Urban Revitalization

Remaking cities in a changing world

Carl Grodach and
Renia Ehrenfeucht

ROUTLEDGE

Urban Revitalization

Following decades of neglect and decline, many US cities have undergone dramatic regeneration. From New York to Nashville and from Pittsburgh to Portland, governments have implemented innovative redevelopment strategies that respond to a globally integrated economy and cope with declining industries, tax bases, and populations. However, despite the new amenities in revitalized neighborhoods, spectacular architectural icons, and pedestrian-friendly entertainment districts, the urban comeback has been highly uneven. Thriving cities are defined by a divided population of highly educated, well-paid professionals and a low-wage workforce while many cities and neighborhoods continue to seek pathways to improve their conditions. It is crucial that students of urban revitalization recognize contemporary challenges, possible courses of action, and their effects on diverse people and places.

Urban Revitalization is the first textbook to comprehensively and critically synthesize the approaches and challenges involved in urban revitalization. The book is divided into five sections. The introductory section defines urban revitalization and explores the disparities across the US. Section II examines the historical causes for decline, discussing the factors that shape contemporary revitalization initiatives and outcomes. Section III offers a critical examination of contemporary urban revitalization policies, strategies, and projects. This section also provides a rich set of case studies that contextualize key themes and strategic areas across diverse contexts including the urban core, central city neighborhoods, suburban areas, and shrinking cities. Section IV introduces analytical techniques and key data sources for revitalization planning. The book concludes by evaluating the current state of revitalization planning and reflecting on the emerging challenges.

Urban Revitalization integrates academic and policy research with professional knowledge and techniques, combining a critical examination of best practice and innovative approaches with an overview of the methods used in urban revitalization. Thoughtfully organized to provide graduate and upper-level undergraduate students with a comprehensive and accessible resource, this volume will also serve as an essential reference guide for regeneration professionals.

Carl Grodach is a Senior Lecturer in Urban and Regional Planning at Queensland University of Technology, Australia.

Renia Ehrenfeucht is Professor of Community and Regional Planning at the University of New Mexico, USA.

URBAN REVITALIZATION

Remaking cities in a changing world

CARL GRODACH AND RENIA EHRENFEUCHT

Routledge
Taylor & Francis Group
LONDON AND NEW YORK

First published 2016
by Routledge
2 Park Square, Milton Park, Abingdon, Oxon OX14 4RN

and by Routledge
711 Third Avenue, New York, NY 10017

Routledge is an imprint of the Taylor & Francis Group, an informa business

© 2016 Carl Grodach and Renia Ehrenfeucht

The right of Carl Grodach and Renia Ehrenfeucht to be identified as authors of this work has been asserted by them in accordance with sections 77 and 78 of the Copyright, Designs and Patents Act 1988.

All rights reserved. No part of this book may be reprinted or reproduced or utilized in any form or by any electronic, mechanical, or other means, now known or hereafter invented, including photocopying and recording, or in any information storage or retrieval system, without permission in writing from the publishers.

Trademark notice: Product or corporate names may be trademarks or registered trademarks, and are used only for identification and explanation without intent to infringe.

British Library Cataloguing in Publication Data
A catalogue record for this book is available from the British Library

Library of Congress Cataloging in Publication Data
Grodach, Carl, author.
Urban revitalization : remaking cities in a changing world / Carl Grodach and Renia Ehrenfeucht.
Includes bibliographical references and index.
1. Urban renewal--United States. 2. City planning--United States. I. Ehrenfeucht, Renia, author. II. Title.
HT175.G756 2016
307.3'4160973--dc23
2015027514

ISBN: 978-0-415-73053-2 (hbk)
ISBN: 978-0-415-73054-9 (pbk)
ISBN: 978-1-315-85021-4 (ebk)

Typeset in Times and Bell Gothic
by Saxon Graphics Ltd, Derby

Contents

List of figures vii
List of tables ix
List of boxes x

SECTION I – CHANGING REGIONS, LOCAL LIVES: URBAN REVITALIZATION IN CONTEXT **1**

Chapter 1 *Introduction: definitions, concepts, and geographies* 3

Chapter 2 *The uneven landscapes of urban development in the US* 14

SECTION II – LOCAL CHANGE IN A GLOBAL ECONOMY: THE HISTORY AND THEORY OF URBAN REVITALIZATION **29**

Chapter 3 *Urban revitalization in historical perspective: federal urban policy, 1940s–1970s* 31

Chapter 4 *Urban restructuring, neoliberalism, and the changing landscape of urban revitalization* 44

Chapter 5 *Urban politics and development* 62

SECTION III – STRATEGIES, POLICIES AND PROJECTS: THE SPACES OF REVITALIZATION **75**

Chapter 6 *Reinventing downtown and the urban core* 77

Chapter 7 *Revitalizing neighborhoods with affordability and opportunity: housing policies and other routes to neighborhood change* 96

Chapter 8 *Reconfiguring the suburbs: strategies for commercial revitalization and rebuilding sprawl* 114

Chapter 9 *Re-envisioning shrinking cities* 132

Chapter 10 *Cleaner and greener urban environments* 152

Chapter 11 *Rebuilding people-oriented places* 169

SECTION IV – URBAN REVITALIZATION METHODS: DATA, TECHNIQUES, AND RELATIONSHIPS **187**

Chapter 12 *Data sources and community assessment tools* 189

Chapter 13 *Field methods* 205

Chapter 14 *Public participation* 217

SECTION V – LOOKING FORWARD **231**

Chapter 15 *Localism, regionalism, global governance and beyond* 233

Index 239

Figures

1.1	Abandoned property in the Slavic Village neighborhood, Cleveland, OH	4
1.2	A rendering of "urban revitalization". Auraria redevelopment project, Designer Mithun	7
2.1	Savannah, GA 1812	16
2.2	Three shotgun doubles—a distinctive New Orleans housing type	16
2.3	A WPA mural in Albuquerque's US courthouse	21
II.1	Historical timeline of urban revitalization	30
3.1	Pruitt–Igoe housing development	36
3.2	Yerba Buena Center "Protected Environment" Scheme, San Francisco, CA	37
3.3	"Ragweed Acres," Detroit circa 1950s	38
4.1	New York *Daily News* headline, October 30, 1975, "Ford to city: Drop dead"	47
4.2	US employment in advanced services, basic services, and manufacturing, 1970–2000	50
4.3	Walmart, H Street NW, Washington, DC	54
4.4	2nd Street District, Austin, TX	57
6.1	Pier 39, Fisherman's Wharf, San Francisco, CA	79
6.2	Aerial view of Experience Music Project, Seattle, WA	80
6.3	SoHo boutique, New York City	81
6.4	The High Line, New York City	86
7.1	Distribution of LIHTC projects, Dallas County, TX, 2010	102
7.2	Orchard Gardens, HOPE VI housing, Boston	103
8.1	Chicago poverty map, 1980 and 2010	118
8.2	Rockville Town Square in suburban Maryland	121
8.3	Belmar Mall retrofit morphology, 1975 and 2015, Lakewood, CO	122
8.4	An empty Big Lots store retrofitted into a recreation center. Collinwood Recreation Center, Cleveland, OH	123
8.5	Little Saigon shopping center, Westminster, CA	127
9.1	Population trends in the Metro Area of St. Loius, MO. The city of St. Louis has lost population as the surrounding suburbs experience slow growth	134
9.2	Vacant property and empty lots are more common than occupied property in this formerly dense neighborhood in Detroit, MI	136

9.3 Corner lot acquired through the Lot Next Door program, New Orleans, LA 140
9.4 Even though the buildings are empty, ground level façade painting prevent the buildings from looking abandoned 143
10.1 Curb extensions with planters and bike lanes at SE 12th Ave and SE Clay St in Portland, OR 160
10.2 Nine Mile Run in Pittsburgh, PA 163
11.1 Planters can also provide seating and a space where food truck customers can wait: Chicago, IL 172
11.2 Paddlers on the water at the Midcity Bayou Boogaloo neighborhood festival, New Orleans, LA 174
11.3 Street art enlivens the street, Los Angeles, CA 182
12.1 Defining a community trade area for Downtown Santa Ana (based on a 10 minute drive time and adjusted for local competition) 196