

Chapter 1 : Council acquires two industrial sites for redevelopment | Insider Media Ltd

Intel, DuPont California. Industrial Redevelopment with partner Fortress Investments acquired the former Intel campus in DuPont Washington. The project includes two , square foot four story state of the art office buildings and a , square foot warehouse manufacturing facility.

From the s onwards, the terrible conditions of the urban poor in the slums of London began to attract the attention of social reformers and philanthropists, who began a movement for social housing. This new movement was largely funded by George Peabody and the Peabody Trust and had a lasting impact on the urban character of Westminster. They are one of the earliest large-scale philanthropic housing developments in London. Angela Burdett-Coutts, 1st Baroness Burdett-Coutts funded an experimental social housing estate, among the first of its kind, on the corner of Columbia Road and Old Pye Street now demolished. Like many of the social housing estates, the Abbey Orchard Estate was built following the square plan concept. Blocks of flats were built around a courtyard, creating a semi-private space within the estate functioning as recreation area. The courtyards were meant to create a community atmosphere and the blocks of flats were designed to allow sunlight into the courtyards. The blocks of flats were built using high-quality brickwork and included architectural features such as lettering , glazing , fixtures and fittings. The estates built in the area at the time were considered model dwellings and included shared laundry and sanitary facilities, innovative at the time, and fireplaces in some bedrooms. The design was subsequently repeated in numerous other housing estates in London. The Act focused on combating filthy urban living conditions that were the cause of disease outbreaks. It required all new residential construction to include running water and an internal drainage system and also prohibited the construction of shoddy housing by building contractors. The slum clearance began in and included houses inhabited by 5, people. The LCC architects designed 21 and Rowland Plumbe two of 23 blocks containing between 10 and 85 tenements each. A total of 1, tenements, mostly two or three-roomed, were planned to accommodate 5, persons. The project was hailed as setting "new aesthetic standards for housing the working classes" and included a new laundry, shops, and 77 workshops. Churches and schools were preserved. Building for the project began in and it was opened by the Prince of Wales in Act which introduced the new concept of the state being involved in the building of new houses. The Housing Act of gave local councils wide-ranging powers to demolish properties unfit for human habitation or that posed a danger to health, and obligated them to rehouse those people who were relocated due to the large scale slum clearance programs. Cities with a large proportion of Victorian terraced housing - housing that was no longer deemed of sufficient standard for modern living requirements - underwent the greatest changes. Over 5, homes 25, residents in the city of Bristol were designated as redevelopment areas in and slated for demolition. Although efforts were made to house the victims of the demolitions in the same area as before, in practice this was too difficult to fully implement and many people were rehoused in other areas, even different cities. In an effort to rehouse the poorest people affected by redevelopment, the rent for housing was set at an artificially low level, although this policy also only achieved mixed success. Other programs, such as that in Castleford in the United Kingdom and known as The Castleford Project [18] seek to establish a process of urban renewal which enables local citizens to have greater control and ownership of the direction of their community and the way in which it overcomes market failure. During the s the concept of culture -led regeneration gained ground. The approach has become very popular in the UK due to the availability of lottery funding for capital projects and the vibrancy of the cultural and creative sectors. However, the arrival of Tate Modern in the London borough of Southwark may be heralded as a catalyst to economic revival in its surrounding neighborhood. The push for progress and development destroys many things in its path, often indiscriminately, sometimes unwittingly. But no repressive efforts can be complete, consistent and fully successful, even in dominant hegemony. The supernatural intrusions featured in these five films should tell us something about the impossibility of a coherent world of ideology and experience. Large scale urban renewal projects in the US started in the interwar period. Similarly, the efforts of Jacob Riis in advocating for the demolition of degraded areas of New York in the late 19th century was also formative. The redevelopment of large sections of New

York City and New York State by Robert Moses between the s and the s was a notable and prominent example of urban redevelopment. Moses directed the construction of new bridges , highways , housing projects , and public parks. Other cities across the USA began to create redevelopment programs in the late s and s. These early projects were generally focused on slum clearance and were implemented by local public housing authorities , which were responsible both for clearing slums and for building new affordable housing. The phrase used at the time was "urban redevelopment". Under the powerful influence of multimillionaire R. Mellon , Pittsburgh became the first major city to undertake a modern urban-renewal program in May 1909. Pittsburgh was infamous around the world as one of the dirtiest and most economically depressed cities, and seemed ripe for urban renewal. A large section of downtown at the heart of the city was demolished, converted to parks, office buildings, and a sports arena and renamed the Golden Triangle in what was universally recognized as a major success. Some areas did improve, while other areas, such as East Liberty and the Hill District , declined following ambitious projects that shifted traffic patterns, blocked streets to vehicular traffic, isolated or divided neighborhoods with highways, and removed large numbers of ethnic and minority residents. That was also the year in which the U. Supreme Court upheld the general validity of urban redevelopment statutes in the landmark case, *Berman v. Parker* *text 42 The Urban Lawyer* . In 1956, the Federal-Aid Highway Act gave state and federal government complete control over new highways, and often they were routed directly through vibrant urban neighborhoodsâ€”isolating or destroying manyâ€”since the focus of the program was to bring traffic in and out of the central cores of cities as expeditiously as possible and nine out of every ten dollars spent came from the federal government. This resulted in a serious degradation of the tax bases of many cities, isolated entire neighborhoods, [26] and meant that existing commercial districts were bypassed by the majority of commuters. This came to be seen as a tragedy by many residents and urban planners , and one of the centerpieces of the redevelopmentâ€”Government Center â€”is still considered an example of the excesses of urban renewal. However, it would still be a few years before organized movements began to oppose urban renewal. The Rondout neighborhood in Kingston, New York on the Hudson River was essentially destroyed by a federally funded urban renewal program in the s, with more than 100 old buildings demolished, most of them historic brick structures built in the 19th century. Similarly ill-conceived urban renewal programs gutted the historic centers of other towns and cities across America in the s and s for example the West End neighborhood in Boston, the downtown area of Norfolk, Virginia and the historic waterfront areas of the towns of Narragansett and Newport in Rhode Island. By the s many major cities developed opposition to the sweeping urban-renewal plans for their cities. In Boston , community activists halted construction of the proposed Southwest Expressway but only after a three-mile long stretch of land had been cleared. In San Francisco , Joseph Alioto was the first mayor to publicly repudiate the policy of urban renewal, and with the backing of community groups, forced the state to end construction of highways through the heart of the city. Atlanta lost over 60,000 people between 1940 and 1960 because of urban renewal and expressway construction, [29] but a downtown building boom turned the city into the showcase of the New South in the s and s. In the early s in Toronto Jacobs was heavily involved in a group which halted the construction of the Spadina Expressway and altered transport policy in that city. Some of the policies around urban renewal began to change under President Lyndon Johnson and the War on Poverty , and in 1968, the Housing and Urban Development Act and The New Communities Act of guaranteed private financing for private entrepreneurs to plan and develop new communities. Subsequently, the Housing and Community Development Act of 1974 established the Community Development Block Grant program CDBG which began in earnest the focus on redevelopment of existing neighborhoods and properties, rather than demolition of substandard housing and economically depressed areas. Currently, a mix of renovation, selective demolition, commercial development, and tax incentives is most often used to revitalize urban neighborhoods. An example of an entire eradication of a community is Africville in Halifax , Nova Scotia. Gentrification is still controversial, and often results in familiar patterns of poorer residents being priced out of urban areas into suburbs or more depressed areas of cities. Dent Lackey Plaza closed within twenty to thirty years of their construction. In several American cities, some demolished blocks were never replaced. Ultimately, the former tourist district of the city along Falls Street was destroyed. It went against the principles of several urban

philosophers, such as Jane Jacobs , who claimed that mixed-use districts were needed which the new downtown was not and arteries needed to be kept open. Smaller buildings also should be built or kept. In Niagara Falls, however, the convention center blocked traffic into the city, located in the center of Falls Street the main artery , and the Wintergarden also blocked traffic from the convention center to the Niagara Falls. The Rainbow Centre interrupted the street grid, taking up three blocks, and parking ramps isolated the city from the core, leading to the degradation of nearby neighborhoods. Tourists were forced to walk around the Rainbow Center, the Wintergarden, and the Quality Inn all of which were adjacent , in total five blocks, discouraging small business in the city.

Chapter 2 : Property Redevelopment | Industrial & Commercial

Industrial Park, and museum/site experience of the existing SRMSC. The purpose of this EOI is to seek the industry's perspectives, feedback and suggestions on the specific development visions that they may envision, and more specifically, to provide an.

Description[edit] Variations on redevelopment include: Urban infill on vacant parcels that have no existing activity but were previously developed, especially on Brownfield land , such as the redevelopment of an industrial site into a mixed-use development. Constructing with a denser land usage, such as the redevelopment of a block of townhouses into a large apartment building. Adaptive reuse , where older structures are converted for improved current market use, such as an industrial mill into housing lofts. Redevelopment projects can be small or large ranging from a single building to entire new neighborhoods or "new town in town" projects. Redevelopment also refers to state and federal statutes which give cities and counties the authority to establish redevelopment agencies and give the agencies the authority to attack problems of urban decay. The fundamental tools of a redevelopment agency include the authority to acquire real property, the power of eminent domain, to develop and sell property without bidding and the authority and responsibility of relocating persons who have interests in the property acquired by the agency. Other terms sometimes used to describe redevelopment include urban renewal urban revitalization. While efforts described as urban revitalization often involve redevelopment, they do not always involve redevelopment as they do not always involve the demolition of any existing structures but may instead describe the rehabilitation of existing buildings or other neighborhood improvement initiatives. A new example of other neighborhood improvement initiatives is the funding mechanism associated with high carbon footprint air quality urban blight. These cutting edge action plans needs the funding structure; which can easily come forward through redevelopment funding. Urban renewal Some redevelopment projects and programs have been incredibly controversial including the Urban Renewal program in the United States in the mid-twentieth century or the urban regeneration program in Great Britain. Controversy usually results either from the use of eminent domain , from objections to the change in use or increases in density and intensity on the site or from disagreement on the appropriate use of tax-payer funds to pay for some element of the project. Urban redevelopment in the United States has been controversial because it forcibly displaces poor and lower middle class populations and turns over their land to wealthy redevelopers for free or for a below-market-value price. They then use that land to construct private shopping malls, office buildings, automobile factories and dealerships, and even gambling casinos. This is done and permitted by American courts in spite of the fact that the Fifth Amendment to the United States Constitution allows the use of eminent domain only for "public use. Those who do so usually recover more in compensation than what is offered by the redevelopment agencies. The controversy over misuse of eminent domain for redevelopment reached a climax in the wake of the U. City of New London, allowing redevelopment takings of sound, unblighted homes, solely to allow redevelopers to put the taken land to more profitable uses and thus increase the revenue flow to the local municipality. The Kelo decision was widely denounced and remains the subject of severe criticism. Remedial legislation has been introduced and in some cases passed, in a number of states. Golf course redevelopment[edit] Golf course redevelopment, also known as golf course conversion is a real estate niche, in which investors purchase failing golf courses. Investors then subdivide the golf course into individual plots of lands. They then resell the plots of land for builders, or build on the plots then resell it to residential home buyers. This process is usually done with the assistance of a real estate broker. The main challenge of this niche is the difficulties that investors face in requesting a variance from cities.

Chapter 3 : JTC Corporation

Industrial Site Reuse and Urban Redevelopment – An Overview *Cityscape: A Journal of Policy Development and Research* – Volume 2, Number 3 – September *Cityscape* 17 U.S. Department of Housing and Urban Development

DOWNLOAD PDF 2 INDUSTRIAL REDEVELOPMENT.

â€¢ Office of Policy Development and Research.

Chapter 4 : Old industrial site and redevelopment

*URA issues acquisition offers for an industrial building redevelopment pilot scheme project in Cheung Sha Wan 30 Aug
URA's industrial building redevelopment project in Cheung Sha Wan: Authorisation by Secretary for Development.*

Chapter 5 : Industrial Redevelopment, LLC in Santa Ana CA - Company Profile

The Redevelopment of Industrial Land: Interaction Between Policy and Private Development 2 INTRODUCTION For many East Asia countries, the fast growth of population has led to a boom of urban construction.

Chapter 6 : Redevelopment - Wikipedia

Industrial Redevelopment Project Areas The Redevelopment Agency's investment of nearly \$ million in infrastructure over a year period beginning in has stimulated significant private investment, including the facilitation to create 70 million square feet of R&D, office, manufacturing, and warehouse spaces and over 80, jobs.

Chapter 7 : Industrial Development

Industrial Redevelopment Programme. In February , the Industrial Redevelopment Programme (IRP) was launched with the following objectives: Cater to change of land use in the latest Urban Redevelopment Authority's Master Plan.

Chapter 8 : Superfund Sites with Industrial Reuse | Superfund Redevelopment Initiative | US EPA

The redevelopment projects in the Area will include, generally, privately developed industrial uses and public investment in infrastructure complementary to the private development.

Chapter 9 : Industrial Redevelopment

P:\DCD\Planning\CDA Projects\NB Industrial Park SPO\NBIP Redevelopment Plan calendrierdelascience.com 5 The right-of-way will also help determine the style of reconstructed road to be planned.