



2024

Graduation of Management  
in the Built Environment



Enabling Environment  
for Participative  
Urban Regeneration  
in the Chinese Context

— FROM MULTI-CASE STUDY  
OF MICRO-REGENERATION  
PROJECTS IN SHANGHAI

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# 01/RESEARCH TOPIC

## Urban Regeneration

Shanghai

“Modern”  
&  
“Old”



# 01/RESEARCH TOPIC

## Shanghai's Urban Regeneration



Left:  
Liangwanyizhai  
1999-2006

Right:  
Hongzhenlaojie  
1996-2020'



0-60

# 01/RESEARCH TOPIC

## Shanghai's Urban Regeneration



Left:  
Fuxin Road  
Playspace  
2019

Right:  
Fushun Road  
Community  
Center  
2020

60-80

# 01/RESEARCH TOPIC

More human-centered urban regeneration

“Community”



## “Participative Urban Regeneration”

# 01/RESEARCH TOPIC

Different terms of  
“participative urban regeneration”

- Inclusive urban regeneration
- Bottom-up urbanism
- Community self-organization
- Organic planning
- Quasi-participatory decision-making in urban development

A process of urban development that actively involves and engages the local community in decision-making and implementation.

Term	Source	Definition
Participative urban regeneration	Qu et al., 2017	Practices in urban regeneration practices experimenting with small-scale interventions in the existing built environment, focusing more on the cultivation of social capital and a new economy
Inclusive urban regeneration	Ferilli, Sacco & Blessi, 2016	Urban renewal processes that aim for genuine community participation, especially involving the weakest and most deprived constituencies, to ensure sustainable and equitable urban development.
Bottom-up urbanism	Danenberg & Haas, 2019	Citizen-led urban initiatives that contrast with the conventional system of top-down planning, emphasizing grassroots involvement and participatory methods in urban governance.
Community self-organization	Edelenbos et al., 2018	More active forms of citizenship, where members of the public engage in informal and loosely structured organizations to advance their policy agendas and engage directly in public administration.
Organic planning	Plein et al., 1998	A new form of citizen participation that focuses on fostering citizen discussions about the desired future of a community, region, or jurisdiction, often using the concept of 'visioning' to identify and address a wide array of issues and concerns in a developmental format
Quasi-participatory decision-making in urban development	Zhang, 2002	Developments that integrate both top-down and bottom-up elements, characterized by the inclusion of 'expert consulting' within the municipal government, active involvement of sub-districts or street offices in local development issues, and the participation of newly created owners associations at the neighborhood level.

# 02/RESEARCH QUESTION

What are the problems in the current research?

“Sustainable approach”

“Limited research  
in the Chinese context”

“A gap between the  
outcome and the conditions  
of the environment”

# 02/RESEARCH QUESTION

**RQ:**

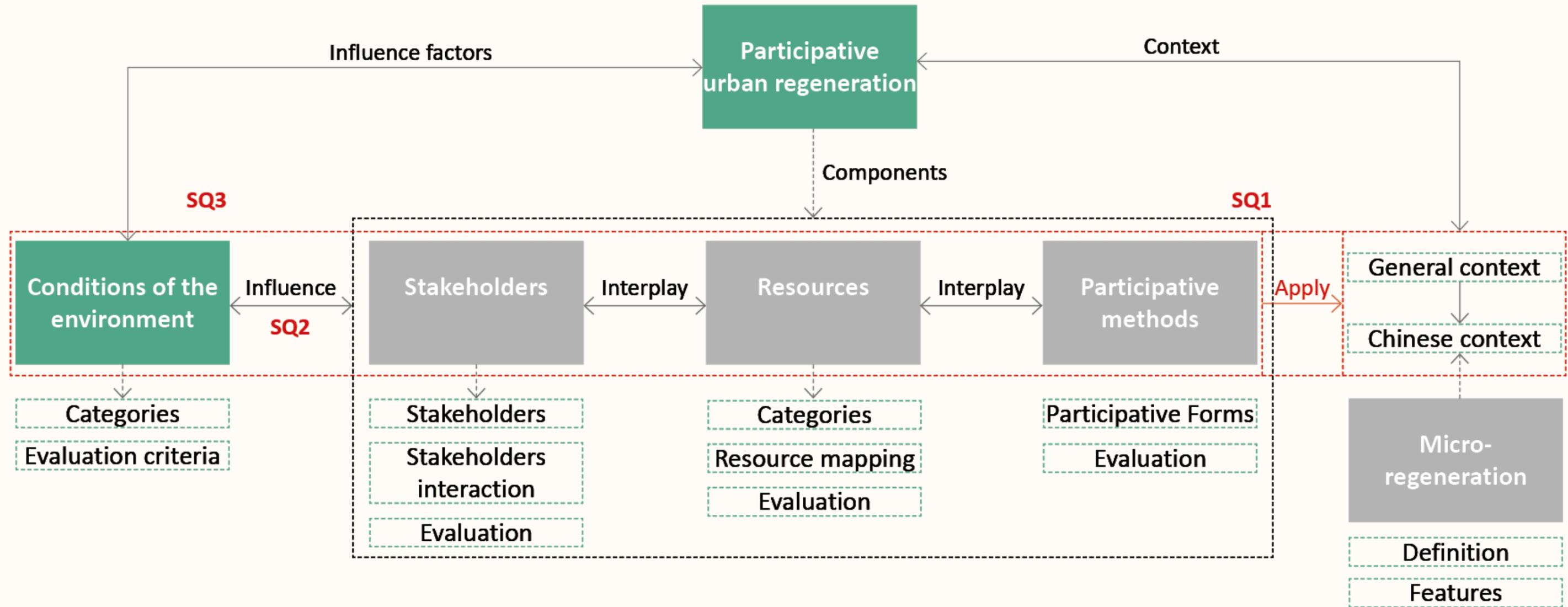
**What kind of enabling environment helps facilitate participative urban regeneration in the Chinese context from multi-case study of Shanghai's micro-regeneration projects?**

SQ1: How does participative urban regeneration develop and evolve in the Chinese context?

SQ2: What conditions have contributed to the implementation of this participative approach in micro-regeneration projects in the Chinese context?

SQ3: What are the possible conditions of an enabling environment for participative urban regeneration in the Chinese context?

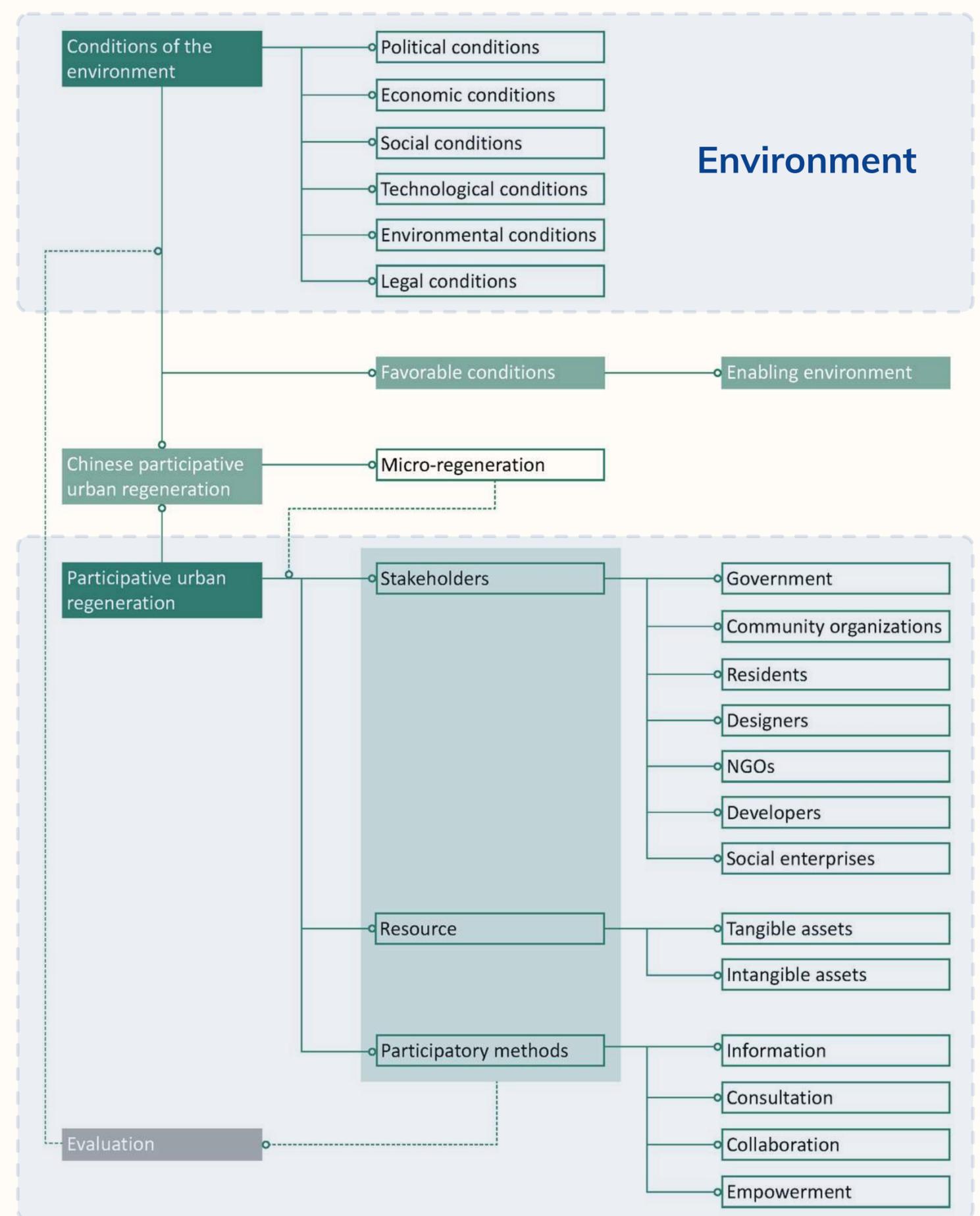
# 03/LITERATURE REVIEW



# 03/LITERATURE REVIEW

Filter

Subject



# 03/LITERATURE REVIEW



## Stakeholder

Stakeholder involvement evaluation framework	
<b>1-Participation levels</b>	Evaluate the extent of stakeholder participation in decision-making processes. This can be measured by the number of stakeholders involved, the frequency of their participation, and the level of their engagement.
<b>2-Representation</b>	Assess the diversity and inclusiveness of stakeholder representation. Evaluate whether different stakeholder groups are adequately represented and if their perspectives and interests are taken into account.
<b>3-Influence</b>	Measure the impact of stakeholder involvement on decision-making outcomes. Assess whether stakeholder input has influenced the final decisions and if their recommendations have been incorporated into policies or actions.
<b>4-Information exchange</b>	Evaluate the effectiveness of information sharing between stakeholders and decision-makers. Assess whether stakeholders have access to relevant information, whether their input is considered, and if there is transparency in the decision-making process.
<b>5-Collaboration &amp; cooperation</b>	Assess the level of collaboration and cooperation among stakeholders. Evaluate whether stakeholders are able to work together, build consensus, and find common ground on issues of concern.
<b>6-Empowerment</b>	Evaluate the extent to which stakeholders feel empowered and have a sense of ownership in the decision-making process. Assess whether stakeholders have the opportunity to contribute their knowledge, skills, and expertise.
<b>7-Learning and capacity building</b>	Assess the extent to which stakeholder involvement promotes learning and capacity building. Evaluate whether stakeholders have gained new knowledge, skills, and understanding through their participation.
<b>8-Trust and relationships</b>	Establish mechanisms for stakeholders to provide feedback on the process and evaluate their experience of involvement. This can include surveys, interviews, or focus groups to gather stakeholder perspectives.
<b>9-Feedback and evaluation</b>	Establish mechanisms for stakeholders to provide feedback on the process and evaluate their experience of involvement. This can include surveys, interviews, or focus groups to gather stakeholder perspectives.
<b>10-Continuous improvement</b>	Use evaluation findings to improve future stakeholder involvement processes. Incorporate lessons learned and feedback into the design and implementation of future engagement activities.

## Resource

Resource use evaluation framework		
Categories	Indicators	
<b>Tangible resources</b> Adapted from Hemphill et al. (2004)	Cared infrastructure	
	Waste minimization	
	Energy efficiency: Building materials/construction	
	Incorporation of environmental design	
	Performance of environmental management	
<b>Intangible Resources</b> Adapted from Jang (2019); Tajani & Di Liddo (2023)	<i>Financial</i>	Healthy cash flow
		Clear property ownership
		Transparency
		Financial support
		Sustainable long-term performance
	<i>Social</i>	Community activation
		Link to city-wide development plans
		Resident education
		Resident participation
		Considerations of different spatial and functional levels
		Long-term perspective
	<i>Human</i>	Role of local governments and support organizations
	*Refer to stakeholder involvement evaluation (Table A3-1)	

Table A4-1 Resource use evaluation framework (adapted from Jang (2009); Tajani & Di Liddo (2023))

## Participation

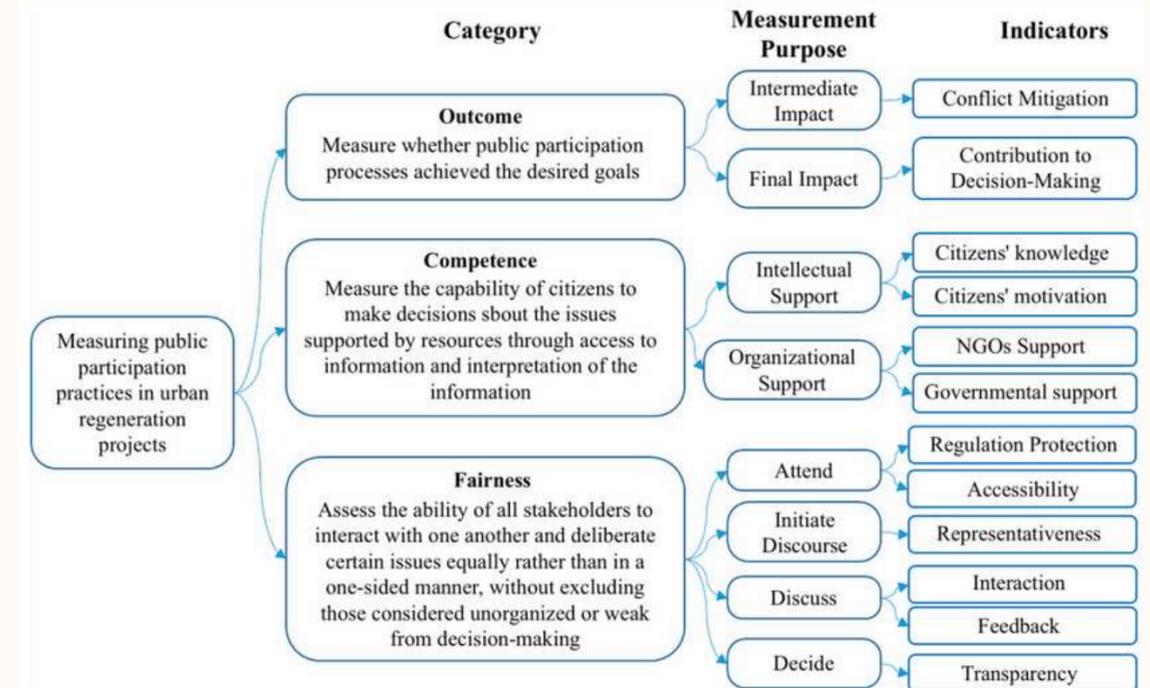


Figure 2.1.4-3 Index system for measuring the performance of public participation practices in urban regeneration (Liu et al., 2022)

Table A3-1 Stakeholder involvement evaluation framework (adapted from Scheffran (2006))

# 03/LITERATURE REVIEW

“Filter”

Integrated evaluation framework of micro-regeneration projects	
Categories	Descriptions
<b>Competence</b>	<b>(Citizen's knowledge)</b> Citizens' level of knowledge regarding relevant issues and necessary communication skills.
	<b>(Citizen's motivation)</b> Internal motivations, such as interest and external motivations, including payment or items convertible into monetary value.
	<b>(Social organizations' support)</b> Formal and informal organizations comprising citizens, volunteers and consultants that help citizens fight for their own interests.
	<b>(Governmental support)</b> Monetary, institutional, staff and information materials provided to citizens by the government.
<b>Fairness</b>	<b>(Interaction)</b> Dimension reflecting how participants interact within a venue of public discussions, such as deliberation
	<b>(Representativeness)</b> The extent to which the participants can be truly representative of the people who do not participate and their interests.
	<b>(Accessibility)</b> Opportunities and channels offered to citizens for public participation.
	<b>(Regulation protection)</b> Participation process, which is institutionalized, well-organized and managed on a practical level.
	<b>(Transparency)</b> Sufficient information fairly provided to the participants to make decisions.
	<b>(Feedback)</b> Timely feedback to questions, comments and requests enabling the participants to be heard and know how their participation will influence outcomes.
<b>Outcomes</b>	<b>(Conflict mitigation)</b> Conflict reduction and mutual respect among citizens, government officials and third sectors.
	<b>(Decision-making)</b> Positive influence of public participation processes on the final decisions of urban regeneration projects.
	<b>(Long-term perspective)</b> Incorporate lessons learned and feedback into continuous improvement; sustainable maintenance; organic self-operation, etc.
<b>Efficiency</b>	<b>(Information exchange)</b> The effectiveness of information sharing between stakeholders and decision-makers.
	<b>(Trust and relationships)</b> Whether there is mutual respect, open communication and trust-building mechanism in place.
	<b>(Waste minimization &amp; Energy/ material efficiency)</b> Whether the resources are used properly and whether environmental issues are considered.

# 03/LITERATURE REVIEW

Conditions of the environment	Sub-factors(Yüksel, I. (2012))	Sub-factors adapted for participative urban regeneration	Description	References
<b>Political</b>	1-Relations with European Union 2-Regional relations 3-Democratization process 4-Developments in north Africa and middle east 5-Political stability	1-Regional relations 2-Area development goals 3-Institutional support 4-Execution support 5-Political support	1-the collaborative interactions and partnerships between various localities and stakeholders within a broader geographical area 2-a targeted objective to improve and revitalize a specific urban area 3-the backing and resources provided by organizations and authorities 4-the practical assistance and resources provided by political actors to enable the implementation 5-the endorsement and facilitation provided by political actors to engage and include different groups	1-/ 2-Savini(2011) 3-Savini(2011) 4-Edwards(2008) 5-Edwards(2008)
<b>Economical</b>	1-National income 2-Investment incentives 3-Monetary policy 4-Fiscal policy 5-Foreign investment 6-Current deficit 7-Energy cost 8-Foreign debt 9-Unemployment	1-Fiscal policy support 2-Relevant funds 3-Investment incentives 4-Disposable budget 5-Preperation cost 6-Investment sources	1-the financial strategies and funding mechanisms implemented to facilitate and sustain participative urban regeneration 2-the possibilities and difficulties in applying for relevant funds 3-financial or policy-based inducements designed to attract and encourage private sector participation and investment in the project area 4-specific to the community 5-specific to the project 6-/	1-/ 2-/ 3-Savini(2011) 4-Tajani & Di Liddo(2023) 5-Tajani & Di Liddo(2023) 6-/
<b>Social</b>	1-Life style 2-Level of education 3-Awareness of citizenship 4-Obey the rules 5-Will to work of the people 6-Democracy culture	1-Life style 2-Level of education 3-Social cohesion 4-Democracy culture 5-Power dynamics 6-Participation willingness	1- the way of living that is fostered and shaped within a community 2-/ 3-the strengthening of bonds and collaboration among diverse community members 4-the cultivation of values, practices, and norms that emphasize inclusive decision-making and active citizen participation 5-the distribution and exercise of influence and decision-making authority among various stakeholders 6-the degree to which community members and stakeholders are motivated and ready to actively engage in the process	1-Parés et al.(2012) 2-/ 3-Parés et al.(2012) 4-Muers(2004) 5-Muers(2004) 6-Muers(2004)
<b>Technological</b>	1-Technological investment policies of government 2-New patents 3-Support the research and development activities by government 4-Adaptation to new technologies 5-Rate of change in technology	1-Technological investment policies of government 2-Support for the research and development activities from the government 3-New tools 4-Adaptation to new tools	1-the strategic allocation of resources and implementation of policies by the government to support and integrate technology in the process 2-the provision of funding, resources, and policy backing to facilitate and advance research and innovative practices 3-new participatory forms, new technologies 4-the tendency of embracing and integrating emerging technologies and methodologies in projects	1-/ 2-/ 3-Stelzle & Noennig (2017) 4-Stelzle & Noennig (2017)
<b>Environmental</b>	1-Transportation infrastructure 2-Traffic safety 3-Public health 4-Urbanization level 5-Disaster management 6-Green issues	1-Public health 2-Public space 3-Green issues 4-Resource accessibility	1-the focus on improving the health and well-being of the community 2-the creation or enhancement of accessible, inclusive, and functional communal areas 3-environmental concerns and sustainability aspects 4-the ease and equity with which community members can access and utilize the necessary resources, services, and facilities	1-/ 2-Istenič(2019) 3-Istenič(2019) 4-Ferilli, Sacco & Blessi(2017)
<b>Legal</b>	1-Competition laws 2-Judicial system 3-Consumer rights 4-Implementation of laws 5-International treaties	1-Relevant laws 2-Citizen rights 3-Implementation of laws 4-Responsibility boundaries	1-/ 2-the legal and ethical entitlements of individuals within a community to involve in and influence the project process 3- the enforcement and application of relevant legal regulations and policies 4-the delineation of roles and accountabilities among different stakeholders and entities	1-/ 2-Ferilli, Sacco & Blessi(2017) 3-/ 4-Savini(2011)

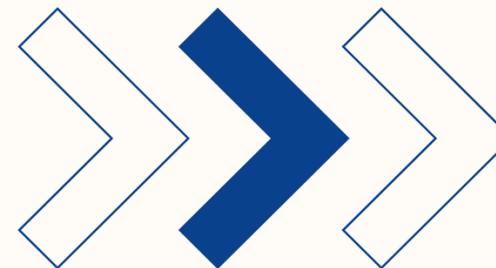
Enabling Environment



Existing + Potential



“Filter”



Favorable conditions

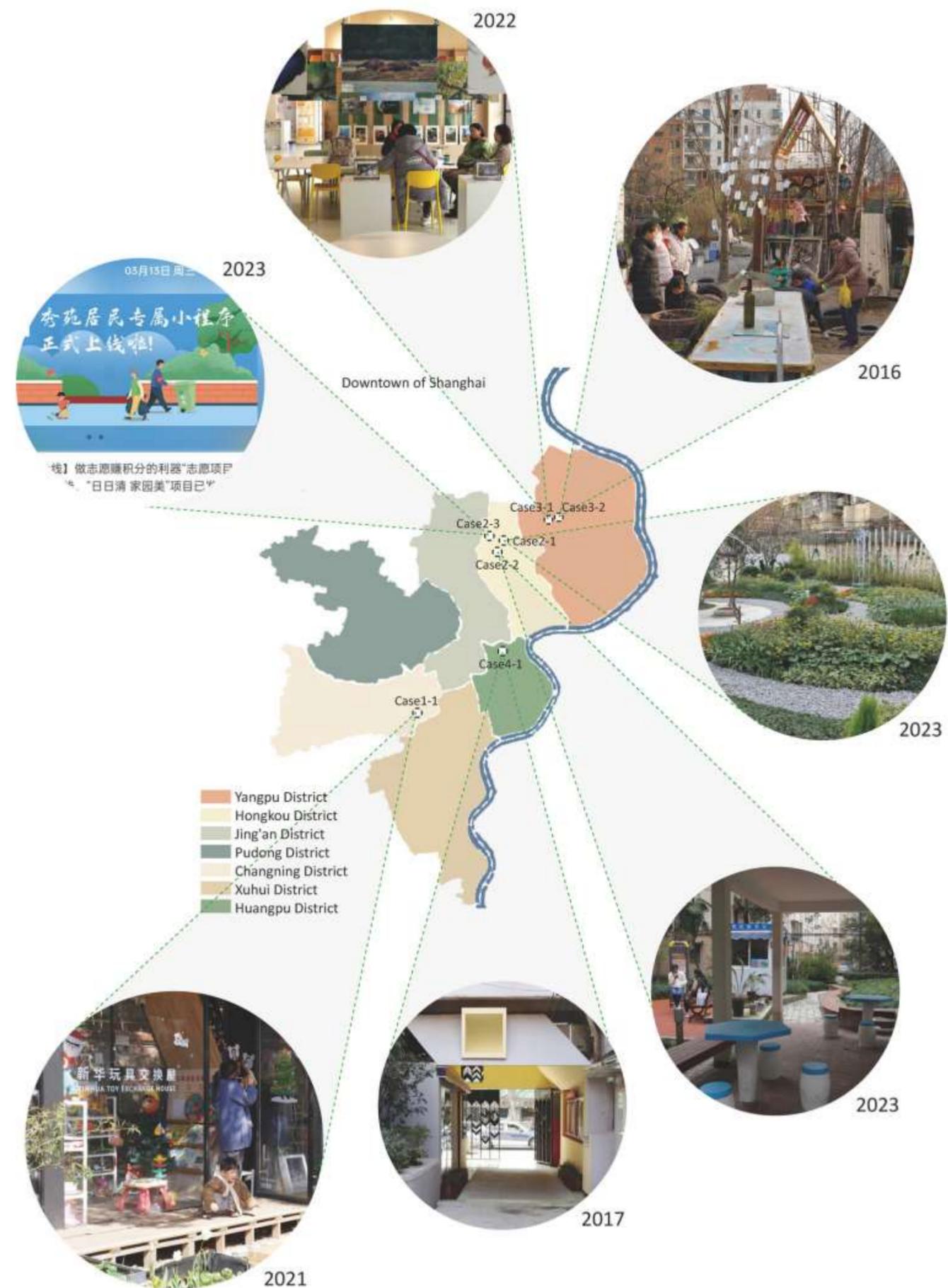
# 04/CASE STUDY

7 cases

4 areas

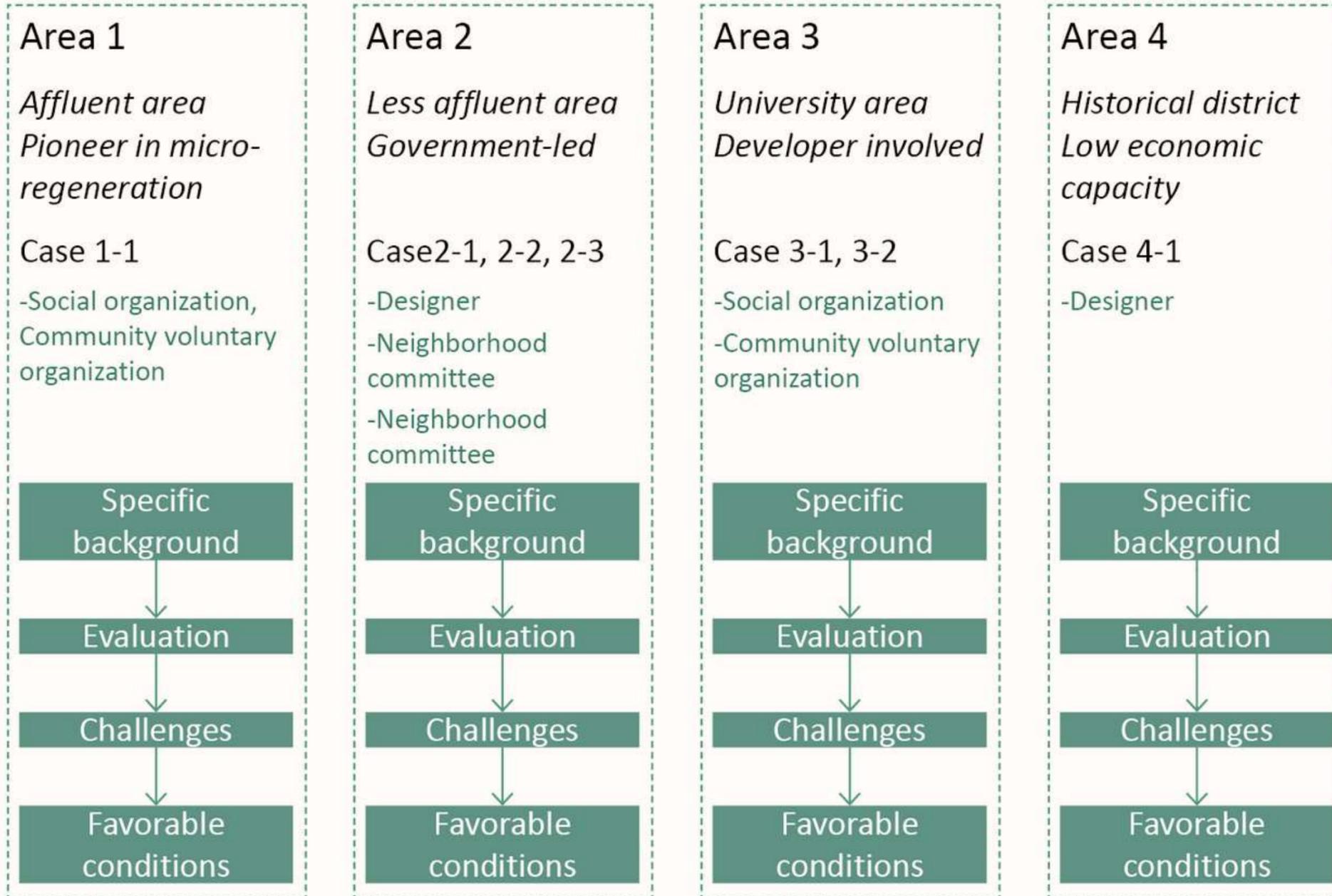
8 interviewees

1 open discussion



# 04/CASE STUDY

## Cases overview



# 04/CASE STUDY

## AREA 1

Affluent area  
Pioneer in  
micro-regeneration

*Xinhua Sub-district,  
Changning District*

**/Case 1-1/**



# 04/CASE STUDY



## Xinhua Road Regeneration

Xinhua Sub-district,  
Changning District  
2021-2022

### Interviewee:

The involved social organization  
(one of the co-founders);  
Community voluntary organizations  
(Representatives)

# 04/CASE STUDY



## Xinhua Community Design Center

Source: [https://www.thepaper.cn/newsDetail\\_forward\\_21550637](https://www.thepaper.cn/newsDetail_forward_21550637)

# 04/CASE STUDY

- **Adjacent area development**  
(Kamisei Shinko)
- **Dayu Community Design Studio** (Social organization)
- **Xinhua Community Design Center** (2021)
- **Community voluntary organization**

## Project overview of Case 1-1: Lane 345, Xinhua Road

Source: [https://www.thepaper.cn/newsDetail\\_forward\\_21550637](https://www.thepaper.cn/newsDetail_forward_21550637) (Left); Author (Right)



<b>Time</b>	2021-2022.09
<b>Location</b>	Xinhua Sub-district, Changning District
	Xinhua is one of the earliest streets to engage in participatory community micro-regenerations. The sub-district itself is relatively affluent, and the overall area attracts strong corporate investment, providing a good foundation for community development.
<b>Main stakeholders</b>	local government, enterprises owning the unlicensed properties, social organization (Dayu Community Design Studio), ECUST (East China University Of Science and Technology), SUF (Shanghai United Foundation), law firm
<b>Investment</b>	the district government, enterprises, SUF
<b>Characteristics</b>	The project starts with a focus on public benefit, aiming to enhance public services and achieve sustainable operation. It includes Shanghai's first comprehensive community construction center. The project succeeds in a process of simultaneous participation, construction, operation, and iteration.
<b>Interviewee</b>	social organization (One of the co-founders), community voluntary organizations (Leaders)

Table 4.1.1-1 Case 1-1 project overview (own work)

# 04/CASE STUDY



**“There were no precedents (participative micro-regeneration) in Shanghai, the sub-district government initially remained neutral until several projects achieved recognition during the 2018 Urban Design Festival in Xinhua Community.”**

——Co-founder of Dayu Community Design Studio

# 04/CASE STUDY



Fashion show for everybody by REDlabel, 2023

Source: [https://www.thepaper.cn/newsDetail\\_forward\\_21550637](https://www.thepaper.cn/newsDetail_forward_21550637)

# 04/CASE STUDY

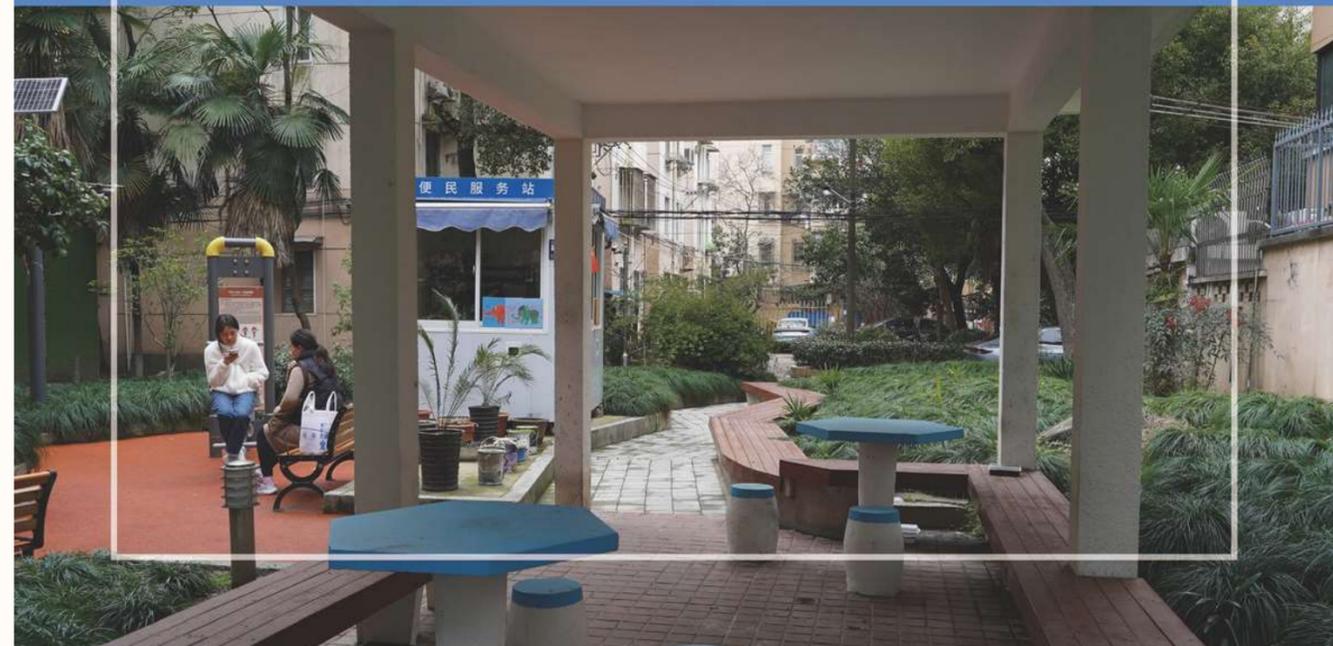
## AREA

### 2

Less affluent area  
Government-led

*Liangchengxincun Sub-district,  
Hongkou District*

*/Case 2-3/*



# 04/CASE STUDY

## Online platform for Xiuyuan Community

Liangchengxincun  
Sub-district,  
Hongkou District  
2023

**Interviewee:**  
Neighborhood Committee  
(Secretary)



# 04/CASE STUDY

- Digital project
- Co-building partners
- Collaboration between Neighborhood Committee and professional team of a property owner
- Pure bottom-up initiative

Project overview of Case 2-3: Online platform of Xiuyuan Community	
Source: Author	
 <p>The screenshot displays a grid of service icons: 签到 (Check-in), 缤纷活动 (Colorful Activities), 志愿项目 (Volunteer Projects), 闲置转让 (Idle Transfer), 积分排行 (Points Ranking), 投票评选 (Voting/Election), 微心愿 (Micro Wishes), and 志愿团队 (Volunteer Teams). A banner for '日日清·家园美' (Daily Clean, Beautiful Home) is shown, indicating the 11th regular volunteer service period from 2024/05/13 to 2024/05/19, with a reward of +1 point per minute. Below it, another banner for the 10th period from 2024.5.6 to 5.12 is visible.</p>	
<b>Time</b>	2023.10-Current
<b>Location</b>	Liangchenxincun Sub-district, Hongkou District
<b>Main stakeholders</b>	Neighborhood Committee, Owners Committee
<b>Investment</b>	Owners Committee
<b>Characteristics</b>	The inception of this project was a joint effort between the neighborhood committee and the property owners, rather than a mandatory directive from the sub-district office. It can be considered a purely bottom-up initiative. Online community governance platform like this is the first of its kind in Shanghai.
<b>Interviewee</b>	Neighborhood Committee (Secretary)

Table 4.2.1-3 Case 2-3 project overview (own work)

# 04/CASE STUDY

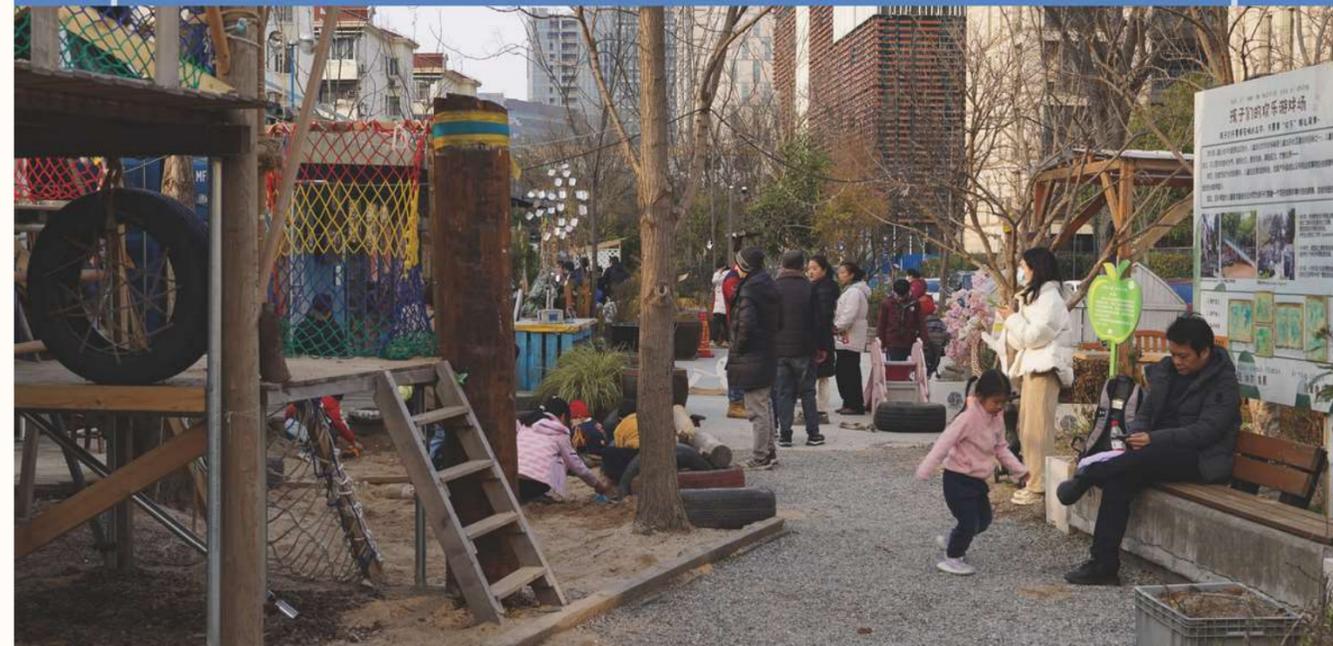
## AREA

### 3

University area  
Developer-involved

*Wujiaochang Sub-district,  
Yangpu District*

**/Case 3-2/**



# 04/CASE STUDY



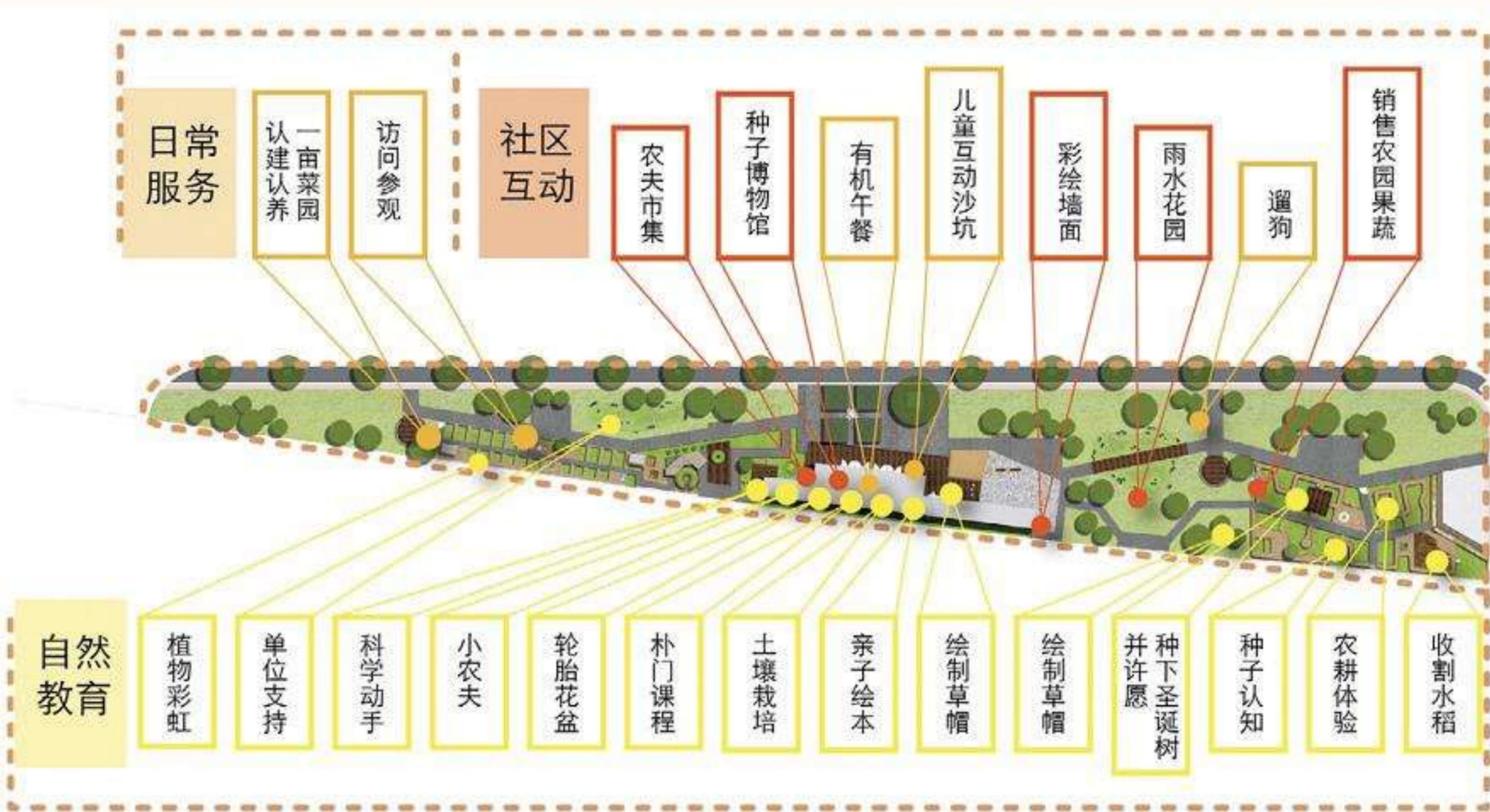
## KIC Garden

Wujiaochang Sub-district,  
Yangpu District  
2016



**Interviewee:**  
Community voluntary  
organization  
(Leader)

# 04/CASE STUDY



Source: [https://www.thepaper.cn/newsDetail\\_forward\\_21550637](https://www.thepaper.cn/newsDetail_forward_21550637)

# 04/CASE STUDY

- Open community garden
- Participatory design, implementation & operation
- Community voluntary organization
- Various activities and groups
  - 1) Nature education classes, professional salons, handicraft workshops
  - 2) Children's groups, mother's groups, book clubs & gardening clubs

## Project overview of Case 3-2: KIC Garden

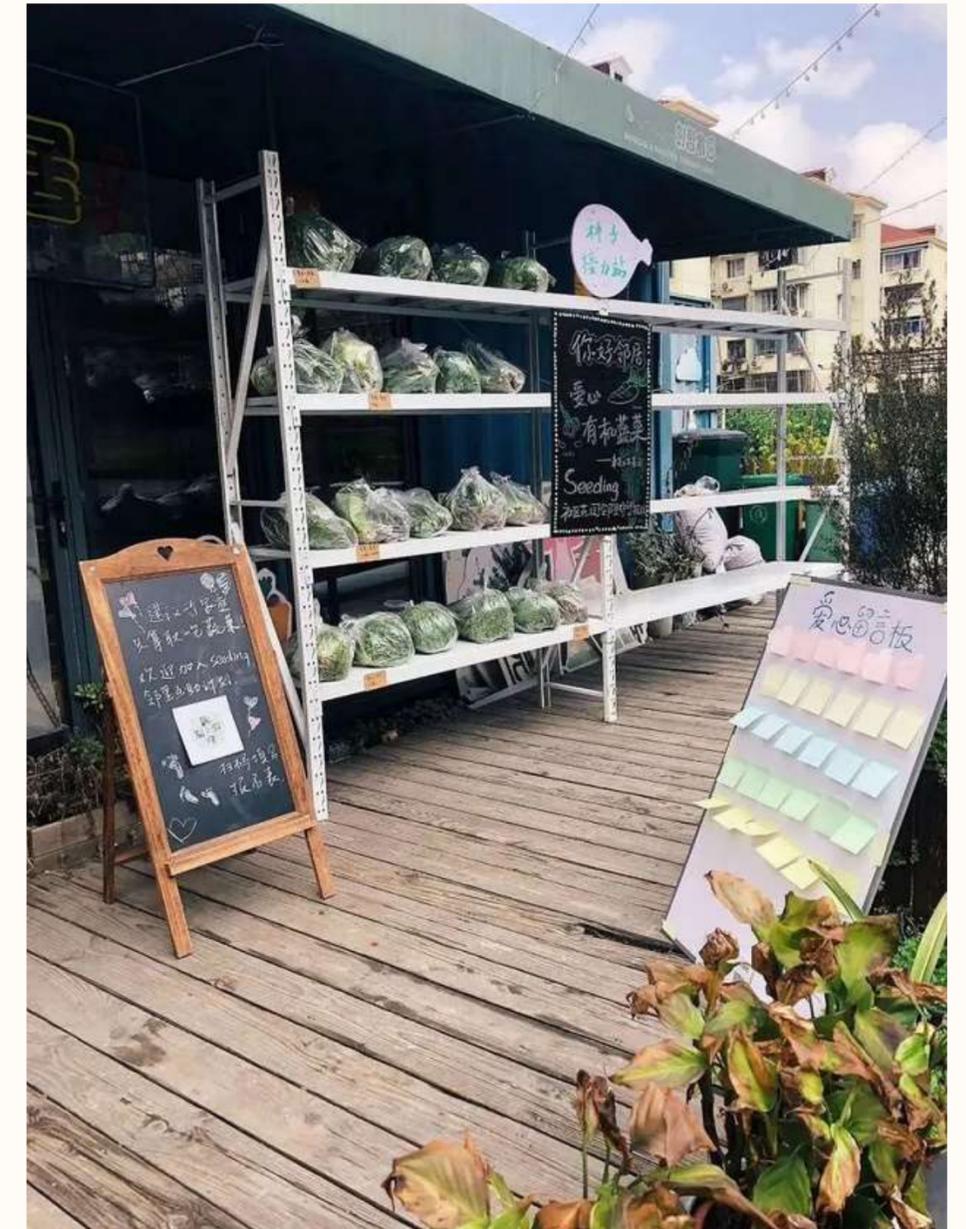
Source: Author



<b>Time</b>	2016
<b>Location</b>	Wujiaochang Sub-district, Yangpu District
<b>Main stakeholders</b>	Yangpu district government, social organization (CloverNature School), developer, community voluntary organization (Co-building Association)
<b>Investment</b>	Developers
<b>Characteristics</b>	KIC Garden is the first community garden in downtown Shanghai located within an open street block, transformed through the collaboration of the design and operational teams with the support and commissioning from the developers. This project not only features participatory design and construction but also adopts sustainable participatory operation. The garden is designed with the objectives of serving as a nature school and a community activity base.
<b>Interviewee</b>	Community voluntary organization (leader)

Table 4.3.1-2 Case 3-2 project overview (own work)

# 04/CASE STUDY



Neighboring Festival; Seeding program

Source: [https://www.thepaper.cn/newsDetail\\_forward\\_21550637](https://www.thepaper.cn/newsDetail_forward_21550637)

# 05/CROSS-CASE ANALYSIS

Area	District	Sub-district	Resource condition	Case	Time	Type	Initiator	Current operator	Interviewee	Role
Area 1	Changning	Xinhua	<i>Affluent, with developed cultural &amp; commercial surroundings</i>	Case 1-1	2021	Community public space+ community construction center	Social organization	Social organization	Social organization	One of the co-founders
								Community voluntary organization	Community voluntary organization	Leaders
Area 2	Hongkou	Liang cheng xincun	<i>Less affluent, government-led</i>	Case 2-1	2023	Community Garden	Subdistric government	Neighborhood committee	Designer	Community planner
				Case 2-2	2023	Community public space	Subdistric government	Neighborhood committee	Neighborhood committee	Secretary
				Case 2-3	2023	Community online platform	Neighborhood committee	Neighborhood committee	Neighborhood committee	Secretary
Area 3	Yangpu	Wujiao chang	<i>University area, with Shanghai Knowledge &amp; Innovation Community around</i>	Case 3-1	2022	Community café	Subdistric government	Social organization	Social organization	Operational manager
				Case 3-2	2016	Community Garden	Developers	Social organization & Community voluntary organization	Community voluntary organization	Leader
Area 4	Huangpu	Nanjing donglu	<i>Historical district with less economic capacity</i>	Case 4-1	2017	Community public space	Subdistric government	Neighborhood committee (before relocation)	Designer	One of the chief architects

Challenges



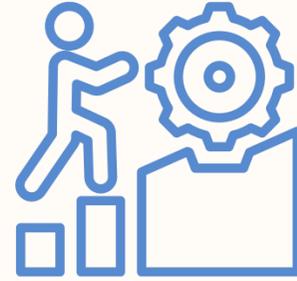
Perspectives



Evaluation

# 05/CROSS-CASE

## /Challenges/



- **Economic sustainability**

- 1) Over-reliance of single investment entity
- 2) Decreased overall investment intensity
- 3) How to find a balance between revenue and costs in the long-term operation

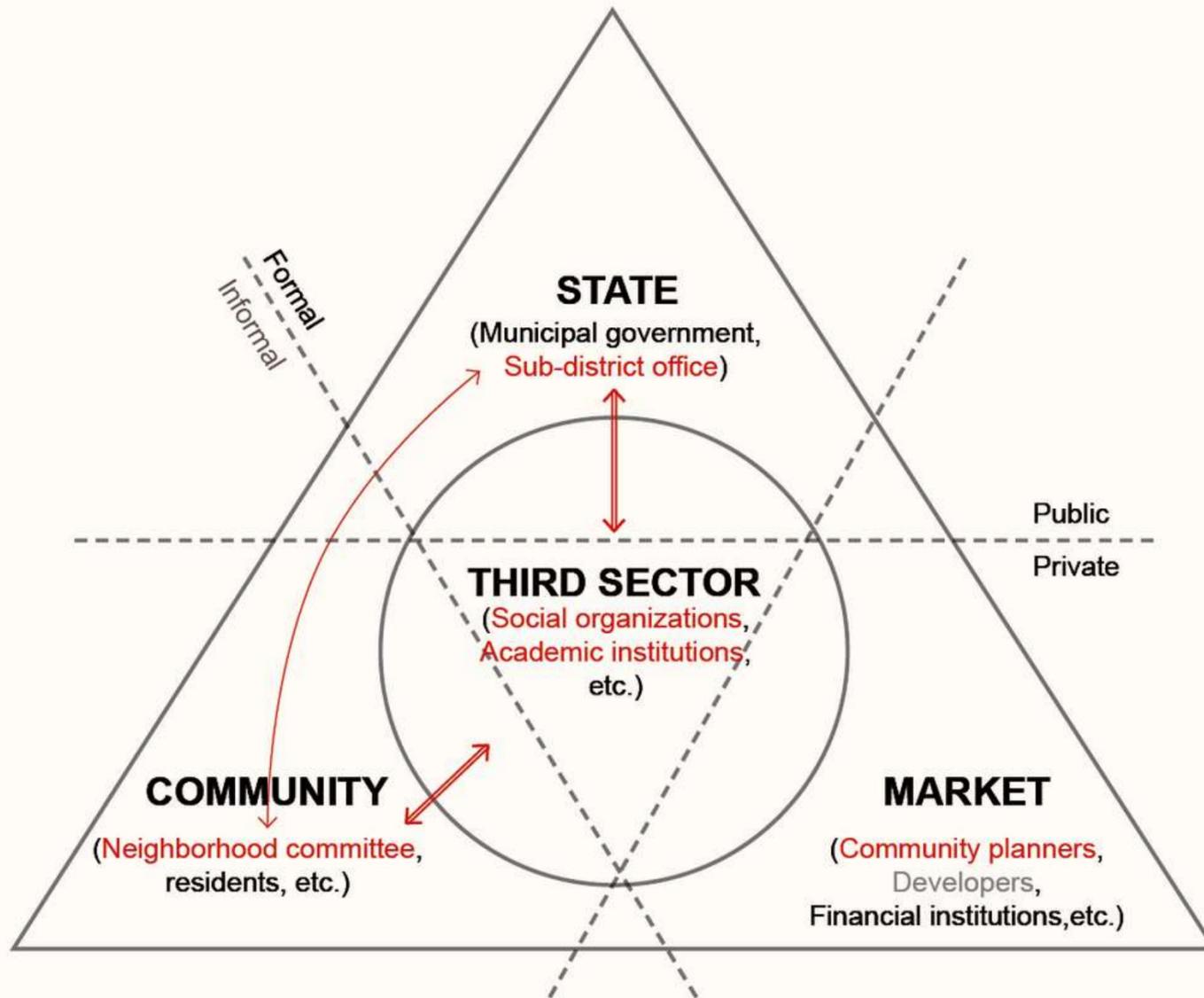
- **Operational mechanism**

- 1) How to **cultivate public awareness and confidence** in participating in community regeneration
- 2) **Excessive intervention from the government may restrict the freedom of bottom-up initiatives**

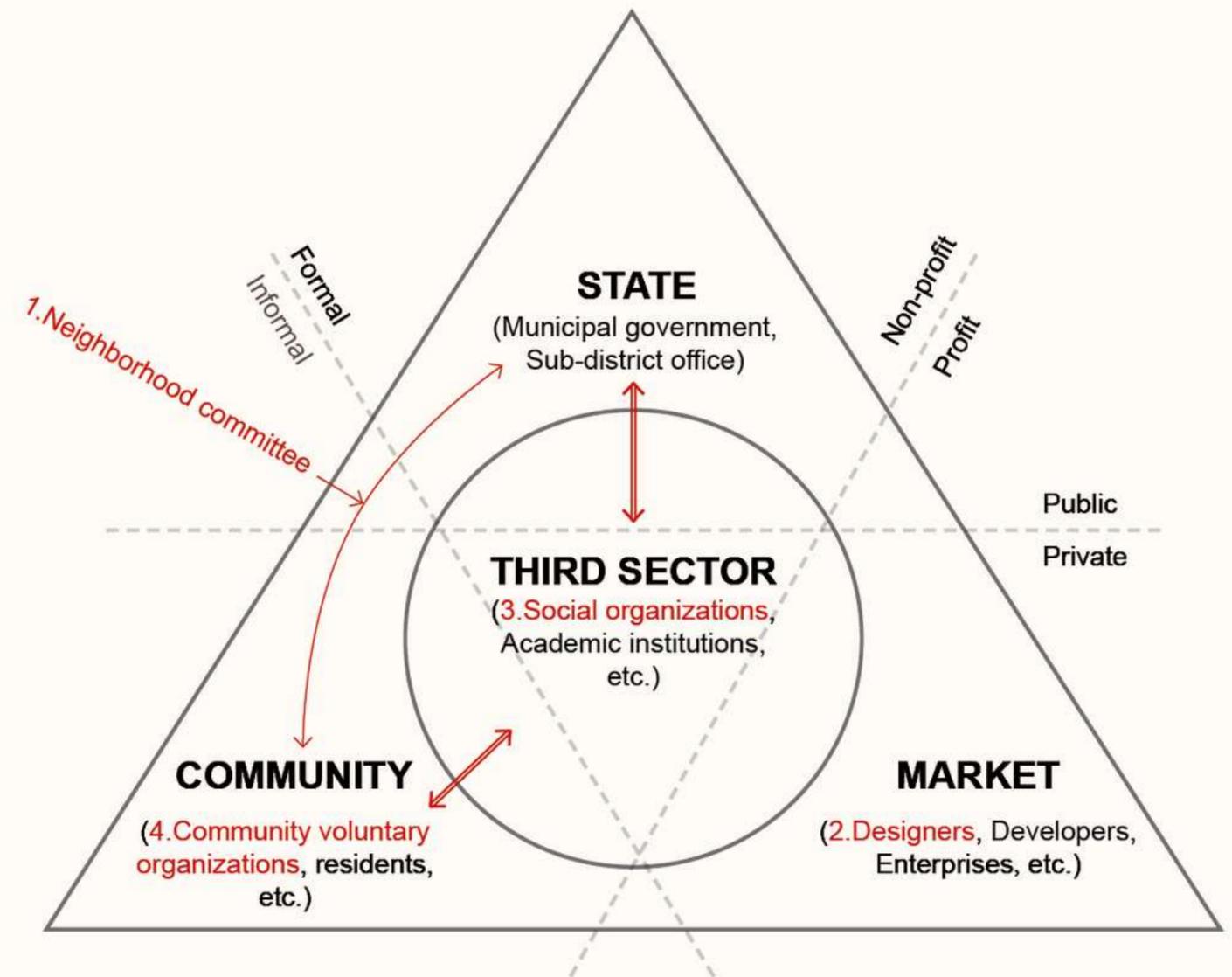
Case	General challenges	Case-specific challenges
Case 1-1	<ol style="list-style-type: none"> <li>1. Decrease in government's and enterprises' financial condition after the pandemic</li> <li>2. Potential excessive government involvement may restrict the freedom of bottom-up initiatives</li> <li>3. How to find an economic sustainable operational model of the projects</li> </ol>	<ol style="list-style-type: none"> <li>1. The challenge to manage larger resource pool effectively from the perspective of the social organization</li> <li>2. Transferability of the pioneer experience</li> </ol>
Case 2-1	<ol style="list-style-type: none"> <li>1. Potential excessive government involvement may restrict the freedom of bottom-up initiatives</li> <li>2. Low attraction to corporate investment</li> <li>3. Limited project funding from the government</li> </ol>	<ol style="list-style-type: none"> <li>1. Limited participation of community planner in specific communities</li> </ol>
Case 2-2	<ol style="list-style-type: none"> <li>1. Limited project funding from the government</li> <li>2. Limited knowledge and motivation of participation of the residents</li> </ol>	<ol style="list-style-type: none"> <li>1. Lack of communication and coordination among decision-makers in areas with complex property rights</li> </ol>
Case 2-3	<ol style="list-style-type: none"> <li>1. Limited financial support from the government</li> </ol>	<ol style="list-style-type: none"> <li>1. Regulation and specification of the development of digital projects</li> </ol>
Case 3-1	<ol style="list-style-type: none"> <li>1. How to achieve long-term economic sustainability of the project</li> </ol>	<ol style="list-style-type: none"> <li>1. A profit model may deviate from the original intention of providing public services</li> <li>2. It takes a long time to make the public be aware of, understand, participate in and approve of micro-regeneration projects with limited initial public participation</li> </ol>
Case 3-2	<ol style="list-style-type: none"> <li>1. How to achieve long-term economic sustainability of the project</li> </ol>	<ol style="list-style-type: none"> <li>1. Transferability of the pioneer experience</li> </ol>
Case 4-1	<ol style="list-style-type: none"> <li>1. Limited project time and budget</li> <li>2. The effectiveness of public participation</li> <li>3. The effectiveness of communication among different objectives</li> </ol>	<ol style="list-style-type: none"> <li>1. Financial pressure of the government in unlocking more value from limited land resources</li> <li>2. The design fee is linked to project costs, which usually does not match the effort spent by the designers</li> </ol>

# 05/CROSS-CASE ANALYSIS

## /Perspectives/



Main stakeholders in Chinese participative urban regeneration  
(adapted from Pestoff (1992))



Stakeholder structure in the field research  
(Own adaptation)

# 05/CROSS-CASE

## /Perspectives/ Neighborhood committee



- Case 2-2: Wisteria Corridor

- Case 2-3: Customized community

online platform

1) Local enterprises as co-building partners

2) A tripartite committee joint system

3) General autonomy of the neighborhood committee

4) Relevant training aimed at the local government

Interview of Neighborhood Committee [A: Case2-2; B: Case 2-3 (online case)]				
Existing favorable conditions	Condition category	Common conditions	Different conditions	
	Political	1. Government's practice of 'City for People' concept 2. Each community has a certain number of local enterprises as co-building partners 3. General autonomy of Neighborhood Committee 4. Training programme of community micro-regeneration and management for the local government	A	1. Government's practice of '15-minutes community life circle' proposal
			B	
	Social		A	
			B	1. Support of specific professionals from the residents
	Technological		A	
			B	1. Application of community online platform as a tool for digital co-governance
Suggested favorable conditions	Political		A	1. Communication and coordination mechanism in areas with complex property rights
			B	
	Economic		A	1. Increased government budget expenditure allocated to community micro-regenerations
			B	
	Technological		A	
			B	1. Promotion of community online platform in proper communities 2. Specifications and regulations for the development and use of community online platform 3. Government's support in the operation cost of community online platform

# 05/CROSS-CASE ANALYSIS

## /Perspectives/ Designer



•Case 2-1: Community habitat garden

•Case 4-1: Historical neighborhood

regeneration

1) “The existing community planner service radius is too large.” ——case 2-1

2) “The current design fee of micro-regeneration projects is less than the effort exerted.” ——case 4-1

3) A need to establish a more comprehensive theoretical framework of micro-regeneration

Interview of Designer [A: Case2-1 (2022); B: Case 4-1 (2017)]					
Existing favorable conditions	Condition category	Common conditions	Different conditions		
	Political	1. Support from the neighborhood committee	A	1. Government's practice of 'City for People' concept 2. Government's practice of '15-minutes community life circle' proposal 3. Application of community planner system 4. Experience sharing of successful cases of similar type	
			B	1. Shanghai calls for 'fine management' for urban development (2017) 2. Government's recognition of the value of micro-regeneration in developing historical districts	
	Economic		A	1. Special fund support from the government	
			B	1. Government's decision to invest in micro-regeneration in developing historical districts	
	Social		A	1. Need for spiritual connection(with the community and other people) after the lockdown periods in the pandemic	
			B	1. Establishment of sharing and participation system in long-term operation of micro-regeneration project 2. Brand effect of successful projects in regeneration activation in larger areas	
	Technological		A	1. Dynamic feedback mechanism for project lifecycle	
			B		
	Suggested favorable conditions	Political		A	1. More resonable service radius of community planner (more designers that can involve in community's long-term development) 2. Training and assessment system for community planners
				B	1. A budget regulation with higher proportion of design fees 2. A reasonable mechanism for public participation (necessity and effectiveness)
		Economic		A	1. More participation of social capitals
				B	
Social		1. Collaboration with universities in community micro-regeneration design, as well as cultivating future community designers 2. A more comprehensive theoretical framework for micro-regeneration, with participation as an accompanying by-product	A		
			B		
Technological			A		
			B	1. Visualizing and interactive expressions of the design proposal	

**“Participation is an accompanying by-product of micro-regeneration, rather than the objective.”**

——the community planner in case 2-1

One of the chief architects in case 4-1

the co-founder of Dayu Community Design Studio in case 1-1

# 05/CROSS-CASE

## /Perspectives/ Social organization



- Case 1-1: Xinhua Road
  - Case 3-1: People's bookstore (community café)
- 1) Many enterprises have fiscal expenditure targets for investing in community development/public welfare activities
  - 2) Advantage of establishing a resource integration center like Xinhua Community Design Center

Interview of Social Organization [A: Case1-1 (pioneer case); B: Case 3-1]				
Existing favorable conditions	Condition category	Common conditions	Different conditions	
			A	B
	Political	1. Government's practice of 'City for People' concept 2. Government's practice of '15-minutes community life circle' proposal 3. Support from District and Sub-district government, including manpower, funds and channels	A	1. Planning of design activities/competitions related to community micro-regeneration 2. A youth community planner training system
			B	1. Government's promotion of community public space construction, such as community café, community living room
	Economic	1. Many enterprises have fiscal expenditure targets for investing in community development or themed public welfare activities (not compulsory)	A	1. High area attractiveness to investments
			B	
	Social	1. Need for spiritual connection(with the community and other people) after the lockdown periods in the pandemic	A	1. A young popularity with high education background 2. Brand effect of the project in attracting social capitals 3. Cultivation and development of voluntary organizations
			B	
	Technological	1. Application of new media, such as online community groups, WeChat Official Accounts and other media platforms	A	1. A resource integration center connecting the government, enterprises and the community 2. Formation of the theoretical system of participative community micro-regeneration
			B	
Suggested favorable conditions	Political	1. Support of the development of local social organizations keen on community micro-regeneration	A	1. Systematical experience sharing of successful cases 2. A balance between intervention and autonomy of the government, giving proper room for residents' subjectivity and creativity
			B	
	Economic	1. More participation of social capitals	A	
			B	

# 05/CROSS-CASE

## /Perspectives/ Community voluntary organization

- Case 1-1: Xinhua Road
- Case 3-2: KIC Garden



- 1) Attracting participants (social media application)
- 2) Building sustainable financial model (more cooperation with corporates)
- 3) More collaboration with universities

Interview of Community Voluntary Organization [A: Case1-1; B: Case 3-2]				
Existing favorable conditions	Condition category	Common conditions	Different conditions	
	Political		A	1. Support from the neighborhood committee
			B	
	Economic		A	
			B	1. Developers' investment in micro-regeneration projects 2. Abundance of market resources of surrounding
	Social	1. Cultivation and development of local social organization keen on community micro-regeneration 2. Cultivation and development of voluntary organizations with self-governing capabilities	A	
			B	
	Technological	1. Application of new media, such as online community groups, WeChat Official Accounts and other media platforms	A	1. A resource integration center connecting the government, enterprises and the community
			B	
Suggested favorable conditions	Social	1. A resource sharing network among similar projects	A	1. Collaboration with universities in community micro-regeneration design 2. Referrable examples of sustainable operational model of community voluntary organizations
			B	1. An offline platform for communication between universities, enterprises, government and residents to increase the diversity of participants 2. Brand effect of successful projects in experience promotion and adaptation
	Economic	1. More participation of social capitals	A	
			B	

# 05/CROSS-CASE ANALYSIS

## /Evaluation/



Categories	Descriptions	Evaluation (positive / negative / unclear)						
		Case1-1	Case2-1	Case2-2	Case2-3	Case3-1	Case3-2	Case4-1
<i>Competence</i>	<b>(Citizen's knowledge)</b> Citizens' level of knowledge regarding relevant issues and necessary communication skills.	positive	negative	negative	unclear	negative	unclear	negative
	<b>(Citizen's motivation)</b> Internal motivations, such as interest and external motivations, including payment or items convertible into monetary value.	positive	negative	negative	positive	unclear	positive	negative
	<b>(Social organizations' support)</b> Formal and informal organizations comprising citizens, volunteers and consultants that help citizens fight for their own interests.	positive	unclear	unclear	unclear	positive	positive	unclear
	<b>(Governmental support)</b> Monetary, institutional, staff and information materials provided to citizens by the government.	positive	positive	positive	negative	positive	negative	positive
<i>Fairness</i>	<b>(Interaction)</b> Dimension reflecting how participants interact within a venue of public discussions, such as deliberation	positive	positive	unclear	unclear	unclear	unclear	positive
	<b>(Representativeness)</b> The extent to which the participants can be truly representative of the people who do not participate and their interests.	positive	unclear	positive	unclear	unclear	unclear	unclear
	<b>(Accessibility)</b> Opportunities and channels offered to citizens for public participation.	positive	positive	positive	unclear	positive	positive	unclear
	<b>(Regulation protection)</b> Participation process, which is institutionalized, well-organized and managed on a practical level.	unclear	positive	positive	negative	unclear	unclear	positive
	<b>(Transparency)</b> Sufficient information fairly provided to the participants to make decisions.	positive	unclear	unclear	negative	unclear	unclear	unclear
	<b>(Feedback)</b> Timely feedback to questions, comments and requests enabling the participants to be heard and know how their participation will influence outcomes.	positive	positive	positive	positive	positive	positive	negative
<i>Outcomes</i>	<b>(Conflict mitigation)</b> Conflict reduction and mutual respect among citizens, government officials and third sectors.	positive	positive	positive	unclear	unclear	unclear	positive
	<b>(Decision-making)</b> Positive influence of public participation processes on the final decisions of urban regeneration projects.	positive	unclear	unclear	positive	positive	positive	unclear
	<b>(Long-term perspective)</b> Incorporate lessons learned and feedback into continuous improvement; sustainable maintenance; organic self-operation, etc.	positive	positive	unclear	unclear	positive	positive	positive
<i>Efficiency</i>	<b>(Information exchange)</b> The effectiveness of information sharing between stakeholders and decision-makers.	positive	unclear	positive	unclear	positive	positive	negative
	<b>(Trust and relationships)</b> Whether there is mutual respect, open communication and trust-building mechanism in place.	positive	unclear	positive	positive	unclear	positive	unclear
	<b>(Waste minimization &amp; Energy/ material efficiency)</b> Whether the resources are used properly and whether environmental issues are considered.	positive	positive	positive	unclear	positive	positive	unclear

positive
  negative
  moderate /unclear

## Comparion of literature and practice

- A)** Practical manifestations of information encountered in the literature review
- B)** Perspectives that differ from or have not been previously addressed in the literature review

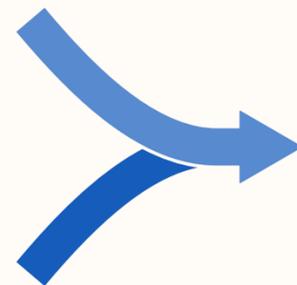
## Cross-case discussion

- A)** Review of micro-regeneration's development in the Chinese context
- B)** General existing favorable conditions from all cases
- C)** General suggested favorable conditions from all cases

# PRACTICAL MANIFESTATIONS OF THEORY

## Observation 1

How top-down and bottom-up approaches are combined in practice



## Observation 2

The role of social organization undertakes more responsibilities in resource integration and maintaining soft relationships compared to traditional designers.



# EXPANDED PERSPECTIVES

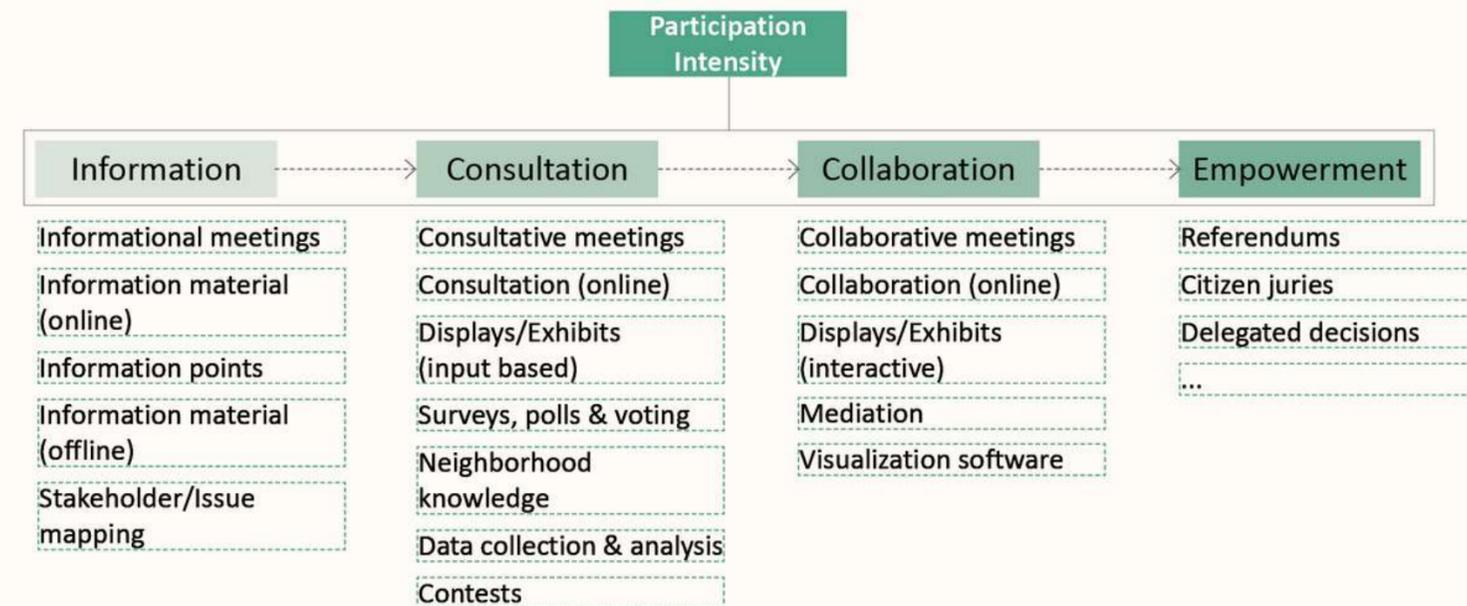
## Observation 1

The role of community voluntary organization in the Chinese context



## Observation 2

The level of participation in micro-regeneration

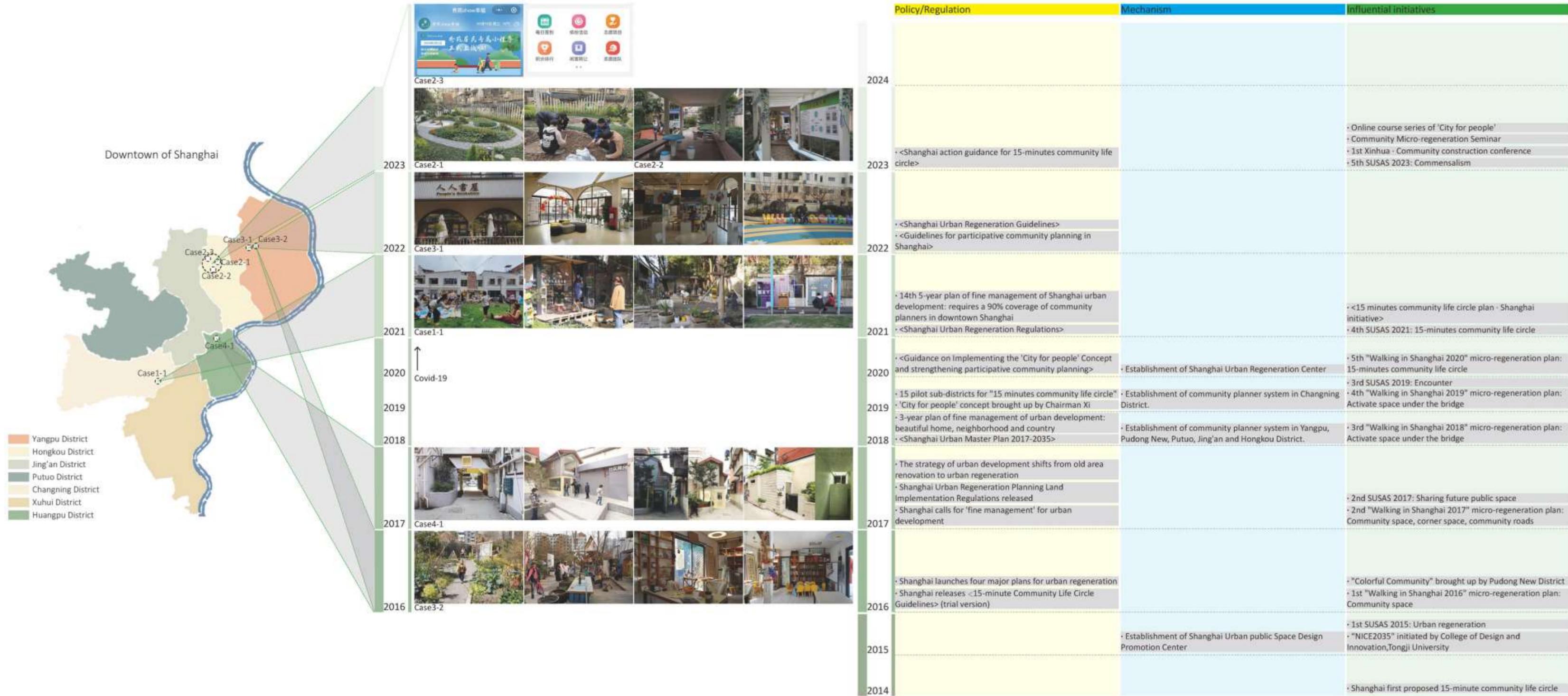


## Observation 3

Innovation in participatory methods



# 06/DISCUSSION



# 06/DISCUSSION

Existing favorable conditions of all cases		
Condition categories	Generalized conditions	Particularity
<b>Political</b>	Government's practice of "City for People" concept	/
	Government's practice of "15-minutes community life circle"	/
	Government's promotion of "fine management" in urban development (2017)	/
	Government's recognition of the value of micro-regeneration	/
	Support from District and Sub-district government, including manpower, funds and channels	/
	Support from neighborhood committees in terms of execution	/
	Training program of community micro-regeneration and management for local governments	/
	Joint-conference arrangement (between the government, tripartite committee and resident representatives)	/

	The tripartite committee joint system (neighborhood committee, resident committee, property management) in community development	/	
	Each community has a certain number of local enterprises as co-building partners	/	
	Government's promotion of community public space design, such as community café and community living room	<i>area-specific</i>	
	Establishment of Shanghai Urban Public Space Design Promotion Center	/	
	Planning of design activities/competitions related to urban micro-regeneration, such as SUSAS (Shanghai Urban Space Art Season)	/	
	Application of community planner system (a youth community planner training system in some districts)	<i>area-specific</i>	
	<b>Economic</b>	Many enterprises have fiscal expenditure targets for investing in community or public welfare activities (not compulsory)	/
		Special fund support from the government in terms of micro-regeneration projects	/
Developers' investment in micro-regeneration projects		<i>area-specific</i>	
Area attractiveness to investments		<i>area-specific</i>	
Abundance of market resources of surrounding area		<i>area-specific</i>	
<b>Social</b>	Cultivation and development of local social organization keen on community micro-regeneration	/	
	Cultivation and development of local voluntary organizations with self-governing capabilities in long-term management of micro-regeneration projects	/	
	Need for spiritual connection among people after the lockdown periods in the pandemic	/	
	An open and inclusive social environment of Shanghai	/	
	Establishment of sharing and participation system in long-term operation of the project	/	
	Brand effect of successful projects, in terms of attracting social capitals and regeneration activation in larger areas	/	
<b>Techno-logical</b>	Application of community online platform as a tool for digital co-governance	/	
	A resource integration center connecting the government, enterprises and other sectors with the community	/	
	Application of new media, such as online groups, WeChat Official Accounts and other media platforms	/	
	Improvement of the theoretical system of participative micro-regeneration	/	

/Integrated existing favorable conditions/

# 06/DISCUSSION

/Integrated suggested favorable conditions/

Suggested favorable conditions of all cases	
Condition categories	Generalized conditions
<b>Political</b>	More designers that can involve in community's long-term development
	Training and assessment system for community planners
	A better designed public participation mechanism (necessity and effectiveness)
	A project budget regulation with higher proportion of design fees
	Communication mechanism in areas with complex property rights
	A balance between intervention and autonomy of the government
<b>Economic</b>	More participation of social capitals
	Increased government budget expenditure allocated to micro-regeneration
<b>Social</b>	Collaboration with universities in micro-regeneration design, as well as cultivating future community designers
	An offline platform for communication between universities, enterprises, government and residents to increase the diversity of participants.
	A more comprehensive theoretical framework for micro-regeneration, with participation as an accompanying by-product
	Referrable examples of sustainable operational model of social organizations and community voluntary organizations
<b>Techno-logical</b>	Visualizing and interactive expressions of the design proposal in the design phase
	Promotion of community online platform as a digital co-governance tool in proper communities
	Specifications and regulations for the development and use of community online platform
	Government's support in the operation cost of community online platform



# CONCLUSION

“What kind of enabling environment helps facilitate participative urban regeneration in the Chinese context from multi-case study of Shanghai’s micro-regeneration projects?”

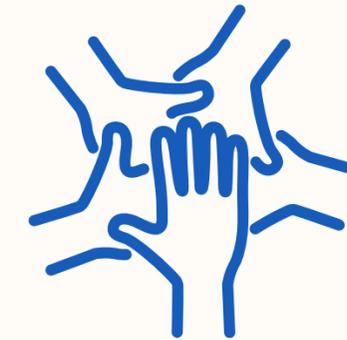
# 07/CONCLUSION

SQ1:

How does participative urban regeneration develop and evolve in the Chinese context?

- 3 main motivating factors

- 1) Government's planning guideline
- 2) Social capital's involvement
- 3) Academic community's promotion and practices of this approach



**“The future development of micro-regeneration is expected to become more diversified, with the public not only providing input during the design phase but also continuously participating in the long-term operation. They can also be initiators when they feel the need.”**

——Co-founder of Dayu Community Design Studio

# 07/CONCLUSION

SQ2:

**What conditions have contributed to the implementation of this participative approach in micro-regeneration projects in the Chinese context?**

- =Existing favorable conditions
- Temporal and spatial continuity of the conditions



# 07/CONCLUSION

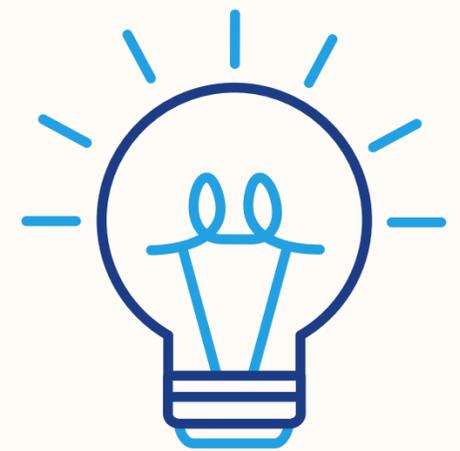
SQ3:

**What are the possible conditions of an enabling environment for participative urban regeneration in the Chinese context?**

- ≈A synthesis of existing and recommended favorable conditions
- Each condition has its applicable subject;

**Different stakeholders may interpret the same condition differently**

eg. “more participation of social capital”



## Contribution

A supplement to existing literature on participative urban regeneration in the Chinese context, also adding to the western study

## Limitation

- A) all 7 cases in this study, except case 1-1, were examined from only one perspective
- B) environmental conditions and legal conditions were not mentioned
- C) an enabling environment is dynamic and cannot be simply defined



**THANKS!**

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