

The voice and influence of residents in urban redevelopment projects

Analysis of the effects of participation on Dutch urban redevelopment projects for developers

By:
Tijmen Keijts (1507222)

Mentors:
Dr. J.S.C.M. Hoekstra & Ir. C. Janssen

Delegate of the board of examiners:
Ir. B. Knuvers

Institution | Delft University of Technology
Faculty | Architecture and the Built Environment

Track | Management in the Built Environment
Domain | Urban Development Management
Master thesis | P5 Presentation



The voice and influence of residents in urban redevelopment projects

Analysis of the effects of participation on Dutch urban redevelopment projects for developers

Introduction
Theoretical framework
Research description
Case study
Results
Conclusion & reflection



P5 Presentation

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Introduction

The voice and influence
of residents in urban
redevelopment projects

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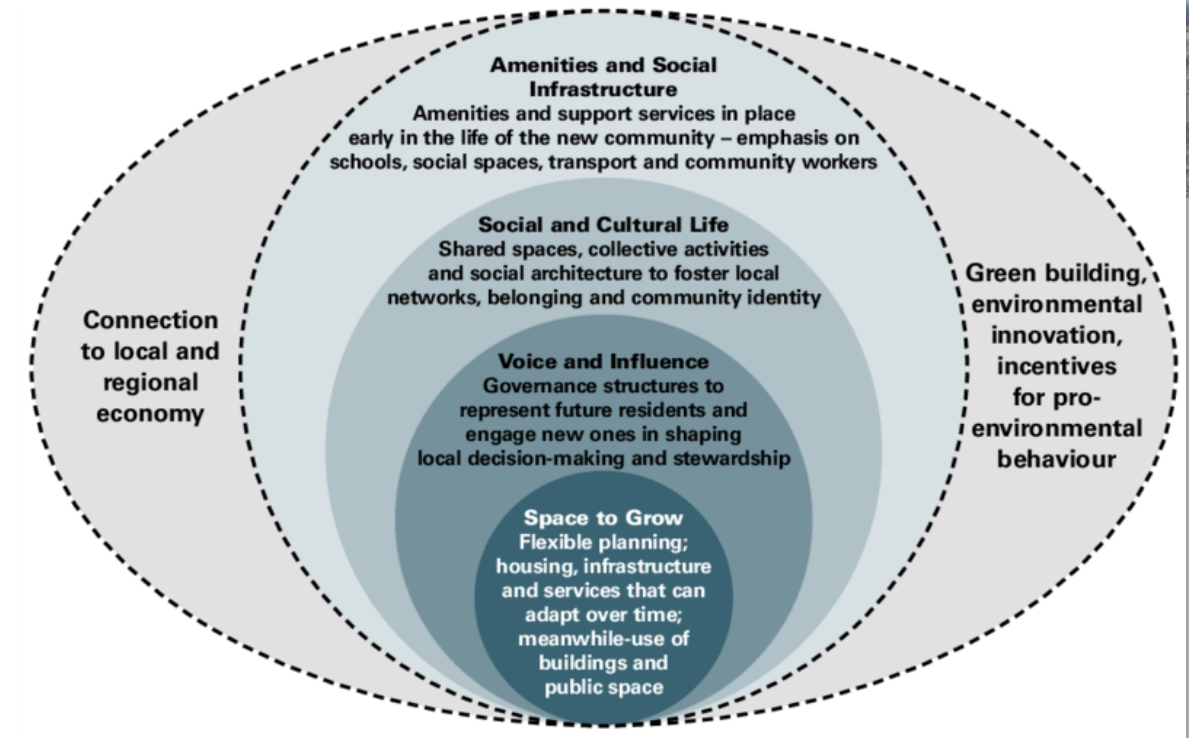


Personal interest:

Intern at ERA-Contour – Urban redevelopment project

Social sustainable development:

Voice and influence of residents



“about people’s quality of life, now and in the future”
(Woodcraft & Dixon, 2013)

Theoretical framework

Urban development projects

Participation

Effects of participation on urban development projects

The voice and influence
of residents in urban
redevelopment projects

P5 Presentation

Tijmen Keijts (1507222)



Introduction

Theoretical framework

Urban development projects

Participation

Effects of participation

Conceptual model

Research description

Case study

Results

Conclusion & reflection

Theoretical framework

Urban development projects

Phases:

Working towards certainty

Control aspects: GOTIK

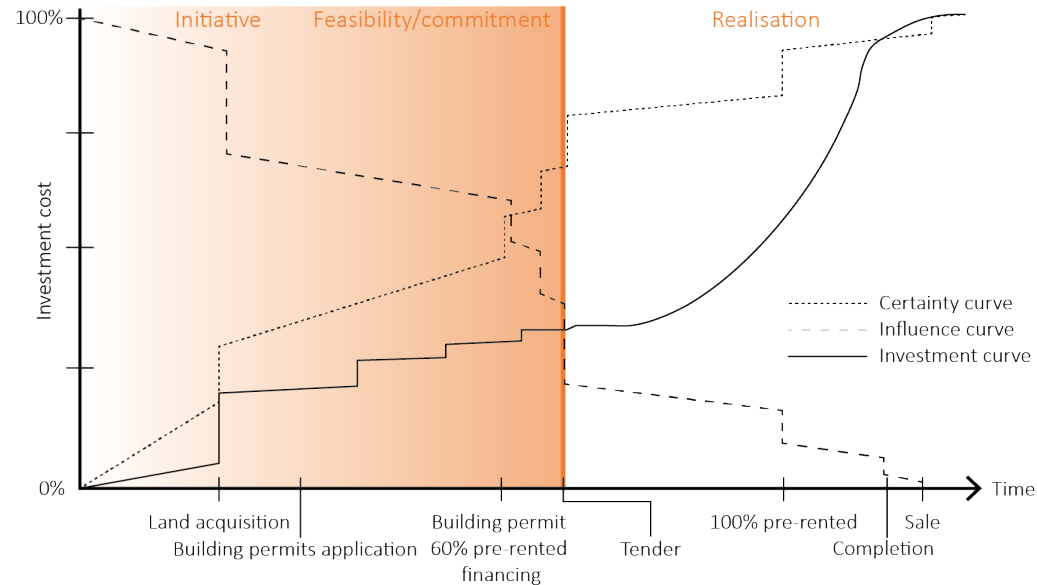
Money (Geld)

Organisation (Organisatie)

Time (Tijd)

Information (Informatie)

Quality (Kwaliteit)



The voice and influence
of residents in urban
redevelopment projects

P5 Presentation

Tijmen Keijts (1507222)



Introduction

Theoretical framework

Urban development projects

Participation

Effects of participation

Conceptual model

Research description

Case study

Results

Conclusion & reflection

Theoretical framework

Participation

Participation:

Providing residents the means to influence the future of their neighbourhood

How:

Levels of participation

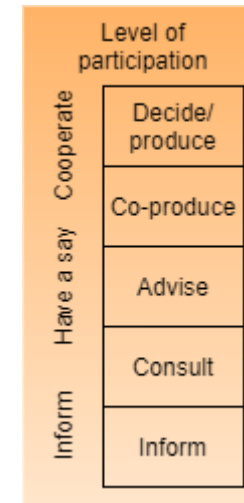
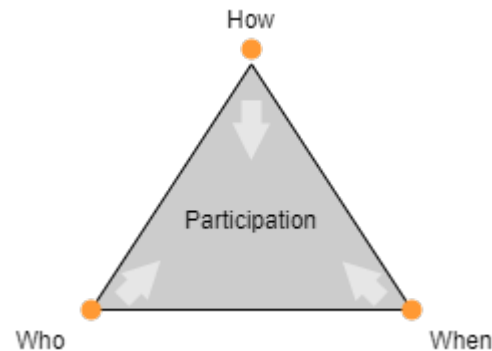
Who:

Individual stakeholder, representation or general public

When:

Early, middle or late stages of a project

Most influential decisions are made in the early phases of a project



The voice and influence
of residents in urban
redevelopment projects



P5 Presentation

Tijmen Keijts (1507222)



Introduction

Theoretical framework

Urban development projects

Participation

Effects of participation

Conceptual model

Research description

Case study

Results

Conclusion & reflection

Theoretical framework

Effects of participation on urban development projects

Effects on residents:

- Stewardship and responsibility for neighbourhood
- Social cohesion

Effects on urban development projects:

- Support, knowledge, communication
- GOTIK

Participation	Participation effect	Project aspect
	Residents influence the future	Social cohesion (after project)
	Provide sense of responsibility to residents	Social cohesion (after project)
	Local knowledge	Quality
	Lack of knowledge	Quality
	Decision making process	Time, money (cost)
	Efficiency of communication	Time, money (cost)
	Support	Time, quality, money (cost), Social cohesion
	Trust	Time, money (cost)
	Developer resources	Time, money (cost)
	Tender procedure	Information, Organisation

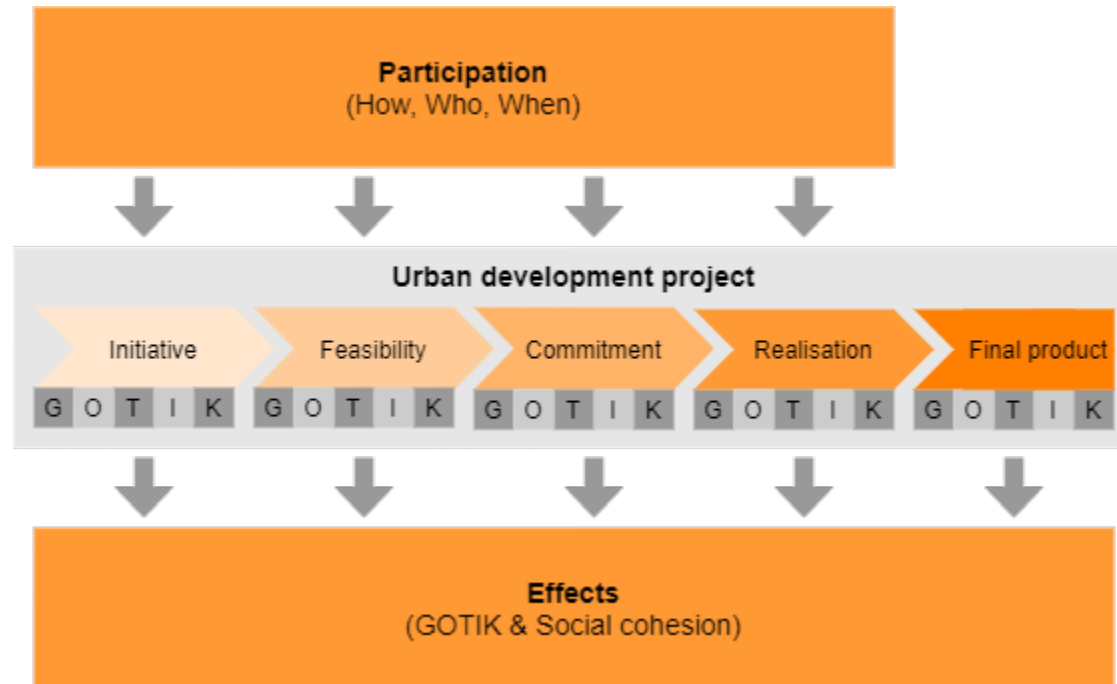
The voice and influence of residents in urban redevelopment projects



- Introduction
- Theoretical framework**
 - Urban development projects
 - Participation
 - Effects of participation
 - Conceptual model
- Research description
- Case study
- Results
- Conclusion & reflection

Theoretical framework

Conceptual model



The voice and influence
of residents in urban
redevelopment projects

P5 Presentation

Tijmen Keijts (1507222)



Introduction

Theoretical framework

Urban development projects

Participation

Effects of participation

Conceptual model

Research description

Case study

Results

Conclusion & reflection

Research description

Problem statement

Research questions

Research methods

The voice and influence
of residents in urban
redevelopment projects

P5 Presentation

Tijmen Keijts (1507222)



Introduction
Theoretical framework
Research description
 Problem statement
 Research questions
 Research methods
Case study
Results
Conclusion & reflection

Research description

Problem statement

In the Netherlands there is an increasing drive for social sustainable (developer-led) development. This is reflected in changing spatial laws (Omgevingswet), that will require participation to be an (significant) element (of the early phases) of the urban development project. Existing research focuses mainly on the effects of participation on the residents, linking it to social sustainability. However, there is a lack of research into the effects of participation on urban redevelopment projects for the developer. Currently, the (positive) effects and implementation of participation within processes of developers is mainly based on 'gut feelings'.

The voice and influence
of residents in urban
redevelopment projects

P5 Presentation

Tijmen Keijts (1507222)



Introduction
Theoretical framework
Research description
 Problem statement
 Research questions
 Research methods
Case study
Results
Conclusion & reflection

Research description

Research questions

Main research-question:

What are the effects of participation on Dutch urban (re)development projects for the developer?

Research sub-questions:

How does participation affect the Cost, Time, Organisation, Information and Quality of an urban (re)development project?

How did participation during an urban (re)development project affect the social cohesion of the neighbourhood after the project?

Can the findings of this research be formulated into practical advice, on effective use of participation in Dutch urban development projects, for the developers?

The voice and influence
of residents in urban
redevelopment projects

P5 Presentation

Tijmen Keijts (1507222)



Introduction
Theoretical framework
Research description
 Problem statement
 Research questions
 Research methods
Case study
Results
Conclusion & reflection

Research description

Research methods

Case study:

2 Urban redevelopment projects, with a level of participation

Interviews: Developers, residents, municipality, housing association

Documents

Participation process, project (progress), final results of the project, social cohesion

Inductive analysis of the findings of the case study:

Practical advise for the developer concerning participation

The voice and influence
of residents in urban
redevelopment projects

P5 Presentation

Tijmen Keijts (1507222)



Introduction
Theoretical framework
Research description
Problem statement
Research questions
Research methods
Case study
Results
Conclusion & reflection

Theoretical framework

- (Re)development process
- Participation
- Effects of participation

Case study RQ 1,2

Two projects are analysed
based on:

- GOTIK performance
- Participation (how, who when)
- Social cohesion

Inductive analysis RQ 3

Practical advise for developers
on participation is inductively
determined from the findings
of the case study

Case study

De Nieuwe Wetenschappers

Location: Schiedam

Client: Woonplus

Architect: Bureau 070

Duration: sept 2013 – 2021

Scope: 293 dwellings of the housing association Woonplus are replaced with 152 new single-family dwellings.

Participation process: Project group and workshops



The voice and influence
of residents in urban
redevelopment projects

P5 Presentation

Tijmen Keijts (1507222)



Introduction
Theoretical framework
Research description

Case study

De Nieuwe Wetenschappers
Little Coolhaven

Results
Conclusion & reflection

Little Coolhaven

Location: Rotterdam

Client: TBI-companies ERA-contour & J.P. van Eesteren

Architect: CULD (Complex Urban Landscape Design)

Duration: sept 2014 - 2021

Scope: 330 new dwellings

Participation process: Customer panel (future residents) and environment manager during construction



Case study: De Nieuwe Wetenschappers

Initiative phase

Project group

Masterplan

Workshops:

Current situation

Future situation



The voice and influence
of residents in urban
redevelopment projects



P5 Presentation

Tijmen Keijts (1507222)



Introduction
Theoretical framework
Research description

Case study

De Nieuwe Wetenschappers

Initiative

Feasibility & commitment

Execution

Final result

Little Coolhaven

Results

Conclusion & reflection

Case study: De Nieuwe Wetenschappers

Feasibility and commitment phase

Project group - advice

Renovation instead of demolition

More affordable housing



The voice and influence
of residents in urban
redevelopment projects

P5 Presentation

Tijmen Keijts (1507222)



Introduction
Theoretical framework
Research description

Case study

De Nieuwe Wetenschappers

Initiative

Feasibility & commitment

Execution

Final result

Little Coolhaven

Results

Conclusion & reflection

Case study: De Nieuwe Wetenschappers

Execution phase

Input from the new residents

The voice and influence
of residents in urban
redevelopment projects

P5 Presentation

Tijmen Keijts (1507222)



Introduction
Theoretical framework
Research description

Case study

De Nieuwe Wetenschappers

Initiative

Feasibility & commitment

Execution

Final result

Little Coolhaven

Results

Conclusion & reflection

Case study: De Nieuwe Wetenschappers

Final result

Woonplus, municipality and ERA-Contour are pleased with results: incorporated suggestions from the neighbourhood

Successful project: quick sales

Residents are pleased as well



The voice and influence of residents in urban redevelopment projects

P5 Presentation

Tijmen Keijts (1507222)



Introduction
Theoretical framework
Research description

Case study

De Nieuwe Wetenschappers
Initiative
Feasibility & commitment
Execution
Final result
Little Coolhaven

Results

Conclusion & reflection

Case study: Little Coolhaven

Initiative phase

Doubts and feasibility

Place making

Costumer panels

The voice and influence
of residents in urban
redevelopment projects

P5 Presentation

Tijmen Keijts (1507222)



Introduction
Theoretical framework
Research description
Case study
De Nieuwe Wetenschappers
Little Coolhaven
Initiative
Feasibility & commitment
Execution
Final result
Results
Conclusion & reflection

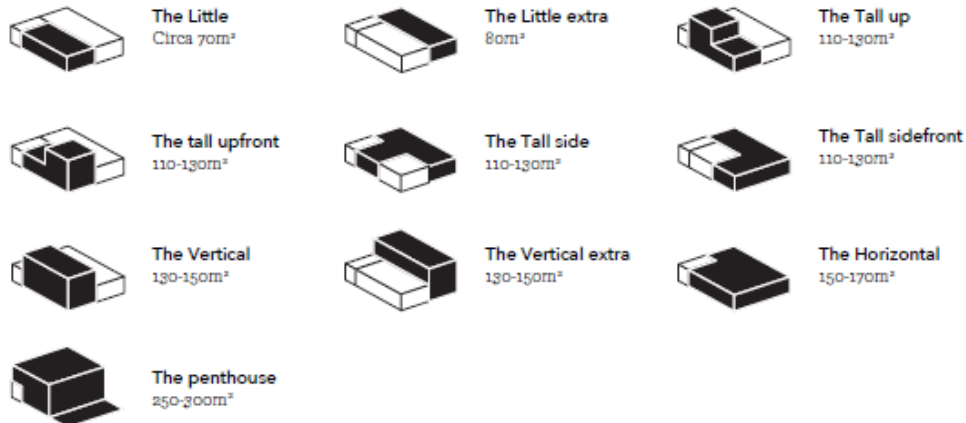


Case study: Little Coolhaven

Feasibility and commitment phase

Analyse the input

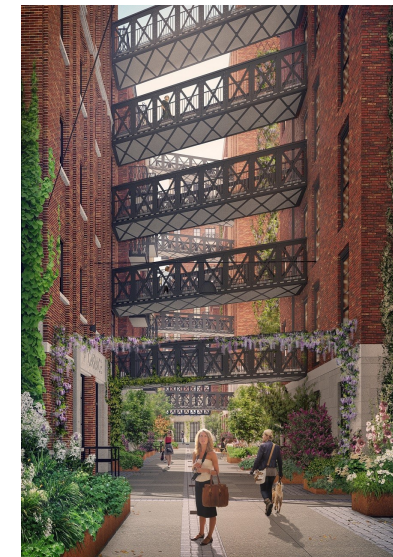
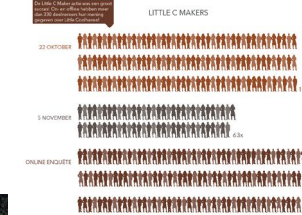
Adapting the plans:
|| apartment types



The voice and influence
of residents in urban
redevelopment projects

P5 Presentation

Tijmen Keijts (1507222)



Introduction
Theoretical framework
Research description

Case study

De Nieuwe Wetenschappers

Little Coolhaven

Initiative

Feasibility & commitment

Execution

Final result

Results

Conclusion & reflection

Case study: Little Coolhaven

Execution phase

1.600 Piles

Environment manager:
#heimoe

No legal actions from the neighbourhood

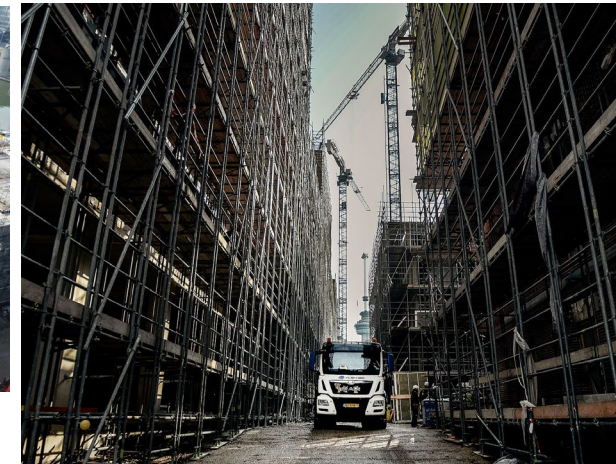
The voice and influence
of residents in urban
redevelopment projects

P5 Presentation

Tijmen Keijts (1507222)



Introduction
Theoretical framework
Research description
Case study
De Nieuwe Wetenschappers
Little Coolhaven
Initiative
Feasibility & commitment
Execution
Final result
Results
Conclusion & reflection



Case study: Little Coolhaven

Final result

Sold well and quickly

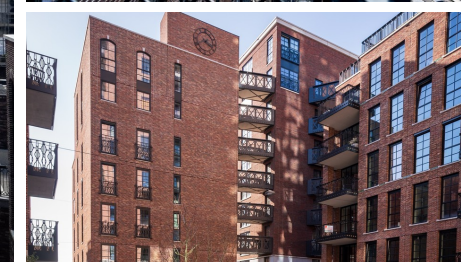
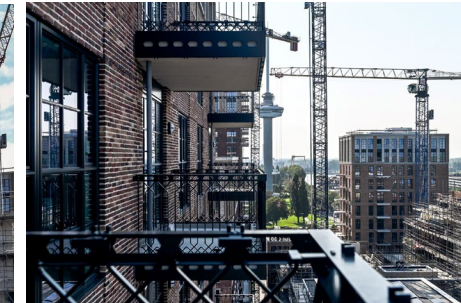
Surrounding neighbourhood is pleased

Residents feel connected to Little C

The voice and influence
of residents in urban
redevelopment projects

P5 Presentation

Tijmen Keijts (1507222)



Introduction
Theoretical framework
Research description

Case study

De Nieuwe Wetenschappers

Little Coolhaven

Initiative

Feasibility & commitment

Execution

Final result

Results

Conclusion & reflection

Findings

Practical advice

The voice and influence
of residents in urban
redevelopment projects

P5 Presentation

Tijmen Keijts (1507222)



Introduction
Theoretical framework
Research description
Case study
Results
 Findings
 Practical advice
Conclusion & reflection

Results: Findings

Participation type

Participation:

How, who, when

Goal

4 participation types:

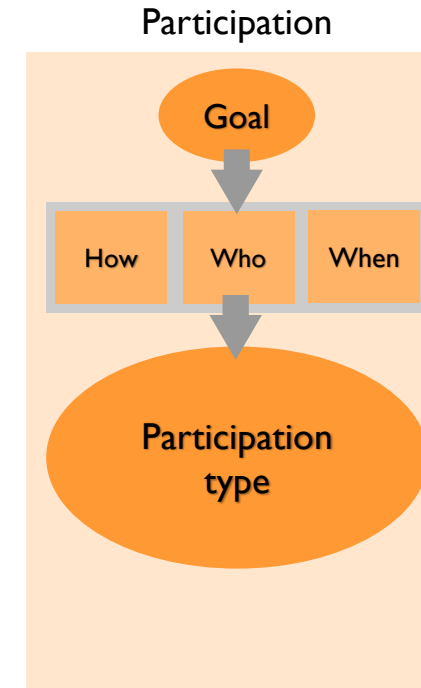
Type 1 Project group (De Nieuwe Wetenschappers)

Type 2 Workshops (De Nieuwe Wetenschappers)

Type 3 Customer panel (Little C)

Type 4 Information provision (both projects)

Participation type			Goal
Type 1 (Project group)	How	Have a say (inform, consult, advise)	Gather information, inform and involve residents
	Who	Representation (neighbourhood (organisations))	
	When	Whole project (continuous)	
Type 2 (Workshops)	How	Have a say (inform, consult, advise)	Gather information, involve residents, enhance support
	Who	Representation (neighbourhood)	
	When	Early (initiative phase)	
Type 3 (Customer panel)	How	Have a say (consult)	Gather information (product)
	Who	Representation (potential clients)	
	When	Early (initiative phase)	
Type 4 (Info. provision)	How	Inform (inform, consult)	Inform residents, enhance support
	Who	Everybody (neighbourhood)	
	When	Late (realisation phase)	



The voice and influence of residents in urban redevelopment projects

P5 Presentation

Tijmen Keijts (1507222)



Introduction
Theoretical framework
Research description
Case study

Results

Findings
Participation type
Time & money
Information & organisation
Quality & social cohesion
Practical advice
Conclusion & reflection

Results: Findings

Time and money

Investment:

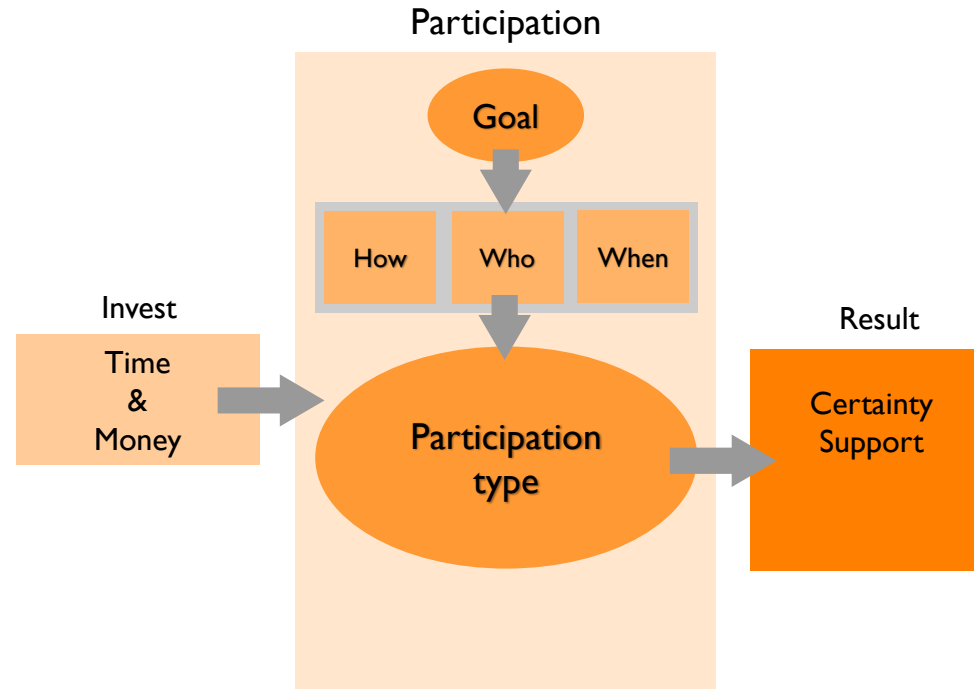
Manhours: preparation, execution, analysis & implementation

Main investment in implementation

Support and certainty:

Certainty about the product (less risk)

Support for the project from the residents



The voice and influence
of residents in urban
redevelopment projects

P5 Presentation

Tijmen Keijts (1507222)



Introduction
Theoretical framework
Research description
Case study

Results

Findings
Participation type
Time & money
Information & organisation
Quality & social cohesion
Practical advice
Conclusion & reflection

Results: Findings

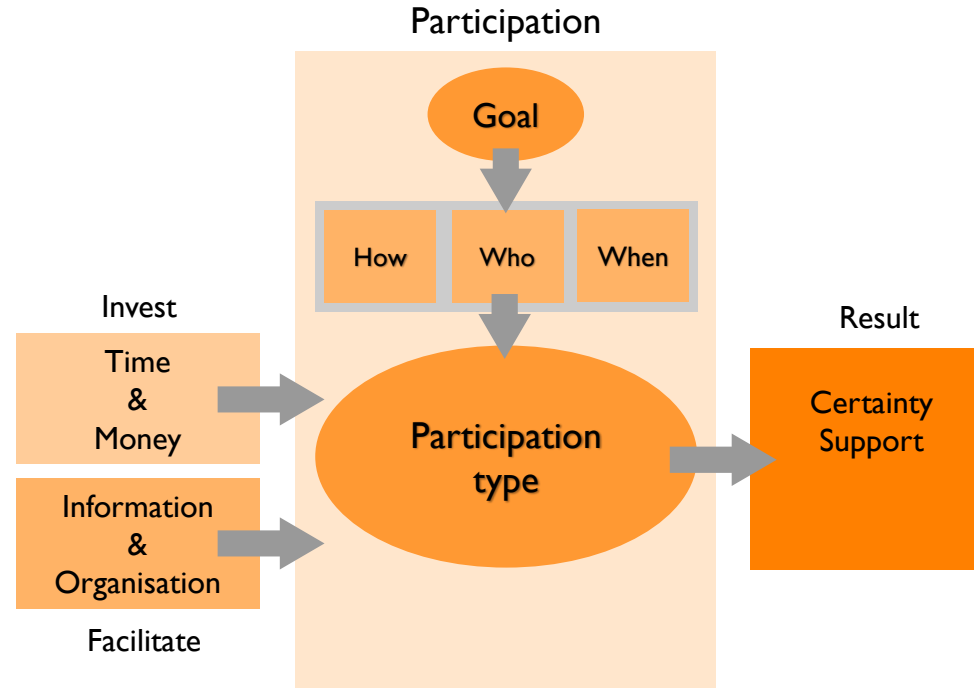
Information and organisation

Information:

Preparation: The right information at the right time
Gathering and implementing information

Organisation:

Contracts with partners
Agreement with participants



The voice and influence
of residents in urban
redevelopment projects

P5 Presentation

Tijmen Keijts (1507222)



Introduction
Theoretical framework
Research description
Case study
Results
Findings
Participation type
Time & money
Information & organisation
Quality & social cohesion
Practical advice
Conclusion & reflection

Results: Findings

Quality and social cohesion

Quality:

Better product (economic, functional, aesthetic quality)

Alternative ideas (functional quality)

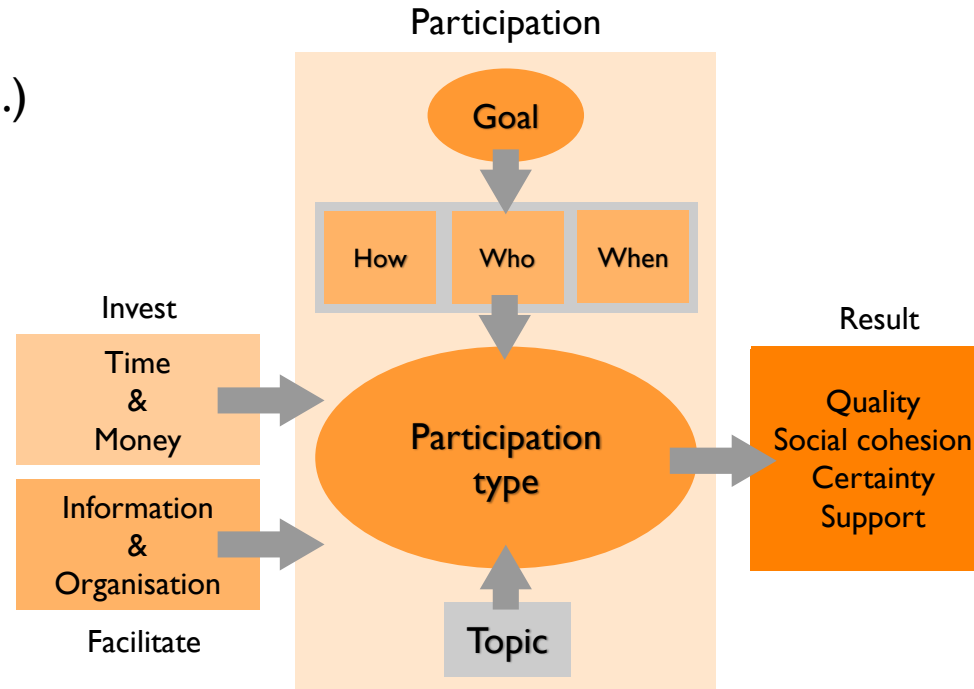
Topic (greenery, public space, dwelling types, etc.)

Social cohesion:

In theory, yes

Topic (safety, public space, liveability, etc.)

Hard to determine



The voice and influence
of residents in urban
redevelopment projects

P5 Presentation

Tijmen Keijts (1507222)



Introduction
Theoretical framework
Research description
Case study

Results

Findings
Participation type
Time & money
Information & organisation
Quality & social cohesion
Practical advice
Conclusion & reflection

Results: Practical advice

Guidelines for developers

Conscious approach to participation:

How

Who

When

General	Prepare the required information and organisation of the project for the participation types carefully.
	Participation can result in quality, social cohesion, certainty and support for a project.
	Prepare the topics for the participation types carefully.
	Be open to unexpected topics for participation.
How	Costs are not a barrier to participation, it is a relatively small investment in quality, certainty and/or support.
	Always inform and consult the people of a neighbourhood about an urban development project.
	Informing and enthusing people and providing a direct contact point will help build support for the project.
	Consulting people about the plans for the project can help enhance certainty before making decisions.
	Asking participants to advise can enhance the quality of the final product of a project.
	Advice should never be asked outside of preconditions.
When	The how aspect of participation (level) determines the result of the participation process
	Start building enthusiasm and support for a development project through participation as early as possible.
	Participation can be implemented and be useful during the entire project.
	The most impactful moment for participation is also early in the project.
	During the realisation, people should be involved in the project on higher levels of participation than informing.
	A direct contact point during construction for residents, can reduce complaints (legal action) to prevent delays.
	The when aspect of participation (moment) is related to the result of the participation process
Who	Residents should be involved during the entire project.
	Separate stakeholders with incompatible interests (e.g., displaced residents).
	New residents could be involved in the final design of the public space.
	People in the neighbourhood should be consulted on the current and desired situation for a neighbourhood.
	In continues types of participation, the selection of participating stakeholders could change over time.
	The who aspect of participation (target group) is determined by the topic addressed in participation.

The voice and influence
of residents in urban
redevelopment projects

P4 Presentation

Tijmen Keijts (1507222)



Introduction
Theoretical framework
Research description
Case study
Results
Findings
Practical advice
Guidelines for developers
Implementation
Conclusion & reflection

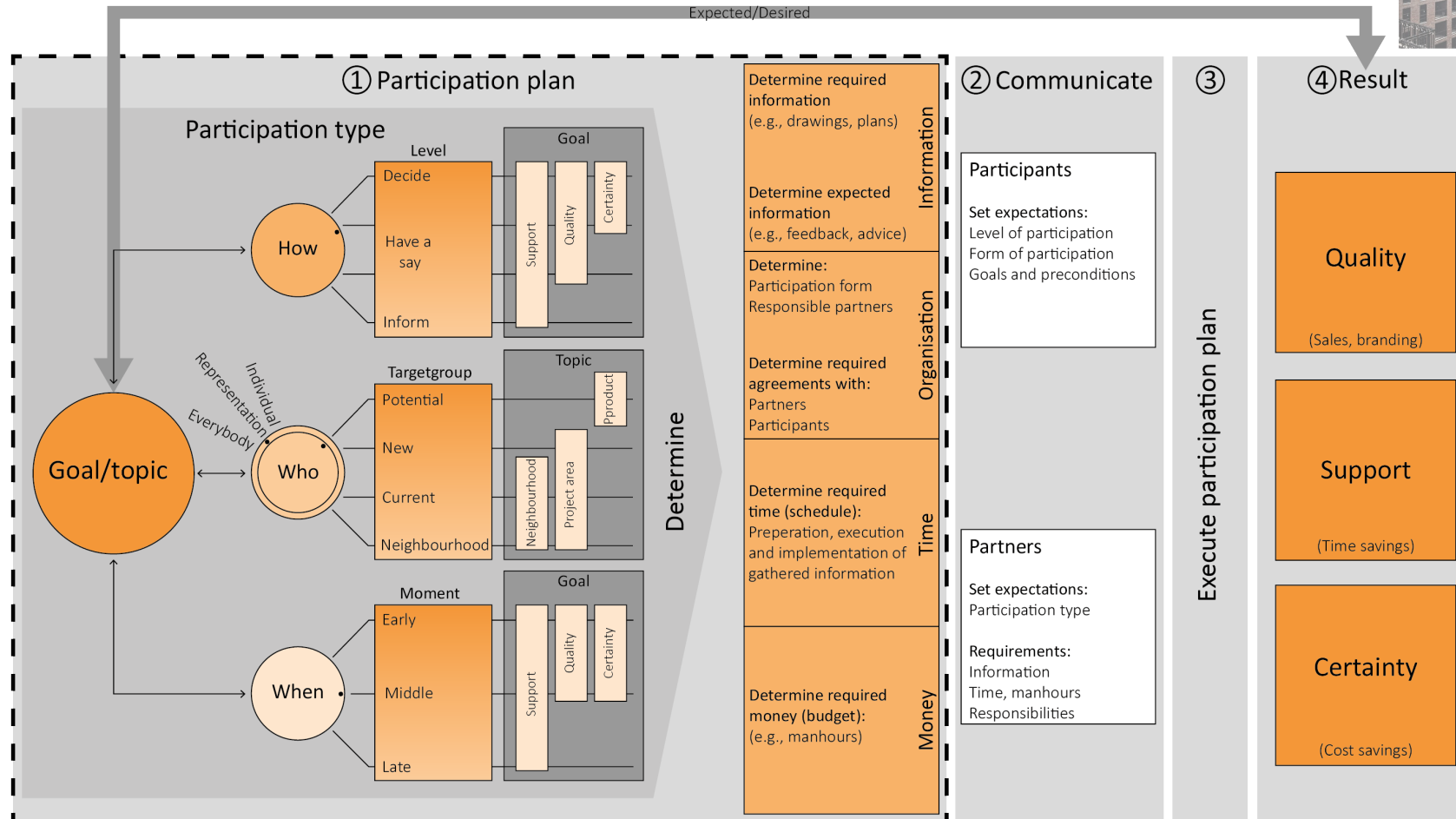
Results: Practical advice

Implementation of participation in urban redevelopment projects

The voice and influence of residents in urban redevelopment projects

P5 Presentation

Tijmen Keijts (1507222)



Introduction
Theoretical framework
Research description
Case study
Results
Findings
Practical advice
Guidelines for developers
Implementation
Conclusion & reflection

Conclusion

What are the effects of participation on Dutch urban (re)development projects for the developer?

For the developer, participation enhances the quality and social cohesion of urban (re)development projects, it also contributes to the certainty about decisions made during the project and the level of support from residents for the project. To achieve these effects, participation requires the investment of time and money and a change in the approach to the organisation and information aspects of an urban (re)development project.

The voice and influence
of residents in urban
redevelopment projects

P5 Presentation

Tijmen Keijts (1507222)



Introduction
Theoretical framework
Research description
Case study
Results
Conclusion & reflection

Reflection

Scientific reflection

Validity:

2 projects, carefully selected, one developer

No input from the residents

Relevance:

Omgevingswet

Model

Further research:

More specific (types of participation, effects of participation)

Implications of the practical advise

The voice and influence
of residents in urban
redevelopment projects

P5 Presentation

Tijmen Keijts (1507222)



Introduction
Theoretical framework
Research description
Case study
Results
Conclusion & reflection

The voice and influence of residents in urban redevelopment projects

Analysis of the effects of participation on Dutch urban redevelopment projects for developers

Introduction

Theoretical framework

Research description

Case study

Results

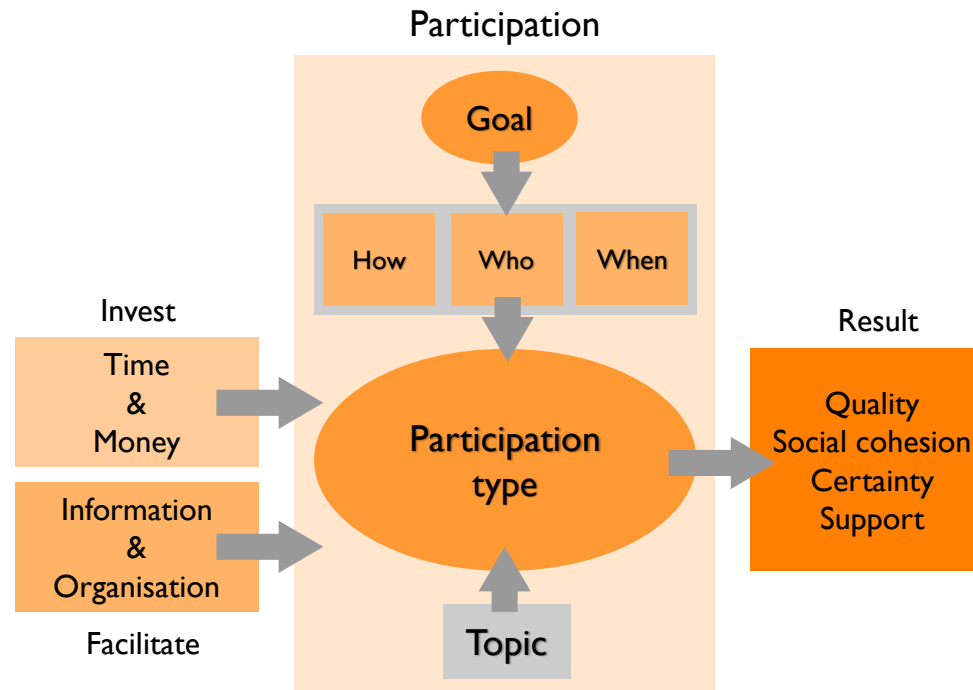
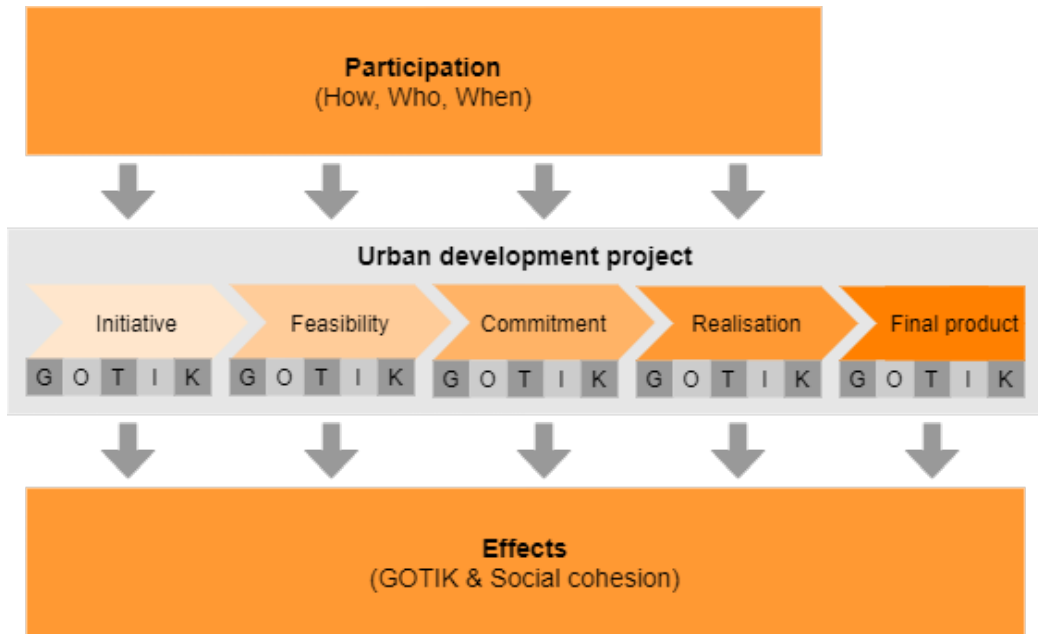
Conclusion & reflection



Questions?



Model comparison



The voice and influence of residents in urban redevelopment projects



P5 Presentation

Tijmen Keijts (1507222)



Introduction
Theoretical framework
Research description
Case study
Results
Conclusion & reflection