

A Financial Approach to "Break Even" with Multivariates of Urban Renewal

Yee-Chaur Lee & Tsung-Chi Tsai

REDEVELOPMENT and conservation have been adopted to promote urban renewal projects during the past three decades in Taiwan. Although urban landscapes were improved, certain negative impacts have been detected, prompting social criticism. One major concern is that the community framework, culture, and local economy for a given renovated area may therefore be adversely affected. While the governments endeavor to make the "old community" new, dilemmas to handle disadvantaged residents always fall between "department subsidy" and "social justice." "Who pays how much to whom" seems to be an ever-debated issue, this article aims to examine the topics from the perspectives of financial approach that would make both public and private sides financially break even. By taking an example of the West Gate Market redevelopment project, the authors propose a scale to evaluate the privileges of each interested party. This article also explores the project from the dimensions of urban design and historical conservation. Advanced thoughts are given to the Red Tower, a historical theater located in the Market, to incorporate the issues of urban renewal and historical building conservation and reuse. This article may have provided itself a cutting edge paradigm to city planning and a new direction to urban renewal, especially from the viewpoint of public and private joint development efforts.

A Study on Characteristics of Open Space Constructed by the Urban Renewal Project in Japan

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This study analyzes the outline of the Urban Renewal Project from the viewpoint of quality of open space. In doing so, we analyzed all 307 applicable projects finished before March 31, 1994. As a result, the following points were clarified. The project resulted in an increase of public land, mainly as roads and station front traffic terminal squares, with no evident increase of parks or open water. From the principal component analysis of 21 items of data, the samples were categorized into four groups, which included three groups of examples providing different types of open space, namely squares, parks, and plaza/setbacks. One other group involved protection of inhabitant rights. The square-type open spaces are mainly for traffic and pedestrians but not for communication (socializing, etc.). The open spaces at building sites are also constructed to serve as pedestrian walks but little socializing occurs as a result. Considering the correlation of producing public facilities and the resettling of residents, and through analyzing the advanced cases, the following issues were derived as open space strategy for urban renewal: development of master plan beyond the project area; linkage to other projects and neighboring sites; more specifically rulings to provide plazas; and introduction of citizen participation process in developing open spaces brought about by projects.

The Role of Urban Planner in the Process of Urban Renewal

Mei-Jung Lai

The purpose of this study is to understand what kind of role which planners can be effective in the urban renewal process. The literature review, case studies, and relative applications were used to explore the responsibilities and functions which belong to planners. Scholars and experts face-to-face interview was also conducted to collect the opinion for the issues of urban renewal.

Urban renewal is considered as one of the best way to revitalize the urban decaying area. However, urban renewal

is deeply involved with contradictions inherent in urban policy-making. The study finds that the opposition for relocation is the most challenging issue for local government to undertake the urban renewal projects in Taiwan. The lacking communication skills of change agents and planners is viewed as one of important factors for the management of relocation process. From case study, interview survey and literature review, this study identifies urban planner can be mediator, facilitator, manager, participant, or advocator to make urban renewal process more efficiency and effective.

The Problems of Development in Rural Regions Around Cities

Sim, Sang-Ug

No Abstract

Participatory Process for Upgrading Residential Communities in Japan and the Philippines

Namiko Yasuda MINAI

Machi-Zukuri, community upgrading in Japanese, is often promoted by 'Supporting NGOs' in various ways. Quality of living environment depends on how residents can take initiatives in housing process. This paper focuses on finding the effective structure of NGOs for people oriented upgrading scheme. As housing is financially difficult project for a household, public support is often brought into this field. Recently public sector started to try unique devices to community activities.

The comparison of the cases of Japan and the Philippines will shows the universality of the community development approach, because it can be applied to an economical developed country like Japan and to a country rich in NGOs experiences like the Philippines. Public sector of both cases try unique programs; Community Mortgage Program in the Philippines, wide range of support for community activities in Yokohama, Japan. There were pressure from NGOs for this devices, and NGOs themselves have changed its form to enable for housing projects. In actual projects, supporting NGOs play important roles for implementation. This paper tries to find possibilities of NGO activities through evaluating case studies.

An Introduction to the Urban Regeneration in a Sustainable Way

Huei-Huei Yu

Urban regeneration is one of the methods to implement urban plan. Especially in old built-up areas or inner cities, urban regeneration is the only way to improve the quality of living environment. Sustainable development means "development which improves the quality of life for people living today without undermining or destroying the capacity of the Earth to support future generations." This paper is trying to figure out the relationship between the urban regeneration and sustainable development by some case reviews. The main ideas of this paper are to

1. Define the sustainable development in terms of the living environment.
2. Discuss some programs and problems of urban regeneration from some selected countries.
3. Recommend some strategies to put urban regeneration in a sustainable way.

To enforce urban regeneration in a sustainable way will be the trend of development and management for most of the biggest cities in the world. Even though it is a very difficult task, we have to try and reach the goal not only for our own life, but also for our common future.