Sustainable communities in the case of Dutch deprived neighborhoods

An Urban regeneration strategy for area Bloemhof, Rotterdam south
Sustainable communities....?
Problem statement

Inner-city poverty!

Poor and overcrowded housing condition

Concentration of groups under the average range of socio-economic indicators

Lack of facilities and services
Problem statement

**Inner-city poverty!**

Poor and overcrowded housing condition

Concentration of groups under the average range of socio-economic indicators

Lack of facilities and services

Cities are engines of economic growth!
Problem statement

Produce a social mix and attract higher social and economic groups by building more expensive dwellings

Gentrification and Displacement of disadvantaged groups

High degree of population turnover

Lack of sense of attachment of new residents, destroying existing social networks in neighborhoods

Social problems !
Problem statement

Social sustainability in a built environment

Availability of social conditions in a built environment for long term functioning of societal systems (Colantonio, 2011)
Problem statement

Social sustainability in a built environment

Availability of social conditions in a built environment for long term functioning of societal systems (Colantonio, 2011)

Sustainable community

An urban area that is adaptable to social, economic and physical changes of urban system, where people can live and work for long terms, can maintain and built resources and the resiliency to prevent and address future problems (Deputy Prime Minister, 2005)
Research Question

What urban regeneration strategies can foster sustainable communities in the deprived neighbourhoods?

_What are the current strategies for the regeneration of deprived neighbourhoods?

_What are the current challenges for fostering sustainable communities in deprived neighbourhoods?

_What physical interventions within the current development strategies, can contribute for fostering sustainable communities in deprived neighborhoods?
Research Question

What urban regeneration strategies can foster sustainable communities in the deprived neighbourhoods?

Literature studies

Case studies

Project Location analysis (Bloemhof)

History of Urban regeneration (Rotterdam and Bloemhof)
Research Question

What urban regeneration strategies can foster sustainable communities in the deprived neighbourhoods?

Literature studies

Case studies

Project Location analysis

History of Urban regeneration

Conclusions:
Not bottom-up and not top-down
Strategic framework!
Research Question

What urban regeneration strategies can foster sustainable communities in the deprived neighbourhoods?

Literature studies

Case study

Project Location selection

History analysis of Urban regeneration

Conclusion:

Some problems may remain unsolved even after regeneration

Employment and safety
Research Question

What urban regeneration strategies can foster sustainable communities in the deprived neighbourhoods?

Literature studies
Case study
Project Location selection
History of Urban regeneration

Conclusions:
Sustainable community criteria’s
Project location

Bloemhof
Pre-war neighborhood
1915-1930 with extension of Rotterdam harbour
15’000 Residents 70% immigrants

4th in the list of deprived areas in the Netherlands!

- Overcrowded housing
- Lack of facilities
- Concentration of low incomes
- Unemployment
- School dropouts
- Low safety index
Project location Analysis
Project location Analysis
Longlines, Rotterdam south
Longlines, Rotterdam south

Main traffic flow

Most of activities and businesses
Strategic framework, Rotterdam south

Long lines cause spatial fragmentation, low safety index

Improving these lines breaks fragmentation and improves connectivity, and livability in Rotterdam south
Longlines, Rotterdam south
Strategic framework, Rotterdam south

Second network of inside lines for slow traffic, bikes and pedestrians reduce pressure on outside lines

Inside lines for pedestrians and bikes

Outside lines carry traffic flow
Strategic framework, Rotterdam south

Nodes where networks overlap, space for different activities, programs and business
Interesting Nodes can activate insidelines network for pedestrians and bikes
Strategic framework, Rotterdam south

Inside lines network breaks fragmentation, Improves connectivity
Strategic framework, Rotterdam south

Inside lines network connected to existing public transport network
Strategic framework, Rotterdam south

Network improves accessibility of facilities and opportunities in Rotterdam south
Strategic framework, Rotterdam south

Strategy improves accessibility of facilities and opportunities in Rotterdam south and reduce pressure on longlines
Strategic framework, Rotterdam south

Improving longlines, two networks of inside lines and Outside lines and nodes

In this framework, small scale initiatives based on the demands in each neighborhood

Outside lines carry the main traffic flow
Indise lines mostly for slow traffic, bus, bike and pedestrians
Nodes provides space for activities, Activate inside lines network based on demands in each neighborhood

Encourage use of public transport and bike, reduce traffic pressure
Long lines network in Bloemhof
Place of interventions in Bloemhof
Case Studies

1. Laan van Meerdervoort, Zeeheldenkwartier, The Hague
2. Oude Noorden shopping streets, Rotterdam
3. Street of 1000 cultures, Bijlmer, Amsterdam
4. Javastraat, Indischebuurt, Zeeburg, Amsterdam
5. Kapelplein, Delfshaven, Rotterdam
7. Learning working Project (Leer-Werkproject) Vestia, Rotterdam and The Hague
8. A house (Een eigen huis), Pathmos, Enschede
9. Nieuwe Binnenweg, Rotterdam

Conclusions:

Improving the socio economic situation of current residents rather than attracting higher incomes by change of program

Improving the living environment by minimum physical interventions (Program)

Subsidizing as a financial support tool plays a very important role

Partnership

Art and culture very helpful for addressing social problems
Sustainable community criteria’s

- Social improvements
  - Avoiding social exclusion
  - Improving social control
  - Reducing violence and crime
  - Respecting plural identities

- Economic empowerment
  - Entrepreneurship
  - Training
  - Adding value
  - Reusing economy based on greater community

- Physical interventions
  - Connectivity
  - Housing
  - Housing provision
  - Public spaces

- Sustainability community
Strategic framework, Bloemhof scale
Final graduation presentation

Soudabeh Rajaei  1202391

Sudio Urban regeneration
Planning:

Reducing pressure
Subsidies for owners for aggregation of their Shops in their housing (vacant of not working well)
Subsidies for owners to change type of business (business related to education, welfare, Offices, or another type of shops like furniture Shops)

Laan van Meerdervoort, Den Haag
Oude noorden shopping street, Rotterdam

By Aggregation, current inhabitants stay in their area in better and bigger housing
Social climbers can obtain a housing career in their neighborhood
Improving the livability of the street
Creating added economic value’s to the neighborhood
Planning

Putsebocht

Vacant or unattractive businesses

Planning:
Strengthen entrepreneurship by subsidizing
Control the type of business
Support owners for investment in properties, and vacant businesses (subsidizing)
Subsidies for starters in innovative and creative sector
Trainings for starters
Screening the business

(Flavorstraat, Amsterdam & Westland, Utrecht)

Flourishing the economy of the area, based on present community
Promoting Entrepreneurship
Planning and design

Hillevliet

Unattractive street profile, traffic function is dominant

Planning:
Improving living environment
change in street profile
Planning and design

Hillevliet

Improving street profile
Planning and design

Node 1

A joint to Market and afrikaander Plein has traffic oriented design
Crowded traffic junction, difficult to cross for pedestrians and bikes
Market is not visible
Planning and design

Node 1

A joint to Market and afrikaander Plein has traffic oriented design
Crowded traffic junction, difficult to cross for pedestrians and bikes
Market is not visible
Old building blocks
Planning and design
Planning and design
Planning and design

Planning:
improving street profile
Using shape of building for better orientation
A roundabout for pedestrians

Using space more efficient
Improving connectivity

Nodes, place for more programs and dwellings
Planning and design

Lange Hilleweg

Unattractive boulevards
Parking pressure
Green is not in use

Planning:
Widening green area, pedestrian and bile path in green zone
More divers and attractive boulevards
Reducing amount of parking places

Sustainability:
Improving living environment
Improving sense of commitment
Attractive public space as space for interaction of different groups
Planning and design

Wester single Rotterdam

Planning:
Widening green area, pedestrian and bike path in green zone
More divers and attractive boulevards
Reducing amount of parking places
Improving living environment
Improving sense of commitment
Attractive public space as space for interaction of different groups
Planning and design

Node 2
A crowded traffic junction
Difficult orientation for pedestrians and bikes
Planning and design

Node 2
A crowded traffic junction
Difficult orientation for pedestrians and bikes

One of the black spots!
Planning and design

Improving accessibility of the facilities outside neighborhood
Densification
Improving living environment
Planning and design

Improving connectivity to facilities outside neighborhood
Densification, adding more housing and programs
Improving living environment and adding green
More housing and program, more social control and safety
Planning and design

Node in the heart of Bloemhof, main design location
Planning and design

Unattractive public space
Lack of attractive facilities
the space is not efficiently used
Unsing space more efficient to create an attractive node along one important boulevard of inside lines network
Planning and design

Unsing all qualities
Slow down traffic flow
Extending node and make a bigger space
Planning and design

Multifunctional park!
Planning and design

Design Proposal

Final graduation presentation
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Sudio Urban regeneration
Protect water flood
Use water as recreational element in public spaces
using water for household use, water retention

TielOost Water square
Public spaces

Using public spaces to tackle problems in Neighborhood
Public spaces

few Public spaces hidden inbetween building blocks
lack of identity and diversity

Planning:

Using public spaces to tackle problems such as lack of green and reducing parking pressure
Divers public spaces to attract people for more social interaction
Attracting people in public spaces, improves social control and safety
Public spaces

Planning:

Using public spaces to tackle problems such as lack of green and parking pressure

Divers public spaces to attract people for more social interaction
Public spaces
Design
Design
Bloemhof becomes part of city structure
Socio-economic improvements

Employment!

Training periods for unemployed people specially youth in urban regeneration projects in their area to learn a profession and get a certificate,

Improving sense of commitment
(Project of vestia in cooperation with schools, municipality and entrepreneurs and welfare states)

Education?
Conclusions

Program! Not all the problems are spatial

Physical interventions have to be limited and social sustainability needs to be considered

Attracting middle income groups to neighborhoods by densification (If there is space for densification together more facilities)

Facilities outside the neighborhood has to be accessible

Flourishing the economy of the neighborhood has to be based on the current communities

In case of demolishing the priority for return has to be given to current residents,

Demolishing (limited, in phases and not at once, considering social impacts)
Thank you!