HIGHLIGHTS

Urban Sprawl >> Urban Ruins

LANDSCAPE

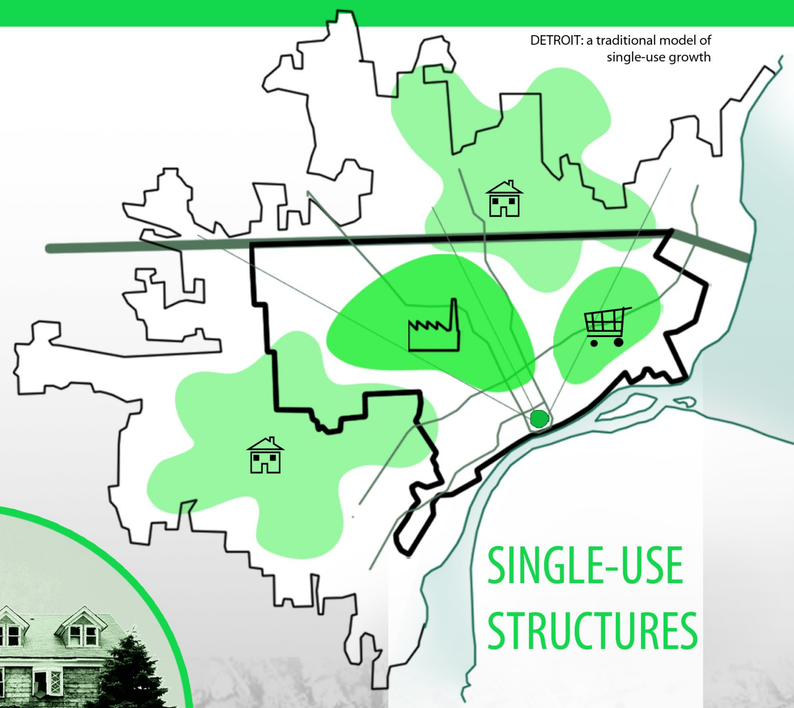
- Use of land
- Indiscriminate urban growth
- Single use-structure
- Urban desert

BUILDINGS

- Decay and obsolescence of building stock
- Politics of divestment
- Energy inefficiencies

SOCIAL/ ECONOMIC

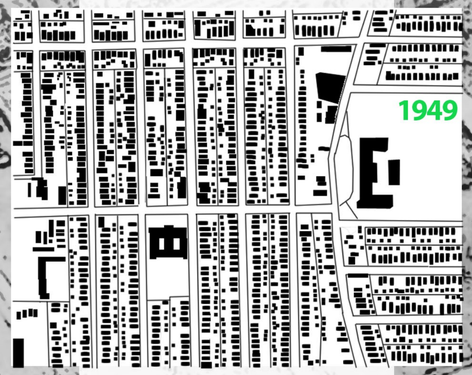
- Marginalization and isolation
- Racial divide
- Insecurity
- Unemployment



DETROIT: a traditional model of single-use growth

SINGLE-USE STRUCTURES

The urban form of residential single-use
St. Cyril Catholic Church Neighborhood, Detroit
1949 >> 2003
www.detroityes.com



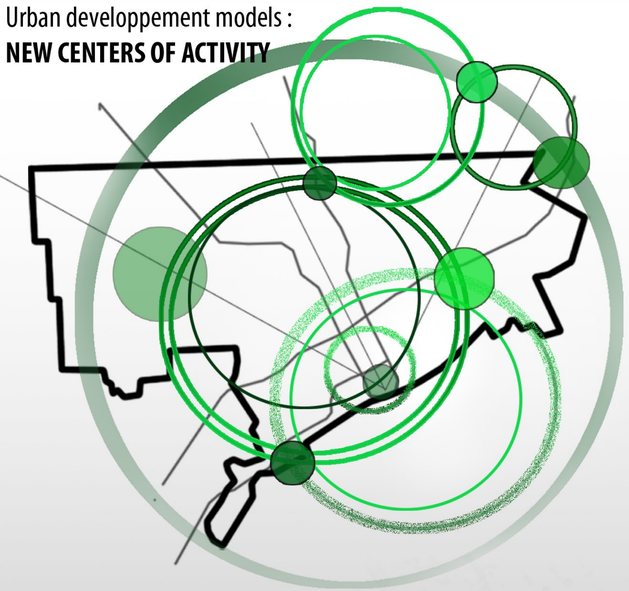
Common Concers of Residents

US Census Bureau/ SEMCOG/ Transportation Riders United

STRATEGY

Urban developpement models :

NEW CENTERS OF ACTIVITY



Pilot Project:

PACKARD MOTORS - Detroit

from urban ruins >> to smart growth

TRANSPORTATION AND DIGITAL INFRASTRUCTURE
Smart Mobility

- Accessibility
- Modern digital information infrastructure
- Sustainable, innovative and safe transportation systems

SOCIAL AND HUMAN CAPITAL
Smart People

- Level of qualification
- Affinity to life long learning
- Social and ethnic plurality
- Flexibility
- Creativity
- Cosmopolitanism/Open-mindedness
- Partecipation in public life

NATURAL RESOURCES
Smart Environment

- Attractive natural surroundings
- Reduce Pollution
- Enviromental protection
- Sustainable resource management

COMPETITIVENESS
Smart Economy

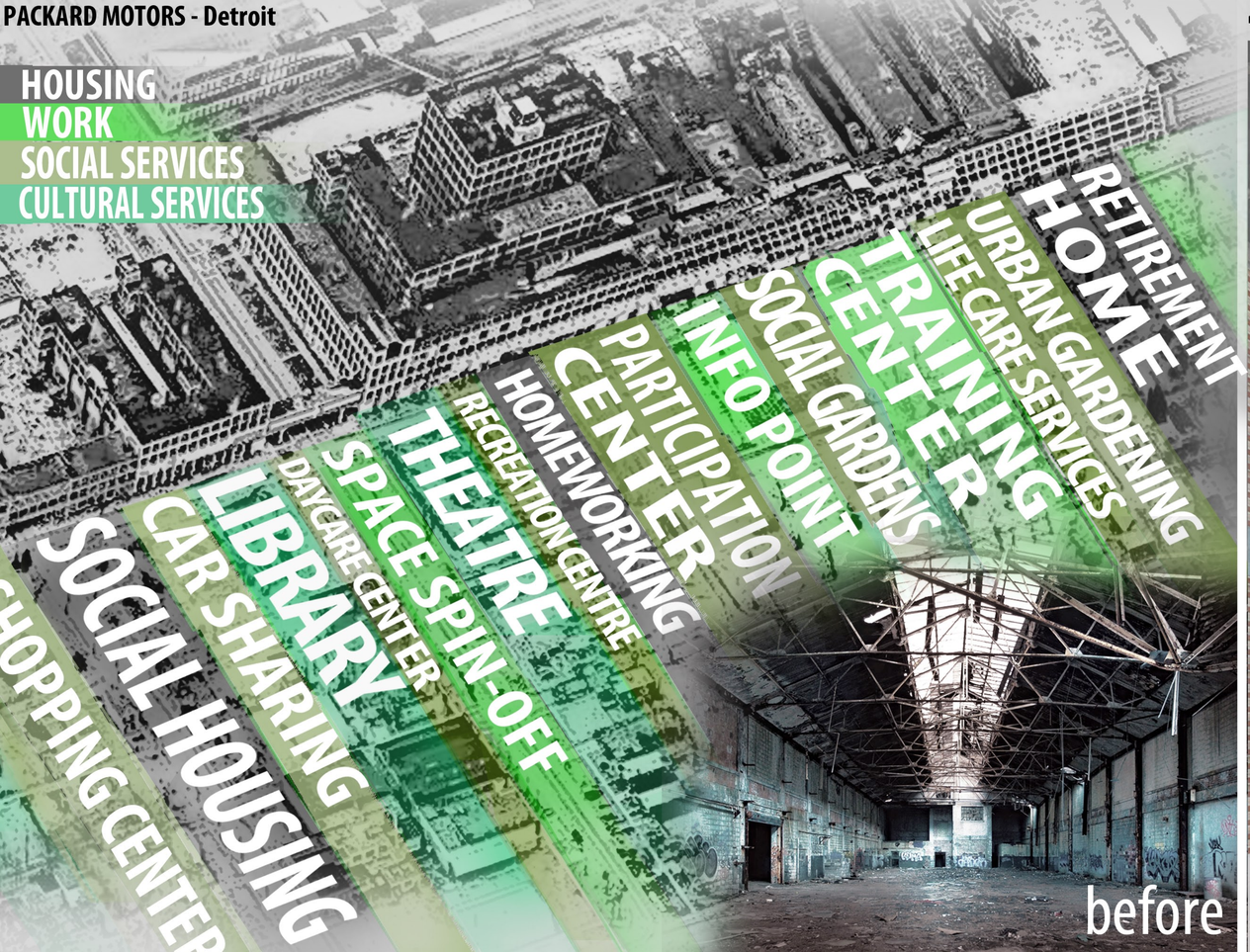
- Innovative spirit
- Entrepreneurship
- Economic image and trademarks
- Productivity
- Flexibility of labour market
- Ability to evolve

QUALITY OF LIFE
Smart Living

- Cultural facilities
- Health conditions
- Individual safety
- Housing quality
- Education facilities
- Touristic attractivity
- Social cohesion

PARTICIPATION
Smart Governance

- Participation in decision-making
- Public and social service
- Transparent governance
- Political strategies & perspective



HOW

4D

Distributed Development
- Establish diverse and distributed centers of activity, organized as a hub and spoke system, that avoid the unbalanced and unsustainable growth caused by the center-periphery model of prior urban development models.
- Create infrastructure and environmental conditions to support the clustering of services.
- Leverage digital communications technology to reduce the need to move people and goods

Diversification
- Distribute social services evenly throughout the network with a development approach that fosters a balance between supply and demand.
- Attune the plan and development strategy to the interconnection and interaction among spaces and activities to foster a way of life based on simultaneity rather than linearity, a commingling of spaces, functions and interests that will support diversity, innovation, adaptability and agility.

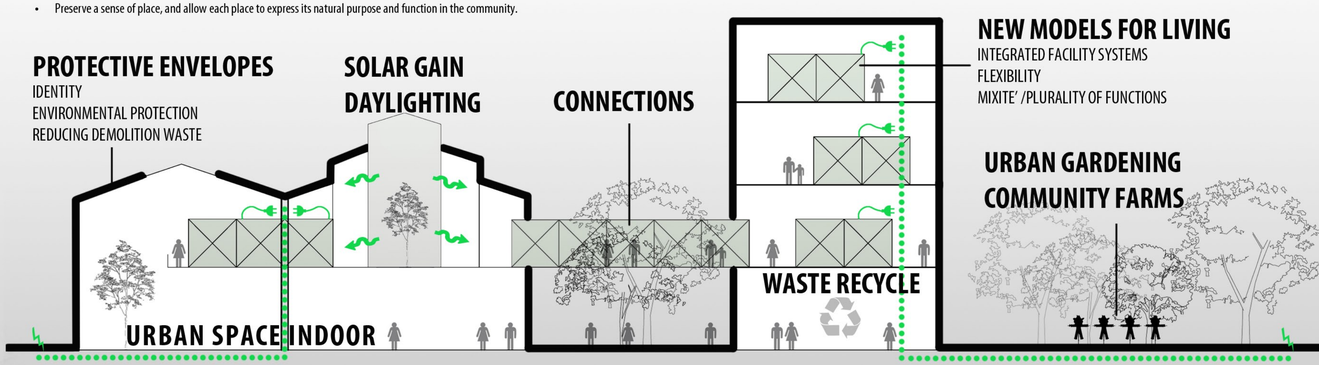
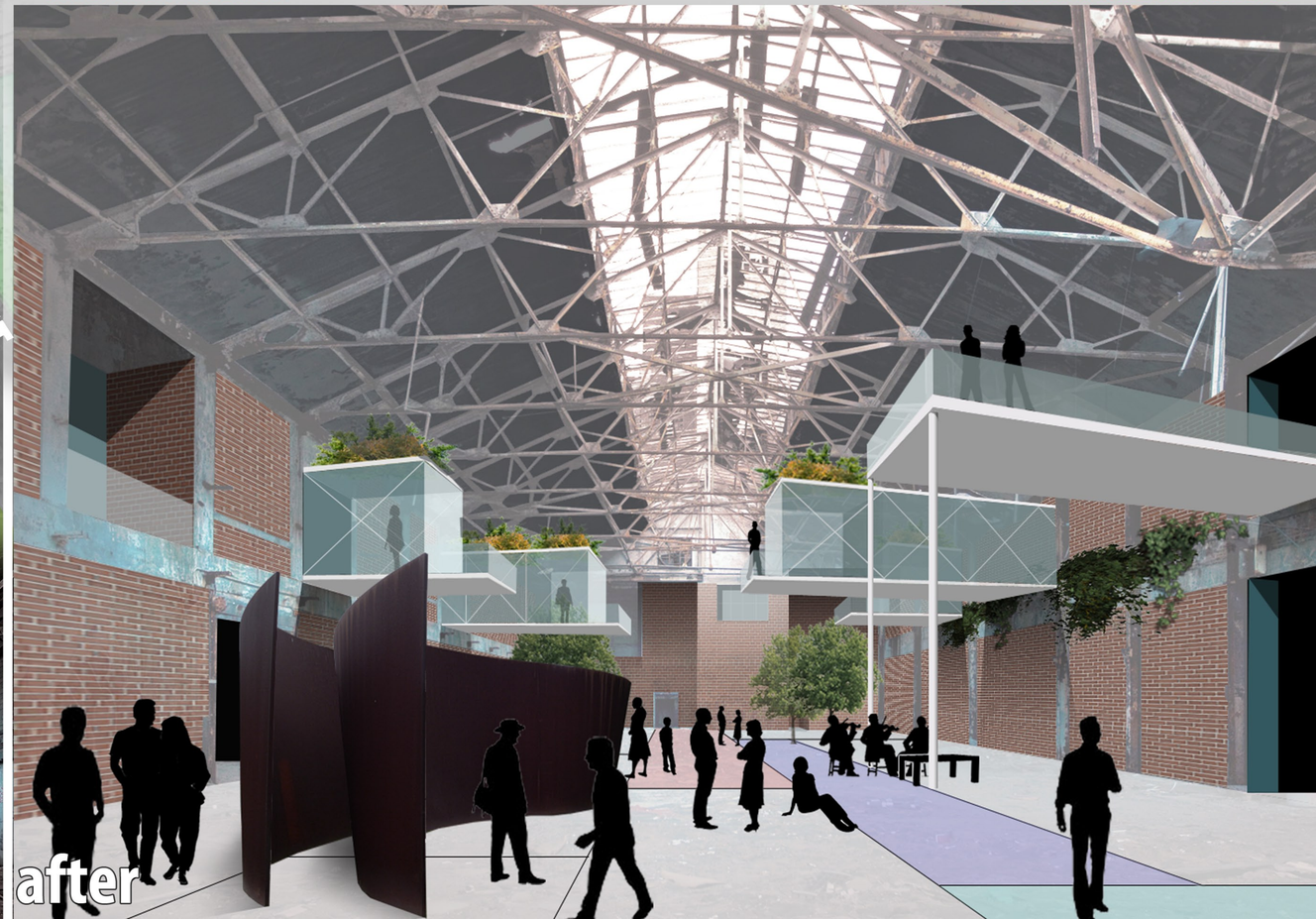
Densification
- Favor dense development to reduce land use, provide open spaces, and restore the natural environment.
- Facilitate communication via proximity as well as digital networks to support collaboration, foster development of complex processes, and tap power of serendipity to trigger innovation.

Deconstruction
- Deconstruct the boundaries between socializing, living and working to transform how the environment is perceived and used and to improve the quality of life.
- Preserve a sense of place, and allow each place to express its natural purpose and function in the community.

4C

Creative Economy
- Create spaces and services that support the development of a green economy based on creativity, innovation and research
- Encourage new economic activity arising in and for the community (recycling and reuse, social services, etc.)

Cooperation
- Plan the development of new spaces and economies with the active participation of the inhabitants and service providers.
- Stimulate innovation and creativity through the sharing of space (co-working, cohousing, multi-use spaces)

Control
- Promote the shared use of space, both public and private, to facilitate the management and maintenance of the new urban model.
- Engage the active involvement of users of the space, enabling them to stay informed and secure and enjoy a good quality of life.

Concreteness
- Recover the "protective sheath" provided by existing structures, deploy new infrastructure and then, on the basis of targeted and collaborative planning, realize new spaces.
- Identify pilot projects to develop effective and efficient practices that can be utilized in other locations.