people attachment to place and local economic growth.

In those cases, social involvement affects spatial dimension and economic development.

Urban functions once separated gain a mixing use meaning that allows having healthier urban environments and local economic development.

The more communities are linked each others, under a common network, the more they generate a virtuous circle of positive values and knowledge sharing.