

SESSION:

'Growing cities, shrinking cities and cities on the fringe: the different sides of the land challenge'

**International Social Housing Festival**

**Lyon**

**EU URBACT**

**Cities on the 'fringe'.**

**Sub>urban strategies for the future**

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*source :*  
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Do you want to discover Good Practices for your city?

**URBACT**  
helps cities to develop pragmatic solutions that are new and sustainable and that integrate economic, social and environmental urban topics.



**Integrated Urban Development**

- ▶ Abandoned Spaces
- ▶ City Planning
- ▶ Disadvantaged Neighbourhoods
- ▶ Financial Engineering
- ▶ Low Carbon
- ▶ Urban Mobility
- ▶ Urban Sprawl
- ▶ Capacity Building
- ▶ Culture & Heritage
- ▶ Energy Efficiency
- ▶ Housing
- ▶ Strategic Planning
- ▶ Urban Renewal
- ▶ Urban-rural

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# URBACT III

European Territorial Cooperation (ETC) programme co-financed by ERDF and MS/partners

objective: To promote integrated and sustainable urban development in European cities





## Networks

Cities sharing experiences, problems solutions, learn from one another, identify good practices to design & implement integrated urban policies

Transitional Exchange & Learning

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## Training

Enhancing the capacities of urban practitioners and policy-makers to develop integrated and participatory approaches to urban development

Capacity Building

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## Knowledge Hub

Communicating urban knowledge, policy recommendations, good practices to a wider audience of policy-makers & practitioners

capitalisation

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Dissemination

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**Lead Partner:**  
[Antwerp Belgium](#)

[Barcelona Spain](#)

[Casoria Italy](#)

[Solin Croatia](#)

[Baia Mare Romania](#)

[Vienna Austria](#)

[Brno Czech Republic](#)

[Oslo Norway](#)

[Dusseldorf Germany](#)



2,5 years working on fringes at city and regional scale

## THE SUBURBAN TREND.

By H. Paul Douglass. New York: The Century Company, 1925

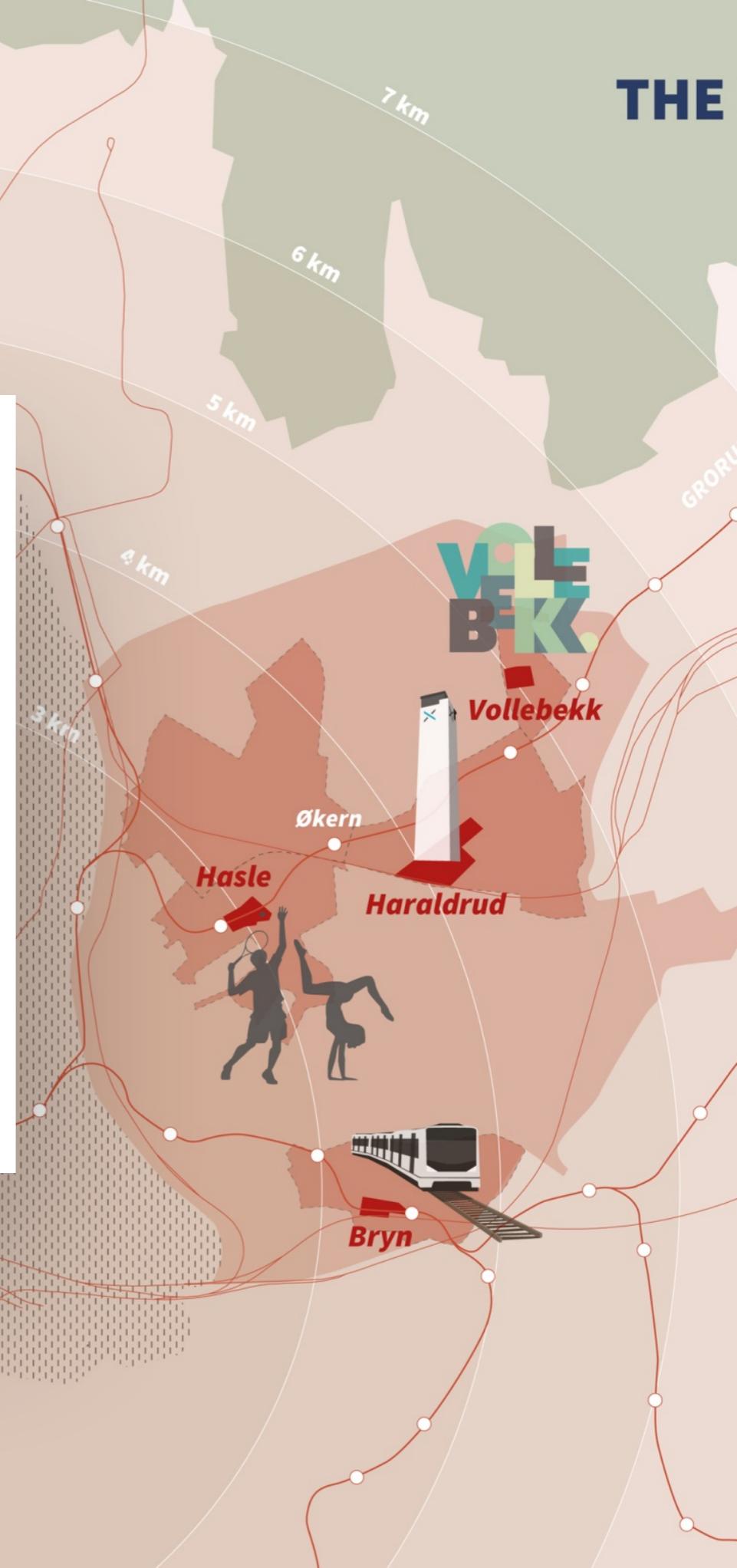
Out toward the fringes and margins of cities comes a region where they begin to be less themselves than they are at the center, a place where the city looks countryward. No sharp boundary line defines it; there is rather a gradual tapering off from the urban type of civilization toward the rural type. It is the city thinned out.



THE

# URBACT “fringe” working definition

The urban fringe area is the post-war zone around the city centre, which has diverse urban functions and often a relatively low density. It appears as a fragmented car-based collage landscape made up of modernist urban areas, old village nuclei, industrial zones and recreational areas, intersected by heavy infrastructure.



The fringe areas in the nine partner cities were built after the Second World War.



## Common trait

The housing are often in need of **renovation or repurposing**. This provides an opportunity to use this **momentum of change to regenerate and rethink entire area**

# BAIA A MARE

## Săsar neighbourhood (Romania)

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- Demographic decrease.
- Dormitory neighbourhood
- fragmented land ownership
- low quality of existing dwellings (thermal insulation only 5%)
- vacant lands or underused buildings

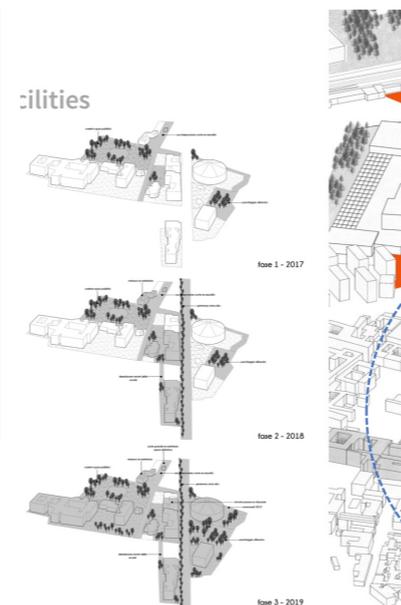


- growing demand from student population
- Baia Mare Integrated Strategy for Urban Development, mixed use-
- financial incentive was created, allowing a developer to add more volume to the building in return for energy efficient renovation.

# CASORIA (Italy)



- the population in decline,
- unemployment stands at 30%,
- citizens are generally distrustful of public policies



- Start with land that city owns, ( difficult dense belt with fragmented ownership)
- step-by-step strategy moves forward to more complex transformations

# OSLO (Hovenbyen)

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- low property prices
- patchwork of low-density, celeriac and vacant land
- car-dependent industrial and commercial functions
- perception of Hovinbyen as a part of the outer city, far away from the vibrant urban city centre



- changing at least 50% of that car based asphalt into pedestrian, green and public space.
- more attractive and easy to walk along and across them.
- the municipal agencies need to take strategic role as a driving force of the transformation process

# Reflections on the URBACT network cases & questions.

01

## FRINGE, AMBIGUOUS LOCUTION

terrain vague (de Solà-Morales, 1995), drosscape (Lerup, 1994), friche, edgeland or wasteland (Gandy, 2013), Suburbanism (Keil 2017, Harris & Lehrer 2018); Periphery/ Margin, is the fringe beyond suburban (Jendrich 2010)

02

## ROLE OF THE MUNICIPALITY as FACILITATOR

all cases propose the Municipality as mediator between fragmented land owners and users. open information on land ownership, control, subsidies and planning. Solutions are provided through strategic planning, pilot actions, and comprehensive physical redesign.

03

## BEYOND PLANNING

“visual order loses capacity to tell what is happening” (Sassen, at ISHF 2019)  
political and electoral dynamics impinge on other aspects of land development. ...]  
(SAvini 2013): geometries of financialisation ( case of Halle) Bernt, M., Colini, L., & Förste, D. (2017).

04

## TRANSFORMATION or SPECULATION?

Fringe is transitional, and new venue for investments. Who is gaining out of transformation?

05

## RADICAL but PRACTICAL changes in the way land is used and governed is needed

No rethinking of property beyond the narrow sense. Property as set of powers individuals have in relations to other people to value resources-commoning (N. Blomley). use transnational exchanges...



Thanks!

more info at [www.urbact.eu](http://www.urbact.eu)