

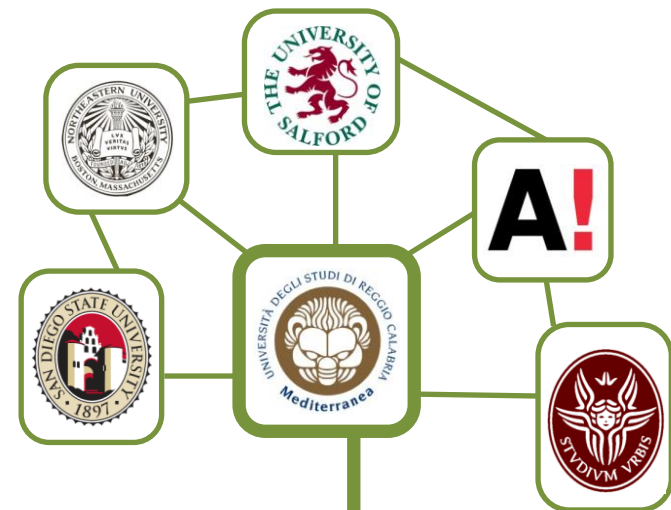
The role of community in urban regeneration: mixed use areas approach in USA

Real CORP Conference
ROME_20 – 23 May, 2013

Carmelina BEVILACQUA
Jusy CALABRO'
Carla MAIONE



CLUDs



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



COMMUNITY

QUALITY OF LIFE

URBAN FORM

- 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

Urban regeneration and community

- 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 leap-frogging 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)

- 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 is 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)

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 (?)

Case studies location

CLUDs

Jacobs Market Street
Village - SAN DIEGO
(CALIFORNIA)



Fort Point District
BOSTON
(MASSACHUSSETS)

Jacobs market street village (CA) TOD_ Transit Oriented Development

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.

Community plays a key role in urban regeneration process. The case study indeed could be considered as "pilot case study" for community participation

Fort Point District (MA) PDA_ Planned Development Area

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.

The participatory planning process is particularly important from the beginning to the end of the master plan drawing: charette and meetings have been regularly done in order to share the urban regeneration effort with the local community

Case studies analyzed

- 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

**REAL CORP 2013:
PLANNING TIMES**

Acquario Romano (House of Architecture), Rome, Italy



- 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

Main outcomes

- Community involvement has been crucial for the final outcome
- 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