Urban Regeneration and private public partnership

Prof. Carmelina Bevilacqua

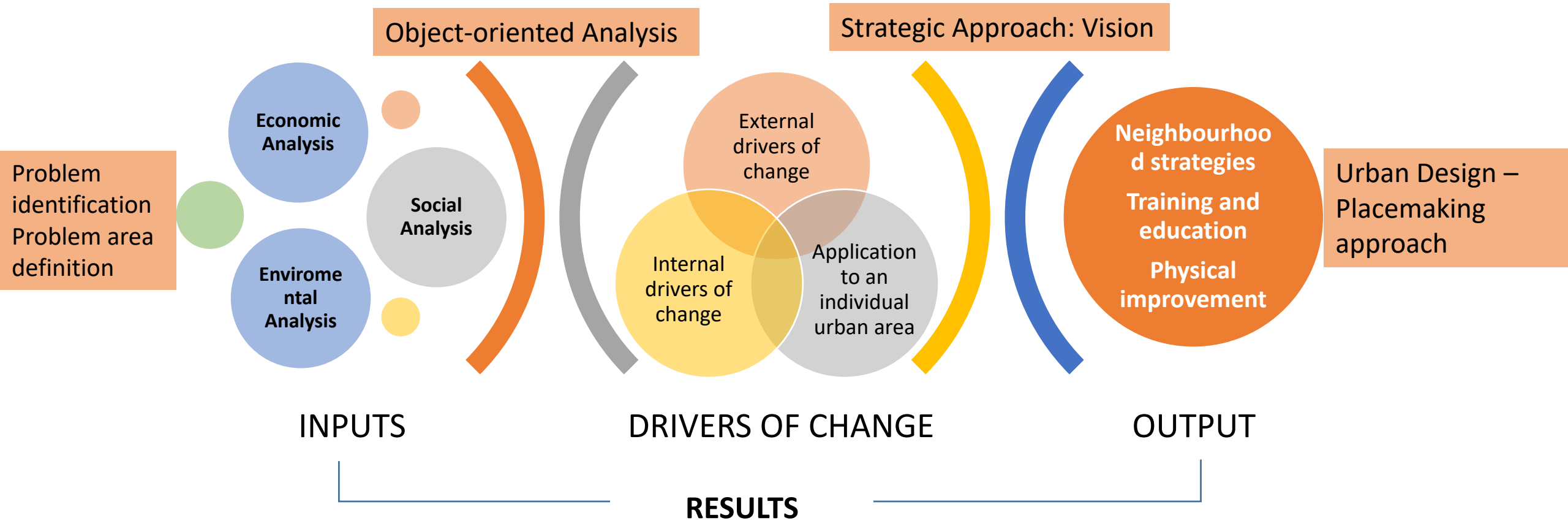
Innovation spaces – Urban design and Regeneration process

Corso di Laurea in Scienze dell’Architettura

Frame concettuale: iniziativa di rigenerazione urbana

1. Spazi pubblici
2. Recupero dell'esistente
3. Relazioni/connessioni
4. Paesaggio
5. Mixitè
6. Gestione degli investimenti
7. Gestire il cambiamento della domanda di trasformazione

Come si realizza un'iniziativa di rigenerazione urbana: il processo



Economic Development:

e.g. Support for new and existing firm, improved infrastructure, innovation, economic diversification

Contextual analysis

	Subject area	Considerations
Roles and relationships of the site/area to its strategic context	• Function • Linkages to wider area • Relationship to adjacent areas	• Current performance relative to similar areas • Identity
Contiguous areas	• Land uses • Views and skyline	
Character appraisal	• Historical development • Settlement pattern • Archeology (initial appraisal) • Cultural characteristics and heritage • Local history • Colour and textures • Local vernacular • Facade treatments • Roofscape	• Building elements and fenestration • Rhythm and pattern • Details and richness • Local community aspirations • Local/regional building traditions and materials • Other local traditions • Events/festivals • Place names • Natural environment/ ecology / local provenance (plants, trees etc.)

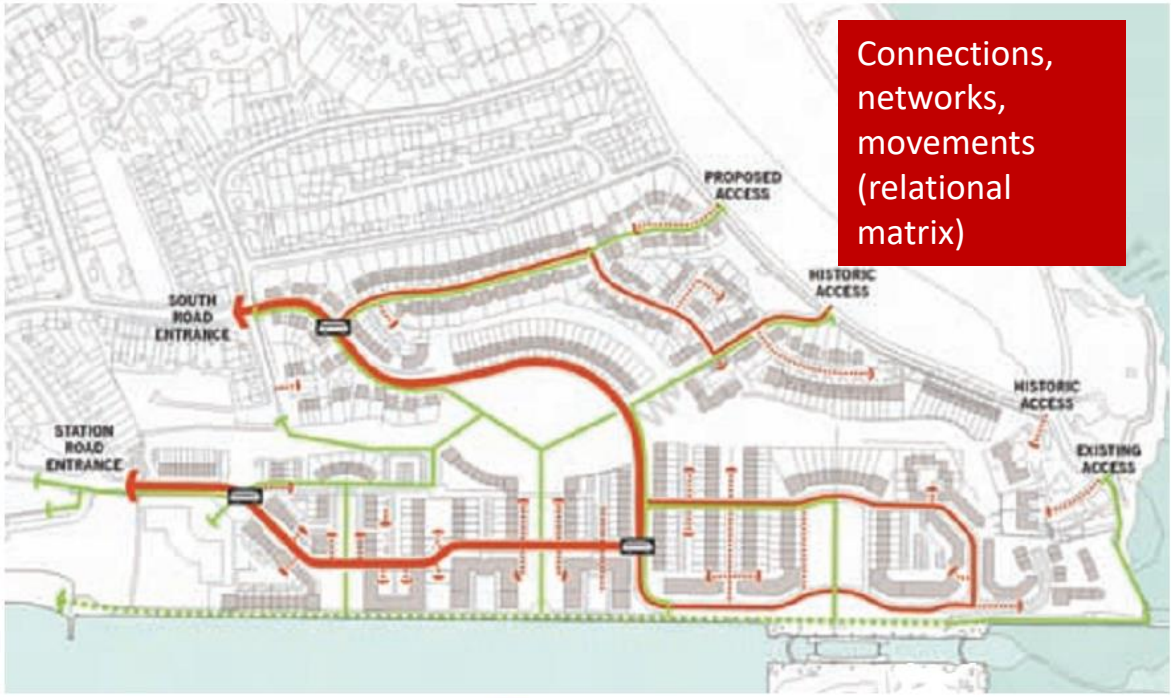
Urban Structure (settlement matrix/pattern)

Urban landscape Open spaces (ecological matrix)

Connections, networks, movements (relational matrix)

Streetscape and public realm analysis	• Visual clutter • Lighting • Barriers • Live edges	• Street furniture, public information and signing • Public art • Safety
Buildings, structures and spaces	• Layout and form of spaces • Public /private interface • Layout and form of buildings (including height, scale and massing) • Age and condition of buildings and structure • Relationship between built and unbuilt form	• Sense of enclosure • Types of buildings • Continuity of facades • Urban grain • Public and open spaces
Uses and activities	• Ground floors • Upper floors • Evening economy • Activity spines and nodes • Public and open spaces	• Arts and culture • Amenities and facilities • Education • Leisure and recreation • Employment • Wildlife
Visual analysis	• Image and perception of the area • Gaps and enclosure • Views (local and strategic), vistas and landmarks • Skylines • Gateways and thresholds	• Boundaries and barriers • Aesthetic quality • Legibility

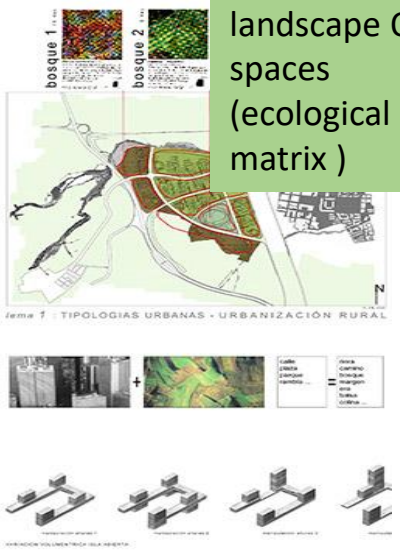
Connections, networks, movements (relational matrix)



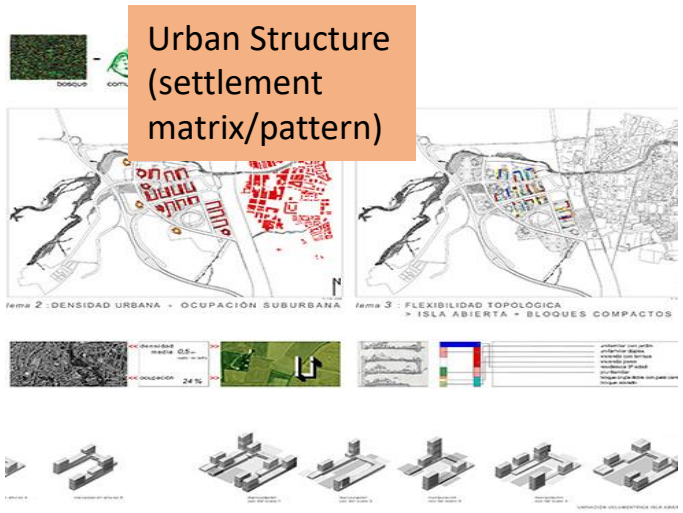
The movement framework clearly illustrates the route network for pedestrians, cyclists, public transport and other vehicles

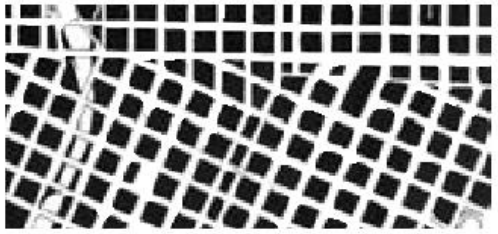
Main Loop Road
Secondary Streets
Minor Streets
Key Footpath Routes
Promenade Cycleway
Possible Bus Stop

Urban landscape Open spaces (ecological matrix)

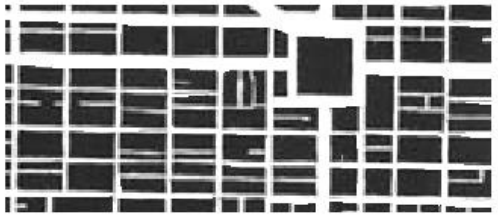


Urban Structure (settlement matrix/pattern)





Portland, USA

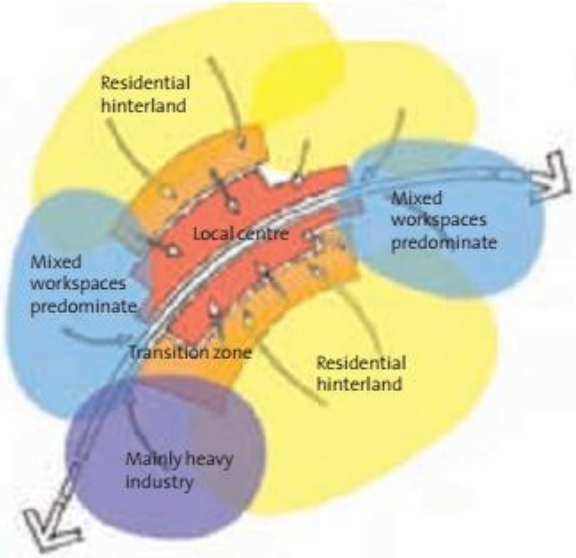


Philadelphia, USA

London, West End

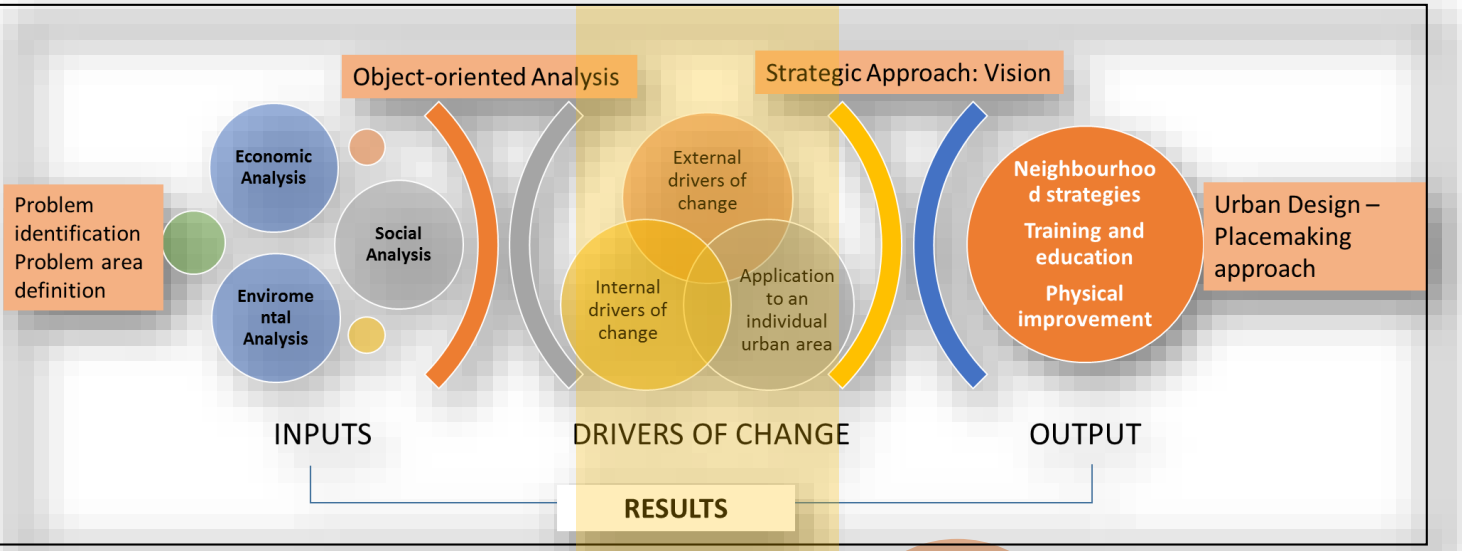
MIXED USES)

Uses are still being zoned and roads designed as strategic routes at the expense of the creation of more local relationships based on walking and cycling.



A more vibrant and sustainable form results from blurring the distinction between uses and designing places that make walking to the local centre, and bus stop or railway station, as convenient and comfortable as possible

Come si realizza un'iniziativa di rigenerazione urbana: analisi di un caso studio - Belfast



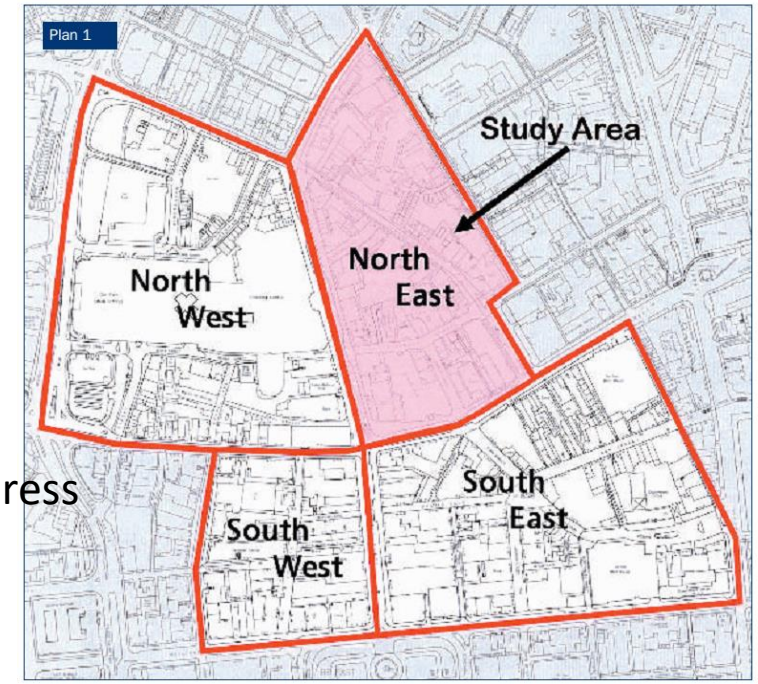
External drivers of change

Internal drivers of change

European cohesion policy: Urban Sustainable Development. National Urban Regeneration principles

to tackling social, economic and physical regeneration and to redress disadvantage

Belfast City Centre: North East Quarter



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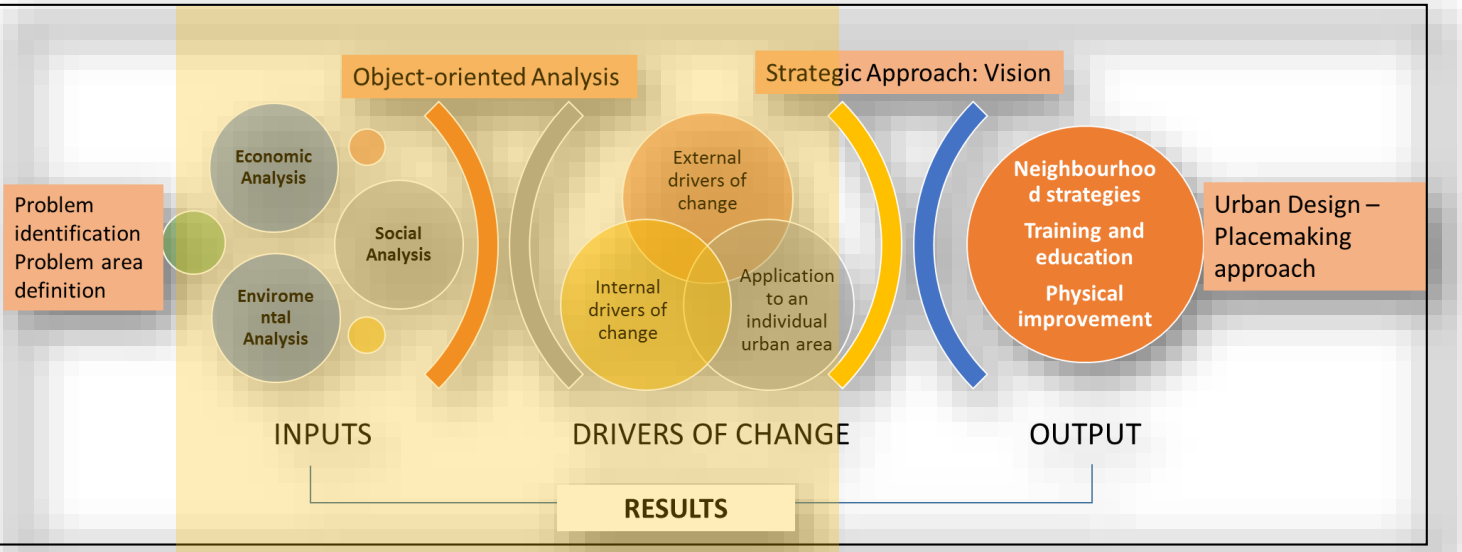
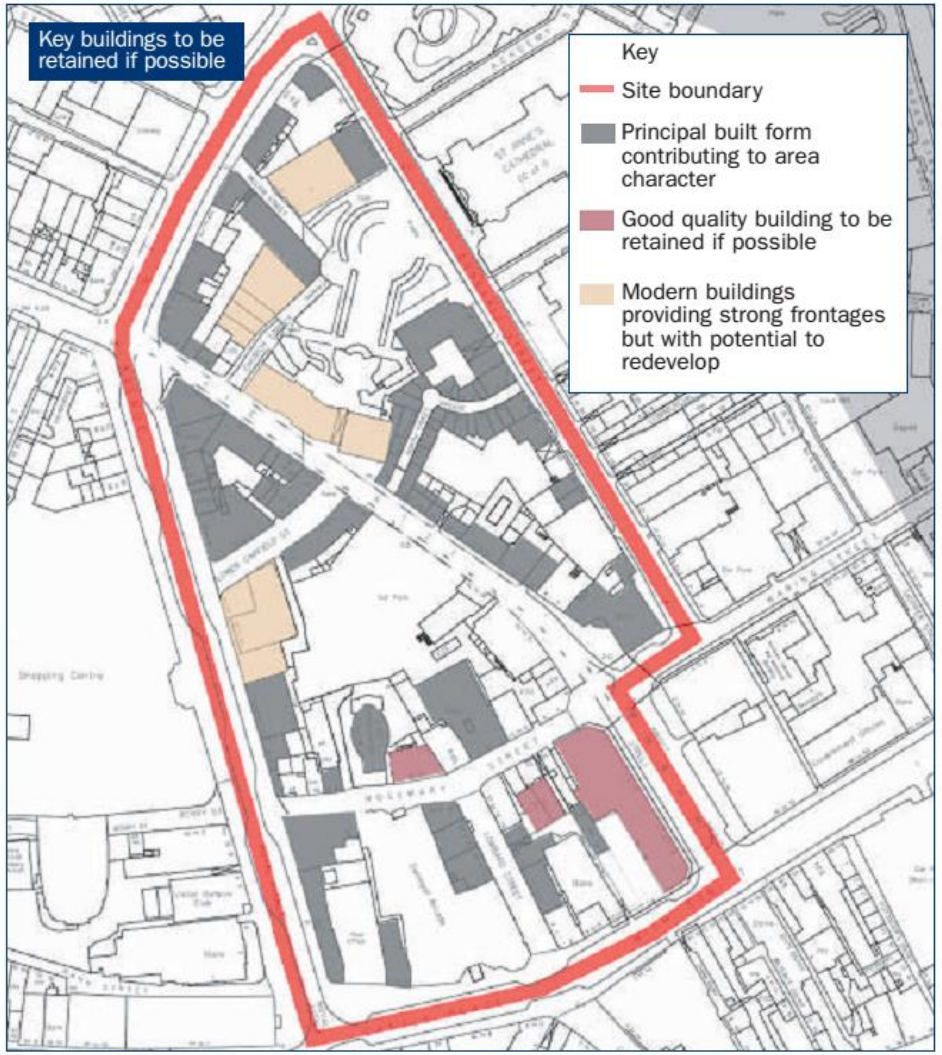


Summary of Analysis and the Emerging Vision



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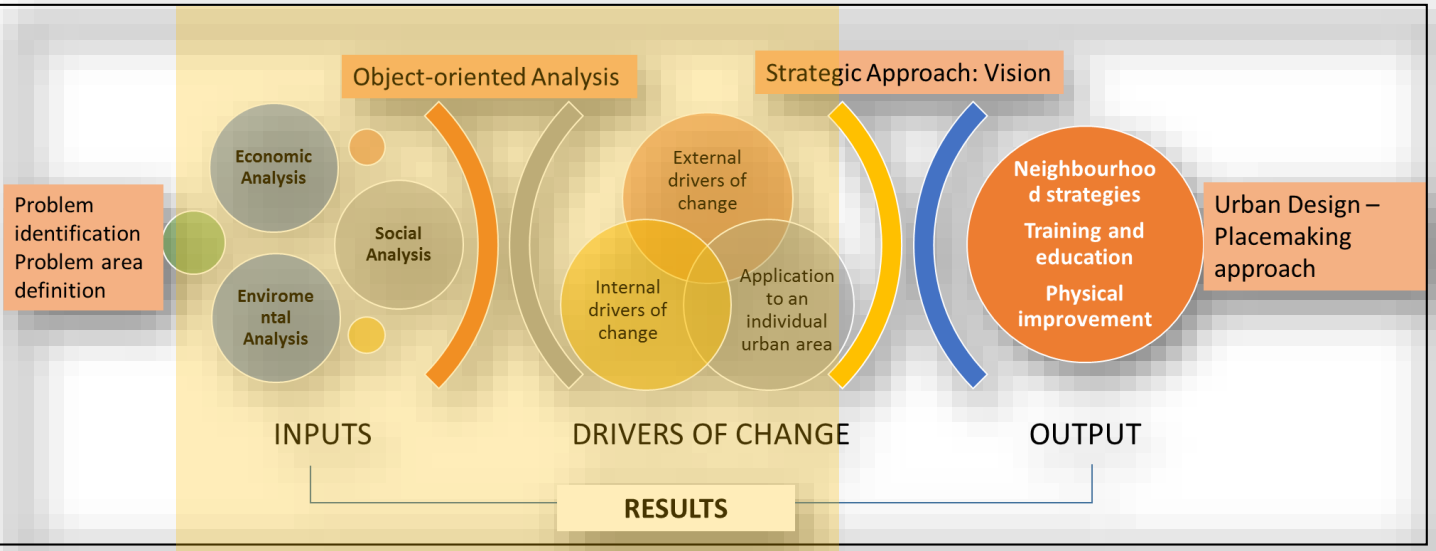


Summary of Analysis and the Emerging Vision

Mix of Uses

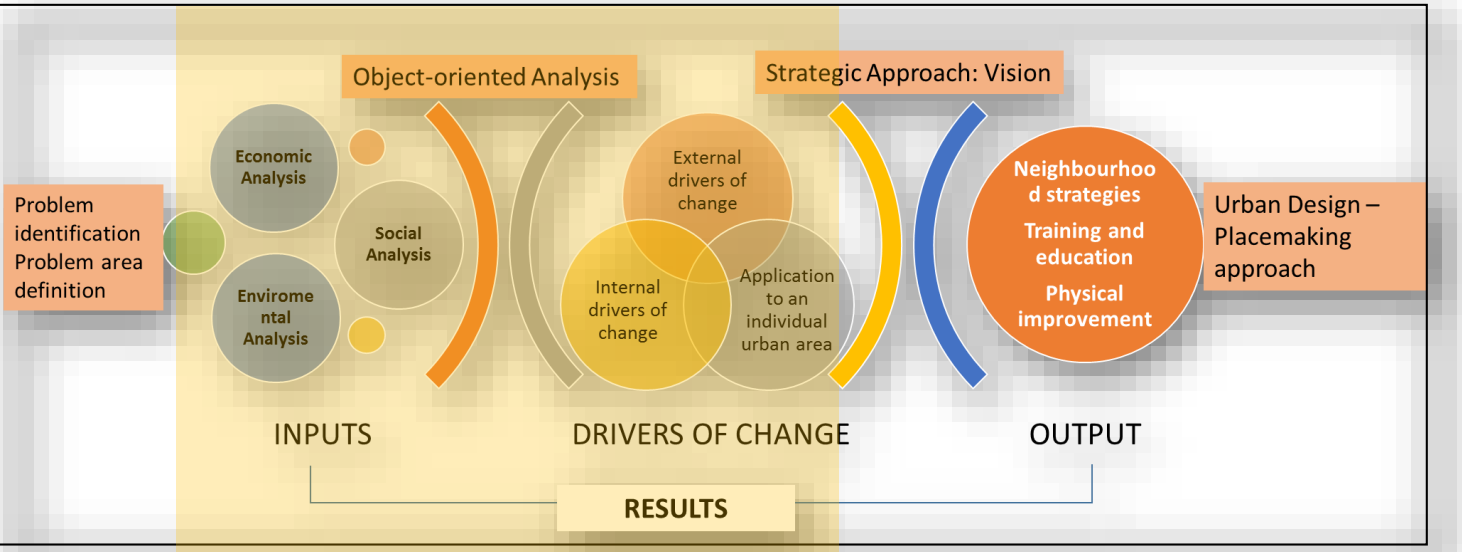
7.10 The southern and western areas of the NEQ contain the majority of the NEQ's retail offer. As the NEQ extends north, the quality and amount of retail deteriorates and the dominant use becomes offices, with large office developments focussed around Writers' Square.

7.11 There is a need to increase the mix and quality of uses in the NEQ. Residential use is limited, and there is considerable potential to develop a city centre residential community by bringing into use under-utilised upper floors. This would increase vibrancy and security within the NEQ. It will also be important to inject other uses such as restaurants, bars, sports and arts facilities to enhance the day-long life of the area.

Access and Movement within the NEQ

7.12 Royal Avenue is a primary route, but has a pedestrian focus with a shared landscape sur face across its width and vehicular access is restricted to buses and loading. The remaining routes are vehicle focussed, carr ying two-way traffic and suffering from a high level of both legal and illegal on-street parking.

Come si realizza un'iniziativa di rigenerazione urbana: analisi di un caso st



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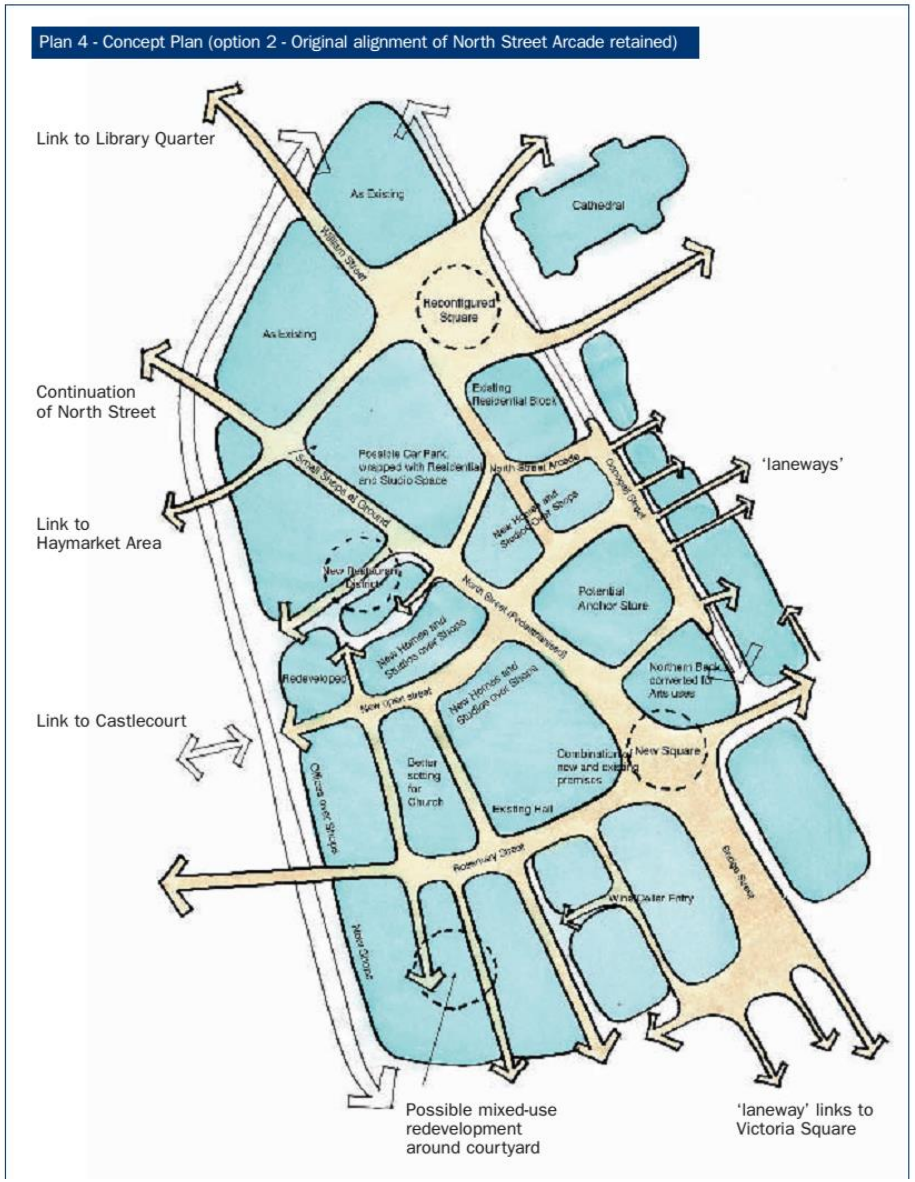

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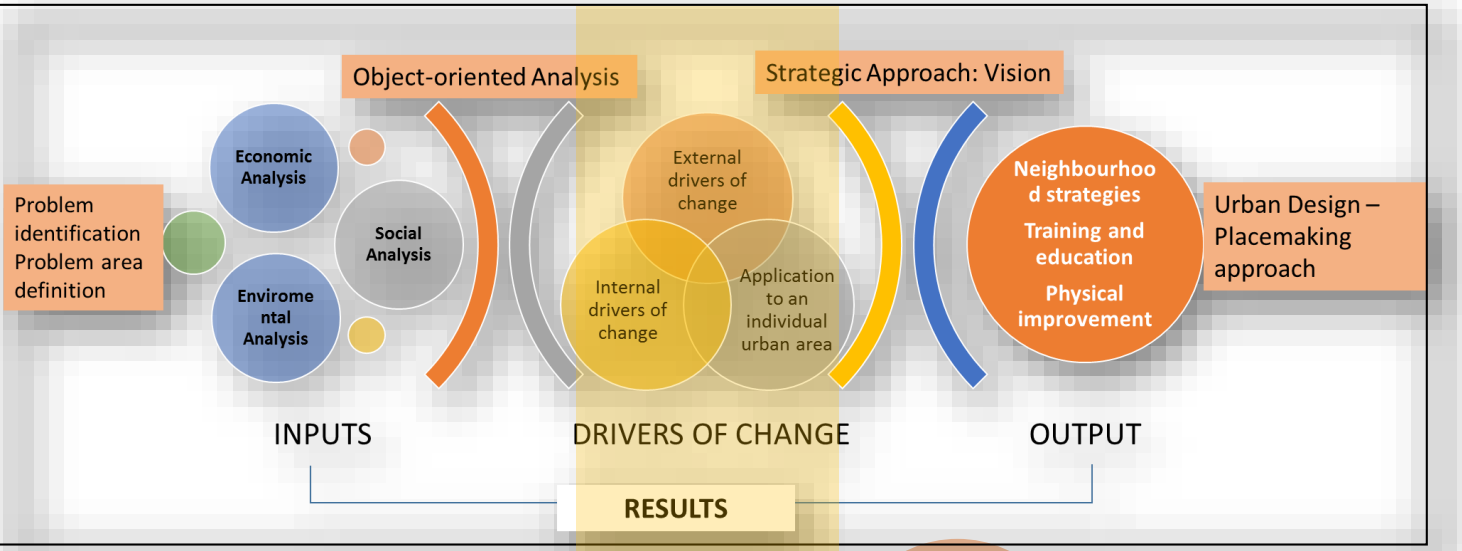

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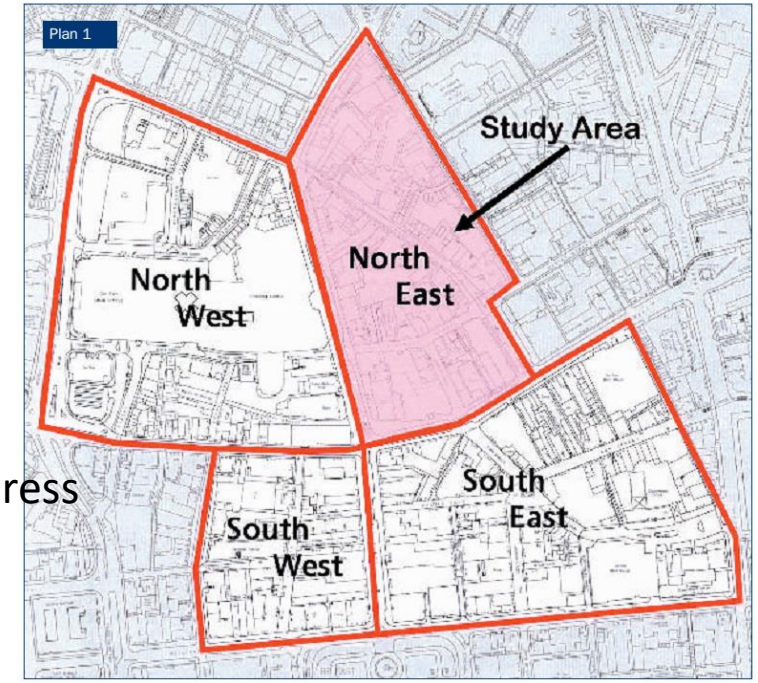
Belfast City Centre: North WEST Quarter



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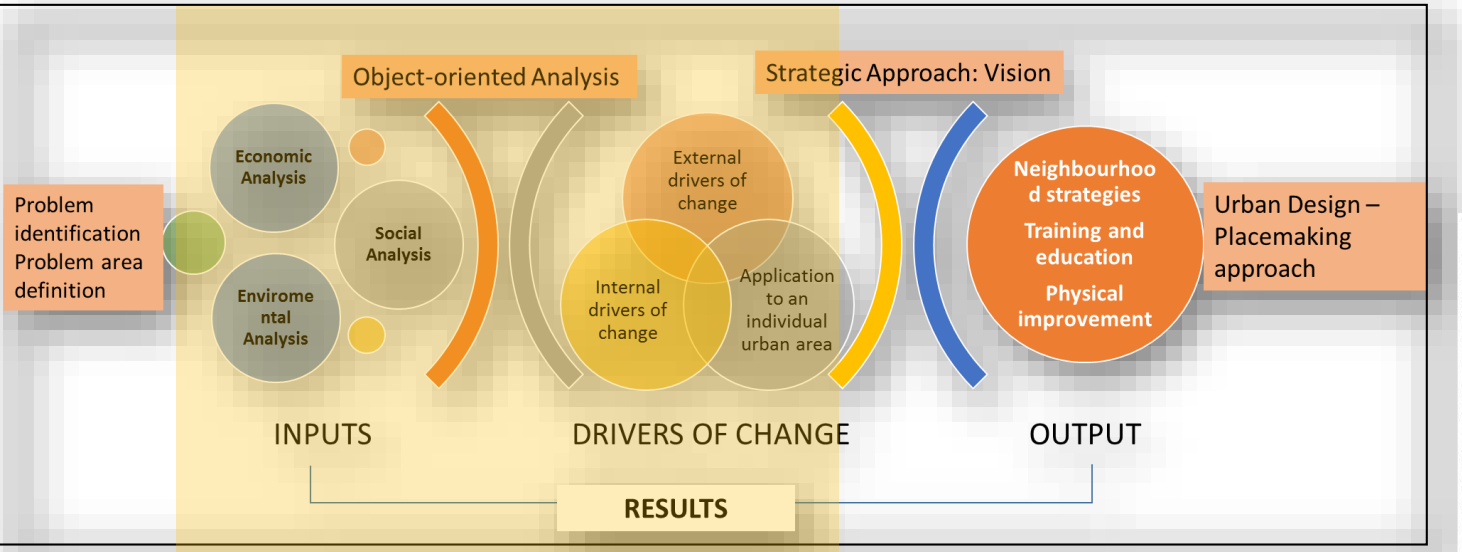

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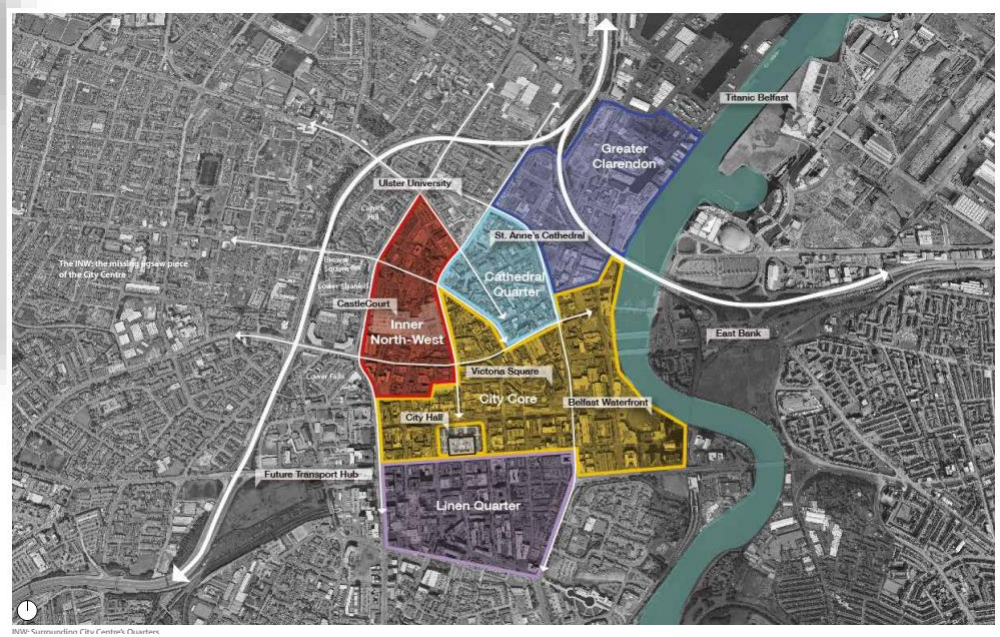

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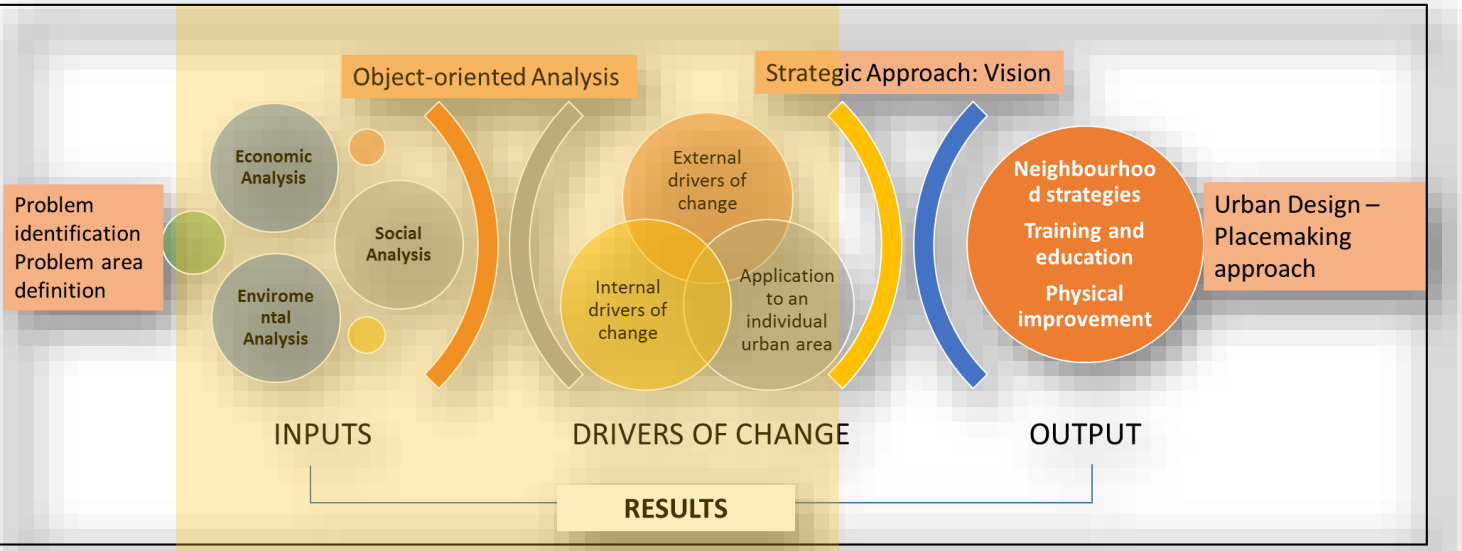

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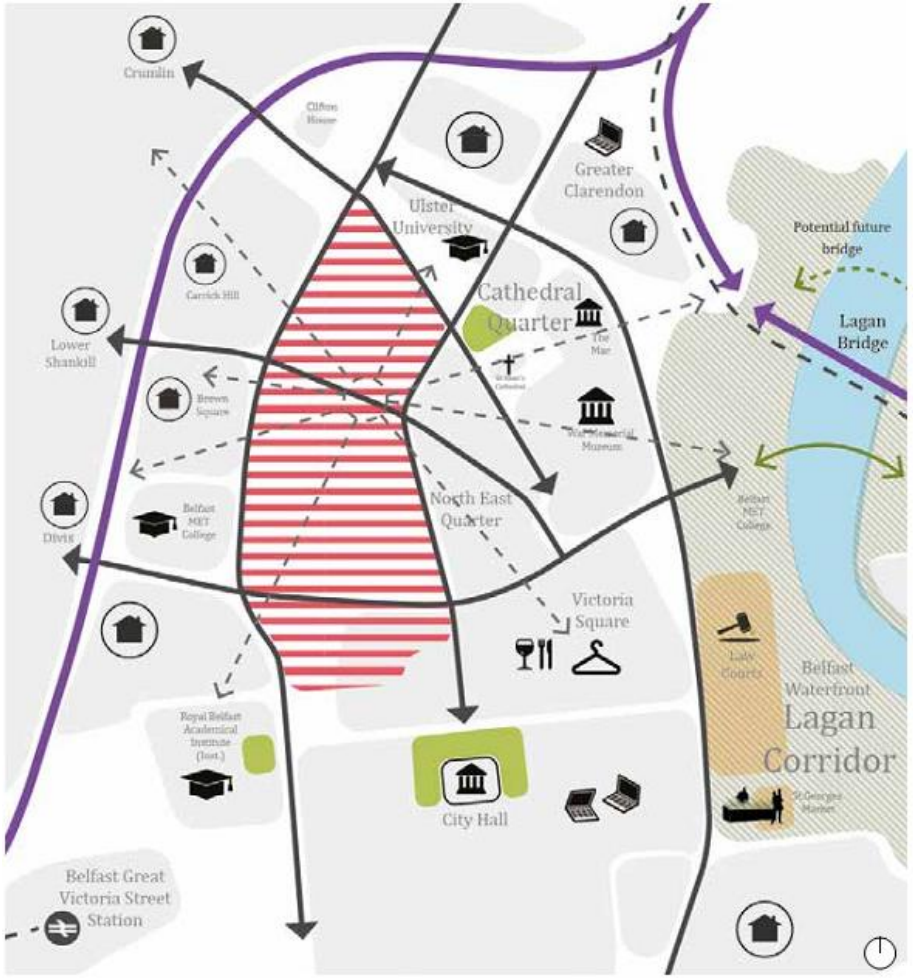
Surrounding condition



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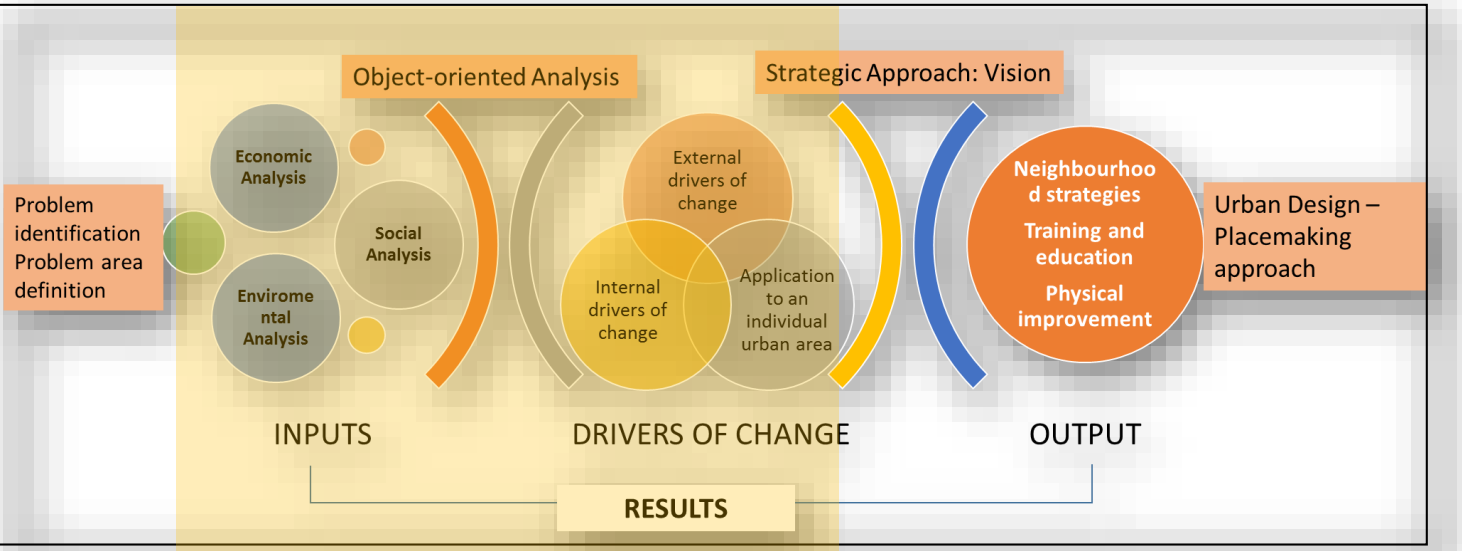

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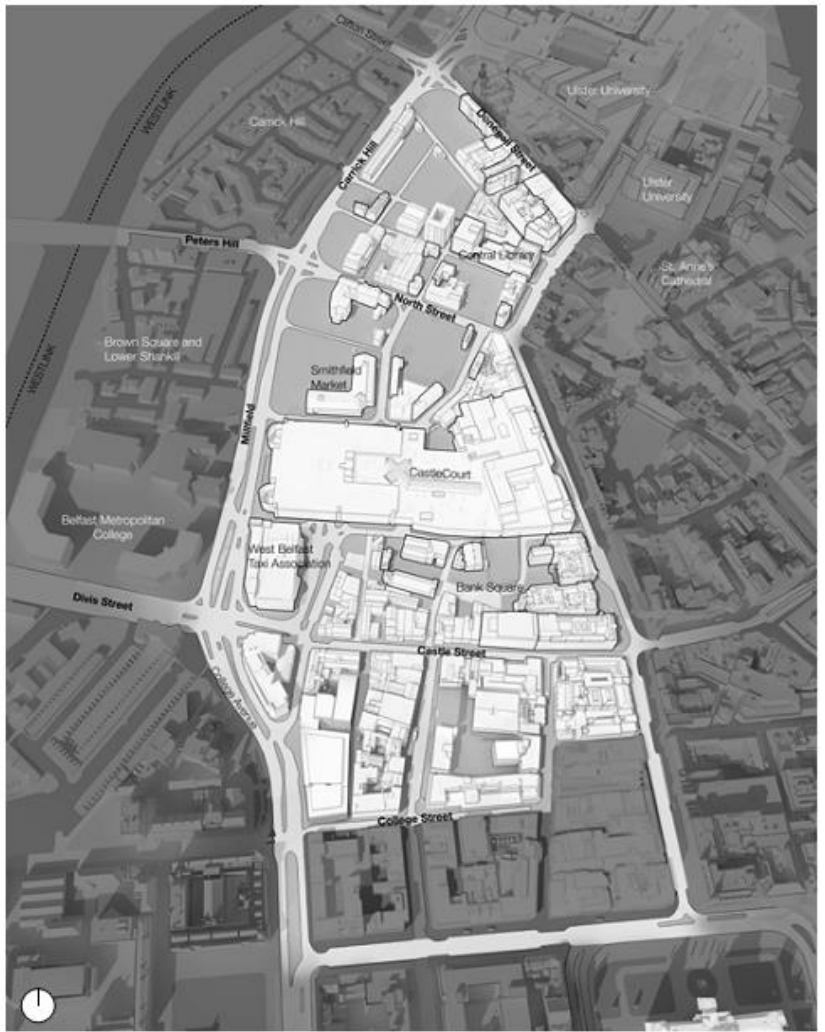
The site



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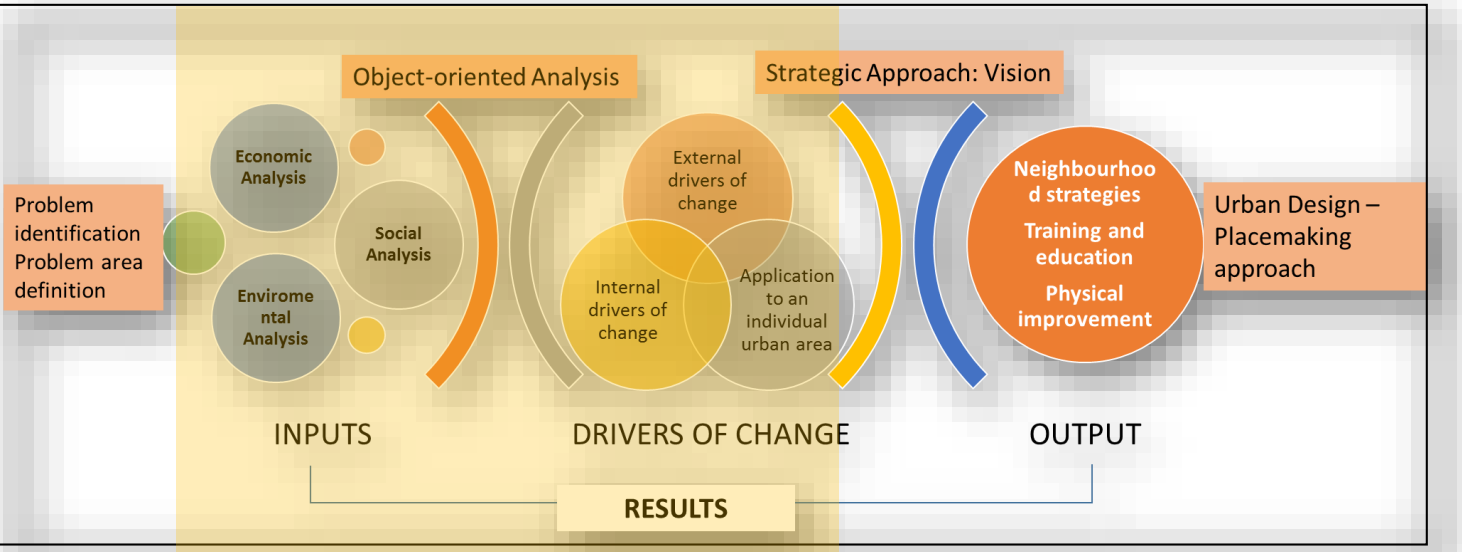
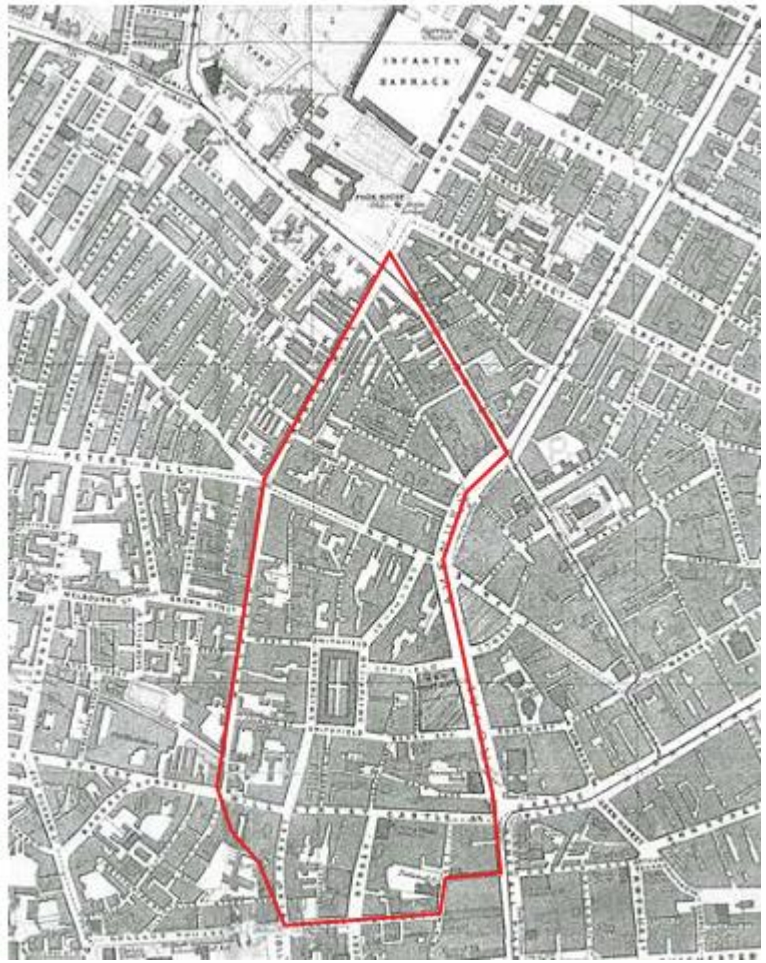


Summary of Analysis and the Emerging Vision

The historical context



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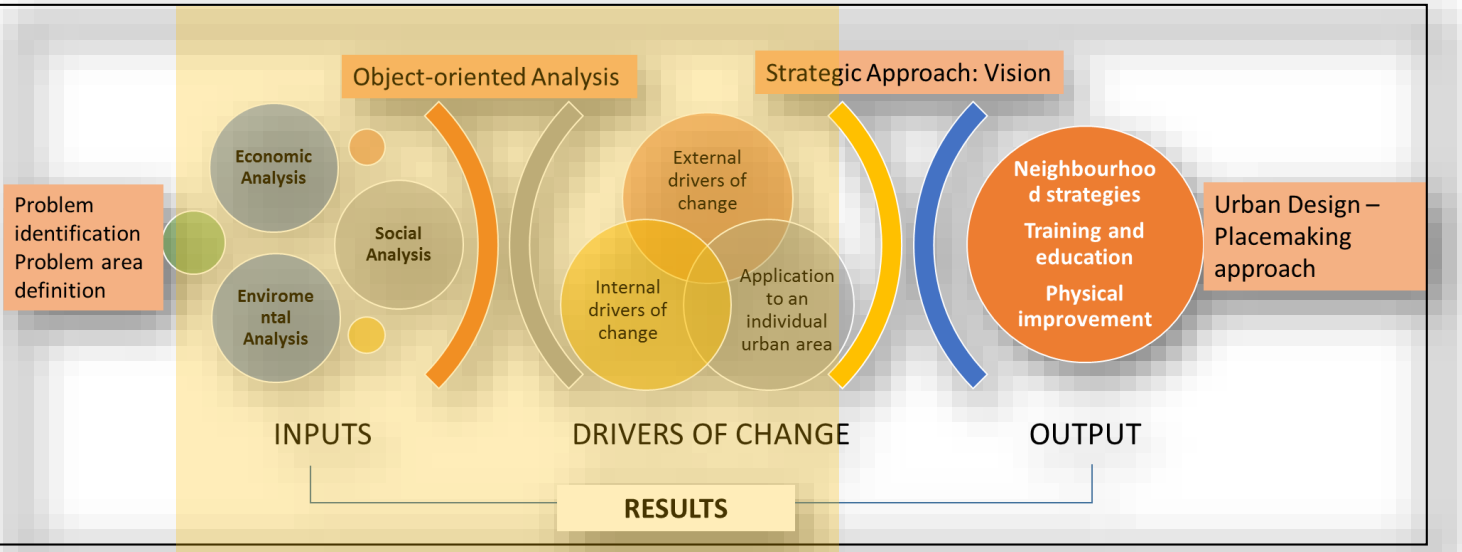
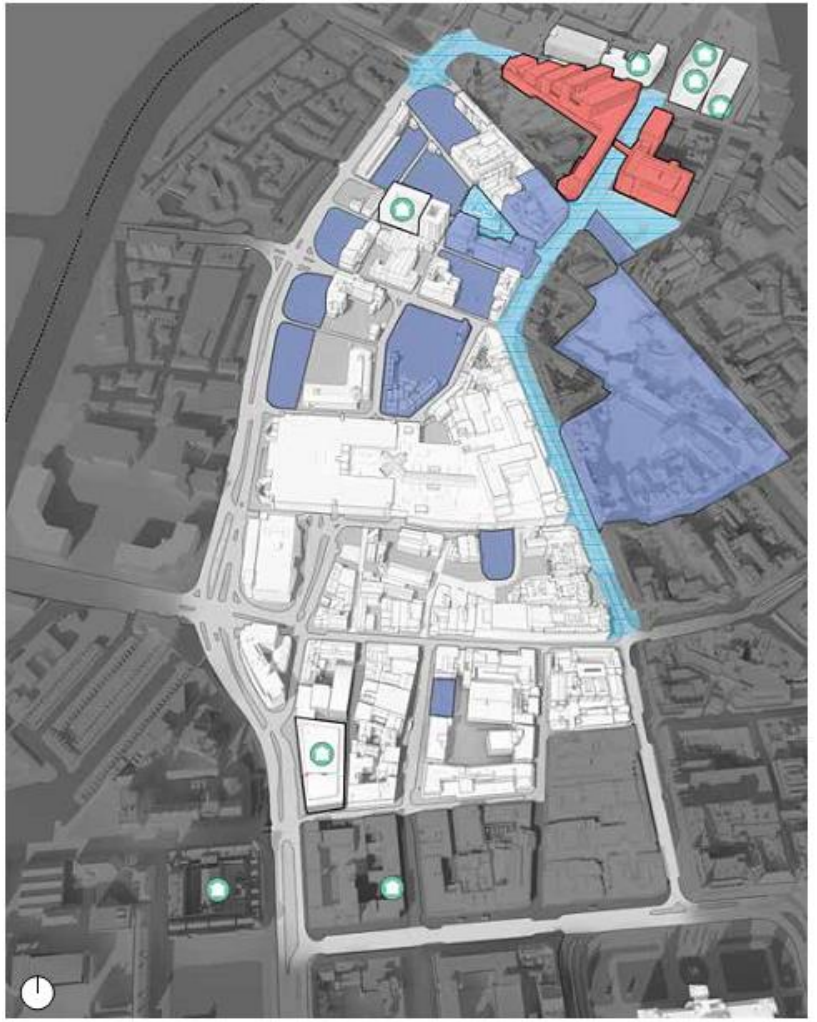


Summary of Analysis and the Emerging Vision

The emerging context



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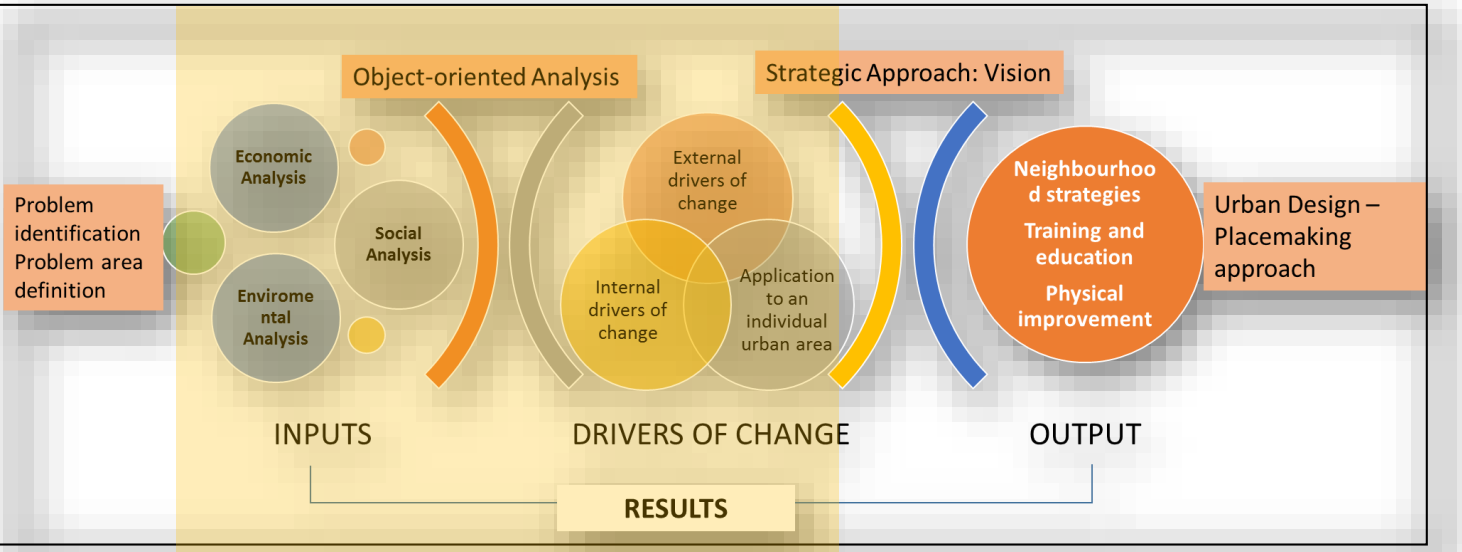

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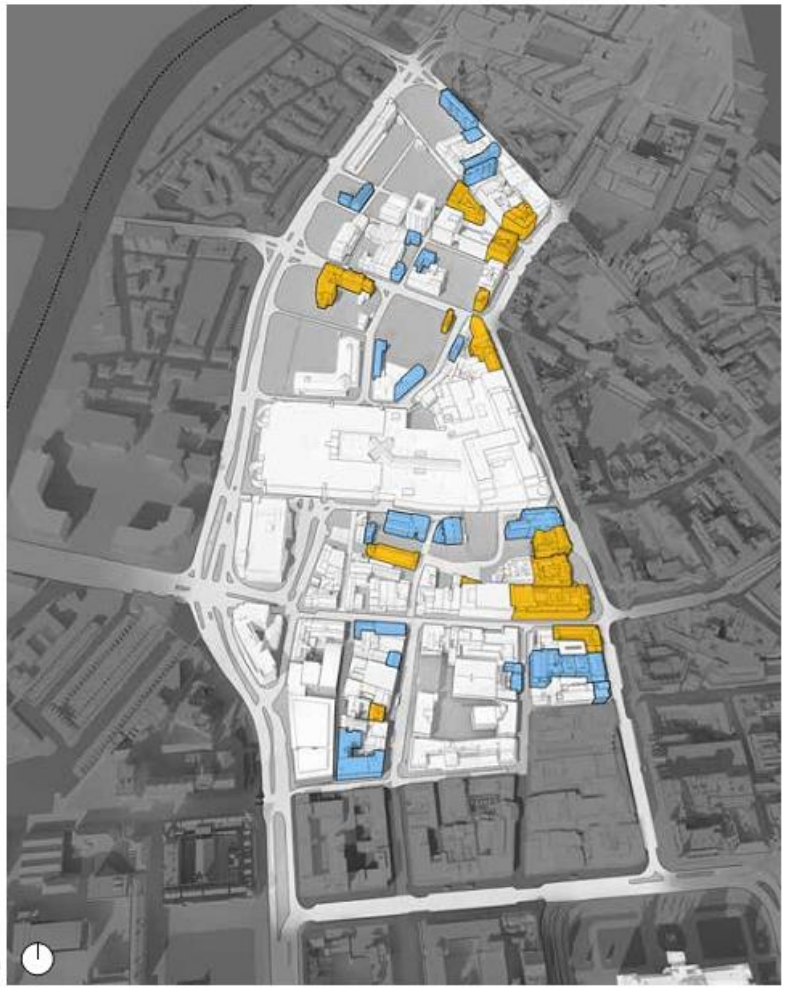
The assets



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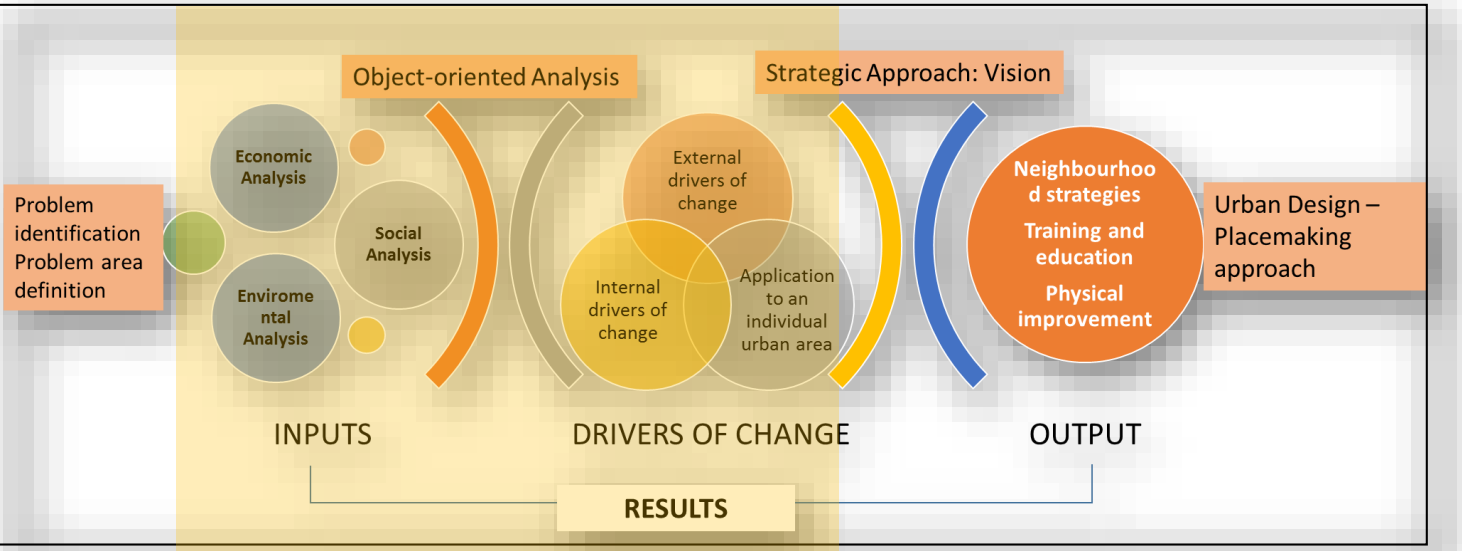
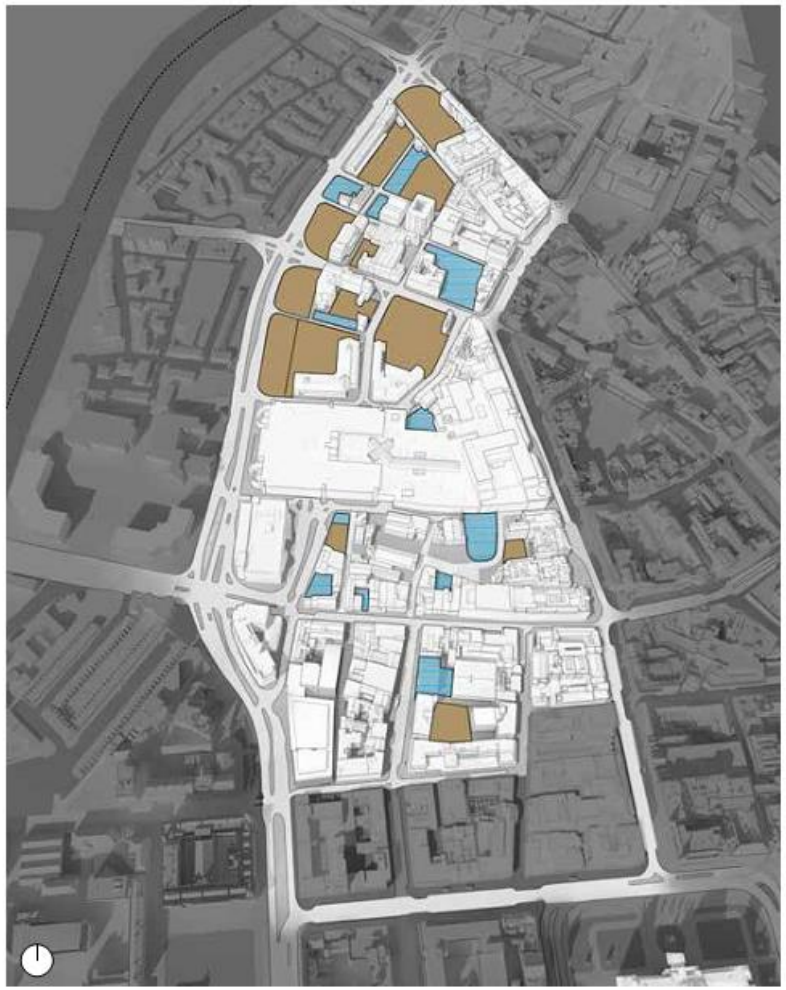


Summary of Analysis and the Emerging Vision

The underused sites



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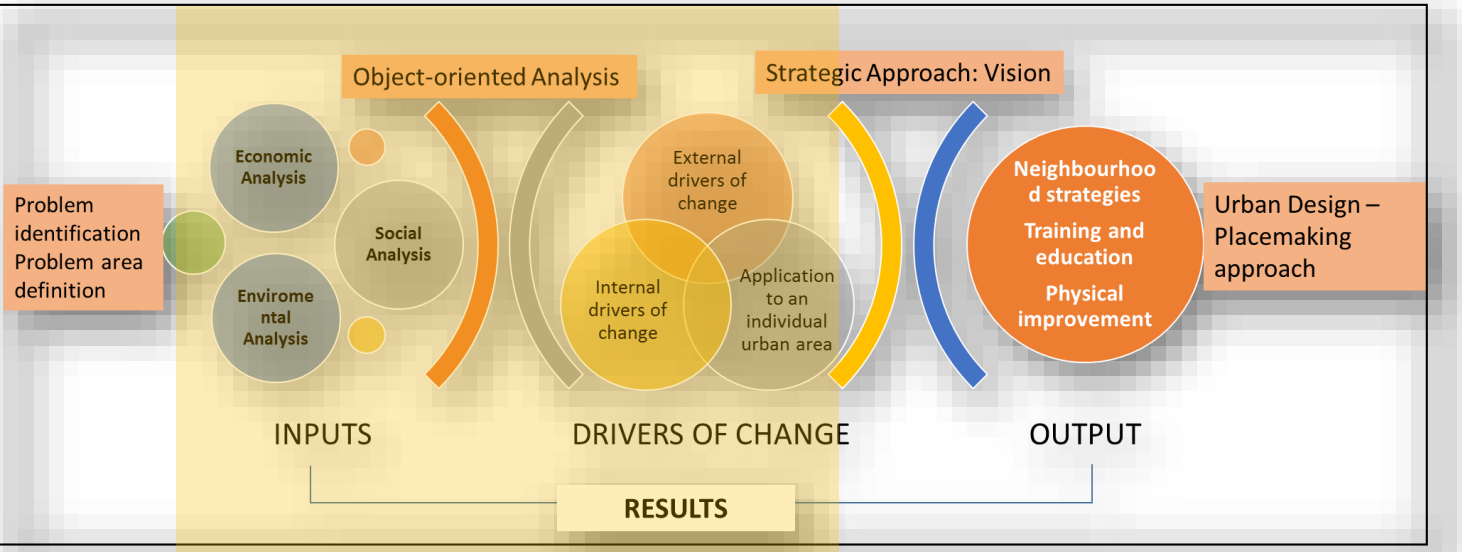
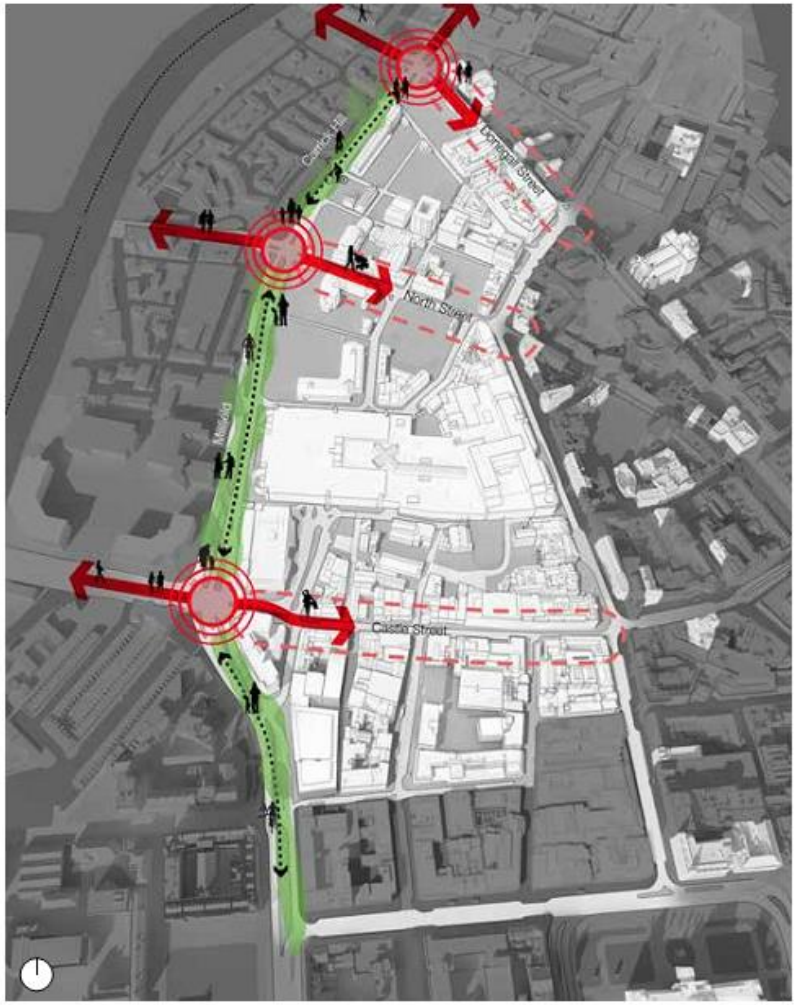


Summary of Analysis and the Emerging Vision

The linkages



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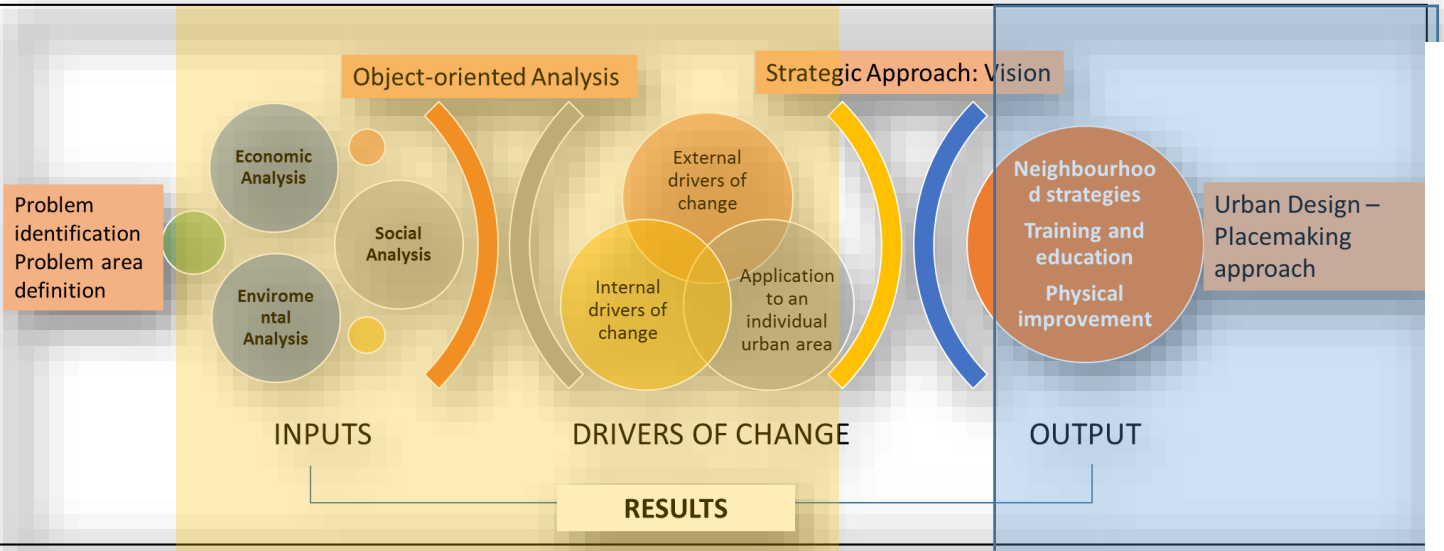

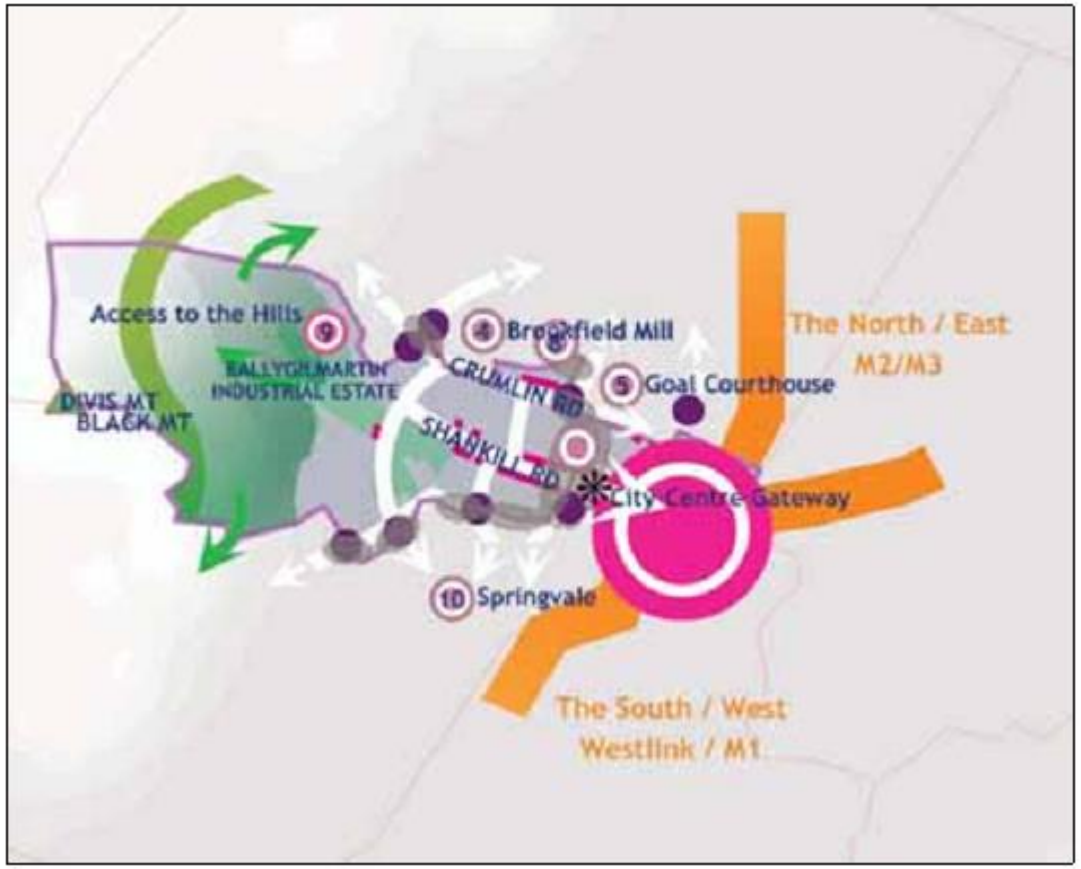

Vision

Re-establish physical and visual connections within the City Centre through arterial routes and gateways;

x Link development opportunities e.g. North Foreshore, Crumlin Road Cathedral Quarter to maximise economic, social and cultural benefits to area;

x Build on Port and infrastructural advantage; and

x Address diversity, recognise difference and promote non-contentious uses on interfaces and "shatter-zones" i.e. non-functioning areas of dereliction, vacancy and under use

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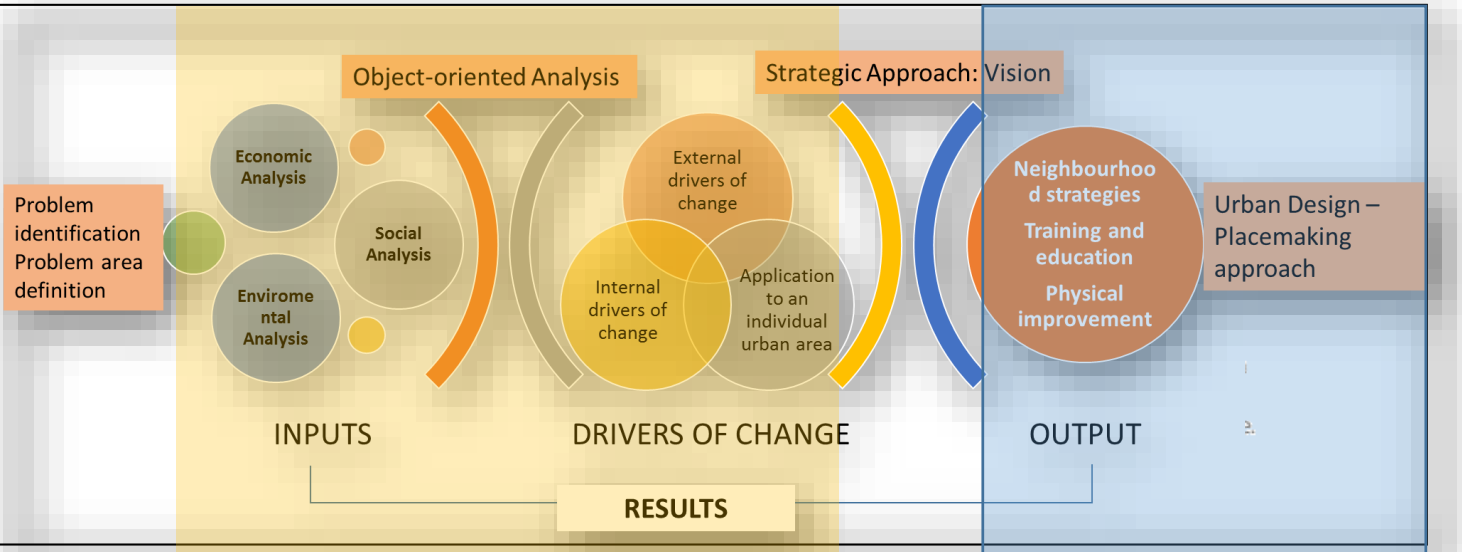
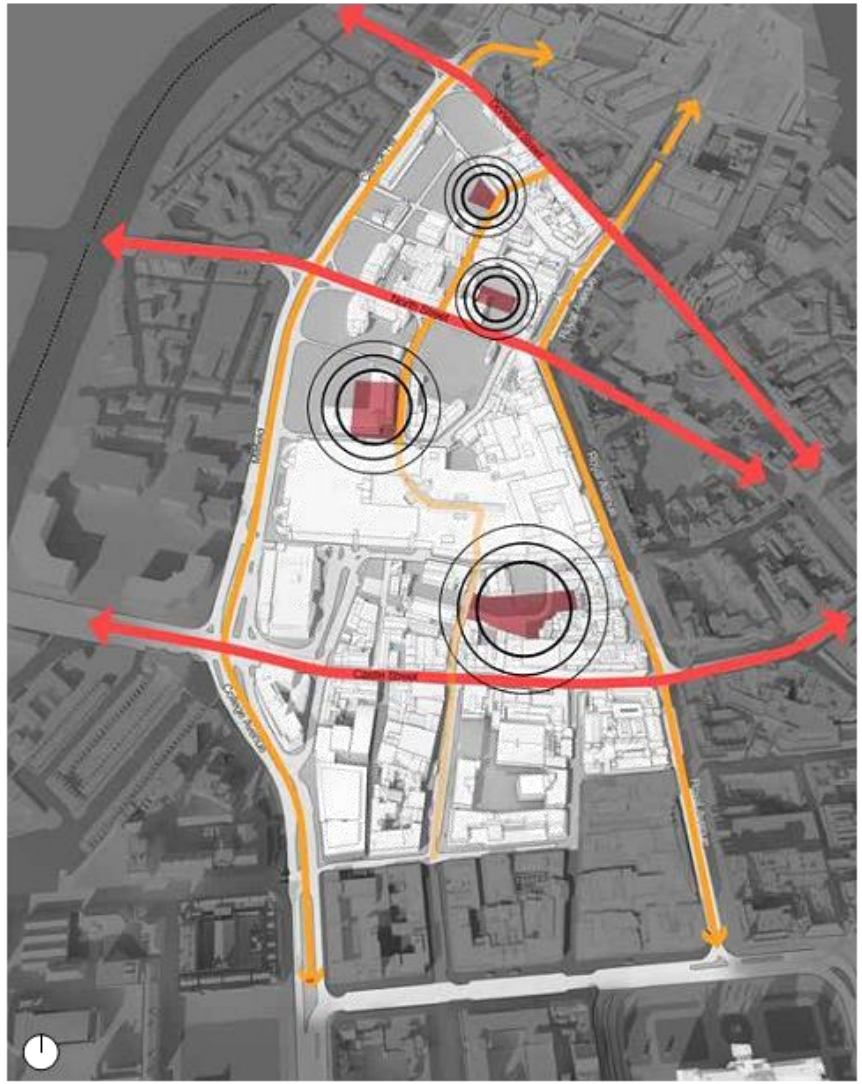


Vision

Create a network of open spaces



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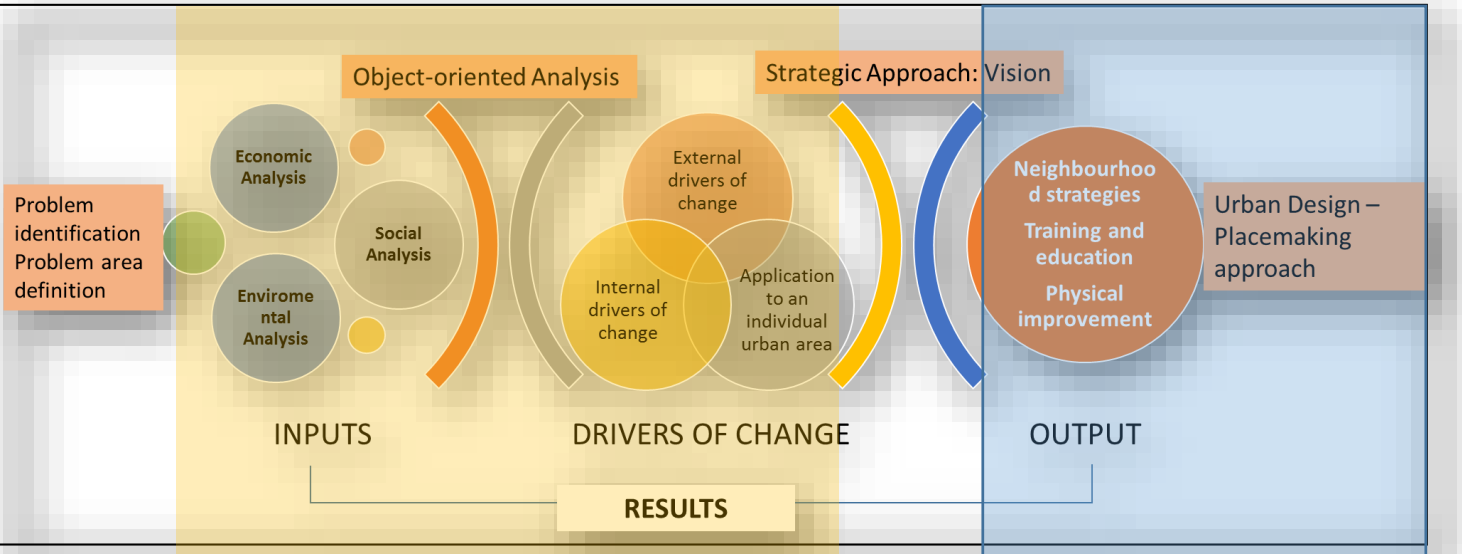
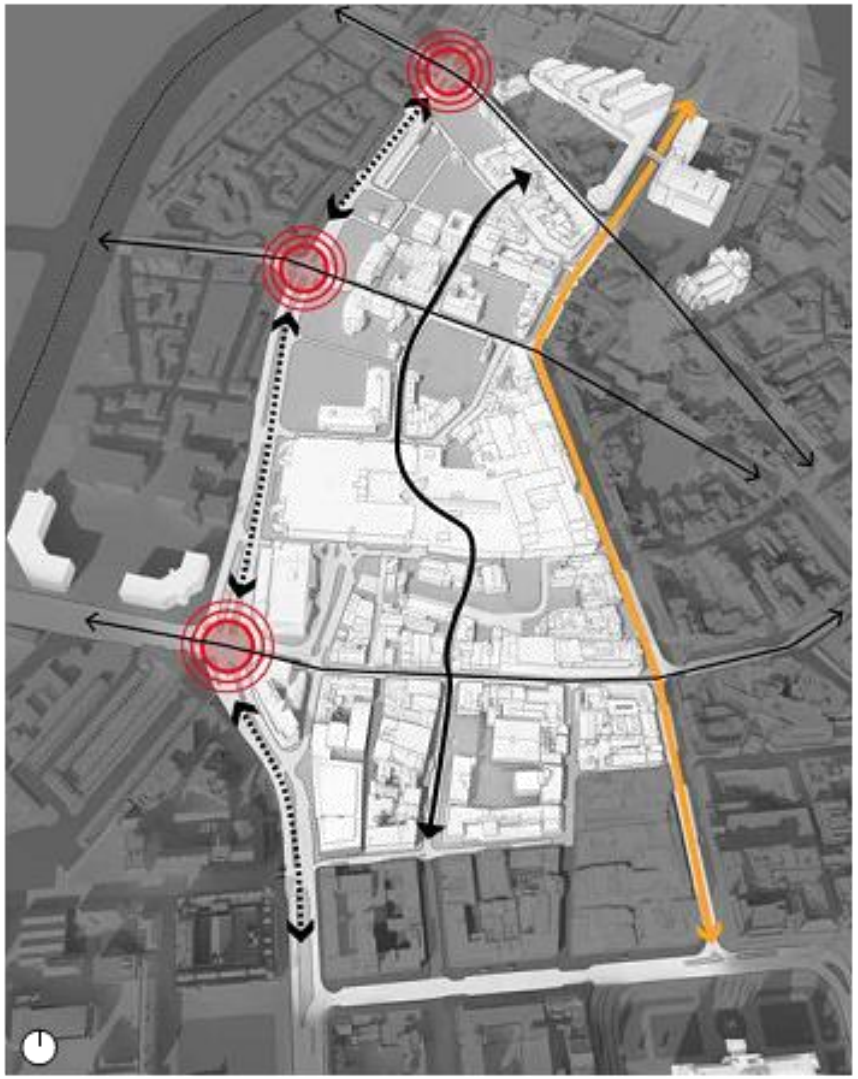


Vision

Improve connection north south



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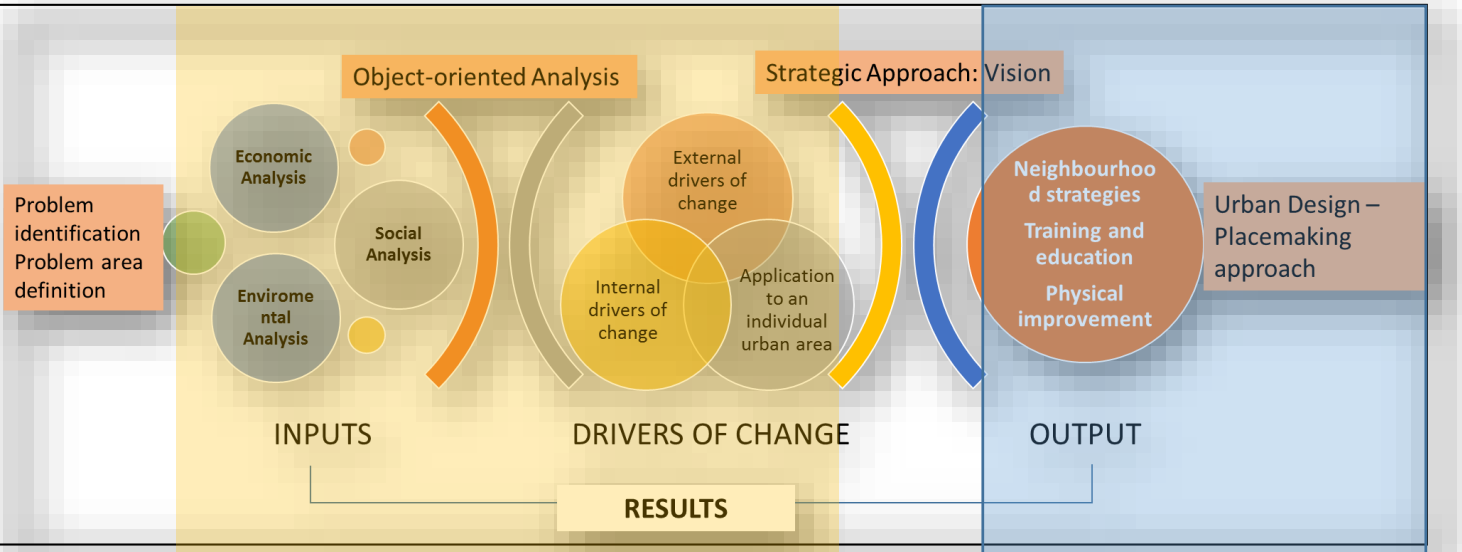
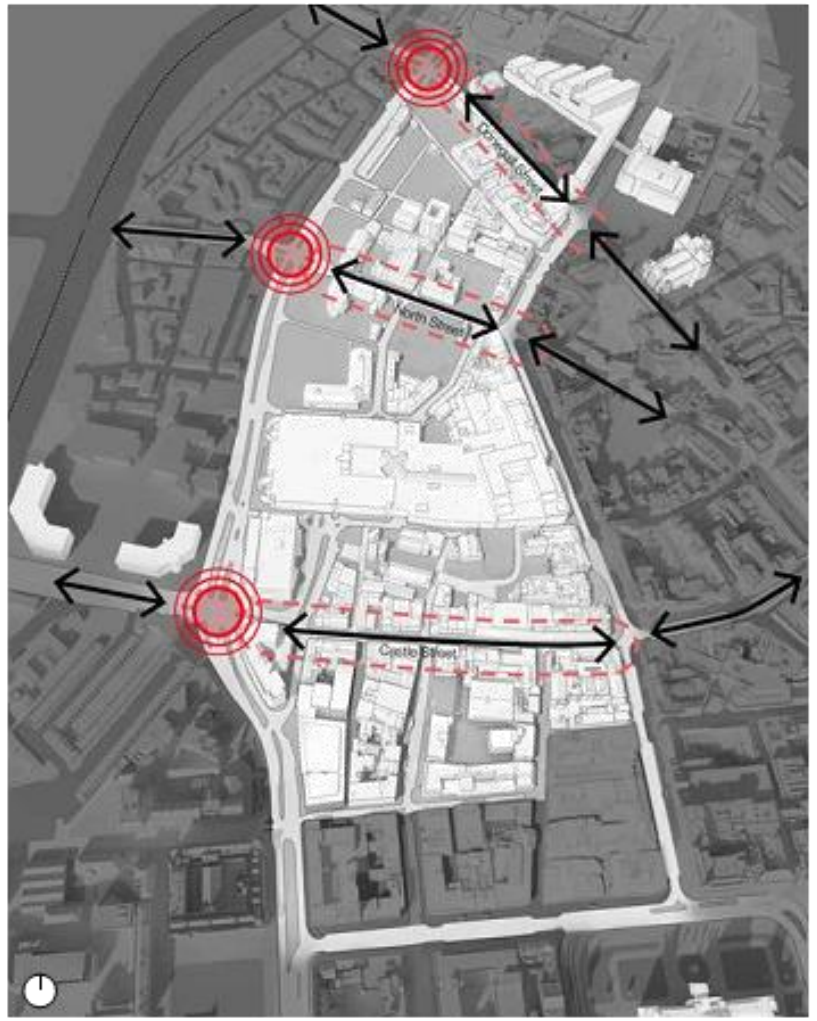
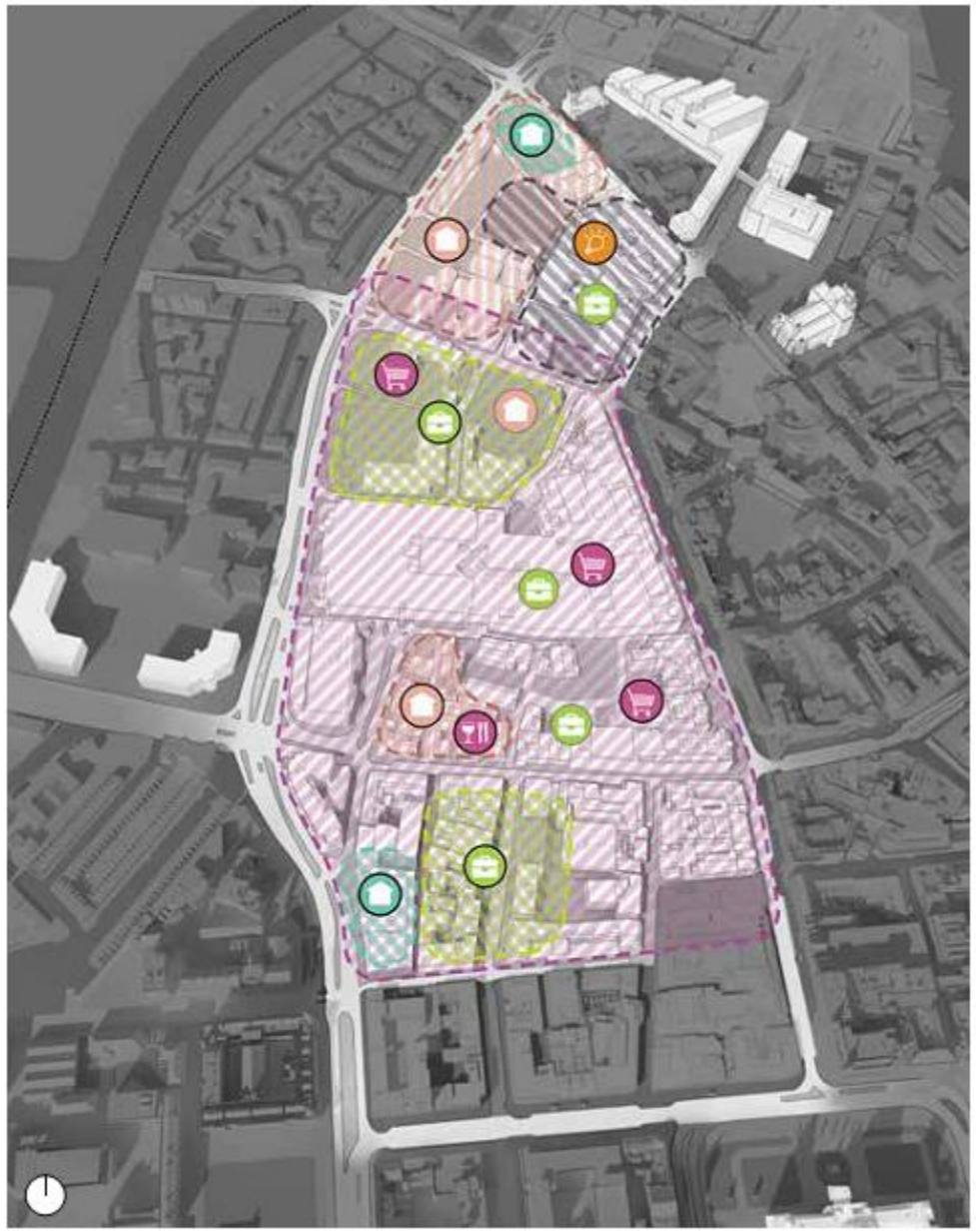


Vision

Improve connection east west




Retail, food & beverage
Residential
Workspace
Innovative industry
Student residences

Seven principles of TOD

1. Safe Access
2. Public Spaces
3. Cultural Landscapes
4. Integrated Transport
5. Compact Development
6. Transit Supportive Uses
7. Travel Demand Management

Concept Proposals

- Completing street networks
- Developing street hierarchy

Concept Proposals

- Connecting open and public spaces
- Preserving natural and built heritage

Navanagar Implementation Area

Proposed Central Spine

Proposed plan View of Central Spine – Neighborhood Plaza

History

Contemporary needs

Local identity

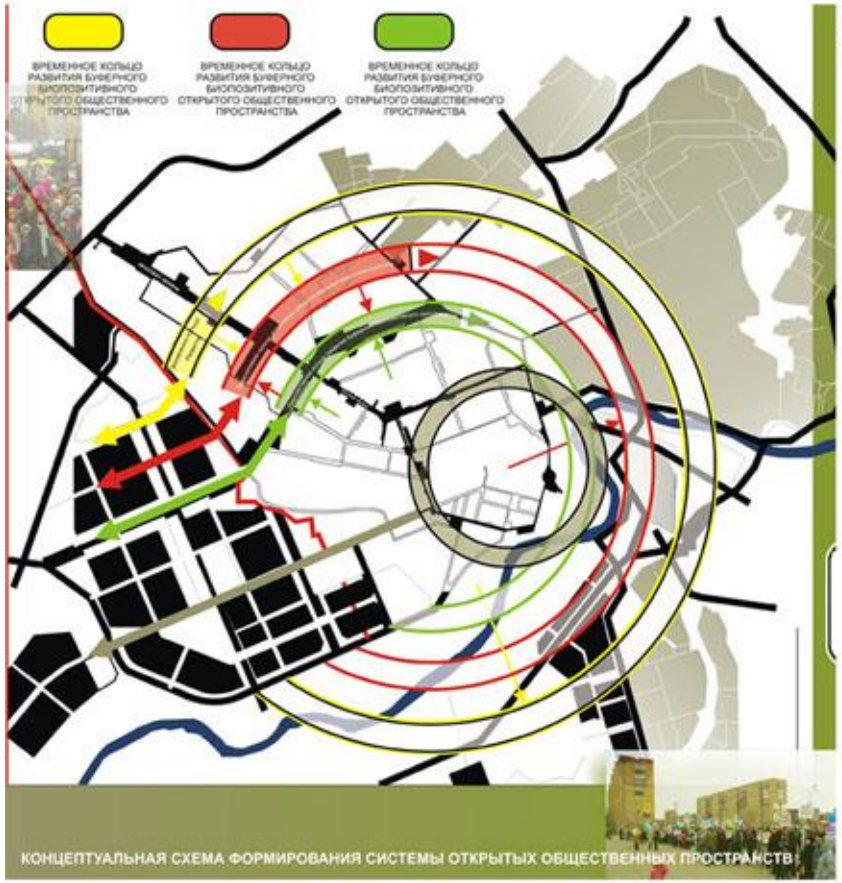
Connections

FLOWs

PEDESTRIAN STREET

Multimode transportation SYSTEM

CONCEPTION 0F THE FORMING OF CITY OPEN PUBLIC SPACES SYSTEM



КОНЦЕПТУАЛЬНАЯ СХЕМА ФОРМИРОВАНИЯ СИСТЕМЫ ОТКРЫТЫХ ОБЩЕСТВЕННЫХ ПРОСТРАНСТВ

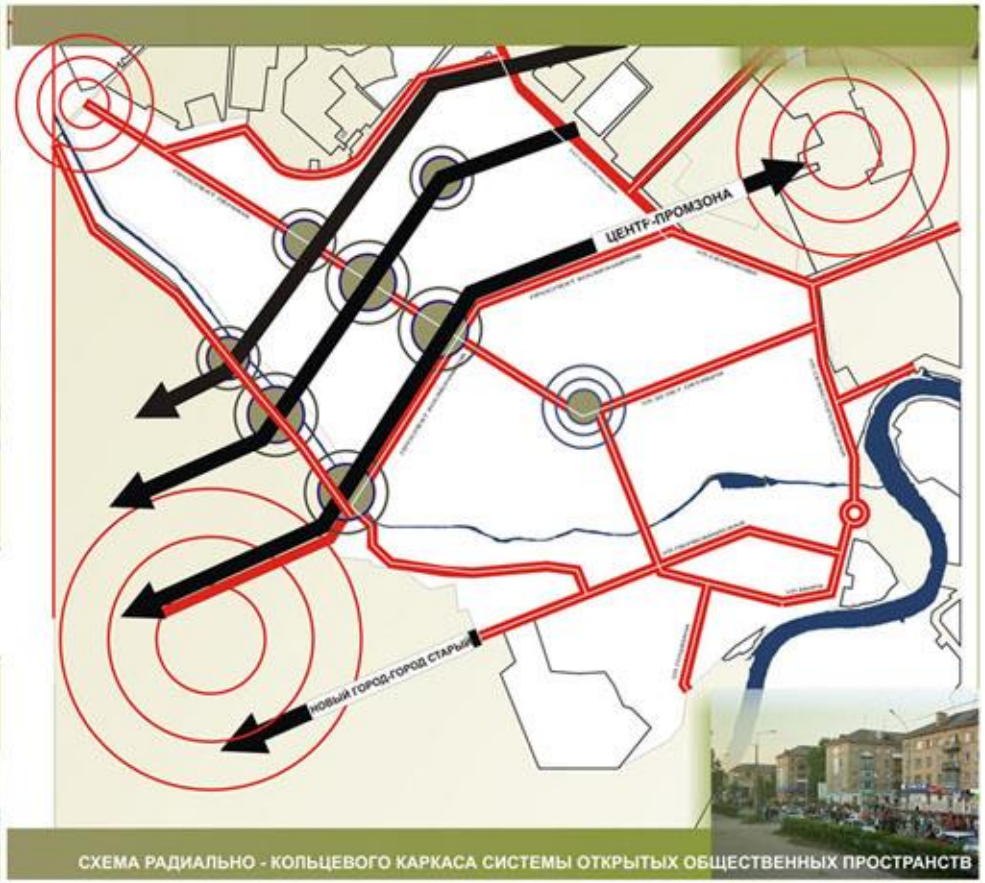
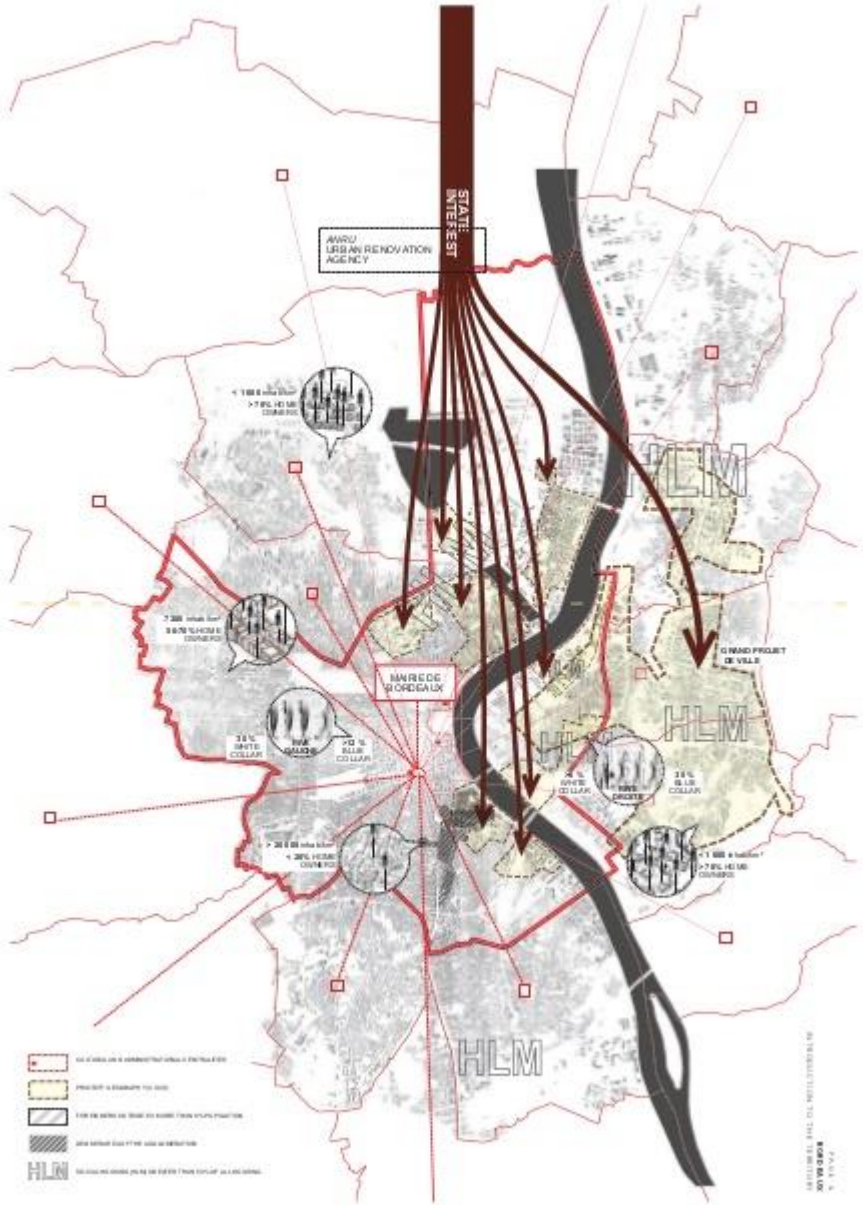
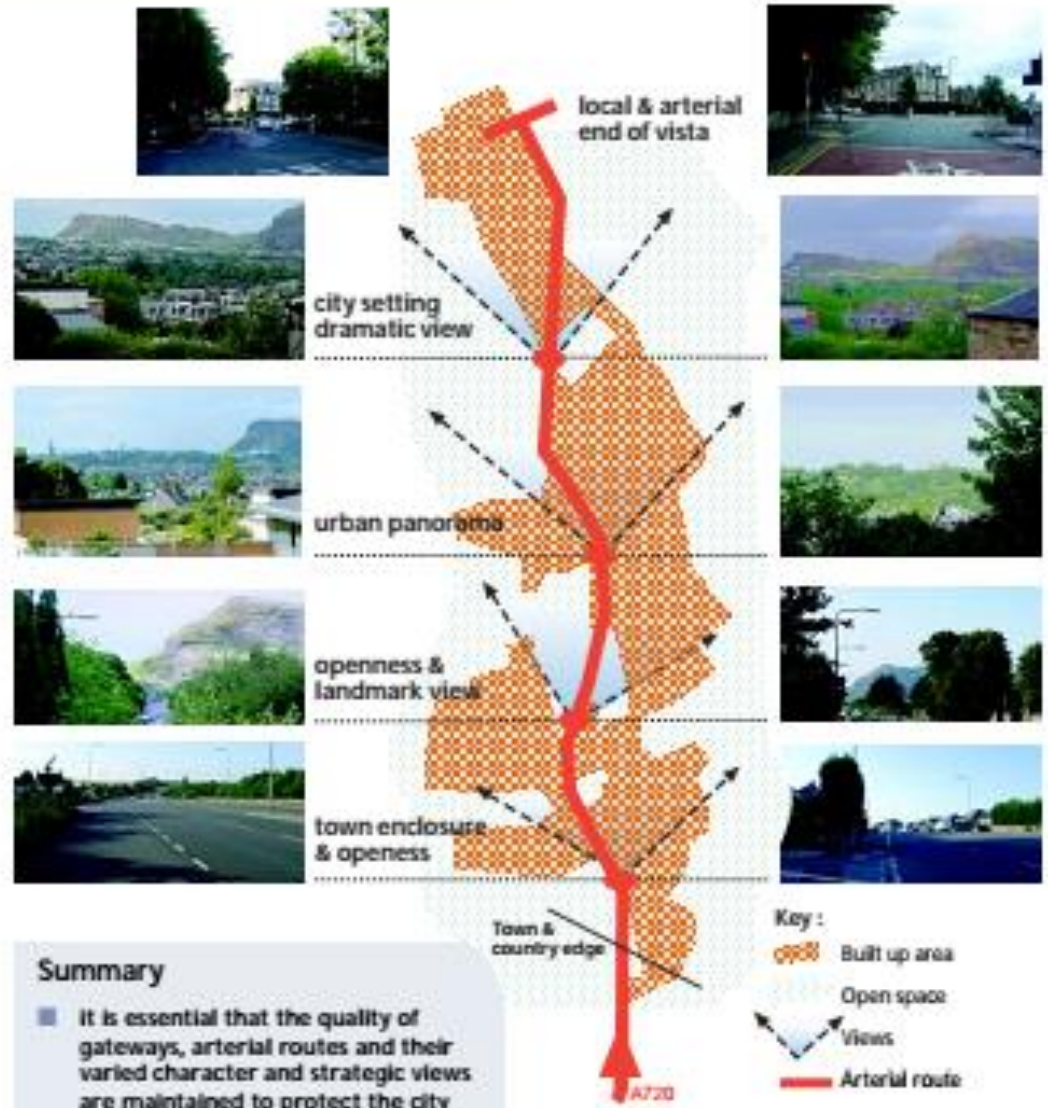


СХЕМА РАДИАЛЬНО - КОЛЬЦЕВОГО КАРКАСА СИСТЕМЫ ОТКРЫТЫХ ОБЩЕСТВЕННЫХ ПРОСТРАНСТВ



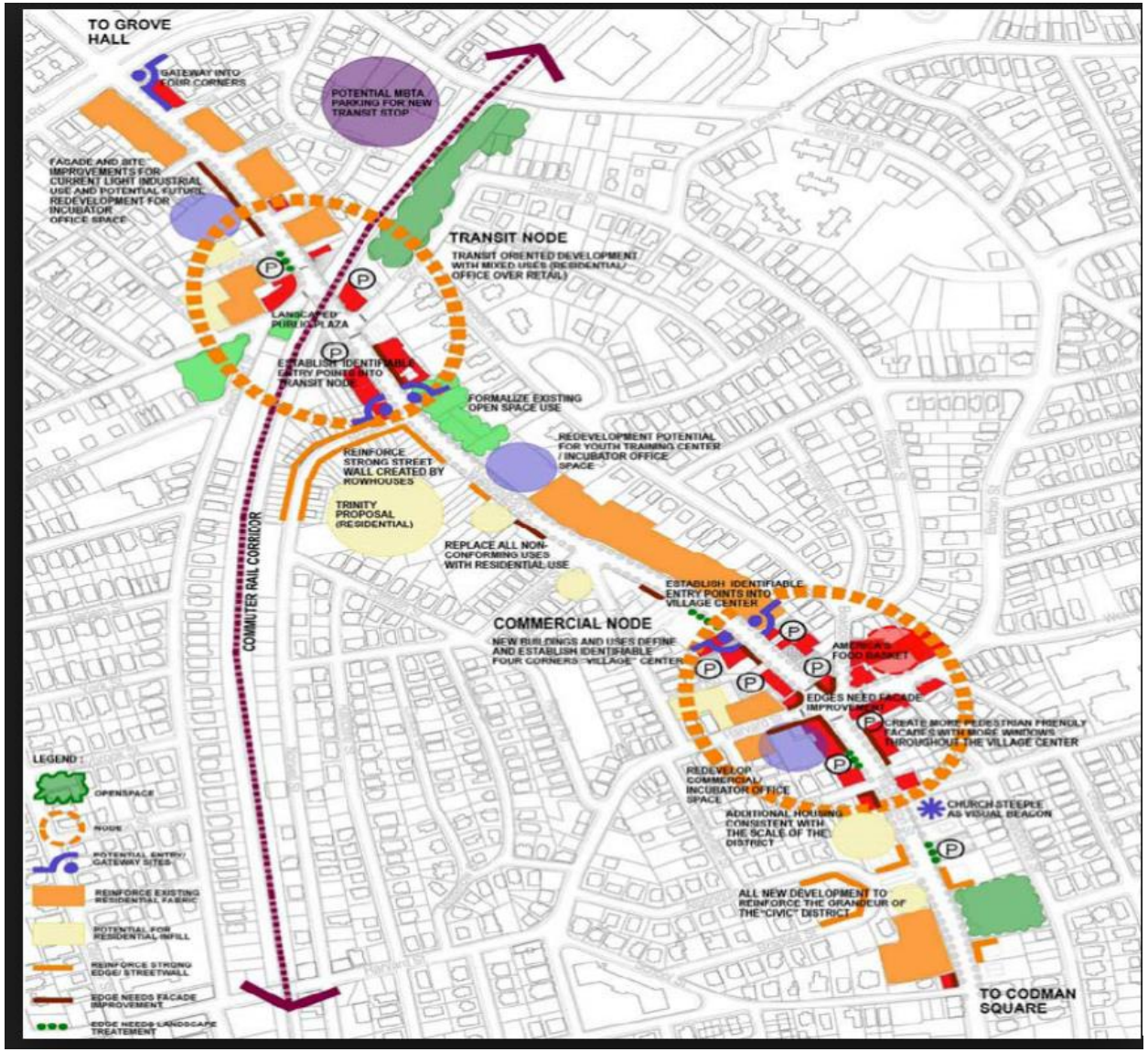


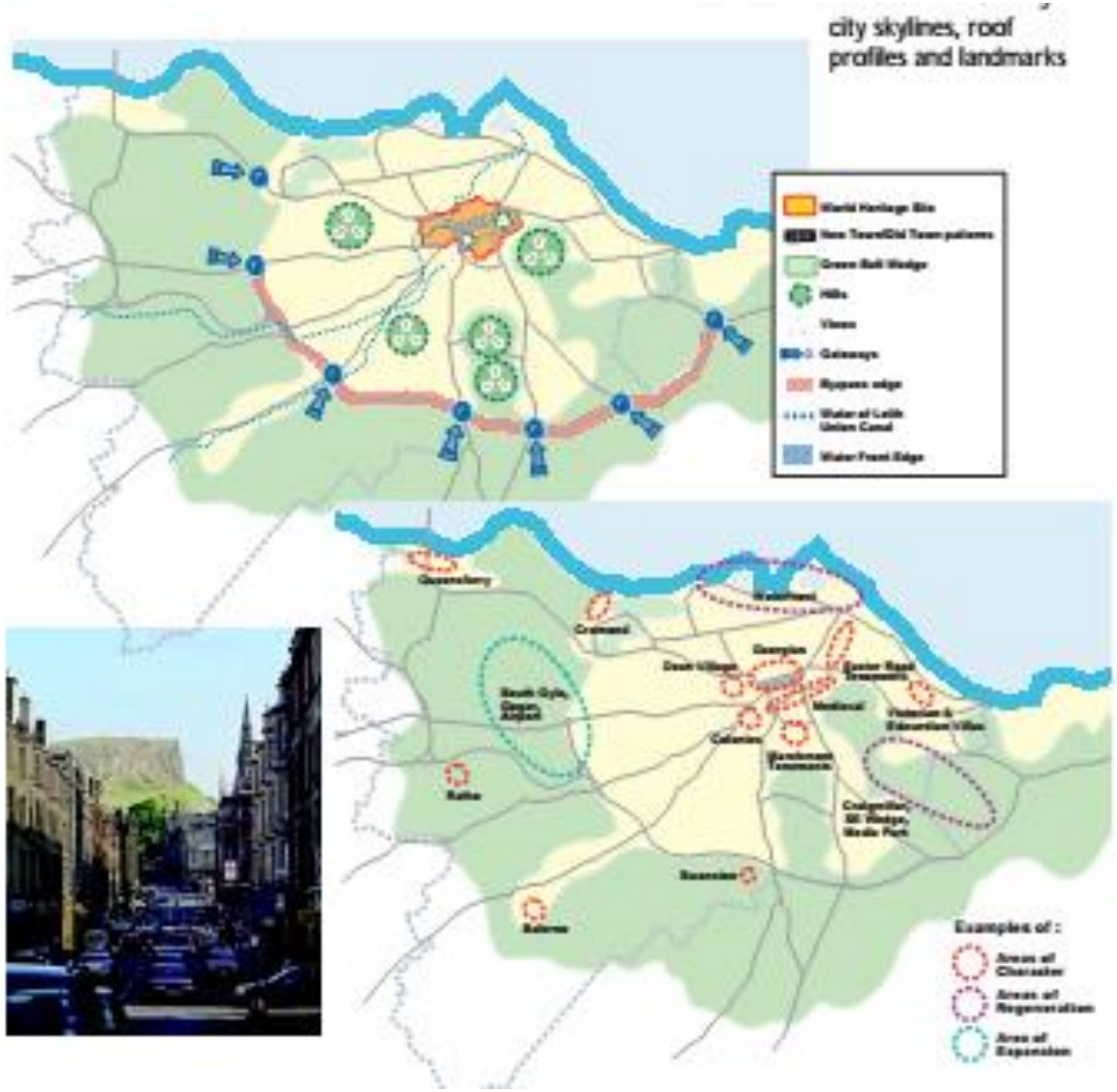
Summary

- it is essential that the quality of gateways, arterial routes and their varied character and strategic views are maintained to protect the city image and legibility
- new developments along these locations should be of high quality urban design and architecture. This will involve consideration of their context and providing them with appropriate settings

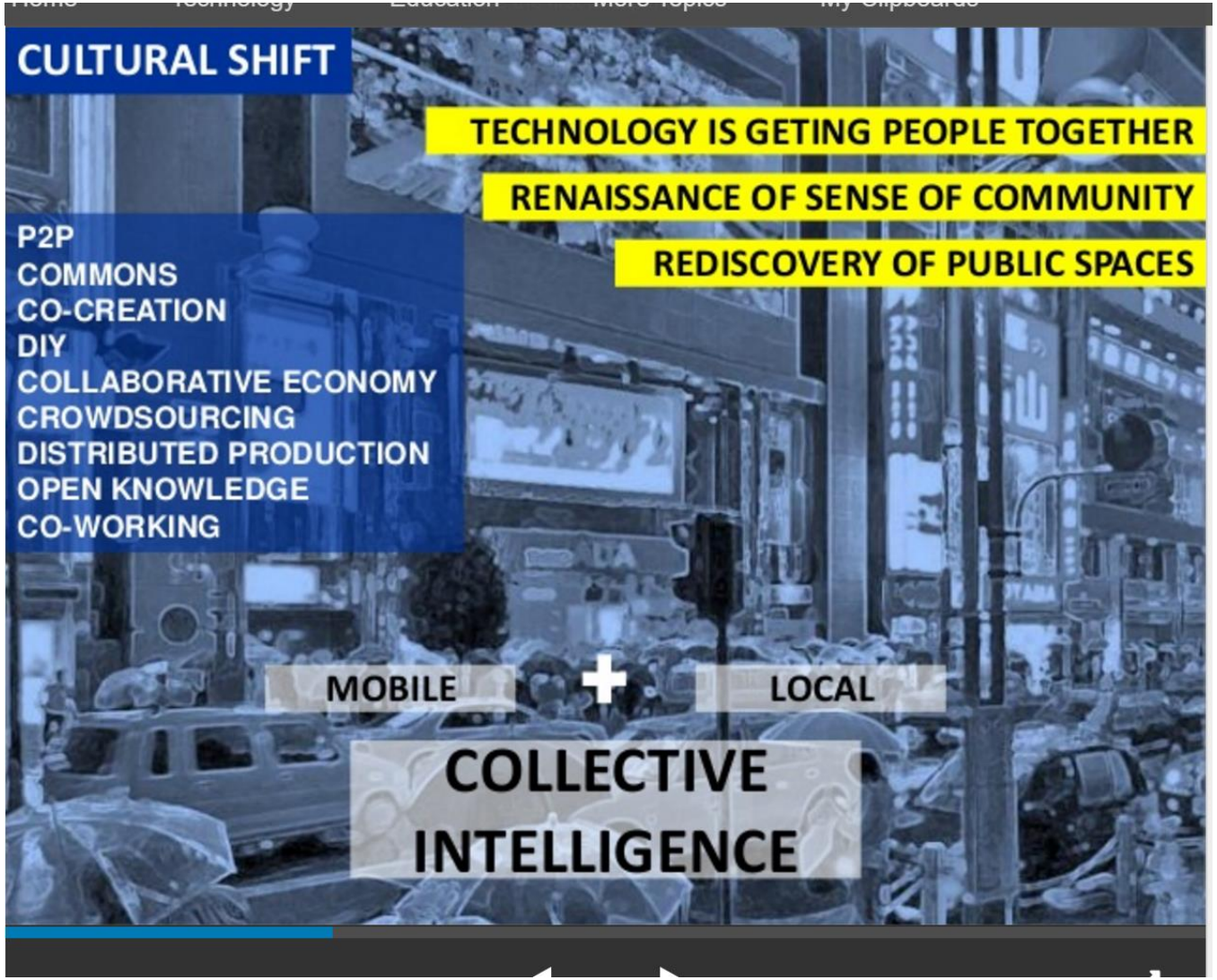
Arterial route example :

(City edge to edge of inner city)
character -
interplay of substantial open space and low rise residential with striking views of urban setting


TO GROVE HALL
GATEWAY INTO FOUR CORNERS
POTENTIAL MBTA PARKING FOR NEW TRANSIT STOP
FACADE AND SITE IMPROVEMENTS FOR CURRENT LIGHT INDUSTRIAL USE AND POTENTIAL FUTURE REDEVELOPMENT FOR INCUBATOR OFFICE SPACE
TRANSIT NODE
TRANSIT ORIENTED DEVELOPMENT WITH MIXED USES (RESIDENTIAL/ OFFICE OVER RETAIL)
LANDSCAPED PUBLIC PLAZA
ESTABLISH IDENTIFIABLE ENTRY POINTS INTO TRANSIT NODE
FORMALIZE EXISTING OPEN SPACE USE
REDEVELOPMENT POTENTIAL FOR YOUTH TRAINING CENTER / INCUBATOR OFFICE SPACE
REINFORCE STRONG STREET WALL CREATED BY ROWHOUSES
TRINITY PROPOSAL (RESIDENTIAL)
REPLACE ALL NON-CONFORMING USES WITH RESIDENTIAL USE
COMMUTER RAIL CORRIDOR
ESTABLISH IDENTIFIABLE ENTRY POINTS INTO VILLAGE CENTER
COMMERCIAL NODE
NEW BUILDINGS AND USES DEFINE AND ESTABLISH IDENTIFIABLE FOUR CORNERS "VILLAGE" CENTER
AMERICA'S FOOD BASKET
EDGES NEED FACADE IMPROVEMENT
CREATE MORE PEDESTRIAN FRIENDLY FACADES WITH MORE WINDOWS THROUGHOUT THE VILLAGE CENTER
REDEVELOP COMMERCIAL/ INCUBATOR OFFICE SPACE
ADDITIONAL HOUSING CONSISTENT WITH THE SCALE OF THE DISTRICT
CHURCH STEEPLE AS VISUAL BEACON
ALL NEW DEVELOPMENT TO REINFORCE THE GRANDEUR OF THE "CIVIC" DISTRICT
TO CODMAN SQUARE
LEGEND :
OPENSPACE
NODE
POTENTIAL ENTRY/ GATEWAY SITES
REINFORCE EXISTING RESIDENTIAL FABRIC
POTENTIAL FOR RESIDENTIAL INFILL
REINFORCE STRONG EDGE/ STREETWALL
EDGE NEEDS FACADE IMPROVEMENT
EDGE NEEDS LANDSCAPE TREATEMENT


city skylines, roof profiles and landmarks
World Heritage Site
New Town/Old Town patterns
Green Belt Wedge
Hills
Vines
Gateways
Bypass edge
Water of Leith Union Canal
Water Front Edge
Queensferry
Cramond
Waterfront
Georgian
Dean Village
Eastern Road Treatments
South Gyle, Gogar, Airport
Montreal
Victorian & Edwardian Villas
Colonies
Rathe
Craigmillar, SE Wedge, Media Park
Swanston
Balerno
Examples of :
Areas of Character
Areas of Regeneration
Area of Expansion

External Drivers of Change



- Knowledge Economy
- Innovation Dynamics
- Techniological shift
- Space/place/site to share knowledge

Characteristics of Innovation Spaces:

The growth of innovation spaces is creating real confusion over their differences: what services they provide, how and when they contribute to the process of innovation, and whom they help.

Incubator
Where startups are supported to "incubate" potentially disruptive ideas at an early stage. Programs can include coaching and networking. Spaces can include wet labs, dry labs and office space.[6] Reduced rent or month-to-month leases are typical. Tech incubators form another new and growing niche.

Accelerator
Where groups of experienced business owners and investors "accelerate" a cohort of companies through a short but intensive program, such as three to four months, finishing with a "demo" or "pitch" day.[7] Accelerators often invest in cohorts in exchange for a share of equity.[8]

Co-working space
An office or working environment shared by people who are self-employed or work for different employers. Most spaces charge monthly rental fees for desks and/or other types of office space and equipment. Many share a goal of creating environments that foster connections and creativity.[9]

Start-up space
An environment providing startups with the space and resources needed to test and nurture ideas. Many offer different workspaces including labs. Increasingly combined with incubator, accelerator or co-working space.

Innovation Center
Private (corporate) or public spaces with state-of-the-art technologies designed to advance ideas and product development. Variations exist given: economic focus (e.g., pharma vs. robotics); target audience (e.g., companies, start-ups, students); and integration of other activities (corporate offices, incubators, co-working spaces, shared laboratory facilities).

Knowledge Economy

Innovation Dynamics

Techniological shift

Space/place/site to share knowledge