

seeking the just city

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There is something about the acknowledgements in books which has always fascinated me. In a way, I find it really intriguing to think that someone's work is frequently supported by the presentence of the others behind him. At least, this is deeply true for myself. My path as a student has not been linear. In these intense years, I have had the luck to share my experience with many and different people, in Delft as in Rome. Thanks to you all, I have discovered the priceless value of learning by peers.

Thanks to Eli, Chiara, Sian, Benny, Fede and Daniel, to always make fun of me and my "bags of books". Thanks to Attilio for following me from distance, with care. To Anna, Elena and Nini with whom I took the first steps in University. To Myrto, for teaching me how to take care of myself. Thanks to Lore for making me laugh in any occasion, even the weirdest. To Erik and his reassuring and ironic voice. To Livia, Anna and Irene for the joy and the shared struggles. To my friends in Delft, Marci, Dorien, Hannah, Freddy, Andrea, Richi, Gabri and Elena for making me feel at home.

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Above all, thanks to my mum and dad, for having taught me dedication and the value of listening. And to Japi, for being the best person to grow up with.

– Anche le città credono di essere opera della mente o del caso, ma né l'una né l'altro bastano a tener su le loro mura. D'una città non godi le sette o le settantasette meraviglie, ma la risposta che dà a una tua domanda.
– O la domanda che ti pone obbligandoti a rispondere, come Tebe per bocca della Sfinge.

-Cities also believe they are the work of the mind or of chance, but neither the one nor the other suffices to hold up their walls. You take delight not in a city's seven or seventy wonders, but in the answer it gives to a question of yours.

-Or the question it asks you, forcing you to answer, like Thebes through the mouth of the Sphinx.

Italo Calvino, 1993

Summary

The aim of this graduation research has been to explore how the principles of the just city are going to be implemented in the urban area development of Havenstad, in Amsterdam.

Starting from the acknowledgement of cities as the spontaneous and obvious theatre for civic and politics, aim of this research is to understand how and if there is a way to work towards a just city, as designers and developers of the city of the future. Based on Fainstein definition, the term justice is the one “encompassing equity, democracy, and diversity” (Fainstein, 2010). It has been chosen to translate those principles in their spatial terms, becoming drivers for the inclusive city, for the accessible city and for the democratic city.

Seeing the political in its spatial translation means understanding the city as the representation of its social processes. This position pushes towards the rethinking and transformation of the processes and the methodologies which are currently used to manage the city.

Currently, the market pressure leads to commercially driven urban area developments. Common goods like housing are increasingly considered commodities and people with lower income are consequently often pushed away from cities. In order to develop a counterproposal to these trends, in-depth exploration of urban practices and their daily intervention is needed.

The scientific and social relevance of this study can be explained by uncovering the sense of urgency brought by these conditions and recognizing its spatial consequences.

Having said that, is it possible to pinpoint a frame of preconditions that are essential to any urban area development in order to be considered just? Is it just a Utopia or is it an ideal worth to strive for? In order to answer these questions, an ethical definition of such concepts needs to be researched and stated. The role of management in the built environment, urban planning, and design need to be defined as well, particularly with a transdisciplinary approach. How does urban

planning development affect the different actors that are going to use the area? What does it mean, considering the shaping of the urban in the future?

The filler of the gap created by urban planning theory and reality becomes even more direct when talking about such a concrete-based concept as justice (Young, 1990). Therefore, aim of this research is not to look-analyse but to listen-understand the specific urban area development project in order to unfold the reasons behind the decisions-making process, to unpack the aspirations of policymakers, private parties and citizens. Embracing Bauman's reasoning, the leading idea is that currently, in our modern society, there is the tendency of solving “globally begotten problems” with local scale-initiatives, where people can actually feel that their solutions can have an impact (Bauman, 2003). Looking at Havenstad as a specific case study, this graduation research makes clear how these actors have been dealing with accessibility and the right to the city.

In order to be able to grasp the different perspectives and to reach a broad spectrum of actors which is composing the narrative of the local, the research has defined, on purpose, an open research question: *- How can the principles of the just city be incorporated within the future development of Havenstad, Amsterdam?*

It has been chosen to carry out qualitative research, using unstructured interviews in order to reach different actors belonging to different knowledge fields. Therefore, the research has explored a plausible way to create the narrative of the just city for Havenstad. Thirteen actors have been defined and reached. By systematizing the interviews as open conversations, everyone has had the possibility to tell, from his/her specific perspective, issues and aims related to the case study. The ordinary tools used in urban development management, as the power interest matrix, seemed to be unable to grasp the complexity of the case study by using the lenses of the just city.

Therefore, an analytical framework coming as a result of the explored theory has been defined. By analysing the collected data eleven key elements have been outlined. These are both strengths of the strategy which should be implemented in order to work towards a just city, and barriers that may cause tensions among actors. Fig. 0 shows how these elements relate to the theoretical framework. This analytical tool has

been used to construct the narrative that brought to the conclusions.

Hence, the **high pressure of the real estate market** to develop a mixed living and working environment should not set the rules for the strategy, otherwise, the municipality ambitions of building an inclusive new part of the city may be threatened. The **dependency of the land use to market contracts** is also a risk factor for steering which target groups may access the city in the future. Indeed, a clear mismatch has been defined between the inclusive ambitions and the **feasibility of the plans**. This is also due to the radical **transformation of the use of the area**, which will affect the cost of the development. This defined **top-down approach** does not give space for **participation of actors**, lacking consideration of both **regional and local scale**. The **current users** of the area and its neighbours should indeed have the possibility to be listened to, in order to reach an inclusive decision-making process for a more just output. Moreover, different actors and their expertise, as entrepreneurs and local initiatives, should be brought in an earlier stage of the development. In terms of feasibility, in its social, economic and environmental meaning, by doing so, frictions and later tensions brought by opposing actors in the development could become milder or be avoided. As a result, both public and private parties, as communities directly or indirectly connected to the project, would become makers of both the process and its outcome, in cohesion of intentions. Doing so, the strategy can properly be defined as working towards the **common good**, where the **porosity** characteristic of Amsterdam can become tangible and a shared effort can lead to a real development of an inclusive and sustainable Havenstad.

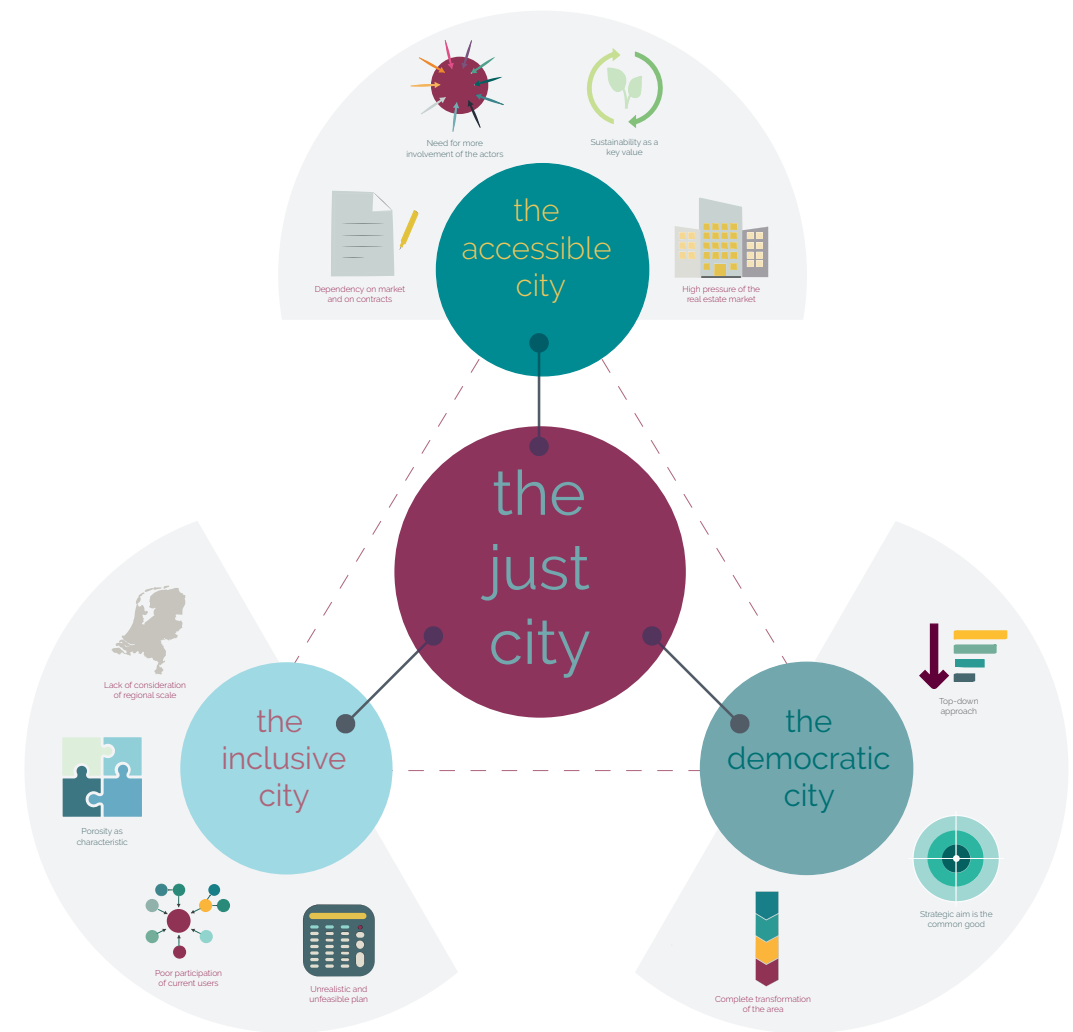


Fig. 0 the just city analytical tool (own image)

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Sarà dunque questa e solo questa la nuova dimensione della città, la nuova “città invisibile” che dobbiamo tutti portarci nella mente mentre avanza il nostro secolo? Davvero è inevitabile che anche le piccole città si travestano da megalopoli, moltiplicando tunnel sotterranei, quartieri satellite, autostrade urbane e altri marchingegni di disorientamento? La città degli uomini, o “a misura d’uomo”, ha ceduto il passo a una macchina produttiva di merci e di consumi, in cui ogni essere umano è minima rotella di un gigantesco ingranaggio, ape operaia di un alveare instancabile? O possiamo ancora alimentare un’altra memoria e un’altra storia, un’altra anima e un’altra città invisibile, contrapponendola all’alveare delle megalopoli?

Will these be the sole models of urban developments, the new invisible city we’ll carry in our mind throughout this new century? Is it truly inevitable that every small city will be doomed to transform into a megalopolis, adding countless underground tunnels, satellite towns, highways, and other assorted forms of social alienation? Has the city of men – or rather the city built on a human scale – given way to a machine which produces and consumes, where every human being is but a cog in a giant mechanism or a worker bee in a tireless hive? Or can we still forge a different path, come up with another narrative, another soul, and another invisible city to oppose the ruthless onslaught of the megalopolis?

Salavatore Settis, 2014

1. Introduction

As designers and policy makers of the future main challenge is to understand right now what the city of the future would look like, which social, economic, environmental themes should be stressed now in order to give them a prior position in the upcoming decades. As stated by the Polish philosopher, Zygmunt Bauman, cities, as sites of constant and incessant changes, can be considered almost as synonymous of social changes; yet, those are so deep and mind-bogglingly fast that barely few prognoses have not been neglected by the turn of events. City’s dynamics are not shaped by a single factor but by “the astonishing dynamics and stubborn unpredictability of city history” (Bauman, 2003, p. 15). Following his reasoning, the ruling dynamic to understand the changes concerns the growing polarisation between global and local; “cities have become dumping grounds for globally begotten problems. The residents of cities and their elected representatives have been confronted with [...]the task of finding local solutions to global contradictions” (Bauman, 2003, p. 19).

Acknowledging these mechanisms means understanding that the up mentioned dynamics do not belong to two isolated spaces, rather their related conditions are intrinsically connected. Referring to dialectic interaction of spaces proposed by Spanish sociologist Manuel Castells, this status can be seen as the constant tension, between this “Space of places”, locally rooted its adversary the global “Space of flows” (Castells, 1989) which leads to a permanent mutuality among one and the other, where no dimension could survive on its own (Bauman, 2003, p.21). It is thus the acceptance of this multiplicity that creates the narrative of the following research. Starting from this perspective, it is in this dialectic that we as designers of the city of the future can have an impact, if we are aware of the constant switch between the two dimensions.

The graduation studio wherein I have developed my thesis research, belongs to “Stad van de Toekomst”, City of the Future, research project.

In the period between January and December 2018, the BNA (Royal Institute of the Dutch Architects) together with the Ministry of

Infrastructure and Water Management, has promoted “Stad van de Toekomst” as a design study. The main research and design question aimed to propose approaches to match the upcoming period of high density construction with themes as energy-transition, innovation, circularity, social inclusiveness and sustainability, in all its social, environmental and economic aspects (BNA, 2018); as to say, how to develop and design a transformation area into an attractive and future-proof urban environment? (Cavallo & Kuijper, 2018). Working on five test locations of 1 x 1 km in the cities of Amsterdam, Rotterdam, The Hague, Utrecht and Eindhoven, different transdisciplinary teams have researched new ways of studying and making the city (BNA, 2018). In such a specific assignment, this research finds out the reasoning of being. The aim is thus to explore answers and solutions for the upcoming transitional phases, namely the following two decennia.

The urbanity and its complexity can, therefore, be considered as the general frame of reference for this thesis. In order to grasp the whole elaboration of the presented narrative, there is the need to unfold the central issues which are herewith related. While considering “The City of the Future” as a general assignment, an active choice to focus on current and impelling topics of relevance needs to be done. Therefore, the following paragraph will enlighten the definition of the uncovered problematics and clarify their urgency.

1.1 A general framework and a sense of urgency

More conscious of the human footprint and the anthropogenic impact we, as human beings, can no longer take decisions regarding just the hinc et nunc, but we have to consider the generations that will come next. According to the prospect published annually by the United Nations, currently 55% of the world’s population lives in urban areas, and the most rapid urbanization growth is expected to happen between now and 2050 (United Nations, 2018). Discipline wise, our task is to understand and consequently shape the spatial development of the built environment in order to make it future-proof.

As society is changing, so does the position we put ourselves as city makers of the future. There is thus the need for approaching the upcoming challenges with tasks which do not focus on a traditional and sectorial way of working. Such a complex burden naturally requests for

collaboration of disciplines. The need for the interconnection between overlapping layers and different scales ask for a transdisciplinary definition and solution of the problem. In particular, transdisciplinarity has been lately considered as “a response to the shifting knowledge landscape in contemporary society” (Russell, Wickson, & Carew, 2008). Namely, specific and key skills as communication, integration, teamwork and management skills, are arising and increasing, and have not been automatically valued in a traditional way of knowledge production (Russel et al., 2008).

Considering the overall processes that will transform the city, the perspective from which this study has been approached is the one of urban development management with a focus on the Dutch reality.

According to the PBL, Netherlands Environmental Assessment Agency the population will keep on growing in the upcoming 15 years, with particular intensity in the Randstad (de Jong & van Duin, 2011). Therefore, one of the key factors for shaping the Dutch City of the future, is to steer the policies that will have to deal with an increasing demand for housing. Some prognoses even declare the need for 1 million more dwellings by 2030 (de Voogt & van den Dool, 2018).

These issues are indeed related to space itself and the way we approach its development. The following research aims thus to tackle the problems on both aspects. These can be seen as two generals red threads composing the story. Still, these are so intrinsically tied one to the other that the narrative is one.

Having said this, one side of the relevance of the research can be explained by considering a general way of approaching urban area developments and its spatial consequences. Dutch-American sociologist Saskia Sassen in an article published on the British newspaper *The Guardian*, sharply explains this problematic, its extents and the reasons why it has a common and urgent relevance. What the researcher names as the proliferation of urban gigantism can be seen as the consequence of privatisations and deregulations that since the 1990s have characterized the globe in its large extent. These tendencies are considered to have strengthened after the post-2008 period leading to a de-urbanisation of cities. The extension and the scale of different projects, mainly led by private and corporate investors which generally increase the density and

steer the development towards a more luxurious target, consequently destroy the urban, the city in its rooted meaning. This multiplication of the identical image leads the global cities to evict people and to neglect diversity (Sassen, 2015). On a similar line of thoughts, the British urban geographer and theorist David Harvey, phrases this urgency steering the attention on the capital logic interested in re-building and re-making cities for profit and not for people (Harvey, 2012).

In the introductory chapter of “Searching for the Just City” (Marcuse, Connolly, Novy, Olivo, Potter & Steil, 2009) the authors give a good frame of references of the different theories which have been exploring the theme of justice and its definition in the last half century. Looking at the development of urban planning theory there is an increasing awareness of the progressive push in claiming the right to the city as a fundamental leading principle for shaping the urbanity.

The urgency of this problem statement is confirmed when analysing the practice. In 2015, the UN 2030 Agenda for Sustainable Development set goals and targets to guide policies for “people, planet and prosperity”. Goal 11, explicitly shows the global interest to work towards inclusiveness in “cities and human settlements” (United Nations, 2015). A brief investigation on how these aims have been enacted in different European urban agendas, shows that many cities are actively aware of the common goal. Inter alia, Amsterdam “keeps on being for everyone” (Gemeente Amsterdam, 2017); Helsinki “prevents social exclusion” (City of Helsinki 2017); Riga promotes actions directed towards an “inclusive and actively stimulating social systems” (Riga City Council, 2014); Milan by 2030 aims to be a “city of opportunities, attractive and inclusive” (Comune di Milano, 2019); Madrid’s mission involves the intention to “remain an open and diverse city” (Madrid, 2018).

Taking this urgency as a state of fact, this market-led strive for mega-projects, oversized and detached from the local, requests for seeking for its reverse movement in order to tackle the problem. Without going in depth to the causes of these approaches, the aim of this research is to analyse, evaluate and propose an alternative to such a trend. Suggesting that the solution of the urban area development of the future could be found in the acknowledgement of the current state of affairs and not in the consideration of the urban tissue as a tabula rasa. This lays down and relates to the importance of understating the specificity of the places of

interventions. As the research will explain later, it is a matter of stressing and focusing on values as accessibility, inclusiveness and democracy by designing and developing the city of the future in order to steer the ownership of the city. The overall relevance can thus be interpreted as a will of working towards affordable and realistic solutions which still have consideration of what can be defined as “the just city” as leading principle.

The other strong red threat of the story relates to the ramification that a task as seeking a path towards the just city can imply. As the research will demonstrate in chapter 4, discipline wise there is a tendency to steer urban area development projects towards one common and unique goal. Both in the evaluation and in the decision-making moments, the general aim focuses on success as a key factor. This, of course, implies a combination of sub-factors, but still accepts the leadership of one principle, which is generally strongly depended on the dominant perspective. Having acknowledged the need for a transdisciplinary approach for designing the city of the future, the lens we may use to evaluate and steer urban development ask for a faceting ability to grasp the different perspectives and their own leading factors. The complexity of the developments, their scale and the combination of their economic, social and environmental means ask for an adaptation of the tools we provide and use for the creation of our future tasks. This means again that the focus should be rigorously case specific. Thus, seeking for an impact on local issues, global problems can be tackled and the space of flows can be brought back to its alter, the space of places and vice versa.

1.2 Problem statement

In the previous paragraph, the sense of urgency which this thesis aims to understand has been presented. In summary, the risk of de-urbanisation of the city brought from megaprojects, and its consequent loss of the meaning of the city in its deep and rooted understanding from one hand, and the need for seeking a just city in terms of acknowledgment of the related complexities that such an ideal value implies in reality, are the main problematics that the research aims to tackle and explores. This will be done with an operational purpose, meaning that besides the exploration of the theoretical background, the thesis aims to propose a possible and plausible way to find the solution to the problems. As it can be understood, this path is not straightforward and the presented

research is just a first step towards the application of the values and the principles related to the just city in urban area development. Therefore, the analysed theoretical framework will be brought in relation with reality, by approaching an urban development which will take place in the near future in the city of Amsterdam, in the area of Havenstad. In the following section a brief description of the plan of approach will be given. The general structure of the following report will thus be to explore how the problem statement is going to be tackled by answering the main research question which can be summarized as follows:

- *How can the principles of the just city be incorporated within the future development of Havenstad, Amsterdam?*



Banksy, 2018

There are no inevitabilities in this world, not even the apparent inevitability of globalization and the new power structures that are emerging alongside. There are always responses, resistances, attempts at shaping and reshaping the historical forces that impinge on our lives. Like yourself, I believe that the future is open-ended, even though not infinitely malleable, and that in order to bring about a world that is fit to live in, we need new and solid ideas for living, persuasive images of the good society. And I also believe that, by virtue of our intellectual understanding of what is happening around us, we — you and I — have a special responsibility to try and come up with some images of this sort.

Jhon Friedmann, 2000

2. the just city

Cities are complex systems. Cities have always been the node for all various people to come by and meet. The confluence of institutional symbols of power has always attracted different actors around their scenes: therefore, cities can be considered as a place for the establishment and as a place to protest, as a place for both deliberation and reflection, as now as in the future. Seeing the political in its spatial translation means understanding the city as the representation of its social processes. This position pushes towards the rethinking and transformation of the processes and the methodologies which are currently used to manage the city.

This thesis is supported by different authors of the urbanity and the modern society, for instance, according to Bauman, cities, are and have been the stage for the antithetical “interest, ambitions and forces” to have their reason of being (Bauman, 2003). Referring again to Saskia Sassen, cities can be seen as the ideal setting where everyone can act and perform in his own interests and where the feeling of anonymity gives certainty and comfort. Hence, everyone can indeed find the space for its diverse life project (Sassen, 2017).

Therefore, aim of this chapter is to strengthen and enlighten the choice of the just city as a leading principle in designing the city of the future, as a choice which will embrace this aimed diversity.

From one hand, it is undeniable that this choice is driven by values which can be defined as pre-political. On the other hand, as the following chapter will uncover, it is in the roots of the city itself that the principles of the just city can be found. This means that the choice of looking at urban development thorough the lenses of justice will propose a way to unfold some problematics which have been previously summarized as de-urbanisation of cities. Acknowledging the scattered nature of the possible problems leads to the awareness that those factors may vary depending on the specific case. This is obviously related to the fact that any consideration on urban development is strictly connected with the local itself.

In order to delineate a theoretical framework, the upcoming section will

give a brief introduction to the terms as “civics” and “politics” explaining why those are so deeply embedded with a common understanding of cities themselves.

2.1 Ethics and civics in cities

Going through the history of the city can be a challenging exploration. The main spotlight of this thesis doesn't aim to reconstruct how the urbanized word has developed through the centuries. Still, in order to grasp what does the rooted meaning of the city mean and entail, it seems interesting to give some frame of references.

I wish to consider as starting point of the following investigation about the city, the Greco-Roman world, since it has been acknowledged, in historical terms, as the first highly urbanized world in human experience (Bairoch, 1991). Or at least, this understanding is rooted in the western perspective this thesis relates to.

Looking at its etymology and at its development through the history of Latin languages, the word city contains in its meaning a political and inclusive structure. Cities have always had, through history, a political and civic role.

πόλις: ancient Greek term; modern transliteration of “città-stato”. City considered as a political and autonomous structure from the central government (Treccani, 2018c).

Civitas: latin term, used in the political and juridical field to name the “città-stato”, corresponding to the greek πόλις. It referred to the total of citizens. Different from Urbs- city in its whole complexity of buildings and walls (Treccani, 2018a).

There is thus the need to re-enhance the πόλις as political space, to stimulate what it has already in its roots. Sassen defines it as “the capability of urban space to produce a difference” (Sassen, 2017, p. 36), namely its ability to create awareness of each owns power. The urban, considered in its political and civic role, should give room for those “that do not count”, and let them being “named, counted and recognized”. Particularly in this perspective, democratization of space becomes strictly related to reality, “radically anti-utopian” and focused on the founding principle of the political: namely what Swyngedouw

defines “equalitarian emancipation” (Swyngedouw, 2017, p.54.).

At this stage, it seems interesting to stress the relation stated by Bauman (2011) between social rights and political rights. Without the first ones, people will find their second rights weak or inconsistent, not worthy of their attention. “If political rights are necessary to set social rights in place, social rights are indispensable to make political rights ‘real’ and keep them in operation. The two rights need each other for their survival; that survival can only be their joint achievement” (Bauman, 2011, p. 14).

Once again it is stated the need for the current situation to be granted in theory in order to be consistent; and vice versa, the need for theory to be tangible and linked to reality so that it can be validate.

2.2 Seeking the just city of Amsterdam: an open conversation

This research has started firstly from a personal doubt and fascination. While reading “An in memoriam for the just city of Amsterdam” of Justus Uitermark, it is clear to understand that, following the author meaning, Amsterdam has been a just city during a specific period of time (between 1960 and the beginning of the 90ties) when both national housing policies and the residents movements were striving for “giving the city to its people” (Uitermark, 2009, p. 354), in a decision making process characterized by an “highly consensual mode” (Fainstein, 2000, p. 471). The reasons behind the transition towards a nice city can be found mainly following the global trends of neoliberalism, but, on a local level, the same shift concerns the movements which “turned into interest groups” (Uitermark, 2009, p.357). Therefore, the question “where did it go wrong?” has arisen. Acknowledging the idealistic push of such statement it is still interesting to analyse what went wrong in order to understand how this ideal can be brought back to reality.

Once more, this choice of justice as the key concept to develop the city of the future is explicitly brought from a personal value's push. However, its reasoning of being finds in contemporary academic debate a fertile ground to be based on.

In the last decades, many and different authors, (among others Fainstein 2010, Gilderbloom, Lasley, H. & C. , 2009, Healey, 2006, Uitermark, 2009) have been researching why, how and to which extent,

the peculiar political, economic and social context of Amsterdam has created a “just city”. In a way the topic, can be considered as widespread researched, mainly from fields of sociology, urban geography and urban planning theory. Nevertheless, the management approach towards such seems to be missing. In a way, analysing recent practices and the aspirations behind some urban developer’s ideas, there is a clear gap of communication among the disciplines. As if by asserting social justice as one of the key concepts in designing the city of the future, no development would be realizable. As Edward Soja, political geographer and urban theorist, explains in his introduction to his “Seeking Spatial Justice” the synthesis between the spatial dimension and words as development, justice, democracy may have been perceived as jarring in the last century, bringing as a result a lack “pertinent critical spatial justice” (Soja, 2010, p. 3.).

Moreover, the concept of social justice applied in urban planning seems as strong even in the specific question for Amsterdam posed by the BNA while considering the city of the future: “Amsterdam wants to stay the city for everyone but how can we ensure that everyone has a place in the city of the future?” (BNA, 2018). It is in the definition of “city for everyone” that lies down an inner controversy that must be considered while answering this question: the possible solution to it is to find in its consequent sub question: how to defend inclusiveness and democracy in a space which is of all individuals? (Harteveld, 2017). Namely, as stated by the Belgian political theorist Chantal Mouffe, it is in the contamination between inclusion and exclusion, in the acknowledgment of this pluralism that “freedom and equality can somehow manage to coexist” (Mouffe, 2000, pp. 10-11).

Thus, considering what Soja defined as the socio-spatial dialectic (Soja, 1980) in the design of the city of the future, principles of justice, inclusiveness, democracy, equity, accessibility and diversity are still to be considered as urgent. This lays down even in a need of awareness from all those actors which are in charge of designing and managing the city of the future.

The specificity of the context will help the theoretical part of the research to be strengthened and context based, as stated by American social theorist Iris Marion Young “Rational reflection on justice begins in a hearing, in heeding a call, rather than in asserting and mastering a state of affairs, however ideal. The call to be just is always situated

in concrete social and political practices that proceed and exceed the philosopher” (Young, 1990, p. 5).

2.3 A critical theory and the value of being rooted in the context

The current debate around justice in urban planning is fertile and extensively explored. The literature that has supported this research is therefore heterogeneous and touches different disciplines. In this wide range of analysis, which is far from being completed, some key elements can be considered as central in the genesis of the narrative that will follow. Hence, in the given explanation there is no hierarchy of meaning. Recollecting what has been already introduced in the previous section, in the considerations about what a theory of justice might be, the stated definition of critical theory by Young seems primary for the essence of the thesis. This is the understanding of critical theory being a valuable normative reflection only and if it is radically rooted in the related historical and social context. This leads to the refusal of a theory of justice given a priori. Only by being settled on the issues brought by the social reality, such a normative reflection can focus on a practical emancipation (Young, 1990).

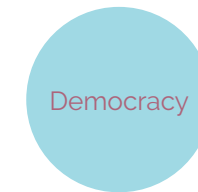
By a matter of course these leads back, once again, to the importance of finding local solution to global issues in order to have an impact in both spaces, stressed by Bauman. This relates also to the understanding that having a case study for the development of this research is essential. The urban area development of Havenstad in Amsterdam will be presented in chapter 3, however it has a central role to study the principles related to the just city and their application. As it will be stressed, the aim is thus not to focus on a visionary image of the just city of the future with any kind of ideal forecasts, but to be grounded in the specific case study. This perspective towards social and spatial justice for considering the upcoming challenges of the city of the future will contribute in this peculiar way; yet “we need readiness, not plans” (Bauman, 2003, p. 24).

2.4 Equity, diversity and democracy

Any assessment of the current debate related to the just city, will not be complete without considering Susan Fainstein’s work. The American urban theorist elects justice as the normative principle to steer urban

policy. In her book “The Just City”(2010), she appoints justice as the first principle for evaluation of urban planning and policy. Doing this she applies theoretical concepts of contemporary philosophy to tangible and structural cases of urbanity. She investigates on how concepts as equity, diversity and democracy have been studied and debated by authors as the French philosopher and sociologist Henri Lefebvre (1901-1991), the American philosopher John Rawls (1921-2002), the American political theorist Iris Marion Young (1949-2006), the British anthropologist and professor David Harvey (1935). By doing so, she applies them to the historical momentum and context, and afterwards she relates them with the analysis of three contemporary cities, New York, London and Amsterdam. Indeed, she brings the global theory to the local territoriality.

The relevance of bringing back planning theory and process to the specific analysis of the socio-spatial constraints of the urbanity they operate in is strongly claimed by both Soja and Fainstein. The first one, in his chapter “Why spatial? Why Justice?” emphasizes once again the mutual and dialectical between space and time, the social and the spatial. Urban context and condition are fundamental, according to the author, to avoid idealized abstractions (Soja, 2010). In his case, the focus lays down on the relation among geography and justice, namely how the first, in all its scales and layers affects the second. Whereas, Susan Fainstein, in her book “The just city” elects justice as the basic concept to evaluate urban policy, basing all her dissertation on a value laden choice. Shifting the general attention of policy makers towards the justice criterion will stress the importance of questioning “to what end?”; in other words, this focus will not neglect the importance of efficiency and effectiveness in urban developments, rather it will identify the benefits and the costs for “those least well-off or those most directly and adversely affected” (Fainstein, 2010, pp. 8-9). In her view, equity, diversity and democracy can be considered as the key components of urban justice, which, despite its universal and ideal aura, entails, in her perspective as well, the need to be strictly related to time and place. Analysing as follows, the three principles she proposes should give the research a better understanding of them.



Democracy: 1. from ancient Greek δημοκρατία, composed by δῆμος – people – and κρατία – power. Form of government in which the power belongs to the people, whom supremacy is stated through different political institutions. 2. The doctrine itself, as a political-social concept and as an ethic ideal, based on mass supremacy, on the guarantee of freedom and equality for everyone (Treccani, 2018b).

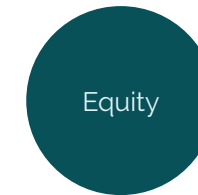
Such principle is strongly related to the work and applied political theory of the American urban planner, Sherry Arnstein. Namely to her article “A ladder of citizen participation” (1969), and to its conclusions about the need of a redistribution of decisional power, without which there could not be a redistribution of benefits. From another point of view, encouraging democratic involvement of communities in urban planning can be seen as a way to motivate and give power to bottom-up initiatives. Even though, these institutionalizations of citizens participation can, from one hand broaden the knowledge of policy makers, thus shape the decisions making process in a more democratic way; on the other hand, they are not a leading necessarily towards equity. The principle of democracy is indeed strictly related to the centralization and decentralization of power in the decision-making process, and according to Fainstein, can increase with the boost of openness and availability of information, but still it doesn’t lead automatically to a more equitable process (Fainstein, 2010).



Diversity: 2. Variety, multiformity.

3. the inclusion of individuals representing more than one national origin, colour, religion, socioeconomic stratum, sexual orientation, etc. (Thesaurus, 2018a).

As it is clear from the given definition, the principle of diversity includes both the physical and the social environment and should be understood as in its “acceptance of the others” meaning. It can be read as stimulation of porosity in heterogeneous areas, or simply be the rephrasing of Lefebvre’s concept of “the right to the city” as its complementary “right to difference”. In this sense, it becomes a matter of inclusiveness and acknowledgment of difference at the same time.



Equity: 1. the quality of being fair or impartial;

2. fairness; impartiality (Thesaurus, 2018b).

The principle of equity is the one most directly involved with the provision of housing and urban regeneration in general. These two topics are of course strictly related to urban policies and the distribution of resources in urban developments. Generally speaking, the analysis of the post-war regeneration conflicts and their inner diatribe will lead to a better understanding of the political positions related to equity. That is to say in the discussion about “downtown versus neighbourhoods, demolition versus preservation, or community stability versus population change”, the principle of equity will always stand up for the second (Fainstein, 2010).

These principles belong thus to Fainstein’s definition of justice. They can be considered as exhaustive and crucial for the aim of unveiling the just city in urban planning. Still as they have been presented they may lack of tangibility especially once bringing the analysis in more urban and architectural terms. Sticking to those may lead to confusion or a sense of vagueness. Therefore, it has been chosen to add to them and rephrase them, trying to give a more spatial oriented definition.

2.5 Inclusiveness, democracy and accessibility

As the previous section has enlightened, the just city has not a straightforward definition. Neither it asks for a comprehensive and always applicable solution. The issues which need to be tackled in a certain urban area are case specific and therefore cannot be told without a deep understanding of the local itself. This also means that the presented principles should not be taken for granted, and, in any further exploration, they will need to be tested and mooted in relation to where, how, for whom and why they should be applied. Still, using them as a framework of action can be a possible way to steer urban area development towards the just city. Therefore, it has been chosen to name them as listed below, not to oppose them towards the theory presented by Fainstein, but to add an extra, thin, layer to the current debate with particular care in focusing on both abstract and concrete dimensions of spatial justice.



Inclusiveness: 1. The quality of covering or dealing with a range of subjects or areas.

1.1. The practice or policy of including who might otherwise be excluded or marginalized, such as those who have a physical or mental disabilities and members of minority groups (Oxforddictionaries, 2019b).

The second part of the definition given focuses exactly on the issue this principle needs to tackle, namely marginalization of minority groups in the extension of the society as a whole. This leads to the recognition of the importance of giving a say to everyone which might be interested and affected in the urban area. In a sense, everyone should eventually be included in the decision-making process, no matter their direct or indirect connections with the general main stream. This does not

lead to a refusal of a strategic way of approaching the developments, which steers processes on a more theoretical level of consideration and generally stays on a broader scale of interventions. And it doesn't deny the value of having strategies on a regional, municipal, neighbourhood scale which not everyone will understand and follow while considering its very own layer of interests. By electing the principle of inclusiveness for further explorations, the aim is to stress the importance of being able to listen to the voices of everyone, at least to everyone who has a say. This contributes to different considerations which will be explored further in chapters 4 and 5, where the methodology and its application will be presented. For now, it seems crucial to stress the balanced essence of this principle. In this case, the term balance is meant the equilibrium and the respect between having the possibility of being rather excluded rather included in the public realm.



The term of democracy has been widely explored by Fainstein. At this stage, it seems interesting to stress that a democratic city is considered as the base for any kind of city which aims to be just. The aim is to achieve it through participation and involvement of citizens. This is strictly related to the importance of approaching urban development by engaging communities and actors in the right moment of the process, by understanding who can give valuable input and at which moment, by focusing on the specificity of the case. This also means a need of recognizing the value of small scale activities and their impact on the territory, meant as a kind of acupuncture interventions that should be stressed and incentivize by urban policies. As presented by urban researcher and professor Mustafa Dikeç, in his paper "Justice and the spatial imagination" this emphasizes the importance of "the processes that produce space and, at the same time, the implications of these produced spaces on the dynamic processes of social, economic, and political relations" (Dikeç, 2001, p. 1793) and connects with the

importance of participatory politics and emancipation. The French urban theorist synthesises those concepts with a “triad” which clog together “spatial justice, the right to the city and the right to difference” and could nourish into an “ethico-political bond”, explained as follows: “the bond is ethical in the sense that it is nurtured through social relatedness, rather than assumed as an ontological given. Such a conception is necessary to imply that forms of morally defensible practices must be socially negotiated, through engagement, rather than being manipulated by the anxieties of dominant groups in the city. And the bond is political in the sense that it entails antagonism and contestation, and not always an effortless reconciliation, for the simple reason that the very production of space is decidedly political (Dikeç, 2001, p. 1794). The importance of this principle as its practical and operational embodiment, thus its socio spatial dialectic, will be explored further in the upcoming chapters where the case study will be presented.



Accessibility: 1.The quality of being able to be reached or entered (Oxforddictionaries, 2019a).

This principle is most probably the most architectural one among the others. In a way, it can be considered as the spatial continuation of the principle of “diversity” presented by Fainstein. It has indeed a strong and direct relation with a general urgency of giving the same opportunity to everyone to access resources and infrastructure. It can also be defined as a fair distribution of scarce resources (Uitermark, 2009). Therefore, it opens a consequent urgency of assuring affordability and in a reconsideration of what should be a commodity for some and what a right for all. It is indeed a quest which is highly connected with the political choices behind steering who can have access to the city and with the economical thoughts about distributions of incomes and inequalities

related to it. This deep understanding of “the right to the city” is also connected with a reconsideration of the social relations which find in the city their space of action, and is intended as Lefebvre consideration of “the right to the urban life” (Lefebvre, 1996).

As a conclusion of this theoretical exploration and before heading the call brought by the specific case of Havenstad in Amsterdam, it seems still relevant to pinpoint the understating of the πόλις and the household given by German philosopher and political theorist Hannah Arendt (1906-1975). By understanding what explained, the presented principles are strongly related to the ethics and civics of the urban, thus to the deep roots of the city itself.

In one of her main works, “The Human Condition” (1958), while unfolding the Public and Private Realm, she emphasizes the crucial division among the two in classical Greece, defined as self-evident and axiomatic in all ancient political thoughts. Stressing the double Public- πόλις and Private-sphere of household and family she claims as follow: “Natural community in the household, therefore, was born of necessity, and necessity ruled over all activities performed in it. The realm of the πόλις, on the contrary, was the sphere of freedom, and if there was a relationship between these two spheres, it was a matter of course that the mastering of the necessities of life in the household was the condition for freedom of the πόλις . Under no circumstances could politics be only a means to protect society. [...] In all the cases, it is the freedom (and in some instances so-called freedom) of society which requires and justifies the restraint of political authority.” (Arendt, 1998, pp. 30-31). Acknowledging the loss of such strong antithesis in our modern world, currently, the boundaries within the two realms are blurred and constantly overlapping. Until the household has been admitted to the public realm where “an irresistible tendency to grow, to devour the older realms of the political and private as well as the more recently established sphere of intimacy, has been one of the outstanding characteristics of the new realm. This constant growth, whose no less constant acceleration we can observe over the last three centuries, derives its strength from the fact that through society it is the life process itself which in one form or another has been channelled into the public realm” (Arendt, 1998, p. 45).

Before heading to the introduction of the case study of Havenstad, Fig. 1 explains a visualisation of the theoretical framework explored. This

will help to strengthen the development of the methodology in chapter 4 and will be useful to compose the conclusions.

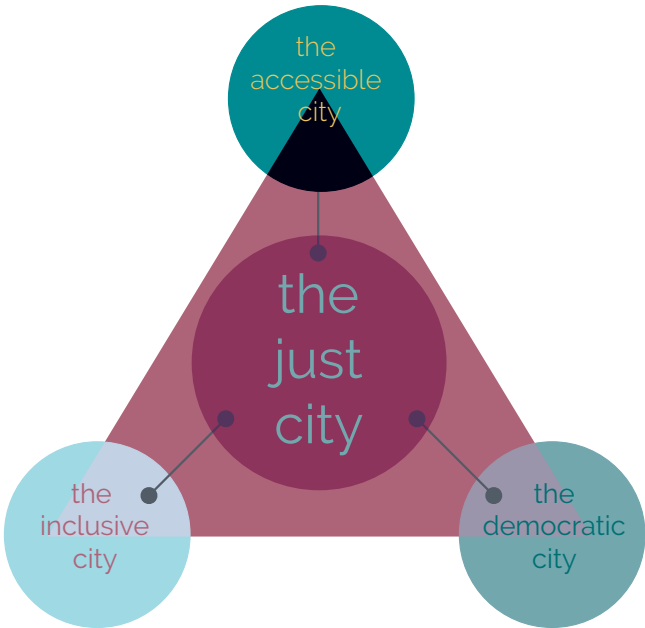
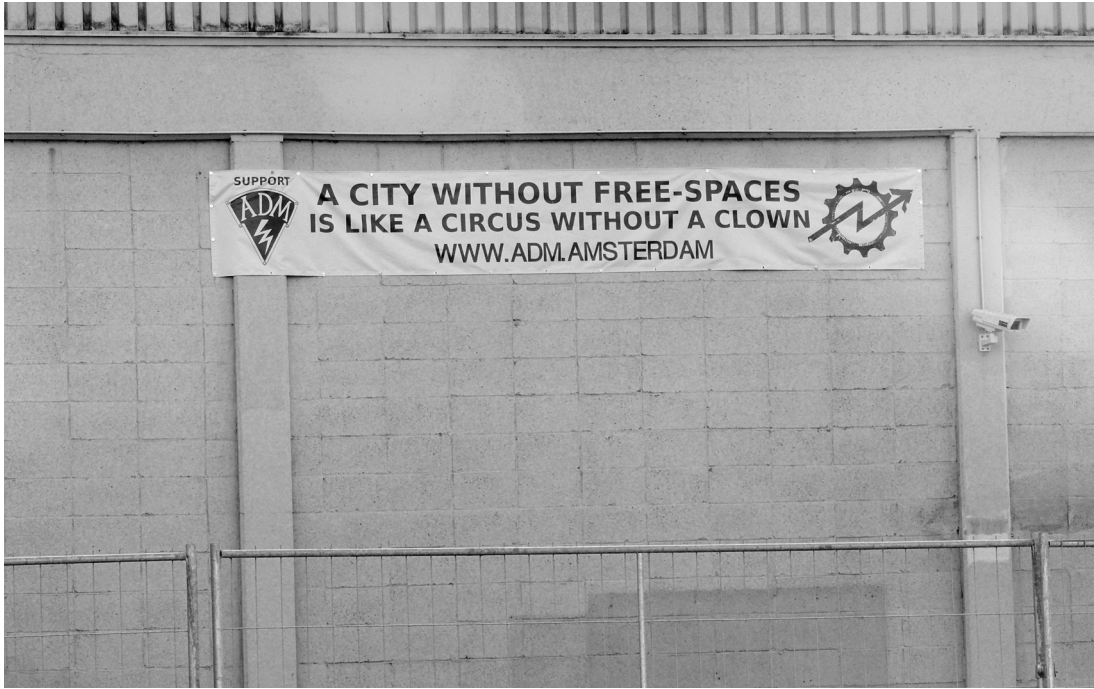


Fig. 1 theoretical framework (own image).



Building in Havenstad, supporting the ADM cultural center (own image)

The timeless task of architecture is to create embodied and lived existential metaphors that concretise and structure our being in the world. Architecture reflects, materialises and eternalises ideas and images of ideal life. Building and towns enable us to structure, understand and remember the shapeless flow of reality and, ultimately, to recognise and remember who we are. Architecture enables us to perceive and understand the dialectics of permanence and change, to settle ourselves in the world, and to place ourselves in the continuum of culture and time.

Juhani Olevi Pallasma, 2012

3. Havenstad

As the presented theoretical research has stressed, justice needs always to be applicable to the specificity of the context in order to become a tangible value. In this way, the theory can focus on the urgency brought from the local. In this chapter, the case study of Havenstad will be presented, focusing mainly on what is given by the Development strategy published by the department of “Space and sustainability” of the Municipality of Amsterdam in December 2017. This general picture will help the reader to understand the connection between the theory and the case study, opening the discussion to the different levels of interests that are going to be explained further. A short introduction to the city of Amsterdam and the Municipality vision, purposely focusing on the Woonaganda 2025, will be introduced as well, believing that this setting is of high influence of the strategies which have been carried out concerning the case study. To balance the story, a brief introduction to the port of Amsterdam will be illustrated as well, believing that the narrative cannot be considered complete without the “Haven”-Harbour side of the story. Thereupon, the specific case of Havenstad will be illustrated. With full intent, it has been chosen to introduce the case study ahead of the explanation of the methodology. This is because the strong connection theory-case study once taking justice as the leading principle. In a way, the urban area development presented shows its complexity and is able to make more grounded the urgency of the problematics which the following methodology and its operationalization aim to tackle.

3.1. Amsterdam 2025: who deserves to live in the city?

Looking at Amsterdam’s map it seems that the city is trying to swell into the landscape. The city has been obviously shaped by different factors but, among others, it has always had a crucial relationship with the surrounding water. A combination of immigration, “Calvinist mercantilism”, technical and financial feasibility has done the rest (Pistor, Beek, Polak, Riechelma, & Gemeente Amsterdam). Amsterdam is a dynamic city in continuous mutation. Such a fast-moving living environment can be seen as a magnet for all kind of target group, that

can be attracted by and towards it for all diverse reasons. To which extent is the city council administration in charge of steering or changing demographic flows and what needs to be left to the market dynamics is the first question the Woonagenda 2025 aims to tackle. The challenge is indeed considered to be the understanding of who deserves to live in the city (Gemeente Amsterdam, 2017a). This urgency can even be considered more relevant in the three general conditions which have been shaping the cityscape and its social geography in the last decades, Federico Savini et al. summarized these as “demographic growth, gentrification, increasing ethnic, diversity” (Savini, Boterman, van Gent, Majoor, 2015, p.104).

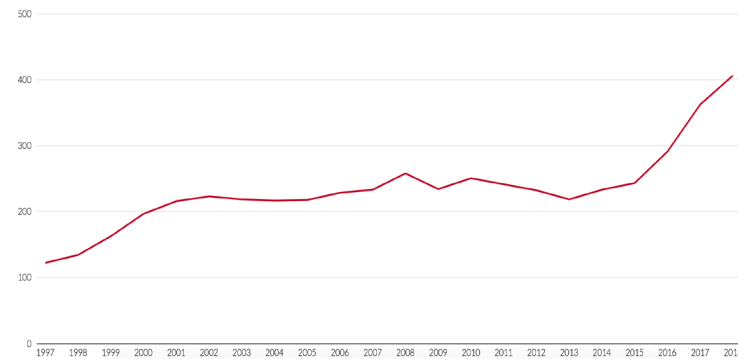


Fig. 2 Average sell price in Amsterdam (x1000) (Couzy, 2018)

Even looking at the property ownership distribution (Fig. 3) the fascination for the dynamics that are shaping the city leads to the drive to comprehend who actually deserves to live in the city and what are the dynamics that need to be transformed are. Is, therefore, Amsterdam just a city for people that are in the economic conditions to afford it or for all kind of target groups? And, considering the households and their housing needs, which demand should be taken into account, the current and its further developments or the future one? Evidently, all those questions need mainly a political answer. That is to say that these developments need to be steered towards the principles of the just city.

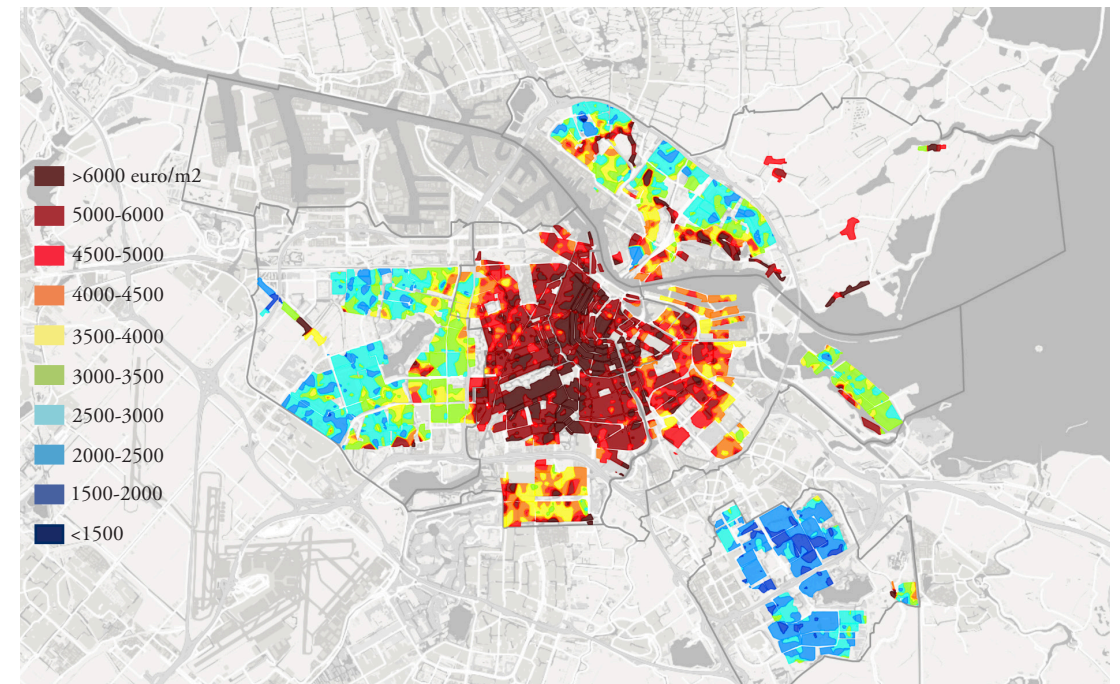


Fig. 3 Property Value euro/m² -2015 (Gemeente Amsterdam, 2018b)

3.2 The port of Amsterdam

The relation between the city of Amsterdam and its Harbour plays a central role in the understanding of the factors which brought the urban area development of Havenstad to its current state of affairs. This can be considered as a result of a long-term debate, which saw different positions framing the general narrative, shifting according to global and local trends.

The conflictual relationship between the two different entities can properly be positioned in the European general diatribe about port-city interfaces. As researcher Tom Daamen stresses, currently there are still conflicting interests between the port authorities and city planners or politicians. This is mainly due to the fact that the formers strive for improvement of the port's images while the latter spatially claim the

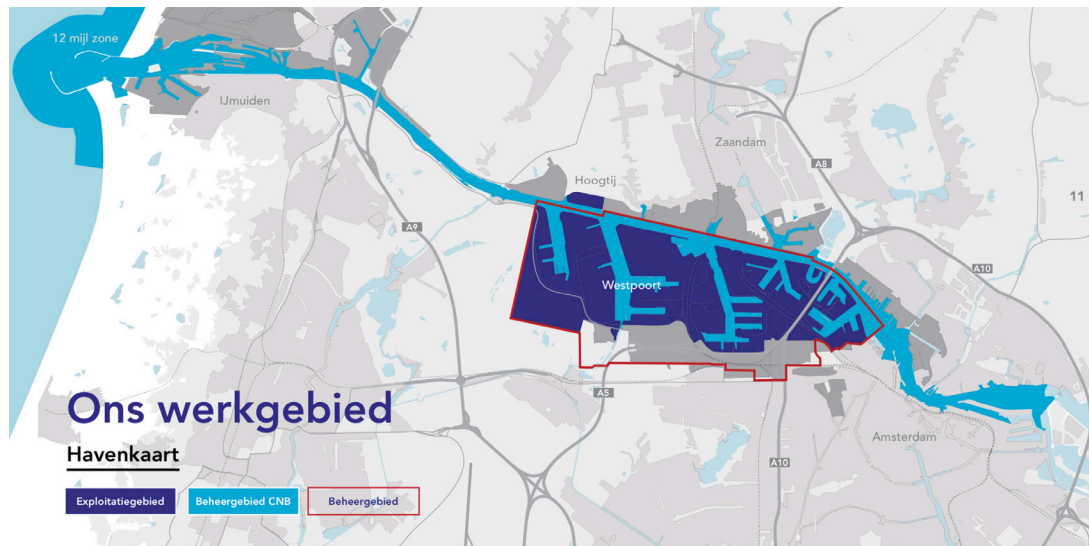


Fig. 4 Port of Amsterdam working area (Port of Amsterdam, 2019)

same areas to host alternative urban functions and leads to a hardly achievable “win-win solutions” (Daamen & Vries, 2013). Havenstad urban area development fully shows this conflict.

A port activity has multiple ways of being measured, being its traffic various. According to the World Shipping Council, the Port of Amsterdam has been registered as 41st in the world port ranking in 2015 for its total amount of cargo volume, with 98.776 MT (World Shipping Council 2015). Without going in depth of the meaning and the changing position of these data, these help in understanding that the role of the port has strong regional, national and global influence. Therefore, for any further consideration, its relation with a regional and global scale seems crucial to be stressed. Focusing on the regional scale, it is also interesting to pinpoint that, according to the same ranking, the port of Rotterdam, with a total amount of cargo volume of 466.363 MT, and the port of Antwerp, with a total amount of cargo volume of 208.423 MT, are respectively registered as 5th and 17th on a global level (World Shipping Council 2015). Comparing these data with the same ranking registered in 2010, Amsterdam was 38th, Rotterdam 3rd

and Antwerp formerly 17th (World Shipping Council 2010). The port of Rotterdam is 98 nm distant from it and the port of Antwerp 183 nm, meaning that they both are reachable in less than one day at sea (Ports, 2019). These data can be read as an essential factor for considering the role of port and its future developments, especially considering them as a result of global economic trends.

The port of Amsterdam is an administratively independent entity since 1998 which is, however, a fully owned investment holding of the City of Amsterdam (Port of Amsterdam, 2019b). In spatial and land- the port authority is the main supplier of the land, in charge to lease it to the suppliers’ companies, while the municipality of Amsterdam is the authority in charge for the spatial planning (Wiegmans & Louw, 2011). Fig. 4 shows its specific boundaries, the extension of the land which the port authority is in charge of managing, its area of intervention and the spatial relation it has with the city itself. Considering as well the close proximity of the port with the city centre and the relation of dependency they have, the port-city dynamic is clearly unbalanced. This is manifested in a high pressure to transform the current land use of the harbour area, in order to create space for urban functions. Indeed, the city council led the port itself to set the agenda for its further vision, deciding to not expand further (Merk & Notteboom 2013).

This is also a consequence of other factors. As literature has amply shown, the increasing awareness towards global ecological needs affected the general consideration about the port’s strategies and activities as well (among others, Frantzeskaki et al., 2014, Merk et al, 2013, Nursey-Bray et al., 2013, Wiegmans et al., 2011). On a normative level, the European policies, are implementing the request for prioritizing local and regional agendas towards sustainability values also concerning urban waterfronts regenerations and processes (Frantzeskaki et al., 2014); thereupon port activities have been generally restricted. This condition led to a general reconsideration of the image of the harbour itself which currently presents itself as aiming to be “faster, smarter and cleaner” with a long-term strategy which can extensively be found in their annual report 2018 (Port of Amsterdam, 2019a).

3.3 Haven and stad

As the previous sections have briefly introduced, there are different

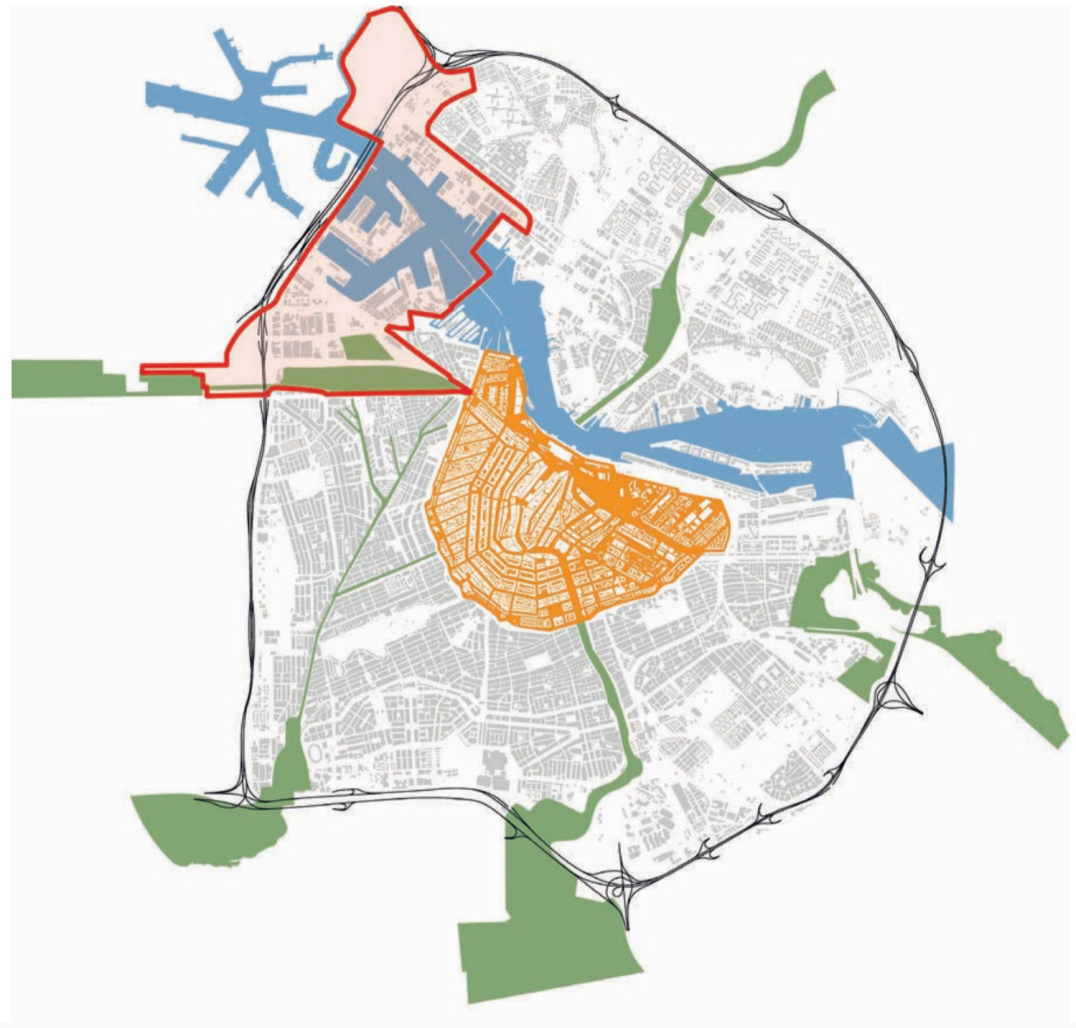


Fig. 5 Havenstad (Gemeente Amsterdam, 2017)

factors which need to be considered as decisive for the urban area development of Havenstad and its related strategies.

These can be summed up as a combination of both global and local trends which together made the project plan and the municipality ambitions. Namely the rising request for a growing real estate market in the Randstad and in Amsterdam in particular, which is expecting to grow in order to host its future inhabitants; the global pressure for meeting sustainable targets and the awareness of its economic dependency on global markets which, together brought the Port of Amsterdam to reshape its image and reconsider its general business model.

Together they created the momentum for pushing the urban area development of Havenstad towards a mix and highly urbanized area with enough space for companies and entrepreneurs. In its future development, the aim is to offer between 40.000 and 70.000 new dwellings and between 45.000 and 58.000 new working places (Gemeente Amsterdam, 2017a). Shaping and steering the urban developments is and remains a central question for preparing urbanity of the future. It regards accessibility, inclusiveness, democracy and equality on different levels and it concerns urban infrastructures, green accessibility, housing affordability. The development of Havenstad area, which is currently in use as a working area for business, manufactory and entrepreneur companies, will have to deal with those and many more challenges. Being a complex urban project which will have to take in consideration stakeholder involvement on different layers and in a vast time frame, it seemed interesting to research further how the municipality of Amsterdam is considering to deal with them. Given its complexity, the project has purposely been chosen as a case study.

As Fig.5 shows, due to its specific location within the municipality boundaries of the A10 ring road, the good connection with both the city centre and Schipol airport, and the already high presence of green and blue infrastructure, it has been considered as the logic next place to host almost 8% of Amsterdam current population (Gemeente Amsterdam, 2018).

3.4 Development Strategy

The official document “Haven-stad transformation of 12 areas – Development Strategy” has been published on the 21st of December

2017 after the approval of the City Council. The aim of this section is to show the reader the complexity of the case and to create the conditions to develop further the operationalization of both the chosen methodology and its application. Accordingly, the case study will be presented by synthesizing what this specific document holds out. Therefore, little space has been intentionally left over for questioning the stated ambitions. Indeed, these will extensively be assessed in the next chapters.

The overall ambitions are the ones setting the constraints of the project in its further development. Being a long-term intervention, these are the fixed points which will and should lead the decision for the future. This can be considered as a general frame of fixed references to which the following strategies will have to stick to. On a strategic and conceptual level, they set the restrictions for any further intervention in the area and its surrounding.

These ambitions are defined in the whole document (Gemeente Amsterdam, 2017a) and can be summed up as follows.

The aim of hosting between 40.000 and 70.000 new dwellings and between 45.000 and 58.000 working possibilities means that the area should high densely be built. Therefore, a floor space index (FSI) of 2 has been fixed, where dwellings will have an average of gross size of 80 m² and working spaces an average of 30 m². The general ratio between housing and working spaces will be respectively 80% and 20%. This mixed living and working environment should attract urban target groups, with a focus on students, expats, starters, elderly, families and singles, generally said, the whole broad spectrum of the population. Herewith an inclusive city will be the image to strive for, thanks to a mix of different housing typologies, economically and socially differentiated among each others. It is interesting to notice that the rules which fix the actual ratio of the distribution of housing typologies between social – middle and high sector are set by 40-40-20 rule, set by the Municipality of Amsterdam as a political decision. This means that the actual ratio of distribution can change. As it is clearly stated in the document “we take currently as reference the 40-40-20 rule” (Gemeente Amsterdam, 2017a, p. 31). The conscious use of the adverb “momenteel” emphasizes the actual political role in steering this request.

Even the facility sector should propose a variety of possibilities, projected towards the “economy of the future” and able to offer access

to recreation, green infrastructures, health and educational facilities to the neighbourhood. It will indeed be a totally new part of the city which will find also in public spaces its quality and its identity.

Thus, the area will be densely populated and this asks for a shift in the use of mobility and infrastructures. The urban pattern should therefore highly incentive the use of bicycles as main transport and discourage the use of cars. This mobility shift will strive for reaching a general distribution of transportation which should see the use of OV, the public transport of 30%, bicycles 30%, pedestrian 25% and car 15%. In order to facilitate such a changing way of moving into the city, different intervention should take place. First of all, public transport towards the centrum and the north of the city should be implemented, where the current intention is to build a metro line which will connect the new area with both the central station and Zaandam. Moreover, a smart way of using the water as connector should be introduced and particular attention will be given in the creation of public spaces with the aim of stimulating slow traffic.

The whole plan and its related interventions will have to stick to sustainability goals which are set as strict constraints. These are:

1. sustainable energy: with the goal of reaching 100 CO₂ reductions by 2050;
2. zero-emission mobility by 2029;
3. neighbourhoods with a water storage system;
4. 100% reuse of natural resources by 2050;
5. 100% recycle of domestic waste by 2050.

Acknowledging the audacity of these aims per theme some suggestions have been presented. Nevertheless, in the document it is stated that the extension and the detail of the intervention which will lead to such aims are strictly depending on “the mark, the legislation, the technology and the societal setting” (Gemeente Amsterdam, 2017a, p. 69).

The scale of the urban area development of Havenstad is gigantic, as the extension of the considered area which is of almost 650 hectares, without considering the water (Gemeente Amsterdam, 2016). For this reason, an “Environmental effect report” has been written. In order to give a better understanding of the huge complexity and vastness of the project it seems interesting to stress that by law, an Environmental effect report is compulsory if the urban area development project

foresees more than 2.000 dwellings, 100 hectares and/or company's surface bigger than 200.000 m² (Gemeente Amsterdam, 2016). That is to say that the total area of Havenstad development is, only considering its dimensions, six times as big than what by law is considered as an extraordinary intervention. This official document has been and will be used as a fixed reference for all the development of the area. Due to a combination of peculiar factors, the mentioned MER has had the possibility to be shaped like a flexible and ongoing report. This is mainly due to the fact that the urban area development project has been pinpointed as sustainable, innovative and experimental and, therefore, falls under the new "Environment and Planning act" which will take effect on 1st of January 2021 (Gemeente Amsterdam, 2017a).

As it has been stated since the very first published document, the "Transformation strategy 2013" (Gemeente Amsterdam, 2013), the whole urban area development will occur divided in different faces. As it has been already presented, the Municipality will have the leading role by facilitating the process, setting the urban planning rules and adopting the related laws. Special attention in each phase will be needed towards the ground lease which has been given to the different companies currently occupying the land (Gemeente Amsterdam, 2017a). This dominant land property distribution asks for collaboration and ad-hoc deals with the companies and entrepreneurs in order to steer the development towards the up mentioned ambitions. Special attention to these problematics will be given in chapter 5.

The complexity of the scale and the impact of the present case study have been briefly explained. Different key elements which can cause frictions or tensions during the development of Havenstad can already be distinguished. The seek for the just city of Havenstad has, therefore, the compelling need to focus on these necessities; by doing so, the aim is to have an impact on local urgencies in order to tackle and solve the global criticalities related to justice in urban planning. In this way, the space of places and the space of flows would potentially secure their mutual bond. Therefore, the next chapters will present the chosen methodology, illustrating why and how it has been carried out, relating the approach to the general frame of tools amply explored in the discipline of urban area development.



Havenstad (own image)

Non c'è attività umana da cui si possa escludere ogni intervento intellettuale, non si può separare l'ho faber dall'ho sapiens. Ogni uomo infine, all'infuori della sua professione esplica una qualche attività intellettuale, è cioè un "filosofo", un artista, un uomo di gusto, partecipa di una concezione del mondo, ha una consapevole linea di condotta morale, quindi contribuisce a sostenere o a modificare una concezione del mondo, ciò a suscitare nuovi modi di pensare.

There is no human activity from which every form of intellectual participation can be excluded: homo faber cannot be separated from homo sapiens. Each man, finally, outside his professional activity, carries on some form of intellectual activity, that is, he is a "philosopher", an artist, a man of taste, he participates in a particular conception of the world, has a conscious line of moral conduct, and therefore contributes to sustain a conception of the world or to modify it, that is, to bring into being new modes of thoughts.

Antonio Gramsci, 1932

4. Methodology

The main direction of the upcoming chapter will focus on the specificity of the discipline urban development management. Therefore, the aim of the research has been to understand if there is a way to steer urban area development projects towards the principles of the just city.

In order to construct inclusiveness and exclusiveness of people in processes, the research aimed to reach a broad variety of opinions and voices. Therefore, media and policy documents have been analysed. At the same time, a broad spectrum of urban actors involved, directly and indirectly, in the future development of Havenstad, have been reached through unstructured interviews. Doing so, the concept of social justice has been applied to the case study, and, in particular, it has enlightened the reasoning behind the decision-making process, nailing down the peculiar aspirations and the different perspectives. The interviews have been driven by the need for understanding the dynamics and the political decisions behind Havenstad plans. In particular it has been considered what kind of needs is the project willing to answer, what relationship it could have with the city Amsterdam itself and what interaction with the surrounding areas.

In this framework, the research process has not been linear but iterative, with a continuous exchange and evaluation of the information gathered by the interviews and the theoretical framework of the just city. Especially in the case of a multi-actor project as Havenstad, the different parties can have even communication problems because of their different interests, the uncertainties and the risks or costs involved in this process (Koppenjan & Klijn, 2004). Even though, the influence of those one another is crucial to strengthen in order to find an inclusive, democratic and accessible city in the future.

4.1 Urban area development perspective

In the perspective of making the theme of justice applicable in urban development management, the latter needs a description and a broader comprehension.

"Urban development" (gebiedsontwikkeling) is a relatively new field that finds in the specificity of Dutch context its reasons to be. It is a

distinctive category in both spatial policy and practice that combines “design competencies with knowledge of building law, real estate finance, as well as both computational and collaborative management skills”; the quest for it came mainly by the need of shifting the steering role traditional “process management competencies” had always have. Urban development management, therefore “concerns the art of managing, of coordinating, guiding and perhaps even directing the decisions of the many stakeholders involved in the development of urban areas” (van Bueren, Daamen, Chen, Franzen, Heurkens, Hobma, Verheul, 2016, pp. 282-283.).

The already mentioned need for transdisciplinarity, finds in such a discipline a good medium. Once we look at Fig.6 , the conceptual model that summarizes the aims of UDM, the merges of the four different inputs is visually clear; its definition can therefore easily be given by listing its “four P”:

- Place: which refers to the geographical situation and to the spatial plans of the development;
- Product: namely to its outcomes;
- Person: all the actors directly or indirectly involved in it;
- Process: the strategies and the dynamics coming as a result of the previous three.



Fig. 6 The four P of UDM (Own Image, based on van Bueren et al., 2016)

From the theoretical framework presented in chapter 2 it has been stressed the urgency of designing and developing the city of the future for the values of inclusiveness, democracy and accessibility.

Even though, the up-mentioned principles of the just city are indeed hard to match within such a framework. As each one would overlap among the four concepts. Considering the just city of the future, a discipline-related challenge will indeed be to understand and propose how this match could function. In other words, analysing each layer, it seems clear that none of them belongs just to the Place or Product, Process or Person category. The wicked problems arose from the discussion about the just city, are so deeply related to the specificity of the case study, that they simply relate to all of them or to a combination of them. Though, this depends and varies. The mismatch between the layers and the categories endures because they belong to different paradigms. Looking again at the diagram, it seems hardly possible to set a rule of intervention while considering spatial justice.

4.2 Stakeholders and actors

The most comprehensive and acknowledged definition of stakeholder of any project is the one given by R. Edward Freeman, American philosopher, particularly known for his research on stakeholder theory. This includes any group or individual affected by or that can affect the achievement of an organization's intention (Freeman, 1984). The procedure of gathering qualitative information, analyse them in order to understand the different interest is typical of what American sociologist Kammi Schmeer defines a “stakeholder analysis” (Schmeer, 1999). This method is indeed useful for knowing who is involved and their knowledge and interests in order to place their positions in the broader picture. Following Schmeer definition of stakeholder analysis, the actors which do not have the ability to affect the exanimated project, thus, in this case, the urban development of Havenstad, should be taken out of the analysis (Schmeer, 1999). This mild but crucial line of separation, between those who might have an impact on the project and those who might not, can fall into misunderstanding especially while considering a huge and complex development as Havenstad, which has not taken place yet. From one hand, for these considerations what has been weighted by Bauman strengthens the language choice, thus: “It is assumed that the right question as to which of the indefinite number of rights and which of the many groups and categories of

humans clamouring for recognition has been overlooked, neglected, refused recognition or insufficiently catered for is not and cannot be pre-empted or decided in advance. The set of possible answers to this question is in principle never complete and closed, and each currently accepted answer is open to renegotiation”. (Bauman, 2001, p. 75)

From the other hand, it has been chosen to group the interviewees and call them actors also because some are indeed not directly influential in the project. Still, it has consciously been decided to consider their voices and opinions in order to grasp the project in both its ambitions and complexity. In the next section, an explanation of the chosen and reached actors will be given. In a way, the adaptability of the definition reflects the requested flexibility of the methodology. Doing this, the different perspectives will help reconstruct the urgency of the story.

Stressing the case specificity means, on a methodological level, that the interviews which will follow, will lead the attention to the key issues. The importance of the local situation while talking about justice leads the research in its future developments. Therefore, it has been chosen for carrying different interviews with a broad spectrum of actors involved in the process. In order to understand deeply the intention and the personal perspective of the interviews and not give a biased structure to follow, these will be set in an open conversation method.

Even though in the development of the research, it will be made clear that the ordinary tools used in urban development management evaluation are mainly insufficient while evaluating a project based on the criteria of justice, still, the definition and methods used are a constant frame to refer to.

4.3 A qualitative research

By considering the most appropriate research method to use, the philosophical frame of references can help in sharpening the needed strategy. In this first stage of research, the choice of the standards and tactics depends on the research question itself. As British social research Alan Bryman (2016) extensively stresses the perception of the differences between quantitative and qualitative research varies among academics. The initial divergence can be found in the acknowledgement that the first one deals with measurements and the latter does not. Still, the epistemological basis of both deeply differs from each other's. Namely,

this concern “two distinctive clusters of research strategy” (Bryman, 2016, p. 32). Looking to the body of knowledge relating to both research strategies, qualitative research suited more to the intention of the research. Having stated the main research question as follows “- How can the principles of the just city be incorporated within the future development of Havenstad, Amsterdam?” the main emphasis lays down in the decision-making process itself.

Indeed, following Bryman (2016) the three main features of this research method can be summed up as follows:

1. Theory is generated from research;
2. The understanding of the social world goes through its interpretation given by who participates in it;
3. social properties are seen as the result of interactions between individuals and not the result of a given phenomenon.

Those briefly sketched considerations, combined with the emphasis on the contextual understanding of the behaviour can be seen as the general framework upon which the choice for carrying out qualitative research has been based on.

As American scholar Bedrettin Yazan (2015) states, one of the most common qualitative research methodologies used is Case Study, even though its structure is intentionally still not well – defined. This definition of the methodology used in this research is in line with what had been researched beforehand by the social scientists Rober K. Yin (2002). Indeed, following the author reasoning, the design and methods of case study find their legitimacy in conducting inquiries into theoretical propositions (Yin, 2002). Indeed, following Yin (2002), case study research should rely on different sources, which can be taken beforehand to gather knowledge and guide the data analysis, as the theory based on literature review has previously shown in chapter 2.

As Welsh scholar Philip Burnard argues in his paper “Writing a qualitative research report” the data collection stage of qualitative research has different ways to be tackled according to different perspectives. The data collection method generally used is the interview method (Burnard, 2004, p.178). Following Dutch scholar Gerben Moerman reasoning (2016) the division in typologies of interview given by academia is too broad and dispersive. As Table 1 shows, the

choice of a specific interview typology should be based on the amount of control the interviewee wants to have on the interview, considering its structure and sequences or frames, thus the dimensions behind it.

Type	A	B	C	D
Interviews	Conversations	Unstructured	Semi-structured	Structured
Topic	free	fixed	fixed	fixed
Question formulation	free	free	free/fixed	fixed
Question sequence	free	free	free/fixed	fixed
Interviewer- behaviour	free	free	free/fixed	fixed

Tab.1 Interview typologies, own table (after Moerman, 2016)

Following Moerman’s division of typologies, the carried out interviews can be defined as “Unstructured” being in-depth interviews, where everything but the topic has been intentionally left as free. Openness of both questions and answers is one of the main characteristic of this type of interviews.

4.4 Steering the interviews

The aim of this part of the research is to understand all the different perspectives involved. As the study “Towards whole of community engagement: a practical toolkit” (Aslin & Brown, 2004) explains, the term “stakeholder” has a really broad meaning. “Recognising that a wide range of stakeholders exists means facing the likelihood that local and more distant interests may be in conflict, as local communities often have to bear the personal and immediate consequence of decisions being made in the long-term national interest” (Aslin et al., 2004, p. 4). The interesting part of this study is mainly the suggestion of taking into account all the different kinds of knowledge and experience that may come to the table in order to find the balance between them, as Fig. 7 illustrates. It uses a structure for dividing knowledge’s system that seems useful to illustrate in order to develop further the interviews. This is mainly to understand that usually, actors’ opinions belonging to different knowledge may often reject the others. The definition of the case will come together with the reconstruction of the process thanks to the perspective of the different actors involved and interviewed. In a way, the narrative will be created by this case approach methodology.



Fig.7 Knowledge diagrams (own image, based on Aslin *et al.*, 2004).

	Actor	Role	Organization
1		Landscape architect and chief designer Havenstad	Gemeente Amsterdam
2	Koos van Zanen	Chief Urban Planner Havenstad	Gemeente Amsterdam
3	Lubbert Hakvoort	Programme manager Havenstad	Gemeente Amsterdam
4		Manager development strategy	YMERE
5	Jasper Stam	Developer	Rijms BV
6		Commercial manager real estate	Port of Amsterdam
7		Architect and urban designer	The Spontaneous City
8	Federico Savini	Assistant professor Urban and regional Planning	Uva
9	Edwin Buitelaar	Researcher and Programme lieder	PBL
10	Jurriaan van den Eijkhof	Strategic adviser and Programme manager	ORAM
11	Matthieu Derks and Katrien de Klein	Bestuur Volkstuinen	Nut en Genoegen Sloterdijkmeer
12	Sample	Small medium -size Enterprises	
13	Sample	Residents	

Tab.2 actors interviewed (own image)

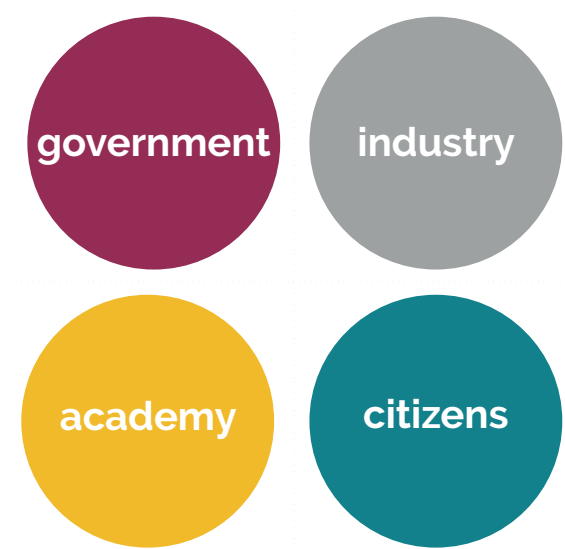


Fig.8 Knowledge matrix (own image)

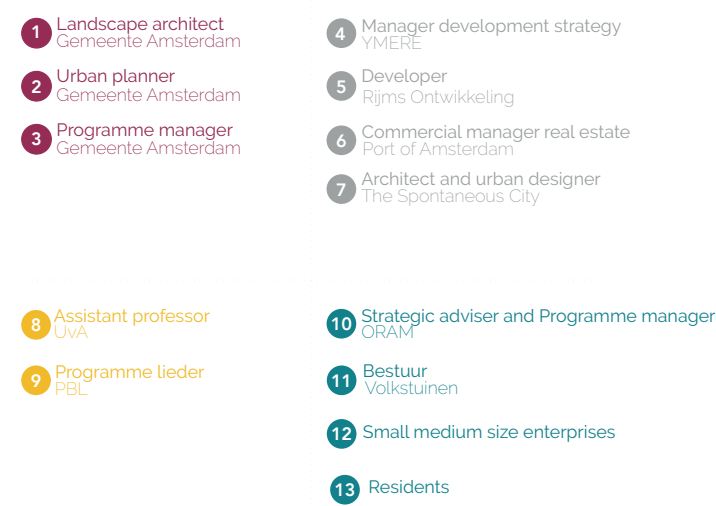


Fig.9 Knowledge fields and actors (own image)

Table 2 shows the actors the research has reached. It has been chosen to set the “knowledge criteria” to group the different actors, which has been summarized based upon the scheme presented in Fig. 8. Still, this disposition doesn’t have to be taken for granted, but mainly for an easier classification of the collected data. Therefore, it is important to refer briefly to French philosopher Bruno Latour, which, while investigating on the “Controversies about the Social World” part of his work about Actor-Network-Theory states as follows: “What we have lost—a fixed list of groups—we have regained because groupings have constantly to be made, or re- made, and during this creation or recreation the group-makers leave behind many traces that can be used as data by the informer. One way to mark this difference is to say that social aggregates are not the object of an ostensive definition—like mugs and cats and chairs that can be pointed at by the index finger—but only of a performative definition” (Latour, 2005, p. 34). Hence, the disposition of the interviews shown in Fig. 9 can be understood as a performative definition.

To conclude this section, it has been chosen to structure the different interviews as an open conversation in order to be able to capture the ambitions or the aspirations behind each interviewee. This scrupulous choice has been taken in order to leave the proper space and time for each interviewee to adapt to the conversation and be able to tell its own part of the story. The decision to not set the questions in advance has been taken mainly to capture the individual input of each actor, without conditioning them with a given frame of language or sentences. Nevertheless, the conversation needed to be steered and the general approach towards the topic has been curated beforehand. From one hand, the consideration of the knowledge related fields in which the different actors have been positioned, helped to understand to what kind of topics the conversation would have been based on. Still, the general introduction about the research topic, the research question and the methodology needed to be introduced and presented. In a way, this introductory talk, which has never been performed but has always been adapted to the situation itself, remained always the same. On the other hand, this opening presentation has been changing according to the setting of the interviews itself, its context but also to the degree of confidentiality created. The ability to find a way to look for the issues which were related to the research itself but also the purpose to remain an impartial listener have been crucial aspects of the approach towards

the conversation. It is very interesting to notice that as a conclusion the attention to the degree of the language used, thus to the way the communication has been structured, seems to have had an essential role in this. Still, these considerations, no matter how interesting and inspiring they are, could easily tackle and open other research questions themselves. Later in the discussion of the results, some considerations about the language used and the meaning of the collected data will be introduced. But at the same time, these linguistic related issues couldn’t be explored as wished, having too little time to add another layer to both the theory and the methodology itself. Nevertheless, for further explorations focused on how to steer urban development’s towards an inclusive, democratic and accessible city, this can be an extremely triggering starting point.

4.5 Creation of the narrative: an iterative process

The overall process of analysis is to consider as an iterative one, where different steps can be distinguished. Even though these are spread in different chapters, in order to make the used methodology more transparent and readable it has been chosen to present them briefly as a conclusion of this chapter. A conceptual model of the sequence of the steps is illustrated in Fig. 10.

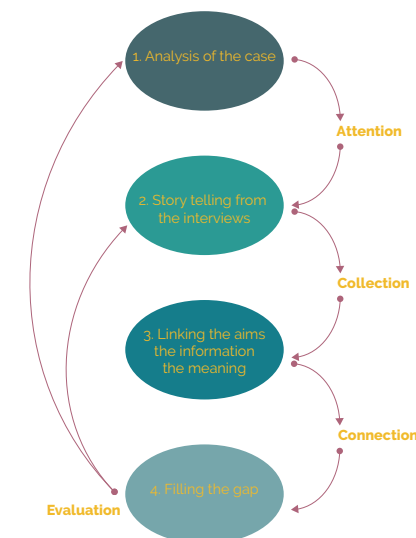


Fig.10 conceptual model (own image)

1. Analysis of the Case: the moment of attention

Here all the needed pre-knowledge about the case, the project and the area has been gathered. This can be found in Chapter 3, where the urban area development of Havenstad has been presented. The second sub-step of this part of the research concerns the research which has been done in order to find the actors to interview. This has been introduced partially in section 4.4 and can be considered as the moments where the identified actors have been questioned. The choice of positioning the interviewees according to their knowledge field, doesn't have to be considered as a strict definition, rather as a "performative" choice. This also implies that these categories may overlap. Still the structure will help understanding the communication flows between them and relates to the used language.

2. Story telling from the interviews: the moment of collection

As section 4.3 has explained it has been chosen to carry out interviews in an unstructured way, where the topic of the just city related to the urban area development of Havenstad was fixed beforehand, but both the question formulation and their sequence was free. The second part of this step relates to what the section 5.1 is going to illustrate. Therefore, the different perspectives are going to be questioned. Each single conversation has contributed to the process of gathering knowledge both about the content of the process and about the process itself. To create the general narrative, a moment of connection is required.

3. Linking the information – the meaning – the aims: the moment of connection

This step focuses on creating the connection among the conversations, finding thus the common and shared field, and understanding what is creating friction among the actors. This of course has lead also to find which actors were missing in the general picture and the possible ways of reaching them. This moment of questioning the absent has happened in different moments, and, being an iterative process, could not be defined as concluded.

4. Filling the gap: the moment of evaluation

This step is the one which leads the narrative and its structure for chapter 6, where conclusions will be presented. This evaluative moment connects back to the principles of the just city presented and will bring to the reflection and its discussion.



Havenstad (own image)

In short, no pattern is an isolated entity. Each pattern can exist in the world, only to the extent that is supported by other patterns: the larger patterns in which it is embedded, the patterns of the same size that surround it, and the smaller patterns which are embedded in it.

This is a fundamental view of the world. It says that when you build a thing you cannot merely build that thing in isolation, but must also repair the world around it, and within it, so that the larger world at that one place becomes more coherent, and more whole; and the thing which you make takes its place in the web of nature, as you make it.

Christopher Alexander, 1977

4. Interviews and results

Aim of this chapter is to construct the narrative of Havenstad development and its decision-making process while using the collected data from the interviews. As it has been shown previously, it has been chosen to carry out unstructured interviews. This has allowed the research to collect different voices related to the project. As it has been introduced, this analysis is ascribable to a qualitative research method and therefore also its data are traceable to some specific characteristics. Indeed, the data derived from the interviews take the form of transcripts, thus of a “large corpus of unstructured textual material” (Bryman, 2016, p. 569). Upon that, the analysis of them is not linear. Differently than what happens with the analysis of quantitative data, the techniques to process them aren’t well established neither straightforward. Literature about qualitative research generally agrees (among others Bryman, 2016, Miles, 1979) on the fact that one of the controversies of this kind of research method is mainly to find in the extension of the collected data. Namely the extent of the gathered information finds in its openness and flexibility also its weakness. This is mainly because the data, in order to be consistent and transparent, need to be “comparable” whereas the way to find the analytical route through them is not always easy (Miles, 1979). Indeed, there is the need to find and propose a systematic way of analysis, in order to make the results readable and straightforward.

A transcript of the interviews has been done in order to make the analytical process more transparent. Still, these have been recorded for the researcher use and therefore it has been chosen to not share their direct content as a result of the thesis. For an in-depth understanding of the sources which brought to the presented findings, the transcripts of the interviews can be found, if needed, in the author’ archive. Since the general results and the related conclusion are strictly dependent on what has been collected, the following section will give a comprehensive summary of each one, following the actor list already presented. Working in this way aims to make the outcomes of the conversations tangible in order to make clear the reasoning which builds the overall narrative and its conclusions. Per each actor, classes of phenomena and themes will be

pinpointed. This will help the reconstruction of the narrative and will focus the attention to each own's concerns. In order to systematize all the outcomes, eleven key elements have been identified. These can be seen as different recurring issues or topic, which have been introduced by different actors. Afterwards, a moment designed for linking the information will be presented. The last step of the data analysing is the one dedicated to the evaluation of the storytelling in its whole.

In section 5.7, the power-interest matrix, a commonly used tool in the analysis of urban development management, will be presented. Once again, the overall narrative for the just city in Havenstad is the result of what the local is asking for.

5.1 Introducing the just city

Each actor has been reached with an introductory email. The text which has been sent to every person varied slightly according to the context and their personal contingencies. An example of the text which has been sent can be found in Appendix A. This is to say that the interviewees knew briefly beforehand the general aim of the research, the topic and the reason why they had been asked for the interview. On the conversation itself, according to the different roles and the personal background, the research the theme of the just city was then introduced again. This has been done explaining briefly the academic structure of the thesis, the research question and the concept of the just city. In order to avoid the interviews to be biased by knowledge related to the research results, generally speaking, the principles of the just city were introduced only if the actor itself would have named those directly or indirectly. In order to give a structure to the amount of data collected and bring clearance to the overall narrative, per each actor an overview of the main findings will be presented.

5.2 The Gemeente Amsterdam

For the group of actors belonging to the government sector, three different interviews have been carried out. Even though they all belong to the Municipality, their different roles in the development helped to understand deeply the development strategy published in 2017. It has been chosen to speak with three roles within the same organization mainly because the Gemeente Amsterdam is the initiator of the project.

This decision of sticking to the Municipality borders could also be considered as lack of consideration of the counterpart. Still, it is true that having the possibility, having contact with other governmental organizations would have helped in broadening the understanding of the project. This is something which would be explained more in-depth in the conclusive chapter of this research.

1 Landscape architect and chief designer Havenstad

Being the interviewee a designer of the development project from the municipality, the conversation tackled mainly both the strategic level of the municipality ambitions and the following design elements which have been fixed. Compliant with the values presented in the "Development strategy" the actor stressed that sustainability is going to be a key value for the design of the public space in general. Concerning the realization of the plans, a dependency to the market rules has been recognized. If it is true that the 40-40-20 rule has the capability to set the constraints and steer the development towards a mixed and inclusive city, the actor has also acknowledged the financial dependency of the municipality on market parties, thus to the developers. Differently to Amsterdam municipality usual approach, Havenstad development lacks of meeting with residents of the area, thus of citizens involvement in the project. This is mainly caused by the full conversion of the area to a new function. This means that the current users of the area are not brought on the table because they do not match with the future users. Indeed, the municipality is building a totally new city where 90% of the old is going to be replaced.

Design wise, six key elements which will lead the choices for the development of the public spaces in the overall project have been highlighted. These can be summarized as follows:

- valorisation of the north part of Havenstad, where particular attention will be given in the relation of the area with the IJ, the river of Amsterdam;
- the identity of the old harbour will be strengthened; therefore, the historical character of the area will be kept;
- the area is also dominated by dikes and trains, big roads and big areas. In order to overtake these physical barriers, the public spaces will be also developed on slopes. This will also be done for ecological reasons;
- Westerpark will be made accessible for a broader group of users that it currently is;

- creation of a waterpark in order to boost the landscape qualities;
- the area of the northern polder Ijplas will be treated as an added value.

Moreover, special attention will be given to shape the mobility of the area in order to encourage the use of bicycles or public transport, by proposing, for instance, new street profiles.

The up mentioned design values show a general consciousness towards the accessible city, especially concerning green and infrastructure, and the inclusive city concerning the mixité of different target groups as crucial in the development.

2 Koos van Zanen – Chief Urban Planner Havenstad

From its beginning, the conversation with the Chief Urban Planner of Havenstad focused mainly on the strategic choices taken by the municipality, to delineate and reinforce their perspective. This has been done supported by the map shown in Fig. 11. The two main lines of thoughts are indeed both readable. The first is a geographical reason, which supports the choice of developing a new part of the city in its physically most logical choice. Indeed, the urban area is the last “slice” available within the A10 ring, to be developed and host a living and working mixed area. Supported by the increasing request for housing and the pressure put by the real estate market, this logic established the general aim to host as many people as possible and develop the area with a high density. This will be done in order to answer to the future request for housing, and be able to provide an accessible city, focusing on Amsterdam citizens of the future. In his point of view, the creation of a highly urbanized and mix living and working environment can be considered as a strict constraint that set all the consequent decision.

It follows, for instance, the priority given to the investments related to strengthening the public transport connections to and for Havenstad. According to him, the main issue regarding the just city which is in need to be safeguarded is the possibility of being able to host the future demand. This strongly relates to the second issue which has been highly discussed during the interview and relates to the land property distribution in the city, tackling the economic reasoning that supports the story. As the map shows, almost 50% of the land is property of the municipality of Amsterdam.

Nevertheless, mapped in yellow are the plots which have been given in

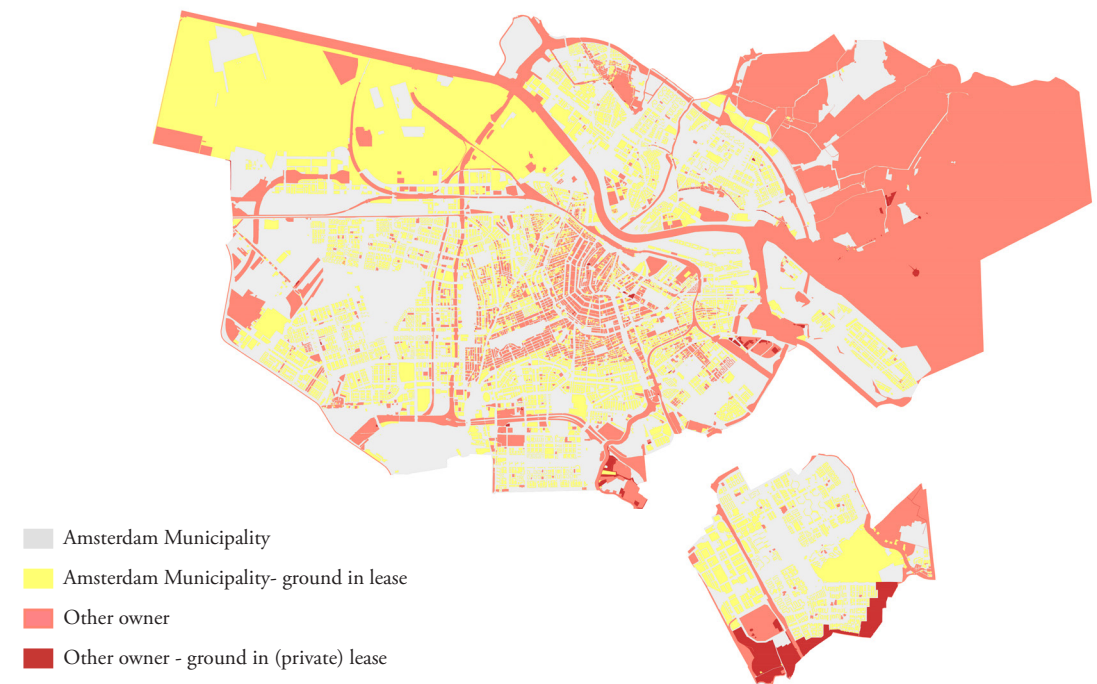


Fig.11 Land use (Gemeente Amsterdam 2019)

lease to temporary private owners. Some of these contracts are lasting for an undetermined period of time, others, particularly in Havenstad, until 2040 or 2050. Such a legal dependency strictly compels the freedom that the Municipality can have in steering some decisions. There is indeed the need to find agreements with the companies that currently have the land in lease. This particular dependency also underlines the actual market power in steering the developments, meaning also that the political choice set by the 40-40-20 rule can be considered threatened. On a strategic and administrative level, there are different tools to assure that a fair distribution of public facilities will be safeguarded in the development, especially considering schools and health care centres. One way of dealing with private developments and still guarantee the presence of these public facilities

is the “block passport”, which ask the different owners of the plots to develop together with the predetermined facility. Another legal tool is the “ground distribution”, where the owner of the plot has to build according to some constraints set by the municipality.

Concerning the principles of the just city, Koos van Zanen has mainly highlighted the intention to keep Amsterdam an accessible city, open to meet the future demand. In his opinion, the inclusive city is strictly depending on the political choice of developing the new urban areas based upon the decision of the 40-40-20 rule.

3 Lubbert Hakvoort – programme manager Havenstad

Lubbert Hakvoort, being a planner can be considered to be aware of the method and the structure he is using to manage the urban development of Havenstad. In the interview, three main lines can be defined. In the next section, a brief description and short examples will be given in order to make them tangible. These findings can be summarized as follows:

- Strategic aim: the Municipality of Amsterdam as the initiator of the project has a key player role in its upcoming development. Having public aims which involve society as a whole, the interviewee made clear that the central aim is for the “common good”; thus, the involvement of the related actors depends on the clear definition of the aims on a strategic level. A good example of this strict awareness which helps to set the hard constraints of the development can be read in the quotes: “you can’t satisfy everyone [...] we do things on a level which individual owners don’t know, and they don’t even enter the discussion. We are looking at the common interest, which steers the discussion.”
- Stakeholder Management: the definition of the stakeholders involved in the project is not straightforward, but implies analysis, good communication and a constant search. “It is about looking for the solution with all the factions. And if it is not working, that is a pity [...] thus it is a constant search for coalitions with different stakeholders in the field, stakeholders in the public sector, stakeholders from other municipalities.
- Trust: the interviewee considers trust among stakeholders as one of

the key factors that will help to realize a good project. “At the end, it is a matter of trust, it is just a matter of one thing, trust. On the moment that there is trust among stakeholders you are able to take the next steps for the project”.

In a way, this brief summary remarks the importance of the ambitions of the Municipality in unfolding the development of Havenstad in its whole. The strategies which will follow need to depend on these strict constraints. Having set them means also that the decision-making process as the involvement of actors will be their consequence. Central for the development of a highly urbanized living and working area is the good connection with public transport for and to the city centre. This asks of course for investment in this infrastructure, a metro line, which will connect Havenstad with Amsterdam Central and with Zaandam.

It follows that other public investments for different improvement in the infrastructure would have less priority. This is, for instance, one of the strict criteria which closes the negotiations with some other actors, as the municipality of Almere. The same severe attitude will be chosen concerning with the companies which are using now the area, being most of them not suitable with the overall vision of the living and working environment. The hardness of the constraints will also lead to re-evaluating the current use of Westerpark, currently occupied by allotment gardens and other semi-public facilities. The park indeed is apparently using 60% of its potential, also due to the present functions. The access to this green infrastructure will, therefore, be intensified in order to host the huge number of future inhabitants of the area.

As the given summary made clear, the conversation shown clearly that the decision regarding the seek for an inclusive and accessible city in Havenstad is considered in need to be done mainly on a strategic level. Here the Municipality of Amsterdam, as the initiator of the project has the leading role and wants to keep the steering position. On the other hand, this also shows a lack of request for participation and involvement of other stakeholders, which could interfere in the decision-making process.

5.3 Market parties

The actors which belong to this knowledge field actually differ consistently one another. Being Havestad a project not yet developed, this particular target of actors has been hard to find because the contracts for the actual development did not start at all. This also means that some of the interviews tackled the project in a less detailed way than others. Still, combined they helped in giving consistency to the general understanding of the project.

4 Manager development strategy – Ymere

Housing corporations are a market player which balances societal and financial aims. All those people that are not able to find independently an affordable accommodation on the market belong to the generic target group Housing Corporations aim to take care of. Meaning in general households with an annual income lower than €36.798. Housing Corporations are the main organization providing social rented dwellings in the Netherlands, with almost 99% of the rented social stock and owning around 35% of the total Dutch housing stock (Gruis, 2008). Ymere is a housing corporation active in the Amsterdam Region, managing a stock of more than 70.000 social dwellings (Ymere, 2019).

Ymere is not yet involved in the development of Havenstad, and therefore the interview has been more focused on the strategic level, tackling the principles of the just city from theory. The interviewee pinpointed that being Havenstad the harbour area the more just way to deal with the development would be to include the different stakeholders and listening to their own perspectives. In specific, the companies, the current user of the area, should be taken more into account. This will make the decision-making process more inclusive and democratic. What is characteristic of the city of Amsterdam is its porosity where different people strive together for a common aim, and it's strongly egalitarian sense. This should be brought back in the development of Havenstad. Involvement of users, both the neighbourhoods of the area and the company themselves should, therefore, be more implemented in the development of a new part of the city.

5 Jasper Stam – Developer – Rijms BV

Jasper Stam is a private developer, since September 2017 he is the owner of his own company Rijms BV. For the last three years, he has been active in the development of Sloterdijk 1 (one of the twelve sub-areas of Havenstad), working beforehand for Kondor Wessel, a project developer based in Amsterdam. He aims to understand how the transformation of the area will actually take place, namely in terms of economic feasibility. Therefore, our conversation focused mainly on this, with his practical and hands-on approach; his input helped with a valuable perspective, the one of the market parties.

The shared information concerned mainly the area of Sloterdijk 1, but the main lines of the narrative can be transposed also to the overall area of Havenstad. According to the interviewee, the main challenge for the transformation is due to the radical shift of use of the area. Currently all the plots are already in use, mainly by companies with a harbour related activity. Even though the Municipality has shown attention to listen and understand what the current users of the area think about the development, through curating several moments for engaging citizens and market parties, this has poorly been translated in an active involvement of a broader spectrum of actors in the decision-making process. At present, he sees the Municipal plan as “unrealistic and unfeasible”. This is mainly due to the hard-political ambitions that have brought to the presented development strategy. According to him, these do not consider the actual feasibility of the plan, especially if considering the strict values regarding inclusiveness and sustainability. Being a development which asks for market parties to take over the leading role, these considerations should be more down to heart and conscious of their way of working. Therefore, no matter how interesting the strategic plans are, the programme should be fully reconsidered, together with these parties and the current owners of the plots. The trust and the transparency which the Municipality is aiming to build, are, so far, fully missing. There is no space for listening to the counterparts, neither to be open for reactions.

In his opinion, a way of dealing with these in a more participatory way can be promoting more Public-Private Partnerships. These are joint teams, established to coordinate complex projects and where developers are involved in the earlier stage of the projects, that generally

are considered to steer smoothly to the success of the area (Adams & Tiesdell, 2012). In this way, government and market parties could work strategically together for a common aim. The proposed “block passport” is, for instance, a totally wrong, in his conception, tool for dealing with the market parties. Based on his feasibility studies, the project is not realizable at all and all the proposed plans are not attractive for neither investors or developers. Therefore, his proposed solution would be to re-start the plans and make together a feasible and successful Havenstad.

6 Commercial manager real estate – Port of Amsterdam

From the very first contact, which took place with the already mentioned email, the interviewee, the commercial manager at the Port of Amsterdam has been very keen on sharing the harbour perspective about the future development. This is especially because, according to him, “Havenstad case is not completed without the notion of the current residents/users”. For this reason, differently, then other interviews, the conversation started firstly with a deep overview of the narrative about Havenstad from the port perspective. This can be summarized as follows.

The port of Amsterdam is a private entity since 2013, and the main contractor of the ground lease of the whole harbour area, which can be sub-contracted to the other companies for a maximum period of 50 years. There are four categories of companies which are currently using the whole area. The first line comprises the companies which need the terminals and the docking for the ships; to the second line belongs the companies which deal mainly with storage of goods which do not need access to the water but its proximity; to the third line belong the sub-supplier of the previous ones while to the fourth are companies which business is not related to the harbour itself. The port needs to ask the Municipality permission to stipulate each one of these contracts, also in order to not increase the competition with another surrounding business area in the region. Particular attention regarding the case has been given in presenting the different companies which are located in Minerva haven, having the ground in lease until 2029 or in Coenhaven where the contracts expire in 2040. This means that no housing development can take place in their surroundings until that time.

There are thus two possibilities to deal with this situation if the aim is to fasten this process. First one is to wait for the contracts to expire, which is the less expensive option from the Municipality perspective; the second one is to offer another possible agreement. Currently, there is no possibility in these areas to build more or different functions. This is even harder if considering the 40-40-20 rule which will lead to very few incomes for the Municipality itself. The match between the Port which is striving for keeping and strengthening the harbour related companies and the Municipality which wishes a highly urbanized living environment is indeed still hard to find. The ambition of transforming the overall use of the area creates friction even considering the general increasing demand for companies' areas in the region. An inclusive city should also provide enough working environment and this will lead also to ensuring access to the city to different target groups.

7 Architect and urban designer – The Spontaneous City

Similarly to the interview carried out with Ymere, the interviewee and her studio, the Spontaneous City, haven't been involved yet in the urban development of Havenstad. Therefore, this conversation focused mainly on the strategic level of the development and its relationship with the city of Amsterdam itself. According to her expert opinion, Havenstad is a long-term project which envisages an expansion of the city towards the other side of the IJmeer, towards Zaandam. This has physical as planning consequences since historically Amsterdam has been very strict in considering its own borders, due to financial, legal and management reasons. In her opinion the non-ecological image of the port of Havenstad, having a bad impact on the image of the city itself, amply pushed Havenstad to be the desired highly urbanized living environment of the Ontwikkelstrategie. According to her, the general development, in order to be more organic and democratic, should take into consideration the role of actors as entrepreneurs from an earlier stage.

5.4 the Academic perspective

The two different academics interviewed cannot be considered as actors directly involved in the project. As it will be demonstrated in the conclusive chapter, they do not really belong to the stakeholders of Havenstad. Still, considering them as experts in area development

and in urban planning, their critical thinking helped the research to position the development of Havenstad in the discipline.

8 Federico Savini - Assistant Professor Urban and regional Planning – University of Amsterdam

According to Federico Savini, the main issue in Havenstad concerns the future of the harbour and the economic around it. By considering this, the jobs around the harbour, the industries that work and produce money they. This has an impact on a regional and national level and should, in his opinion be considered as first while talking about Havenstad. The pressure of the real estate market and the increasing demand for housing in Amsterdam is one of the factors that brought Havenstad to be an urban area development. As it has already been introduced in chapter 3, the relation between the city of Amsterdam and its port has been discussed on a national and city level since the last twenty years, and, has shifted, politically due to global trends and economic reasons.

The harbour itself, as it is now, is not sustainable at all and this image creates friction with the new seek for meeting ecological targets. Basically, the harbour doesn't want houses to be built in the area, while the Municipality now is convinced about the logic of its reasoning. Having already presented the legal and administrative dependency of the port of Amsterdam towards the Municipality, this will lead its economy, which is mainly of goods and oil, to an end. Issues regarding this, as smell noise and security, are very tangible and are impossible to meet the growing circular ambitions. Therefore, the experimental and initial phases for the development of Havenstad are a way to nudge the change. Concerning justice, the conversation focused on the economic and ecological meaning of the word itself, especially considering who will bear the cost of the future energy transition and how. Understanding to which extent circular economy can be implemented and what does circularity actual means in urban area development. These critics, however triggering, will be discussed further in chapter 7, since it is less related to the research question of this thesis. Having given for granted that the proposed strategy for Havenstad will actually take place in the future, problems regarding accessibility to green, infrastructure and public space have been pinpointed by the professor, meaning that how the plans look at the moment, stimulate a very poor

democratic participation of citizens. Being highly densely built, this will also threaten the inclusiveness ambitions. In urban planning terms, the current approach of the Municipality has been judged very top-down and old style modernistic.

9 Edwin Buitelaar Researcher and Programme leider – PBL

Edwin Buitelaar has been approached for the interview since he is the co-author of the book "Cities, economic inequality and justice. Reflections and alternative perspectives" (Buitelaar et al., 2017) and had moderated different talks related to the "just city". The conversation focused mainly of the meaning of "the just city" itself, in its political and ethical sense, in order to tackle the sense of urgency brought by the question "Who own the City?". Being the interviewee not directly involved in Havenstad neither an expert on this specific urban area development, the conversation brought more input for the theoretical exploration of the research.

5.5. The represented citizens

The focus on the citizen's say and meanings could easily open another research question. Many times, the non-represented in the decision-making process belong indeed to this knowledge field. Even though the value of citizens empowerment is truly recognized, unfortunately, this is not the main focus of the research. As chapter 6 will highlight later, this is also the result of the transformation of Havenstad itself. In a way, the area is hard to understand in its future shape and the users of tomorrow are still not present. Therefore, the four groups of citizens who have been reached with interviews, belong to different target groups and have given very heterogeneous answers.

The last two groups, which fall under the "small-medium scale entrepreneurs" and the "residents" have been reached through a walk-in method. The overview of the questions which have been asked can be found in Appendix B. This means that a survey had been formulated beforehand and that the interviewees have been considered a random sample. Further considerations of this methodology will be given in the discussion part. It has been a try, and a way to strive for having a spectrum of actors as inclusive, accessible and democratic as possible. Due to a lack of time, the collected data haven't been enough to be processed in a linear way. From one hand, this can be considered a

failure of the method, from the other this can also be considered as an honest picture of the current use of Havenstad. Being this an interesting part of the research will be unfolded further in chapter 7.

10 Jurriaan van den Eijkhof – Strategic adviser and Programme manager – ORAM

ORAM – enterprising Amsterdam united - is the largest business network active in the Metropolitan area of Amsterdam, connecting and advocating for a vast range of entrepreneurs active in the area. The different companies associated with them vary from logistic business, industry or harbour related, to ICT and creating factories (ORAM, 2019). According to the interviewee, enterprises should have a more active role in the decision-making process for the development of the city of the future. Aim of the association is to incentive and protect and entrepreneurial-active environment for the whole region of Amsterdam. Together with them, the municipality could focus on the two main challenges of the future, the energy transition and the accessibility, in both its physical and societal aspects, to the city. Havenstad project is, in this sense, an example of how the Municipality is dealing with these issues in a non-inclusive way. This is not creating an added value for the city, neither fostering proactive participation in the decision-making process. So far, the published development strategy underpins a traditional and obsolete approach towards urban planning. Doing so, it leads to insecurity and a lack of trust for companies and entrepreneurs. The lack of involvement and coalitions with private parties leads to a less democratic and inclusive city. But this also means that the overall process will last for longer because it will be harder to find feasible and sustainable ways to deal with it. Moreover, the lack of a coherent approach towards the regional strategy causes a loss of the potentialities of the region itself, which makes the process less effective for a common goal. In his experience, the Municipality is not open towards critics and able to implement outside suggestions. Neither to consider different stakeholders, outside its boundaries, as the Municipality of Almere. This neglecter attitude creates friction and resistance from all kind of stakeholders and does not fit with the general ambitions. Especially considering the scale of the urban development project of Havenstad, even regardless of the missing investments, this will not bring the project to be feasible, neither economic wise nor societal or environmental. This planning approach is considered to be conservative

and outdated, not suitable for the future of the city. The aimed numbers, 70.000 dwelling and 60.000 working spaces are top-down given and do not fit to a strategic or organic approach to urban development. No matter how unrealistic such numbers are, these ambitions are threatening the companies of the area, and this can have a negative impact on the economy of the region itself. A proposed way to tackle the problematics can be to bring earlier in the decision-making process different actors and listen to all kind of experts and stakeholders.

11 Matthieu Derks and Katrien de Klein – Bestuur Volkstuinen – Nut en Genoegen and Sloterdijkmeer

Nut en Genoegen and Sloterdijkmeer are the allotment gardens located in Westerpark. In the first strategy of Havenstad, the park had been designed to become the New Central park of Amsterdam, meant to be one of the biggest green areas for future development. Since 2013, in order to preserve the function of the park and its quite characteristics, the gardeners have been active in participation meeting with the Municipality in order to safeguard their interests and values and meet the changing development ambitions. Therefore, this interview has been mainly focused on considerations about the accessibility of green infrastructure and implementation of citizens engagement through participation. Their main claim is that the park has already functions which should be acknowledged and brought into the plans of Havenstad. They strive to give recognition to the current character of the Park, being multifaceted and heterogeneous in its offer. In particular, the allotment gardens can be considered almost like a private community not always keen on sharing their green area with other stakeholders. This, of course, asks for a compromise from both sides. In order to keep their gardens safe, they had to ask for attention and constantly monitor the decisions, but thanks to their stubborn attitude their main wishes have generally been listened. This smooth communication is also facilitated by the fact that Matthieu Derks is a landscape architect, thus able to communicate with the Municipality through drawings and sections. On the other hand, the chief landscape architect (1) has shown understanding and respect to their claims; genuinely this led to a mutual build of trust which helps the communication between the gardeners and the municipality and facilitates the participation of the former. Moreover, being the park currently in use by different functions a “Forum Westerpark” has been created to share, per actor the different

personal wishes concerning the park. There is indeed a general strive for finding the common aim and a balance between the different users of the park. In the broader picture of the interviews, this one shows a positive response towards the topic of the inclusive, democratic and accessible city, where the good timing and an accurate involvement are helping the developments of the general plans.

5.6 The non-represented citizens

In order to capture a broader spectrum of says, the last two citizens groups have been reached through a walk-in questionnaire. For both, different people walking on the street have been interviewed, asking shortly if and what they had to say about the future development of Havenstad. This method aimed to reach a consistent number of non-represented in order to add their opinions to the general picture. Nevertheless, being the area mainly occupied by users which are, so far, not directly affected by the future development, this research didn't bring to consistent conclusions, neither the number of responses can be considered enough to be a random sample to base on scientific output. Nevertheless, there are still some consideration which can be done, especially because this non-result can have a meaning by itself. This, of course, should need further exploration in order to be validated and tested but so far, in the next two subsections, some reflections will be shared.

12 Sample 1 – Small medium-size enterprises

As it has already been introduced by different actors, Havenstad area is currently used mainly by different types of companies. This means that the walk-in interview reached mainly employees of small or medium enterprises. Not having any interested related to the place, itself and being involved in Havenstad on a really personal level, these did not have any worry about the future development of the area, provided that their daily work would not be threatened. Generally, they had been informed by their companies and they were aware of possible displacement.

13 Sample 2 - Residents

Research has widely shown that the future residents of Havenstad are not

yet defined, neither present in the area. Therefore, the strive for looking for the neighbourhoods say focused mainly on the surroundings. The few people who have shown interest in the questionnaire did not fully know about the development project, probably due to the fact that it is not publicly known. Therefore, they did not feel affected or threatened by it. The only exception to these, are the few gardeners which the survey reached out. Thanks to different participation moments, these were aware of the project and knew to which extent they had to worry about it. Due to what has been previously presented in section 5.5, it has been chosen to not focus on these respondents because they belong more to the allotment gardens group.

5.7 Power interest matrix

One of the most common tools in Urban development management is the power-interest matrix tool which is presented in Fig. 12. This is mainly used to deal with conflicts and group the stakeholders in order to understand both their influence and their related power; the degree of integration of the map is usually perceived as a symptom of the manageability of the project (Whinch, 2011).



Fig.13 Power-interest matrix (own image)

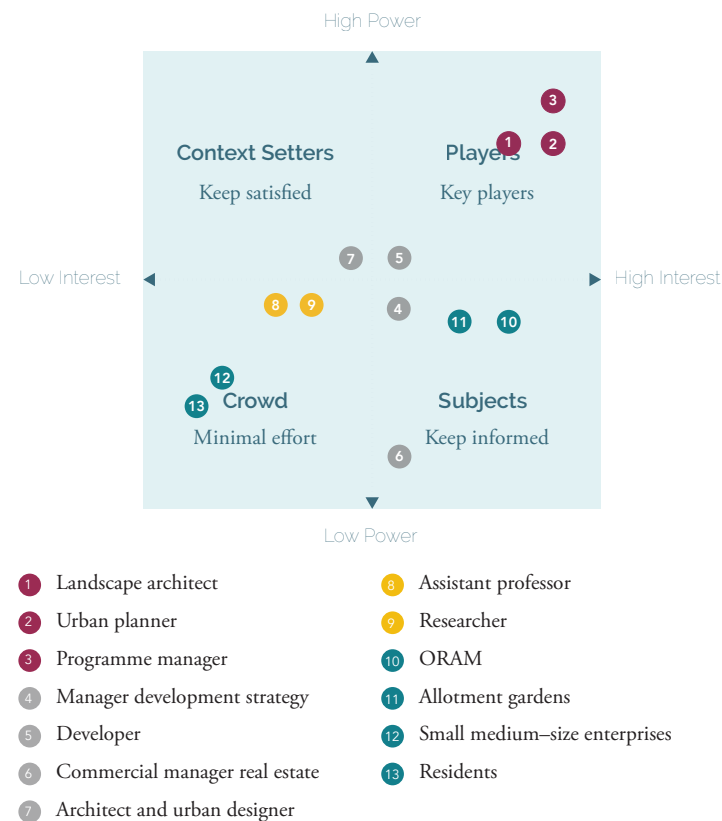


Fig.13 Power-interest matrix with actors (own image)

Fig. 13 shows how the presented actors have been placed in this frame, according to the narrative generated from their own inputs.

Generally, the flexibility of the tool facilitates the understanding of the planning process and suggests ways to renegotiate the mission of the project. Hence, being the focus of this research the understanding the just city, in its inclusive, accessible and democratic values, this approach seems to be loose, unable to grasp the complexity of Havenstad.

As the results of the interviews made clear, this is mainly due to the different perspectives which become crucial while talking about justice.

Each different angle of the story brings in different valuable perception, and, therefore, each different actor should have the same possibility to have a say in the process. The recap the overall story and follow the paths which will bring to the conclusion, this tool is not able to tell straightforward the scattered layers, neither to translate the given definition of the just city.

Therefore, the next chapter will be opened with a try to wrap up using a different tool, which can be considered the visual translation of the theory of the just city.

5.8 A pattern of elements

Has the previous sections have shown, to fold and unfold the content of the interviews is not an explicit task. Indeed, as it has already been presented, to give transparency and consistency to the collected data in qualitative research can be challenging. By securitizing the interviews, it has been noticed that several elements were raising in different conversations.

Therefore Fig. 14 and Fig. 15 show them displayed per thematic characteristic, divided in "Potentialities" and "Barriers". It is interesting to notice that actually none of them has been asked or proposed a priori, neither some suggestions have been done to steer the conversation towards them. All the actors, by sharing their own perspective and expertise, have emphasised their priorities and their key elements. Based upon their input these have been translated in the proposed elements. Methodologically wise, all of them have been introduced in the thesis to combine the results of the interviews. This also means that they can be seen as what the different actors are requesting for the urban area development of Havenstad. These are indeed both potentialities and barriers. Thus, they can be considered as key elements which should be strengthened in order to develop and design a just urban area – in both the process and its output – or warnings for elements which are threatening the push for the inclusive, accessible and democratic city.

This visual summary is the foundation on which the conclusions have been based on. It is clearly visible that the top-down approach, which sees the Municipality as leader of the project, setting the hard constraints, allows very poor participation of current users and a lack of involvement of different actors. This is readable by looking both at the engagement of regional scale entities as to small-medium enterprises.

The determination to define the common good as a strategic value seems actually to be denied once very few actors can participate in the definition of what this common goal means. Some interviewees have considered the plan as unrealistic and unfeasible, this could indeed threaten the inclusive and sustainable aims presented. This analytical tool which steers the evaluation of the urban area development of Havenstad links directly to the conclusive part of this research. The final combination of the key elements will indeed, be composed in the upcoming conclusive chapter.



Fig.14 Key elements - potentialities (own image)

Fig.15 Key elements - Barriers (own image)



Havenstad, (own image)



Havenstad (own image)

To live together in the world means essentially that a world of things is between those who have it in common, as a table is located between those who sit around it; the world like every in-between, relates and separates men at the same time.

Hannah Arendt, 1958

6. Conclusion

The theoretical part of the thesis, presented in chapter 2 will help the construction of this conclusive chapter. The research has proposed that the design for the city of the future should consider the principles of the just city as the leading ones for approach urban developments, in order to grasp the complexity of large scale urban projects as Havenstad. Based upon a broad range of literature these have been summarized as the principle of the inclusive city, the principle of the democratic city and the principle of the accessible city. Fig 16 shows the triangular model which will be used as a tool for discussing the main conclusions of the research and its relation with the already discussed principles. Still, the discussion about the just city is considered as an open conversation, and the process of this evaluation, being iterative, can be ongoing. On the other hand, this conclusive part of the research can be a good base for improving the plans of Havenstad and project the overall plan towards a just city.

Worth to say, the following conclusions came out as a combined result between the outcomes of the data taken from the interviews, and personal considerations have grown through approaching the case. This scattered, multi-layered and overlapping body of knowledge doesn't have to be attributed to a main or single factor. The openness of the used methodology allowed the process to be iterative in its full potential. The results which come from this, need to be considered as a crux of matters and therefore it is hard to assign them to a specific actor or a particular reference. In chapter 7 special attention will be given to discuss also this part of the methodology.

6.1 An accessible, inclusive, democratic Havenstad?

Both the "Development Strategy" document and the three interviews with the actors from the Municipality show that on a strategic level, the project aims to design an inclusive, accessible and democratic city. The future living and working environment of Havenstad wishes to be open and accessible to all kind of people, different from each other for background, nationality and incomes. This is also strengthened by the

40-40-20 municipality rule for new urban developments. This strive for an inclusive and sustainable city has been pinpointed on several moments and is considered to be one of the strict constraints for the future plan.

Nevertheless, the collected data illustrate clearly that these just intentions find frictions in their manifested translation into the actual plans, especially while looking at the process of involvement and participation of citizens. From one hand, this is justified by an attitude of preserving the common goal and aim, which is meant to be thought on a strategic and governmental level of thinking. From the other, this is also the symptom of a general attitude towards urban planning which can be considered very modernistic and top-down. There is little space for participation and citizens involvement, very little moments where the current users of the area could have an actual say towards the municipality decisions. The main reasoning behind the choice of transforming the 650 hectares of Havenstad to a living and working environment is to find in its spatial logic, namely looking at the map of Amsterdam and its A10 boundaries, this is the only slice of the circle which is left over for developments. Still, this way to consider the area as a tabula rasa able to host any kind of future plans, totally denies what the current use of Havenstad is, neglects the image of justice, understates the values of the locality. And even considering the logic behind this decision, the size and the complexity of the urban development project ask for better coordination of perspectives and scales.

The aimed numbers, 70.000 new dwellings and 40.000 working spaces lead to the design of a totally new part of the city itself. In order to be this project successful and feasible, huge investment towards public infrastructure and facilities ask for a consistent involvement of market parties in the future development. The scale of the project and its related investments ask for an organization of the decisions among governmental organizations and for regional and national coordination which is actually missing in the current plans. In any case, this will ask huge investments of private actors, as investors and developers which will not find the project feasible. There is an obvious dependency to market parties in the project and this will not safeguard the inclusiveness principle of the just city. As the “development strategy” phrases its dependency to the 40-40-20 rule is considered to be provisional. The political has in this the full power, but this also means that this thing may change in the future.

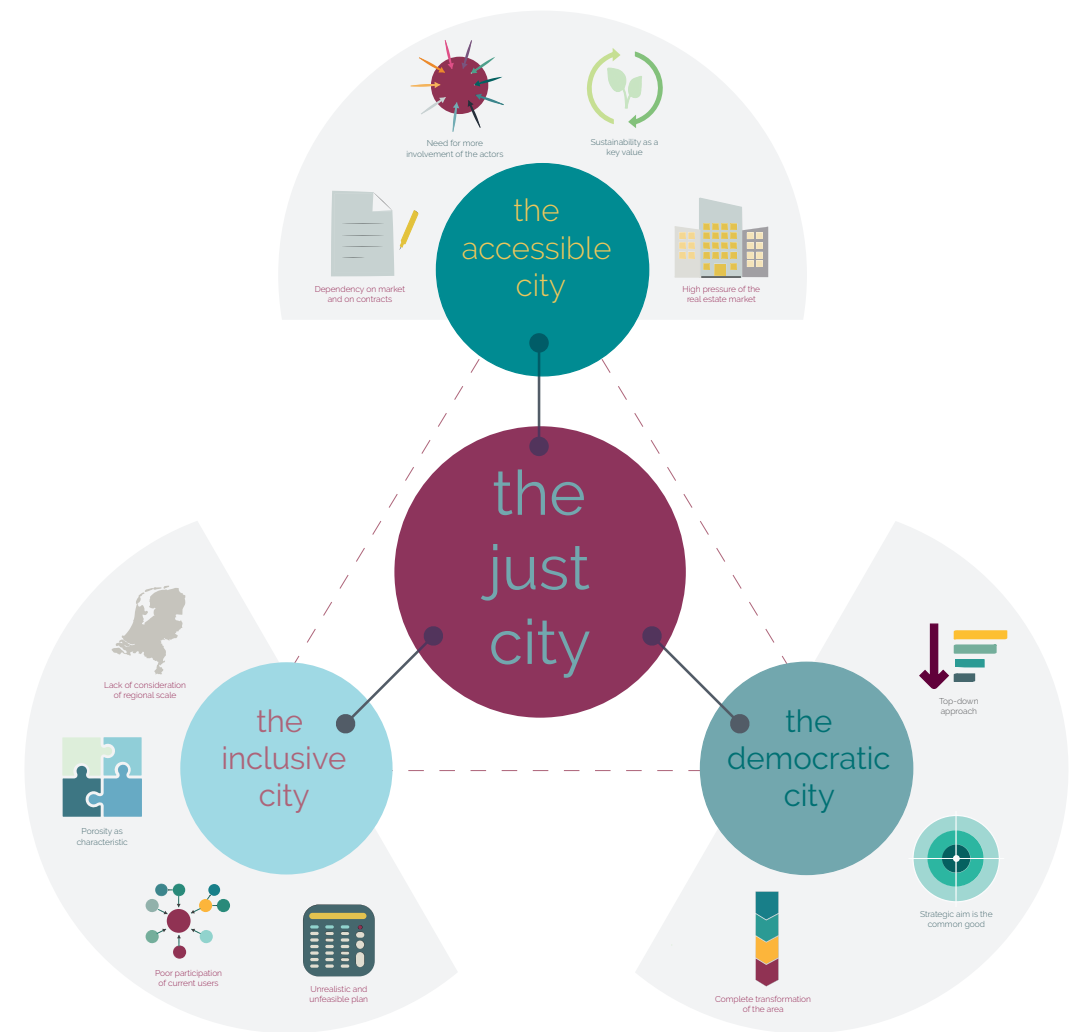


Fig.16 the just city analytical tool (own image)

In the city of the future, Havenstad will thus fully change its current use and become a highly urbanized living and working environment. This radical transformation leads also to have almost no possibility to bring the current users into the decision-making process. The future inhabitants cannot have a say, because it cannot be foreseen a priori whom those are going to be; the current users, mainly harbour related companies, small medium and large size entrepreneurs, are not considered for the future and thus are neglected in their meanings, so is the port of Amsterdam, due to its legal and administrative dependency to the municipality. But this approach cannot be considered inclusive at all, neither it stimulates a democratic city. The decision-making process is lacking involvement and participation of a broad spectrum of actors in all the different perspectives. From the surrounding neighbourhoods to the harbour companies, to the port of Amsterdam, to entrepreneurs, to other governmental actors, as the Municipality of Almere, all those actors could be involved in the design of Havenstad and this will lead to a more accessible city. For a city to be active all kind of activities are needed, as all kind of people carrying out them. In a way, the decision of displacing the companies, not even considering where they are going to be, means not only a lack of consideration of people which are going to work there but also of the economic well-being of the city itself.

The different inputs combined together can bring a balanced and porous living environment, coexisting in their paradox they could seek together for a just city. This also implies that there is nothing which should be made up from scratch, but it is in an approach which considers the local as vital that the solution for the place itself can be found. This also means that the current approach which turns down the actual use of the area will probably create friction and tensions among all kind of stakeholders in the future, following the development process lasting for a time frame which cannot be handled. The big scale enterprises, globally active which are not dependent on the local specificity, will probably be able to flee away from Havenstad, having thus impact on the regional economy of the area. The small and medium scale enterprises, as the family business, could suffer from the proposed dislocation. Companies are generally satisfied with their current location.

A more strategic and effective approach to this replacement would take those into account for the decisions concerning their activities. At the same time, some ground lease contract will expire only in 2040 which

means that the combination of this industrial character with a living environment will not be possible for the next 20 years. If the aim is an organic transformation of the area able to implement circular ambitions in its realization, market actors and entrepreneurs are indeed needed to be involved in an earlier stage of the process. This is deeply true once considering the role that the Port of Amsterdam could have in the aimed energy transition phase towards a circular city.

Moreover, in order to have an inclusive Havenstad, more attention should be given to implement participation moments. Involve the right actors in the proper of the process will make the development easier to handle and more feasible, and fewer oppositions and frictions will be performed later. A democratic access to resources and information asks also for a better understanding of the local situations, therefore the non-represented in the decision-making process should be better informed in order to have the possibility to have a say if wished. An accessible city for everyone remains a political issue to tackle but not leaving everything in the responsibility of market parties will lead to a safeguard of public infrastructures and facilities which will make the strive for the just city a common aim.

As a conclusion, the answer to the main research question, “How can the principles of the just city be incorporated within the future development of Havenstad, Amsterdam?” remains loose and intentionally open.

In a way, the patterns of voices of actors, combined and systematized, can be used to design a decision-making process based on participation and inclusion which will lead to a just city in both the process and its output.

While considering the key principles related to the accessible city, the inclusive city and to the democratic city the patten of elements can be defined as follows.

In order to strengthen the accessibility of Havenstad, the involvement of actors from an earlier phase should be brought into the project. In terms of feasibility, in its social, economic and environmental meaning, by doing so, frictions and later tensions brought by opposing actors in the development could become milder or be avoided. This is a fundamental need for both public and private parties.

Considering sustainability and environmental justice, more awareness

is needed in order to give more solid directions to the upcoming energy transition. Even focusing on this, the collaboration with expert organizations could bring improvement in the process and help the Municipality in setting the required constraints.

The discussed future dependency on market rules and current contracts can be considered as a threat to achieving the aimed inclusive and sustainable Havenstad. Different actors have stressed the fact that some values might change in the future, becoming weaker in order to meet with feasibility requirements. This also relates to the pressure of the real estate market, which is claiming for housing in order to host the future increased inhabitants of Amsterdam. Hence, common goods as housing should not be considered as commodities for few but as rights for all in order to safeguard the just city.

The inclusive city of Havenstad should acknowledge the porous characteristic which the city of Amsterdam has, historically, always had. This egalitarian attitude should find translation in the urban area development of Havenstad process wise and design wise. Different actors have shown concerns regarding the unfeasibility of the proposed plan. The quest for making the plans feasible on its economical features should be made tangible by approaching different actors and listen to the input that they can bring to the project. It also means that there should be a recognition of the value of the different perspectives which will be involved in the design of the city of the future. Once feeling involved the actors might also feel empowered and start to take more responsibility to ensure the success of the project.

Hence a collaboration of scales is needed both towards the local entrepreneurs which are currently active in the area and towards regional organizations. The lack of regional consideration from the Municipality side has been pinpointed as weakness by many actors. This close attitude towards both sides should actually be reconsidered in order to drive the urban development towards its inclusiveness aims.

The democratic city recognizes the push of redistributing power in order to redistribute benefits. Hence the defined top-down approach is in contrast with such a principle since very little space for participation in the decision-making process has been observed. Having said this, the significance of setting the common good as a leading strategic aim is not to deny. But, at the same time, the definition of its meaning should take more consideration bottom-up initiatives and a broader spectrum

of actors. As a result, both public and private parties, as communities and companies directly or indirectly connected to the project, would become makers of both the process and its outcome, in cohesion of intentions.

The urban area development of Havenstad has not yet started its construction and, therefore, there is still space for the needed changes. The main conclusive suggestion of this research is to approach this complex and heterogeneous project in a more local oriented way, start small and the local values will bring the solution for the global problems.

Même pour la connaissance la plus opératoire. Que la ville redevienne ce qu'elle fut : acte et œuvre d'une pensée complexe, qui ne le souhaiterait ?

Who would not hope that the city becomes again what it was – the act and œuvre of a complex thought?

Henry Lefebvre, 1968

7. Discussion

The seek for the just city in urban planning is not a straightforward path. Neither has been this thesis. The research started broad and theoretical and an impressive effort has been done to make the theory more tangible and to find a focus to handle in a one-year research project. A sense of urgency for the city of the future has been the starting point. A general worry about cities becoming less accessible to all and losing their political and ethical attributes brought to the choice of justice as a leading principle for designing and evaluating the city of the future. For understanding the urban tissue in its spatial and social meaning the research implemented theory and literature coming from different disciplines. Indeed, cities are always the manifested representations and the spatial translation of different forces, which needed to be largely considered in order to be understood. All these factors made the presented thesis a patchwork of different knowledge fields; in this sense, the broad literature review which has been done helped to structure the frame of actions.

The decision to handle the problems in a local-oriented way asked for a case study to evaluate. The urban development of Havenstad has not taken place yet. This peculiar situation, jeopardized the general intention of evaluation, risking to fall into a speculative mood. But it also brought to the conscious choice of exploring the methodology and its operationalization. From the need for a flexible and open way to trigger the conversation with a broad spectrum of actors, the choice for a qualitative research method followed organically. The most important reason for carrying out unstructured interviews is curiosity. These conversations with a purpose created the narrative and the seek of justice for the local, not vice versa. Therefore, this method is considered to be appropriate if the lenses to evaluate urban planning are the ones of the just city. Still, there is much more that needs to be implemented in order to be defined as a proper methodology. In a way, this can be also seen as a search for a just method to approach urban area development. The lessons learned from the common tools used in urban development management did not fulfil the research intentions, neither they propose a way to tackle the problem statement. The combination of these two

factors, the need for discovering a new tool and the will to create the narrative from the stories told by the actors, allowed the methodology to be open and iterative. For this reason, the design part of this research consisted of the methodology itself, which is indeed less tangible than an actual design but still an operationalization of the problem statement. Indeed, this has been a learning process by itself and there is a lot which still needs to be explored. As a conclusion, this is not a conclusion.

Therefore, several key elements to carry out and to bring into potential further research are going to be presented. These are both things which could have been done differently during the process, missing elements which could be improved the conclusion, observations of lacking perspectives, suggestions for further explorations. Again, the level they could have influenced the just city cannot be told beforehand and this is the reason why it has been chosen to list them according to the author personal interest.

For further exploration about the just city in Havenstad, if more time would be available to spend on researching, the method for approaching the non-represented should be improved. In order to reach an inclusive, accessible and democratic urban area everyone should have the possibility to get involved in the process. Regardless of the decision of transforming fully the current use of the area, much more attention can be given to the neighbourhoods. 70.000 new dwelling ask for a new city and the existent realities in the surrounding will be affected by this. Especially if the city will not be as inclusive as expected frictions and tensions can be generated by the contrast between the new and the old parts of the cities. This focus on the non-represented should also consider the current users of the area. Generally speaking, the walk-in method can be appropriate but needs more time and definition. Further exploration can consider investing more time in carrying out these informal interviews in order to reach a more consistent group of people and process the data in a scientific way. A random sample in order to be valid needs indeed a way broader range of data collected. Further explorations could focus on the scientific way of dealing with this in social research methods.

Another element which seems interesting to explore further is the addition of quantitative research to validate the theory. This is just to be considered as a sketchy idea, but the combination of a more pragmatic

approach could probably help to structure the theory and give the possibility to enter in deeper discussion with developers and investors. Hence, if one of the main critiques which could be given to this thesis, can be that the theme of the just city is too idealistic to be brought back to reality and made developments possible, the quantification of such a value can be a good support to this pre-political choice.

Another weak part of the method is that concerning the governmental organization only people from the Municipality of Amsterdam have been interviewed. This is, again, due to a lack of time and network, but it is interesting to stress that probably the input of the regional authority, or of the Municipality of Almere would have given the research a missing added value. Generally, these methodological points of discussion can be a good next step to keep on researching the same theme in the same case study.

In a different manner, there are some other elements of interest which do not rely on the research question itself and therefore could not be explored further. Still, those can open up research questions in the future and are worth to name.

The first of all is strictly related to the specific case study of Havenstad, its harbour and the ambitions of the municipality to transform the area meeting the circular targets. As Savini has pinpointed in the interview, one other issue concerning justice, in this case, could be understanding who is going to bare the coast of this energetic transition, and what does circularity means in terms of social and environmental justice.

The second and last element of interest relates to a reflection which has been growing while carrying out the interviews and got stronger while analysing the data. There are a language and communication factor which facilitates both the interviews and the decision-making process that should be taken in consideration for a deeper understanding of actors and their involvement in making the just city of the future. If trust is a widely explored concept in the discipline of management in the built environment, the language and communication factor have, by experience, less attention. Especially considering and studying the just city, the communication process among actors and citizens can be an element to build the next research on.

Nevertheless, this thesis has tried to tackle a broad topic, amply researched by literature which still needs further and further exploration in order to become an actual implementation for urban development management. In the end, this has been a seek for the just city.



Ich bewundere die Stolzen und Kalten, die auf den Pfaden der großen, der dämonischen Schönheit abenteuernd und den 'Menschen' verachten - aber ich beneide sie nicht. Denn wenn irgend etwas imstande ist, aus einem Literaten einen Dichter zu machen, so ist es diese meine Bürgerliebe zum Menschliche, Lebendigen und Gewöhnlichen.

I admire those proud, cold adventurers who wander the paths of magnificent, demonic beauty and despite 'humanity' – but I don't envy them. For if there is anything capable of turning a writer into a poet, it is this bourgeois love of mine for the human and the living and the ordinary.

Thomas Mann, 1902

8. Reflection

As a student of Management in the Built Environment, I have decided to carry out my thesis in the graduation studio “City of Future” for two main reasons. First, I believe that the role of designers and managers of the future ask for a transdisciplinary approach, where different experts should work together from the definition to the problems to the proposal of this possible solutions. The cross-domain lab proposes a studio where students from Management, Architecture, Urbanism, Geomatics and Civil Engineering can constantly compare each other's, through presentations and peer to peer feedback.

Indeed, I believe that the challenges related the urbanity of the future, ask for collaboration on different scales and approaches and that learning to be confronted with different disciplines is a crucial aspect to become a critical thinker. Second, I thought that having such an impelling but wide brief, would give me the room to explore my personal fascination while researching on a theme which is strictly related to the future of the urban environment. As the thesis presented, the choice of the just city as a leading principle in researching the city of the future is, of course, a value-laden choice. Regardless, it also responds to a sense of urgency towards a general and increasing tendency of urban development project to prioritize profit and financial feasibility towards other values. This generally leads to being the market rules that set the ambitions which are shaping the urban world. I believe that as a graduate student I have the duty to propose and explore alternatives to this trend. In my opinion, the potential of the Master where I am enrolled in lays down in proposing managers of the built environment with an architectural background.

This bond with my previous architecture studies highly influenced the way I approached my masters in general and consequently, my thesis. Therefore, I am also very thankful to have had the possibility to be tutored by Aksel Ersoy from the chair of Urban development management and Maurice Harteveld from urban design. Their feedback has been always very valuable and constantly helped me in pushing my research a step further. From one hand, urban development management is the general

frame of work I belong and I related to, and the constant confrontation with this helped me to carry out my thesis in a scientific and structured way. From the other, the possibility to read and discuss philosophy, sociology and urban theory strengthen the research from a theoretical perspective; this has been and still is a source of new inspirations. Consequently, I think that the feedback which I have received during this year has played an essential role in the development of the all thesis. On the other hand, the openness towards such a value-laden choice has fully been supported and gave me the possibility to search into a topic, the just city, which truly passionate me. This is because I have chosen to study architecture for the cheesy but sincere wish of making the world a better place and this year I have had the total freedom to explore what I care the most about. This can be synthesized in the design for values which have been named as inclusiveness, accessibility and democracy.

Besides this personal impact, there are of course layers which relate to the scientific, societal and professional relevance of this research which is worth to be presented in this reflective chapter. As it has been presented in the thesis, the research aims to propose a path towards new methods of evaluation of urban area development based upon the principles of the just city. This possible new methodology, which of course needs further explorations in order to be validated, is indeed answering to a general sense of urgency and tackling a part of a plausible solution to these aspects. From a societal point of view, there is indeed the need to focus on local specific problematics in order to tackle global issues. This can lead to a more inclusive, accessible and democratic way of designing and developing the city of the future. From a scientific point of view, the methodology needs to be flexible in order to be able to capture the complexity of the dynamics that creates tension. Hence, the commonly used tools are not enough. The professional relevance of this thesis is related to the first two aspects. From one hand, the fact that is very case specific means that some suggestions can be taken into account for the future development of Havenstad and this could, if needed, slightly change or improve the Municipality ambitions or plans. On the other hand, the flexibility of the method could easily be tested in another location. In the end, the most important lesson learned is to focus on the local specific situation, by listening to the different actors involved and this is an approach which I will surely bring into my practice experience in the near future.

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Appendix A

Dear Jurriaan van den Eijkhof,

I am Saskia Gribling, a master student currently enrolled in the Management in the Built Environment master track at the faculty of Architecture of TU Delft. For my graduation project, I am researching the future developments of Havenstad in Amsterdam, understanding, from an urban management perspective, if the principles of social justice will be implemented and taken into account in the urban plans. Being a plan that has not reached the final definition yet, one of the main things I am struggling the most with is to understand the real facts about it and not to fall down into a speculative mood.

A part of the research concerns understanding the current actors that are using the area and its surroundings, in order to see how extended they will be considered in the future. The other part of the research concerns the planners and the policy makers of the area, in order to capture what are the ambitions behind the decision-making process, the main aims and the core of the project development.

After having carried a set of interviews with different managers and designers which are working on Havenstad for the Gemeente Amsterdam, now I wish to focus more to the “practice” perspective and that is why I thought about you and ORAM.

I am writing to you to ask you if you would be available to set an interview that could strongly help my research. I am really keen on hearing what is your perspective and knowledge and all the information you could share with me about the area.

Therefore, would you be available to arrange an interview in the near future in order to collect data to develop further my research?

Please feel free to ask me any other question or concern you might have.

I look forward to hearing from you,

Best regards,

Saskia Gribling

Appendix B

1.Naam /leeftijd/ info

2.Woon je of werk je hier in de buurt?

3.Heb je gehoord over het Havenstad project van de Gemeente? Ja/nee

4.Wanneer heb je er over gehoord? Op welke manier?

5.Ben je op een of ander manier betrokken bij het project? Ja/nee

6.Zou je er bij betrokken willen zijn?ja/nee

7.Hoe zie je jezelf in de toekomst van Havenstad?

