

/

/

CIP

2 / .

2007.6

ISBN 978-7-111-15683-3

. . . . . - - .F290

CIP 2007

22

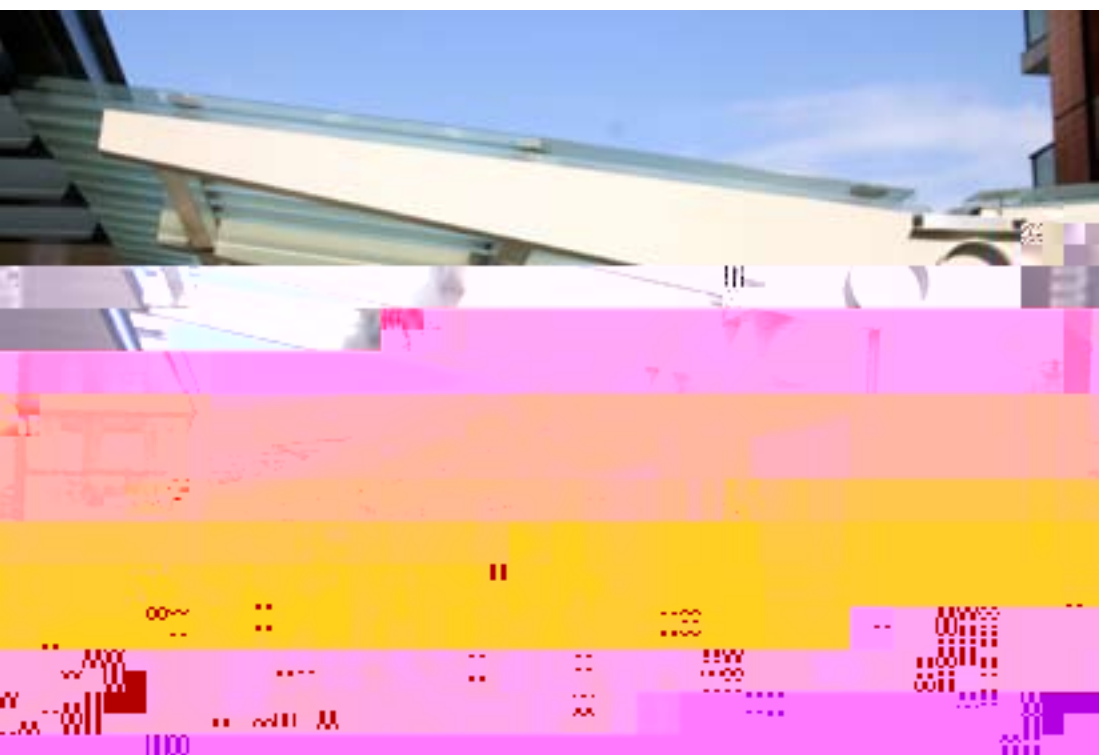
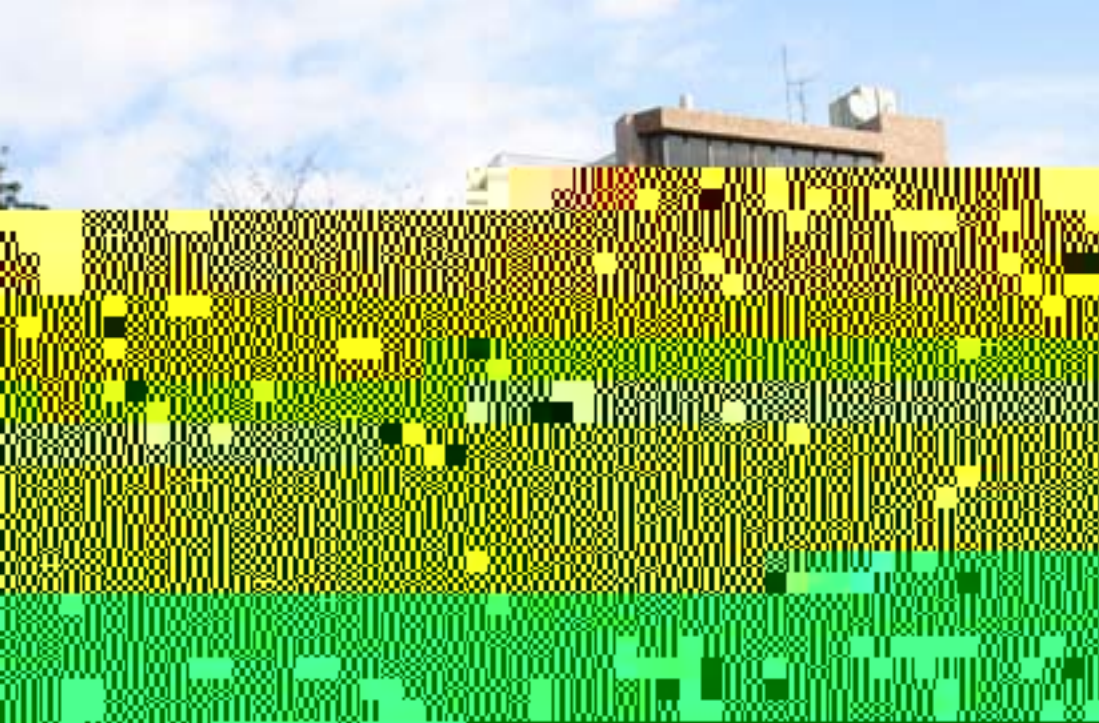
100037

2007 7 2 v 1

37ÿ 0 169m̄ 69 978-7-111-15683-3

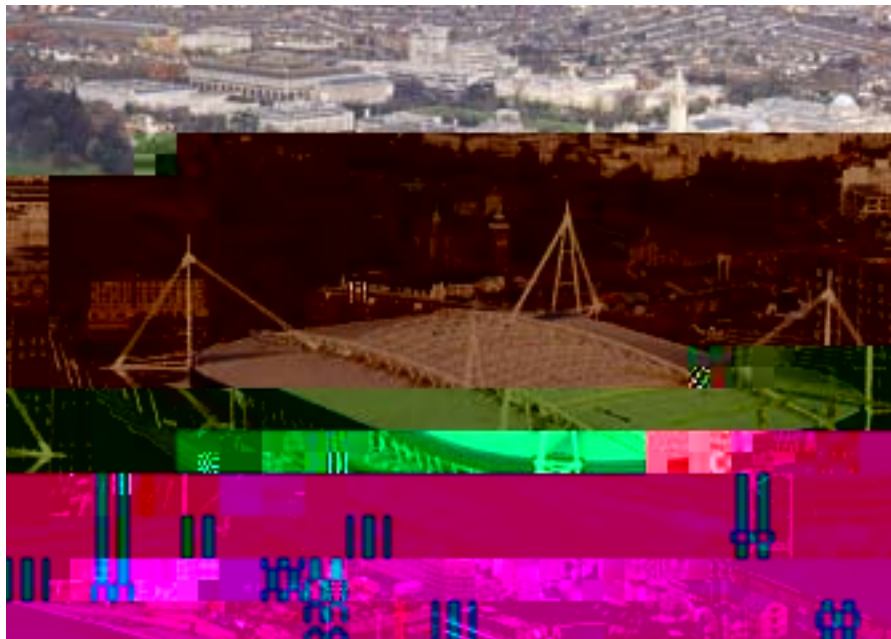
%- 3

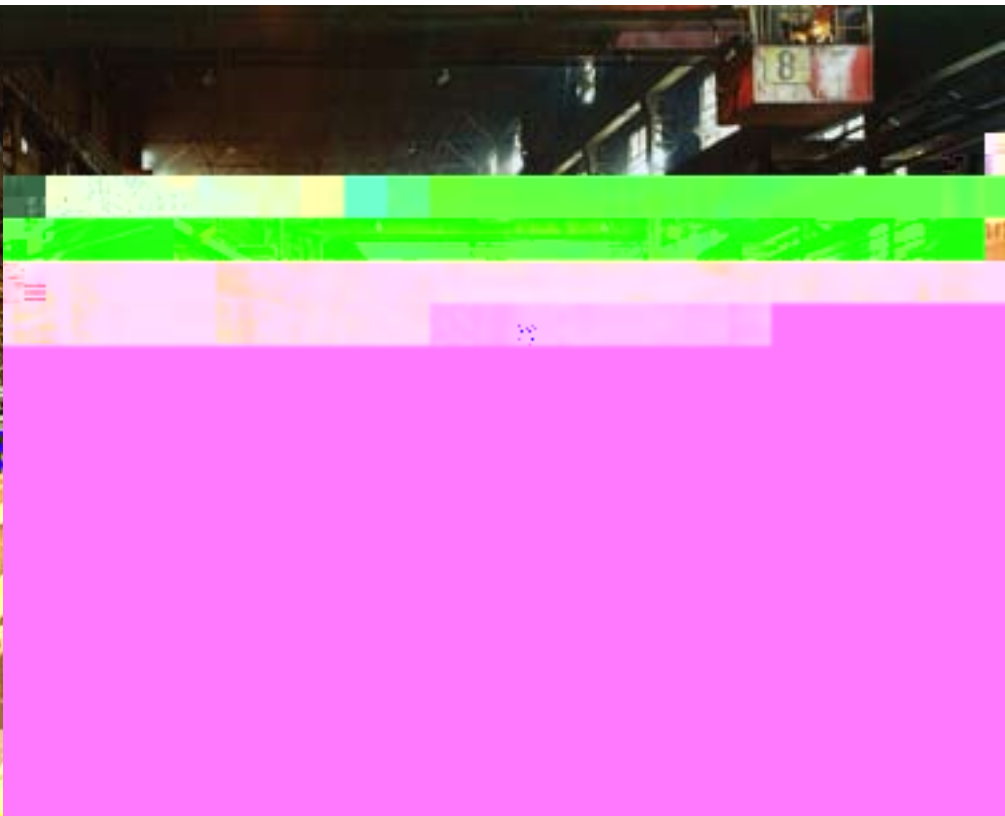
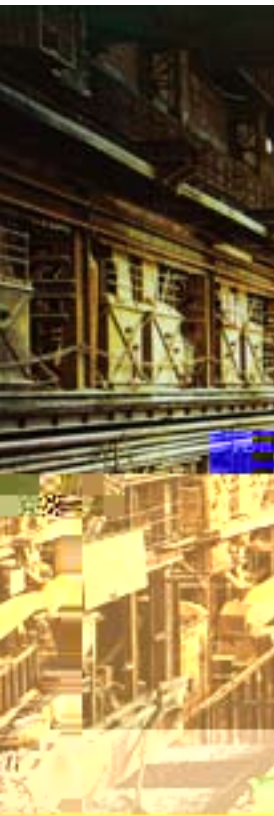






1999

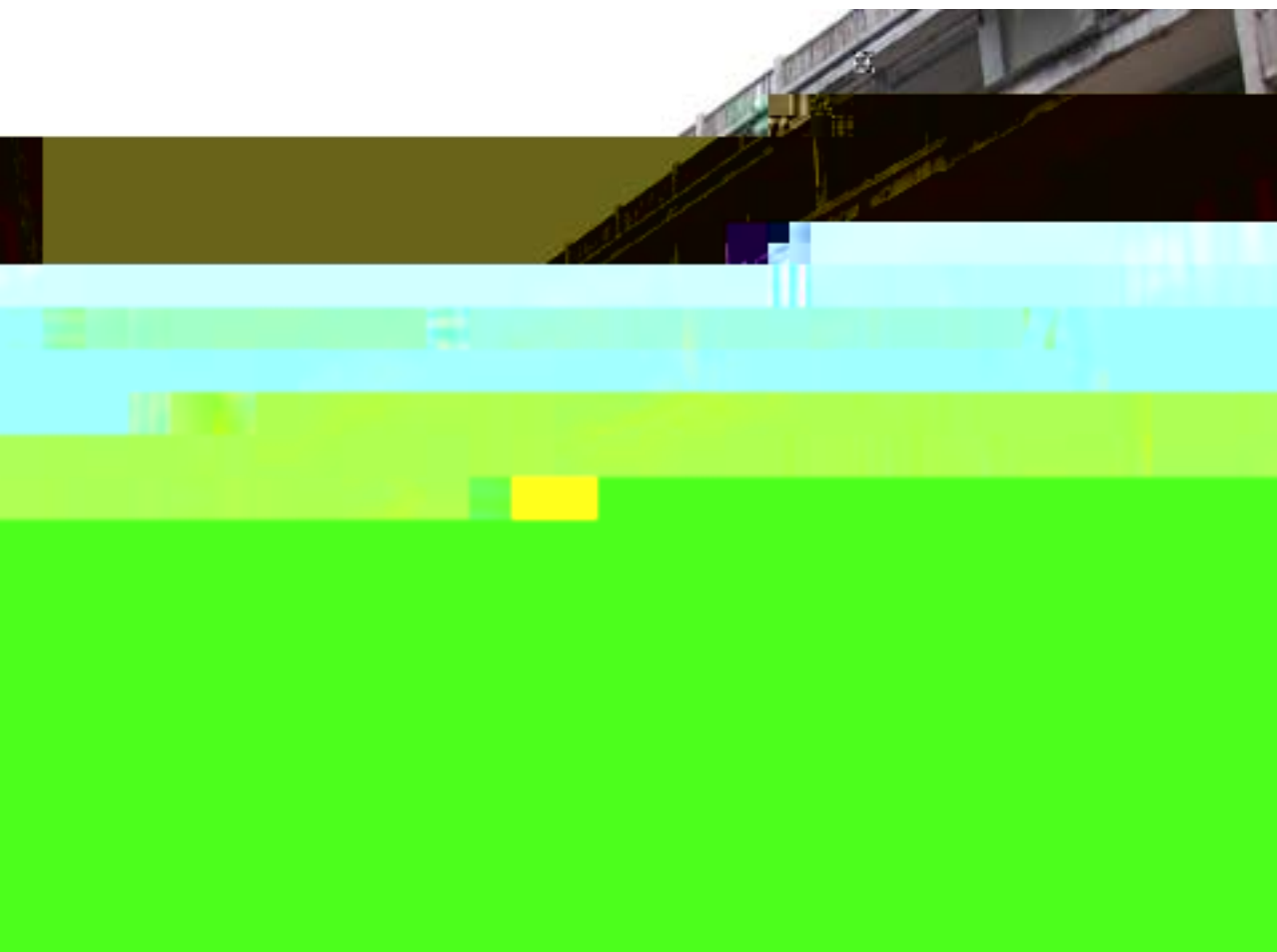








2008 2





LOFT

OCT

# 前言 ▶

1.5 30  
“ 32 ”

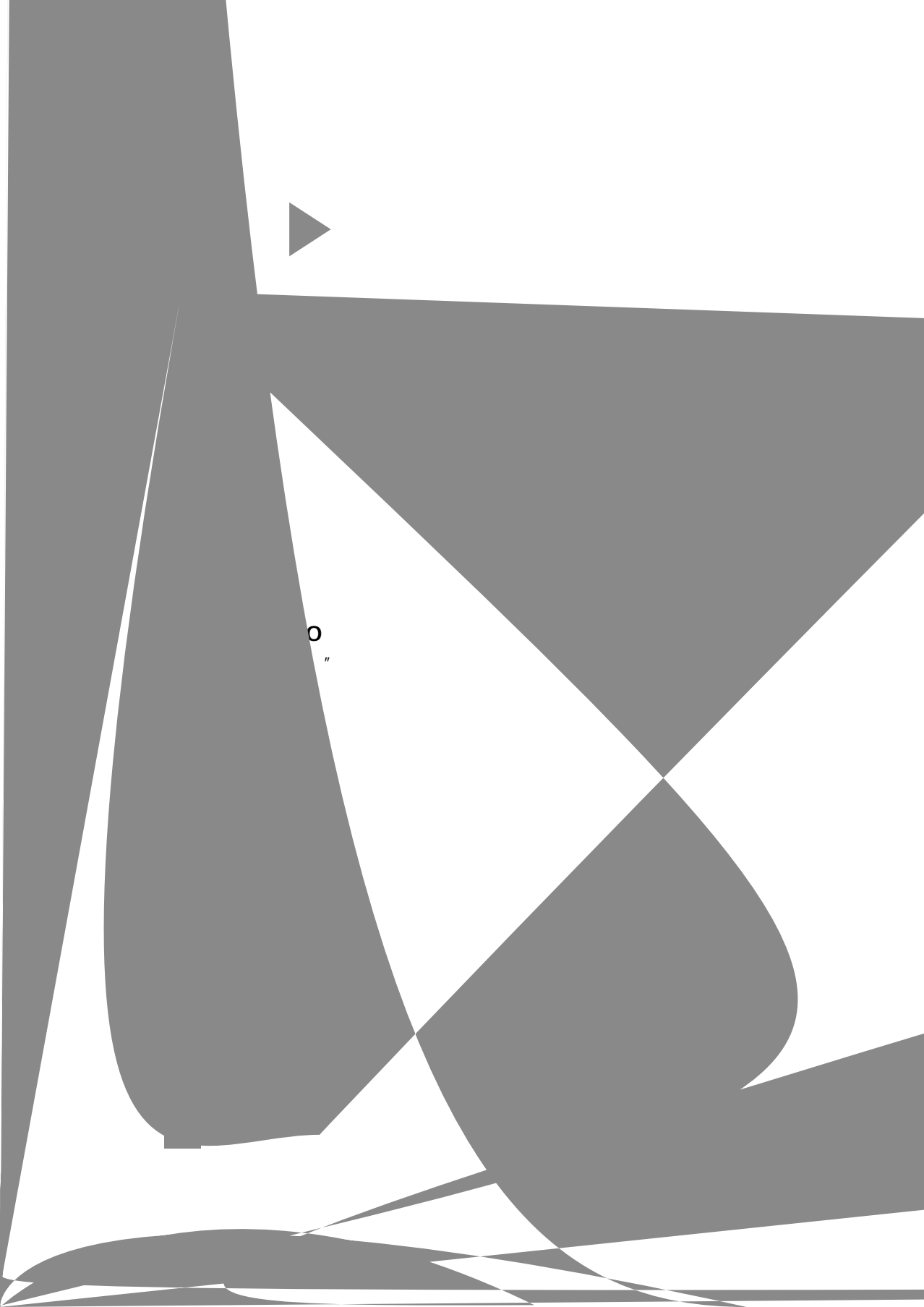
“ ”

LOFT

CBD

CBD





O

"



---

---

125

---

25. 0



- 1.
- 2.
3. " "
- 4.
- 5.

UDF MUT SUR IDP UTPs



## CITY' S REGULATION





" "

19

" "

20 70

10

10

10

“ ”

20

1.5~2

2

“ ” “ ”





1-2



“

”



1-3

20 80



1- 4



1-



“ ”





20 70

70%

“ ”

“ ” (Community Based Planning)



1-7





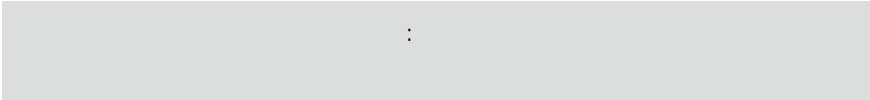
“ ”

“ ”

“

”

“ ”



·

”

”

1949

1972

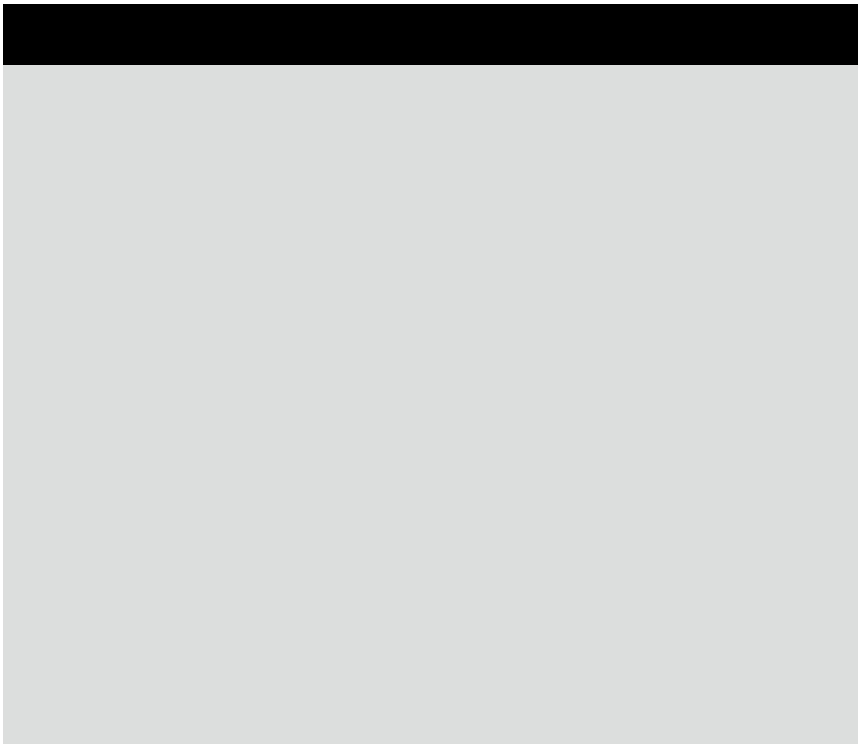
“ ” “ ”

“

”

v

”





1

2

3

20 70

“ ”



“ ”

•

“ ”

“ ” “ ”



1- 8

:

1

2

3

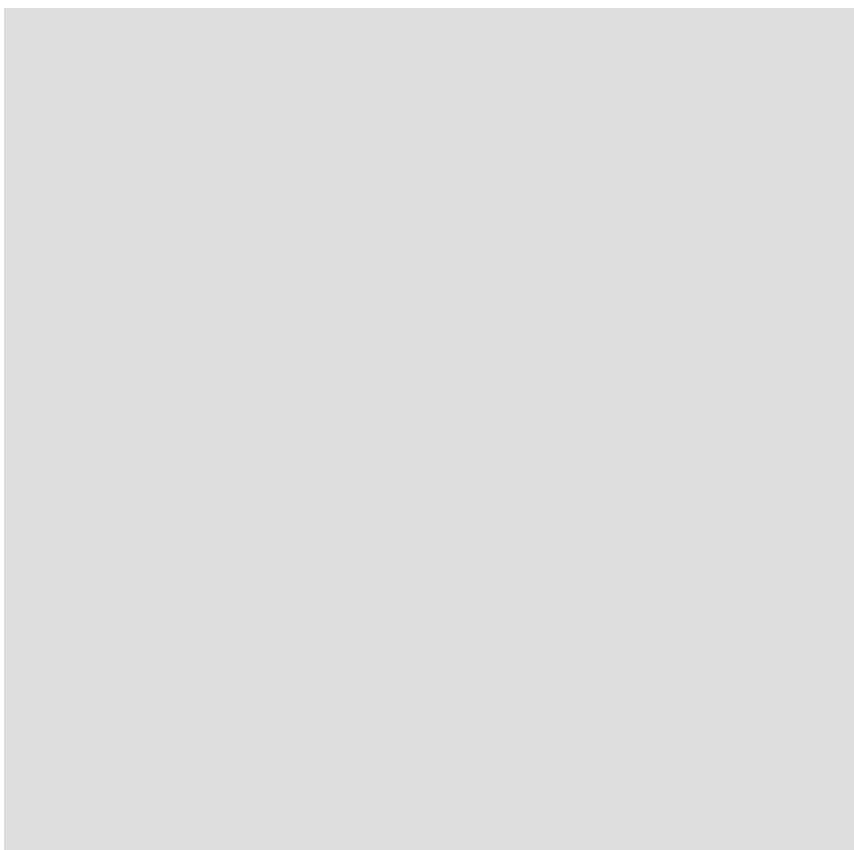
19				
				" "
19		Montague Barlow		
				" "
20 50 70	"			
				" "
20 70				

20

1949

1972









			1959	12	31	306	
36187			2075		5112		29000
	20	50			-		
113							

EMPOWERMENT ZONES

EMPOWERMENT ZONES

ENTERPRISE COMMUNITISE

A

T

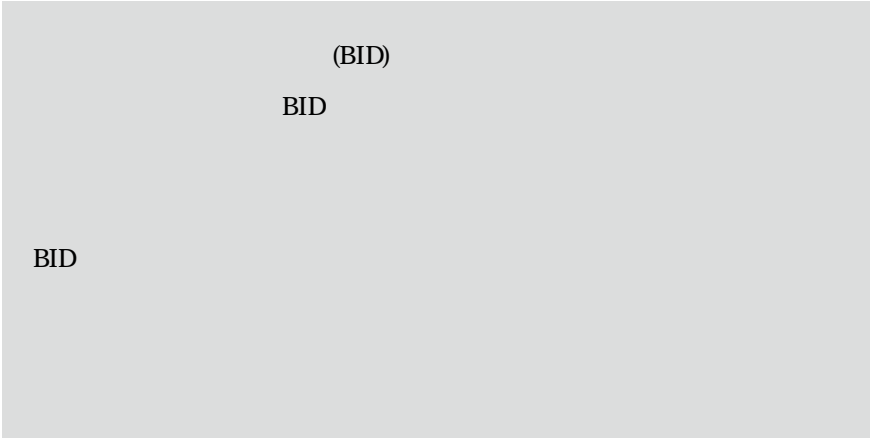
(TIF)

TIF TAX INCREMENT FIANANCING 1952

TIF

TIF

TIF



( )

115	1965	77	413
		3	
0.15%	1950~1960	28	
			“ ”
			57%
		35%	

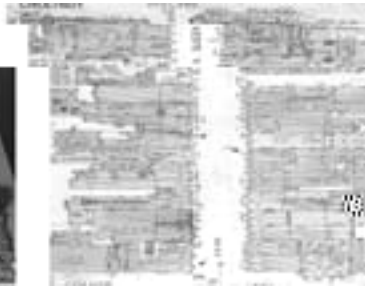




1-10 Barney Google Row



1-11



1-12

1957

Barney Google Row Shantytown

Barney Google Row

15



1-13

1-14



1-1



1-16 Earle Hotel



1-17

1959  
Rodgers CBD

Clifton E. Rodgers  
3%  
CBD

21%

The 100 block of North Queen Street

Second North Queen

Corporation

1920

1890

Earle Hotel 20

1970-1971

1985

Adam Musser Towns

84

2341

3042

Duke Higbee Ada

- 
- 
- 

8  
1000  
449



1-19 Noah Striver



1-20 1968 11





v

1967

v

Gerald M McCue

/

Livingst

rtC

2

t

r/

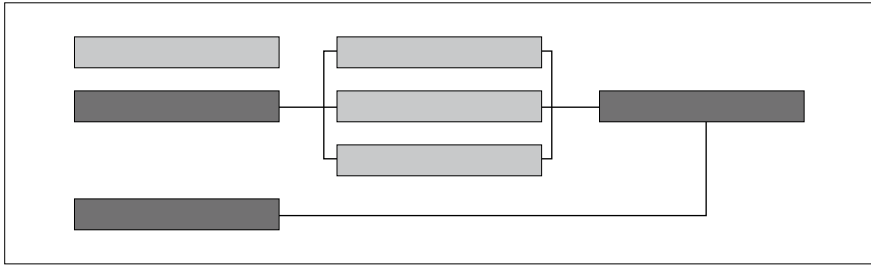
/





## Urban Development Fund

1982



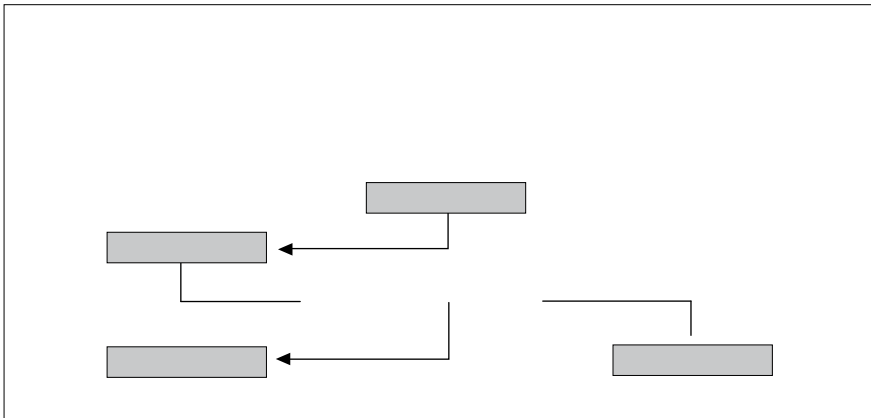
1-27

# MUT Mixed Used Theory

MUT

MUT

MUT



•

•

MUT

MUT

(ICC)

ICC

•

•

•

•

•

•

ICC

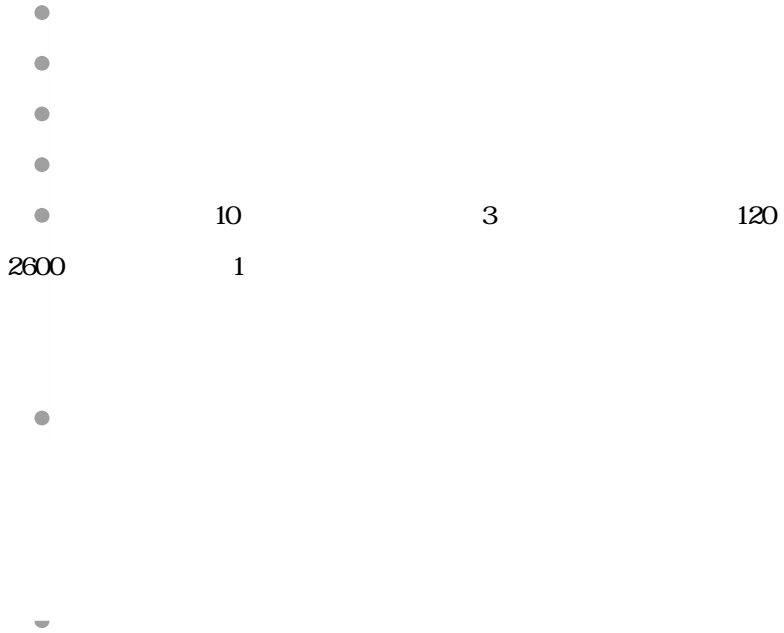
•

MUT

“

”









1- 36

- 
- 
- 

## SUR

SUR

Soft Urban Renewal

SUR



•

•

•

WBSF

SUR

Vienna

WBSF 1984

Vienna 1984

2001

32

15

2005

IDP

UTPs

IDP

- 
- 
- 
- 
- 

UTPs

1997 8



1997 12



1998 11



1- 42 Aktas- Atila

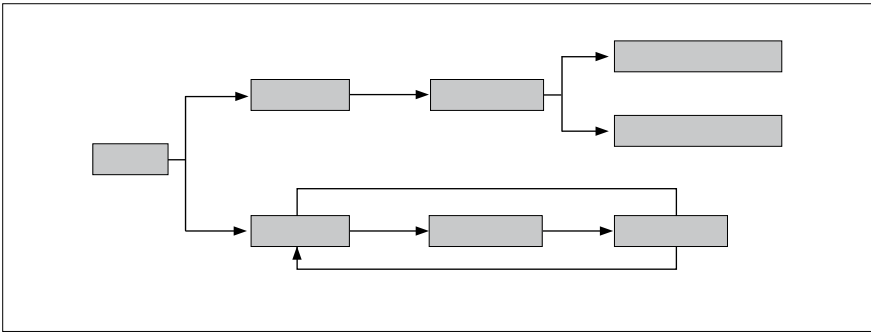
● 1- 43

- 
- 1
- 2
- 3

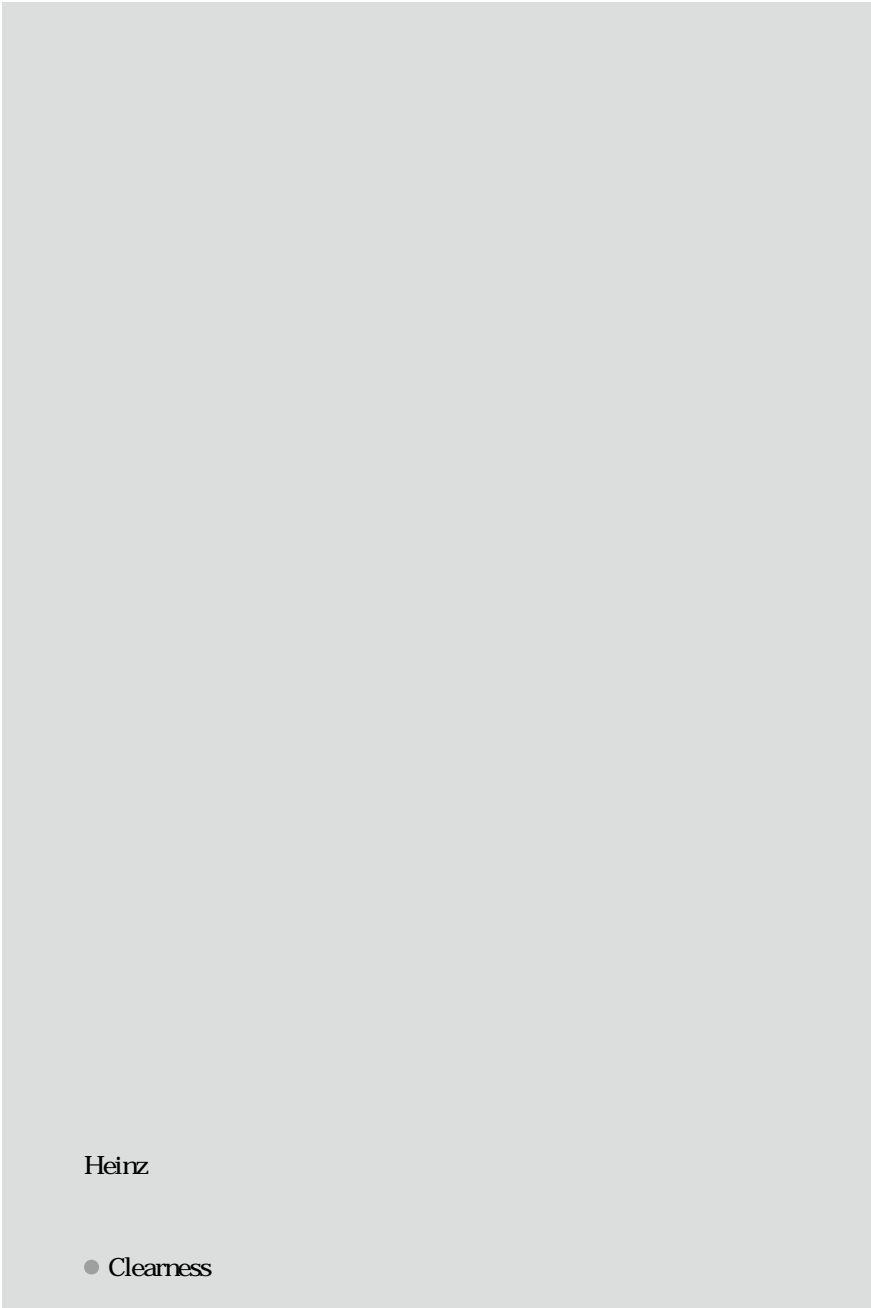
1- 44



1- 43 Dikmen Valley







Heinz

- Clearness



2.

43

Tax Dividend

Evaluation of Large Urban Renewal Projects

f3û Á... ðC 90 'V4

— A —

B A

$$dT = - \left( \frac{IA}{T} + \frac{A}{T} \right)$$

T C R

<sub>IA</sub>      <sub>A</sub> A



## CITY' S REGULATION



- 
- 1.
  - 2.
  3. 6.6





"

"

20 90





10                    173                    10                    5-9  
                                 1

“ ”



2-1

26

2000 6

3 5

1999

3

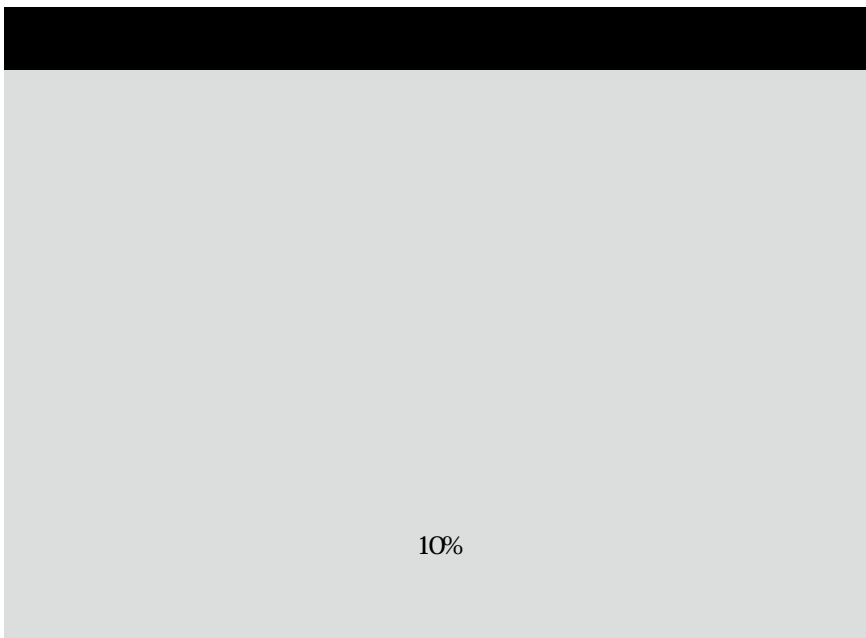
“ ”  
1 2 3

“ ”  
1/3

150-400

880

/







170

11 “

” “ ”

(

)

1997

“

.....

.....”



2-2

3

80

“ ” “ ”

2

15

3

1911

1933

“ ”

“ ”

2 2

Starbucks

Luna

ARK

Starbucks



50

1998

13

50

50

20

90

1998

2002

50

50

50

50

50

50

50



2-



2- 6



2-7



202





“ ”

“ ” “ ”

5

5

“ ”

“ ”

“ ”

“ ”

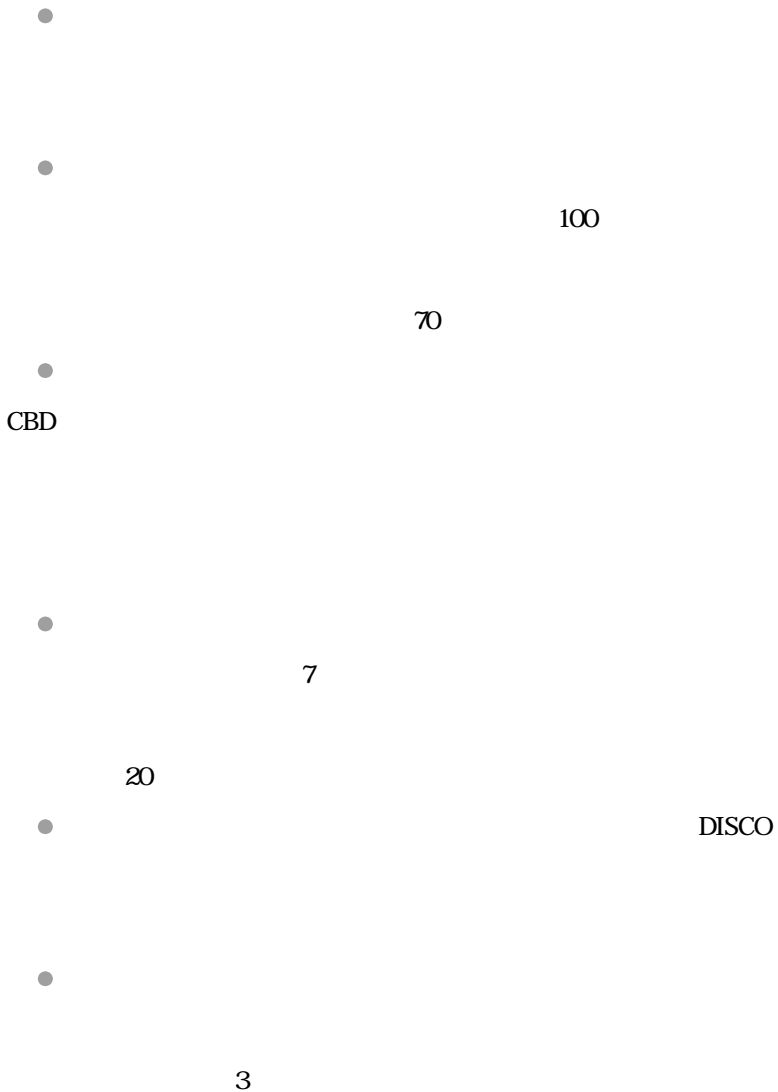
“ ” “ ”

“ ” “ ”

“ ” “ ” “ ”

” “ ” “ ”





•

•

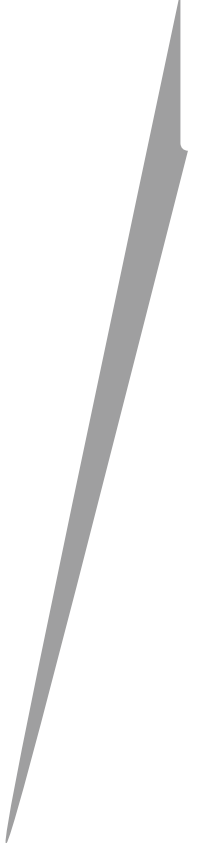
•

•

CBD

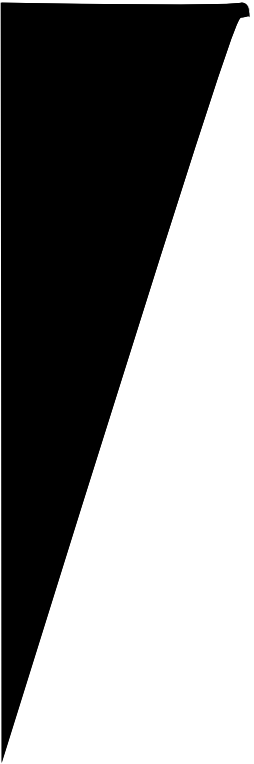
160

CBD



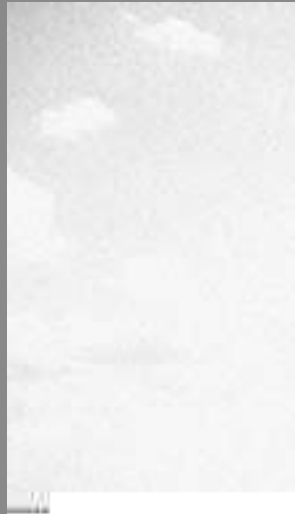
- 
- 
- 
-

- 
- 
- 
- 
- 
- 





- 
1. 5500
  2. 8  
125 1200
  3. 20 80 17









12.8

20 50

20 50

61 (BVI)



23 11

1980 1987

20 50

5500 1990

2500 3500 700

8 3

Quincy Market  
 1826  
 Quincy  
 Josiah Quincy 19 20  
 Faneuil Hall Markets  
 Faneuil Hall  
 Markets  
 125  
 2508 20 50 3 163  
 100



3- 2

1961  
Authority  
Thomson

Boston Redevelopment  
Rouse Company

2

3

20

1976



3-3

1200

1200

1802 120

20 30

3 10

1961 1971 50

1981 20

15.6% 1014 70% 1981

“ ”

1998 24000

8 3 5

44% 13%

8% 7% 4%

2%

8%

1981 7

LDDC

17

22

LDDC

Jubilee



3- 4 1981

- [1] Bo-sin Tang. Urban Renewal Authority: Negotiation for Property Acquisition and Partnership with Property Owners [J]. *Hong Kong Economic Journal*, 2000, 6(2):100-111.
- [2] Chris Gardiner. Developing Indicators to Assess the Potential for Urban Regeneration: Improvements Using the 1991 Census of Population Samples of Anonymised Records [J]. *Urban Studies*, 1998, 5(9):151-154.
- [3] David Wilens. The legacy of "Urban Renewal": Tale of Two Kinds of Cities [J]. *The Slum*, 2000, 4(6):50-75.
- [4] Hugh O'Nourse. The Economics of Urban Renewal [J]. *Land Economics*, 2000, 7(14): 65-74.
- [5] Jong Youl Lee. Korea: Mode, Governance and Sustainability [J]. *The Practice of Urban Renewal in Seoul*, 2000(8):9-13.
- [6] Jon C Teaford. Urban Renewal and Its Aftermath [J]. *Housing Policy Debate*, 1999, 6(11):27-30.
- [7] Kent D Redfield. Trickle Down from the Rising Tide TIFs and Urban Development Policy in Illinois [M]. *Illinois:PRAGMATICS*, 2002.
- [8] Lori Healey and John F McCormick. Urban Revitalization and Tax Increment Financing in Chicago [J]. *Government Finance Review*, 1999, 6(15):27-30.
- [9] Marvin W Lee. The Impact of Public Investment on Urban Revitalization: A Case Study on the Redevelopment of Downtown Norfolk, Virginia [D]. *University Microfilms' International*, 1986.
- [10] Ozlem Dundar. Models of Urban Transformation: Informal Housing in Ankara [J]. *Cities*, 2001, 6(18):391-401.
- [11] Randy Stoecker. The Community Development Corporation Model of Urban Redevelopment: A Political Economy Critique and an Alternative [D]. *Toledo: University of Toledo*, 1996.
- [12] Stanley McGreal, Alastair Adair, Jim Berry, Bill Deddis and Suzanne Hirst. Accessing Private Sector Finance in Urban Regeneration: Investor and Non-Investor Perspectives [J]. *Journal of Property Research*, 2000, 17(2):109-131.
- [13] Stanley McGreal, Jim Berry, Greg Lloyd and John McCarthy. Tax based Mechanisms in Urban Regeneration: Dublin and Chicago Models [J]. *Urban Studies*, 2002, 9(10):19-31.
- [14] Tim Brindley. Community Roles in Urban Regeneration: New Partnerships on London's South Bank [J]. 2000, 4(3):56-78.