



# LECTURE # 01

# URBAN RENEWAL CONCEPTS AND APPROACHES

Department: City and Regional Planning, LCWU  
Subject : Urban Renewal and Conservation  
Course Code: Maj/ Crp-303  
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# DEFINITION

- ▶ The rehabilitation of city areas by renovating or replacing dilapidated buildings with new housing, public buildings, parks, roadways, industrial areas, etc often in accordance with comprehensive plans.

or

- ▶ The process where an urban neighborhood or area is improved and rehabilitated. The renewal process can include demolishing old or run-down buildings, constructing new and up-to-date housing.

# IMPORTANCE OF URBAN RENEWAL

- ▶ Urban renewal is important for the success of local communities and the long-term prosperity of citizens living in urban areas.
- ▶ Urban renewal would be incentive for developers to tackle the challenges associated with redevelopment of our deteriorating downtown areas.
- ▶ Urban areas are becoming larger and older so more and more renewal of urban area has to take place.
- ▶ Constant expansion of urban areas into agricultural hinterland, while large quantities of urban land and buildings are abandoned and left dilapidated.

# ROOTS OF URBAN RENEWAL

- ▶ Term “Urban Renewal” is American in Origin.
- ▶ It emerged in the late 1940s as an attempt to revitalize central cities.
- ▶ Site clearance programs remained in the practice until 1960s.
- ▶ Other emerging approaches came into practise afterwards.

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- ▶ Urban Renewal programs are generally undertaken by public authorities or by local governments.
- ▶ The emphasis is on those parts which have fallen below current standards of public acceptability. These are commonly to be found in
  - ▶ The residential part of the inner city
  - ▶ In the central business district itself

# INDICATORS FOR RESIDENTIAL AREAS

- ▶ Inadequate Housing
- ▶ Environmental degradation
- ▶ Dilapidated buildings
- ▶ Presence of non conforming uses

# INDICATORS FOR CENTRAL BUSINESS DISTRICT

- ▶ Traffic problems
- ▶ Congestion
- ▶ Dilapidated buildings

# GOALS AND OBJECTIVES OF URBAN RENEWAL

- ▶ To improve the built environment by replacing old, run-down urban areas with new developments which are properly planned and appropriate provided with adequate transport and other infrastructure and community facilities.
- ▶ To achieve better utilisation of land in the dilapidated urban areas to meet various developments needs.
- ▶ To promote rehabilitation and preservation of buildings, and improvement of places of local, architectural, cultural or historical interest.



# APPROACHES OF URBAN RENEWAL

- ▶ Slum Clearance
- ▶ Redevelopment
- ▶ Rehabilitation
- ▶ Integration
- ▶ Housing Improvement
- ▶ Environmental Improvement
- ▶ Economic Renewal

# 1. SLUM CLEARANCE

- ▶ Slum clearance, slum eviction or slum removal is an urban renewal strategy used to transform low income settlement with poor reputation and demolition of dilapidated dwelling (an area of sub standard, overcrowded housing occupied by the poor immigrants) located in a slum.

## 2. REDEVELOPMENT

- ▶ Redevelopment consists of the removal of existing buildings and the re-use of cleared land for the implementation of new projects.
- ▶ This approach is applicable to areas in which buildings are in seriously deteriorated condition and have no preservation value, or in which the arrangement of buildings are such that the area cannot provide satisfactory living conditions.
- ▶ In such cases, demolition and reconstruction, of whole blocks or of small sections, is often thought to be the only solution to ensure future comfort and safety of the residents.

# 3. REHABILITATION

- ▶ Rehabilitation, often termed conservation or preservation, can be defined as the opposite of redevelopment.
- ▶ It is based on preserving, repairing, and restoring the natural and man-made environments of existing neighbourhoods.
- ▶ Rehabilitation is applicable to areas where buildings are generally in structurally sound condition but have deteriorated because of neglected maintenance.
- ▶ It takes advantage of the existing housing stock as a valuable resource and adapts old houses to present day life and acceptable standards by providing modern facilities.

# 4. INTEGRATION

- ▶ The approach to urban renewal referred to as integration, views rehabilitation and redevelopment as complementary forces and combines the best aspects of both approaches.
- ▶ It consists of rehabilitation of what can realistically be saved, combined with reconstruction of new buildings in place of those beyond the reach of feasible rehabilitation.

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## **5. HOUSING IMPROVEMENT**

- ▶ The main emphasis of this approach is improvement of dwelling by provision of essential basic amenities.

## **6. ENVIRONMENTAL IMPROVEMENT**

- ▶ Main emphasis is on improvement environmental conditions.

## **7. ECONOMIC RENEWAL**

- ▶ Main emphasis is on improvement of economic condition of dwellers.

# BENEFITS OF URBAN RENEWAL

- ▶ Creates new jobs opportunities.
- ▶ Establishes an environment that fosters growth in new businesses
- ▶ Eliminates conditions that undermine the integrity and safety of the community.
- ▶ Provides upgraded and needed infrastructure for future growth.
- ▶ Supports local historic preservation efforts.

# IMPEDIMENTS TO URBAN RENEWAL

- ▶ Complexity in the physical intervention.
- ▶ Financing problems.
- ▶ Difficulties in achieving cooperation between different administrative levels.
- ▶ Active involvement of neighbourhood residents.