

# BEST PRACTICES OF DEGRADATED TERRITORIES

MARC GELD OF  
SPATIAL PLANNER



LU 78.zinātniskā konference

*78 Scientific Conference University of Latvia*

**Apakšsekcija Telpiskā plānošana un attīstība**  
***Section Spatial Planning and Development***

# RE-USE IS OF ALL TIMES...

Re-Use of stolen  
elements  
In European cities  
Saint-Petersburg,  
Venice, Paris,...



Colonial architecture on  
Indigenous temples  
Qorikancha temple,  
Cusco, Peru



# RE-USE IN RECENT HISTORY

## 19th Century

Extension of cities and demolition of fortifications

## 20th Century

1960- Closing of mines

1960- Closing and delocalisation of industry

1970- Re-moving harbours from the city centres

1970- Closing of rail infrastructure

1980- Abandoned factories in city centres

1980- Abandoned polluting activities in rural areas

## 20th and 21st Century

Collapse of Soviet Union

1990- Abandoned military territories

1990- Collapse of industries in Post-Soviet countries

1990- Collapse of collective farming in Post-Soviet countries

# CLOSING OF MINES DELOCALIZATION STEEL INDUSTRY

IBA EMSCHER  
LANDSCAPE PARK  
15x70km 1989-1999

## INITIATIVE

Province NRW

Creation of company with reduced legal responsibility: an engine for generating projects and a moderator for planning processes.

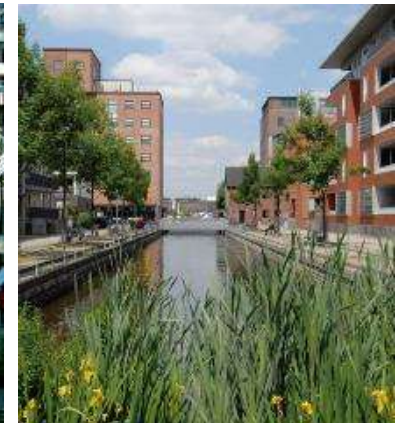
## AIMS

Holistic approach in restructuring industrial area with outstanding urbanistic, architectural, cultural, ecological and economic incentives.

## INVESTMENTS

2,5 billion Euros in 10 years. 100 projects.

40% private, 60 % public investments.





# CLOSING OF MINES DELOCALIZATION STEEL INDUSTRY

IBA EMSCHER  
LANDSCAPE PARK  
15x70km 1989-1999

## PROGRAMME

Reconstruction of landscape – the  
Emscher Landscape Park

Ecological restoration of the river  
Emscher system

New attractive functions for industrial  
cultural heritage

Working in the park

New forms of houses and housing

New options for social, cultural and  
sports activities.

## OUTCOME

Unique and challenging potential  
revealed. Continuation of the project  
till 2020 with 250 more projects.



# DELOCALIZATION OF A MULTINATIONAL

PHILIPS SITES  
EINDHOVEN

PHILIPS WAS EINDHOVEN  
&  
EINDHOVEN WAS PHILIPS





# DELOCALIZATION OF A MULTINATIONAL

PHILIPS SITES  
EINDHOVEN  
2006 - 2030

## INITIATIVE

Municipality in cooperation  
with private company

## AIM

To re-develop Eindhoven as an  
international hub for creative  
industries, smart management  
and smart living

Strijp R (18 ha) as low density  
living area.

Strijp T (20 ha) as an active  
business centre.

Strijp S (27 ha) as a centre with  
A variety of activities as creating,  
Producing, educating, shopping,  
Living, recreating, meeting,....



**Strijp R**



**Strijp T**



# DELOCALIZATION OF A MULTINATIONAL

## PHILIPS SITES EINDHOVEN



### PROGRAMME

90.000 sqm working place  
2500 – 3000 apartments  
5000 parking places  
60.000 sqm services, culture

### OUTCOME

From a fenced (forbidden city) area to a vibrant centre.  
700 companies are active, including Bosch and Amazon.  
Successful system renting out space for entrepreneurs.  
Availability of housing is a plus.  
Smart ICT system for inhabitants and users.



## STRIJP S





# RE - ANIMATION OF A CITY

## BARCELONA

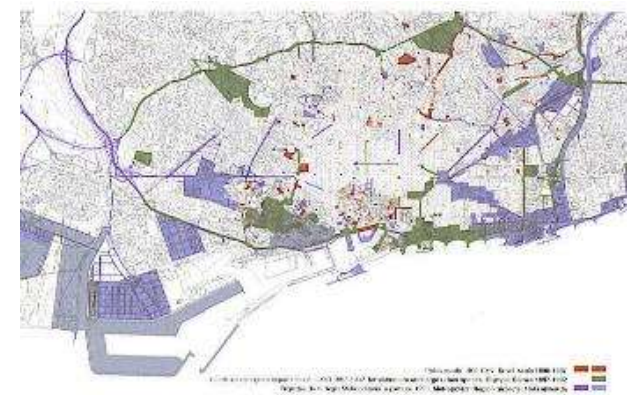
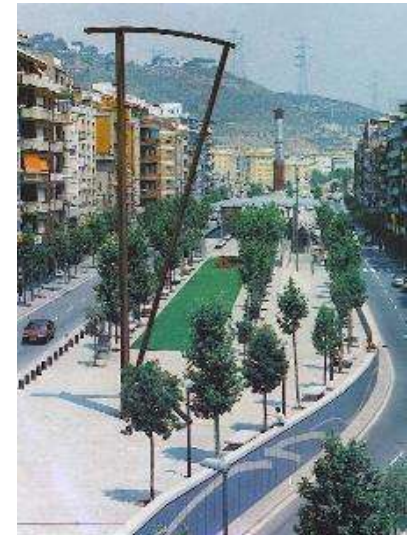
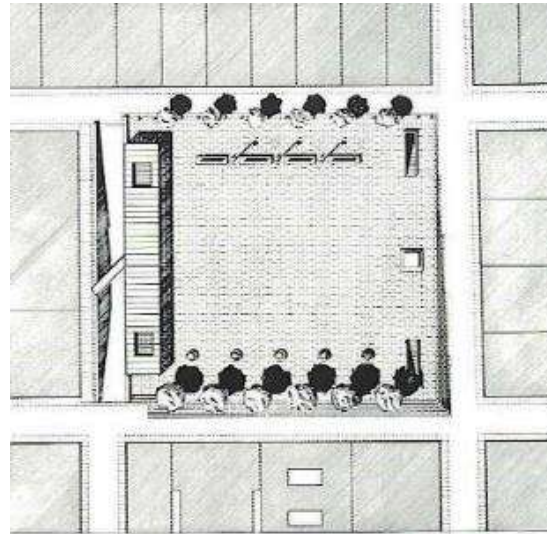
1979 - 1986

### INITIATIVE

Municipality, citizens, experts, artists,....

### AIM

Improving the situation as quickly as possible with a minimum of budget and a maximum of result. Based on «metastasis planning policy» (urban acupuncture). Bringing Barcelona again to the top of cities by winning the competition to organize the Olympic Games 1992.



# RE - ANIMATION OF A CITY

## BARCELONA

1987 - 1992

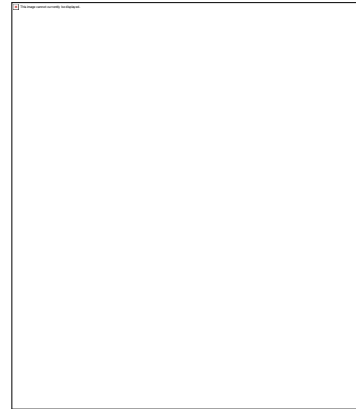


### INITIATIVE

Municipality, Catalonia, Spain,  
Public and private partnerships

### OUTCOME

Enthusiasm unites City, Region, State and private investors in the race to provide all necessary infrastructure, stadiums, buildings, and transform Industrial waterfronts into attractive beaches and promenades,....  
The successfull branding and marketing of the city, resulting in new large scale Investments after 1992.





# ABANDONED RAILWAYS

## ANTWERPEN

2000 - 2009

### INITIATIVE

Municipality, B. Railway Cy, Ngo

### AIM

To break open a barrier and create a green lung in a dense city ( 24 ha)

To re-use buildings for sport and leisure for the surrounding neighbourhoods.

To create a new cluster (6 ha) for education, living and working.





# ABANDONED RAILWAYS

## ANTWERPEN

2000 - 2009



### PUBLIC INVOLVEMENT

Intensive communication with Ngo' s and inhabitants about the programme for the park design. Conceptual scheme as starting point for international competition.

Continuous communication and organization of events to mobilize citizens.

### OUTCOME

Modern park attracting all ages, several sports and forms of leisure, active and passive.



# ABANDONED FACTORY

BARCELONA

1972 – 1986

3 ha

## INITIATIVE

After many years of non –use, the municipality bought the plot in 1972. New Territorial Plan stated abandoned industrial sites to be placed at the disposal of citizens.

## AIM

Bringing hope to citizens, by creating multifunctional public open space. Strengthen connections of the neighbourhood via the new park. To preserve remnants of the old factory as cultural heritage.





# ABANDONED FACTORY

BARCELONA

1972 – 1986

3 ha

## PUBLIC INVOLVEMENT

Very intensive and enthusiastic after regaining Freedom and Democracy.

## PROGRAMME

Great variation in activities.

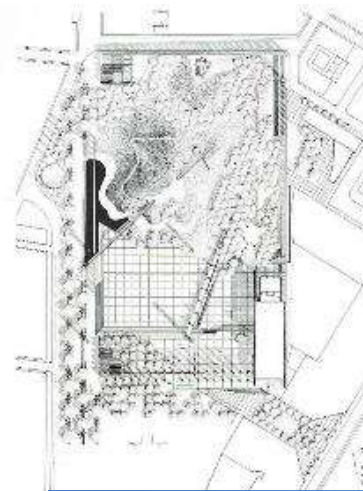
Active zone for ball games, playing...

Passive zone for small children, enjoying greenery, fountains,...

Possibilities to watch activities via bridge, steps,...

## OUTCOME

New concept: park and square as one becomes model for parks worldwide.





# CLOSING OF SUGAR FACTORY in Rural Area

VEURNE (B)

2005 –  
46 ha

## INITIATIVE

Inter-Municipal Agency urgently, based on a QUICKSCAN, started negotiations with owners, municipal and provincial levels.

## PROGRAMME

Based on rough concept:

12 ha for Housing

15 ha for businesses

19 ha for greenery, park, nature

Former sedimentation basins preserved as nature reserve.

Remediation of polluted soil.

Organisation of research and planning.



VEURNE (B)

2005 –  
46 ha

**MANAGEMENT**

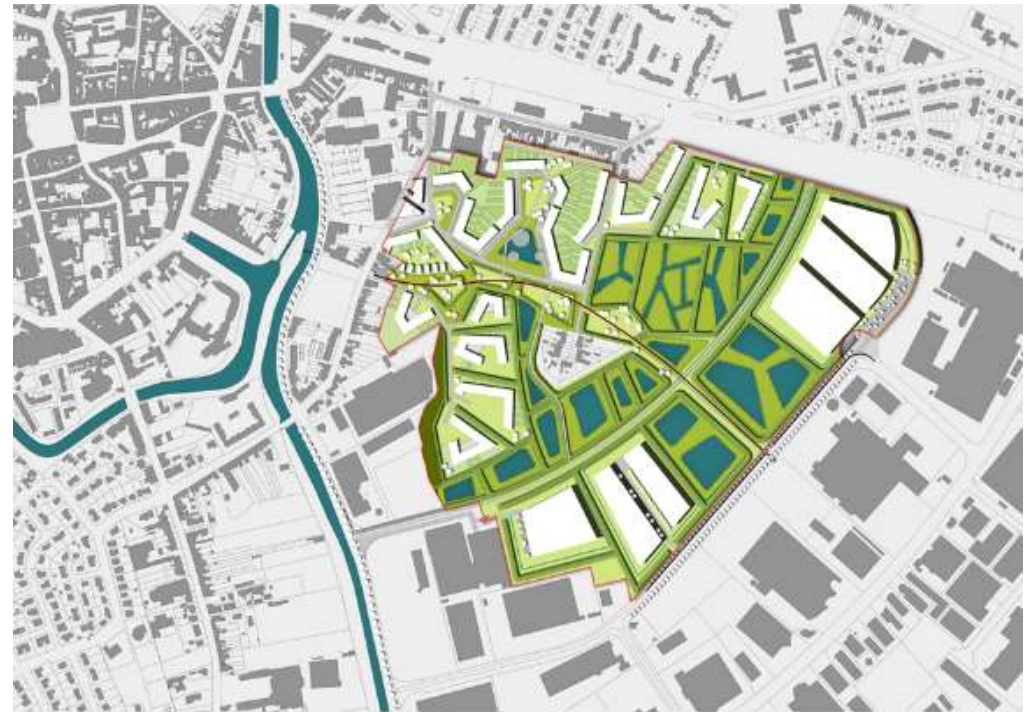
Inter-Municipal Agency  
Political steering group  
Steering group of experts  
Executive committee

**REALISATION PHASE (2018 -)**

Basic document: Masterplan

Nature: outsourced to Ngo Nature  
Housing and greenery/park:  
outsourced to private investors  
after tender process  
Business park: Inter-Municipal  
Agency

# CLOSING OF SUGAR FACTORY in Rural Area



LEVEL OF ACTION	REGIONAL	CITY	CITY	NEIGHBORHOOD LEVEL	PROJECT LEVEL	PROJECT LEVEL
CASES	IBA EMSCHER PARK	PHILIPS SITES EINDHOVEN	BARCELONA CITY	RAILWAY INFRASTRUCTURE	FACTORY IN URBAN CONTEXT	FACTORY IN RURAL CONTEXT
SCALE	Region	Parts in City	City	Neighbourhood	Neighbourhood	Supra-municipal level
INITIATIVE	LAND NRW	MUNICIPALITY	MUNICIPALITY	MUNICIPALITY	MUNICIPALITY	INTER-MUNICIPAL AGENCY
MAIN STAKEHOLDERS	17 Municip. Emscher und Lippe verband Kommunalverband Ruhr	Private investor Housing Agency Chamber of Commerces	Phase 1: Ngo's Phase 2: State, Region, Private investors,....	Ngo's	Ngo's	Province, Municipality, Ngo's, Private investor
FINANCES	60 % Public 40 % Private	EU Funds & Own capital	Phase 1: City Phase 2: public & private	EU Funds & Own capital	City	EU Funds Own capital Private cap.



# S U C C E S S F A C T O R S

STRONG PUBLIC LEADERSHIP

DAILY MANAGEMENT

PERMANENT COMMUNICATION