

First AID for Area Development



Area development



History



World War 2



Reconstruction



Use



Expansion



Status quo



Problem



Area Improvement District

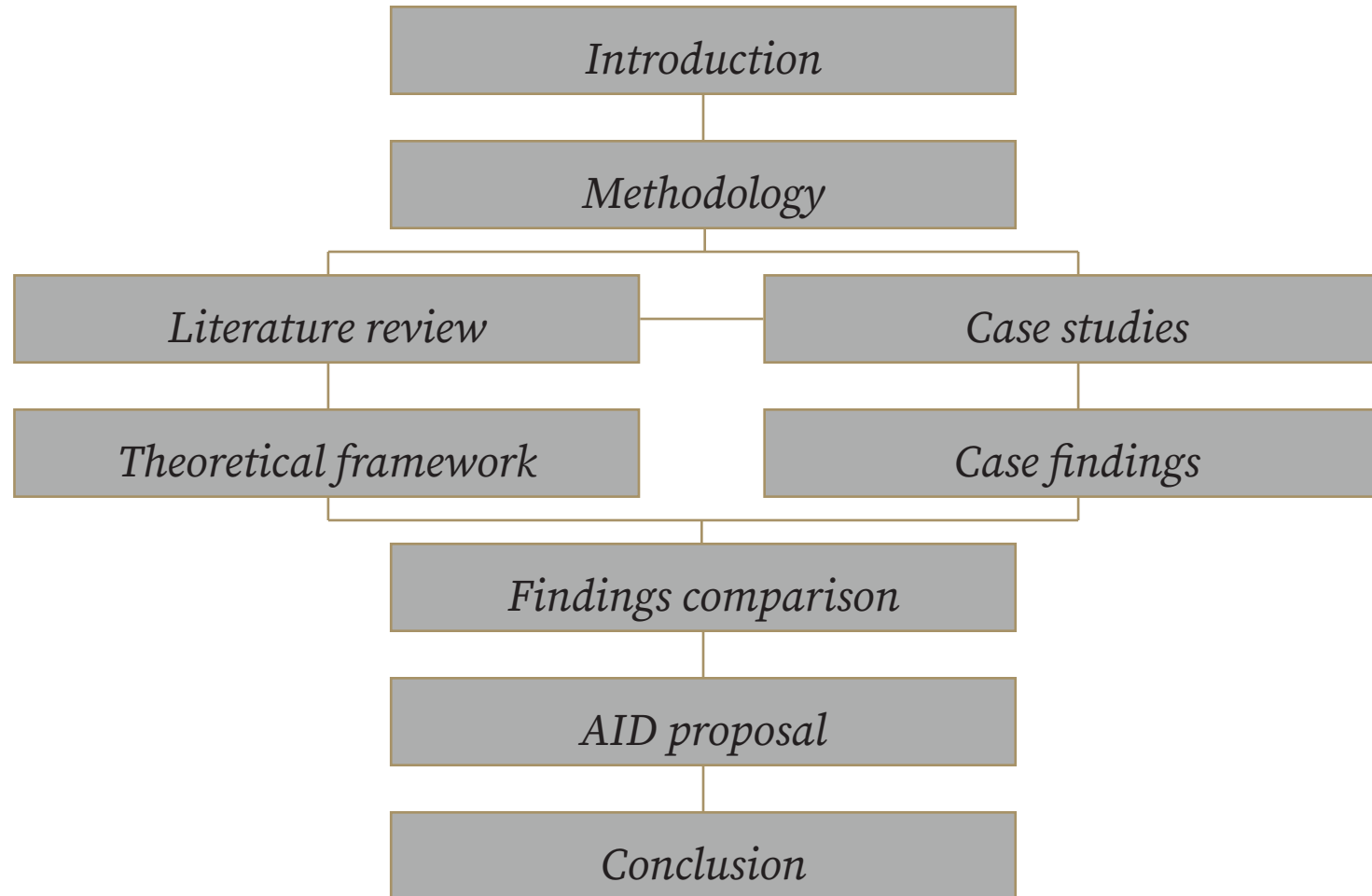
1. The area is mixed-use
2. The area is possibly not in development yet
3. The area is possibly already developed
4. The area comprises of both existing real estate owners, as well as incoming real estate developers
5. The organisation is publicly sanctioned
6. The organisation is privately governed
7. The organisation is intent on developing collective services
8. These collective services surpass the level of public services
9. The plan for these collective services is not unanimously supported but can still follow through

Questions

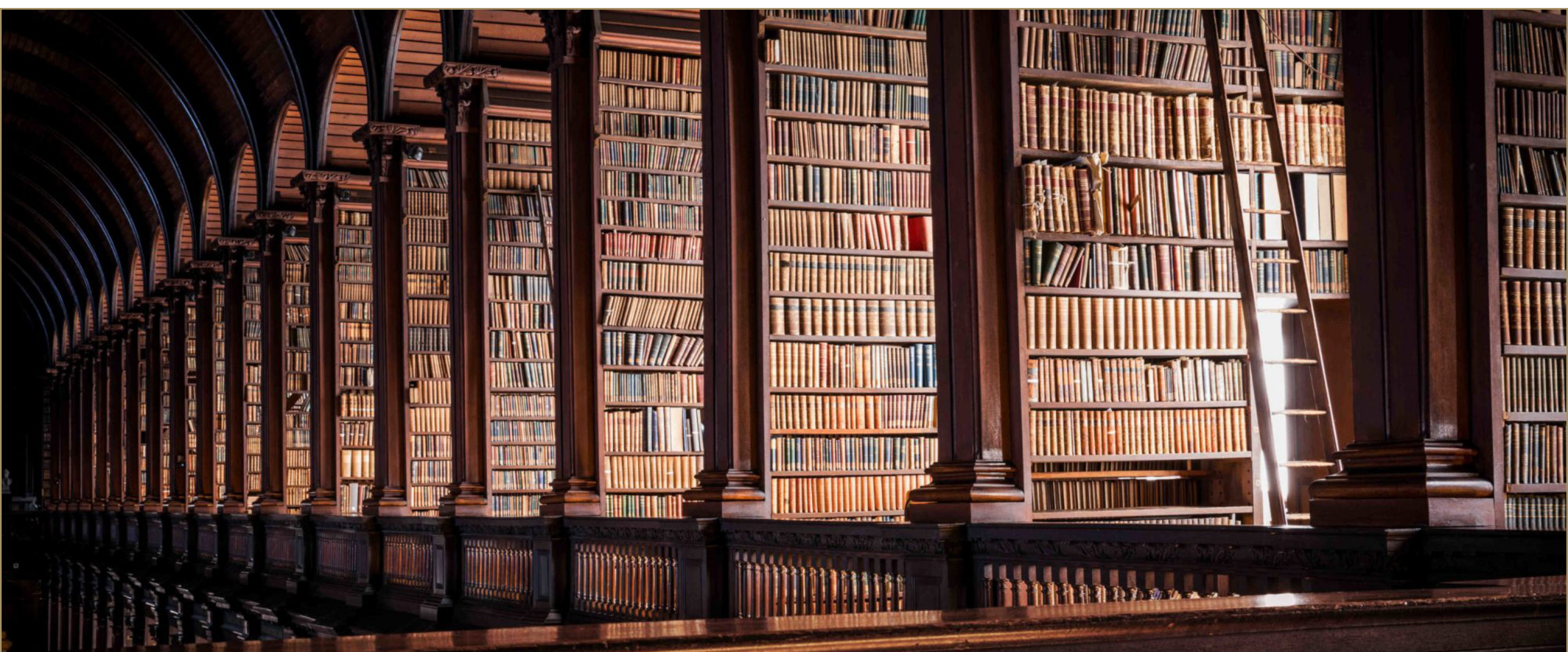
“What can the Dutch Area Improvement District look like and how can it work?”

1. “What can the Dutch Area Improvement District look like?”
2. “Why would private actors be willing to participate in the Dutch Area Improvement District?”
3. “How can public actors facilitate private actors in the Dutch Area Improvement District?”

Methodology



Literature review



Case studies



Case studies

Case X

Description of Case X

Figure: Location of Case X



Case studies

Case X

Description of Case X

Figure: Location of Case X



Table: AID characteristics compared to Case X

Case studies

Case X

Description of Case X

Figure: Location of Case X



Table: AID characteristics compared to Case X

Table: AID benefits for Case X

Case studies

Case X

Description of Case X

Figure: Location of Case X

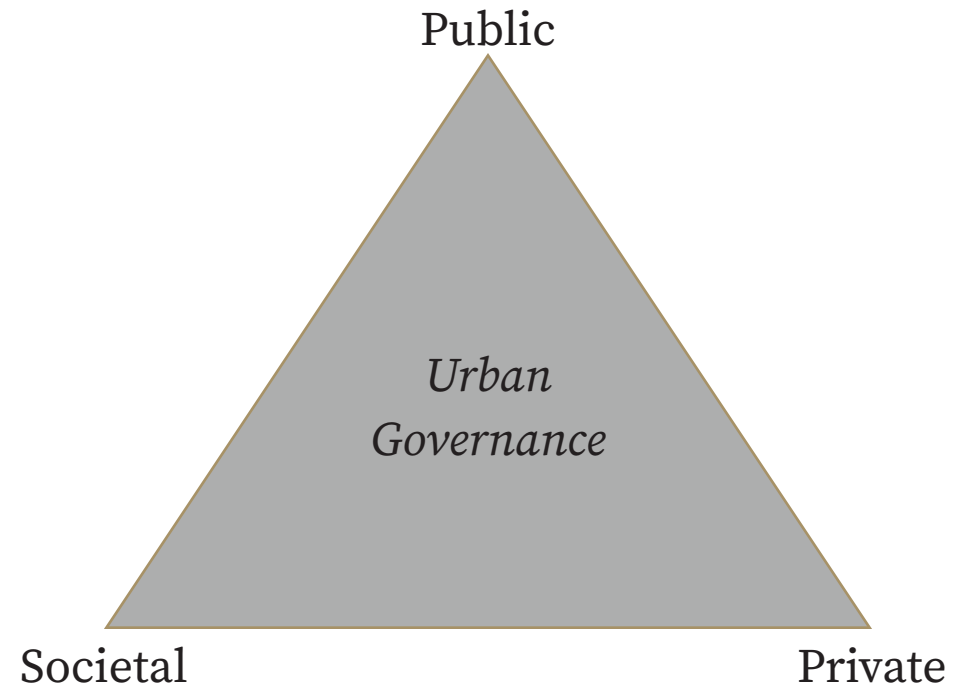


Table: AID implementation according to Case X interviewees

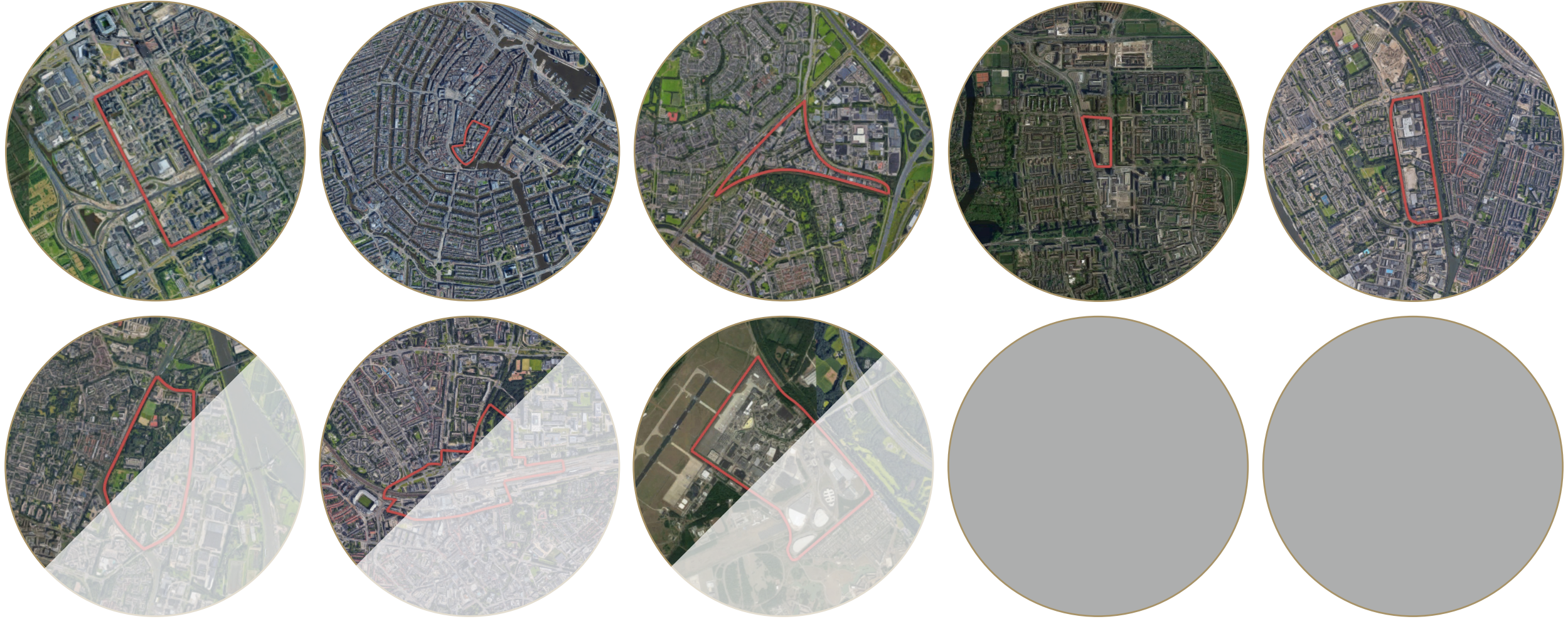
Table: AID characteristics compared to Case X

Table: AID benefits for Case X

Interviewees



Execution



Benefits

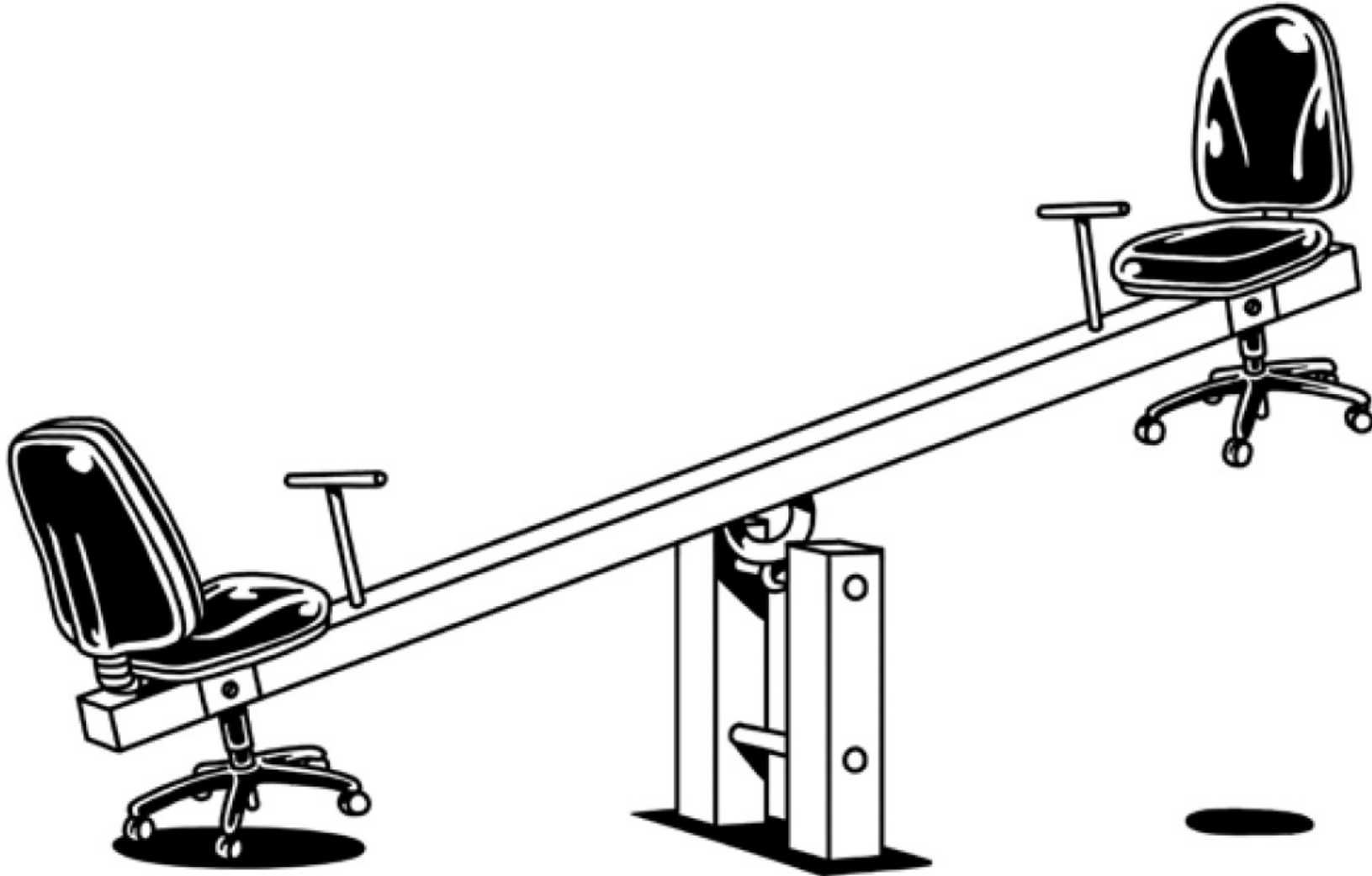
Rejecting

Theory	Empiry
✓	X
✓	X

Nuancing

Theory	Empiry
<ul style="list-style-type: none">• ✓• ✓	<ul style="list-style-type: none">• ✓• ✓• !• !
<ul style="list-style-type: none">• ✓• ✓	<ul style="list-style-type: none">• ✓• ✓• !• !

Implementation



Suitability



Proposal



BedrijvenInvesteringsZone



Tariff differentiation

Categories

Type	Capacity	Profit
Societal	Low	Low to high
Real Estate Companies	Medium to high	Medium to high
Non Real Estate Companies	Low to high	Low to medium

Type	Capacity	Profit
Residents	Low	Medium to high
Societal functions	Low	Low to medium
Real Estate Developers	Medium	High
Developing Investors	Medium to high	Medium to high
Real Estate Investors	High	Medium
Micro (1 – 10 FTE)	Low to medium	Low
Small (11 – 50 FTE)	Medium	Low to medium
Medium (51 – 250 FTE)	Medium to high	Medium
Large (250+ FTE)	High	Medium

Types

Research question 1

“What can the Dutch Area Improvement District look like?”

1. Extension of the BIZ law
2. Incorporates all parties
3. Ensures contribution is spread fairly
4. Enables activities for the long-term
5. Allows for external financing
6. Keeps tax burden neutral for residents

Research question 2

“Why would private actors be willing to participate in the Dutch Area Improvement District?”

1. Theoretically: primarily the heightening of real estate value
2. Empirically: true, but much is unknown about this
3. Phases: exploitation phase seems feasible, development phase not

Research question 3

“How can public actors facilitate private actors in the Dutch Area Improvement District?”

- Theory:
 1. *Facilitating*
 2. *Connecting*
 3. *Guaranteeing*
 4. *Showing flexibility*
- Empiry:
 1. *Guaranteeing is not supported*
 2. *Steering is mentioned, but seems unwise*

Main research question

“What can the Dutch Area Improvement District look like and how can it work?”

1. Extension of the BIZ
2. Different roles for private and public parties
3. Lack of knowledge for the development phase
4. Experimentation in exploitation phase seems feasible

Reflection



Recommendations



A young boy with glasses, wearing a purple shirt and a black graduation cap, is sitting at a desk. He is holding a book and pointing upwards with his right hand. The desk is covered with various chemistry glassware, including flasks, beakers, and test tubes, some containing colored liquids. In the background, a chalkboard is filled with mathematical formulas and diagrams, including the area of a trapezoid $S = \frac{a+b}{2} \cdot h$, the area of a circle $S = \pi R^2$, and the area of a parallelogram $S = a \cdot b \cdot \sin \varphi$. There are also physics formulas like $F = m \cdot a$ and $t = 0,5 \text{ min} = 30 \text{ sec}$.

Image: Stephen Watts, Search Engine Journal

P5 Presentation | Steven Hamming | 28/10/2020

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Call to action



Thank you!

