Graduation Plan

Master of Science Architecture, Urbanism & Building Sciences
Graduation Plan: All tracks

Submit your Graduation Plan to the Board of Examiners (Examencommissie-BK@tudelft.nl), Mentors and Delegate of the Board of Examiners one week before P2 at the latest.

The graduation plan consists of at least the following data/segments:

### Personal information

<table>
<thead>
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### Studio

<table>
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<tr>
<th>Name / Theme</th>
<th>Next Generation Waterfronts</th>
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<tr>
<td>Teachers / tutors</td>
<td>Wouter Jan Verheul, Fred Hobma</td>
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**Argumentation of choice of the studio**

I am particularly interested in real estate development. This studio connects best with my interests. Furthermore, I started working at a developer and encountered some barriers with my first project that made me start thinking in general about inner city development. That is why I wanted to enroll for the Next Generation Waterfront Lab, as it focusses on Area Development and specifically in an urban context.

### Graduation project

**Title of the graduation project**

Stalled inner-city development – How to get it going again?

**Goal**

<table>
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<th>Location:</th>
<th>TU Delft and internship in Rotterdam</th>
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<td>The posed problem,</td>
<td>The fact that the amount of greenfield locations in Dutch cities is declining, there is high demand for urban living environments due to a growing population and urbanization, there is an overwhelming amount of instruments available and urban development of brownfield locations is quite difficult, which poses the problem Dutch cities are facing: <strong>in many urban areas, there are several barriers to overcome to realize urban development.</strong></td>
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<td>research questions and</td>
<td>How do <em>stimulating financial</em></td>
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instruments influence the decision-making of project developers in inner city development projects?

1. What constitutes Dutch policy concerning inner city development? – (Literature review)
2. What is the role of public and private actors in the Dutch urban area development practice? – (Literature review)
3. What are the instruments that could promote inner city development? – (Literature review)
4. What kind of funds are currently being used in practice to stimulate development processes? – (Literature review, case study)
5. How could a stimulating fund be used in the urban development practice? (Literature review, case study, semi-structured interviewing)
6. How would a stimulating fund influence the decision-making of real estate developers in inner city development? – (Literature research, case study, semi-structured interviewing)

The research design can be described as a comparative case study. In addition, a thorough literature study will be conducted. The comparative case study is complemented with semi-structured interviewing. The research questions above are followed by the method that will provide the answers to the respective questions.

Process

Method description
As already described with the research questions, the main research method is a comparative case study, accompanied by semi-structured interviewing and a literature study.

Literature and general practical preference

Scientific literature
One of the most prominent pieces of literature is that of Adams and Tiesdell (2012), with their book Shaping Places: Urban planning, design and development. This book describes the (market) roles of actors within the area of the real estate development field. In addition, the dissertations from Erwin Heurkens (2012) and Tom Daamen
(2010) are of good use for the graduation research.

In general, literature with theory about the development process, planning instruments, stimulating funds and planning policy will be widely used throughout the report.

**General literature**

Literature from research agencies (e.g. CBS, EIB, PBL, Fakton, Rebel) will be used. Also, literature describing the principles, application, background information, etc. regarding the funds will be consulted.

**Practical experience**

The practical experience from the UDM chair of the TU Delft will be consulted and is already incorporated in the P2 report. This mainly comes forth from the involvement of the research on transformation in the Southern Randstad area (commissioned by Ministry of Internal Affairs) conducted by the TU Delft.

**Interviews**

It is intended to interview professionals that are currently working with the stimulating funds that are researched with the case study. The first interview will be with Erwin van der Krabben, Professor of Planning and Property Development in the Department of Planning at Radboud University. In addition, professionals at financial institutions and (financial) consultants will be interviewed to ascertain the financial structures of funds. Finally, real estate developers will be interviewed.

**Reflection**

**Relevance**

**Scientific relevance**

- Providing an overview of stimulating instruments in urban development using a scientific framework
- Analysing instruments by using 4-quadrant model: shaping, regulating, stimulating, capacity building (see Adams and Tiesdell’s book Shaping Places (2012))
- Lack of in-depth analysis of stimulating (area) funds.
- Analysis and possible design of a stimulating fund for the urban development practice.
- Analysis of influence of a stimulating fund on decision-making of developers.

**Societal relevance**

- The research outcome will provide insight in the effect of the use of stimulating instruments in urban development, mainly in the stimulating quadrant. This might provide a better understanding for actors involved in urban development processes of the available instruments and their actual effects, leading to a better application.
- The design of a stimulating fund might stimulate and enhance urban development, leading to new/more developments that are carried out.
- A stimulating fund might increase the sustainability in urban areas due to urban developments that are carried out (combating impoverishment).
- A stimulating fund might result in an extra stimulating instrument to promote urban
development. If this is the case, the supply of dwellings might be increased in urban areas. This will result in a better match between supply and demand of dwellings, which is currently not the case.

**Research usefulness**

- Useful for actors involved in urban development processes (both private and public) as the graduation research will provide insight in the effect and application of stimulating instruments. In addition, a potential stimulating fund will be analysed which might lead to the conclusion that such an instrument might provide a solution towards urban developments that find themselves in particular impasses.
- For Ministry of Internal Affairs useful towards new policy/elections.
- Within the UDM chair, and the MBE field of research, this thesis provides new insight in the use of (stimulating) planning instruments. The research on a stimulating fund has not been conducted yet.

**Time planning**

See next page for personal planning.