

Plan Investment and Evaluation Syllabus

Fall 2020 Urban Planning P251400

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Course descriptions:

There is growing awareness of the importance of urban or neighbourhood design issues and the concept of sustainable urban form has progressively moved up the policy agenda since the late 1990s. The planning system is an important interface between housing demand and house developments. It is important to acknowledge that in the urban planning decision making process, financial calculations are not fairly straightforward. The purpose of this course is to identify the relationships between Urban Planning system and Investments from public and private sectors. By understanding the process of applying interest rate factors to a cash flow diagram in order to determine some measure of worth that is then used to make decisions, the future planners could have a broader vision towards urban planning from financial perspective.

The course will be particularly useful for those who:

- Want to understand decision making process and evaluation tools for it
- Want to explore the means to evaluate the feasibility of planning projects
- Want to improve their understanding of planning concepts through discussions in English

The course is oriented by eight sessions and in each session an emerging planning issue will be discussed from both public and private sector perspectives. Each session will last for two weeks including theoretical lecture review, introducing evaluation methods, and case study. This course utilizes selected essays, excerpts, and theories to elucidate these themes. In addition, students will make comparisons between the issues as discussed in the readings, with those of Taiwan. The course will be conducted

primarily in English.

Course Contexts

This course mainly involves three major components, urban planning, public policy and evaluation tools. Selective contemporary planning issues are discussed week by week accordingly to the above three components. Various planning issues will definitely involve different decision making factors, process, and toolkits. Following theory, evaluation tools and case studies will be selected in each week discussions.

1. Market Relations in Land and property
2. Planning tools and Markets
3. Estimating the impact of Planning on Commercial Property Markets
4. Property indices and Market performances
5. Planning Obligation
6. Decision-making : Making the decision for a single and multiple projects
7. problem or opportunity definition; generating and designing feasible solution alternatives
8. Cost and Benefits: cash flows and the time value of money
9. Economic Equivalence
10. Risk Evaluation
11. Case studies

Course Schedule

Date	Week	Theme	Assignments
Sept. 7	1	Course Overview <ul style="list-style-type: none">• Course Description, Topics, and Objectives• Expectations (read prior to class) & Grading• Teaching Materials, Office Hours, TA	

		<ul style="list-style-type: none"> • Introductions 		
Sept. 14	2	<p>Topic: Contemporary urban planning trend- a big society way of planning</p> <p>Required readings: (Everyone should read these papers)</p> <ul style="list-style-type: none"> ➤ Santiago Eizaguirre, Marc Parés. (2018) Communities making social change from below. Social innovation and democratic leadership in two disenfranchised neighbourhoods in Barcelona. Urban Research & Practice 0:0, pages 1-19. ➤ Pelorosso, R.,(2020) Modeling and urban planning: A systematic review of performance-based approaches, Sustainable Cities and Society, 52, 101867. https://doi.org/10.1016/j.scs.2019.101867. 		
Sep. 21	3	<p>Session ONE: Planning Intervention and Urban Regeneration</p> <p>Urban regeneration has been the most popular planning tools adopting in every country as a powerful approach to revitalize urban areas physically and economically. In this session, we will discuss whether urban regeneration is a panacea for urban deprived areas and what will be evaluated and appraised before public and private investments.</p> <p>Case studies:</p> <ol style="list-style-type: none"> 1. Thames Gateway London, UK 2. City of Birmingham. UK <p>Required readings:</p> <ul style="list-style-type: none"> ➤ Wang,Hao; Shen,Qiping; Tang,Bo-sin; Lu,Chen; Peng,Yi; Tang,LiYaning, (2014)“A framework of decision-making factors and supporting information for facilitating sustainable site planning in urban renewal projects”, Cities, Vol.40 Part A(0):162-177 ➤ Boyle, L., Michell, K., Viruly, F., (2018), A critique of the application of Neighborhood Sustainability Assessment Tools in urban regeneration, Sustainability (Switzerland), 10 (4),1005. https://doi.org/10.3390/su10041005 ➤ Daniele La Rosa, Riccardo Privitera, Luca Barbarossa, Paolo La Greca, (2017) Assessing spatial benefits of urban regeneration programs in a highly vulnerable urban context: A case study in Catania, Italy, Landscape and Urban Planning, 157, 180-192. https://doi.org/10.1016/j.landurbplan.2016.05.031 ➤ Ploegmakers, H., Beckers, P., Van der Krabben, E. (2017). The impact of planning intervention on business development: Evidence from the Netherlands. Urban Studies, 55 (14), 3252-3273. 	Field Trip (9/26)	
Sep. 28	4			
Oct. 5	5			

Oct. 12	6	<p>Session TWO: Climate change and planning</p> <p>The climate change adaption in the past decade has become the no.1 challenge for planners . It could result in sudden rainfalls, landslide, tsunami, coastal erosion and flooding. How to identify the potential land at risk and come up with contingency plan to compensate property and life loss is going to be discussed in this session.</p> <p>Case Study: Coastal erosion in UK http://www.mccip.org.uk/annual-report-card/2007-2008/marine-environment/coastal-erosion.aspx</p> <p>Required readings:</p> <ul style="list-style-type: none"> ➤ Chokhachian, A., Perini,K., Giulini, S., Auer, T., (2020) Urban performance and density: Generative study on interdependencies of urban form and environmental measures, Sustainable Cities and Society,53, 101952. https://doi.org/10.1016/j.scs.2019.101952. ➤ Kai Guo, Xinchang Zhang, Jiamin Liu, Zhifeng Wu, Min Chen, Kexin Zhang, Yiyun Chen, (2020). Establishment of an integrated decision-making method for planning the ecological restoration of terrestrial ecosystems. Science of the Total Environment, 741, 139852. https://doi.org/10.1016/j.scitotenv.2020.139852. ➤ Gallina, V., Torresan, S., Zabeo, A., Critto, A., Glade, T., Marcomini, A. (2020). A multi-risk methodology for the assessment of climate change impacts in coastal zones. Sustainability (Switzerland) 12(9). 3697 ➤ McEvoy, S., van de Ven, F.H.M., Brolsma, R., Slinger, J.H. (2020) Evaluating a planning support system's use and effects in urban adaptation: An exploratory case study from Berlin, Germany, Sustainability (Switzerland) 12(1). 173 	
Oct. 19	7		
Oct. 26	8		
Nov. 2	9	<p>Session THREE: Affordable Housing Development</p> <p>The issue of affordable housing has drawn attention in every country nowadays. Due to the financial shortage and governments change their directions of affordable housing provision, how to provide sufficient affordable housing to meet the demand is a serious task for both public and private sector. In this session, we will discuss what have to be considered when delivering affordable housing from public and private sector.</p> <p>Case Study:</p> <ol style="list-style-type: none"> 1. For-Profit affordable housing : CityView: San Antonio, Texas, and Santa Monica, California, USA 2. Non-Profit affordable housing: Phipps Houses Group: New York, USA <p>Required readings:</p> <ul style="list-style-type: none"> ➤ Debrunner, G., Hartmann, T. (2020). Strategic use of land policy instruments for affordable housing – Coping with social challenges under scarce land conditions in Swiss cities, Land Use Policy, 99, 104993 ➤ Crosby, N. (2019). Development viability assessment and the provision of affordable housing: A game of ‘Pass the parcel’? Town Planning Review, 90 (4), pp. 407-428. 	
Nov. 9	10		
Nov. 16	11		

		<ul style="list-style-type: none"> ➤ Ran Liu, Tai-Chee Wong (2015) The allocation and misallocation of economic housing in Beijing: Target groups versus market forces, Habitat International, Vol. 49, Pages 303-315 ➤ Damoah, I.S., Ayakwah, A., Aryee, K.J., Twum, P., (2020). The rise of PPPs in public sector affordable housing project delivery in Ghana: challenges and policy direction, International Journal of Construction Management, 20 (6), pp. 690-703 	
Nov.23	12	Session FOUR: Brownfield Redevelopment	
Nov.30	13	<p>During the process of urban development, brownfield redevelopment has become an emerging issue in terms of sustainability and smart growth. However, brownfield redevelopment usually involves with possible contaminations and uncertainty of clean. It could cause extra risk and cost in redevelopment process.</p> <p>Case Study:</p> <ol style="list-style-type: none"> 1. CPDC An-Shun Site, Tainan, Taiwan (http://cpdc.recyclesources.com/) <p>Required readings:</p> <ul style="list-style-type: none"> ➤ Martinat, S., Dvorak, P., Frantal, B., Klusacek, P., Kunc, J., Navratil, J., et al. (2016). Sustainable urban development in a city affected by heavy industry and mining? Case study of brownfields in Karvina, Czech Republic. [Article]. Journal of Cleaner Production, 118, 78-87. ➤ Loures, L.& Vaz, E. (2018). Exploring expert perception towards brownfield redevelopment benefits according to their typology, Habitat International, 72, 66-76 ➤ Tore Söderqvist, Petra Brinkhoff, Tommy Norberg, Lars Rosén, Pär-Erik Back, Jenny Norrman (2015) Cost-benefit analysis as a part of sustainability assessment of remediation alternatives for contaminated land, Journal of Environmental Management, 157, 267-278 ➤ Loures, L. Panagopoulos, T. & Burley, J.B. (2016) Assessing user preferences on post-industrial redevelopment Environment and Planning B: Planning and Design, Vol. 43, Issue 5, 871-892 	
Dec. 7	14	Session FIVE: Big Event City	
Dec. 14	15	<p>It is an increasing trend that the city government will consider hosting big event as an approach to revitalizing or marketing the city. Some event considers it could be a chance to attract foreign capital and stimulate domestic economy. However, for public sector, how to evaluate the real potential outcome of a big city is always a big question. To host or not to host?</p> <p>Case Study:</p> <p>Olympic Cities in UK, and China http://www.london2012.com/about-us/the-people-delivering-the-games/oda/ The Flora Expo, Taipei http://www.taipei-expopark.tw/ct.asp?xItem=102939&ctNode=7426&mp=4</p>	

		<p>Required readings:</p> <ul style="list-style-type: none"> ➤ McGillivray, D., Duignan, M.B., Mielke, E. (2020). <i>Mega sport events and spatial management: zoning space across Rio's 2016 Olympic city</i>. <i>Annals of Leisure Research</i>, 23(3), 280-303. ➤ Hiller, H.H., Wanner, R.A.(2019) The Olympics as an urban policy choice: Post-Games assessments of economic value by host city residents. <i>Journal of Urban Affairs</i> 41(8), 1205-1224. ➤ Müller, M. (2015). <i>The mega-event syndrome: Why so much goes wrong in mega-event planning and what to do about it</i>. <i>Journal of the American Planning Association</i>, 81(1), 6-17. ➤ Kassens-Noor, E., Vertalka, J., Wilson, M., (2019). <i>Good games, bad host? Using big data to measure public attention and imagery of the Olympic Games</i>, <i>Cities</i>, 90, 229-236 https://doi.org/10.1016/j.cities.2019.02.009 		
Dec.21	16	<p>Session SIX: Smart urbanism and new trend of planning</p> <p>Public sectors have started to seeking for a smarter and evidence-based governing solution for service provision. Hence, it is important to understand the big-data trend and evaluation tools to ensure more sustainable development.</p> <p>Required readings:</p> <ul style="list-style-type: none"> ➤ Wang, J., Wei, X., Guo, Q. (2019) A three-dimensional evaluation model for regional carrying capacity of ecological environment to social economic development: Model development and a case study in China, <i>Ecological Indicators</i>, Vol.89, 348-355 https://doi.org/10.1016/j.ecolind.2018.02.005. ➤ Albino, V., Berardi, U. & Dangelico, R.M. (2015) Smart Cities: Definitions, Dimensions, Performance, and Initiatives, <i>Journal of Urban Technology</i>, 22:1, 3-21, DOI: 10.1080/10630732.2014.942092 ➤ Ben Cave, Jinhee Kim, Francesca Viliani & Patrick Harris (2020) Applying an equity lens to urban policy measures for COVID-19 in four cities, <i>Cities & Health</i>, DOI: 10.1080/23748834.2020.1792070 		
Dec.28	17			
Jan.4	18		<p>Term paper presentation</p> <p>Review Sessions & Discussions & term paper due</p>	Term paper due

Grading Grading is based on the following categories: 1. Attendance: 15% 2. Assignments & Presentations: 45% 3. Verbal Participation: ~15% 4. Final Exam or term paper:25%

Term paper

Two people work as a team working on selected topics. Each team should choose one topic such as urban regeneration projects, Olympic city projects, Expo projects; new build housing projects, commercial property development projects, brownfield redevelopment or transportation projects.

1. For each team, you should include theoretical background of selected development type and build up your own debate of how planning system, public policy and development tools have impacts on certain developments. Also, you should select at least one evaluation method to evaluate the level of impact and performance of property markets. Afterwards, you should do a comparison study between two similar cases utilizing decision making tools and analytical methods. The final expectation of the term paper is to provide some decision making principles or guidelines for different planning/ development type.
2. **The Term paper should be at least 5000 words or maximum 10 pages A4 in English.**

Week Two assignment

1. Please read through articles listed on Week 2 in the syllabus first. (selective reading..you don't have to read every article)
2. Read this paper clearly. → <https://rccsar.revues.org/433>
3. The above paper discusses the State-Market relationship in the modern world. After reading it, please try to think of your country and write a short essay (less than 3 A4 pages) about what is the current state-market relationship in your country and what are the main reasons for that.
4. Submit deadline: Oct.5th 12:00 PM