

# **FROM MEGAPROJECTS TO STRATEGIC INCREMENTALISM: NEW PERSPECTIVES ON THE REGENERATION OF AMERICA'S LEGACY CITIES**

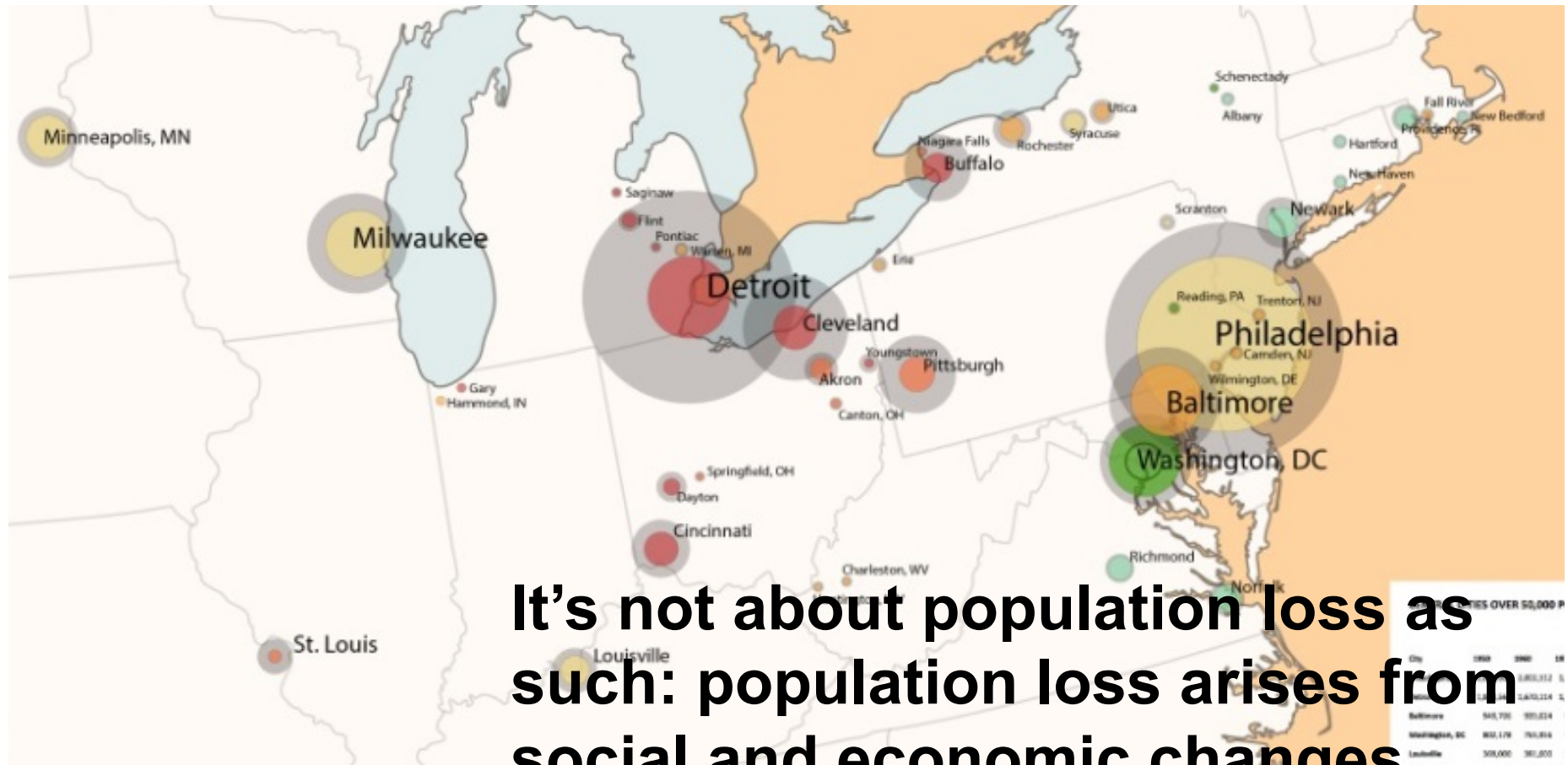
**ALAN MALLACH & LAVEA BRACHMAN**

**2014 NEW PARTNERS FOR SMART GROWTH  
CONFERENCE**

## **WHAT ARE LEGACY CITIES?**

**Formerly industrial cities  
that have experienced  
significant population  
and/or job loss since  
1960**

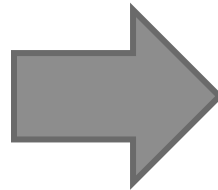
# LEGACY CITIES



**It's not about population loss as such: population loss arises from social and economic changes**

# WHAT ARE THOSE CHANGES?

- Suburbanization
- Regional migration
- Loss of central functions
- Deindustrialization
- Job loss

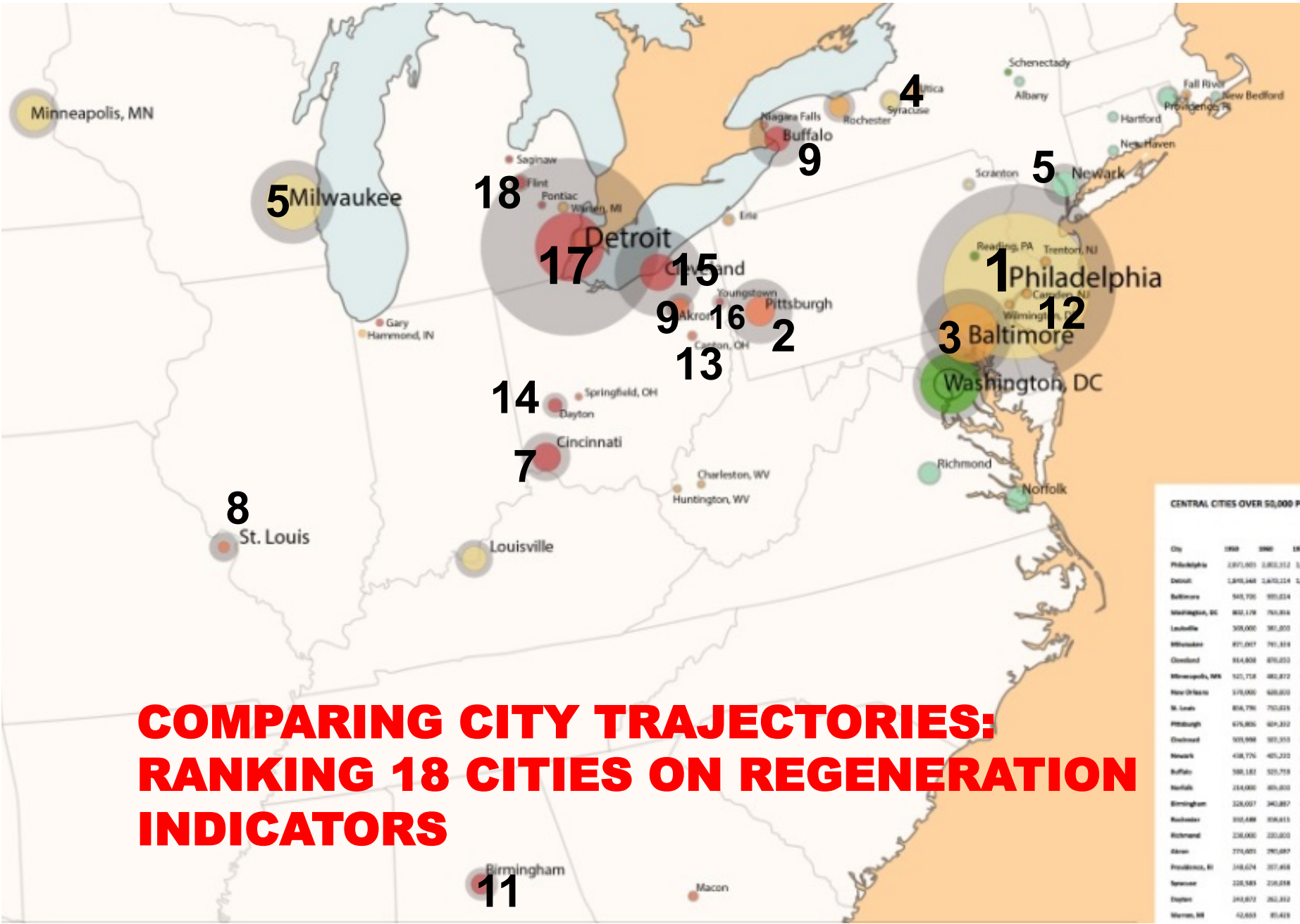


- Unemployment
- Impoverishment
- Weak demand
- Physical decline
- Vacancy and abandonment
- Fiscal incapacity
- Deteriorating public services

## **THE CENTRAL CHALLENGES**

- **Rebuilding the city/ rebuilding market demand**
- **Creating new economic engines**
- **Building opportunity for the city's population**
- **How have legacy cities done?**

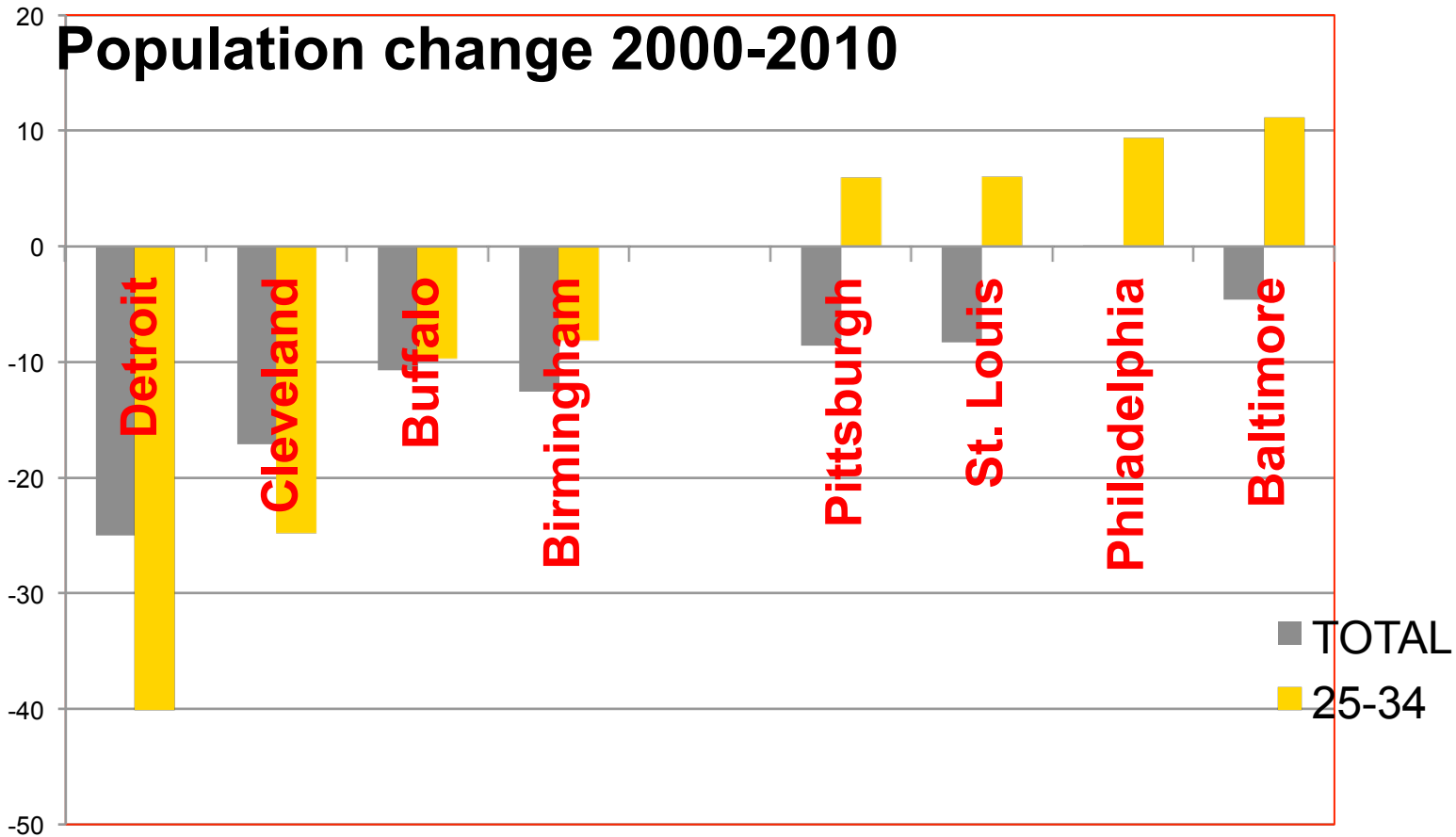
# COMPARING CITY TRAJECTORIES: RANKING 18 CITIES ON REGENERATION INDICATORS



CENTRAL CITIES OVER \$0,000 P

City	2010	2000	18
Philadelphia	1,871,001	1,803,312	5
Detroit	1,249,348	1,210,114	5
Baltimore	845,731	801,214	
Washington, DC	801,178	751,816	
Louisville	508,000	501,000	
Milwaukee	871,007	761,319	
Cleveland	814,808	870,250	
Minneapolis, MN	321,718	482,872	
New Orleans	179,000	648,800	
St. Louis	801,731	701,615	
Pittsburgh	678,806	609,312	
Cincinnati	503,968	501,310	
Newark	408,776	401,210	
Buffalo	581,181	501,719	
Norfolk	214,000	401,210	
Birmingham	328,007	340,887	
Rochester	310,488	318,615	
Richmond	238,000	220,800	
Alton	274,001	280,887	
Providence, RI	248,024	301,488	
San Jose	228,583	228,818	
Dayton	243,872	261,212	
Warren, MI	42,853	81,415	

# DIFFERENT CITIES FOLLOW DIFFERENT TRAJECTORIES



# DOWNTOWNS ARE A SUCCESS STORY

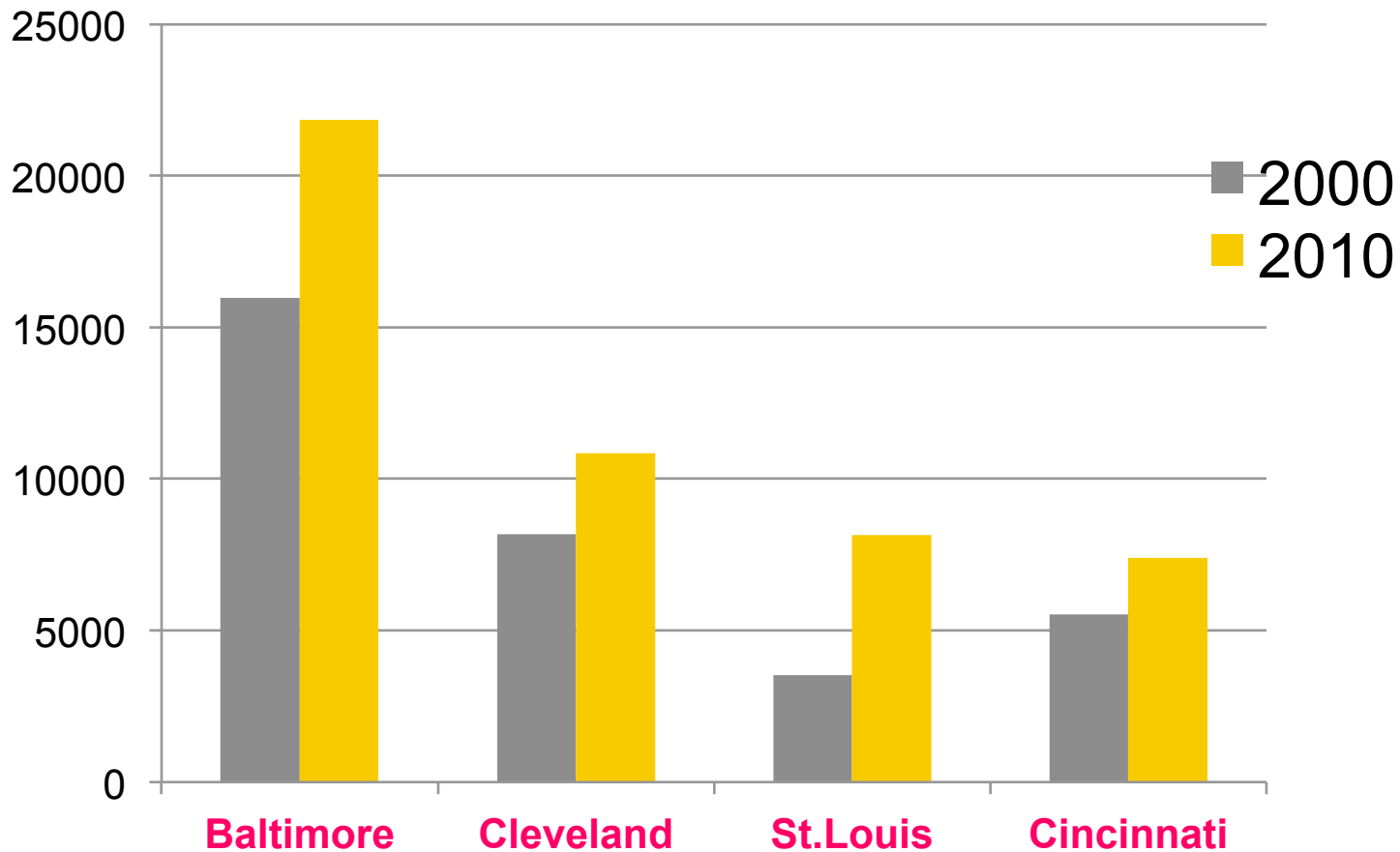


**Washington Avenue  
Downtown St Louis MO**





# MANY CITIES ARE SEEING DOWNTOWN POPULATION GROWTH



# **SOME NEIGHBORHOODS HAVE BEEN TRANSFORMED**



**Central West End  
St. Louis MO**

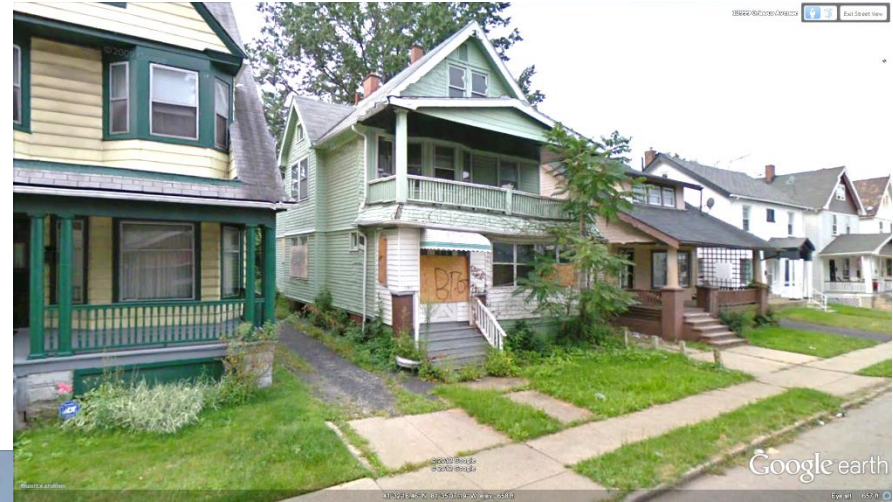
**Over-the-Rhine  
Cincinnati**



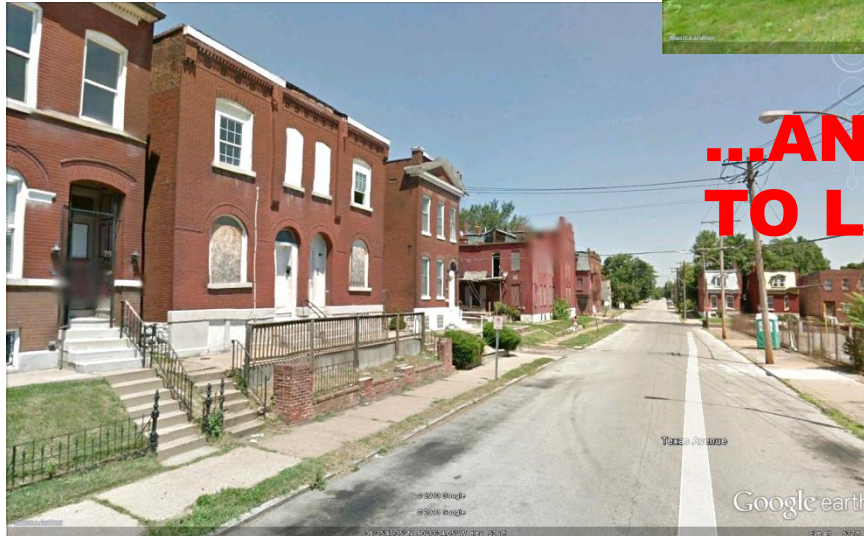
# ...BUT FAR MORE REMAIN IN DISTRESS



**Baltimore**



**East Cleveland**



**St Louis**

# ...AND CONTINUE TO LOSE POPULATION

# **CITIES ARE LOOKING FOR NEW ECONOMIC ENGINES**

- **Where are the new economic engines going to come from?**
  - Eds and meds?
  - Technology?
  - Culture, entertainment and tourism?
  - Resurgent manufacturing?
  - Something else?
- **Why do economic engines matter?**



# **EDS AND MEDS ARE DRIVING MUCH LEGACY CITY REGENERATION**



**University of Pittsburgh  
Medical Center**

**Wayne State University Detroit**



# TECHNOLOGY IS AN EMERGING FORCE IN SOME CITIES



**THE PITTSBURGH ENTERTAINMENT  
TECHNOLOGY PROJECT**  
LEADING THE WAY IN CREATIVITY & INNOVATION





# SPORTS



**Tiger Stadium  
Detroit**

# OTHER ECONOMIC ENGINES?

# TOURISM



**Kayaking in the  
Allegheny River  
Pittsburgh**

# MANUFACTURING



**V&M Star Steel  
Youngstown OH**

# FOOD



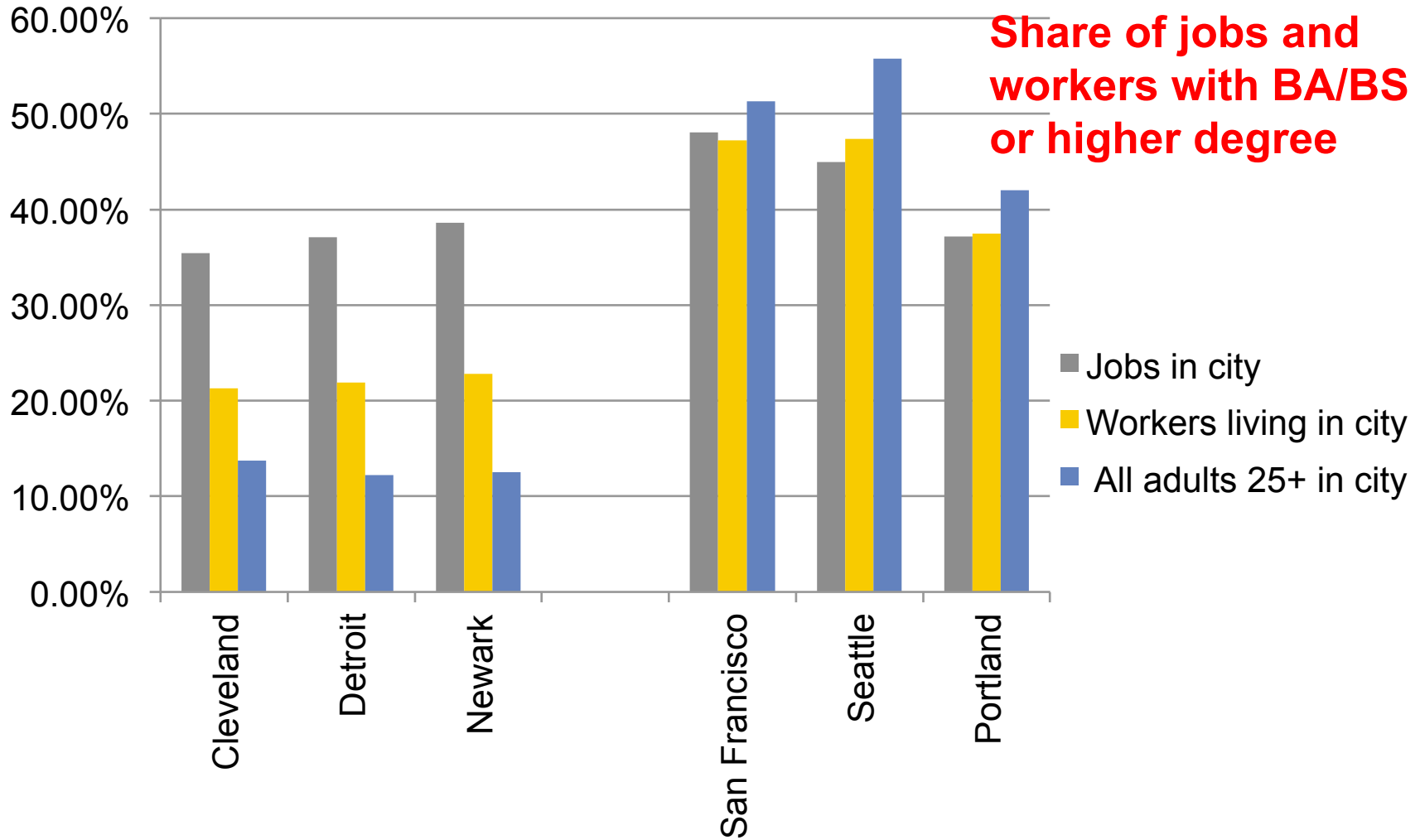
**Eastern Market  
Detroit**

# **OPPORTUNITY IS A CRITICAL CHALLENGE**

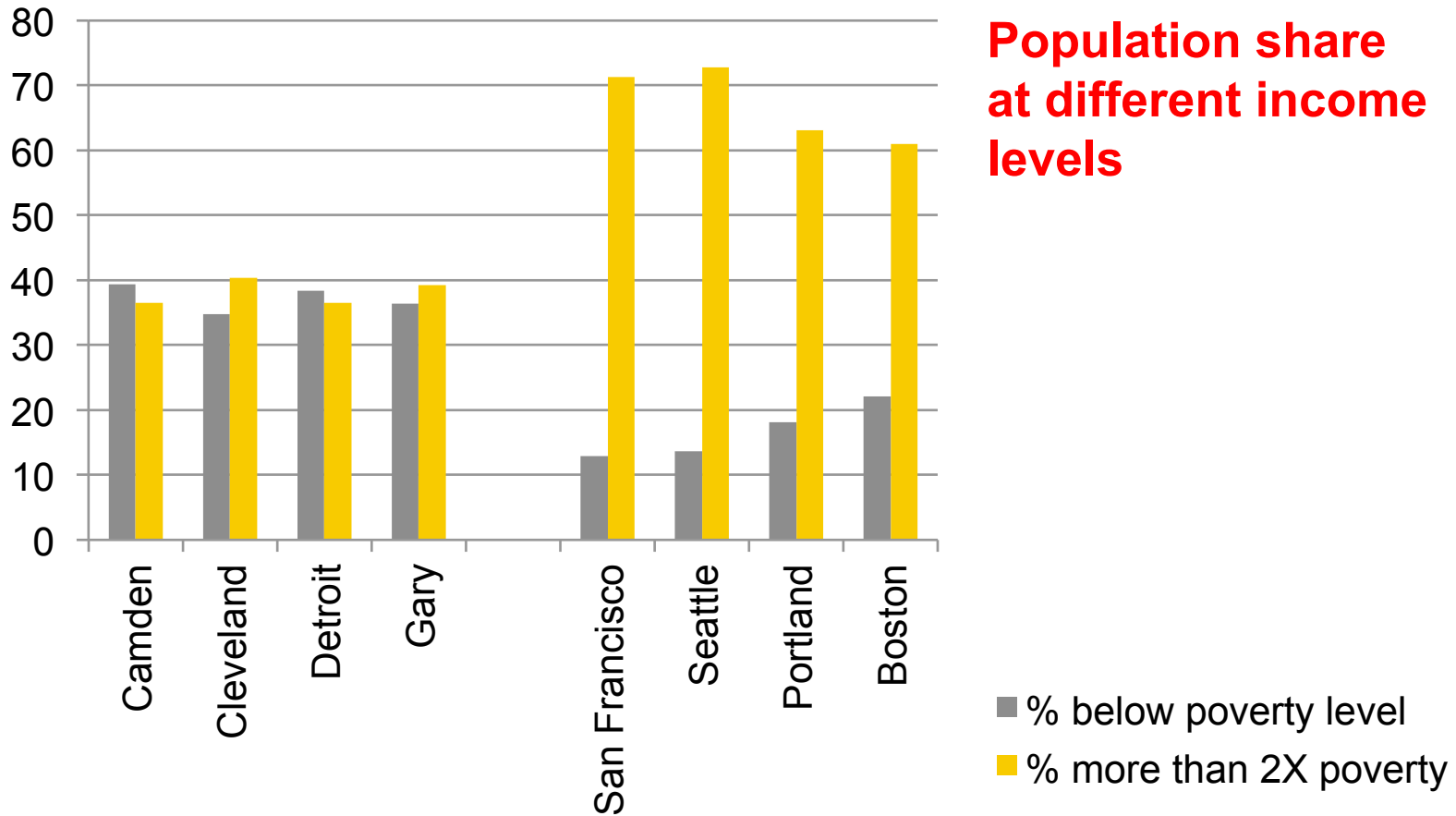
- **Many residents are not benefiting from their city's job growth and immigration**
- **Many neighborhoods continue to decline**
- **Economic and racial disparities in legacy cities are growing**



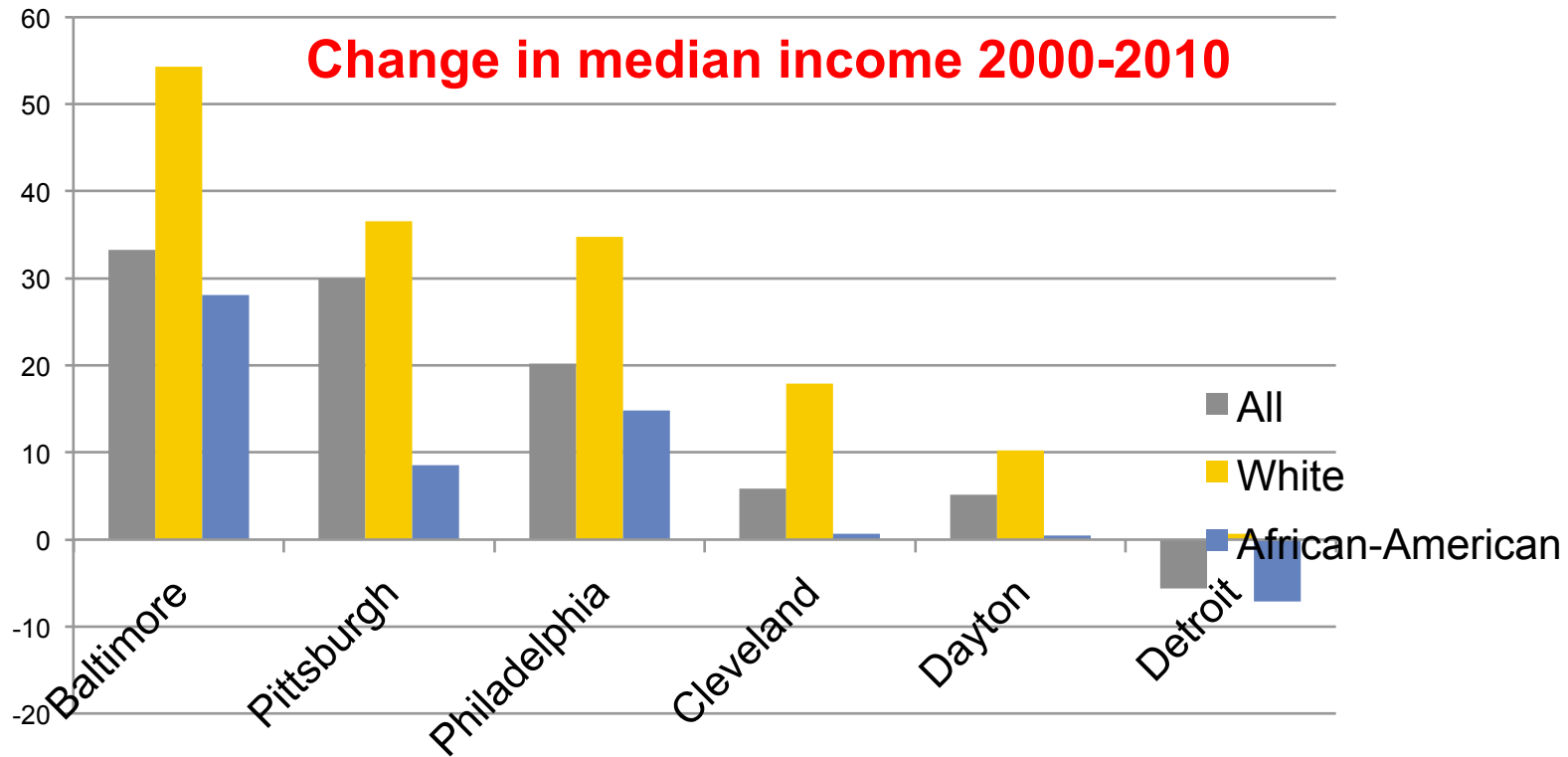
# THE JOBS/EDUCATION MISMATCH



# THE INCOME/POVERTY GAP



# RACIAL DISPARITIES ARE GROWING



# CLOSING THOUGHTS

- **Legacy cities are making progress, but daunting challenges remain**
- **What lessons can we learn from the ones that are doing better than others?**
- **Will legacy cities be able to ‘catch up’ with more successful American cities, or will they fall further behind over the coming decade?**
- **Will they be able to ensure that regeneration benefits all, rather than a few?**