URBAN RENEWAL
A PLANNING PERSPECTIVE

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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?
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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.
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 Don - 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.
If you have been through downtown Meridian noticed the two planter boxes that have been installed between Pine and Broadway on Main Street. It cost tax-payers to have these planters installed. People who thought the cost was, you know, way too expensive, but when people hear the…

Tammy de Weer: 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 costs in the Treasure Valley.

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.

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 in our public infrastructure that will encourage private investment.

Tattooed Politician: Looking at the budget for 2013-2015 shows a total of $280,000 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.

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.
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.
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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
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?
This may be a better approach

Amsterdam Zuidas

A multifaceted communication strategy
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 (Frontera) 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 Orange 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 groundworks for the new entrance and pavilion at the ABN AMRO building.
  13 July 2015

- Work on Buitenveldertsebaan next to VU building
  Until mid-September 2015 work will be carried out on Buitenveldertsebaan 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 quiet, road works will be carried out on Perenniusweg, Beethovenstraat, Amstelveenseweg, Van der Boechorststraat, and along Buitenveldertsebaan.
  30 June 2015

More
Tijdelijk aangepaste werktijden bouw Gustav Mahlerplein

De komende vier weken worden er op het Gustav Mahlerplein speciale betonsorten plaats voor grote diameter boorpijpen die in deze fase van het bouwproject.

AMSTERDAM.NL

Rozanne Kraak likes this.
Write a comment...

Zuidas Amsterdam
@zuidasAmsterdam

Gemeente Amsterdam en de leidinghebbers van de bouwploegen hebben op de bouwplaats van de nieuw te graven banketbakkerij Zuidas Amsterdam verscheidene maatregelen moeten treffen om de transport- en werkplekken op de bouwplaats te verhogen en te vertragen.

AMSTERDAM, the Netherlands
Joined September 2010

Zuidas Amsterdam
@zuidasAmsterdam

Amsterdam, Nederland
zuidas.nl

Zuidas Amsterdam
@zuidasAmsterdam

Van de bouwplaats Zuidas Amsterdam is te zien dat de werkzaamheden spoedig aan de gang zullen zijn. De gemeente Amsterdam heeft de bouwbedrijven verzocht om extra maatregelen te nemen om de verkeerssituatie te verbeteren.

Zuidas Amsterdam
@zuidasAmsterdam

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

305 Photos and videos

Zuidas Amsterdam
@zuidasAmsterdam

Update wateroverlast: Patiënten van VUmc vanaf dinsdag 22 september terug naar ons ziekenhuis vumc.nl/wateroverlast

VUMC @VUMcAmsterdam Sep18

VUMC is een van de grootste ziekenhuizen van Nederland en biedt een breed scala aan zorg van topkwaliteit. De wateroverlast is een tijdelijke situatie die het effect van een technische storing is.

Zuidas Amsterdam
@zuidasAmsterdam

Een aantal patiënten van VUMC door wateroverlast tijdelijk naar ziekenhuis van VUMC. Patiënten worden uiteraard op de hoogte gehouden van de voorafgaande situatie.

VUMC @VUMcAmsterdam Sep18

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Nieuwsbrief Zuidas - September 2015

17 september 2015

Onderwerp
Nieuwsbrief Zuidas - September 2015

In het kort
 Dit is de digitele nieuwsbrief van Zuidas, Gemeente Amsterdam. Deze nieuwsbrief verschijnt eenmaal per maand.

Ontwikkelingen Gustav Mahlerplein

› Schildering verfraait transportbrug bouwterrein Mahlerplein
› "Technisch waar" bij feestelijke start bouw Fietssparkeergarage
› Volg bouw via timelapse camera

Plaatsmaken voor Zuidas dok

Om de hoofdaanhangsels strekt een plots start te kunnen garanderen, verricht projectorganisatie Zuidas dok nu al het nodige voorbereidwerk. Een reeks ingrepen leidt tot een zo goed als gebruiksklaar bouwterrein en een toekomstbestendige omgeving.

› Plaatsmaken voor Zuidas dok
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=9cUv1VkJU6s
Mar 19, 2015 - Uploaded by City of Post Falls, Idaho
The March meeting of the Post Falls Urban Renewal Agency.
Agenda Highlights: Consent ...
Urban Renewal ...

Post Falls Urban Renewal Agency July 17, 2014 - YouTube
www.youtube.com/watch?v=mSOKsuP3gWQ
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=zyPeYnZfG0w
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=N0jTCVfS2v4
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.
welcoming a world-class Kroc Center

see how ignite cda helped welcome the Kroc Center – and over 200 jobs – to cda.
THIS MAY BE A BETTER APPROACH

Amsterdam Zuidas:
Video focusing on the place.
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.