

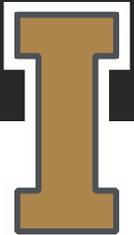
URBAN RENEWAL A PLANNING PERSPECTIVE

Jaap Vos

Bioregional Planning and Community Design

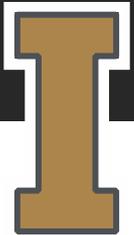
University of Idaho

jvos@uidaho.edu



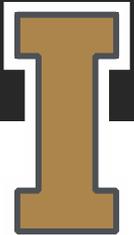
BEST PRACTICES IN URBAN RENEWAL?

Surprisingly difficult to answer, since it is so dependent on the local circumstances.



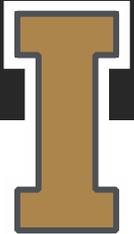
THE GENERAL CHALLENGE:

How to renew and revitalize existing urban areas to make better use of underproductive land and create a place that reflects the needs and demands of residents and businesses?



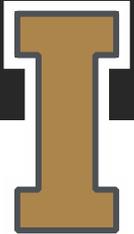
THE GENERAL CHALLENGE:

How to renew and revitalize existing urban areas to make better use of underproductive land and create a place that reflects the needs and demands of residents and businesses?



THE GENERAL CHALLENGE:

How to renew and revitalize existing urban areas to make better use of underproductive land and create a place that reflects the needs and demands of residents and businesses?



THE CHALLENGE FOR PLANNERS

We have very limited tools to play an active role in the shaping of our communities.



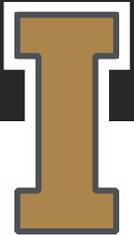
URBAN RENEWAL AGENCIES ARE
EFFECTIVELY THE ONLY ACTIVE
PLANNING TOOL WITH REGARD TO
REDEVELOPING AN AREA.



REGULAR PLANNING PROCESS

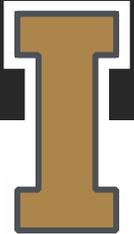
Create a long term vision.

Establish regulations that promote that vision.



REGULAR PLANNING PROCESS

The implementation of that vision is up to the private sector. They are the ones that decide whether or not they are willing to play.



The background of the slide features a large, faint watermark of the University of Idaho seal. The seal is circular and contains the text 'UNIVERSITY OF IDAHO' around the top and '1889' at the bottom. In the center, there is a depiction of a plow, a sheaf of wheat, and a book, symbolizing agriculture, industry, and learning.

URBAN RENEWAL AGENCIES ALLOW COMMUNITIES TO PLAY A MORE ACTIVE ROLE



BEING ABLE TO PLAY A MORE ACTIVE ROLE IS MORE RELEVANT THAN EVER BEFORE:

Businesses locational choices have expanded from other sites in the same community to sites in other communities, states and countries.



BEING ABLE TO PLAY A MORE ACTIVE ROLE IS MORE RELEVANT THAN EVER BEFORE:

There are opportunities for Idaho's communities
since these locational decisions are more and
more informed by quality of life factors.



SO WHAT ARE THE BEST PRACTICES?

The secret to a good urban renewal agency is that it is able to take advantage of the unique local circumstances.



Urban Renewal Projects

Meridian: Street
Scape



Sandpoint: Street
Reconstruction



Lewiston: 1st & 5th
Street Rebuild



Where a city's core mixes housing, commerce, and conventions – parking options influence evolution.

- Parking garages are a critical element of public infrastructure
- City parking requirements vs. new development
- Tool to promote and sustain downtown economic development
- Example
 - BoDo Historic District in Downtown Boise
 - City Centre Garage built in 2000 - \$6M public investment
 - Hotel, theater, restaurants, retail shops, and condos - \$60M private investment



Where agriculture, recreation, and National Parks prevail – a tourism center shines.

- A collaborative project where an urban renewal agency contributed matching funds to the development of the Teton Geotourism Center located in Driggs along the Teton Scenic Byway.

• The Teton Scenic Byway is described as *"an area where I would bring my family to visit, not just for a day, but for an entire vacation."* – Jim Dion - Director of Tourism Programs, Maps Division, National Geographic Society



Where local milk sources and labor are available – a yogurt plant fits.

- Chobani invested \$450 million into constructing and equipping their plant in Twin Falls, which opened December 2012.
- Twin Falls URA sold a \$34.5 million bond in 2013 to cover the majority of the \$40 million needed to construct infrastructure to operate Chobani's Twin Falls plant.
- Their investment, employment, and reliance on local milk sources for their yogurt adds over \$1 billion annually to our local economy which has a positive impact on the state as well.



THAT MEANS THAT URBAN RENEWAL NEEDS TO ADDRESS THE NEEDS OF VASTLY DIFFERENT COMMUNITIES.

The issues will be anything from sidewalk improvements, the establishment of a local farmers market to attracting major global companies.



IT ALSO MEANS THAT URBAN RENEWAL
NEEDS TO ADDRESS THE CHANGES
THAT ARE OCCURRING AROUND US.

There are new opportunities and new challenges
that require new responses.





Tattooed Politician added 5 new photos.
10 hrs · 🌐

If you have been through downtown Merid noticed the two planter boxes that have be between Pine & Broadway on Main street it cost tax payers to have these planters in people what they thought the cost was, bu The highest guess I have heard is \$100,0 way to expensive, but when people hear t



Like Page



Tammy de Weerd The article accurately points out that this is a Meridian Development Corporation project - not a City of Meridian funded project. On a separate note: The City of Meridian has a long tradition of operating by fiscal conservative principles. It is because of this that Meridian operates in the black, even during the recession, and has the lowest cities in the Treasure Valley.

Like · Reply · 👍 3 · 8 hrs



Tattooed Politician According to the MDC we Development Corporation is the city's urban re committed to the economic stimulation and ex Meridian into a thriving area that provides opp work, and play. According to the FY2015 budg recieved \$790,000 in property tax revenue whi of revenue.

Like · Reply · 8 hrs



Ashley Squyres Good Evening, I would be more than happy to comment on this project as the Administrator of the Meridian Development Corporation. The aforementioned project was not just for the islands but also for two blocks of historical lighting on both sides of Main Street. It was the lighting portion of the project, rather than the islands, that made up most of the \$312k. This was a project that was years in the making; went through a public involvement process and was discussed during two fiscal year budget meetings.

Like · Reply · 👍 7 · 8 hrs



Ashley Squyres I will also note that this project is in alignment with the adopted master plan for downtown Meridian known as Destination: Downtown. This project creates the sense of place we want for our downtown. Our role as an urban renewal agency is to make investments into our public infrastructure that will encourage private investment.

Like · Reply · 👍 5 · 8 hrs



Tattooed Politician Looking at the budget for 2013-2015 it shows a total of \$250,000 for "streetscape improvements for main street" which is vague in its description. It also shows a total of \$305,000 for split corridor lighting which is also vague in its description. Reg... See More

Like · Reply · 7 hrs · Edited



Ashley Squyres These projects were discussed in detail at the time of each budget adoption with several opportunities for public involvement and testimony. Further, each project (split corridor lighting, the Main Street project) were taken up as specific items for approval by the board and approved by resolution. Again, with opportunity for public involvement and input on a number of occasions. I would urge you to meet with me to educate yourself on our projects and processes and what we are working to accomplish for our downtown. My contact information is on our website and I will look forward to your call or email.

Like · Reply · 👍 1 · 6 hrs · Edited



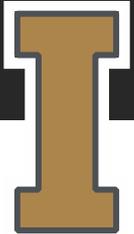
SOME THINGS THAT CAN BE GENERALIZED:

Low tax rates, limited regulation and access to trained workers, highways, railroads or professional services are typical economic development assets.



SOME THINGS THAT CAN BE GENERALIZED:

But communities that want to be effective cannot afford to stop there. They must redefine their economic development assets in a much broader framework.



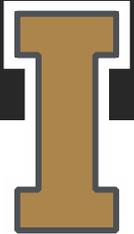
SOME THINGS THAT CAN BE GENERALIZED:

Successful development is always multifaceted.



SOME THINGS THAT CAN BE GENERALIZED:

Successful communities tend to have evolved to the point where they have a comprehensive package of strategies and tools that are aligned with the core assets, challenges and opportunities within their regional setting.



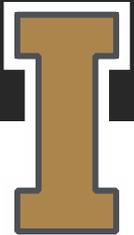
SOME THINGS THAT CAN BE GENERALIZED:

Successful communities tend to have evolved to the point where they have a comprehensive package of strategies and tools that are aligned with the core assets, challenges and opportunities within their regional setting.



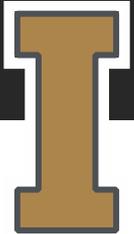
SOME THINGS THAT CAN BE GENERALIZED:

Given the basic strengths, weaknesses, opportunities and threats affecting each community and the virtually limitless menu of possible strategies, no single package of strategies necessarily fits with a particular type of community.



SOME THINGS THAT CAN BE GENERALIZED:

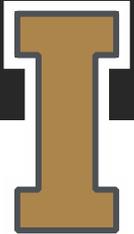
Given the basic strengths, weaknesses, opportunities and threats affecting each community and the virtually limitless menu of possible strategies, no single package of strategies necessarily fits with a particular type of community.



SOME THINGS THAT CAN BE GENERALIZED:

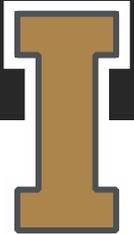
There is no universally applicable formula for community development.

Decisions about what to do and why to do it have to be based on local conditions, context and capacity.



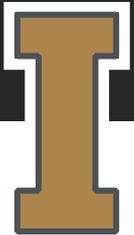
SOME THINGS THAT CAN BE GENERALIZED:

Successful redevelopment serves to preserve the city's identity, community, local culture and natural and built environments.



SOME GENERAL COMMENTS

Property taxes do not increase, only how the tax revenue is distributed. It basically means that those property taxes that are collected within the Urban Renewal District that are collected due to improvements made within the District remain within the District.



SOME GENERAL COMMENTS

The urban renewal board is able to focus on making decisions that are best for the economic (re)development of the area.

They are only there to serve the redevelopment of the area.

They are not distracted by other issues that city council is confronted with.



SOME GENERAL COMMENTS

Urban renewal districts are established to serve a specific purpose and should have clear goals and objectives formulated in their urban renewal plan.

They should be in existence for the time needed to implement and evaluate the plan.



SOME GENERAL COMMENTS

Urban renewal agencies attract private investment by actively addressing the issues in an area that prevent private investors from being willing to take the risk of investing.

That requires both knowledge about the area and the risk perceptions of the private investors.



SOME GENERAL COMMENTS

While investment in hard infrastructure is important, the quality of the redevelopment plan, the support of local residents and businesses, the marketing of the “product” and the ability of the Urban Renewal Agency to respond quickly, are probably just as important.



SOME GENERAL COMMENTS

There is a tension for a Redevelopment Agency with regard to how it communicates with the community and the businesses it tries to attract.

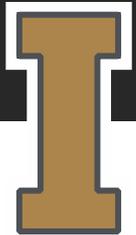


Small Towns
BIG IDEAS

Case Studies in Small Town
Community Economic Development



UNC School of Government • N.C. Rural Economic Development Center



University of Idaho
College of Art and Architecture

LESSONS FROM SMALL TOWNS:

1. In small towns, community development is economic development.
2. Successful small towns tend to be proactive and future-oriented; they embrace change and assume risk.
3. Successful community economic development strategies are guided by a broadly held local vision.
4. Defining assets and opportunities broadly can yield innovative strategies that capitalize on a community's competitive advantage.
5. Innovative local governance, partnerships and organizations significantly enhance the capacity for community economic development.
6. Effective communities identify, measure and celebrate short-term successes to sustain support for long-term community economic development.
7. Viable community economic development involves the use of a comprehensive package of strategies and tools, rather than a piecemeal approach.



THE MAIN CHALLENGE WITH URBAN RENEWAL AGENCIES

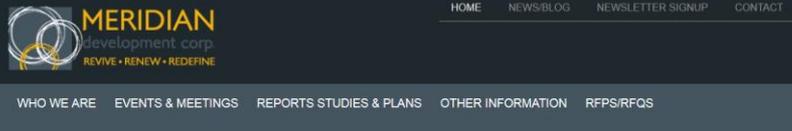
How do you find a balance between giving the Agency the flexibility and tools they need to be effective in implementing their redevelopment plan, while keeping them fully accountable for the expenditures of tax payers money?



A SECOND CHALLENGE WITH URBAN RENEWAL AGENCIES

How do you reconcile the promotion of an area/product for economic development while maintaining transparency towards residents?





<http://www.ccdcboise.com/>



<http://www.meridiandevlopmentcorp.com>

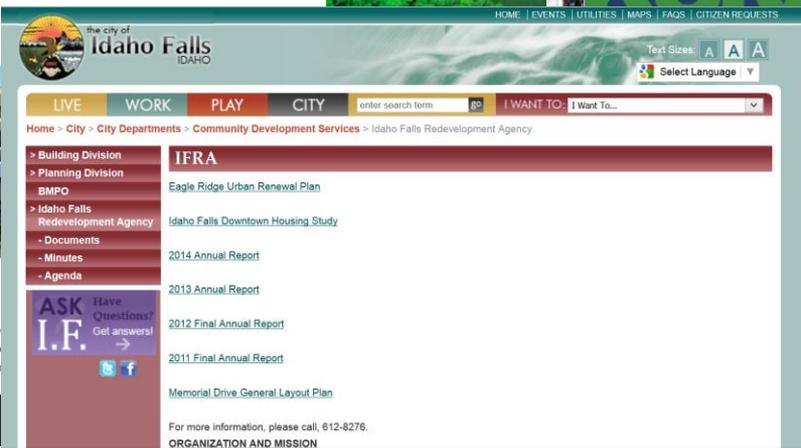


<http://www.caldwellonline.org/urban-renewal/>

Urban Renewal Development



Background
The Caldwell Urban Renewal Agency (CURA) was organized and approved by the Caldwell City Co... promote development and redevelopment efforts in an undervalued portion of the City of Caldwell... goals of the Agency include a plan to transform this underdeveloped area into a desirable locatio... development.



<http://www.idahofallsidaho.gov/city/city-departments/community-development-services/idaho-falls-redevelopment-agency.html>



<http://ketchumura.org/>

In 2006, the City of Ketchum formed the Ketchum Urban Renewal Agency (KURA) to focus on downtown revitalization, community housing and public and private investments. It is an independent organization with its own budget, by-laws and Board of Commissioners. The agency's activity and investment decisions are driven by an Urban Renewal Plan, which was adopted by the City Council in 2006 and amended in 2010. Its initiatives are focused exclusively on areas within Ketchum that have been identified as those that would benefit most by public investment.

For any questions regarding the Ketchum Urban Renewal Agency, please call 208-727-9084. The application for any... is linked below:

Search for:

Search

Events Calendar

September 21, 2015 3:00 pm
(CANCELED) Ketchum Urban Renewal Agency Regular Meeting

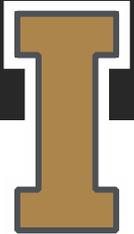
October 19, 2015 2:00 pm
Ketchum Urban Renewal Agency Regular Meeting

University of Idaho
College of Art and Architecture

THIS MAY BE A BETTER APPROACH

Amsterdam Zuidas

A multifaceted communication strategy



Zuidas



About Zuidas

- > Facts and figures
- > History of Zuidas
- > Zuidas Amsterdam Development Office
- > Amsterdam Zuid District
- > Hello Zuidas
- > Zuidas & Amsterdam

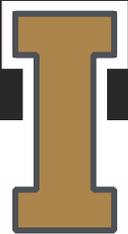
About Zuidas

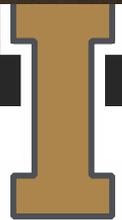
Zuidas is Amsterdam's prime location, an urban hub with international allure. As the name suggests in Dutch the district has an ideal strategic location, to the south of the city centre and in close proximity to Schiphol Airport.

Zuidas is already a great place to be: it provides ample space for living, working, studying and relaxing. But there's more to come: as developments continue, it is expected to reach its full potential in around 2040.

Knowledge and business centre

Zuidas is best known as a top-level international knowledge and business centre. Over 700 companies, many of them leading names, are already established here. They include Google, AkzoNobel and ABN AMRO. While the district's main focus is the financial, legal and business services sector, these sterling names are attracting an increasing number of companies from other sectors to Zuidas. More recent arrivals include dairy company (Fonterra) and telecom experts (Vimpelcom).





Welcome to Zuidas

Welcome to the new Zuidas Amsterdam Development Office website. Our office is one of the administrative bodies that makes up the City of Amsterdam.

Zuidas Amsterdam Development Office is dedicated to the development of Zuidas: a prime international location for living, working and recreation. It is located in the vibrant city of Amsterdam, only minutes away from one of Europe's leading international airports: Schiphol Amsterdam Airport.

This website tells you everything you need to know about living and working in Zuidas.

Latest news

> Flooding Mahlerplein due to power outage



During work on Gustav Mahlerplein on Wednesday September 2nd, a power cable of a nearby sewage pumping station was damaged. This remained unnoticed until the rising sewage seeped into the nearby parking garages of the

Django and Miles buildings and flooded them with several centimeters of sewage.

3 September 2015

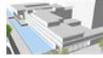
> Joint approach construction work Mahlerplein to reduce nuisance



On 20 July a number of major works will commence at Gustav Mahlerplein. This concerns the construction of an underground bicycle parking facility and redesign of the square and groundwork for the new entryway and pavilion at the ABN AMRO building.

13 July 2015

> Work on Buitenveldertselaan next to VU building



Until mid-September 2015 work will be carried out on Buitenveldertselaan next to the VU building. During the work, cyclists, pedestrians and visitors to the VU will be diverted past the building site. The cycle racks will remain in place and the VU will remain accessible.

9 July 2015

> Closure of bicycle path and footpath on east side of Amstelveenseweg



Until Sunday 30th of August the bicycle path and footpath on the east side of Amstelveenseweg will be closed.

9 July 2015

> Summer road works in Zuidas



During the summer, when the roads are quieter, road works will be carried out on Parnassusweg, Beethovenstraat, Amstelveenseweg, Van der Boechorststraat, and along Buitenveldertselaan.

30 June 2015

▼ More

Tweets



Nils Beers

@NilsBeers

4h

Al 100 mensen aangemeld voor onze 3de Internet of Things meetup. Join us @Accenture HQ op de zuidas. meetu.ps/2KSQQD

Show Summary



newslocker_amsterdam

@news_amsterdam

18 Sep

Zuidas krijgt na stilettonrun ook skischoenrun #Amsterdam newslocker.com/nl-nl/regio/am-pic.twitter.com/fOjNwSikCl Retweeted by Hello Zuidas



Expand



T2Vision

@TesseTheidersen

18 Sep

T is gezellig bij de kleurrijke borrel aan de Zuidas

Compose new Tweet...



http://www.zuidas.nl/

PHOTOS



VIDEOS



Tijdelijk aangepaste werktijden bouw Gustav Mahlerplein

De komende vier weken vinden op het Gustav Mahlerplein speciale betonstorten plaats voor grote diameter boorpalen die in deze fase van het bouwproject...

AMSTERDAM.NL

Like Comment Share

Rozanne Kraak likes this.

Write a comment...

Zuidas Amsterdam
September 16 at 1:41am

Gemeente Amsterdam en de leidingbeheerders hebben nog circa 7 dagen nodig voordat de schade in de Van der Boechorststraat, die is ontstaan bij de waterleidingbreuk een week geleden, helemaal is hersteld. Er is nog veel werk nodig aan de kabels en leidingen, aan de verkeerslichten en aan de weg. Het herstel verloopt wel voorspoedig.

See Translation



Zuidas Amsterdam
@ZuidasAmsterdam

De gemeente Amsterdam werkt aan de ontwikkeling van het gebied Zuidas: een internationale toplocatie voor wonen, werken en recreëren in Amsterdam.

Amsterdam, Nederland
zuidas.nl
Joined September 2010

308 Photos and videos



TWEETS 3,584 FOLLOWING 1,411 FOLLOWERS 2,088 FAVORITES 19 LISTS 6

Tweets Tweets & replies Photos & videos

Zuidas Amsterdam retweeted
Frans Woerden @FWoerden · Sep 18
@duravermeer @ZuidasAmsterdam @AkzoNobel en Stibbe zijn bijna klaar



Zuidas Amsterdam retweeted
VUmc @VUmcAmsterdam · Sep 18
Update wateroverlast: Patiënten van VUmc vanaf dinsdag 22 september terug naar ons ziekenhuis vumc.nl/wateroverlast
Werken bij VUmc, Ronald McDonald VUmc, VUmcKinderstad and 5 others



New to Twitter

Sign up now to get personalized timeline

You may also like

- Amsterdam V @Amsterdam
- GBCZuidas @GBCZuidas
- Economie An @economie2
- 020 stadsde @StadsdeelZ
- Hello Zuidas @hellozuidas

Trends

- #Phone
- #NZLWARG
- #3YearsSinceLWWY
- Norwich
- #dolsSA
- #SingaporeGP
- #NEvsBUF
- Matt Jones
- Jagmohan Dalmiya
- David Johnson



Nieuwsbrief Zuidas - September 2015

17 september 2015

Onderwerp

Nieuwsbrief Zuidas - September 2015

In het kort

Dit is de digitale nieuwsbrief van Zuidas, Gemeente Amsterdam. Deze nieuwsbrief verschijnt eens per maand.



Ontwikkelingen Gustav Mahlerplein



- > Schildering verfraait transportbrug bouwterrein Mahlerplein
- > "Technisch weer" bij feestelijke start bouw Fietsparkeergarage
- > Volg bouw via timelapse camera

Plaatsmaken voor Zuidasdok



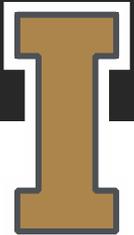
Om de hoofdaannemer straks een vlotte start te kunnen garanderen, verricht projectorganisatie Zuidasdok nu al het nodige voorwerk. Een reeks ingrepen leidt tot een zo goed als gebruiksklaar bouwterrein en een toekomstbestendige omgeving.

- > Plaatsmaken voor Zuidasdok



IT MIGHT BE TEMPTING TO REGULATE TRANSPARENCY AND ACCOUNTABILITY

But it is likely to just add costs without making urban renewal agencies more successful in the implementation of their plan.



THIS IS A PERFECT RESPONSE TO THE REQUEST TO BE TRANSPARENT:

The March meeting of the Post Falls Urban Renewal Agency ...



www.youtube.com/watch?v=9Ou1VklJ6xs
Mar 19, 2015 - Uploaded by City of Post Falls, Idaho
The March meeting of the Post Falls Urban Renewal Agency. Agenda Highlights:4.Consent ... Urban Renewal ...

Post Falls Urban Renewal Agency July 17, 2014 - YouTube



www.youtube.com/watch?v=mSOKeuP3gWQ
Jul 18, 2014 - Uploaded by City of Post Falls, Idaho
The monthly meeting of the Post Falls Urban Renewal Agency. ... City of Post Falls, Idaho - Duration: 38:00 ...

The May meeting of the Post Falls Urban Renewal Agency ...



www.youtube.com/watch?v=ybPeYnZfPGw
May 21, 2015 - Uploaded by City of Post Falls, Idaho
The May meeting of the Post Falls Urban Renewal Agency. ... to be litigated and Idaho Code Section 67-2345 ...

Post Falls Urban Renewal Agency October 16, 2014 ...



www.youtube.com/watch?v=N0jTCVf32v4
Oct 16, 2014 - Uploaded by City of Post Falls, Idaho
The monthly meeting of the Post Falls Urban Renewal Agency. ... Post Falls Idaho Golf Course Home for ...

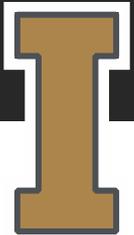


WHILE TRANSPARENT AND OPEN, IT IS
AN INEFFECTIVE WAY TO CONVEY
INFORMATION AND IT WILL NOT
SUPPORT THE SUCCESS OF POST FALLS'
URBAN RENEWAL EFFORTS.



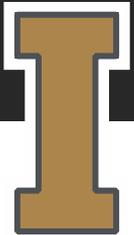
IT MIGHT BE TEMPTING TO REGULATE TRANSPARENCY AND ACCOUNTABILITY

But are what are the criteria that we are going to
use when evaluating Community Redevelopment
Agencies.



IT MIGHT BE TEMPTING TO REGULATE TRANSPARENCY AND ACCOUNTABILITY

Are we evaluating the Community Redevelopment
Agency itself of its ability to improve the
community.





igni

COE

ignite  cda

COI

ignite  cda

COEUR D'ALENE'S URBAN RENEWAL AGENCY

[more reasons to love it here](#) [Looking forward](#)

[more reasons to love it here](#) [Looking forward](#)



welcoming a world-class Kroc Center

see how ignite cda helped welcome the Kroc
Center – and over 200 jobs – to cda.

[LEARN MORE →](#)

University of Idaho
College of Art *and* Architecture

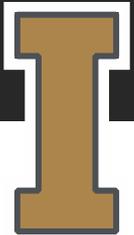


CCDC TRIGGERS "THE AFTON" PROJECT 



THIS MAY BE A BETTER APPROACH

Amsterdam Zuidas:
Video focusing on the place.



Zuidas



URBAN RENEWAL IS ABOUT THE REDEVELOPMENT OF SPECIFIC PLACES, SO THAT PLACES CAN SUPPORT THE PEOPLE AND THE ACTIVITIES THEY UNDERTAKE.

That requires a Redevelopment Agency that is creative, innovative, persistent and entrepreneurial, yet accountable, transparent, responsive and inclusive.

