

ISUCAR P

Knowledge for better Cities

"Our ability to reach unity in **diversity** will be the beauty and the test of our civilisation." Mahatma Gandhi



COMMUNITY-ORIENTED DEVELOPMENT

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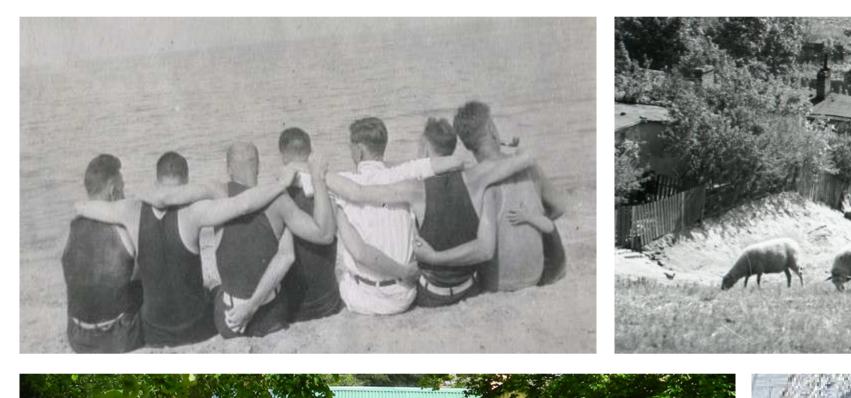
CURRENT CONDITIONS ORLICZ - DRESZERA HILL, GDYNIA 2016

1600 inhabitants ~ 11 ha

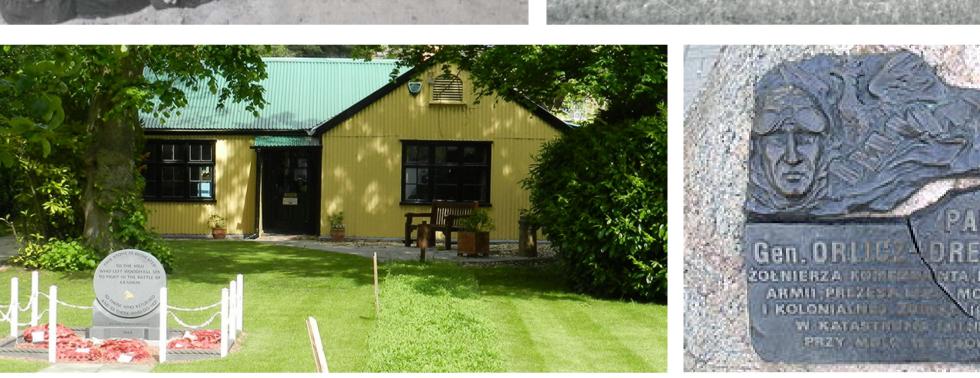




PRESERVE CULTURE AND HERITAGE While the concept of social housing is one dimensional - to provide housing









for those of low income levels - it is merely one component of a much larger web of social issues present in cities around the world. As planners, it is vital to transform our mental frameworks from providing housing for impoverished people to creating vibrant communities for all. The dimensions of this proposal include spatial and social policies in regards to cultural and historic preservation, social engagement and services, the physical design





among the people

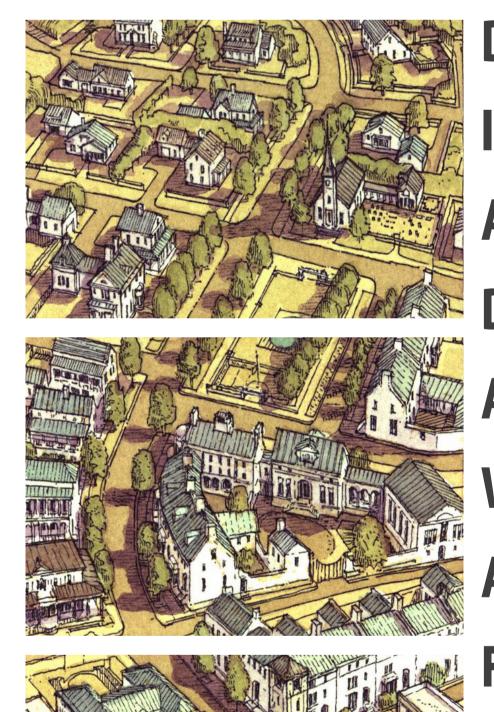
diversity and equality

activities for everyone local guardian brought to aid the community connected inside the community and with the city





PHYSICAL DESIGN



DIVERSITY by green corridors and **IN LAND USES** public transportation important destination **AS WELL AS** in the city nature and landscape **DENSITY** preservation diverse **density AND INTENSITY** of development WILL ENABLE community gardens **A TRANSITION** to sustain the local attachment **FROM A BLIGHTED** mixed-use development **NEIGHBORHOOD** towards

connected

self-sustainability **INTO A VIBRANT** investment increasing **COMMUNITY** land value



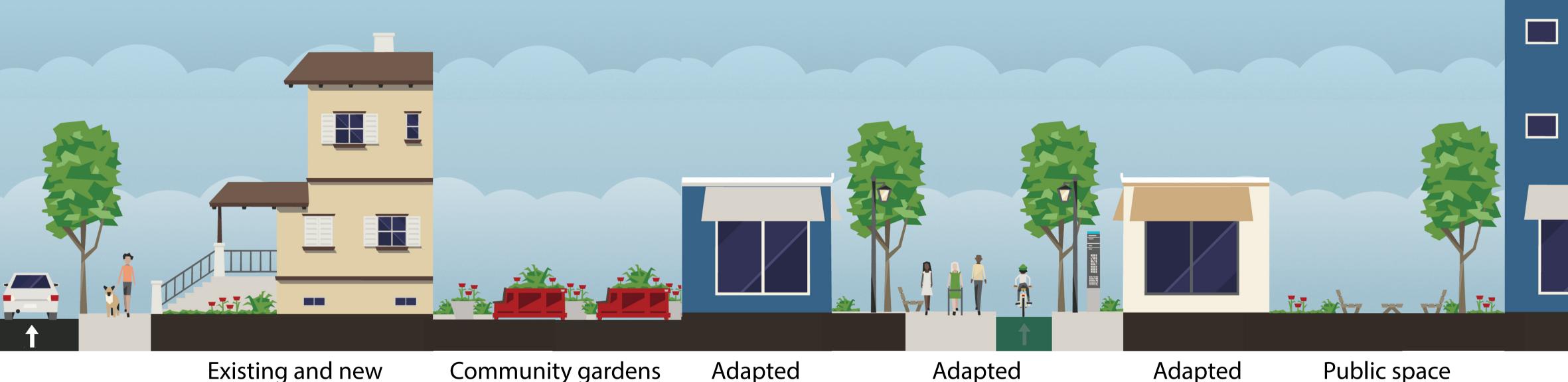




FINANCIAL STRATEGY **LAND ACQUISITION - MUNICIPALITY** trade / buy **INFRASTRACTURE DEVELOPMENT** site, services **PUBLIC-PRIVATE PARTNERSHIP** investors & municipality & local community **OWNERSHIP or RENTALS** buyers - municipality treshold (subsidies, long-term loans) rent-to-buy (limited time-frame to be decided)

AVOIDING GENTRIFICATION affordable rental reduced tax manageable rate renovation program - community savings

short-term rentals



Existing and new single family housing

Community gardens

Adapted original buildings

Adapted original pathways

Public space

original buildings

New higher density mixed-use development

