North East Inner City, Dublin
Advisory Services Panel
23-28 June, 2019
About the Urban Land Institute

- Leadership in the **responsible** use of land
- Creating/sustaining thriving communities
- Global membership of 44,000 members
- Cross-sector; public & private sector

What ULI does:

- Conduct and publishes research
- Provide a forum for sharing best practices
- Organise >200 events per year across Europe
- Direct outreach programmes
- Conduct Advisory Services
The Advisory Services Programme

- Since 1947, 15-20 panels a year on a variety of land use subjects.
- Provides independent, objective and candid advice on important land use and real estate issues.

Process
- Review background materials
- Receive a sponsor presentation and tour
- Conduct stakeholder interviews
- Consider data, frame issues and write recommendations
- Make presentation
- Produce a final report
Panellists

Chair:
Vicki Davis, Washington D.C, U.S.

Erik de Geus, Amsterdam, Netherlands
Vernon Daal, Rotterdam, Netherlands
Nuala Gallagher, Bristol, U.K.
Dermot McCarthy, Dublin, Ireland
Tom Murphy, Pittsburgh, U.S.
Martin O’Malley, Baltimore, U.S.
Bob van der Zande, Amsterdam, Netherlands
Where we’re going

1. Challenges
2. Vision
3. Assets & Opportunities
4. Economic, Social & Physical Goals
5. Actions & Recommendations
6. Governance
7. Finance
8. Results
Advisory Services Panel: Assignment and Study Area

1. Economic and social regeneration
2. Investment in physical infrastructure and social services
3. Policy response and framework

Source: Dublin City Council
Challenges

- Social/Education
- Unemployment
- Barriers (mental)
- Distrust
- Silos
- Unfriendly urban space
- Drugs

Magdalene Laundry
A vision is a statement of hope
A strong pride of place and history, can be interwoven with new threads of Art, Culture, Sports and Education to create a newer and better tomorrow.
Assets

Sports & Recreation
Royal Canal
Croke Park

Arts
Public Space

Culture
D – Light Studios
Aldborough House

Heritage
Mountjoy Square

Education
Schools, Libraries
Youth Clubs, Gardens

Green Economy
Cars, Parking
Houses & Buildings

Opportunities

Sports & Recreation
Royal Canal Park
Entertainment District

Arts
Art District, Art Walk

Culture
Music, Dance, Visual Art
Theatre, Art Café

Heritage
History trail and tour

Education
Construction Academy
Skills Development

Green Economy
Biking, Green Streetscape
Clean Energy
Recreation - Royal Canal

Akerselva River, Oslo
Sports – Croke Park

Amsterdam Cruijff ArenA
Arts – Art Walk

Wynwood Walls, Miami
Heritage - Mountjoy Square

Place de Vosges, Paris
Streetscape - Cars

Oude Dijk, Rotterdam
Green Economy - Roofs

Clean Energy
Meanwhile use – start now!
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Principles of managing inclusive growth

An Inclusive Growth Agenda

1. Connectiveness
2. Integrated (no silos)
3. All actions assessed for social, economic and physical impact
4. Participation, activism and empowerment > LISTEN
5. Ownership of the future
6. Transparency and truthfull (‘Change will happen’)
7. Driven by achieving outcomes not projects
OUTCOMES
Targeted improved achieved through applying the Principles

- Confident Parenting
- Childcare
- Formal & Informal Education
- Income
- Home
- Community Engagement

Family
OUTCOMES

Targeted improved achieved through applying the Principles

Skills, Training and Education
Access to Jobs
Quality Affordable Housing
Social Infrastructure
Built Environment
Public Realm
Community
Actions to Achieve Desired Outcomes

**Add affordable housing** - secure existing social stock “Good fences create good neighbors”

**Affordable low- or no-interest loans** for homeowners and small landlords

Develop programs to train people to be homeowners and encourage homeownership

**Iconic Heritage** - Aldbourough - Magdelene Convent

Collaboratively create an **Arts Strategy** and brand an authentic arts district

**Embrace diversity**

Pay residents for providing services

**Public Realm**

1,000 entry level jobs – landscaping, cleaning, infrastructure improvement

**Art spaces** in or on streets, bridges, vacant properties, schools, fences, flower boxes

Regain the public realm
1,000 TREES EVERY YEAR

- Healthy connected spaces
- Education on nature and sustainability
- High quality streetscaping with 50% less cars, paid commuting car parking and more pedestrian space
- 20 small playgrounds (3 years) designed by kids and built with parents
- Long term: 2 Park and Rides and E-bikes
THE ROYAL CANAL PARK

- Good start with opening the canal (82 miles long)
- A delightful blue string connecting beautiful spaces, amenities and ART (Croke Park and gems D-Light)
- Connected with green spaces
- Interim spaces, pop ups and events
- Deploy watersports
- Employment for park management

Image credit: Paul Kelly
Employment – access to jobs

- Connect development/investment to jobs
- Pipeline of jobs established – planning process/inward investment
- Requirement to employ local people – 30%
- Local people trained and employed to avail of these jobs
- Expand local employment service to provide range of services: debt advice, business support, social enterprise support etc.
- Establish Baseline and Create Annual Targets

Examples

- Establish Construction Academy – scale up St Andrews
- Hotel sector – expanding
Education and Skills

- Requirement to improve the educational attainment, skills and aspirations of Inner North East area residents
- Create umbrella organisation to coordinate
- **Upskill adults** to attain skills, literacy, training, build capacity and confidence
- Work with local community groups to **expand early year childcare**
- Work with local employers, stakeholder partners to create **(3,000) long term mentors**
- Provide **resources to schools** that are required – (assessment)
- Work with Docklands and city partners to **create paid summer internships**
- Use city as a classroom
- Establish ‘Every Child’ Programmes – all primary schools
  - **Every Child a Sportsperson** – GAA, Croke Park Partnership - 3 year rolling programme
  - **Every Child a Musician**
ART!!!
Organisation and Governance

Recommendation 1

Create a Performance Management Regimen to drive progress for people:
- timely, accurate information shared by all;
- rapid deployment of resources;
- effective tactics and strategies;
- relentless follow-up; and
- public goals with public deadlines.

The difference between a dream and a goal is a deadline.
Organisation and Governance

Recommendation 2

Build trust through consistent communications.

- Operational communications
- Community communications
- Branding communications
Organisation and Governance

Recommendation 3

Create a **Special Purpose Authority** with:
- the power to convene;
- the power to maintain focus;
- the power to enforce agency collaborations;
- the power hold agencies accountable for the achievement of measurable results; and
- the power to insist on inclusive growth.
1. Be Transparent
   - Provide budget of all existing funding sources

2. Create One Responsible Redevelopment Authority
   - Commit 10 year, Sustainable, Adequate operating and capital funding sources to implement the Plan

3. Leverage Existing and New Resources
   - Other public funding
   - Matching Funds
   - Community Power
   - New Incremental Tax Revenue for 10 years
   - Employee and Business – Time and Treasure
   - BID’s
Results

Social, Physical and Economic Growth, inclusive for all, within 1 to 4 years!

Embrace art as an economic driver.

- Sense of **cohesion and direction**
- Building community **ownership and trust**
- Creating **connections**, mental and physical
- Building on current and new **assets**
- **Livable and greener** streets visible
- Vacant buildings **revitalised**
- Strong **Leadership**
Thank you!

Ni neart go cur le cheile
There’s strength in unity