

Inner City Revitalisation in a nutshell

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Part 1

Getting the link between

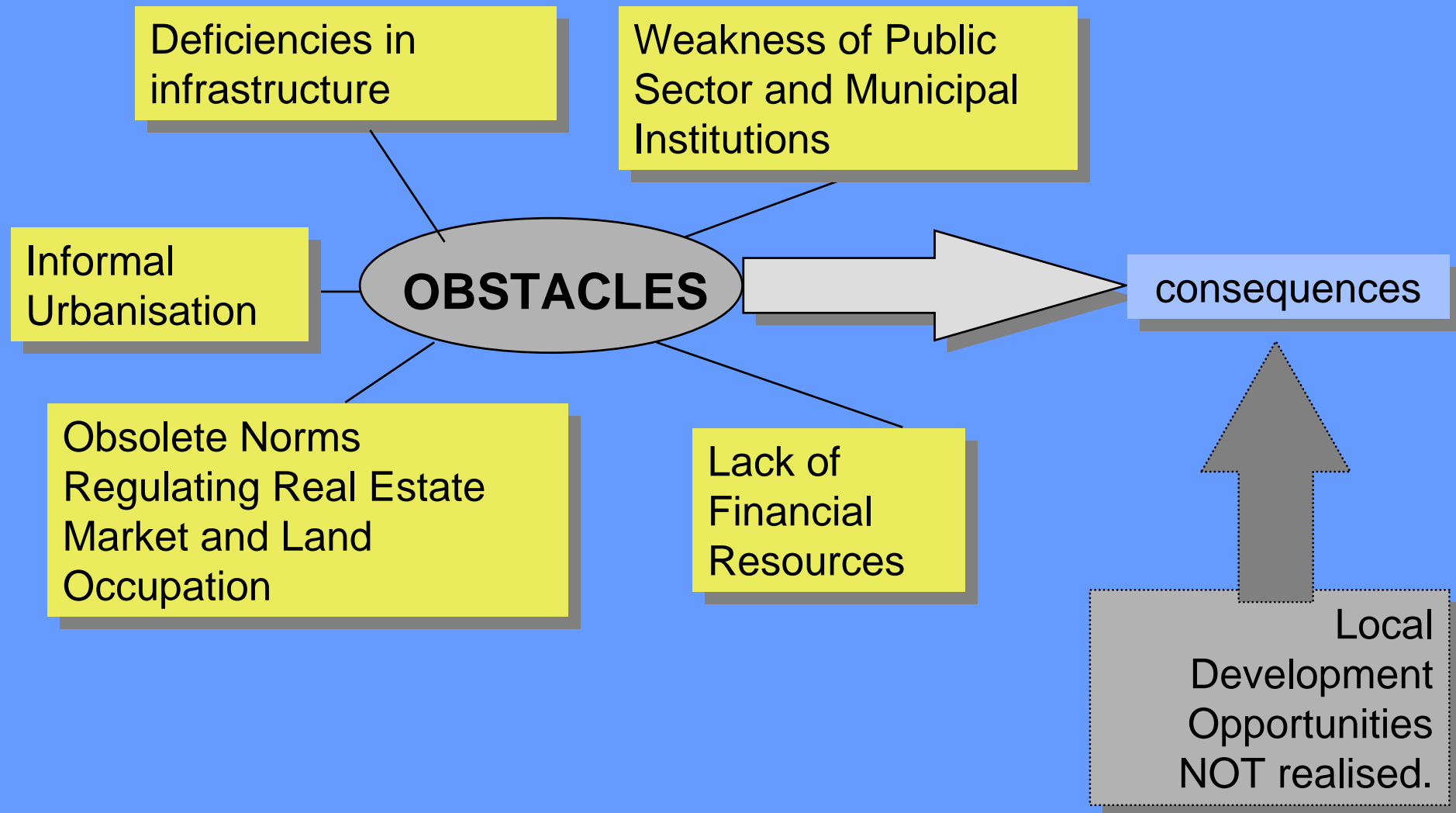
Inner city revitalisation and
sustainable urban development

1

Understanding the Shift in Paradigm

The economics of cities

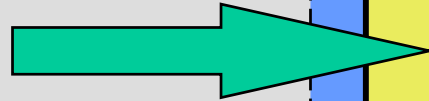
Bottlenecks impeding well-functioning of the city



Effects on Policies and City Development Strategies

OBSTACLES

+



Change in Paradigms



Policies of Public Sector Intervention

Uncertainties in Context

Globalisation

Concentration of Population

Social-spatial Stratification

“Informalisation”

Urban Poverty

Environmental Deterioration

Urban Revitalisation and Renewal of Urban Structures

Improvement of Urban Services and Infrastructure

Projects of Physical, Social and Economic Integration

City Envisioning

CDS

2

Understanding the Shift in Paradigm

*Searching efficiencies in city
form: compactness X sprawl*

GLOBALIZATION

Competition

**DEVELOPMENT
IMPACTS**

CHANGES

Size

Function

Physical Form

CITIES

LARGE CITIES

Increases water usage per capita

Loss of agricultural lands

Negative environmental changes

THE SIZE

SMALL CITIES

Increase costs of urbanization

Inefficiencies in scale

INADEQUATE PLANNING & MANAGEMENT TOOLS

To control?

To guide?

To Contain?

HIGH DENSITY

Compact cities

Upward growth

In-filling growth

THE INTERNAL ORGANIZATION & PHYSICAL FORM

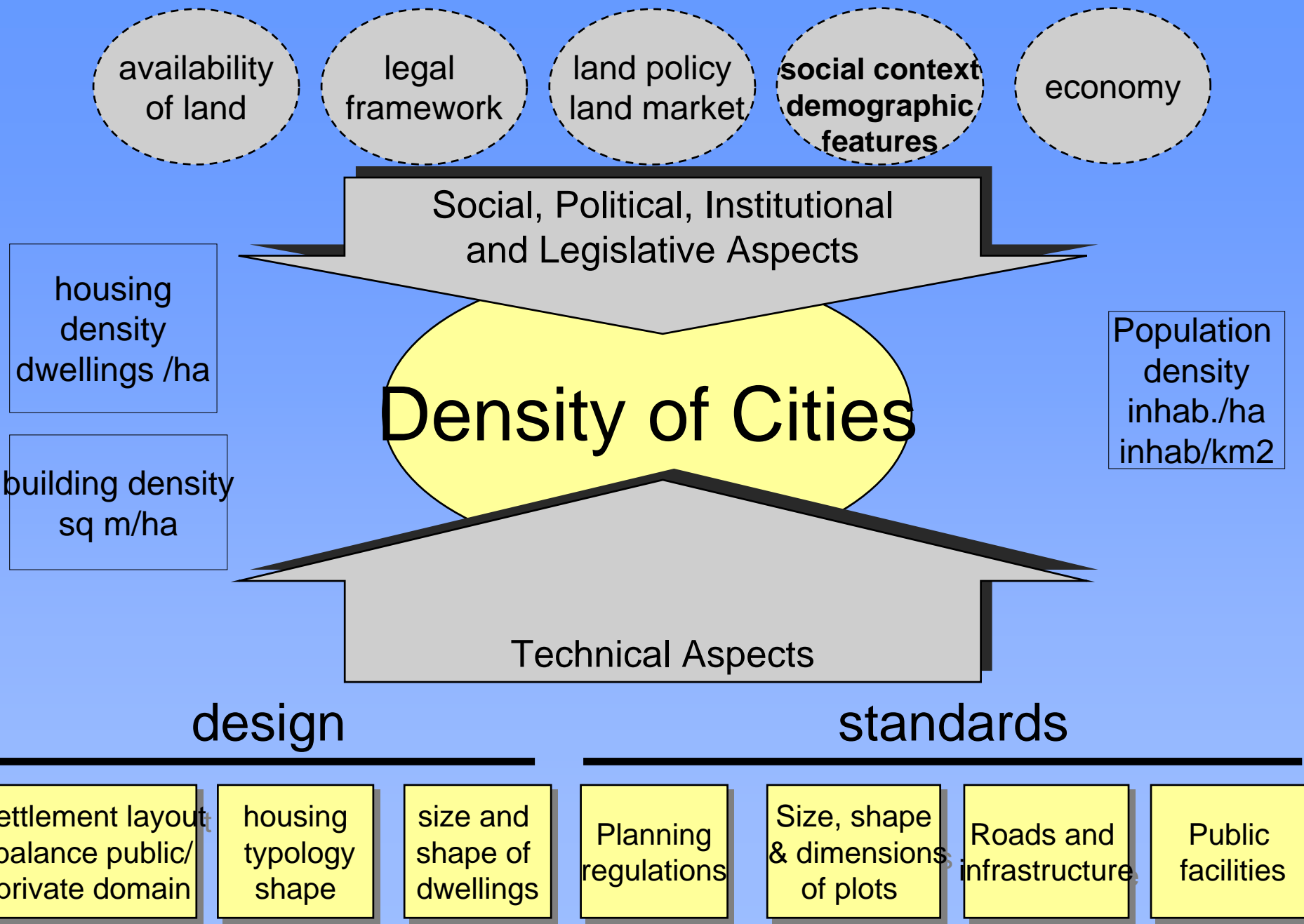
LOW DENSITY

urban sprawl

satellite cities / new towns

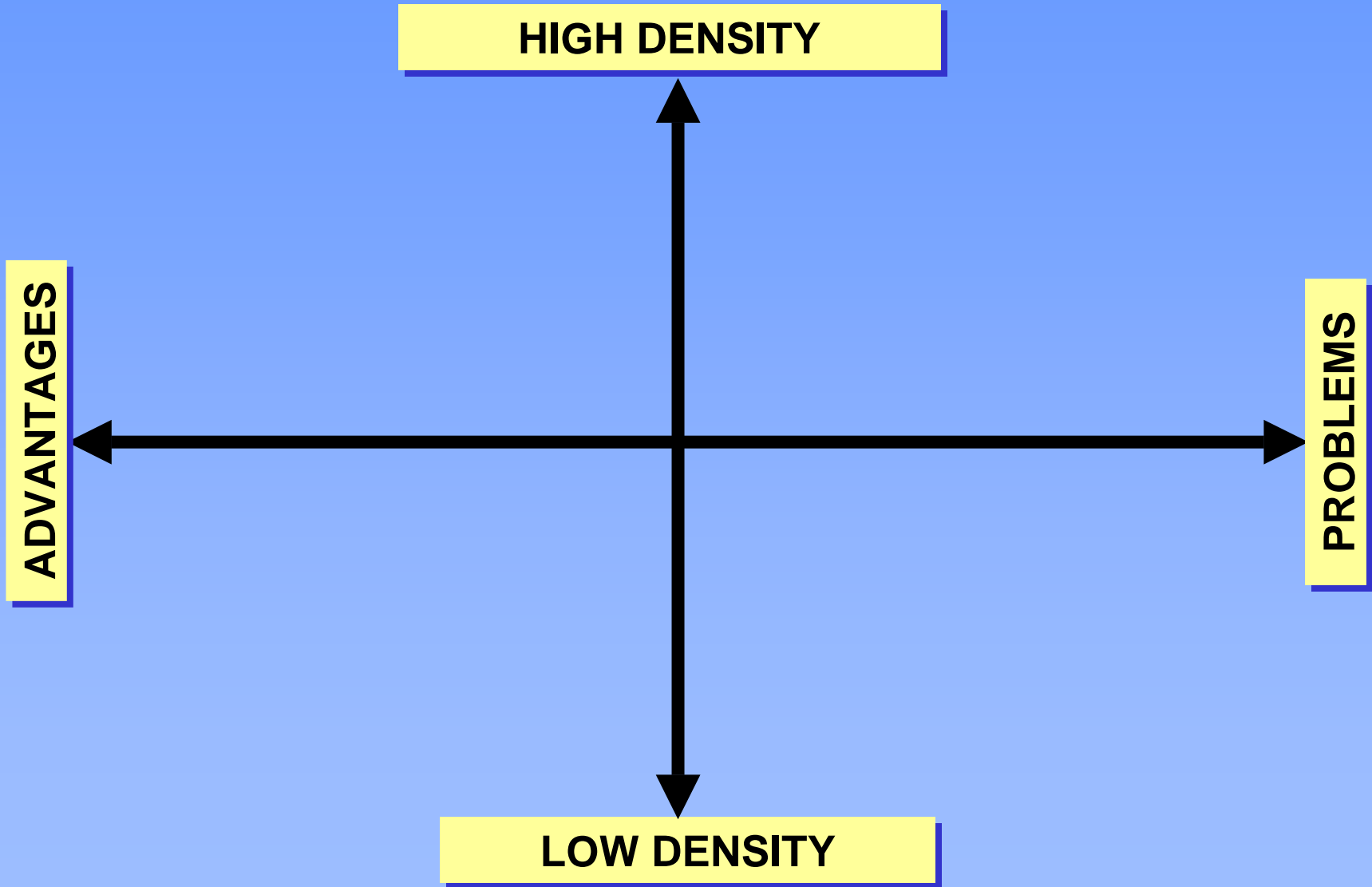
peripheral growth areas

CIAM typologies

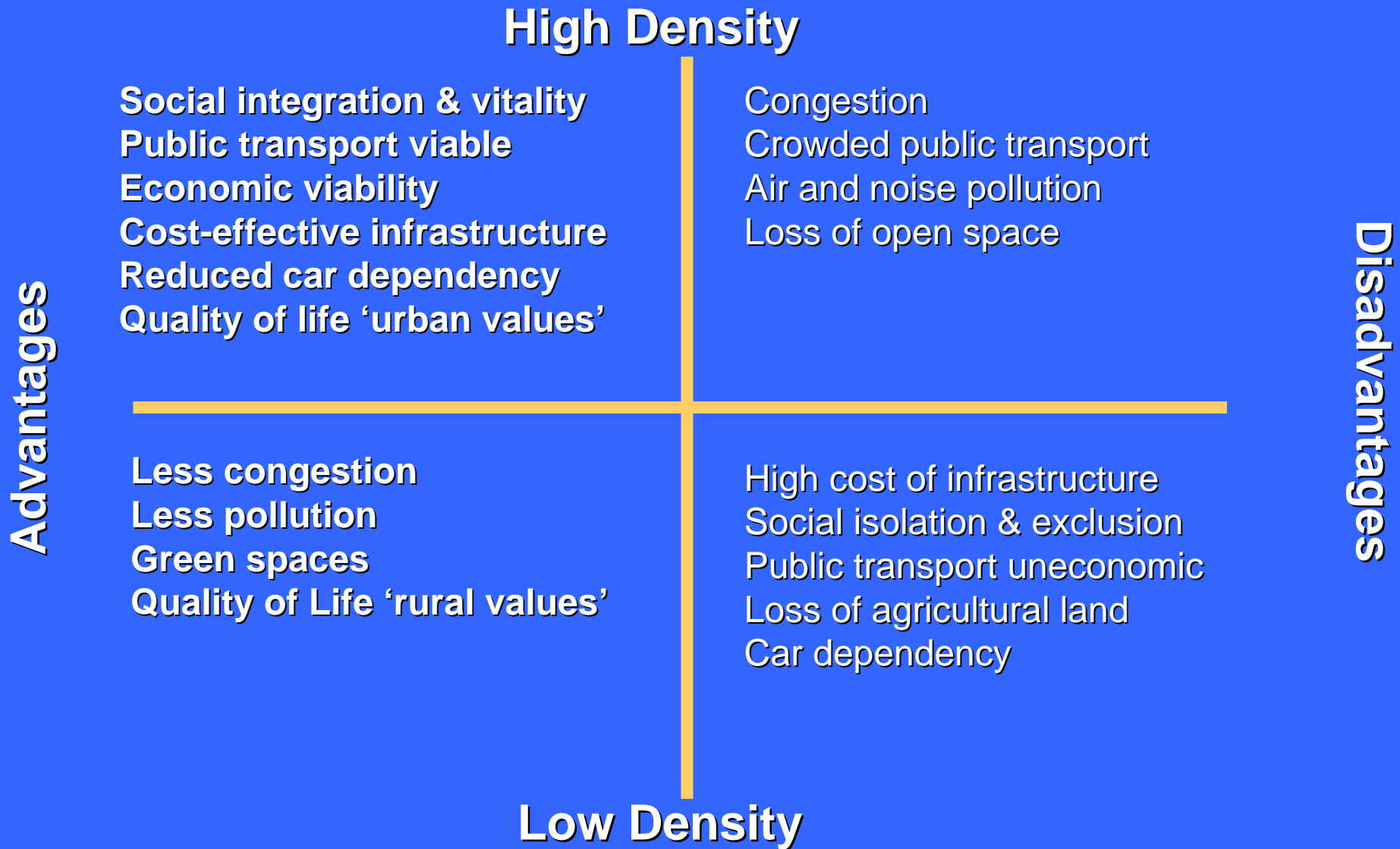


Source: Acioly & Davidson, *Urban Densities*, 1996; *Densidade Urbana e Gestão Urbana*, 1998.

High and Low Densities are associated to Problems and Opportunities



Compact City advantages?



Source: Acioly & Davidson, *Urban Densities*, 1996; *Densidade Urbana e Gestão Urbana*, 1998.

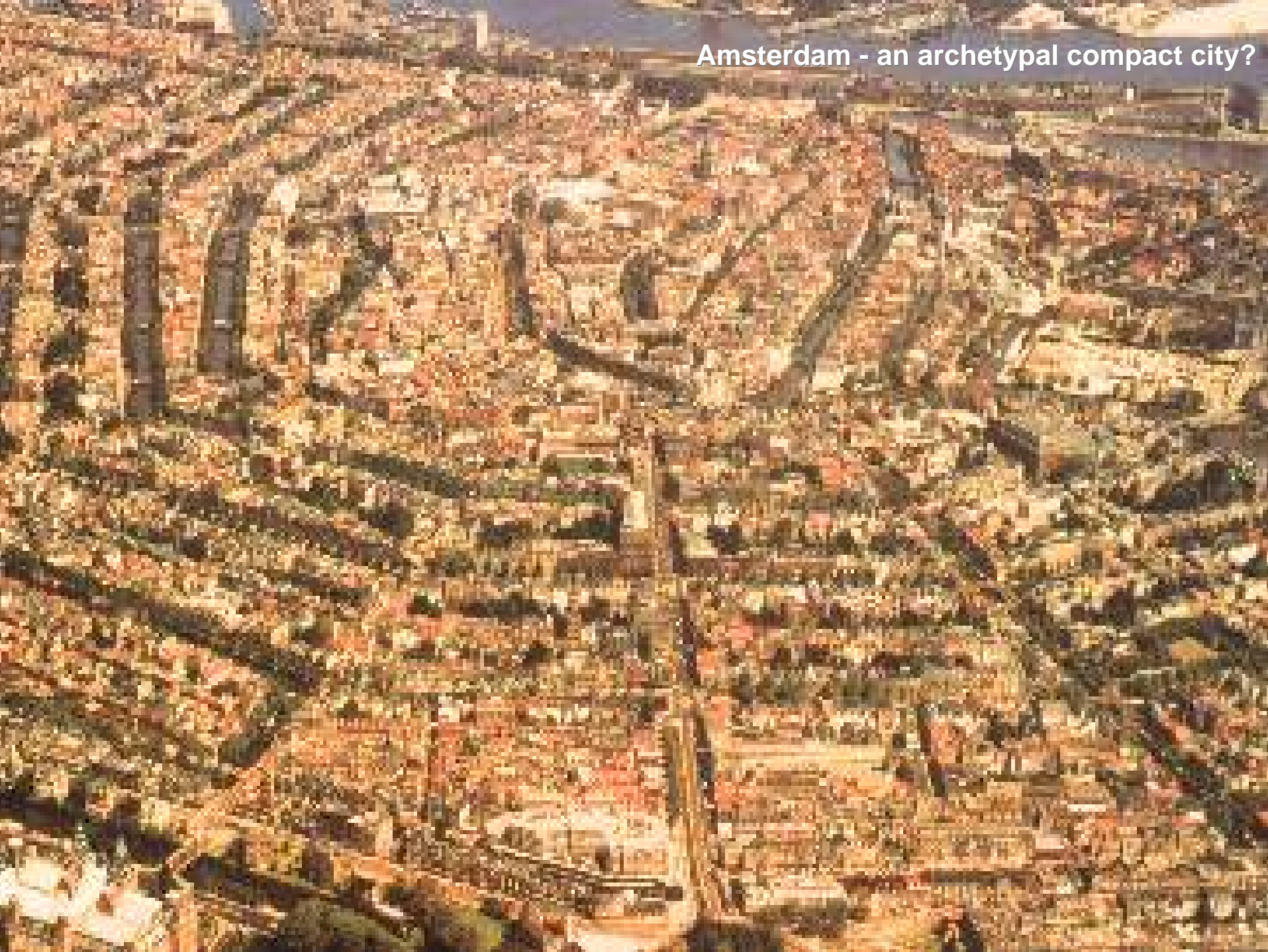




The compact city

- A well known urban form?
 - High density built form
 - Mixture of uses
 - The city is ‘contained’
 - Diverse, in terms of social and economic activities

Amsterdam - an archetypal compact city?



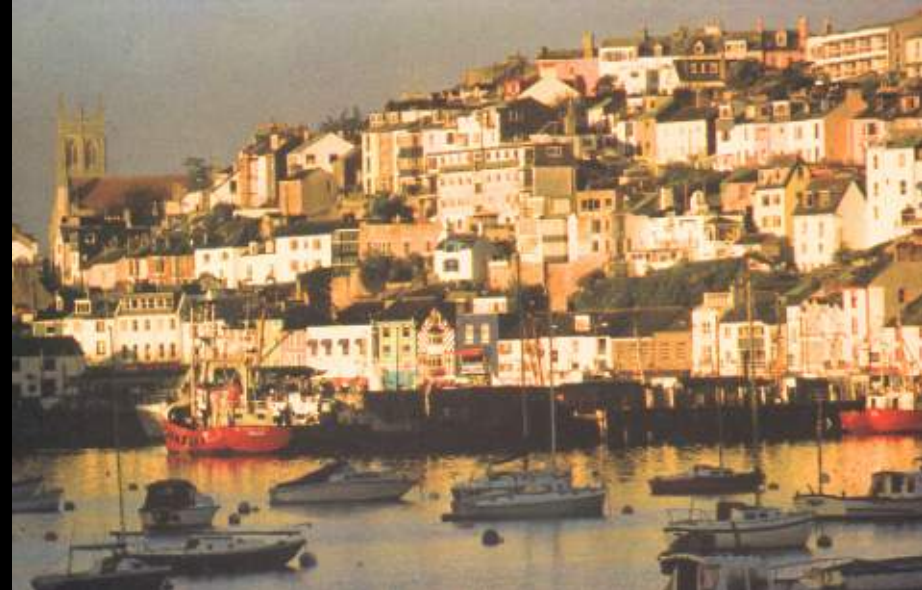
Claims for the Compact City

The compact city is claimed to be:

- Spatially sustainable
- Environmentally sound
- Efficient for transport
- Socially beneficial
- Economically viable
- The claims are not all proven

Spatially sustainable

- Urban containment, reduces urban sprawl
- Protects and preserves the countryside
- Uses existing urban land efficiently: regeneration and re-use encouraged



Environmentally sound

- Compact urban forms - less need to travel
- Reduced harmful emissions of greenhouse gases
- Energy conservation through higher densities



Efficient for transport

- Close proximity of work, home and leisure helps reduce car use
- Higher density living makes public transport viable
- Urban forms encourage public transport use, cycling and walking



Economically viable

- High densities of people support the provision of services and viability of businesses
- High intensity of economic activity can support local supply chains
- Infrastructure can be provided at lower unit cost



Environment and transport

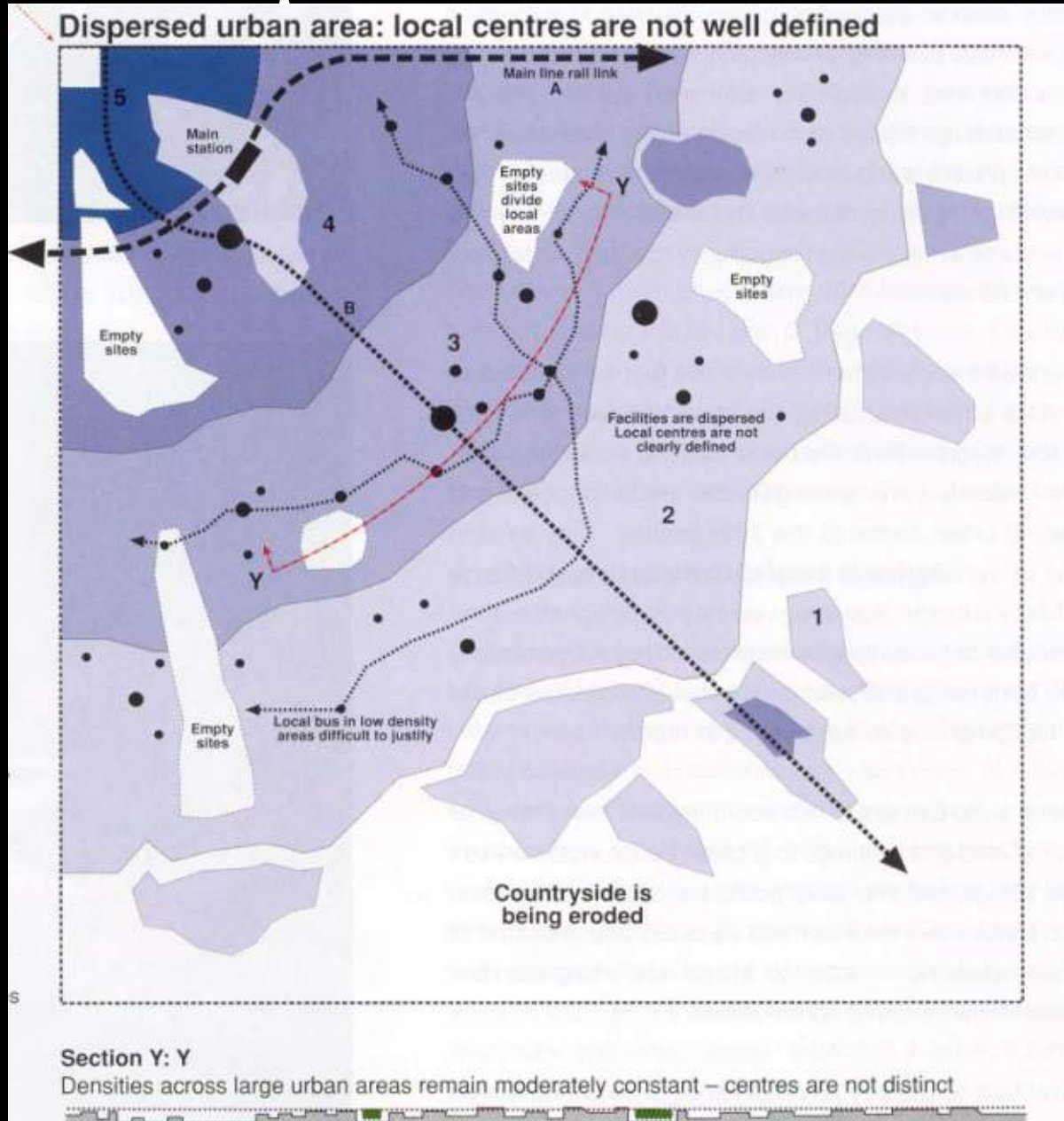
- High densities alone are not sufficient to ensure good public transport
- High density + investment + strong government promotes good public transport
- High density + poverty will lead to 'sustainable' modes of travel - but is socially unsustainable



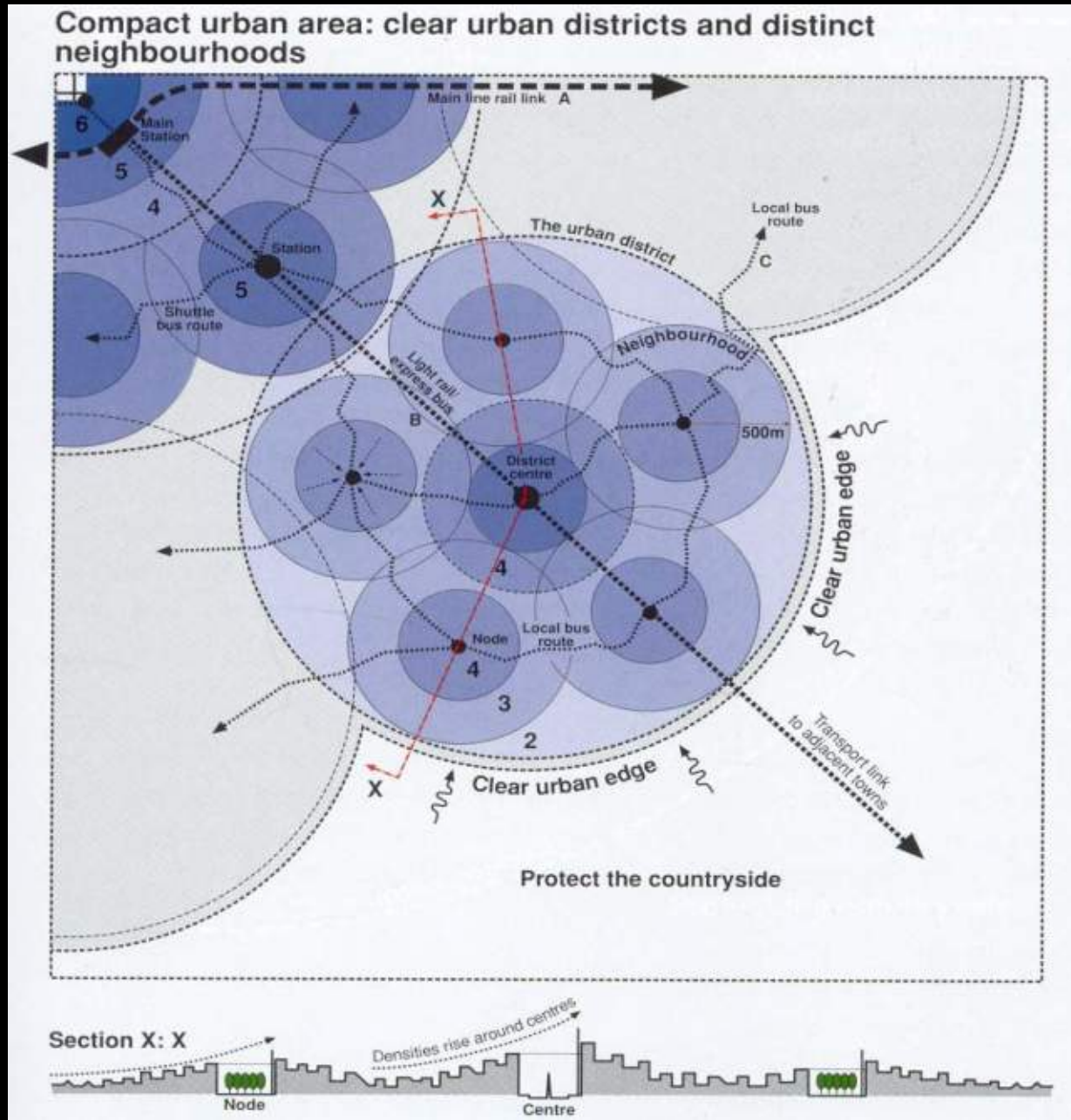
Shanghai and Bangkok



From dispersed urban forms.....



...to compact & sustainable forms

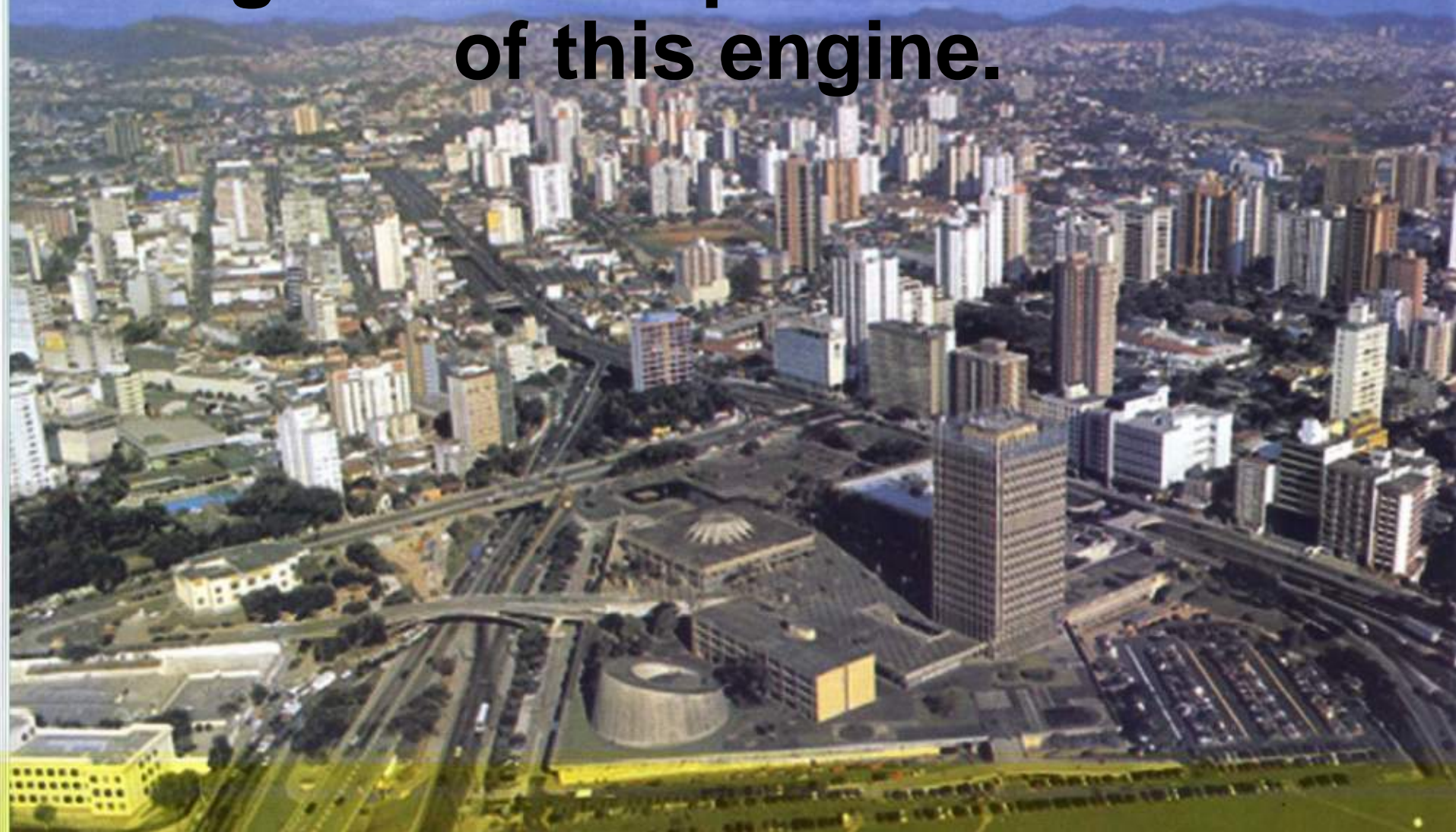


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The Opportunities found in Inner Cities.

***How to reverse adverse trends
threatening its potentials?***

If cities are considered the motor of development, the inner cities should be regarded as a pivotal constituent of this engine.

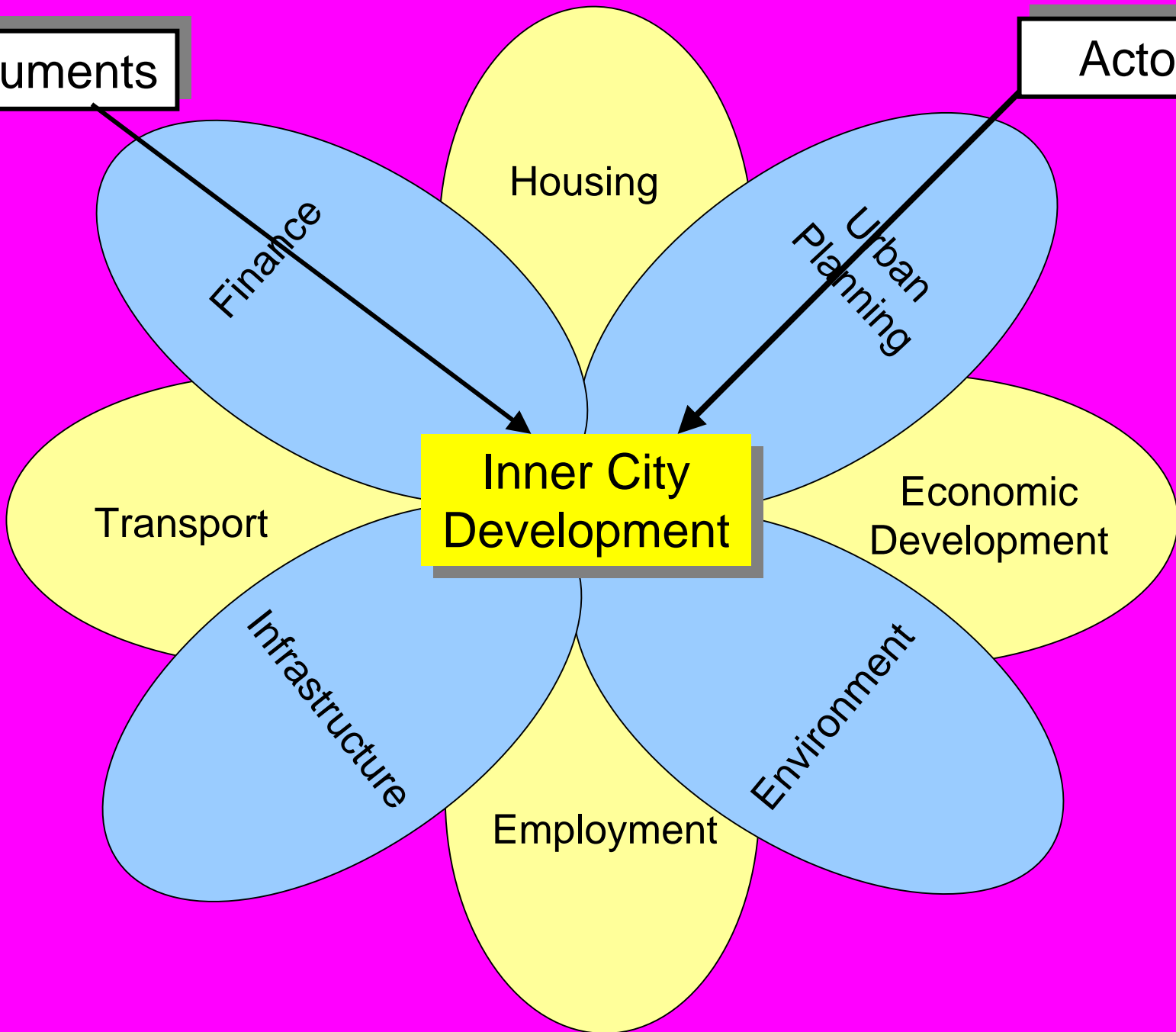


Inner City Development Policies

1. Reversal of peripheral & suburban development
2. Emphasizes urban consolidation & maximisation of public investments
3. Sustainable Urban Development
4. Property investments and local economic development
5. Inseparable part of city regeneration programmes
6. Supports job creation
7. New housing opportunities
8. Revival of historical tourism and urban entertainment
9. Strengthening traffic and transport planning

Instruments

Actors





São Paulo's inner city: facts and figures

São Paulo's Inner City	1980	1991	2000
<i>Resident Population</i>	751,874	651,185	526,600

Population Growth	1980-1991	1991-2000
<i>São Paulo's inner city</i>	-1.30 %	-2.33 %
<i>Municipality of São Paulo</i>	+1.16 %	+0.85%

	São Paulo all	Inner City
<i>Rented Housing</i>	28.8 %	51.0 %
<i>Empty/Vacant Housing</i>	11.8 %	17.5 %
<i>Employment per hectare</i>	51 jobs/ha	216 jobs/ha

DEFINITIONS BY MUNICIPAL GOVERNMENT

INNER CITY:

- 10 districts:
- Sé, República, Bom Retiro, Santa Cecília, Consolação, Bela Vista, Liberdade e Cambuci, Brás e Pari

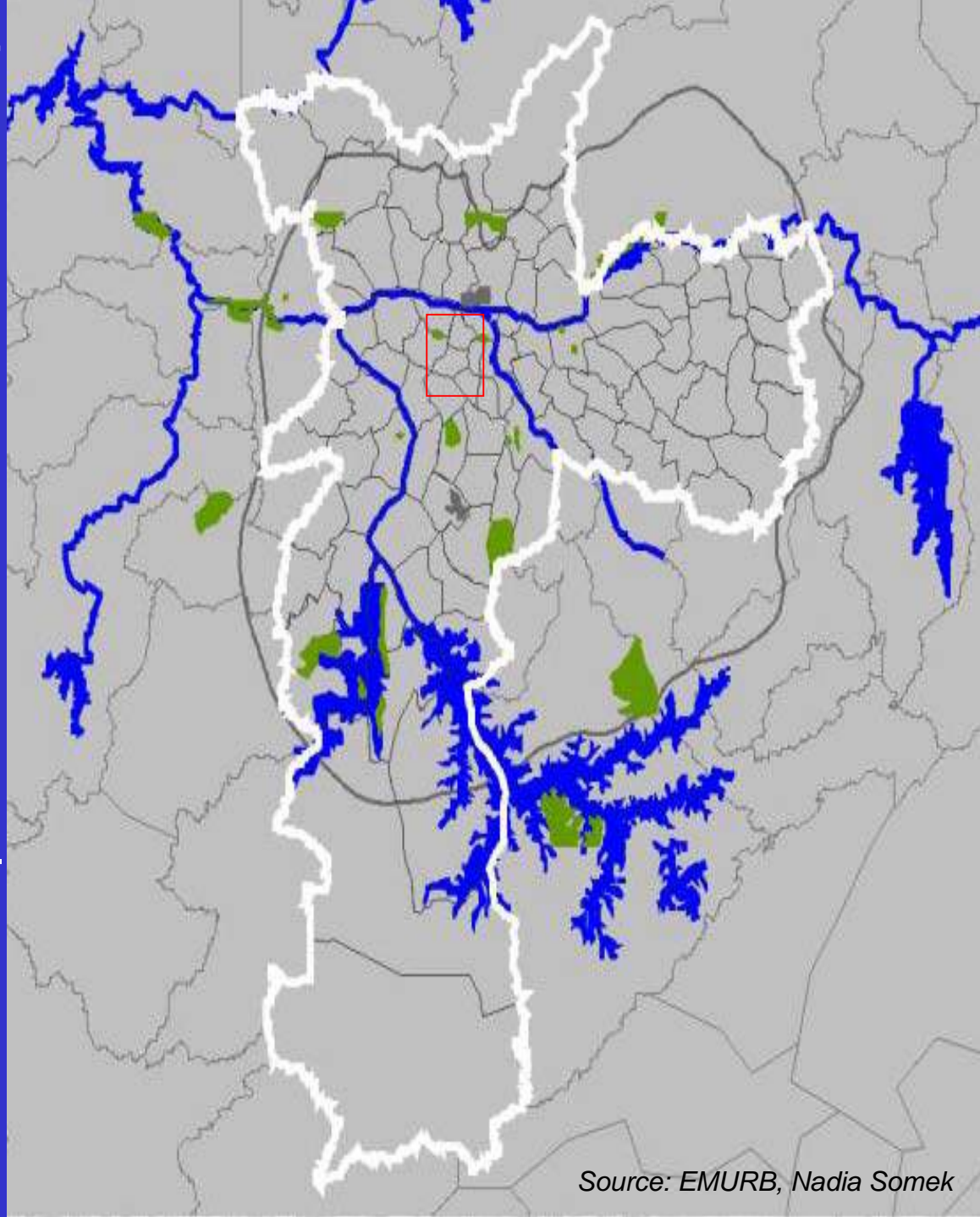
INNER CITY CORE:

- 02 districts:
- Sé e República.

INSTITUTIONAL INNER CITY:

Jurisdictional boundaries of the submunicipality “Sé”

- 08 districts:
- República, Bom Retiro, Santa Cecília, Consolação, Bela Vista, Liberdade e Cambuci

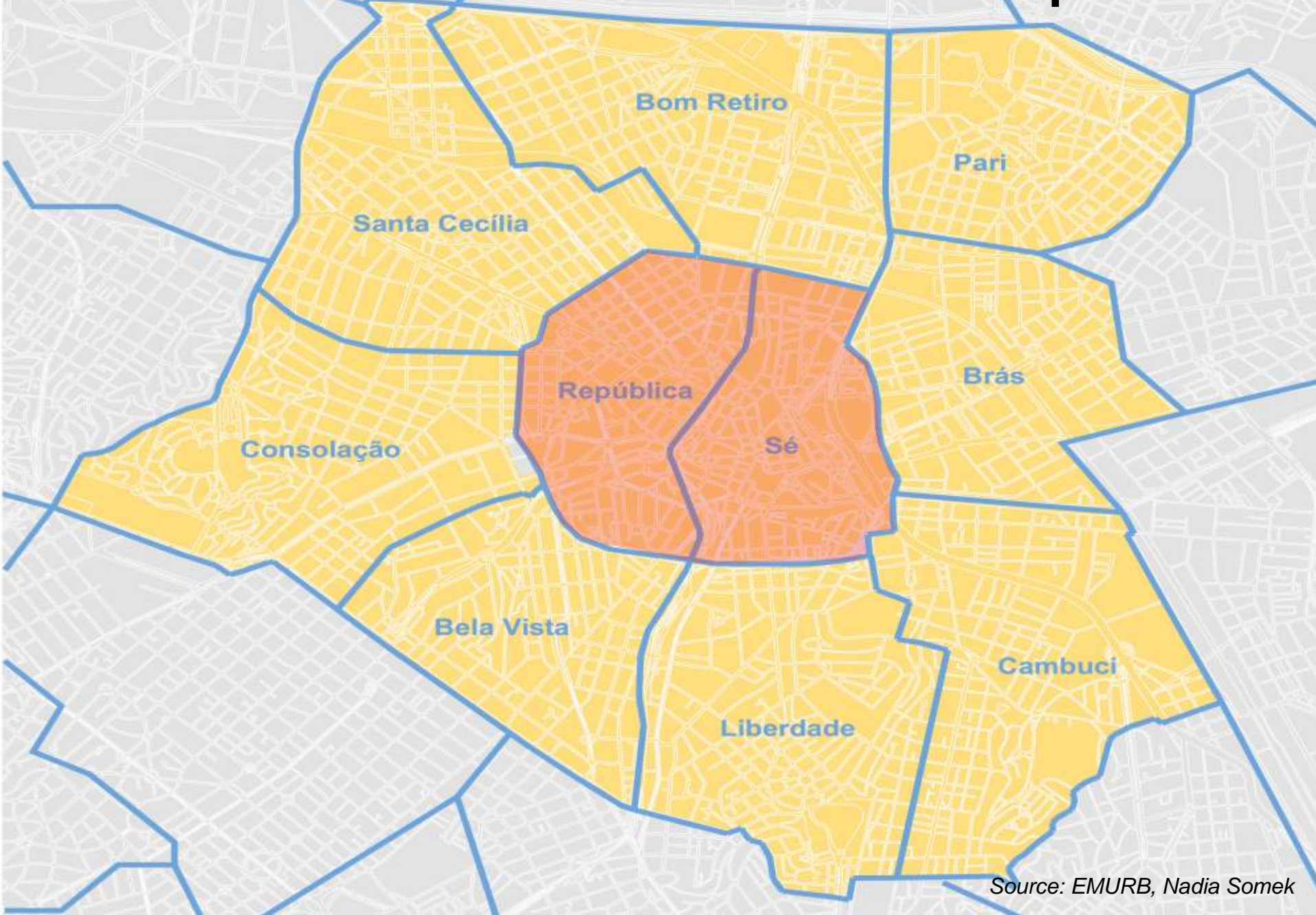


Source: EMURB, Nadia Somek

São Paulo's inner city

- Provides 11% of the employment opportunities of the entire city;
- Up to 25,000 people employed in the banking sector actually work in São Paulo's inner city.
- 2.5 million people circulate daily through the inner city from which only 0.5 million resides there.
- Stock exchange market (BOVESPA) and Commodities Exchange Market (BM & F) with headquarters situated in the heart of the inner city mobilise US \$ 25 billion/day and generate 11,000 jobs alone.
- 284 bus lines, 2 railroad stations and 2 underground metro lines with 7 stations are situated in São Paulo's inner city

INNER CITY CORE: Districts Sé & República



Source: EMURB, Nadia Somek

INNER CITY CORE: Districts Sé & Replublica

Total Area: 4,4 km²

Population: 69.977 inhab (0,7% total)

50% resident population in economic active age

65% of population earns 10 minimum salaries

17% of population above 40 years

30% of population homeless – living on streets (10.500 persons)

Final Destination of 29% public transport

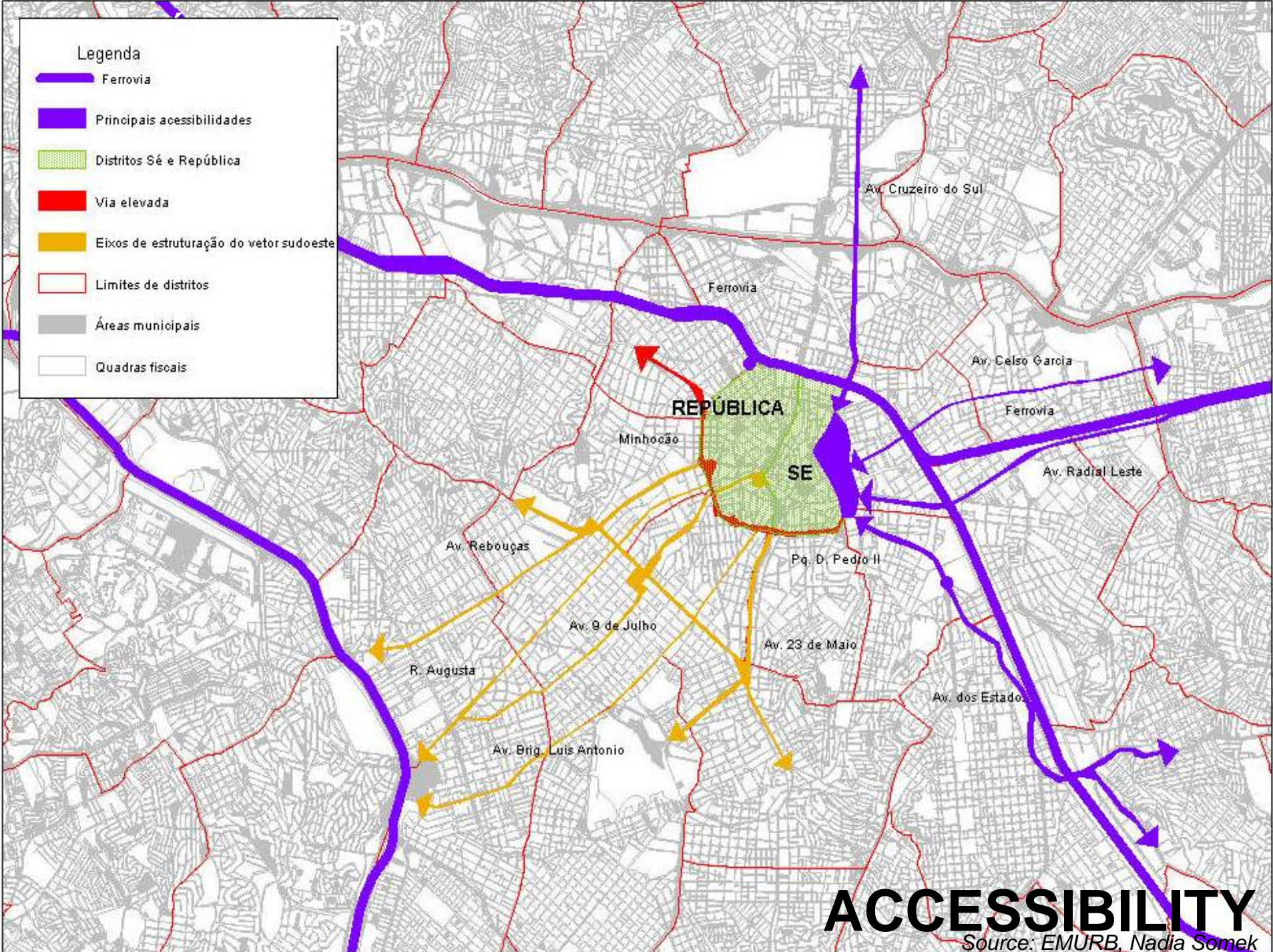
Fluctuating population: 2 million/day

8% formal employment of Municipality

57 public buildings and 910 buildings under preservation law

Legenda

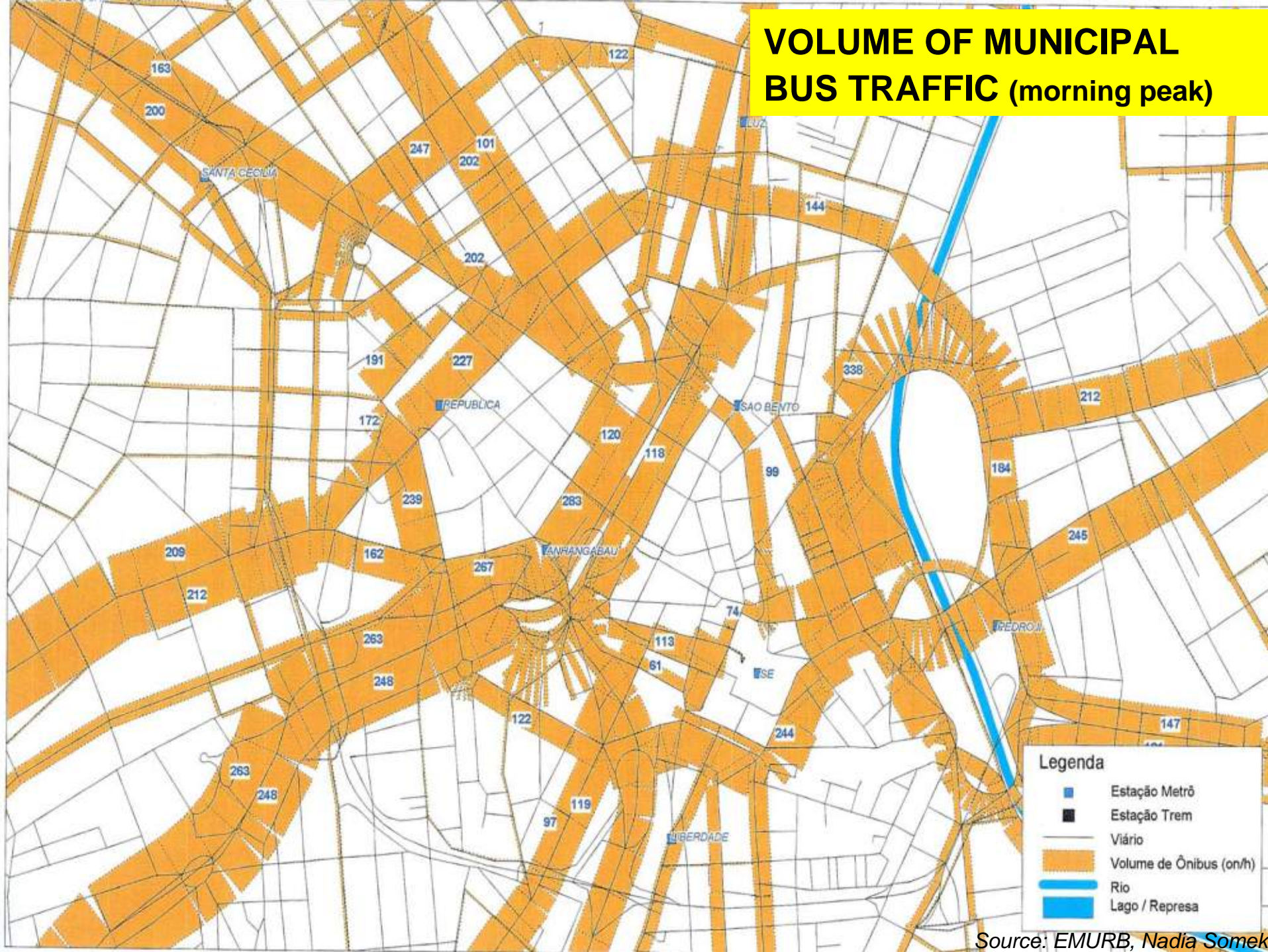
-  Ferrovia
-  Principais acessibilidades
-  Distritos Sé e República
-  Via elevada
-  Eixos de estruturação do vetor sudoeste
-  Limites de distritos
-  Áreas municipais
-  Quadras fiscais



ACCESSIBILITY

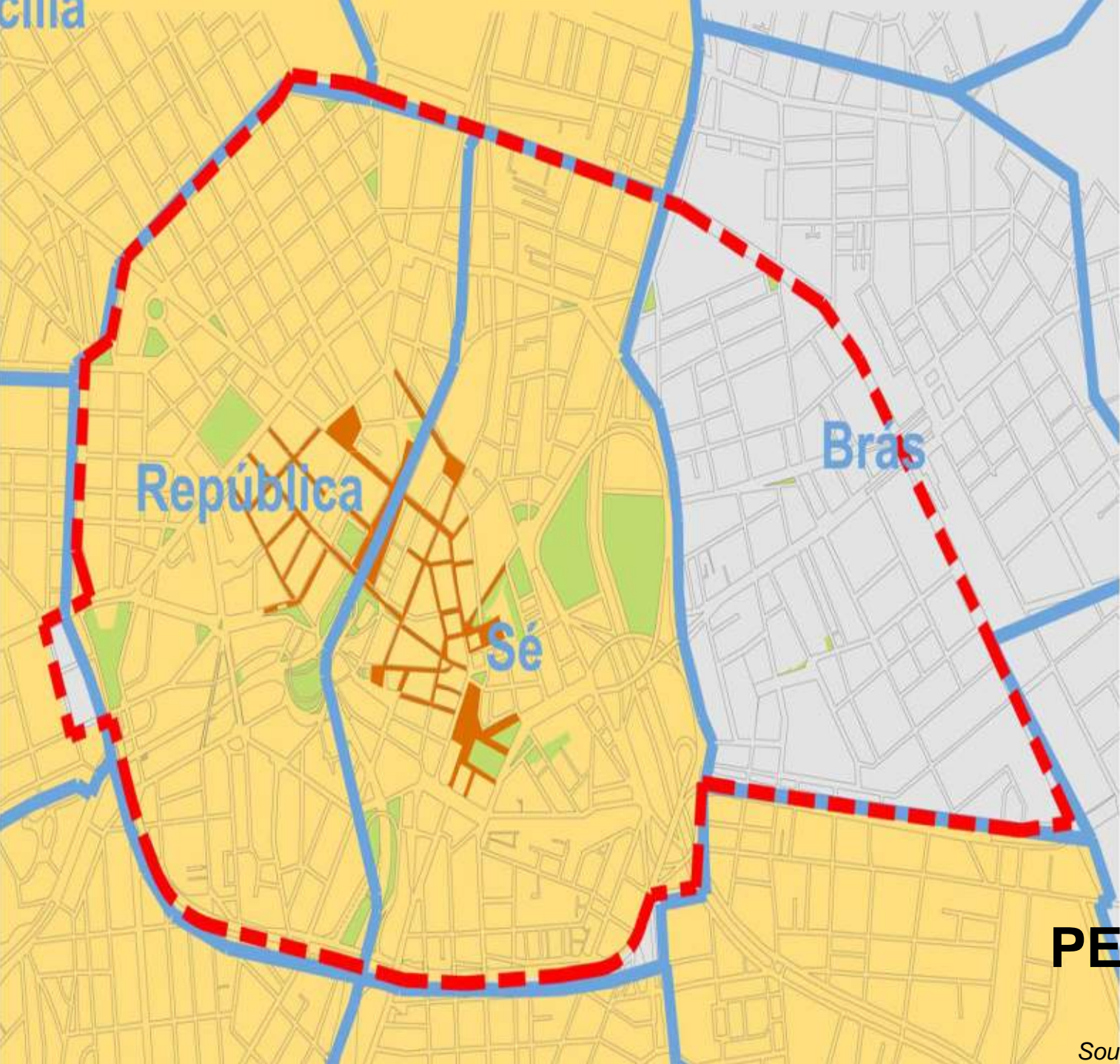
Source: EMURB, Nadia Somek

VOLUME OF MUNICIPAL BUS TRAFFIC (morning peak)



São Paulo





- Distrito
- OU Centro
- SP Sé
- Área Verde
- Pedestrian roads

PEDESTRIAN ROADS

Source: EMURB, Nadia Somek

Part 2

Getting the right approaches

4.

BUT can problems be transformed into opportunities?

OPPORTUNITIES

Redevelopment: reuse of real estate/buildings/land

City image: openings for 'flagship' projects

Funding: sensitiveness for resource mobilisation

Attractiveness: visual impact once intervention is successful

Interest for cultural identity by investors/private sector

Range of accessibility alternatives



Location: central, heart of city; accessibility

Physical identity: character, urban & architectural heritage

Real Estate: vacant properties as potential for restructuring/reuse

Economic basis: traditional retail/commerce, employment & shopping

Market: opportunities to reposition/restructure derelict land & obsolete building

STRENGTHS

Market: Lack of market demand

Costs: High costs in infrastructure renewal / modernisation

Growth restriction: Lack of expansion outlet (only densification)

Services: Congestion & lack of parking places

Land: Small plots impeding prompt development

Ownership: Fragmented land ownership

Finance: Disinvestment

Business development: Less attractive for new business location

WEAKNESSES

Suburbanisation: trend to peripheral growth and condominium outside city core

Sub-centra development: creation of new areas of commerce and job opportunities outside city core

Flight: headquarters of large enterprises moving out

Poverty: continuous pauperisation of residents (downgrading)

Policies of growth: urban policies geared to areas outside city core

THREATS

Source: Claudio Acioly, IHS, 1999.

5.

What do we know that we don't know?

The practice of more than 50 years in urban revitalisation teaches us a number of lessons!

The Experience of Urban Renewal in Europe

Up to mid 1960's

Eviction

Demolition

Redevelopment

*From end 1960's
onwards*

Conservation

Rehabilitation

Adaptation

*From 1980's
onwards*

Modernization

Integration

Regeneration

The 1990's

Economic Revitalization

Social Renewal

Institutional Management

**Anti-poverty and Social
Policies**

Urban Competitiveness

Interventions of great
economic and social impacts
and institutional complexity,
capacity building of actors and
supporting processes to
reverse social exclusion

Different Generations of Urban Revitalisation Projects

First Generation

- Emphasis on new neighbourhood & housing typologies
- Sanitarist discourse
- Sector vision

Second Generation

- Emphasis on physical to physical plan
- Community Discourse
- Project Coordination G
- Neighbourhood vision housing policies

Third Generation

- Emphasis on integrated plan
- Inegration and social inclusion vision
- Institutional and organisational frameworks
- Programme vision
- Strategic discourse

Project  Program

New barrios and urban expansion  Renewal / Preservation  INTEGRATION / strategic plan

Housing Improvement  Empowerment and barrio improvement  Governance and civil society

Generation of Revitalization Projects: UK experience

Second Generation

- Improvement and Preservation
- Participatory discourse
- Broad programmes
- Social Projects
- Urban Regeneration
- Unisector
- INTEGRATED PROJECT
- COORDINATION AGE

Third Generation

- Revitalization
- Inner-city
- Low prices of land and properties in the inner city
- Yuppies y Dinkies
- Self-managed projects
- PPP / PPI in economic revitalisation
- Economic Regeneration

ECONOMIC DEVELOPMENT PROGRAMME

Fourth Generation

- Physical
- Public sector
- Development
- Housing – blocks
- Modernization and “slum

AL PROJECT

Retrospective of Urban Revitalisation: GLASGOW, Scotland



RENEWAL

1955 – 1970

REHABILITATION

1968 - 1989

REGENERATION

1975 – 1985

REINVESTMENT

1985 - actual

Retrospective of Urban Revitalisation: GLASGOW, Scotland

<u>RENEWAL</u>	<u>REHABILITATION</u>	<u>REGENERATION</u>	<u>REINVESTMENT</u>
<u>1955 - 1970</u>	<u>1968 - 1989</u>	<u>1975 - 1985</u>	<u>1985 - actual</u>
<p>Regional Plan (46) Master Plan (54,60) Transport Plan (67)</p> <p>Demolition and eradication of slums</p> <p>Renewal inner city</p> <p>Public housing in periphery</p> <p>Modernization</p> <p>Housing estates in high densities</p> <p>Supply of Rented housing</p> <p>CDA_Areas of compulsory economic development</p> <p>Hegemony of the public</p>	<p>5/1/68: LowQ hurricane</p> <p>Destruction of private tenement housing</p> <p>Action private housing</p> <p>Social housing policy and legislation (housing act)</p> <p>Areas for Housing Action</p> <p>CBHA-Community housing associations, self-help, cooperation</p>	<p>SDA_Scotic Develop Agency</p> <ol style="list-style-type: none"> 1.Financing 2.Policy changes 3.Continuity Innercity 4.Change image 5.Build confidence 6.Urban Marketing 7.Labour Party <p>GEAR: £70 million (86)</p> <p>Flexibilization innercity</p> <p>LEG_Local Enterprise Grant for Urban Proj.</p> <p>Campaign "Glasgow's Miles Better"</p> <p>Public leadership</p> <p>Cities of opportunities</p>	<p>Focus: Inner city</p> <p>Service economy</p> <p>(SDA) Glasgow Action Agency with "board" of personalities, businessmen, politicians</p> <p>Public agency with private management, style and direction</p> <p>Catalist of ideas</p> <p>Local Enterprise Trust</p> <p>Local Enterprise Co: to foment projects, development in real estate sector, environment, industry</p>

Urban Renewal in the USA

1950 - 1960

Poverty Erradication

Radical changes in the physical structure of precarious neighbourhoods, eviction of residents and demolition of precarious buildings.

Urban Renewal synonymous of new neighbourhoods and housing

1960 - 1980

Local Economic Development

Public-private-community Partnerships in actions with zone or neighbourhood character. Reversing economic decline.

Urban
Regeneration

1980 - 1990

New Privatism

Development Agencies and Quasi-private companies parallel to local governments.

Urban
Redevelopment y
Reconversion

Anos 90

Empowerment Agenda

Competition for federal funds and strategic programmes for the physical, social and economic regeneration, with high level of community participation.

Clinton Government

Urban Revitalisation in Detroit, EUA

Change the image & reverse economic decline & social exclusion

- Establishment of Committee New Detroit (1967)
- Establishment of “Detroit Renaissance Inc. (1970): businessmen leaders of major companies to lead process of physical and economic revitalisation
- New image of the city through the development of a prestigious inner city.
- Results: Detroit Renaissance Center - “Ren Cen” (1977)

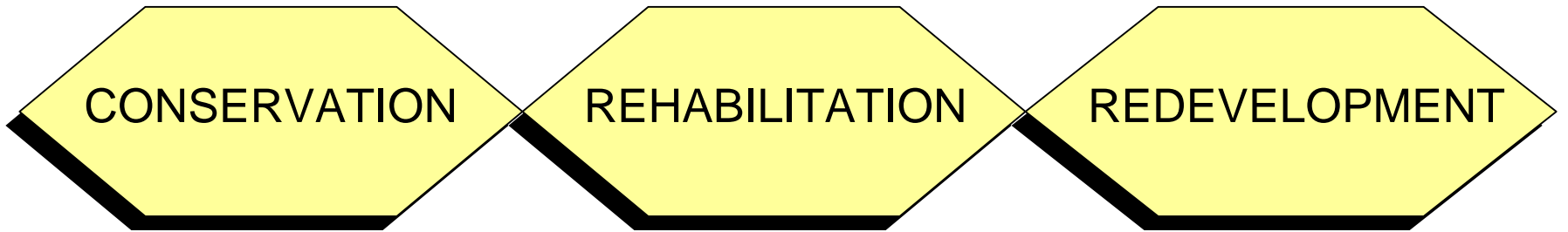
- DEGC-Detroit Economic Growth Corporation (1978) creating an agenda of economic development
- Opportunistic projects, incentives, tax exemption, subsidies.
- Plan “Moving Detroit Forward” with support from Federal Gov.
- National campaign to improve the image of the city
- Local Government starts research to support the economic basis of the city
- Empowerment Zone Transition Office (1995)

6

The rationale of Urban Revitalisation

The potentials of current structures

Different approaches to Urban Revitalisation



Different approaches to Urban Revitalisation

Meeting the social & economic needs without significant alteration in the urban fabric

Changes may be introduced in order to fit the new urban environment as part of a conservation effort

Demolition of obsolete structures, new uses and functions to meet actual social & economic needs of the city

Source: Claudio Acioly, IHS, 1999.

CONSERVATION

REHABILITATION

REDEVELOPMENT

Keeping the personality and uniqueness of the site

Changing the personality of the site and creating a new profile (future view)

**Urban
Regeneration**

URBAN REVITALISATION
Gradual and Incremental Changes

**Urban
Revitalisation**

Different approaches to Urban Revitalisation

CONSERVATION

REHABILITATION

REDEVELOPMENT

Urban revitalisation defined as an approach to reverse on-going physical & social deterioration and economic decline that excludes urban areas and their inhabitants from the city-wide urban development process. It recaptures the social and cultural heritage, derelict land, obsolete buildings, the built-up space, local economies, infrastructure and services by integrating them into the local urban physical, economic, administrative, juridical, social and political systems in place.

URBAN REVITALISATION

Source: Claudio Acioly, IHS, 1999.

Urban Renewal in Germany 1

Law on Urban Renewal, 1971

- The law aims at strengthening the economic functions of urban centers and villages.
- To eliminate the backwardness/deficit/decay in urban planning through the demolition of buildings and restructuring of inner cities.
- Demolition is not longer utilised.

Urban Renewal in Germany 1

PRIORITIES FROM 1984 ONWARDS

1. Renewal, reconstruction and relocation of buildings (residential)
2. Revitalisation of apartment buildings dated from the end of 60's
3. Reorganisation of traffic in inner cities;
4. Environmental protection, decontamination of soil, water, sewage..
5. Supply of energy (heating);
6. Improvement of infrastructure to respond to the needs of various types and modern businesses.

Urban Renewal in England 1

- Urban renewal has many facets.
- No single legislation covering all spectrum of urban renewal (physical, social, economic, community, etc)
- No single definition of “urban renewal”

Local Government Grants Act (1969)

Inner Urban Areas Act (1978)

Local Government Planning and Land Act (1980)

Trend: concentrate on process of decay of inner cities of large and mid-sized industrial centers.

- Building & renovation of housing in social and private sectors;
- Promotion of economic activities;
- Direct intervention to halt urban decay;
- Incentives to businesses of medium and small scale;
- Employment and training plus social infrastructure.

Urban Renewal in England 1

White paper for Inner Cities 1977; Action for Cities, 1988;

Priorities of the Programme “**Actions for Cities**”

1. FOCUS: improve economic, social and environmental conditions of inner cities.
2. Tackle problems of structural economic decline of old English cities;
3. Revitalisation Programme
4. Encourage businesses and entrepreneurial initiatives;
5. Improve or demolish industrial and residential areas in process of decay.
6. Prepare the soil/ground for reconstruction & improve housing conditions.

Urban Renewal in FRANCE

Since 1958: systematic policy of urban renewal

FIRST: option for demolition + eviction + resettlement

1962 (Malraux law): preservation of buildings & urban space of historical and cultural value

1975: the eviction policy is abandoned.

EMPHASIS: improve residential buildings, maintenance, refurbishments;

SLOGAN: “reconquete urbaine”, revitalize the city via cautious urban renewal

From 50's: building contractors & investors working together in the process of urban renewal, incipient forms of PPP (1930's)

The first mixed economy enterprises

Urban Renewal in FRANCE

Up to 1975:

Urban renewal means a series of procedures meant to launch a systematic demolition of old neighborhoods/districts and/or urban areas in poor state of conservation, classified as SLUMS / BIDONVILLES.

Urban Renewal in The Netherlands 1

DEFINITION, “urban & village renewal act, 1985”.

A systematic effort in the field of urban planning and construction as well as in the standard of social, economic, cultural and environmental life in order to

preserve,

repair,

improve,

restructure or demolish (clearance)

built-up areas in the communities.

Urban Renewal in The Netherlands 1

CHANGE IN LEGISLATION, 1981 = new definition

An intensive adaptation of the urban environment in general (residential and employment zones and productive areas built before 1970), and areas in process of decay,

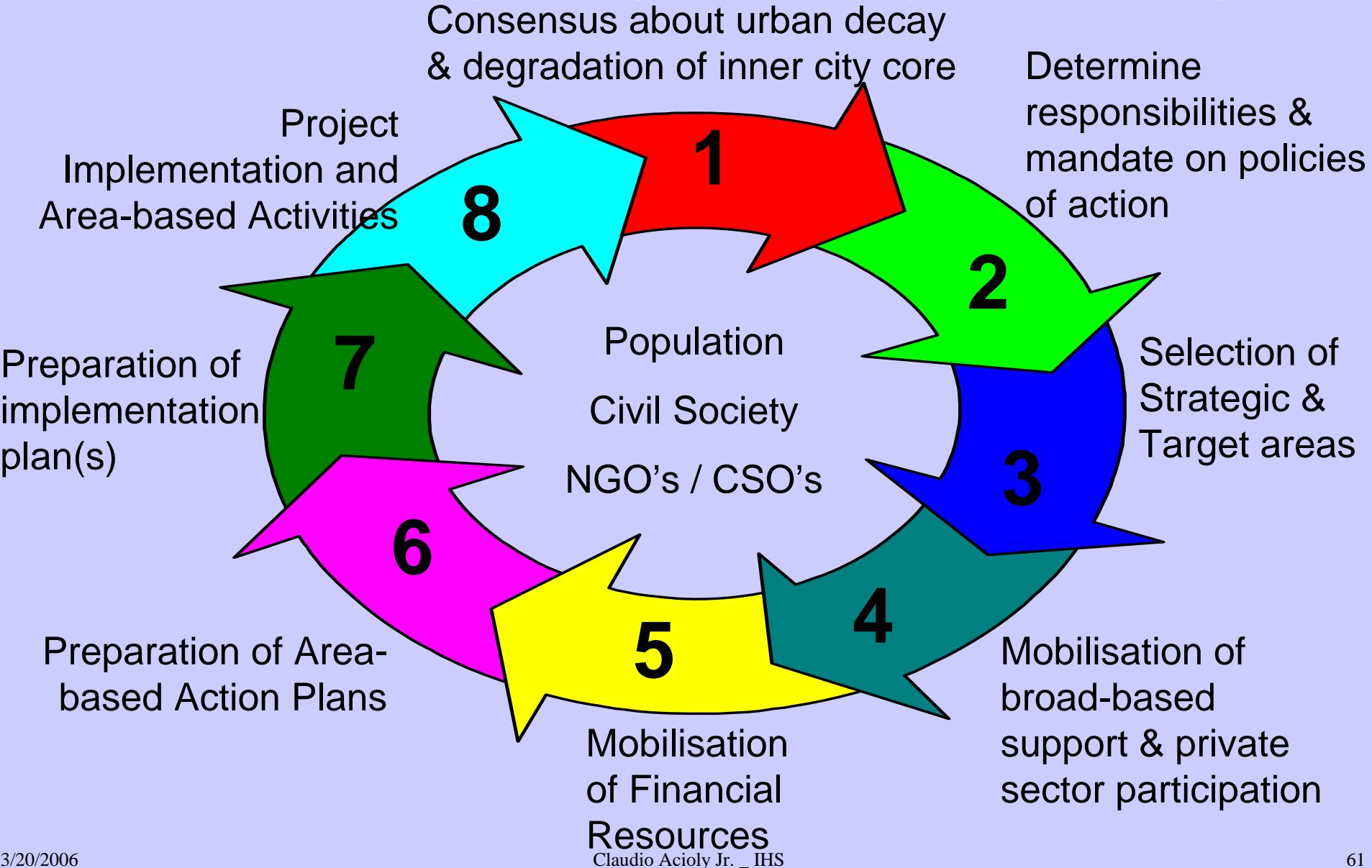
To

The wishes and current standards,

For the benefit of those who live, work and perform their commercial activity.

Maintenance and management are excluded *(this will change in the 90's)*.

THE TYPICAL CYCLE OF URBAN REVITALISATION PROGRAMMES



THE PROCESS OF DETERIORATION AND URBAN DECAY

Services & Infrastructure become inefficient
Social conditions and welfare of residents deteriorate
The building stock is in process of decay
Economic conditions are declining rapidly
Poor management and administrative incompetence
Public safety is affected



Demand for ACTION

Relevance and Contemporary

Obsolete

Financial Resources

Legal and institutional basis for PLANS and ACTIONS

WHAT TO CONSIDER WHEN TACKLING URBAN DECAY ?

1. Age of buildings and constructions

2. Physical conditions of structures

3. Nature & quality of roads and accesses

4. Nature, quality and quantity of services & infrastructure

5. Densities of population and housing

6. Land Use

7. Conditions of the urban environment

8. Cultural and social dimensions

9. Economic and productive basis of the place

10. Existing relations with neighbouring barrios

11. Legal and Juridical aspects of constructions and land use

12. Local organisational capacity

13. Institutional arrangements

**INTERVENTION
INITIATED BY THE
GOVERNMENT**

Demand for ACTIONS

Revitalise the city

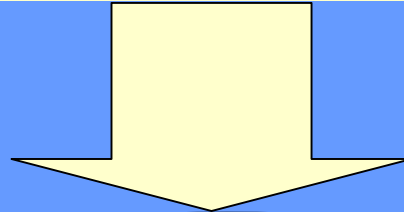
PLAN OF ACTION
RENEWAL
REDEVELOPMENT
PRESERVATION
CONSERVATION
REHABILITATION
GRADUAL IMPROVEMENT
GRADUAL URBANIZATION

APPROACHES

CAPITAL \$\$\$\$
URBAN LAND
BUILDINGS
SERVICES
INFRASTRUCTURE
PEOPLE
BUSINESSES
ENTERPRISES
HOUSING

ELEMENTS

- Conditions in the built-up space and building stock
- Function of the locality within the city-wide development context
- Financial resources of Municipal government
- Financial capacity of inhabitants / end-users
- Population density and housing densities
- Circulation, traffic, transportation needs
- Public services and infrastructure
- Potentials for local economic development

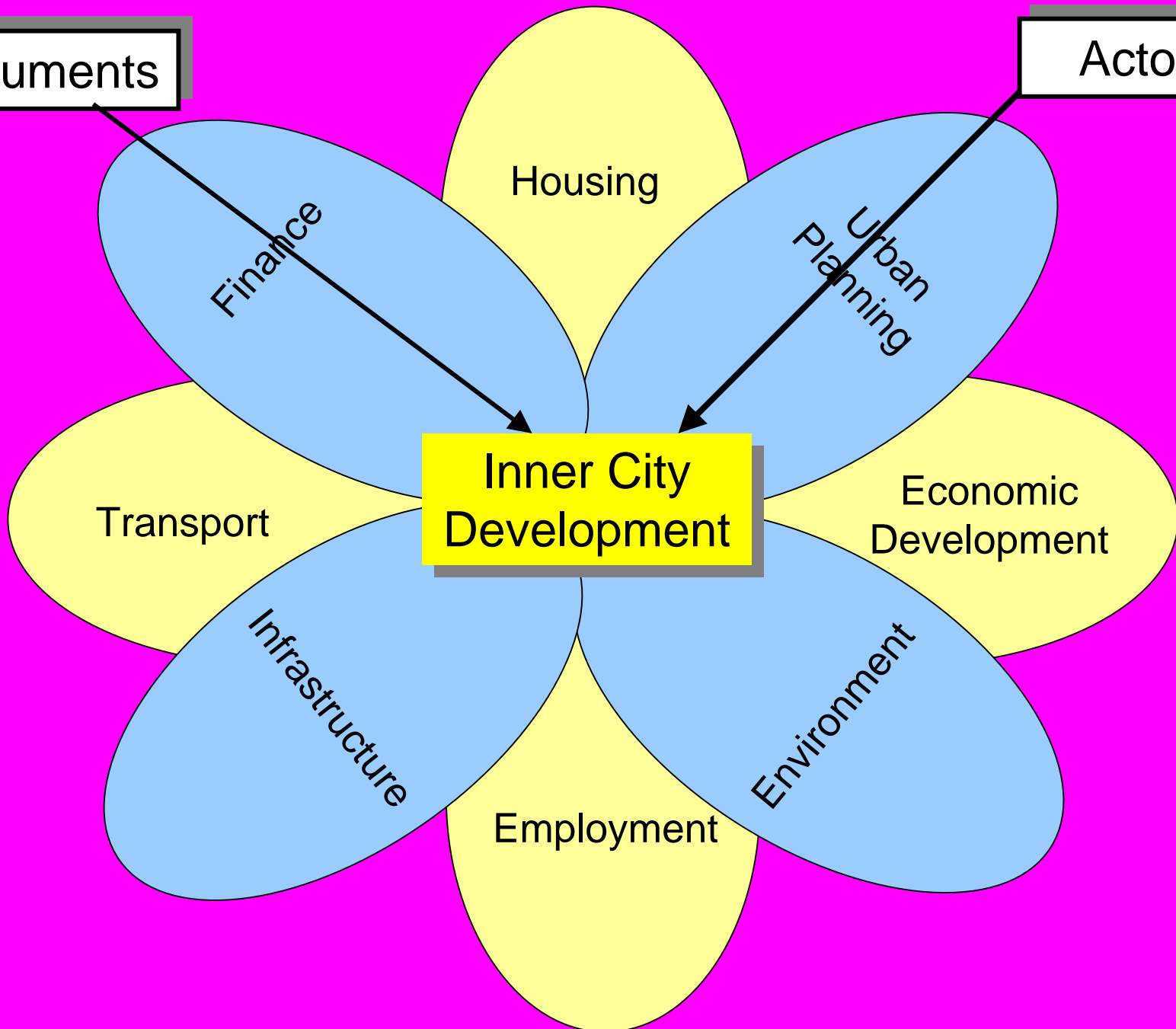


URBAN REVITALISATION

Requires specific instruments, techniques, methods, and specialised project tactics that foster popular support, political acceptance, financial sustainability and administrative strengthening.

Instruments

Actors



Enabling Instruments

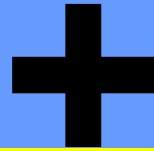


- PPP
- PPCP
- Land Readjustment
- Transfer of Development Rights
- Enterprise Zones
- Area-based management
- Strategic Planning
- Local Agenda 21
- Other land use and participatory planning instruments...

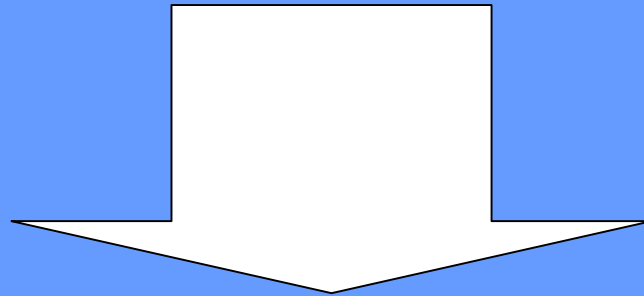
APPROACHES



ELEMENTS &
ISSUES



INSTRUMENTS



Revitalization

Part 3

Getting to know the PROBLEMS

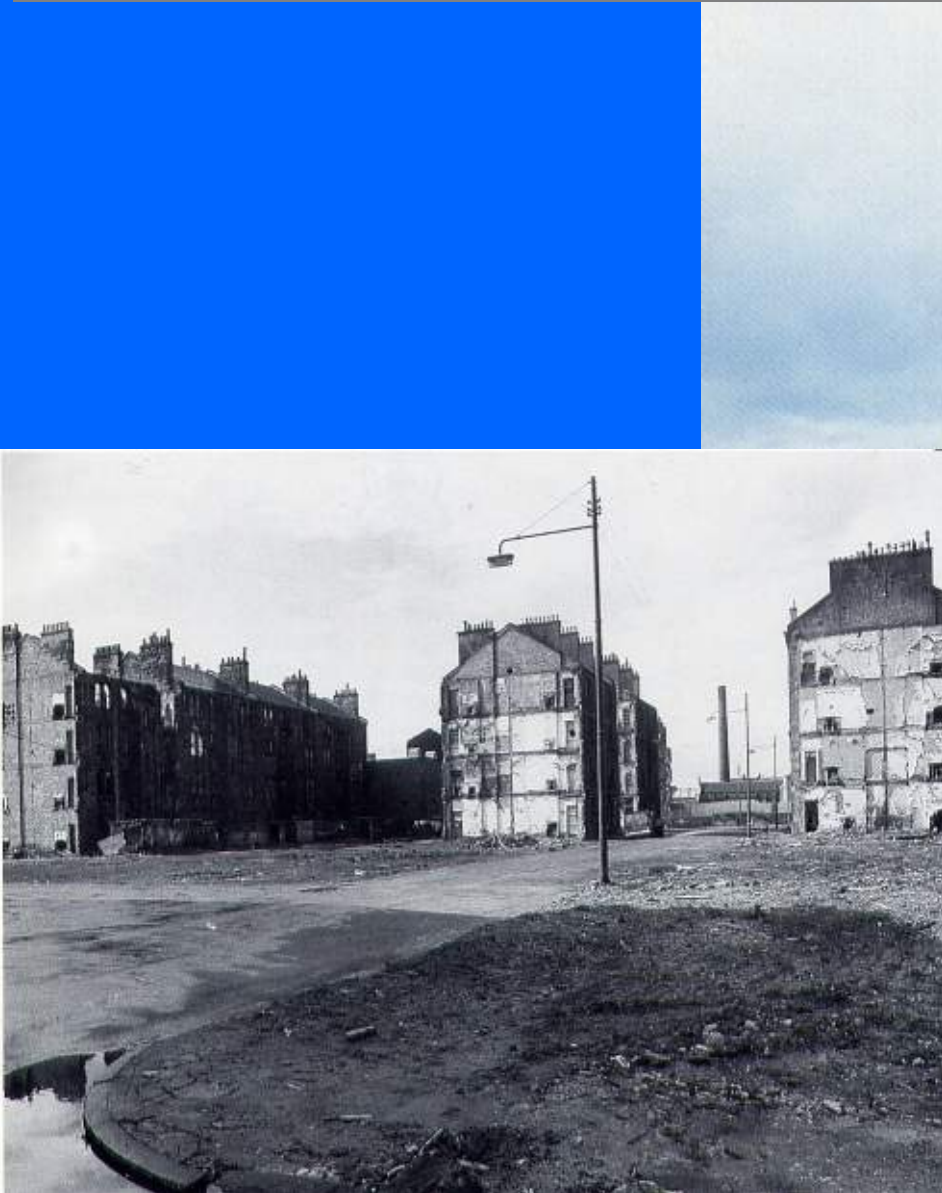
7.

SIMILAR PROBLEMS ??

**BUT what type of problems are
we talking about in inner city
contexts?**

Glasgow

The Decline of GLASGOW, Scotland



The Decline of GLASGOW, Scotland

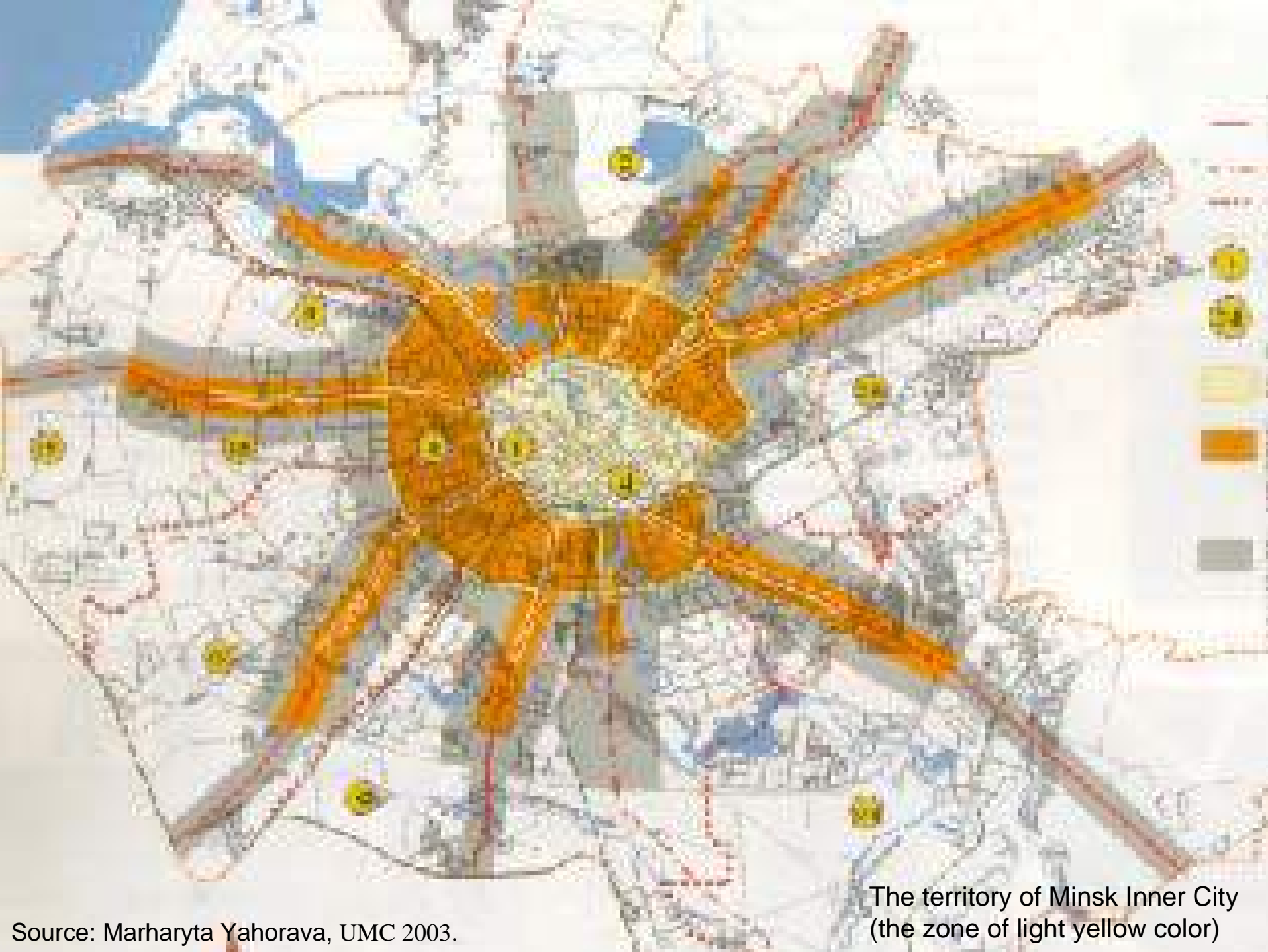
- **Disappearance of the manufacturing and industrial basis (boats, trains, arcs, textile, iron)**
- **Complete loss of industrial basis (71-83) with loss of industrial employment up to 45%**
- **Dramatic population decline: - 33% or 1.12 million (1939) to 725.000 (1986)**
- **Housing in very precarious conditions and poverty;**
- **Perverse effects in the inner city: vacant & derelict land and obsolete buildings**
- **Flight from the inner city by middle income population**
- **Empoverishment of the population & slums (visible in inner city)**

Baltimore

DECLINE OF BALTIMORE

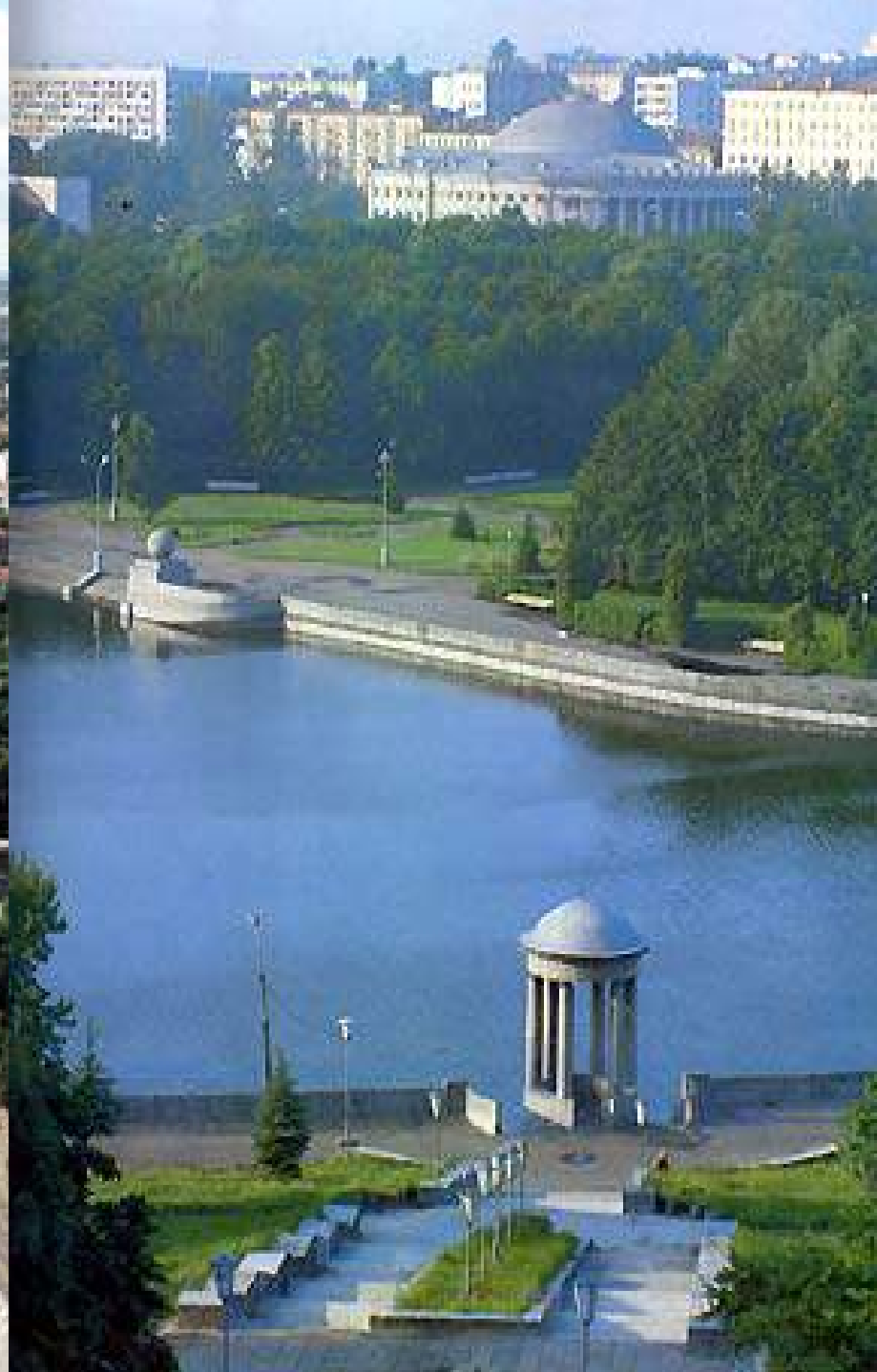
- **Decline of the industrial basis**
- **Dramatic loss of population: 950,000 (50) to 750,000 (1999)**
- **Dramatic reduction in total employment: 47,000 (1970-1987)**
- **Disappearance of the PORT and rapid degradation of the built-up space**
- **Change in the profile of population: 65% white in 1960 to more than 60% non-white in 90.**
- **Complete deterioration of the inner city: 1920-50 there was no private investment in the building stock**
- **2 Million of ft² of storage space (warehouses) vacants**
- **Migration of middle & high income groups towards suburbs**

Minsk



The territory of Minsk Inner City
(the zone of light yellow color)

Source: Marharyta Yahorava, UMC 2003.

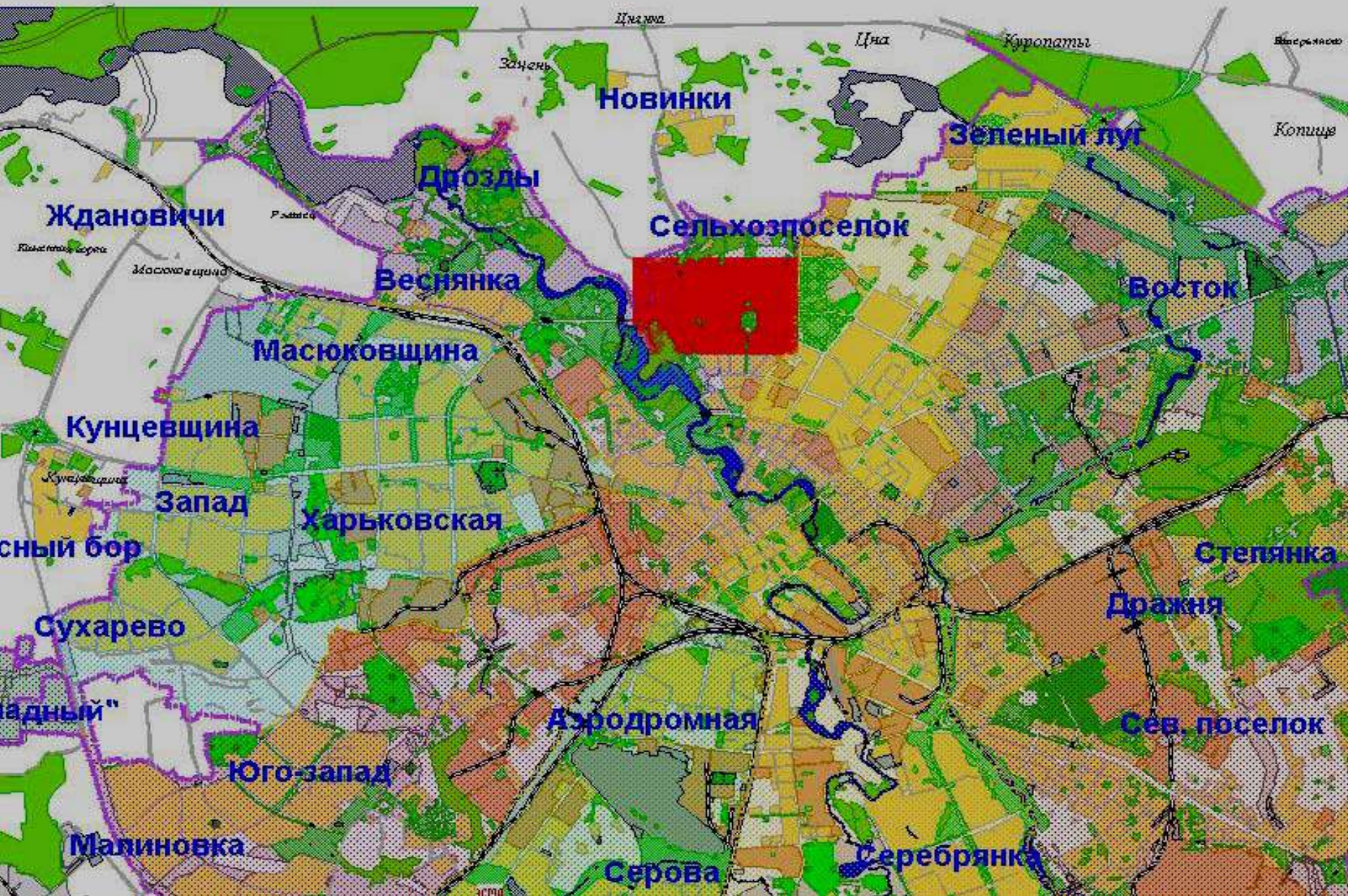




Administrative division of the city of Minsk.
There are nine Rayon Administrations.

Source:Marharyta Yahorava, UMC 2003

City map with marked area



Problems of Minsk' inner city

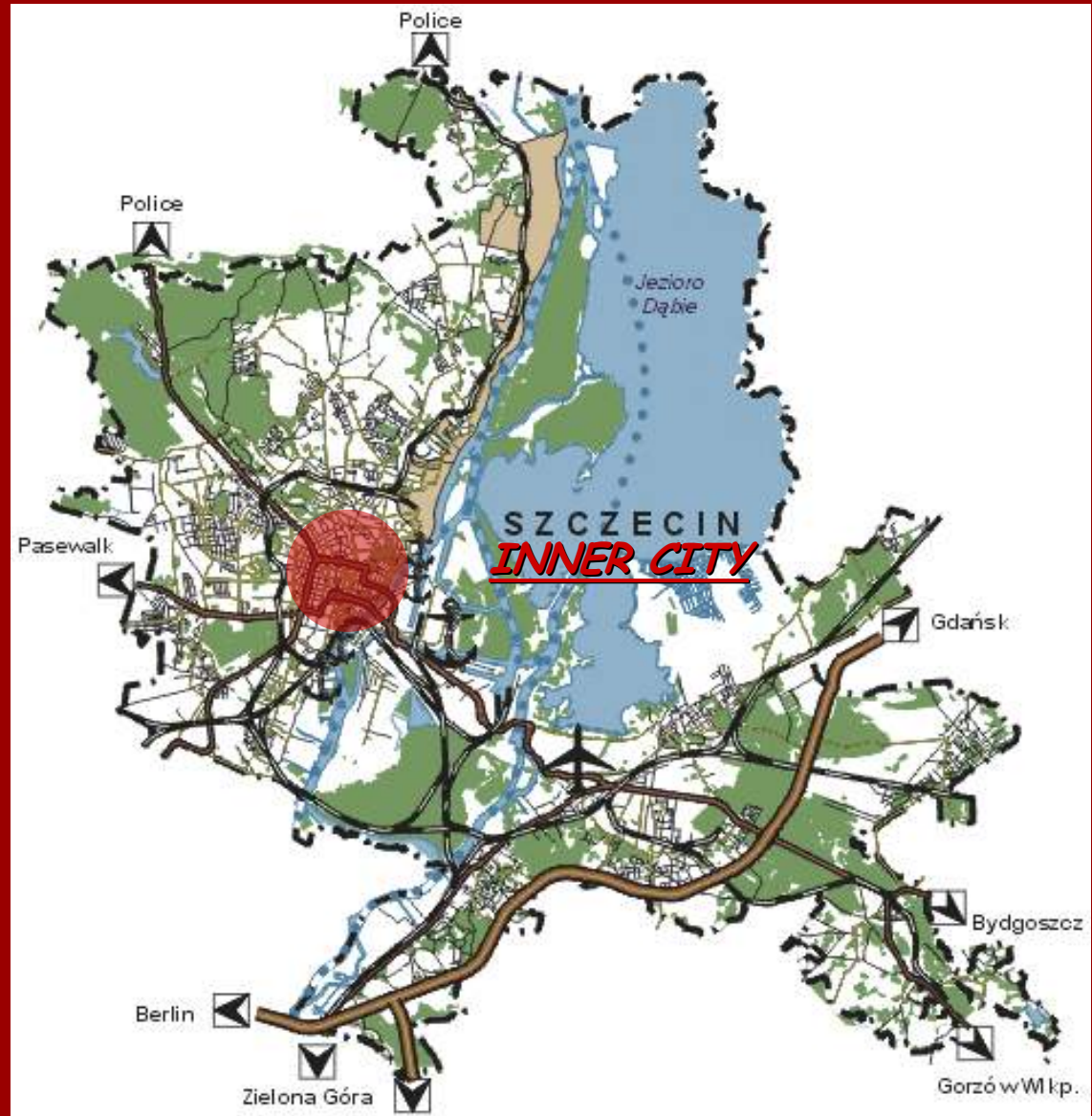
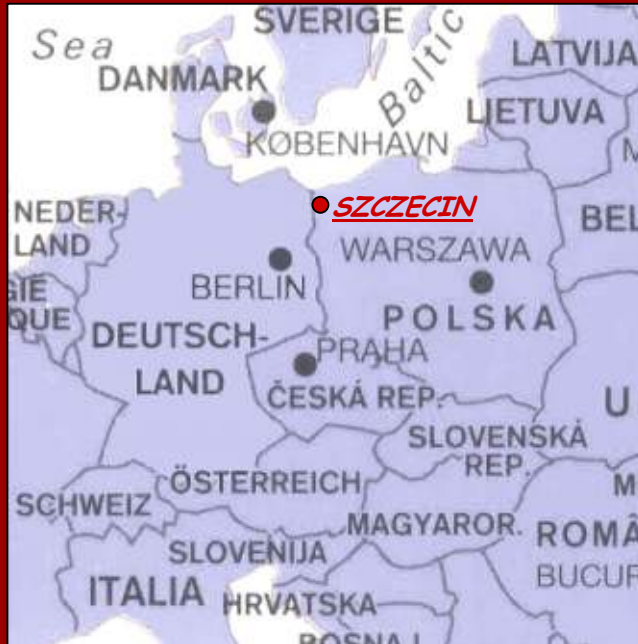
- **Inefficient land use**
- **Lack of public investments into historical core revitalization and development**
- **Transport**
- **Environment protection**
- **Decline of engineering infrastructure**
- **Loss of identity**
- **Investments attraction**
- **Ineffective system of management on the local level**
- **Contradictions among sectors**



Szczecin

Area: 301km²

Population: 418 000



DISTANCES

Berlin	150 km
Warsaw	530 km
Poznan	230 km
Baltic Sea	100 km
German border	10 km



INNER CITY DEVELOPMENT OBSTACLES

- deterioration of historical city housing stock
- lack of central commercial / cultural pedestrian zone
- large commercial centres damaging urban structure of the inner city
- public gardens – frozen areas, informal settlement
- low security
- bureaucracy, ending validity of allocation plans
- not efficient land investment
- **NOT EFFICIENT ACCESSIBILITY**, lack of efficient infrastructure network connecting city with strategic external centers



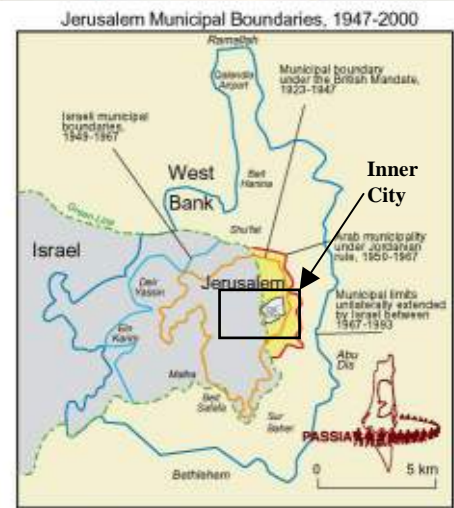
NOT ATTRACTIVE FOR INVESTORS



Jerusalem

Jerusalem – Inner City

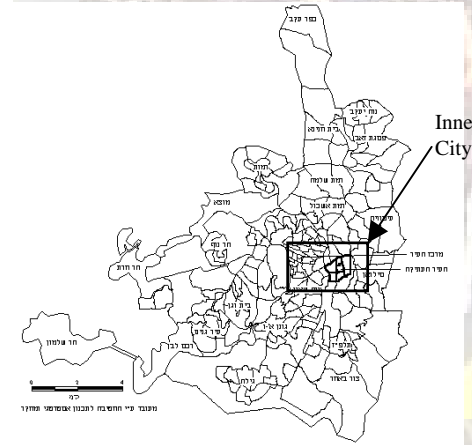
- Population of Jerusalem – 633,700. 68% Jewish, 32% Arab
- Jerusalem is socially divided to **east and west**:
 - The west is mainly occupied by Jews, and the East mainly by Arabs.
- Jerusalem is also divided into **religious and secular Jews**
- The inner city as three centers:
 - The old city – religious center
 - The city center (west)
 - The east center (east)

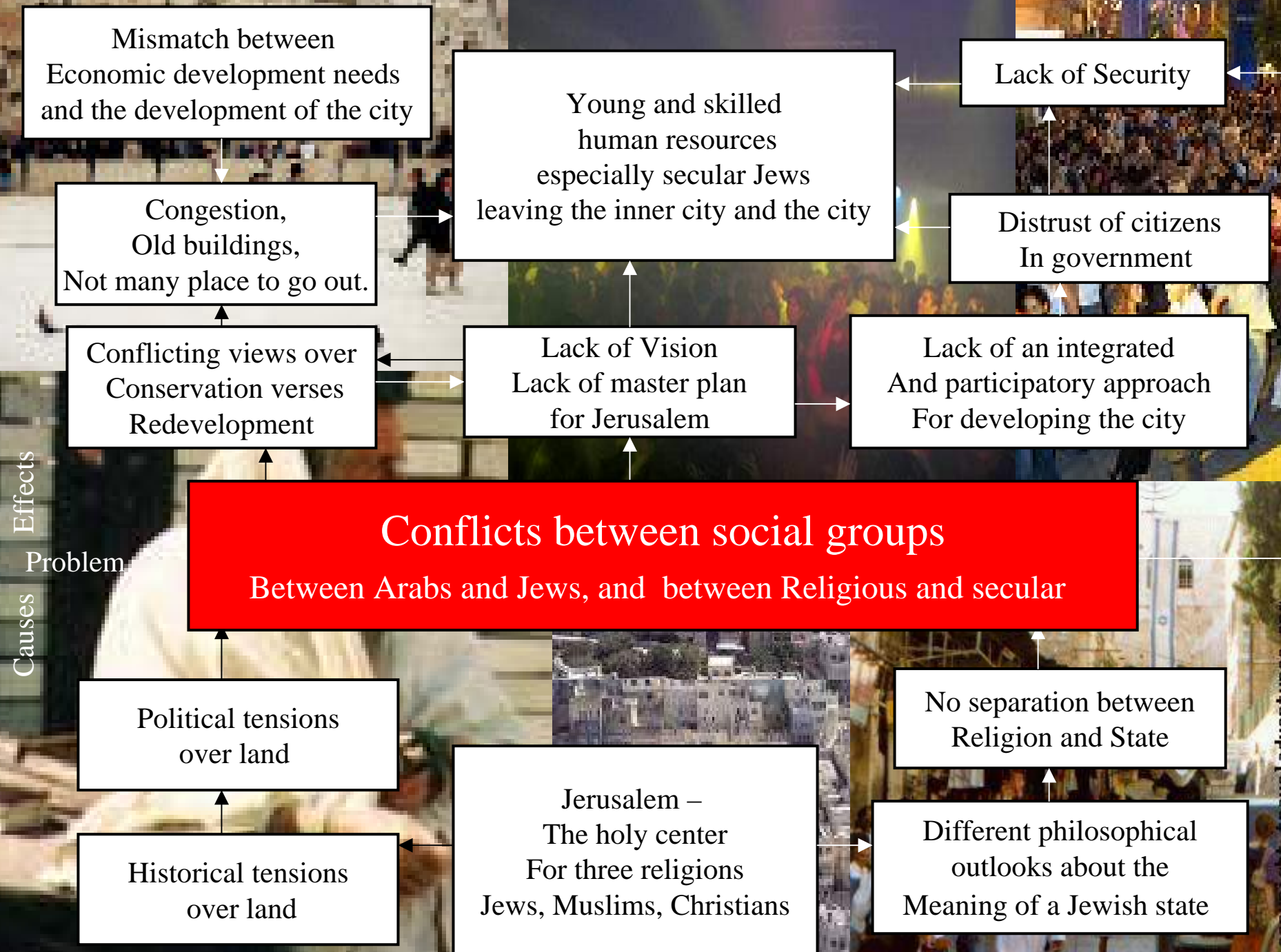


The Palestinian Academic Society for the Study of International Affairs (PASSIA)



Inner City





Effects
Problem
Causes

Lusaka

Lusaka's population (2002): 1,103,413.

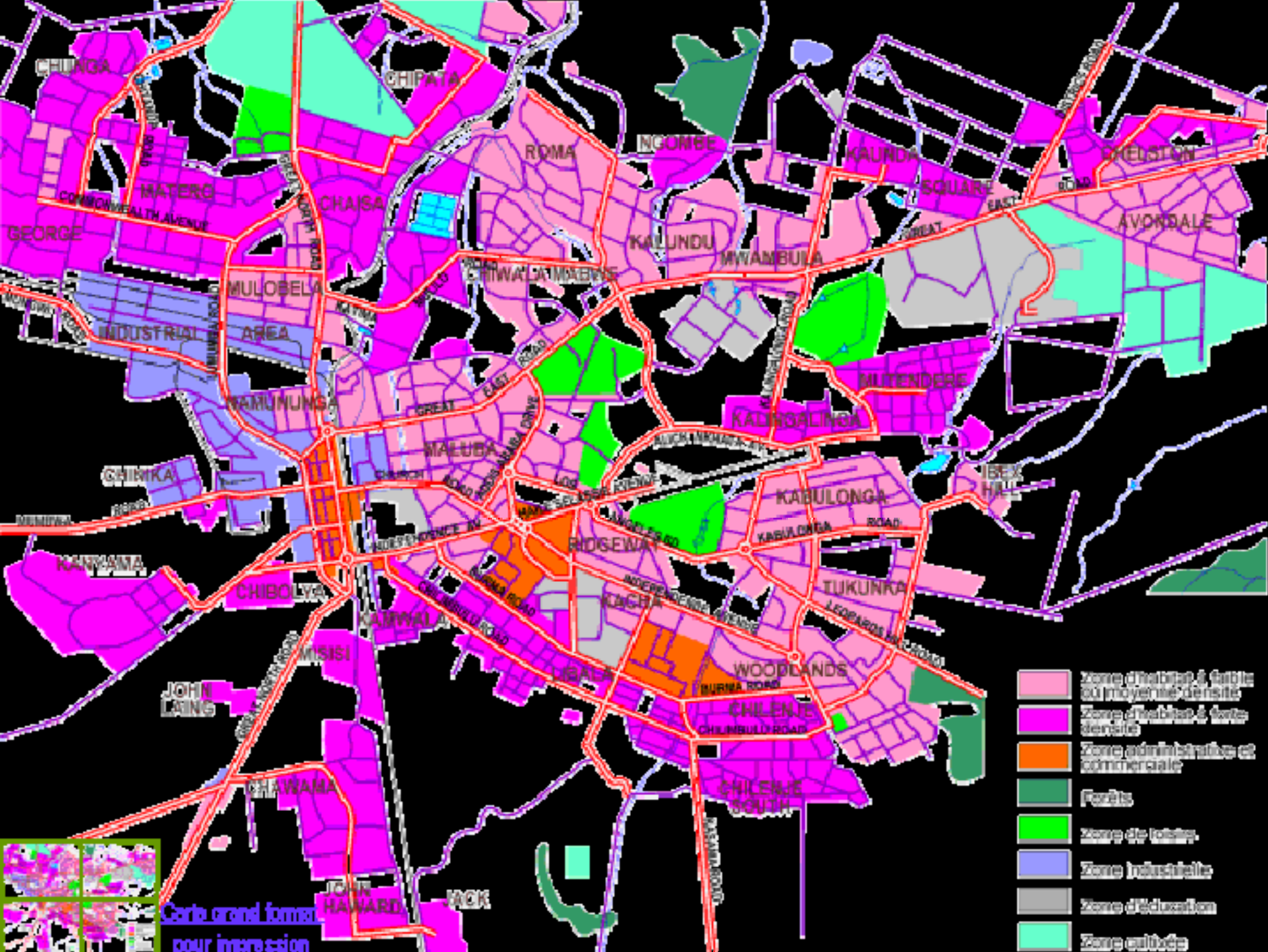
Source: Linus Mwela Kunda



THE INNER CITY

- It represents only a smaller part of the City but contains all Services.
- It has not changed much in size from the time it was founded.
- It is mainly a business center and has very few housing stock.
- It is congested from 07:00hrs to 19:00hrs and is empty at night.





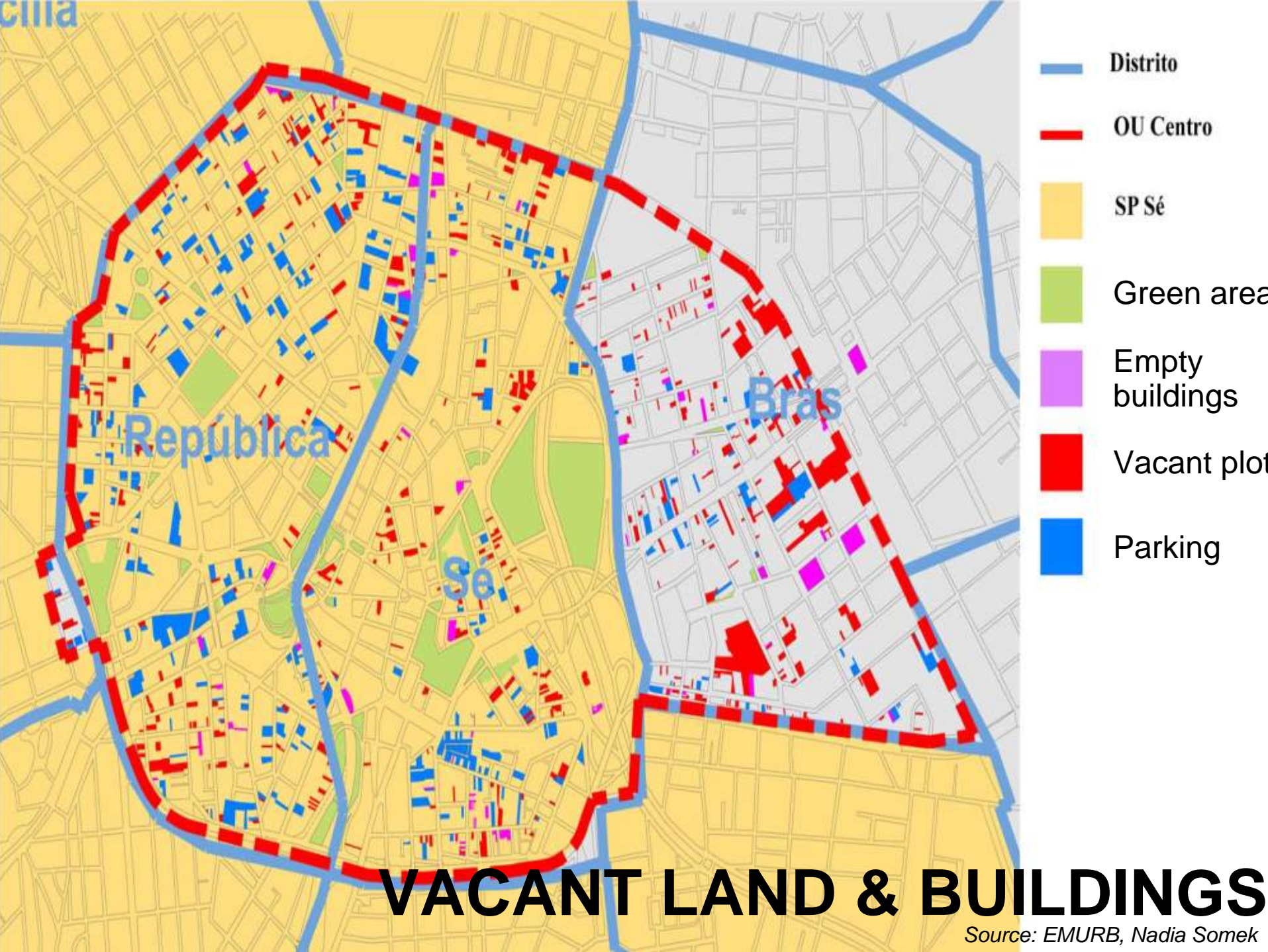
Carte grand format
pour impression

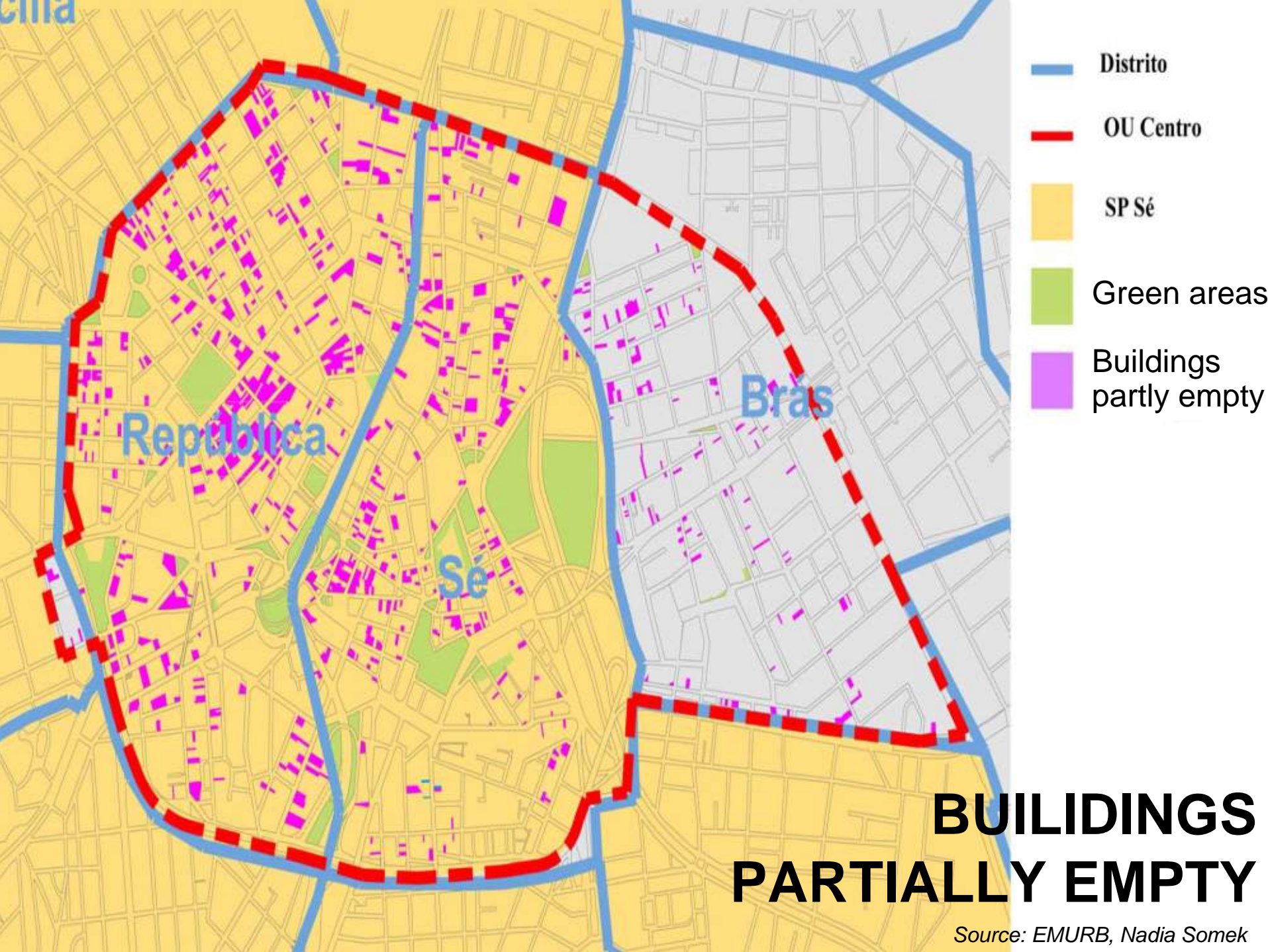
Problems of Lusaka's inner city

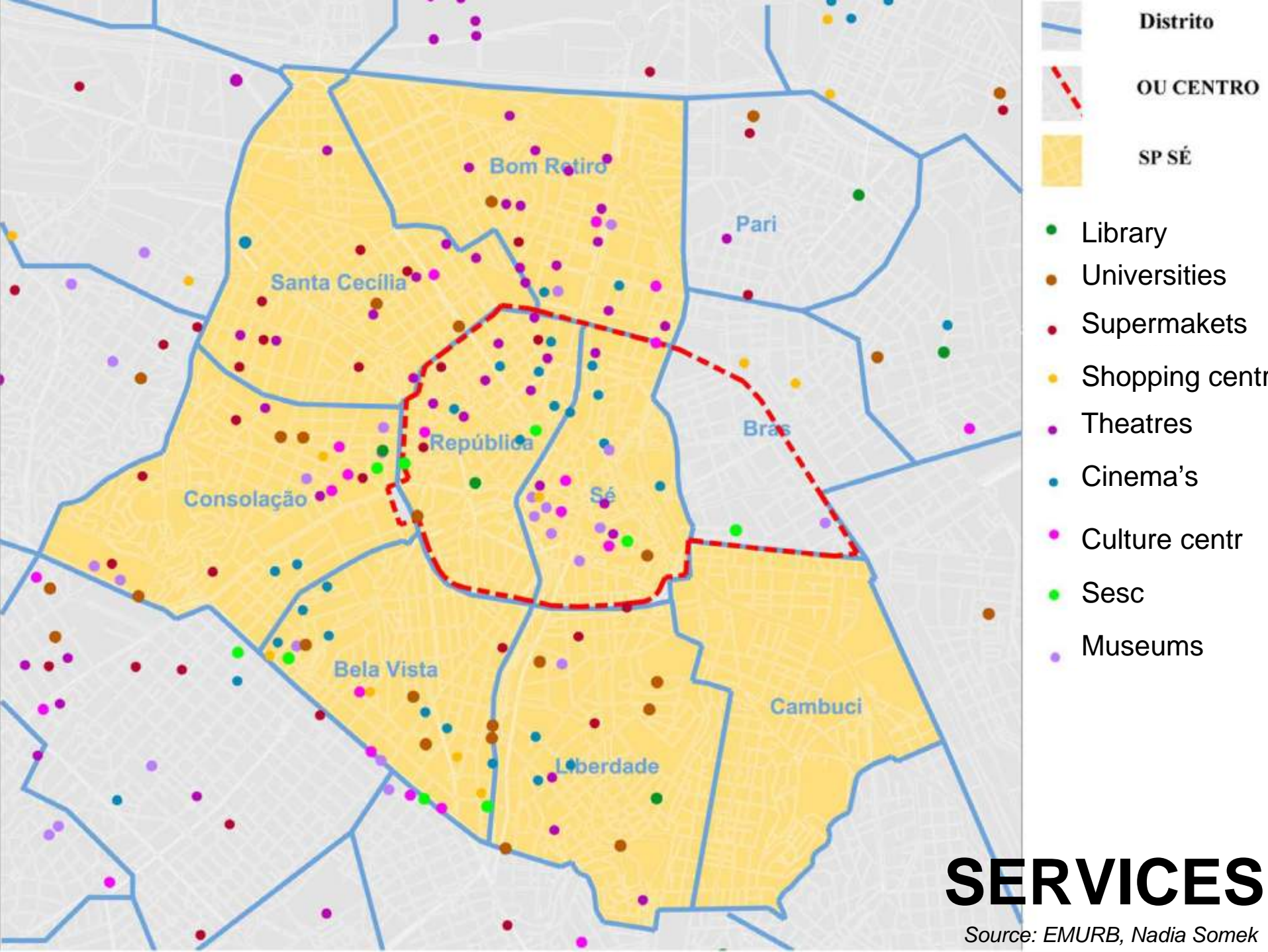
Source: Linus Mwela Kunda

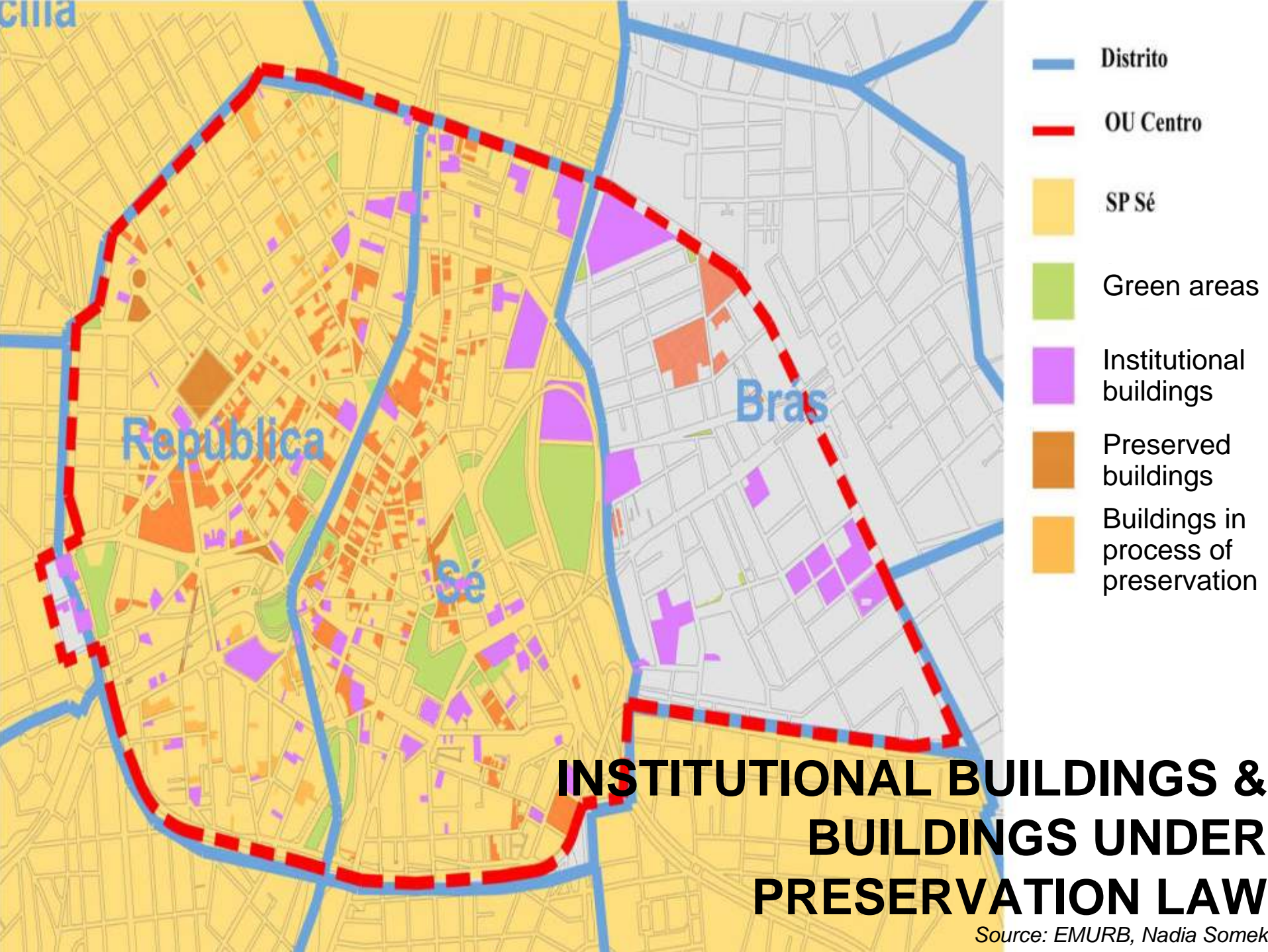
- Reduced funding from the Central Government to the Lusaka City Council
- Traffic congestion due to the increased number of people buying Motor vehicles. This is due to the unreliable Public Transport System.
- Increased number of People in informal Employment. Most if not all do not pay tax at all.
- Increased levels of Vandalism of Public Property etc.
- Increased number of Street Vendor taking up the circulation space within town this has worsened garbage collection system.
- Most Buildings exhibit a decline in occupancy due to the cost of Rent resulting from high Ground Rates, Tax on Property etc. The unfavourable conditions existing within the Inner City discourage people from passing time here and only go to do the necessary.
- There are a number of uncompleted buildings which make the Inner City unattractive and dangerous to the People.
- The illegal constructions also make the city Ugly.

Sao Paulo

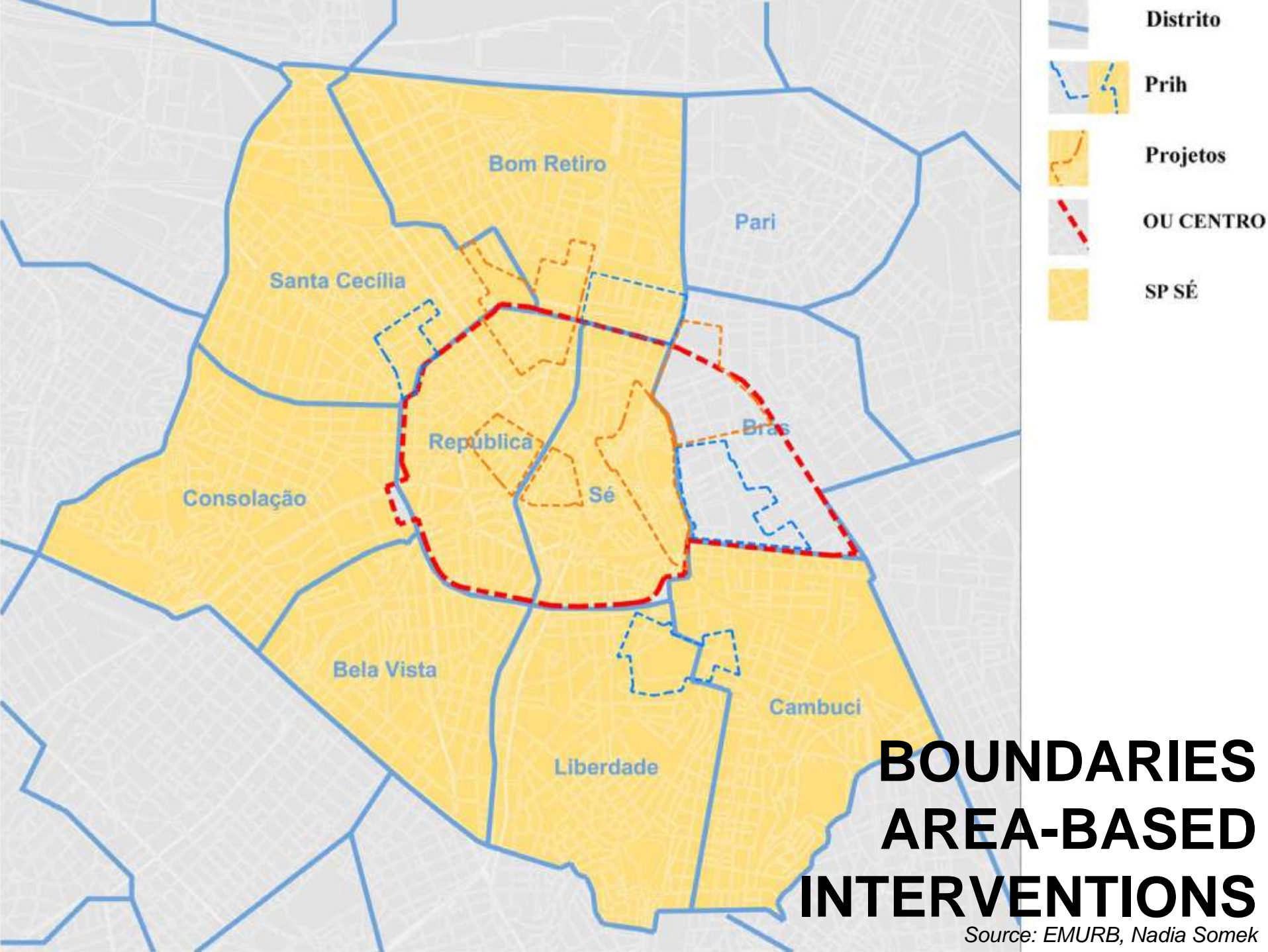








Source: EMURB, Nadia Somek



BOUNDARIES AREA-BASED INTERVENTIONS

Source: EMURB, Nadia Somek



Rio Tietê

Bom Retiro

Barra Funda

Campos
Elíseos

Luz

Parí

Sta. Cecília

República

Higienópolis

Brás

Sé

Consolação

Bela Vista

Liberdade

Cambuci



8.

Inner city problems?

Whose problems?

Why are they a problem?

Problem Areas Identified by Municipal Government

Devaluation
of real estate
property

Change in
economic
profile

Loss of
Residential
Use

Environmental
Degradation

Obsolete
legislation &
lack of
instruments



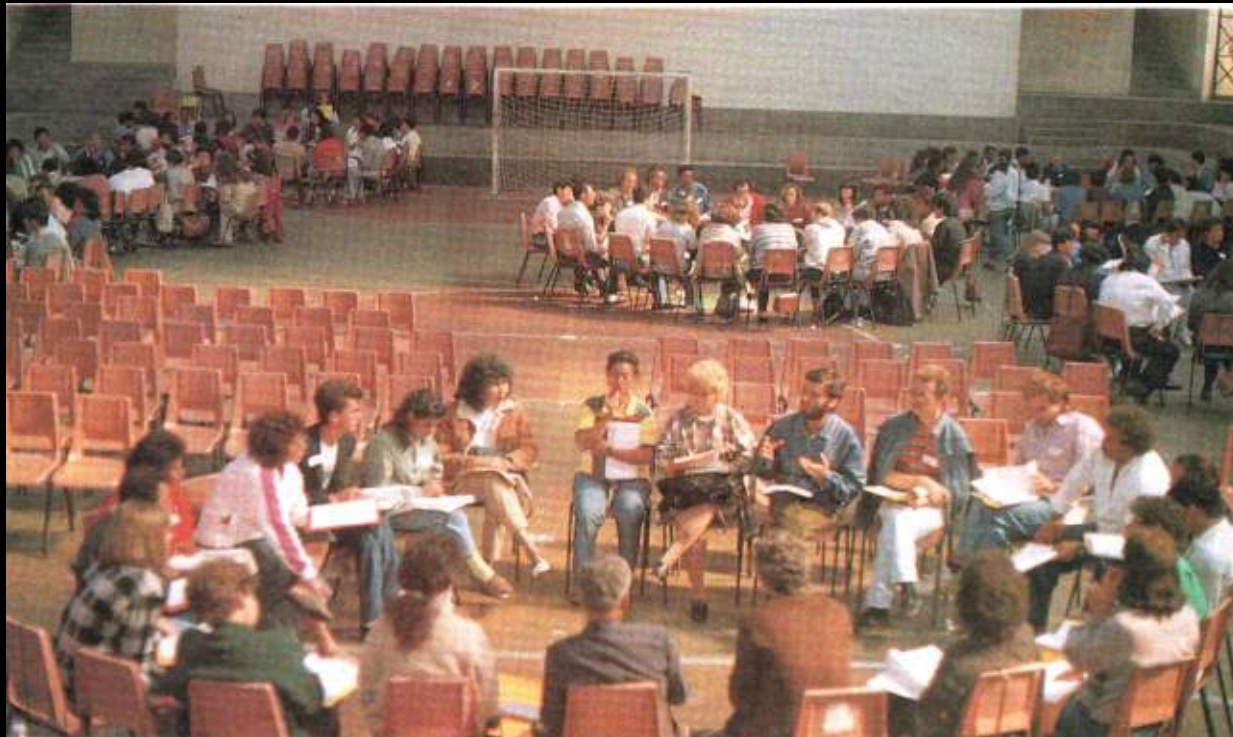
HOUSING ASSESSMENT

- Predominantly low income population residing in inner city districts
- Greater percentage of women household heads than in other regions
- Predominance of aged population
- Continuous loss of resident population
- Incidence of large scale rental housing
- Large number of vacant buildings and residential units
- Concentration of employment

Housing problems in São Paulo's inner city



Results & Findings of a Stakeholders Consultation on Inner City Problems



BUSINESS SECTOR

- **The city center is abandoned by the municipal government**
- **The center is now without an identity**
- **The center is confused**
- **There is a lack of private investment**
- **The flight of the elite who used to live here**
- **Decrease in residential use**
- **Overlapping of public agencies**
- **Lack of planning vision in the government**
- **Lack of parking space**
- **Zoning law obsolete (1972)**
- **Metro is a main reason to deterioration of inner city**
- **Population is not educated**
- **Lack of commercial and touristic attractions**
- **Transfer of resources to other “centralities”**
- **Excessive incentives to invest in other localities in the city.**

POPULAR MOVEMENTS AND CBO's

- Lack of social housing
- Complete disorder between vehicles, street vendors and pedestrians
- Discrimination by municipal government in handling the conflict of interests and uses
- Gradual eviction of low income population during the last 30 years
- Absence of movement of people / pedestrians during the night
- Vacancy & abandonment in residential sector – buildings are empty and abandoned
- Inner city has complete infrastructure but low quality of urbanity/housing
- Absence of public awareness/education on handling garbage
- Many buildings are covered with graffiti

MUNICIPAL GOVERNMENT

- **Loss of identity of the center**
- **Loss of cultural value**
- **Utilisation of downtown was not programmed**
- **Inner city has lost its basic flagship character**
- **Downtown is dirty**
- **There is sub-employment**
- **A sense of insecurity and lack of safety for citizens**
- **It is the destination of illegal products**
- **There are gangs formed (street vendors)**
- **Quality of residential life is bad**
- **Loss of population**
- **Preserved buildings & artifacts are underutilised or not used at all**
- **Absence of state in planning & public space management**
- **No integration between public and private domains**
- **Lots of public space invaded by private actors**
- **Low mobility**
- **Excessive accessibility to the center**

Common Opinion

- **Absence of a strategic and multidisciplinary project for the inner city**
- **Lack of articulation between the various municipal agencies**
- **There is no institutional framework to deal with the matrix-based actions of the municipal government**
- **Weak pro-poor policies in the inner city**
- **Absence of a land use policy towards the inner city**
- **Lack of an effective policy towards urban & architectural heritage preservation**

Rio de Janeiro ?







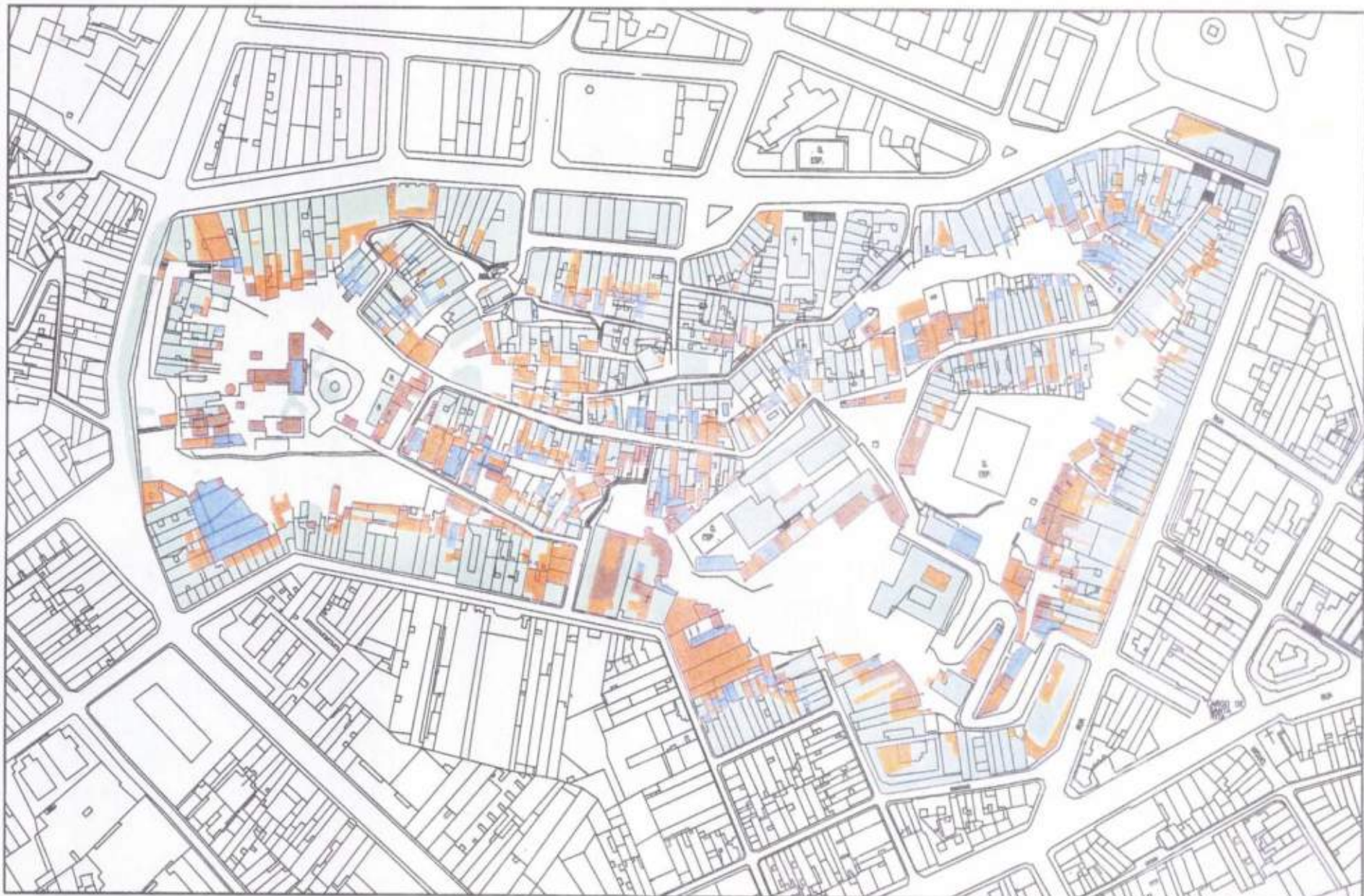




Faixa da Cruz Vermelha



EVOLUÇÃO DA SUPERFÍCIE EDIFICADA



- Até 1870
- Entre 1870 e 1929
- Entre 1929 e 1953
- Entre 1953 e 1990

ESCALA GRÁFICA APROXIMADA
0 10m 20m 30m 100m





OPPORTUNITIES

- *Re-use of real state, buildings, empty spaces;*
- *Re-furbish and restoration of housing and business units*
-

- *Interest of cultural and tourism investments;*
- *Funding resources mobilisation*
- *Attractiveness: visual impact once intervention is successful;*



- Easy accessibility;*
- *Central location;*
- *Physical identity: natural and architectural heritage*
- *Protection policies;*
- *Existing infrastructure;*
- *Real State: CBD, high land value;*
- *Economy: retail commerce, business sector, cultural industries*

STRENGTHS

- *Congestion, lack of parking places;*
- *De-investment of public and private sectors*
- *Depopulated;*
- *Obsolete and deteriorated properties;*
- *Vacant properties;*
- *Lack of market demand;*
- *Real estate moving to other areas*

WEAKNESSES

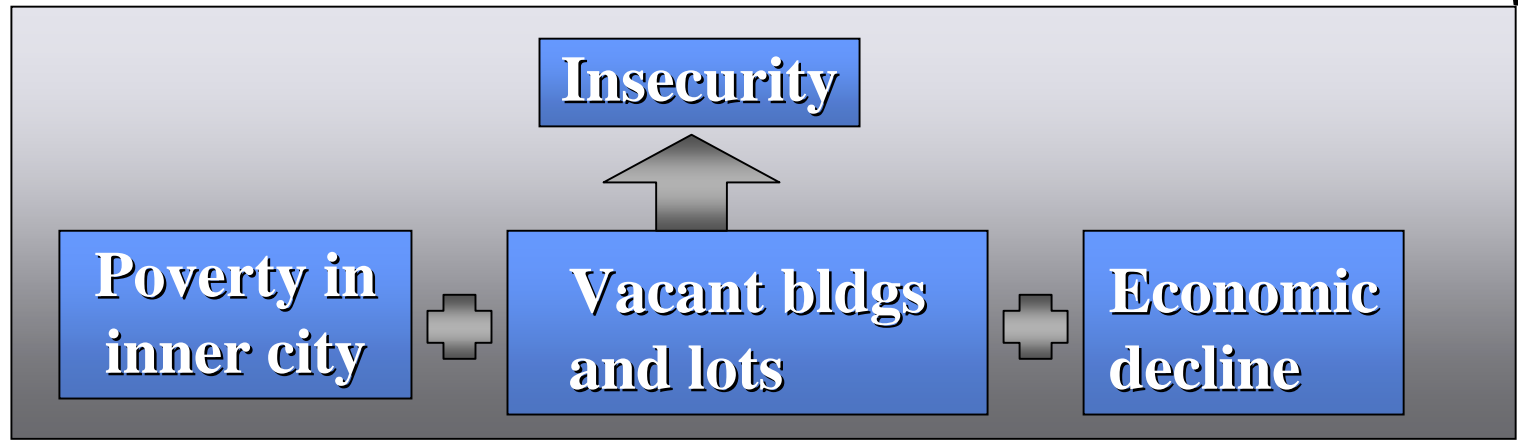
- *City growth to other areas;*
- *Sub-centres competing with city core;*
- *Flight: enterprises moving out to other areas and other cities (as Sao Paulo);*

- *Poverty of local residents*
- *Lack of local government interest to the inner city core*
- *No policy priority*

THREATS

Problem Tree of Rio de Janeiro's inner city

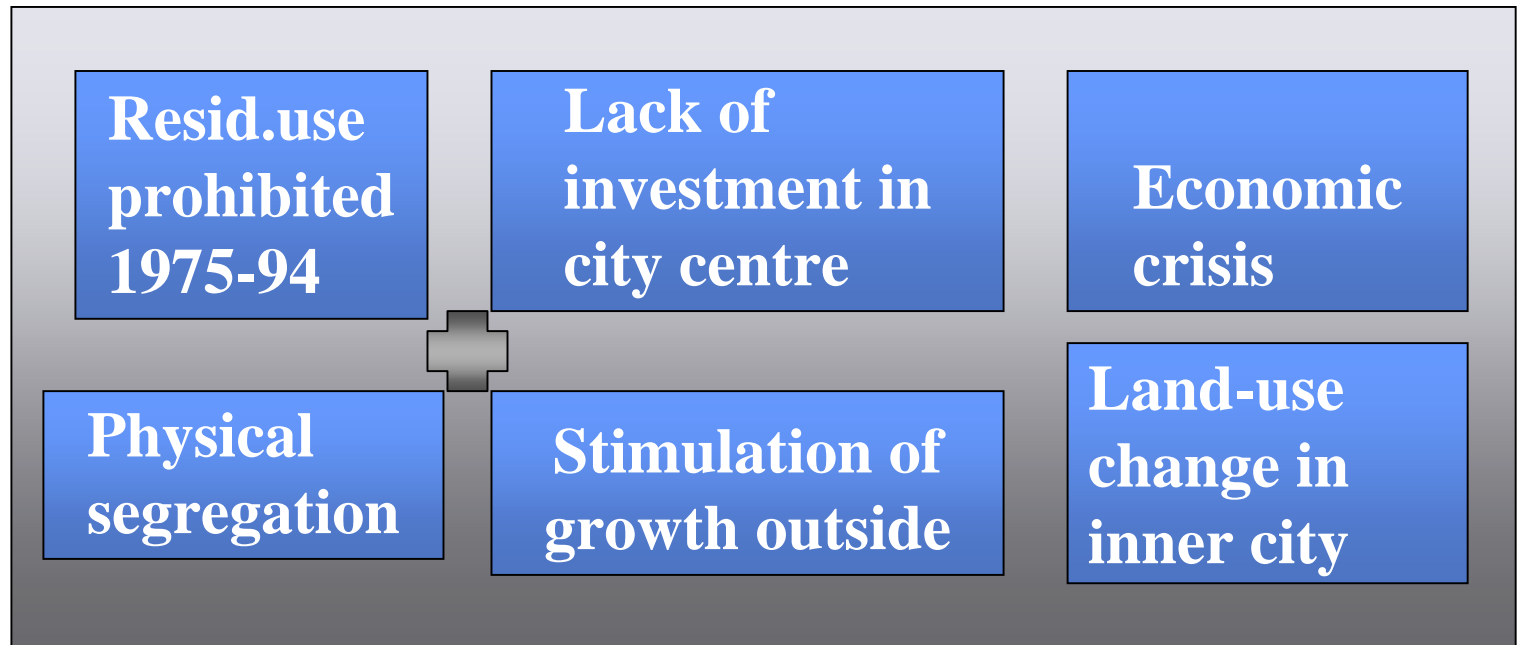
Effects



Problem → **De-population**

Source: Marcia Wajsenzon, IHS, 2002

Causes



THE PROCESS OF DETERIORATION AND DEGENERATION

- Services & Infrastructure become inefficient
- Social conditions deteriorate
- Building stock is in process of deterioration
- Economic conditions are in decline
- Management & administration are inadequate vis-à-vis the problems



Demand for Actions

Relevance and Contemporary
Obsolescence

Financial Resources

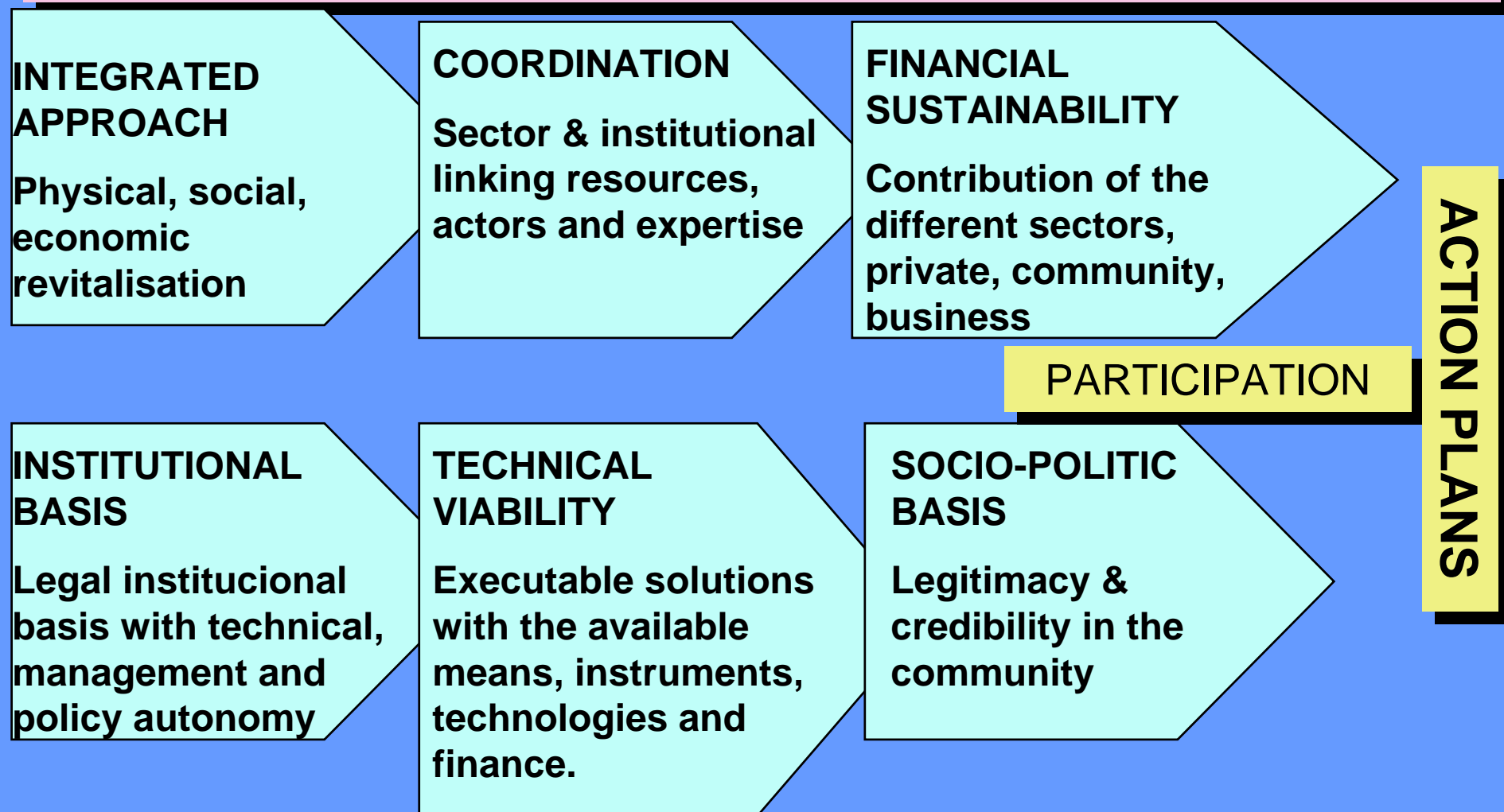
Legal & Institutional basis for plans and actions

Participation of social, economic and political stakeholders

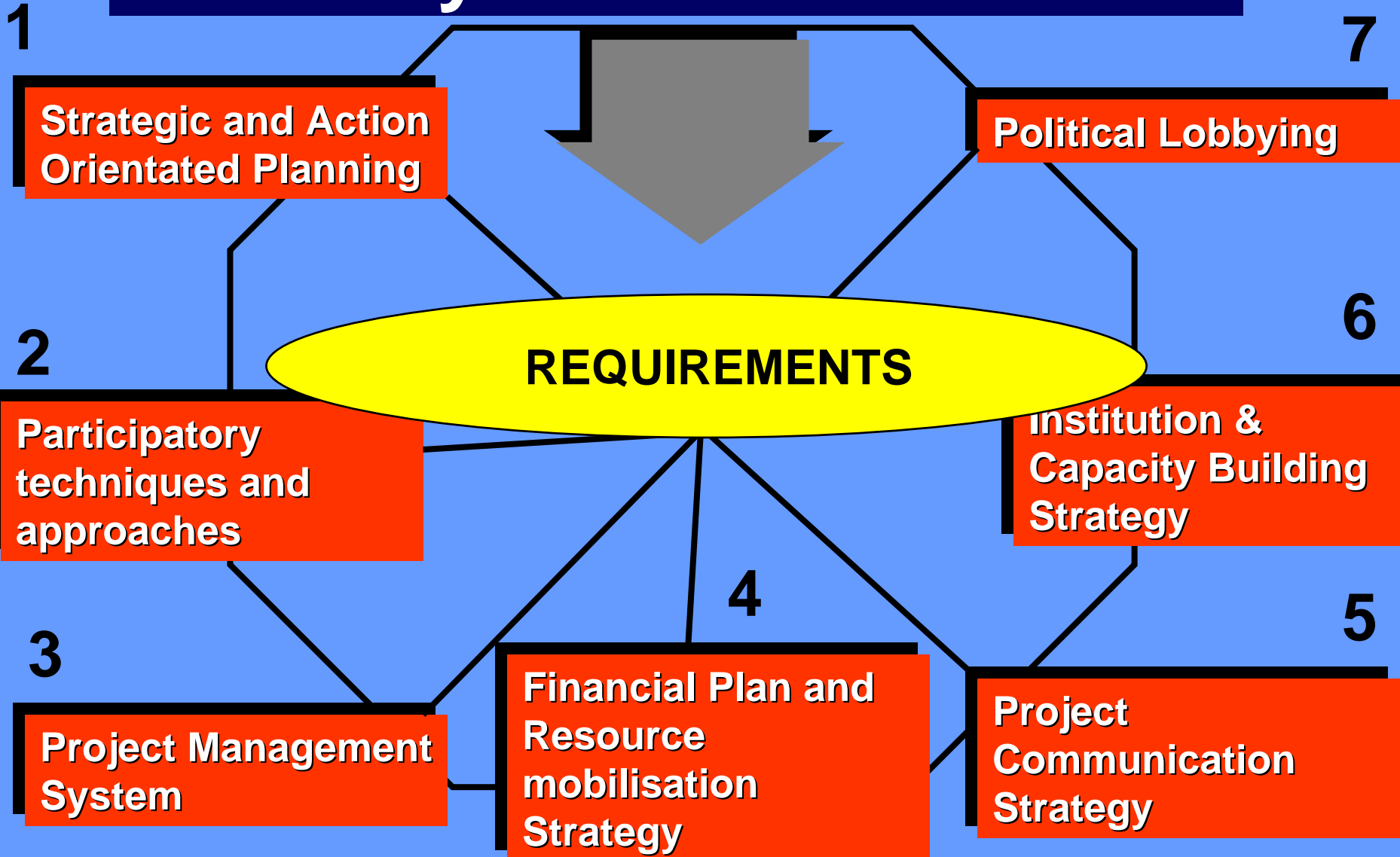
9.

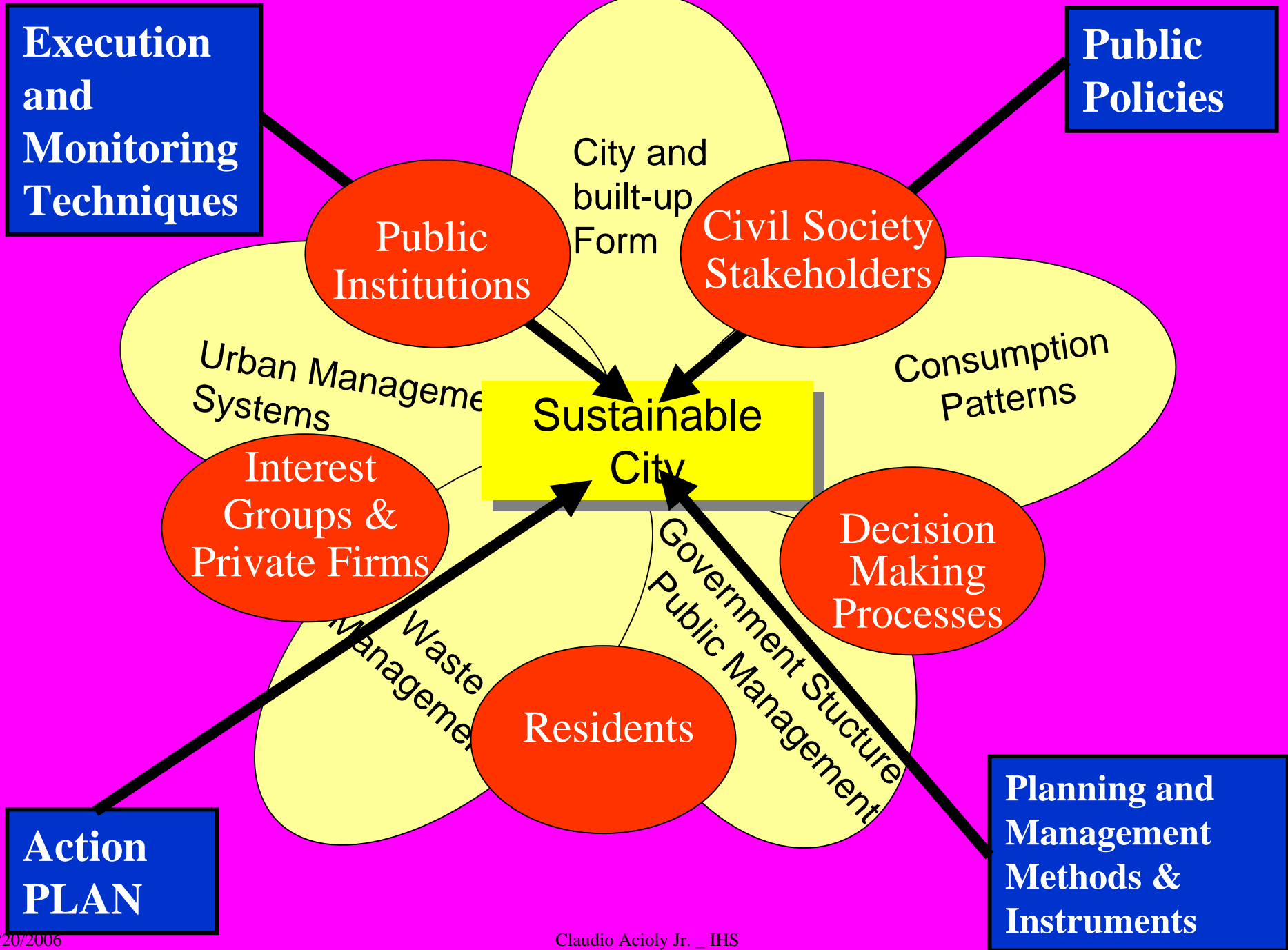
We need to think profoundly in the pre-requisites if one wants to accomplish the objectives of revitalisation!

PRE-REQUISITES FOR THE SUCCESS OF THE URBAN REVITALISATION POLICY: government intervention



SUCCESS CRITERIA: inner city revitalisation





The need to design a multi sector, multi agency integrated approach requires:

A good understanding of the building stock and its potentials

A good understanding of the local economy: the role of different local business sectors and enterprises within the global city development

A stakeholders analysis to build synergies and partnerships

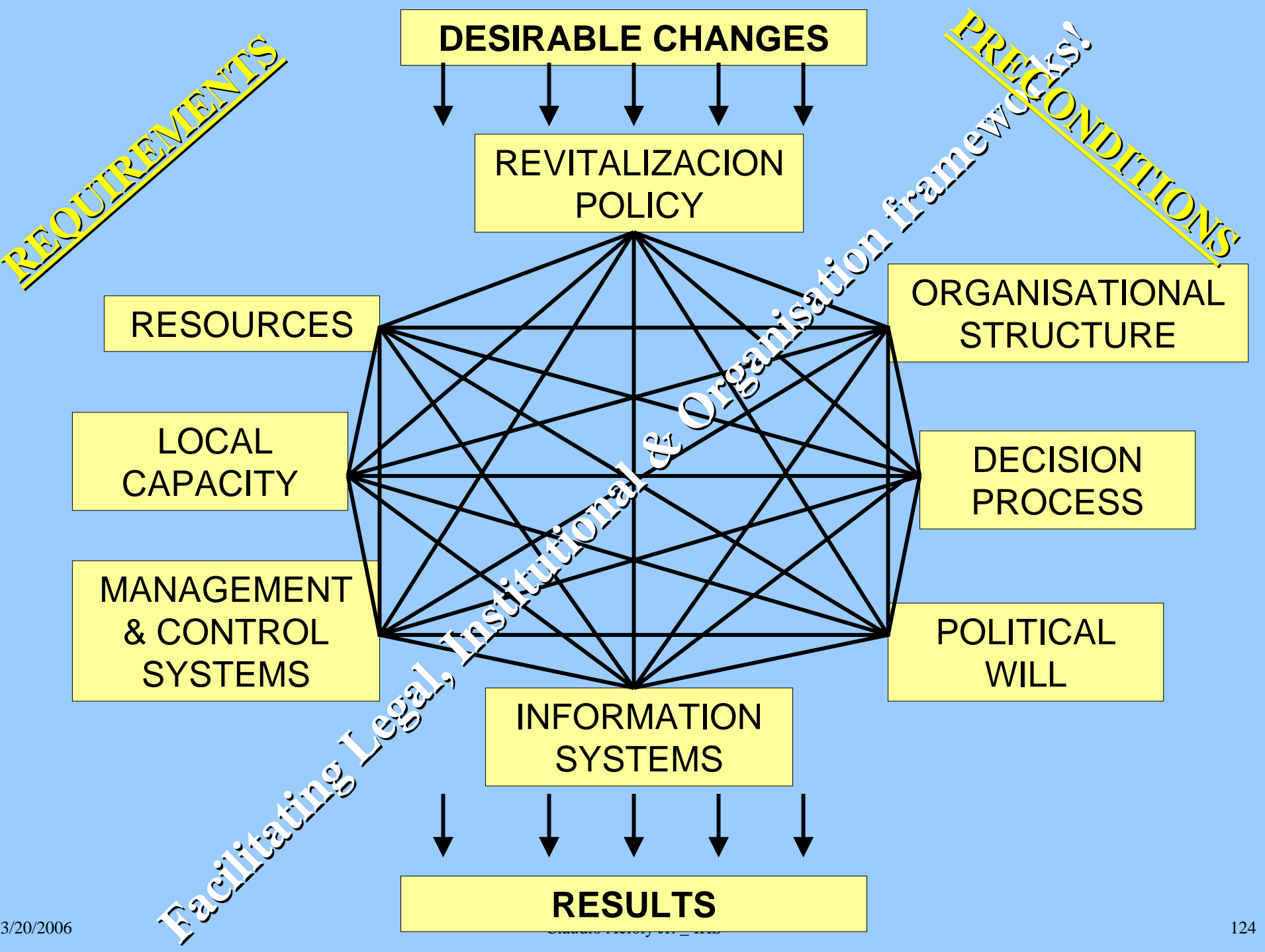
The design of good strategy for resources mobilisation and financial support of Local governments and private parties

The setting up of a conducive institutional arrangement and organisational management mechanisms

A market survey to identify trends in real estate, land and housing markets

Knowledge about the willingness and ability to pay of local residents

A holistic view regarding circulation of people and goods, traffic and public transport



10.

THE END!