



Urban Development after the Crisis

a visit to Dublin case studies in transition

by Stipo, Holland Branding Group
and invited guests



10th - 12th March, 2011

with the kind cooperation of:

Inspiring Cities Dublin, DIT School of Spatial Planning, Sports Against Racism Ireland, the Lifeline Project, Northside Partnership, Dublin City Council, the Dublin Food Coop and the Fumbally Exchange

URBAN DEVELOPMENT AFTER THE CRISIS **A visit to Dublin case studies in transition**

Invitation for a field trip to Dublin, 10th – 12th March 2011

What will be the new approach to urban development after the crisis?

Where better to start finding answers to this question than in the city that was until recently considered by many to be Europe's most successful: Dublin, the engine of the "Celtic Tiger" economy. Three years ago, whole new towns were still being planned, but now the talk is of ghost estates, bailout and emigration. How did Ireland go from being the "Poorest of the Rich"[†] to being "Europe's Shining Light"[‡] and finally to "meltdown"[§], all in less than a generation?

Stipo and the Holland Branding Group invite you on a field trip to Dublin to explore urban development after the crisis. During the fieldtrip we combine training and exploration about the current state of urban development in Ireland and visit case studies where answers are found in new approaches to urban development.

The field trip is a part of an annual tradition of Stipo. Every year we visit a country to learn and to make new contacts. This year we co-operate with Holland Branding Group, a partner Stipo plans to organize an international fieldtrip and master-program with on the subject of "urban development after the crisis".

We also cooperate with local organizations: the DIT School of Spatial Planning and Inspiring Cities, the international network of cities and culture.

During the trip you will work – in smaller groups – on case studies with both an interest for Irish planners and international visitors. The results of the case studies are to be presented at the end of the trip.

[†] Economist (Ireland Survey), January 16, 1988

[‡] Economist (Ireland Survey), May 1997

[§] Economist, January 24, 2011

In the field trip we bring together a diverse group of innovative and creative minds who consider urban development after the crisis as a reason to start looking for new answers, rather than a threat.

With this group, we will discover international methods, good examples, dos and don'ts for the new urban development.

Discussion: From "Making a City" to "Being a City"

After the post-war decades of 'making a city' – planned urban expansion – we now appear to be entering the era of 'being a city' – the more organic renewal of existing urban structures. For urban development, this means a shift from linear planning to more fluid models. We speak of the organic city, the spontaneous city; of catalyzing rather than steering.

Behind these ideas of the spontaneous, organic, catalyzing or naturally renewing city hides an underlying movement from (planned) urban expansion to the (more organic) renewal of existing urban structures: from 'making a city' to 'being a city'. This brings up new tensions and questions both in design and in strategy. Here are five of them:

- **Interdisciplinary:** disciplines no longer wait for one another. They mutually influence one another, always in different formation. How do we achieve a new cohesion between hardware (the physical), software (the cultural, economic and social) and orgware (coalitions)?
- **Development/Management:** the distinction between development and management is disappearing. Development management is the future, but how do we actually get to that place of management as an instrument of development?
- **Fluidity:** the surprise element is constant. Inflexible targets no longer work, but ad hoc planning is not a solution either. Especially in existing cities, restructuring can only happen with vision, soul and inspiration. How do we combine the image in the distance with short-term investment commitments?
- **Networks:** the number of partners is exploding. Thousands of established owners, investors and city users fragment both the investment capital and the control mechanisms. New networks are

necessary. How do we avoid endless discussion groups with little or no authority? How do we resist the temptation to lock public-private cooperation into such rigid contracts that they collide with the chaotic reality of the city?

- Catalyzing: the temporary becomes permanent. Though the term temporary is much too suggestive of an end point to the temporal and experimental phase, the city is never really 'finished'. Even areas of shrinkage can have important qualitative shifts in demand. How do we make this catalyzing trial-and-error method a permanent feature in our approach?

These shifts could gradually lead to a new profession of urban development: a network-oriented approach that moves between order and chaos, spontaneity and long-term quality, strategically-placed acupuncture and new public domain. New phenomena may emerge such as baseboard strategies, area coalitions, natural neighborhood renewal, cultural economy, supra-regional shrinkage strategies, youth-run festivals or city square management. This is the mature profession of the urban planner, operating based on urban, district and concept levels: complex, challenging and exciting.

International trend

The rise of the organic city is an international trend. It's about the way urban development is organized, about attitude and the content of the profession.

Our observation is that the planning differences between countries are getting smaller. Less and less the administrative rules determine how to develop a city. More and more it's the passion of market parties, big and small that improve the cities. Developers, housing corporations, big companies such as Google, healthcare institutions, but also smaller citizen groups, make the difference.

International professionals can learn from the way colleagues in other countries handle the paradigm shift on both a theoretical and policy level, and in projects. In our field trip we combine the both.

A visit to Dublin case studies in transition

In making a visit to Dublin case studies in transition we want to:

- Learn about the Irish way of looking forward to the days after the crisis in urban development. Not problem driven, but opportunity driven
- Visit and discuss best practices in Dublin; seeds that might flourish over the coming years
- Discuss examples and methods
- Use the combined local and international knowledge to discuss new potential solutions
- Do "intervision" between the international professionals

Target group

The group will be 22 people. People from Stipo and a selection of people we find inspiring, and believe to be a good mixture. We will select diverse groups varying from designers, developers, housing corporations, public sector, healthcare institutions, university, public transport, etc. A diverse group with four things in common:

- 1 - They are creative innovative people with a position where they can make a difference
- 2 – They have a passion for urban development. They see the crisis as a paradigm-shift, as an opportunity to develop a new kind of work ethic
- 3 – They participate, not only to consume but to deliver too. They want to share their thoughts with international professionals; they want to focus on what can be achieved rather than academic discussions

Outline Programme

We arranged the following program for you. It's a flexible program that leaves some space for your own ideas.

You can influence the programme yourself. If you as participant would like to make suggestions from your own network in Dublin, have specific requests, or would like to make a contribution of your own, we invite you inform us as soon as possible. We will then do our best to include them in the programme.

Thursday 10 March

- Morning Meet at Schiphol at 08:00
Flight to Dublin EI603 departure 09:30
Local transport to Maldron Hotel Smithfield
Smithfield Plaza Dublin 7
- 13.30 - 14.00 **Welcome and briefing:** meet at Maldron Hotel, Smithfield. Orientation and overview of the case studies we will visit.
- 14.00 - 16.30 **Smithfield:** a recently regenerated square with commercial vacancy issues but also some green community shoots. A cultural tour of Smithfield followed by a plenary facilitated discussion, at The Complex venue, between international guests and community stakeholders.
- Community Forum:** what is Smithfield's potential and how can it be achieved?*
- 16.30 - 20.00 **Lifeline:** Visit to The Joinery venue, Arbour Hill to meet a "Transition Town" community building resilience and learn about "Lifeline", a community-driven project, similar in spirit to New York's Highline, rooted in best practice in sustainability and public health.
- Challenge:** in small, cross-disciplinary teams, prepare a business plan for the Lifeline Project. Plans to be presented at final session on Saturday.*
- 20.30 **Dinner:** Dinner at L. Mulligan. Grocer. of Stoneybatter. Purveyors of local produce, Irish craft beer, eclectic whiskeys (and whiskies!), small batch roasted coffee and a lovely cup of tea.
- The dinner is not included in the costs of the trip.
If you want to join the dinner, the costs are €40 including drinks

Friday 11 March

- 09.00 - 11.00 **TBC. Rail Procurement Agency.** New rail projects in Dublin: land use and transportation planning issues

09.00 - 11.00	Parallel Programme: Opportunities for side meetings
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- 11.00 - 13.00 **Preparing for Life:** Trip to Northside Partnership (a community partnership organisation) to meet members of the Northside Community Forum and learn about "Preparing for Life", a community parenting programme for disadvantaged areas
- 13.00 - 13.30 Lunch
- 13.30 - 16.00 **Northern Area Fringe:** tour of Ireland's biggest (one-third finished) development site threatened by the "Ghost Town" effect and a chance to see how the financial crisis has manifested itself in newly developing areas.
- 16.00 - 18.00 **Symposium at DIT School of Spatial Planning:** Reflections on the Irish Economic Boom and Bust and future issues in Irish urban development (speakers – tbc)
- Topic:** what is the future of planning and how can place and community be successfully created in the new era of financial contraction?*
- 20.00 **James Joyce's "Ulysses" Jeroen Laven's "Dublin":** James Joyce can't be with us and Ulysses is a little tedious so Jeroen Laven is going to take us on a tour of Dublin so complete if the place were destroyed we could rebuild it from memory (provided someone can actually remember the evening). Tall order? No problem, he's been doing it since 1991.

Saturday 12 March

- 09.00 - 10.00 **From the Markets to the Liberties:** a stroll from the hotel to Newmarket and its adjacent communities through some of Dublin's oldest and most culturally vibrant neighbourhoods
- 10.00 - 11.00 **Morning coffee at the Dublin Food Coop:** a chance for coffee, meet some of the coop organisers and to browse around the organic food market
- 11.00 - 12.00 **The Dublin Food Coop:** a discussion with some of the coop founders about the origins of the cooperative movement
- 12.00 - 13.00 **Grow it Yourself Workshop:** optional chance to join in a workshop of the GIY ("Grow It Yourself") movement, being held regularly at the Food Coop

09.30 - 13.00 **Parallel Programme:** Opportunities for side meetings / working on Lifeline Business Plans / individual explorations

- 13.00 - 14.00 **Lunch:** lunch and introductory talk at the nearby Fumbally Exchange
- 14.00 - 16.00 **Urban Development after the Crisis:** A plenary forum and open debate on the main topic of the visit
- Speakers: George Boyle, Fumbally Exchange; tbc, New Creative Quarter; Hans Karssenberg, Stipo; Jeroen Laven, Stipo; Chair: Maarten Konigs, Holland Branding Group
- 16.00 - 16.45 Presentation of Business Plans by Lifeline Teams.
Announcement of winning plan by Lifeline Project Leader
- 16.45 - 17.00 Close of seminar and official close of itinerary
- 17.00 Chill out and enjoy Dublin

Sunday 13 March

Flight to Amsterdam: EI606
Departure 11:45
Arrival : 14:20

Smithfield

The Smithfield Regeneration was one of the grandest projects carried out by Dublin City Council in recent years, an ambitious plan to make the square Dublin's signature public open and event space. More than a decade on, public events are largely absent and surveys of users of the square suggest an underutilised place with little real engagement by its many adjacent communities or passers-by.

Socio-Economic figures for the surrounding North West Inner City in 2006 confirm that it is one of the City's most wanting urban districts: -

- 40% of 15+ population left school at the age of 15
- 39% of electoral wards in the NWIC were mostly made up of non-Irish nationals compared to the national average of 11%
- A lone parent headed 50% of families in the area compared with 35.8% in the city generally

The nearby Grangegorman Development Agency proposes to relocate the DIT, Ireland's largest academic institute and 24,000 students, to a site just north of Smithfield. This will fundamentally change the area one way or another.

Yet the area is one of Dublin's oldest and local businesses and entrepreneurs are colonising the empty spaces, suggesting that there is latent energy around the square waiting to be harnessed.



The "Lifeline" Project

The Lifeline: a living laboratory exploring the collaborative development of urban healthcare, design and planning to support community engagement and active lifestyle choices.

The Lifeline builds on a range of international precedent to explore the transformation of a derelict urban industrial heritage site into a fertile urban corridor. The project has been designed to stimulate public awareness and generate a behavioural shift toward the development of new models of inner-city living, eco-transport, environmental biodiversity, and eco-literacy. Health of the individual, community and the environment being the most basic gauge of successful sustainable design development, the main aim of this research project is to promote active civil engagement in the development of inner city living and the necessary shift toward a preventative model of health care within the urban context.

This project and its founding principles are rooted in five years of participatory action research conducted by the Sitric Composting Garden Community (SCGC) in Stoneybatter Dublin 7.



The Northern Area Fringe

The biggest building site of the “Celtic Tiger” and also the largest development landbank remaining available to Dublin City Council during the period of peak housing demand. A new town masterplan (“Clongriffin”) was agreed jointly by two local authorities plus the two major landowners, but without any statutory effect. This would have delivered 14,000 homes, a new town centre, a railway station, social infrastructure and a brand new public park. Some of it got built, including about one third of the houses, the (very innovative) Father Collins Park and, eventually, the railway station.

But the pieces are not joined up and unfinished estates hinder community cohesion. Development investment everywhere has dried up as Ireland grapples with an estimated 6-7 year overhang of surplus housing and the government agency established to mop up the crisis – the National Asset Management Agency – has subsumed the loans of all the over-committed developers.

Various creative exercises are being attempted by the local authority. But it is hard to escape the worry that hasty development and a half-built town could lead to social problems further down the road.



Fumbally Exchange and the New Creative Quarter

Fumbally Exchange, a cooperative design hub populating a new innovative quarter, is a community of design-focussed small businesses, sole traders and start-ups. The Exchange’s aim is to cultivate an atmosphere for creative and regenerative growth in a time of great challenges and volatility in our industry.

The organisers believe in the capacity and influence of architects and designers to imbue real, exalting and economically measurable benefits to citizen and place.

At Fumbally Exchange, businesses, individuals and entrepreneurs can come to work...

- to produce, to share information and facilities
- to research and test ideas
- to simply be under this creative envelope connecting across many disciplines and with strong bonds across the design world

Fumbally is located beside Newmarket Square, the heart of what is now hoped by the City Council to be Dublin’s new “Creative Quarter”. Is this the district and are these the people to ignite a creative urban revival in Dublin’s oldest and perhaps proudest urban district?



What is the Dublin Food Co-op?

The Dublin Food Co-op is Ireland's leading location to buy organic, local, Fairtrade and sustainable products. The co-operative principles and member ownership mean that they are more than a farmers' market – they are a true food democracy in the heart of the city. Dublin Food Co-op aims to provide wholesome, nutritious food and ecologically acceptable products and services to its members.

The Co-op today

Dublin Food Co-op is a vibrant community that goes far beyond food. True to the co-operative tradition, they offer an alternative to the profit-oriented business model - surplus funds are used wholly to benefit members by reducing prices and improving services and facilities. The Co-op is 100% owned and controlled by its members.



About us

With the cooperation of the **DIT School of Spatial Planning** and its partners, this field trip is organized by three strong brands in urban development and international sharing:

Stipo is an interdisciplinary team for urban development. Stipo sprang from the University of Amsterdam and is independent since 1995. Stipo was founded out of a passion for stronger cities and stronger societies. Stipo approaches the city as a whole and interconnect spatial, social, economic and cultural strategies. The Stipo team works from an innovative vision and approach on urban development in networks with all kinds of partners. Our knowledge is Open Source. The Stipo Academy shares knowledge and insights in the what and how of urban development. Stipo stands for Strategy, Innovation, Process development and Open source.

Holland Branding Group provides strategic organisational advice to organisations that collaborate in order to do something new. Our approach combines branding, research and visual sessions. Identity ties alliances to their customers and their partners to each other.

Inspiring Cities Dublin is the Irish branch of Inspiring Cities, international network for cities and culture. Inspiring Cities is about international and interdisciplinary best practice in urban development. It is about the exchange of ideas and changing the way people think about the city. Inspiring Cities believes in culture (in its broadest sense) as a way to help develop cities, to bring cities closer to what they are. Inspiring Cities is about creating ideas for making cities better. Inspiring Cities is a freezone on the internet. Inspiring Cities' mission is searching for the soul of the city.

Stipo: www.stipo.info (English) / www.stipo.nl (Dutch)

Holland Branding Group: <http://hbg.cityinnovators.nl/> (Dutch)

Inspiring Cities: www.inspiringcities.org