

Community Capital

**Aiding low income communities in asserting their
place in the urban space of Rotterdam**


Ohad Shapiro | 5235324 | 23 June 2022

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Second Mentor: Rients Dijkstra



Vestia & municipality give a new impulse to your neighborhood!



Tweebosbuurt




All information at a glance

Today you and your neighbors have been informed about the plans in your neighbourhood. The topics from the meeting can be found in this folder.

Plans Tweebosbuurt

Vestia and the municipality of Rotterdam have made plans to renew and give a new impulse to the neighbourhood. That is why 599 obsolete homes and commercial spaces are being demolished. There are 374 homes for this; social and free sector rental and owner-occupied housing. Vestia is also renovating 90 homes.



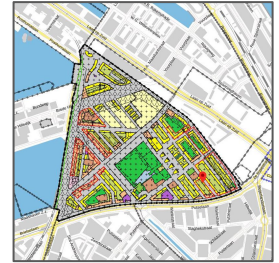
Tweebos, Afrikaanderbuurt & Feijenoord



Socioeconomic situation



Disconnected from city



Less diverse programme

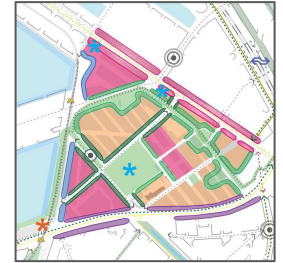
Urban renewal & Vestia



**Strengthen
population**



**become
participant**



**revamp built
environment**

Parkstad plan



Urban renewal of Feijenoord



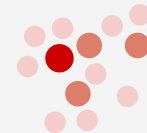
Rotterdam policies (Stadsvisie, Woonvisie)



**Industry &
Logistics**



**Service based
economy**



**Dispersed
city function**



**Centralized &
includes south**



**Low-mid income
citizenry**



**Reliance on
educated ranks**

clean port city colorful international
recognizable skyline attractive European
city modern metropolis intercultural
young labor force highly educated
successful sustainable industrial companies
innovative entrepreneurs professionals
events nightlife movie city stages
exhibitions music city cultural
experiments cool playful popular residential city
security and quality popular
homes attractive outdoor space
water- rich neighborhoods youth sports community schools
culture play home workers neighborhood economy
committed connection pride history

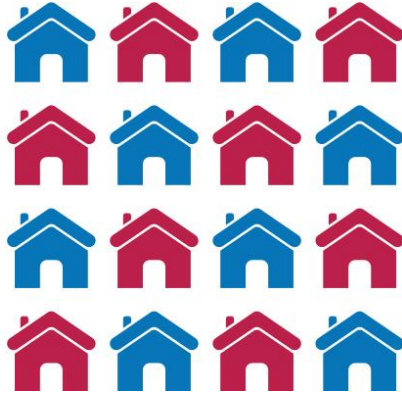
A Sizzling PORT CITY

source of inspiration high-quality public
transport tuk- tuks bicycle HSL water taxis
electromobiles dynamic city center
street artists stroll colorfully
business public meeting and relaxation
surprisingly green canals water features
living on and near the water river water
recreation pioneering mentality innovation
rough diamond metropolis eternal youth

Integration principle



Disadvantaged
Neighborhood

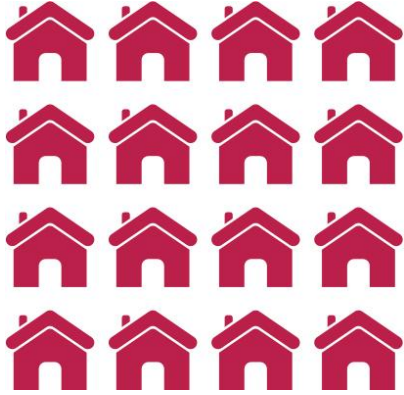


Replacement of low
income population



Socio-spatial
segregation is eliminated

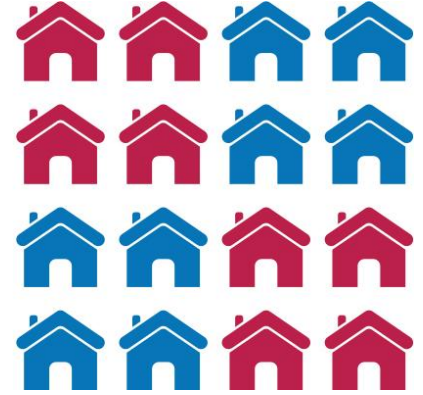
Criticisms of integration



Why only in low-income neighborhoods?



What happens to those who leave?





Does segregation remains in closer scales?

Letter from Vestia

Vestia & municipality give a new impulse to your neighborhood!



Tweebosbuurt


Renewal Tweebosbuurt

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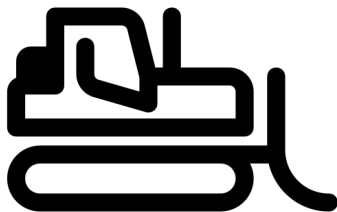



Letter from Vestia


Vestia & municipality give a new impulse to your neighborhood!



However, your home is being demolished in order to make that happen...



Tweebosbuurt


Renewal Tweebosbuurt

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Your home is being demolished

When your home is demolished, you will start looking for another home yourself with the urgency you receive from Vestia. To help you with this, our housing counselor will visit you at home. During this visit we will discuss with you:

Tweebos displacement

77% social housing - displaced



-470

Social housing



+225

Luxury Flats



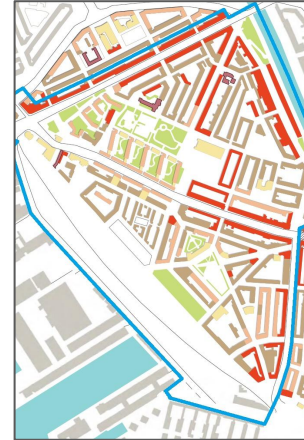
Urban renewal in the context of Rotterdam



Crooswijk



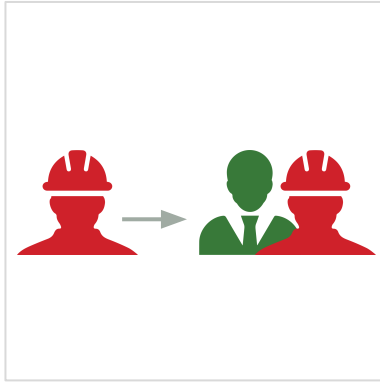
Tussendijk



Feijenoord Zuid



Goals for the project



Displacement minimized

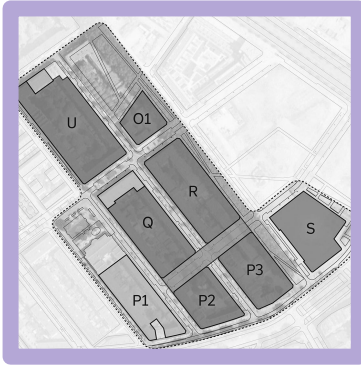


Integration done right



Inclusive city vision

Factors for situation



**Failed to realize
threat in time**

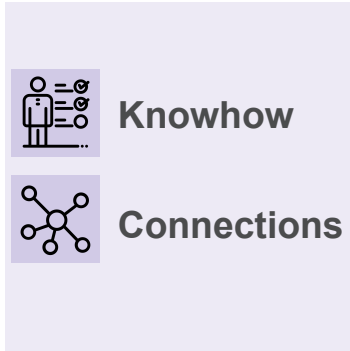


**Renters - easy to
displace**

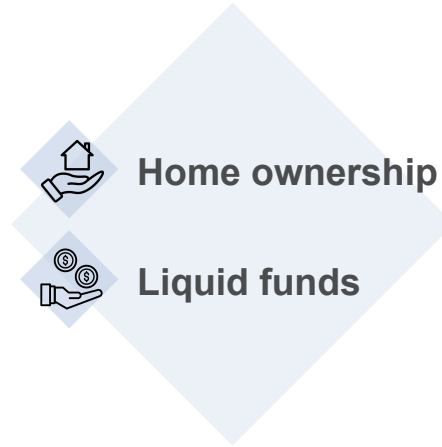


**Most of society
was indifferent**

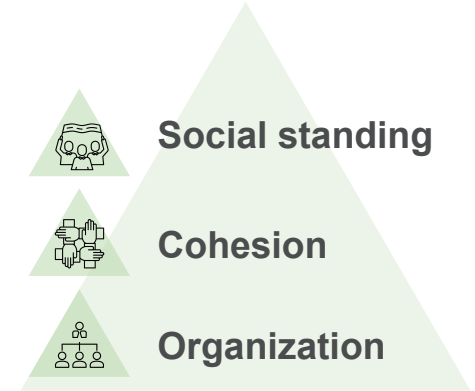
Capital lack



Human Capital



Material Capital



Social Capital

Capital in substantiated and vulnerable populations

Capital:

Human

Established:



Knowhow



Connections

Vulnerable:



Unacademic



Blue collar

Material



Home ownership



Liquid funds



Social housing



Lack funds

Social



Social standing



Cohesion



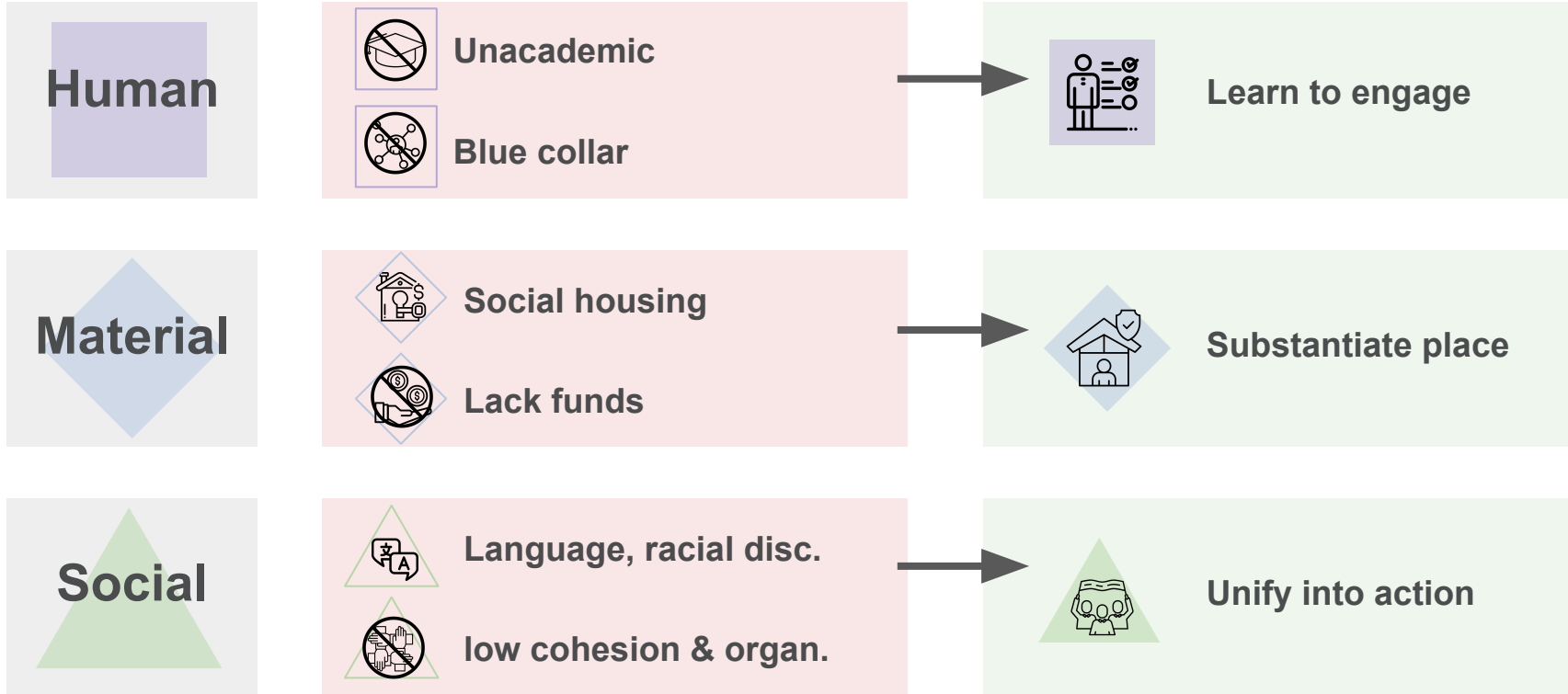
Language, racial disc.



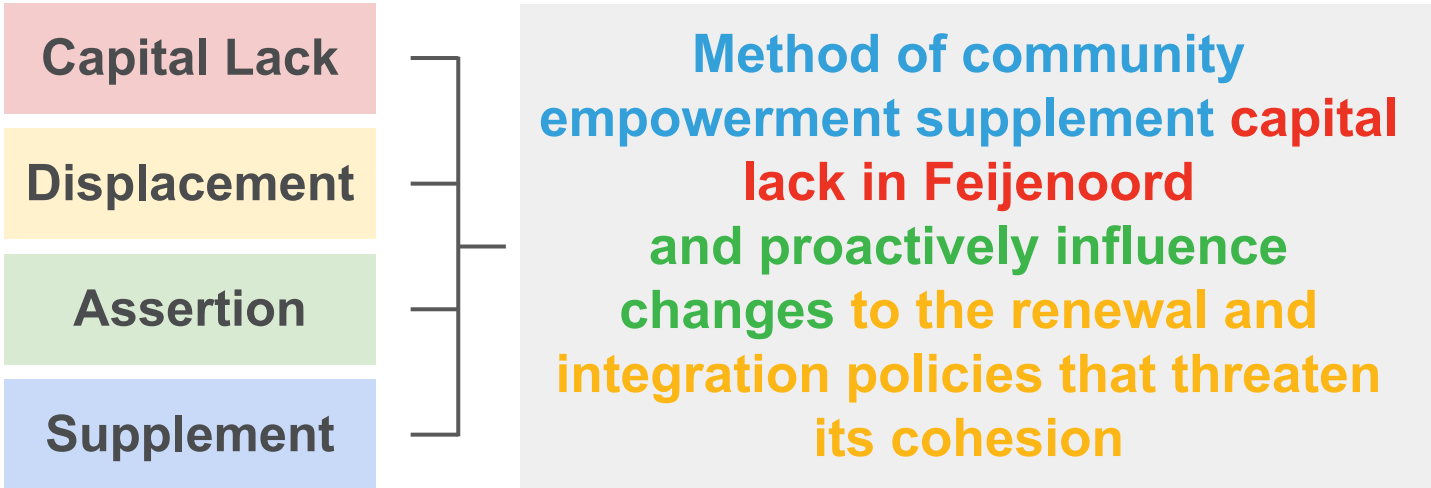
low cohesion & organ.

Hypothesis

Capital:



Research question



Similar projects



Development Action Group -
Cape Town, South Africa



Beaverton Community vision -
Beaverton, Portland, United States



Co-Designing the Active City -
Peterborough, Ontario, Canada



USE-IT!, Birmingham, UK



Human Capital



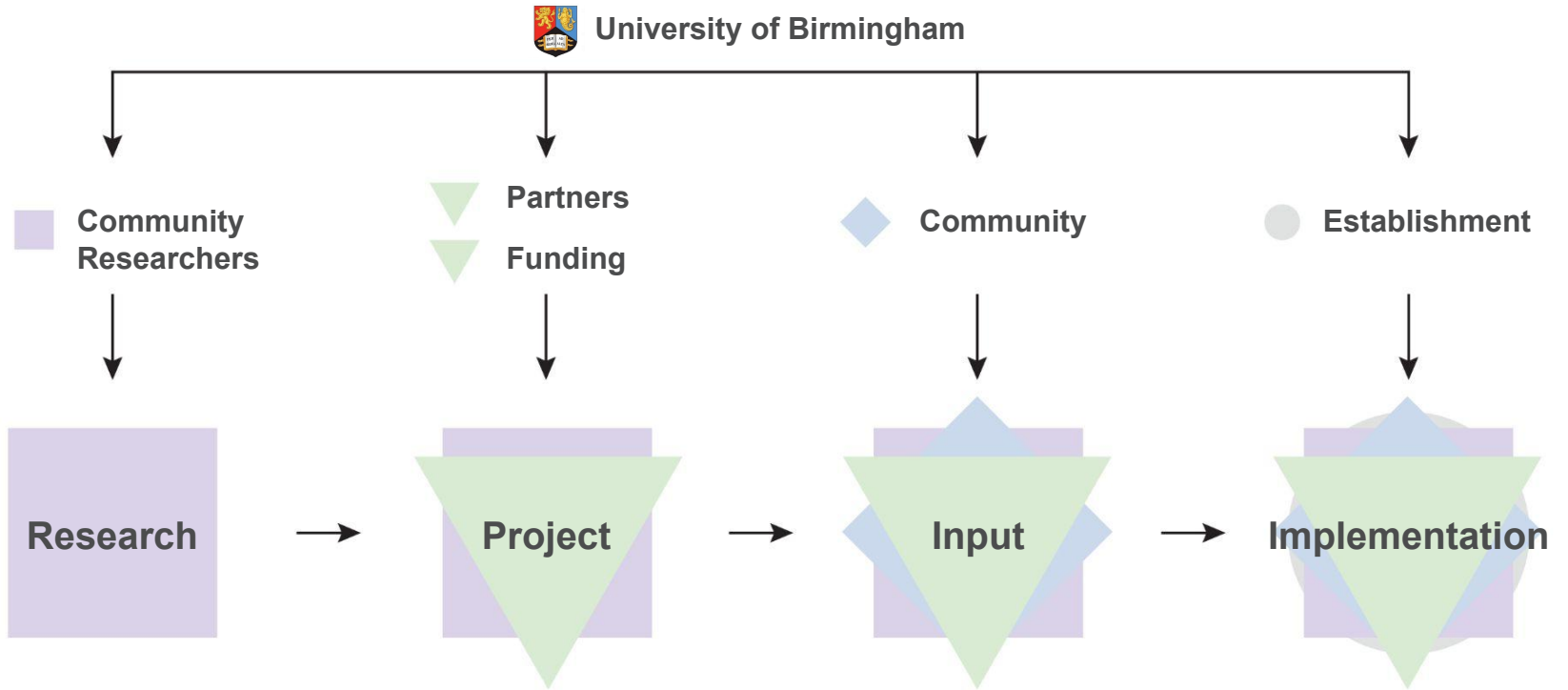
Social Capital



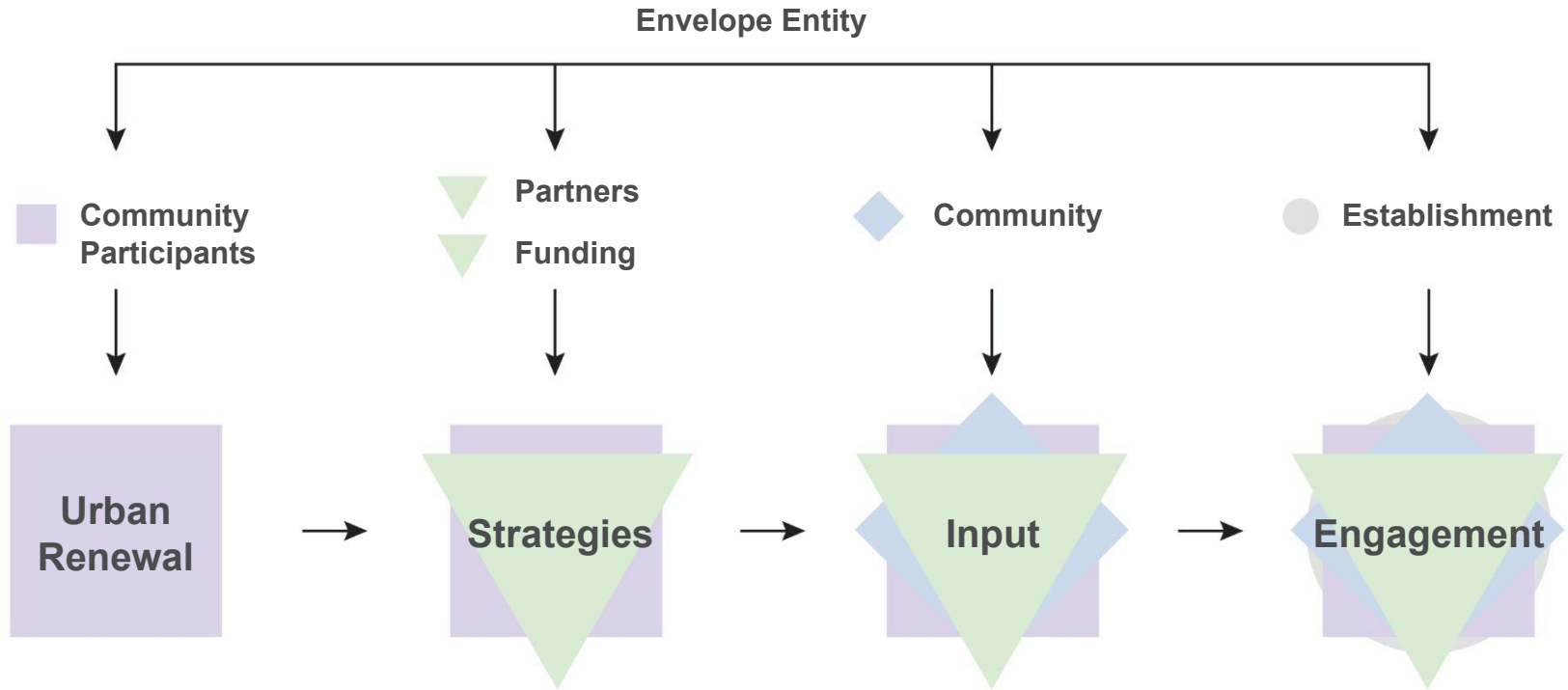
Material Capital



USE-IT! approach



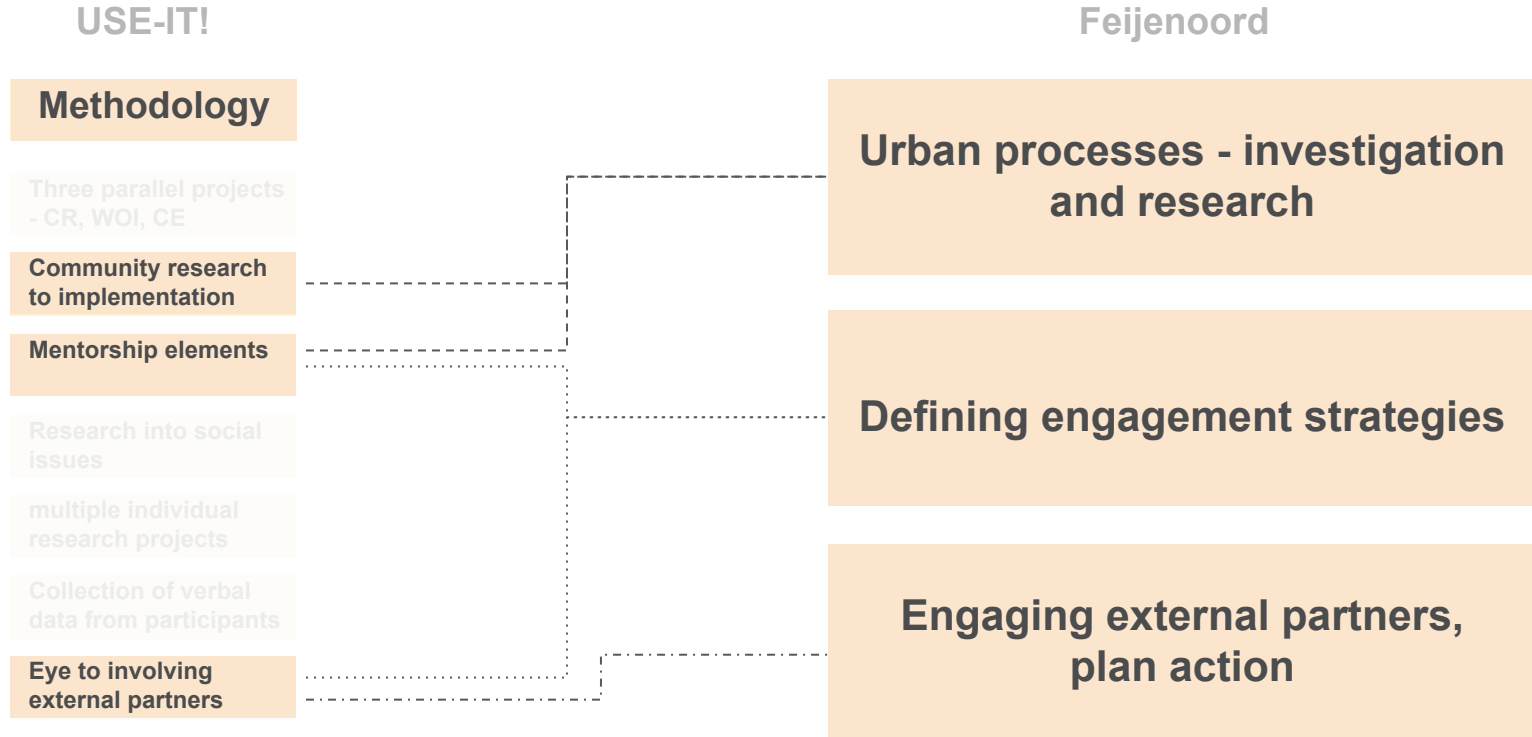
USE-IT! approach



USE-IT! structure

Goals	Methodology	Organization	Participants	Community	Challenges
Supplementation	External partners	Organizational frame	enlistment of participation	Social media	Long term viability
Human capital in community	Research to implementation	Project manager	Streamlined contents	Cooperation with social organizations	reluctant actors
University as capital	Mentorship elements	Management of funds	Tracks fit various needs	Community connectors	Communication participants/partners
Existing infrastructure	Social issues	Physical space	Rewarding participation		
Addressing economic situation	multiple projects	Online tools			
incentives	Parallel projects - CR, WOI, CE				
Community research	Verbal data from participants				

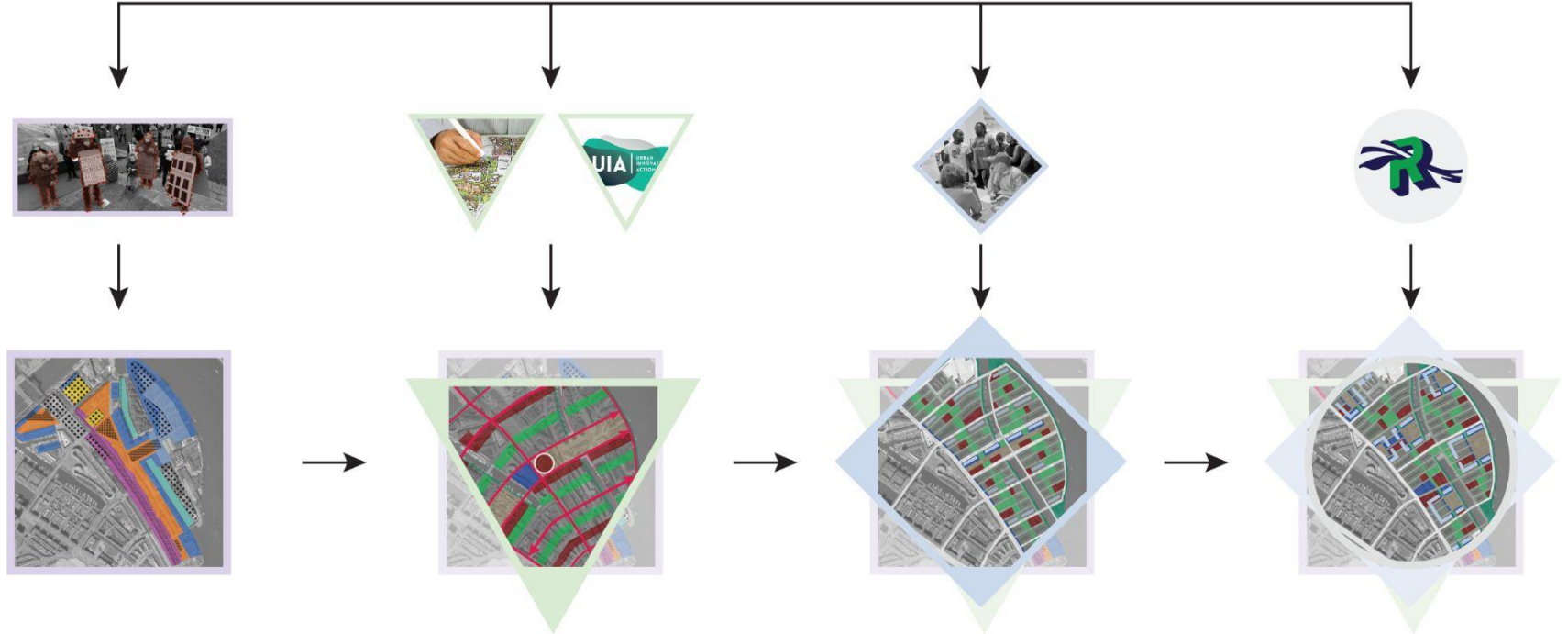
Adaptation to Feijenoord



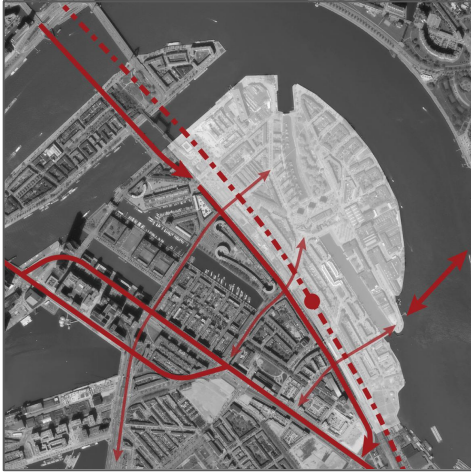
Adapted structure for Feijenoord

Goals	Methodology	Organization	Participants	Community	Challenges
Supplementation	Professional tools	Institution backing	Recruiting	Social media	Defining time frame
Training community	Mentorship and guidance	Project manager	Tailoring roles, streamlining content	External partners	Gaining trust
Solutions by participants	External partners	Management of funds		Cooperation with social organizations	Preservation of participants
External backing			Physical space	Involved in vision	Community outreach
		Online tools	Streamlining information and tasks		

Translation into spatial action



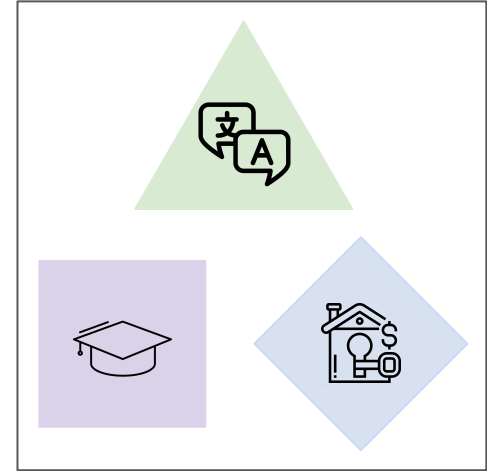
Case study - Kop van Feijenoord



Key location

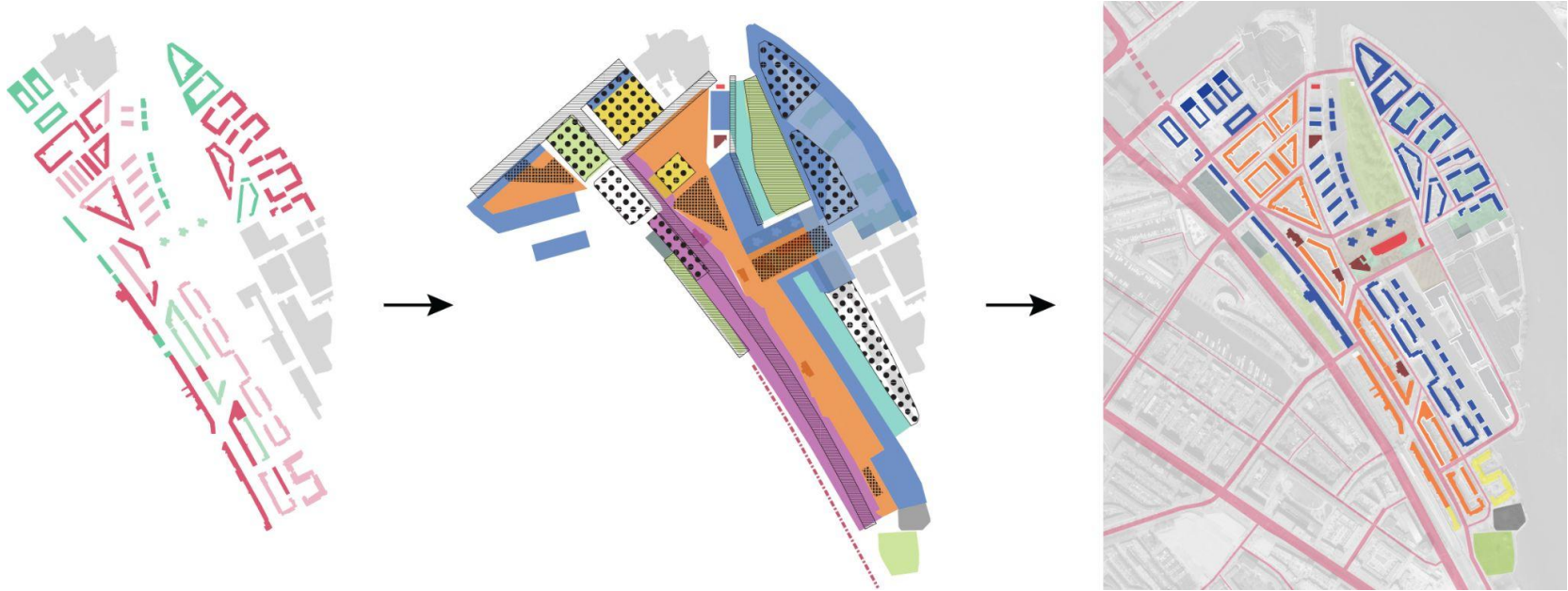


**Urban renewal
& displacement**



**Socio-economic
situation**

Projection for urban renewal in Feijenoord




1450
Social housing

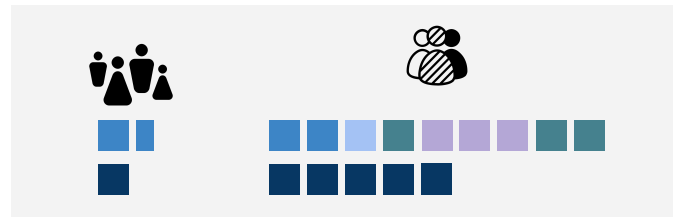
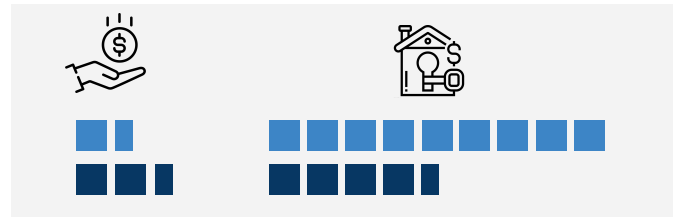
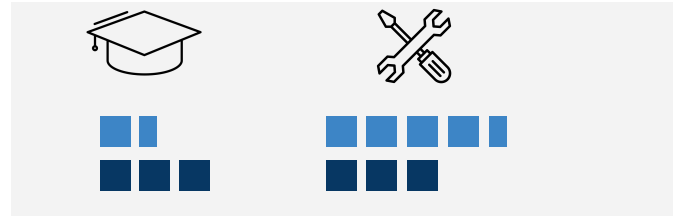
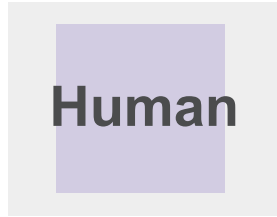

1800
Luxury Flats


Social housing rebuilt


**'Rich' shoreline/
'Poor interior'**

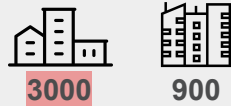
Capital-led programme

Capital:



None-displacement stress test

Minimal changes extreme

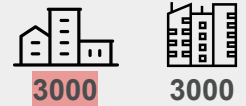


52 per ha

+ Low Density

- Low Integration

Maximum density extreme



79 per ha

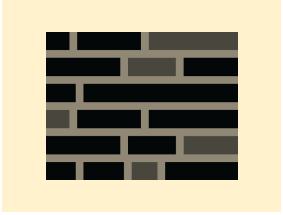
+ Self Financing

- High Density

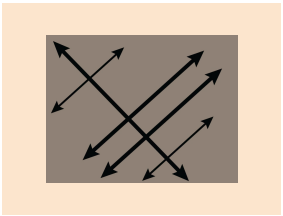
Added value in planning



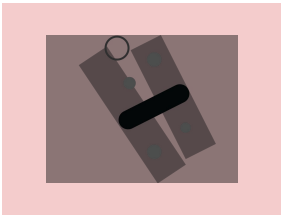
Defining a Pattern



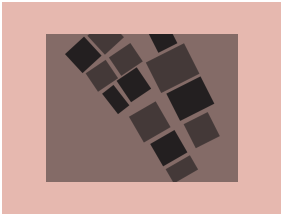
Defining a Connection



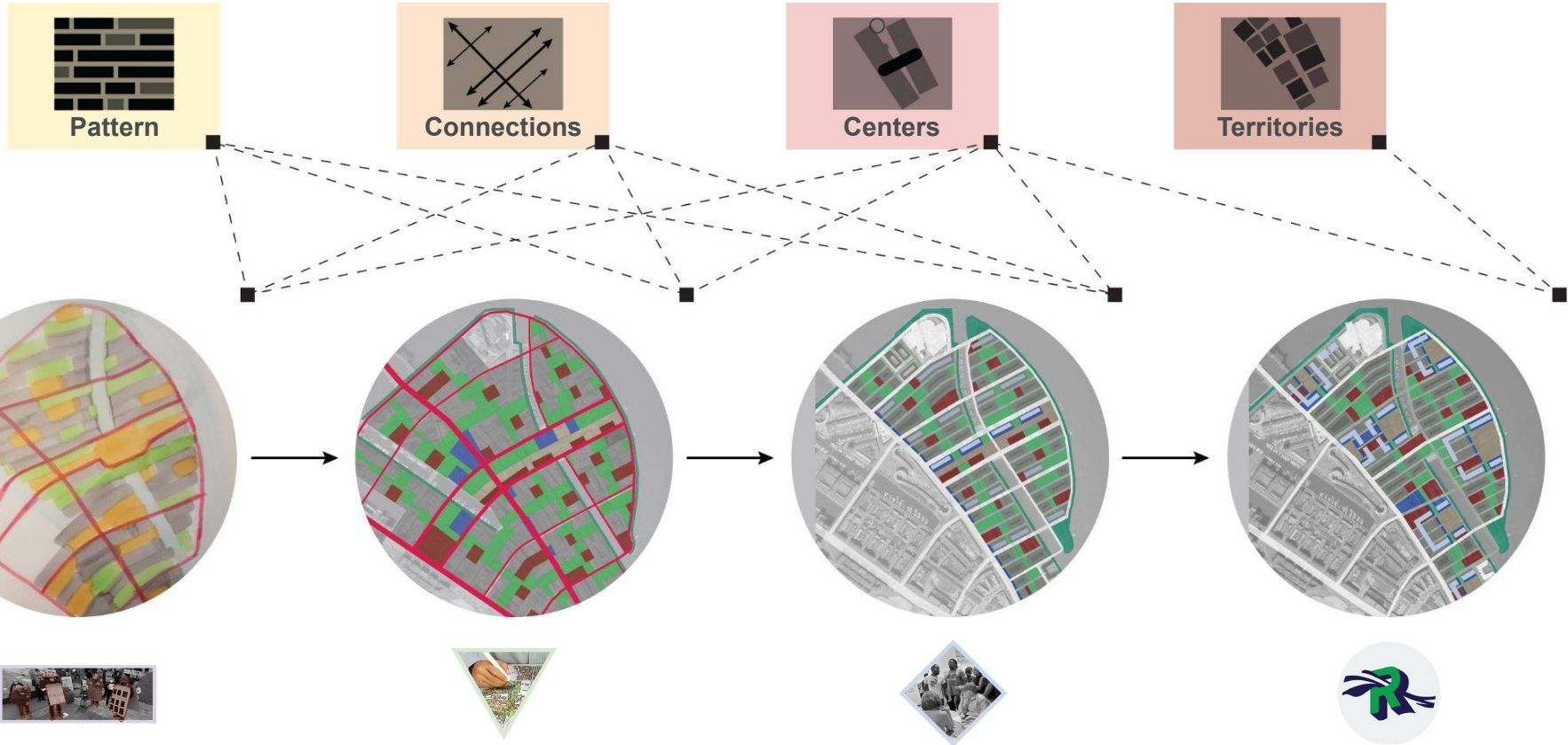
Defining a Center



Defining a Territory



Value based design process



Envisioned alternative for Feijenoord



3600



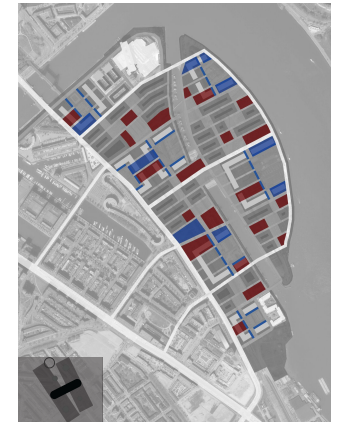
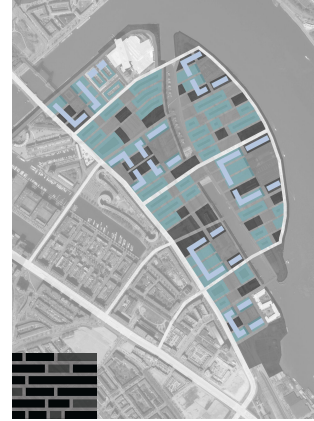
3600



95 per ha

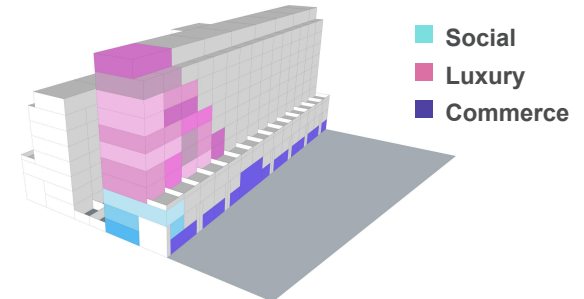
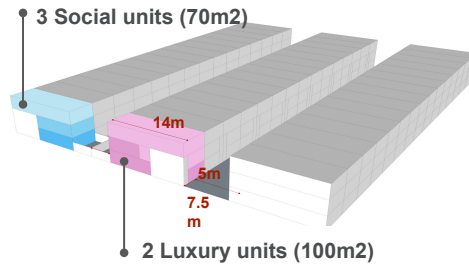
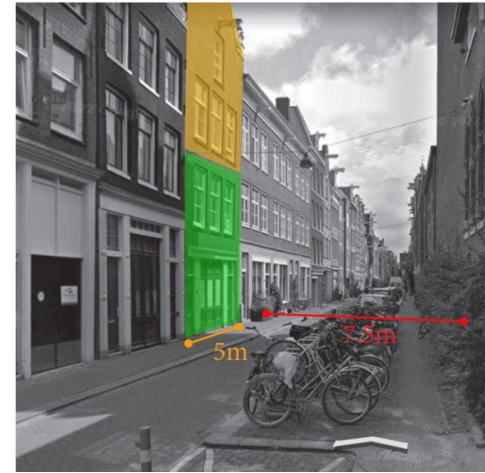
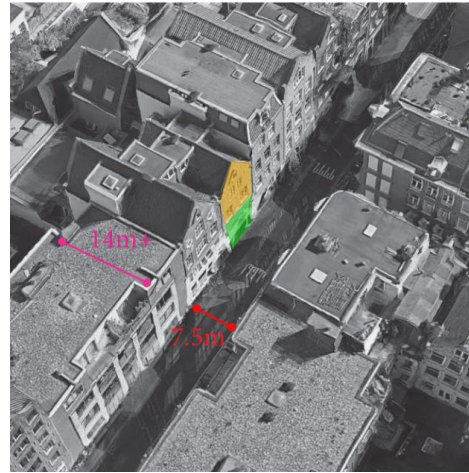
+ City attraction

- Expensive & Dense





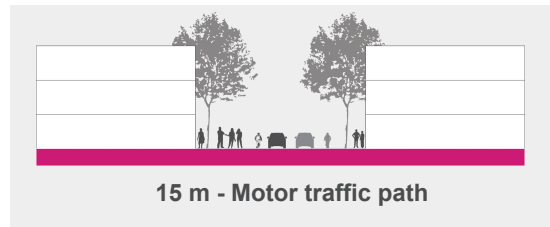
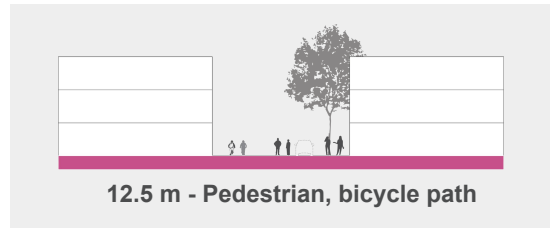
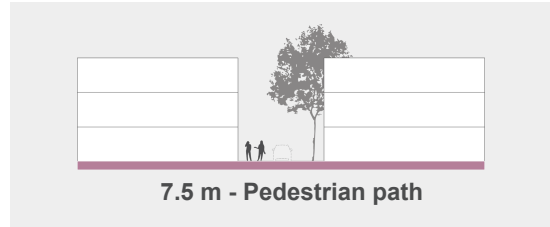
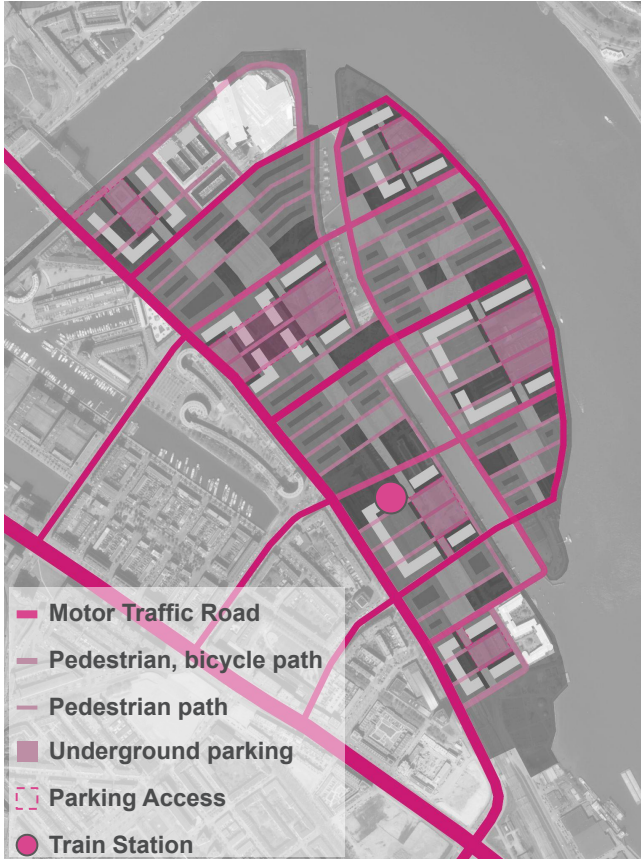
Residential stock



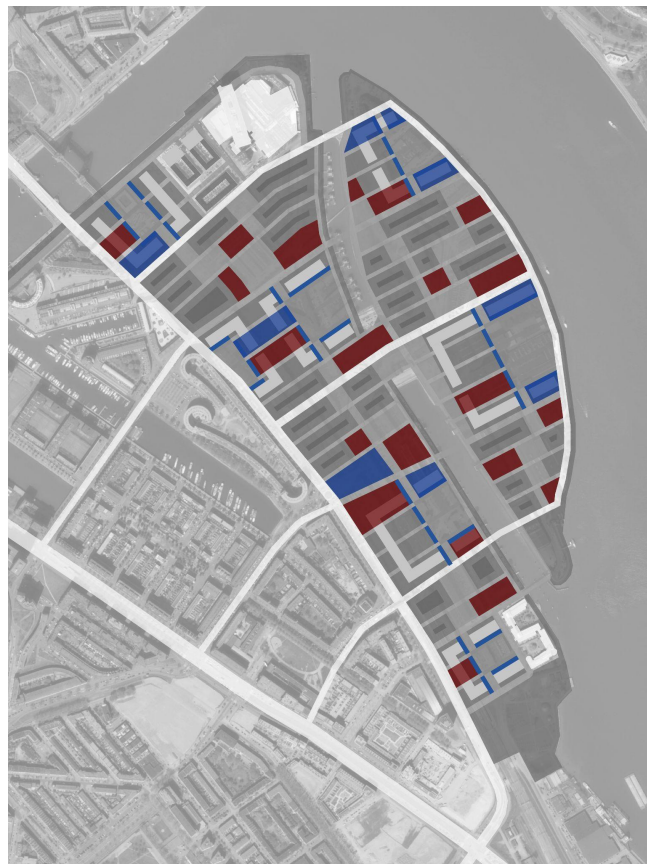
(Images: Recht op de Stap, Google maps, Rotterdam Gemeente, Kimberly Paynter/WHYY,ropartner.nl)



Road system



Public & Commerce



(Images: Recht op de Stap, Google maps, Rotterdam Gemeente, Kimberly Paynter/WHYY,ropartner.nl)



Open space array

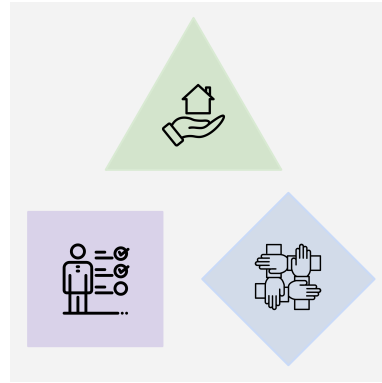


Reflections

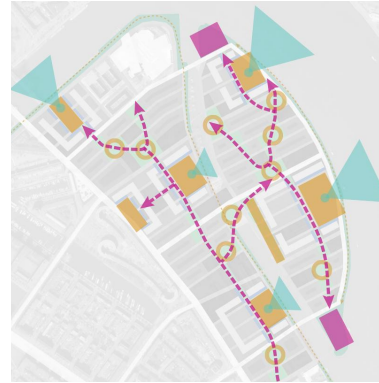
Rotterdam



USE-IT! Theory



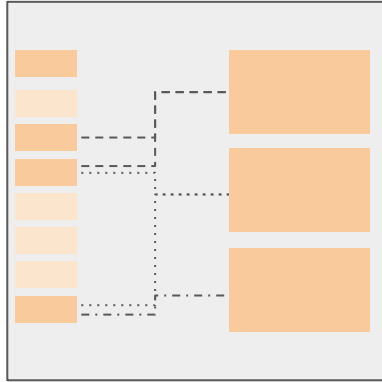
Design



Limitations



Conclusions



**Transferability to
Feijenoord**



**Cooperations
unlikely**



**Displacement is
unnecessary**

Thank you for listening