

# Sustainable Urban Regeneration: The Use of Participatory Planning Approach in the Urban Regeneration of Sinimäki Area, Espoo, Finland.

Master's Thesis

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June 28, 2021

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**Title of thesis:** Sustainable Urban Regeneration: The Use of Participatory Planning Approach in the Urban Regeneration of Sinimäki Area, Espoo, Finland.

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**Degree programme:** Creative Sustainability

**Code** ENG24

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**Major/Minor:** Real Estate and Water Management

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**Date:** 28.06.2021

**Number of pages:** 50 + 19

**Language:** English

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The idea of citizen participation as an approach to sustainable urban regeneration had been in contention since the 1960s. The discussions were further triggered by the lack of confidence in the old top-down governance approach, absence of downward transparency and accountability, growing environmental, social decay, and the pressures associated with 19th-century industrialization. This approach involves citizen participation in creating new urban spaces brings about equilibrium between the roles of citizens and the urban designers. Achieving a sustainable urban regeneration has proven to be an uphill and complex task that requires a multi-integrated approach to include all stakeholders that are affected or being affected by the urban change. In other to safeguard her future, the City of Espoo, the fastest-growing city in Finland with a current population of 285, 000 has taken it upon itself to find a solution to its long- and short-term economic prospects through sustainable regeneration. Thus, this thesis aims to contribute to the knowledge of sustainability in the context of urban renewal, looking at a case study from Sinimäki. The research will further enlighten the challenges and potentials of the Sinimäki area, which will better help decision-makers and urban planners make more informed decisions for a better future.

The findings of this research will complement prior studies; however, it elaborates the need for a participatory planning approach for sustainable urban regeneration in the Sinimäki project and how project conditions impact regeneration processes. In this context, the participatory methods and procedures that were utilized in acquiring inputs from stakeholders and how the inputs were used are detailed. As a result of the reviewed works of literature, a practical process model framework will be used to analyse all inputs. This research aims not to focus on or achieve a result but to kickstart instead and document a sustainable regeneration process for Sinimäki.

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**Keywords:** Sustainability, Regeneration, Urban planning, Stakeholder participation

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## **Acknowledgements**

This thesis is dedicated to my family and loved ones whose unfailing love and support have been the motivation that has seen me through the last two years of studies.

First and foremost, my sincere gratitude goes to my supervisor, Saija Toivonen, and advisor Rashidfarokhi Fathabadi Anahita for their guidance and support through this journey. Their constant support, feedback, and contributions were my source of strength in making this research. I also want to thank Riia-Leena Wallin my thesis partner for the countless hours and skills she put in this research.

Special appreciation to City of Espoo for the financial support and Aalto thesis for the opportunity to be part of this project and able to write my thesis. I would like to thank all workshop participants (Sinimaki landowners), City of Espoo staffs from the town planning department, and other Sinimaki stakeholders that contributed to the case study for their precious time.

Special thanks to my mother Mrs. Olajumoke Josephine Ojuri and Mrs. Iyabo Osode, siblings, my life partner Mofoluwaso Olusola Ojuri, my son Master. Ayokunumi Mofeyintiolaoluwa Ojuri and my lovely daughter Miss. Ewaoluwa Tiwatope for their understanding and unconditional love throughout the entire time I was absent due to the rigors of this work. Their constant encouragement and support made the journey worthwhile.

To my good friend and brother Omar Eldaghar, Rest in Power.

Above all, I am thankful to God for the strength to pull through the worldwide chaos caused by the Covid-19 pandemic.

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# 1 INTRODUCTION

## 1.1 Background

The idea of citizen led, or stakeholder's participation has recently become a conventional approach and a discussion particularly in developed nations due to the realization of its importance. Such discussions emanated from the gradual decay in the environment, exclusions, and inequalities in urban arrangements and the assumption that only government intervention is not the best way to address urban distress (LUDA-Team, 2005). The emphasis on active citizen participation was not only to ensure good quality houses or dwellings but also to give other stakeholder a sense of ownership and belonging. In this light, stakeholder participation was considered a solution in addressing these inequalities and exclusions in urban developments. Moreover, the pronouncement in the UN-Habitat 2014 world urban forum stresses the need for stakeholders and planners, or designers contribute to the responsibility for the provision of equal habitable environment ensuring all resources are available (UN-Habitat, 2010).

Population in urban cities keeps increasing by the day and governments across all levels find it hard to fulfil one of their constitutional duties which is the provision of a quality living environment for its people. These challenges become worse due to pressure on the available infrastructure, dwindling resources, climate change, and its effects. At the heart of this research will be how sustainability dimensions are considered while planning to improve quality of living resulting in a vibrant yet efficient mixed-use building that will cater to the ever-growing population (Skalicky and Čerpes, 2019). In an era where the only available remedy to climate change and its effects is mitigation and adaptation, there is an urgent need for planners and decision-makers to lay more emphasis on making policies geared towards sustainability and resilient infrastructures. (Fraker, 2013).

Sustainably built-up areas or cities creates opportunities for such places to strive in all dimensions socially, economically, and environmentally. To achieve sustainable urban development or a development strategy that is sustainable, deliberate processes and actions that can neither be actualized with standardized tools or models whether foreign or local needs to be employed. Such models or tools should be specifically made or adopted for each area having in mind the context of the area. In collaboration with stakeholders, each area should be assessed and ensure that its customs, desires, needs, environmental and social priorities are reflected in the urban development plan. Technical inputs might be required from the city planners and in most cities' compulsory, the bulk of the planning decisions should be decided by stakeholders to avert frustrations and dissatisfaction (United Nations, 2000).

A sustainable urban regeneration strategy should be able to produce actions and processes that can ultimately tackle social and economic concerns, thereby mitigating their effects on the habitants. Due to the cross-cutting and vast nature of urban planning, there is a recognition that effective urban planning policies have a huge effect on development goals (UN, 2018). United Nations Habitat III conference 2016 in Quito came up with a new urban and development agenda, which provides a global standard for the attainment of sustainable urban development. The agenda was a global policy frame for cities and human settlement for the next 20 years provides that cities should be made sustainable, provision of home, ensure liveability, and neighbourhoods. However, According to Teferi & Newman (2018), a sustainable regeneration of urban slums in developing countries would greatly help in addressing most of the sustainable

development goals owing that urban regeneration is a vital activity in the realization of a sustainable society (Teferi & Newman, 2018).

The use of participatory approaches and the inclusion of stakeholders in decision making processes can be seen in most international development agency implemented projects however, some of the approaches that was adopted in such projects have failed over time to address the intended issues (ADB, 2004). Such research show that not all regeneration that adopts participatory approaches attains positive impacts or sustainable. Mansuri & Rao (2004) posit that sustainable development can only be achieved when projects are tailored around local realities, designed to be flexible and at the same time adaptive, has room for failure and a guarantee of state willingness to commit to genuine stakeholder inclusion. The adoption of this approach transforms stakeholder's role from being passive to a more active partner in the regeneration process. Stakeholder's level of participation in the process increases, while the urban planners or designers assumes the role of organising the participatory process asides from existing space planning role. However, balancing the roles does not mean to relegate any stakeholder, but to make planners or designers involve other stakeholders in acquiring inputs actively in the regeneration process.

Discussions about the need for Sinimäki regeneration had been on for years with little or no headway hence the initiation of the Sinimäki project. This research reviews how participatory planning approach can be implemented in the regeneration planning process of the case study Sinimäki. It further elaborates on how participatory planning approach aid in the realization of sustainable regeneration processes in the area. This research aims not to focus on or achieve an end result, but rather to kickstart, recommend and document sustainable regeneration process for Sinimäki.

## **1.2 Research Aims and Questions**

The aim of this thesis is to contribute to the knowledge of sustainable urban regeneration as it concerns the environment and the quality of life of its habitants. The research will enlighten on the challenges and potentials of sustainable urban regeneration which will better help decision makers and urban planners make more informed decisions for a better future. Relevant factors, processes and mechanisms that can be used to achieve a sustainable regeneration will be identified with an in-depth analysis of case study and literature reviews on sustainability, regeneration, and other related materials. Literature review will give foundation, clarity, and background knowledge of the topic. To achieve the above aims, a number of research questions will be generated and addressed. Research questions 1 and 2 will be answered using literature reviews and related materials while questions 3, 4 and 5 of the research will make use of case-study.

To satisfy the aims of the thesis and to gain further insights into stakeholders' participation in the attainment of sustainable urban regeneration using participatory planning approach, five research questions will be raised. These research questions are:

RQ1: What is Urban Regeneration and its aims?

Answers to this research question will mainly be collected from literature review of related materials and can be found in the first chapter. Urban regeneration and its aims will firstly be defined in the context of the research. In every regeneration process, setting aims and goals is one of the major activity to be carried out by stakeholders. The outcome of the research in this thesis backs stakeholder's participation as a way of achieving sustainability, hence the need to make sure the right stakeholders are involved in the process. Having to engage several people with diverged interests has the tendency to fuel conflicts and difficulties which have to be well managed in order to achieve the desired goals.

RQ2: What is Participatory Planning and how it can be implemented in regeneration process?

Each and every country have its unique land use planning system. In order to respond to research question 2 as regards to the aims of this thesis, the Finnish land use system will be described. The term "regeneration" as regards to the built environment and habitability and the connection between regeneration and participatory planning as a sustainable approach will be discussed in chapter 2.

RQ3: What is the motivation behind the re-development of Sinimäki?

Re-development or regeneration as a process in this context seeks to improve the lifestyle or living condition of residents. For landowners, the aim of the regeneration will be for better return of investment, highest or best use of the land. The response to the research question 3 can be found in case study workshop 1 and case study workshop 1 results in chapters 4.

RQ4: What are the future needs and wishes of Sinimäki stakeholders?

The adoption of participatory planning to achieve sustainable regeneration entails the consideration of the future needs and wishes of the stakeholders during implementation phase of the project. The response to this research question 4 can be found in in case study workshop 1 and case study workshop 2 results in chapters 4.

RQ5: How can stakeholder's visions be achieved in Sinimäki?

Stakeholders' visions defines the direction in which the project has to go before set-out goals can be achieved. In the context of this research, workshop 2 clearly defines the visions stakeholders have for Sinimäki by differentiating and documenting Sinimäki presently and how they see it in 2040. The differences in both scenarios are the wishes and needs for the area. The response to this research question 5 can be found in in case study workshop 2 and case study workshop 2 results in chapters 5.

### **1.3 Methodology and Data**

Secondary and primary qualitative data sources were used in this research. Data gathered from both sources were used to respond to the research questions and other concerns around the research topic. The secondary source is the literature review of past scholarly books and journals which serves as background information and research references similar to the chosen topic. For this research thesis, the literature review serves as an overview introducing urban regeneration, urban regenerations as it relates to participatory planning, and how participatory planning can be utilized to achieve sustainable re-development. The literature reviewed started by explaining urban regeneration and participatory planning as simple terms and ended in relating the terms from the case study perspective. The topics were carefully selected to serve as backdrop information for this research. Other materials include archive documents sourced from the City of Espoo.

Primary sources are data gotten from case study stakeholder's workshops in form of wishes, needs, wants and the end result of the workshops. The case study methodology which is described in detail in chapter 4 was undertaken in 6 months, starting in December 2019. A case study methodology is a qualitative research method that entails in-depth observation of a context over a particular period (Muratovski, 2016). The researcher undertaking a case study seeks to gain insights from the stakeholders' experiences in the given context, hence the choice of qualitative research methods. In this research, the case study provides knowledge and individual experiences that can be used to determine problems, form hypotheses, gather necessary information, observe, reform hypothesis, and then storytelling. Workshops were used to tap the existing knowledge and personal experiences of its participants. One of the workshop aims was to gain first-hand experience of a situation or context from participants. In this case, the workshop afforded the researcher the opportunity to get information concerning participants' wishes and needs. This gives the researcher the option to communicate and identify stakeholder's concerns and reservations about the project.

Data were gathered from the two workshops undertaken with stakeholders. Other participants with varied interests were used to figure out the desired future of the Sinimäki area and an empirical part of the research. The workshop was attended by stakeholders such as the property owners and consultants, Espoo City planners and representatives, other people with interests in the area, in some cases, representatives of developers. The stakeholder's observation was done by actively participating in the workshops and other avenues provided for interaction. This method allows the researcher to understand the position of each participant's situation, conduct, and opinions during the activities. In this case, the area had ten landowners with varied interests, evident during interaction and response during tasks. Participants' demeanour showed they were eager to proceed with the project while held down by government bureaucracy. The existing data sources were through a review of related literature and materials.

### **1.4 scope**

The general purpose of this research is to contribute to the knowledge of sustainable urban regeneration and enlighten on the challenges and potentials of sustainable urban regeneration which will better help decision-makers and urban planners make more informed decisions. At

best, relevant factors, processes, and mechanisms that can be used to achieve sustainable regeneration in the case study are employed. Regeneration in the context of this research is concerned with the improvement of the social, environmental, and economic vitalities of the case area. Efforts will be made to describe the range of activities embarked on with the sole aim of bringing new lease of life to the derelict buildings and run-down area.

This research is undertaken in partnership with the City of Espoo, Finland, for the Sinimäki Espoo area. Located in the southeast of Espoo City, Sinimäki is one of the five areas air-marked by Espoo City for development. Mostly planned for office buildings (business park) as well as industrial warehousing which were what was in vogue in the 70s. The area has had its heyday, but presently most of the buildings are obsolete while the ones that are occupied control very low yield. The stakeholders are active and are open to the possibility of planning change. Ideas have been proposed which include mostly residential buildings, but Espoo City planners believe a mixed building that would house business and residents will be ideal. This research will make use of data gotten from literature reviews which serves as a well-grounded source from experienced scholars and insights from case study workshops with stakeholders as participants.

The insights got from the workshops which lasted between December – June 2021 are the experiences of the stakeholders/participants which form their needs, wants, and wishes for the case study area. During this time, in order not to repeat past mistakes of alienating stakeholders in development plans, the researcher strove to understand how the voice of the stakeholders can reflect in the redevelopment of the case study through the research questions posed. The responses to the research questions will shed more light on why and how stakeholders can be actively involved in regeneration processes. This would be reflected and done by discussions with the aid of findings from credible related literature and case study workshop insight analysis.

## 1.5 Thesis Structure

This thesis research document consists of six chapters that attempt to explore the complexities, and processes of attaining sustainable urban regeneration and how it relates to the case study. Within the chapters, research aims to understand and document regeneration processes in the case study, and what might be the benefits of using participatory planning process.

**Chapter 1** introduces the context of the thesis and the problems that necessitated this research. The aims and objectives of the research, methodology, how data is gotten, research scope and thesis structure will be discussed.

**Chapter 2** defines and details through literature review urban regeneration as it relates to quality of living, built environment and how citizen choices promote sustainability. It goes further to breakdown the different kinds of stakeholders, aims, interests which creates conflict and why stakeholders should be involved in participatory planning. The related literatures reviewed provide base to the context and for perspective. This chapter of the thesis answers to the first research question.

**Chapter 3** introduces participatory planning, its history, processes, and how stakeholders that are to take part in the participatory process are identified. The chapter goes further to presents a review of the Finnish Land Use planning system from related works of literature and the

connection between participatory planning and regeneration. This chapter of the thesis answers to the second research question.

**Chapter 4** presents the Sinimäki case study project. The intensive research based, stakeholder workshop is introduced by presenting the motivations behind the proposed regeneration and re-development of Sinimäki. Just like every other re-developed city, Sinimäki resolved to solve its city troubles through actions that seeks to bring lasting solutions to its social, environmental, and economic conditions. These actions are aimed at the boosting of economic activities, the reversal of bad environmental quality and the restoration of social inclusion. This chapter documents stakeholders needs and wishes of which will eventually be incorporated in the final outcome of the project.

**Chapter 5** discusses and presents the empirical findings of this research. Contained in this chapter are the case study workshop insight analysis.

**Chapter 6** discusses the research questions that were posed. Each of the five research questions were discussed. The outcomes and insights gained from the case study, workshops and literatures reviewed were all used in to respond to the research question.

**Chapter 7** presents the conclusions, research limitations are explained, and extent of the research discussed.

## **2 LITERATURE REVIEW**

The literature review of relevant books, articles, academic journals, and reports gives a justification for the focus of the research. The consideration of relevant and prior works of literature is essential for this research. A literature review serves as the source of data for the research background. The topics herein were carefully selected to provide adequate background information as it concerns the case study and the thesis as a whole. The review started with giving historical context and the emergence of regeneration over time. It noted the roots and why regeneration activities failed in the past. The review points out that the term “Regeneration” had been in use for quite a long time though it recently started becoming a trend. The data from the literature review contributes to addressing the first and second research questions, respectively.

### **2.1 The Term “Urban Regeneration”**

Urban regeneration as a concept is a process that aims to reverse urban decay in an area. These decays caused by external forces such as decentralized industrialization and economic changes. Urban decline is evident in the form of physical decline such as obsolete or derelict buildings, environmental pollutions. Economic issues also manifest in the form of high unemployment, the fallen standard of living, and social alienation. Urban regeneration aims to change this reverse by improving the overall standard of living in the area, upgrade the natural and built environment as well and the economic and social conditions of the area (Roberts & Sykes, 2000). through actions to the challenges and opportunities which are caused by urban decline on a place at a point in time.

Defining regeneration in context of built environment refers to the activities that takes place during the reversal of the social, physical, and economic decay experienced within an area. Sustainability is about the balance between the three dimensions considering the activities around these dimensions within an urban context over a period of time. The aim of urban regeneration is to enhance economic growth and living conditions. However, most urban regeneration initiatives lay more emphasis on new building constructions and esthetics at the expense of societal and community improvements (Akinsete, 2012). The concept of sustainable urban regeneration can only be achieved through its dimensions which are Economic, Environmental, and Social which translates growth, conservation, and equity (UNESCO, 2007).

For the sake of this study, regeneration relates to the actions involved in the renewal of distressed cities, towns or areas (Roberts & Sykes, 2000). The term “urban regeneration” aims at the improvement of the social, physical, and economic aspects of a city or area through actions such as rehabilitation, redevelopment, or renovation. Urban planners and policymakers have come to the realization that the utilization of formulated policies or science alone in land use planning and development is no more sufficient for a sustainable urban change. To achieve a sustainable urban change, a systematic strategic approach that considers the needs and desires of

stakeholders is needed to make critical and important environmental decisions even in situations where stakeholder's participation is not required by law (Videira et al., 2003).

The process of urban regeneration involves doing away with the old top-down ways of urban planning and replace with a partnership accompanied with inputs from experts, local authorities, businesses, landowners and other parties that have interest or interests in the area, Many frameworks and tools have been developed to facilitate inputs from stakeholder's participation in the regeneration decisions (Carley et al., 2002). Among these tools and frameworks is the use of participatory model frameworks such as facilitation, fact-finding, brainstorming, and interviews to engage non-scientists (stakeholders) in solving scientific problems, combined with the CoSGOP framework for the analysis of participatory inputs in the regeneration process.

Regeneration as described by Peters Roberts and Huge Sykes "is the response to opportunities and challenges that are presented by the urban regeneration of a particular place at a particular time" (Roberts & Sykes, 2000). Sustainable urban regeneration is a concept that emerged as a result of numerous failed urban areas in major European cities, the emergence of innovations, and a need to update existing planning policies. The concept started in the period that followed the 1974 recession in Europe which provided a need for economic restructuring for change and to address impending urban issues. A process in which the immediate local government can facilitate the return of investments, jobs, and enhanced quality of life was required to stimulate then failing European economies (Couch, Sykes and Borstinghaus, 2010).

The emergence of sustainability in urban regeneration was an idea that evolved in planning thoughts in the late 1980s. The concept was born out of apocalyptic ideas and fear from environmentalists that envisaged a total global shutdown. The fear of such meltdown ushered in the concept of international fora and mainstream governance. Environmentalists were concerned about the developmental directions and priorities of poor nations in the world. The United Nations World Commission on Environmental and Development, Our Common Future further gave it global recognition (Ward, 1994).

In recent times, there has been an increase in the demand for strategic actions and sustainability transitions in cities. one reason for such demand is due to the increase in population in urban areas. Presently, more than half of the world's population lives in the cities which are projected to increase to 70% by 2050. Such an enormous increase in migration to cities brings with it issues that are associated with cities around the world (Gaziulusoy & Ryan, 2017). Consequently, urban sustainability transitions in cities will require re-conceptualizing the whole urban planning system with more creative alternatives that would lead to a more desirable future.

Defining regeneration in the context of this research, urban regeneration relates to actions that are associated with the redevelopment of cities and towns with areas that are characterized by a decline in character or form. Such areas are deprived of functional infrastructures such as a viable local economy, social deprivation while the proposed regeneration as a revitalization drive to save the area. Urban regeneration concepts in which planning policies are aimed at the regeneration of urban spaces dates to centuries before the 1970s. Through those years, the

adopted approaches, and the evolution of the delivery of the said urban change have shifted its emphasis from the typical environmental and physical dimension of regeneration to the combination of all three sustainability dimensions in other for the regeneration to be deemed sustainable (Roberts & Sykes, 2000).

Most urban area to be redeveloped is often characterized by social decline, economic deprivation, and failing infrastructure. For the sake of this study, and the case study, Urban regeneration is referred to as the process that aims at reversing the total urban decline within the Sinimäki area. This regeneration process involves stakeholders with varied interests taking on different tasks in the intervention. Three unique particularities of urban regeneration pointed out by (Turok, 2005, p.57): The goal to change the face of the area

- The fusion of various activities and objectives that cuts across stakeholders' desires and wishes capitalizing on available opportunities and challenges.
- Use of some form of working collaborations and partnerships with different stakeholders.

The literature review finds that to achieve sustainable urban regeneration, three dimensions will have to be considered. The dimensions are social, economic, and environmental. These three dimensions address equity, conservation, and growth respectively, and must all work in a complementary manner before sustainability can be realized. With the emergence of issues such as climate change over the decade, the thinking and knowledge around sustainable regeneration have shifted from its origin in environmental conservation, and resource management to the infusion of social and economic in regeneration matters. Climate change and its effects have brought the need for sustainability to public realization, and the need to tackle it from the community level and active stakeholder participation which has shown to be a key component of sustainable urban regeneration (Akinsete, 2012).

Literatures further reveals that urban decline in a city, or an area is usually caused by outside forces such as a negative turn in economic activity, shifting trends, or industrial decline. The effects of these external forces if felt in form of social issues, infrastructural deterioration, and economic downturn all of that will affect the overall standard of living in the area (Roberts & Sykes, 2000). The essence of urban regeneration is to effect an urban change which will reverse the decline in the living standard, natural, and built environment of the area.

### **2.1.1 Aims of urban regeneration**

Over the years, Urban regeneration have grown from mere simple forms of retrofitting, rehabilitation or renovation of disused building and infrastructures to the reengineering of the urban form, integration of stakeholders, recovery of the local economy and image at the same time seeking equity and better social relations. Urban regeneration and its different structures have become a vital part of several countries national urban policy. Urban regeneration has

become a new undertaking in cities, while urban areas serve as testing grounds for the required strategies(Priority Actions Programme, 2004).

The aim of a city's urban regeneration is always location-dependent, dealing with different issues posed by individual cities or areas covering different timings in order to fulfil present and future needs and always multifaceted as it involved numerous stakeholders with varied interests. Urban regeneration in a city or area is mostly due to the complication of its urban dynamics. The regeneration deals with the complex character of contemporary cities and their issues by resuscitating the areas of social, economic, environmental, and political causes (Priority Actions Programme, 2004). The reason for urban regeneration in a certain city or area might be.

- **Social:** To increase the urban housing stock, response to change in lifestyle and needs or getting rid of negative social issues in the area.
- **Economic:** Urban economy renewal, employment opportunities or as an appeal to investors.
- **Environmental:** To address eminent environmental degradation and upgrade living conditions and quality of life.
- **Political:** To capture or attract opportunities that a newly regenerated area with fresh social and economic prospects can offer (i.e. a change of government leadership or hosting of a sporting event etc.).

Regardless of the aim or objective of urban regeneration, its successful actualization depends on combined factors that might have stimulated the idea. Some of the factors that brings an anticipated change into reality (Akinsete, 2012);

- **Long term vision:** Planning phase to the actualization of an urban change takes time and for that, a more strategic outlook needs to be employed in the process.
- **Dedication and political will:** An urban change is a long-term vision that is bound to encounter political or financial difficulties at different points. Transparent societal engagement will be needed to keep the process going.
- **Stakeholder participation:** The size and complex dynamics of what is needed to generate an urban change often go beyond the grasp of only the authorities (state and local) which is often the case. It is important to mobilize stakeholders with varied stakes and interests to take part in an appropriate capacity and roles within a commonly agreed framework.
- **Institutional framework and Priority setting:** To avoid overlapping duties or responsibilities that might hinder progress, frameworks with spelled-out duties and time frames should be instituted earlier in the regeneration process.
- **Funding:** Given the complexity and size of urban change projects, finance is often a major factor that can be responsible for stalling a project.

- **Sustaining the process:** Maintaining the process is a primary element since it provides the basis for the urban regeneration process. Sustaining the process involves proper monitoring and evaluation which provides a structure for all the aforementioned factors.

Sustainable urban regeneration is essential to modern cities and the quest for such comes with enormous challenges for planners and the construction sector. According to the literature reviewed on sustainable urban regeneration challenges, one of the challenges of the sustainable urban regeneration process is defining the aim of urban redevelopment. Such a belief that an urban regeneration project is done to profit stakeholders defeats the primary purpose which is to resolve local issues and establish a sustainable community that will stand the test of time (Ferilli et al., 2016). Many urban redevelopments suffer from partial or total alienation of stakeholders in the regeneration process. Literature reviews reveal that Stakeholder engagement is crucial to the successful implementation of a sustainable urban regeneration process and is also one of the most tedious aspects of the regeneration process. An effective engagement helps turn stakeholder wishes, goal, and needs into goals which go to create the foundation of a sound strategic implementation. Finding a consensus amongst stakeholders helps to arrive at a meaningful outcome (Ferilli et al., 2016).

## 2.1.2 Sustainable Regeneration Dimensions

While the standard definition of a sustainable urban regeneration proves elusive, there is a general consensus within academics and policy that the definition of sustainable regeneration can be derived from the combination of the three basic pillars or dimensions namely environmental, social, and economic. While the three dimensions will have to be considered before sustainability can be achieved, a sustainable urban regeneration is most often seen from the prism of the environmental dimension, whilst acknowledging the links to other two dimensions (Akinsete, 2012). Sustainability is aimed at merging the three sustainability dimensions Social (equity), Economic (growth), and Environmental (conservation) in a way that would maximize the gains for the present and the future generations. Urban regeneration can produce rapid social and economic gains and play a vital role in delivering sustainable development if properly planned. The continuous use and discussions of the concept brought about the recognition of three distinctive dimensions (Harris, 2000).

- **Social (equity):** A socially sustainable system encourages equal participation and equity, a high level of political accountability and the availability of social services.
- **Economic (growth):** A viable local economic system that can sustain a certain degree of self-governance and the production of goods and services.
- **Environmental (conservation):** An environmentally viable system that can sustain its resource base and discourages the dependency on non-renewable resources.

There are several models that can be used to describe the relationships of the three sustainability dimensions. From research, the most commonly used models are the interlocking circle model, the concentric circles model, and the three-legged stool model. The interlocking circle model Figure 1 is a three-set Venn diagram overlapping circles that depicts the pillars of sustainable

regeneration. This model acknowledges each individual dimension, but sustainability can only be achieved if all the factors work in unison. The interlocking circle model is principled on the believe that to understand sustainability is to understand what sustainability stands in each interlocking circles (Thakshila & Praboda, 2019).

The concentric circles model although like the egg of wellbeing model saves for a multileveled subsystem. The largest circle which is the environment determines the shape and extent of the society and economy. The model while depicting the three sustainability dimensions shows in Figure 2 that the human environment encases the society and the society, in turn, encase the economy Pictorial representation of the model shows that concentric circles model is a modification of interlocking circles model except that the circles in concentric circles model are constrained (Thakshila & Praboda, 2019)

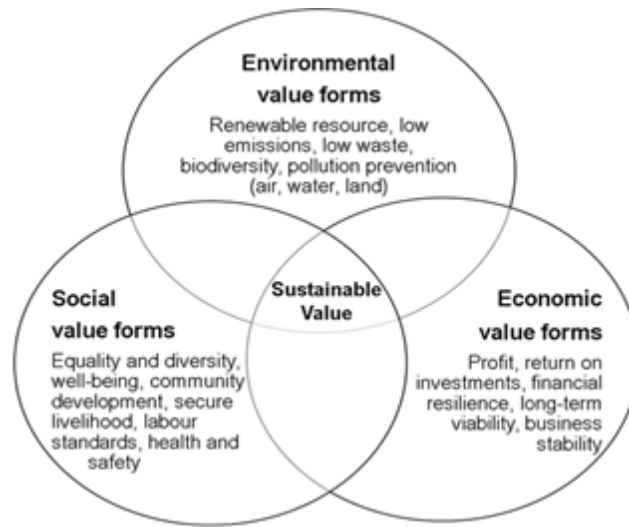


Figure 1: Interlocking circle model depicting sustainability values (Evans et al., 2017)

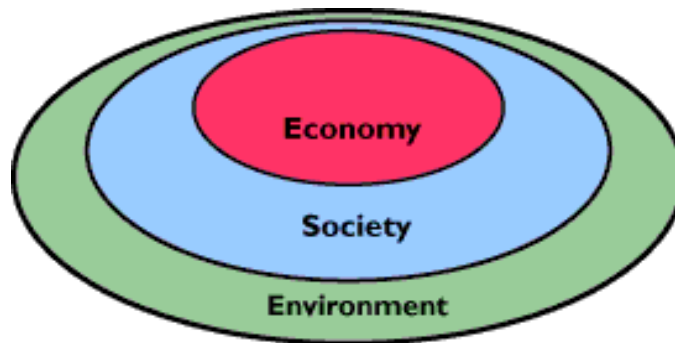


Figure 2: Concentric circle model on sustainability (HKSAR, 2010)

The three-legged stool model also called the triple bottom line is a simple pictorial representation of sustainable regeneration. The model depicts the three sustainability dimensions three legs of a stool. The shorter or longer one of the three legs are, the less stable the stool becomes. In the event of a missing leg, the stool then becomes unusable. However, if given equal weight and all three legs have an equal length as in Figure 3, the outcome will be a well-balanced and stable stool that can ser its purpose. This model has been widely used by businesses, governments, and international agencies to achieve sustainability (Strathern & Stewart, 2018).



Figure 3: Three-legged stool sustainability model (Hummel, 2016)

## 2.2 Identifying Stakeholders

Citizen participation offers a communal environment for all players - experts, politicians, residents, business owners, non-governmental organizations, and all other stakeholders with interests in the development to voice their thoughts and opinions in a public gathering to establish a relationship. The activities involve public hearing and defining the roles of the participating players in the process as well as their responsibility in solving the issues. The gathering may be initiated by local organizations, municipal, state, or central government or other players with vested interests. Identifying participants to participate in the event is a crucial part of participatory planning to institute a comprehensive organizational structure (Goodspeed, 2008).

Stakeholders can be categorized into three groups according to Afrassiabi (1985):

- Professionals (All experts related to the process, town planners, architects, engineers, etc.
- Authorities (local authorities, land, and housing bureau, etc.
- Users (Residents, neighbours, and other inhabitants' individuals or groups with either social or economic interest in the development.

A standard organizational structure includes the host or an organizer who coordinates the entire process. All the listed actors above play significant roles at every stage of the participatory process from; conception, planning, in the course of the event, and after the event (monitoring). The scope of work of an actor as agreed might change during the process, however, the process must continue, and change should be well communicated. All related parties, individuals, or

groups should be well integrated and actively engaged, or else, the tangible outcome might not be achieved (Afrassiabi, 1985). Stakeholders are usually individuals or groups with varied interests in the property or area. In this research, the primary participant (stakeholder) for the workshops were municipal representatives, landowners, and their representatives such as consultants. Further mention of stakeholders would refer to landowners and/or their consultants.

### **2.3 Stakeholders Roles in Regeneration processes**

Stakeholders are referred to an individual or a group of persons that have varied interest or stake in the said activity. Stakeholders are key players who can influence or be affected by the said activity. In the context of this study, which is the regeneration of Sinimäki, stakeholders are all parties that have a direct or indirect interest in the regeneration project. Stakeholders in this case are the landowners, consultants, municipal government, developers, tenants, professionals and other individuals or entities with interests in the area. Their level of interest, involvement, stakes, and influences in the project might differ, however, they all play a major role in the development which amounts to a vital role in the regeneration process (Rizzo et al., 2015).

Stakeholder participation if properly used with other strategies fosters social inclusion which is needed for sustainable regeneration. This approach encourages plurality, diversity, stimulates thoughts, and debates on strategy and approach to be used to ensure a sustainable. An effective stakeholder's participation ensures that views, perspectives, and objectives that are single-minded are avoided. Effective stakeholder participation will help decision-makers and planners to develop a better understanding of the interests and challenges that the area faces. Participation motivates the local community who often are the ones with the most accurate local knowledge to give their opinions (Smiralova, 2006)

In other to group and differentiate stakeholders, stakeholders are grouped into internal and external group while acknowledging types of stakeholders as indirect and direct stockholders. A direct stakeholder is an individual or group of individuals that have visible roles and are immediately affected by the proposed change whereas the indirect stakeholder is those whose interest is either impacted on or threatened. The commonly considered stakeholder groups are the external and internal stakeholder groups and can be further broken down into external decisive groups, external/internal influencing groups, and the internal group of local interests (Smiralova, 2006).

- External decisive groups are stakeholders such as the regional, states, and local governments, planners, architects, consultants, designers, engineers, and city administrators.
- External/internal influencing groups such as developmental agencies, facility managers, property developers, service providers, and real estate agents.
- An internal group of local interests such as local businesses, educational institutions, and non-governmental agencies.

The approach to sustainable urban regeneration is greatly influenced by the idea of partnerships, collaborations, and corporations. Such an approach is perceived to be beneficial in all aspects because of its aim which is to bring multiple parties with the same interest together in order to achieve the same goal. The current urban planning perspective and operations have revealed an urgent need for a collective approach involving the organization of local communities, professionals, state/local authority, and other multiform partners with interest in the project (Rădulescu et al., 2016).

With the growing recognition of the importance and roles of public participation and stakeholders in regeneration processes and decision making, international and local governments have instituted procedures and the requirements of public participation in decisions or activities that have significant impacts on the environment as in Article 6 & 7 of Aarhus Convention titled “Access to Information, Public Participation in Decision-Making and Access to Justice in Environmental Matters” (Fasoli, 2017). International Association for Public Participation IAP2 is another tool that shows promises and how stakeholders are engaged in government decisions. European laws and international instruments such as Chapter 40 of the United Nations Rio Declarations on Environment and Development and associated action plans that addresses decision making, Environmental Impact Assessment Directives, and Public Participation Directive(Videira et al., 2003).

Table 1: Stakeholders Engagement Spectrum (Bammer, 2019).

		INCREASING IMPACT ON THE DECISION				
		INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
PUBLIC PARTICIPATION GOAL		To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
	PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision. We will seek your feedback on drafts and proposals.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will work together with you to formulate solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

## 2.4 Tools for Assessing Sustainable Urban Regeneration

Different cities and areas present different elements which hinders the direct application of existing tools. Most urban sustainability assessment tools are only applicable to certain use, purpose, or context. Examples of some varied elements in areas or cities are ecological situation, infrastructural needs, local regulations, population, local culture, geography etc (Bentivegan et al., 2002). There are a variety of tools and methods that can be used to assess sustainable urban regenerations and developments, many of which explores individual sustainability dimensions. However, there are unified tool kits that addresses sustainability in urban regenerations in a holistic manner, considering the economic, social and environmental impacts and their links (Kazmierczak et al., 2009).

The Integrated Assessment Methods (IAMs) is an assessment method that blends data from several fields (interdisciplinary) in a way that all the three-sustainability dimension are simultaneously considered. This interdisciplinary approach interprets and combines knowledge from multiple academic fields, as well as a useful source of information for decision and policy makers (Sherbinin et al., 1995). Multi-criteria analysis tool (MCA) uses various techniques from a variety of filed and options like IAMs but adopts a more structured approach in determining a preferable course of action relying on multiple indicators. IAMs and MCAs have increasingly become a popular sustainability assessment tools used in decision and policy making, due to their ability to combine the three sustainability dimensions or a range of impact options into a single framework for easier interpretation and comprehension by policy makers (Akinsete, 2012).

Building Environmental Quality Evaluation for Sustainability through Time (BEQUEST) is another framework and an assessment toolkit that is used to assess sustainable urban development. The framework combines best practices and advice concerning sustainable urban development in a logical approach using numerous available assessment methods serving as evidence to buttress policies or decisions made. BEQUEST is a toolkit conceptualised to demonstrate policy and decision makers views on the issues that are crucial to sustainable development and how they relate to each other (Bentivegan et al., 2002).

### **3 PARTICIPATORY PLANNING**

This chapter will introduce participatory planning as an approach in urban regeneration emphasising the importance of stakeholders. The chapter will further touch on the history of participatory planning and its origin as it relates to urban planning. In order to synchronise the chapter, participatory planning would be explained as it relate to urban regeneration. Participatory planning as an approach and its processes will be discussed. Finally, since each country practise different Land Use laws, the Finnish Land Use Planning system and its planning levels will be discussed.

#### **3.1 Introduction to Participatory Planning**

Participatory planning as an approach in urban regeneration entails the adoption of set processes in which stakeholders and other parties with varied interests come together reaching a consensus on common issues and making plans towards implementation. Since stakeholders are crucial to participatory planning, it is important to involve the most relevant stakeholders, clearly state the extent of participation, and the participation type. Participatory planning processes, forms, and planning can be initiated by any of the stakeholder groups, and modalities concerning planning can be negotiated and agreed upon (Wannasilpa, 2012). According to Alguacil Góme (1997), both the object and subject of the process of situations need to be considered to get the root cause. To solve the root cause of urban issues, the real need of its citizens needs to be known. It is therefore important to understand urban space problems and needs through a participatory approach planning. This does not only bring the context of this thesis to fore, but it ensures that the proposed regeneration has the potential to succeed.

Participatory planning is a deliberate approach used in urban planning to achieve liveable, active, accessible, and community-driven cities. The rationale in this sort of approach is the utilization of local and expert knowledge to bring a better outcome. It is believed that stakeholders (residents or citizens) local knowledge provides a superior advantage over conventional processes managed by experts. The experiences and knowledge locals provide can then be used by professionals during execution. Participatory planning encourages interaction and transparent dialogue between end-users, professionals, and governments as outcomes are respected (Wannasilpa, 2012). By considering stakeholders' inputs, concerns, needs, and wishes from start, through the execution phase gives a sense of ownership in solution-finding. Citizen participation and active contributions are vital elements in the participatory planning process and can be displayed through various forms. The inclusion of stakeholders that are directly affected shows a level of concern about their needs and wishes. In the course of participation, a process that brings about joint planning serving as a bridge between the planner and those whom the plan is meant for. Conflict arising from varied interests of the participants are inevitable. Such can be constructively dealt with and solved by working as a team (Wannasilpa & Silapacharanan, 2011)

### **3.1.1 History of Citizen Participation in Urban Planning**

The idea of citizen participation in the process of urban change has its origin in grassroots movements against societal ills, which started at the onset of 19th-century industrialization. The most important of these movements emerged due to social injustices although other movements had other concerns. Urbanization came along with several issues, but its benefits cannot be emphasized enough. To understand the reasons for the emergence or clamour for citizen participation, it would be important to understand the problems that emanated due to urbanization (Sanoff, 2000). The emergence of industrialization resulted in a revolutionary change in citizen's lifestyles and society's productive powers. This revolution transformed the built environment, housing, and spatial arrangements in major cities. The growing number of factories and industries due to industrialization resulted in a shortage of labour in major cities. The labour shortage led to mass migration from rural areas to the big cities to fill up the labour deficit. This mass migration caused an eight to fifteen-fold growth in population in most major cities such as New York and London (Toker, 2012).

One of the most prominent problems of industrialization was environmental pollution. The industrial era brought environmental pollution due to mass migration causing an extremely dense urban settlement, which affected community formations, security, and health challenges in the cities. The demand for public mass housing and urgent redevelopment not only constituted an eye saw it also resulted in disconnection among the urban population (Toker, 2012). The effects of these problems resulted in pollution, overcrowding, and slum consequently destroying the communities that represent the cradle of those movements (Sanoff, 2000). The aforementioned challenges due to industrialization showed the deficiencies and failures of conventional architecture and planning (experts) in the management and creation of a sustainable environment. Thus, total exclusion of citizens and top-bottom management style brought about dissatisfaction in the kind and type of built environment, a departure from the meaning of urban space and loss in the sense of possession due to the objectification of dwellings leading to alienation and a breakdown of the social and urban fabric (Başak, 2016).

Most of the earliest movements and the citizen reactions in the 1960s happened predominantly in Europe and the United States. At these times, the arguments and protests stemmed from the need to have a say in whatever shapes their immediate environment. The movements fought against exclusion from decision-making that affects their environment by an authority. Until those movements and citizen reactions, other attempts by experts in proffering solutions to the increasing environmental, urban planning and design issues failed. This apparent disconnection between urban planners and citizens birthed the thoughts of stakeholder's participation in any urban change (Toker, 2012). Participation as a concept can be adopted in various fields and contexts, while its use ranges from business circles, technology, politics, and urban planning. According to Sanoff (2000) participation is the in-person engagement of persons or individuals that shares the same value and interests in decisions that impact their environment and lives. He further stated that though the environment is created by a few, it however has a great influence on many. According to him, participation is a chance for the

citizens to effect changes to the built environment and the community in which they live (Sanoff, 2000).

The adoption of participation in various contexts and fields gives rise to different meanings and use of the word. Habraken (1985) shares the opinion of experts about the definition of participation. He opined that professionals have two separate meanings of participation within their circle. The first viewpoint steams from sharing decision-making with other stakeholders. Such professionals view participation as a way of creating a new balance by reallocating control usually held by experts/professionals between the experts and other actors in a bid to effects desired change. Contrary to the first view, other sets of experts do not view participation as power-sharing, but as a way of engaging the users, nothing their grievances, and then promising a change. This kind of belief can be referred to be a variation from the norm but within the same power balance (Habraken, 1985).

Several works of literature defined participation according to the perception of different philosophers under different acronyms such as citizen participation, community building, public engagement, and democracy. For the sake of this thesis and its context, all of the mentioned acronyms, terms, or names can be related to “participation” as intended. Citizen participation planning has been commonly used in regeneration strategies, to effect sustainable development in mass building developments, development planning, traffic responses, new cities, and town developments (Wates, 2008). Citizen participation planning as a process can also be applied as an ideal gathering tool, information exchange, information sharing, developmental proposal review, conflict resolution, and de-escalation or an avenue for mutual agreement on a developmental plan or project proposal. The process reveals information about the local environment, which makes decision-making efficient. Some of the main aims of participation according to (Sanoff, 2000 P. 9) are to:

- Integrate users accordingly into the change process in a bid to build trust.
- Building a sense of ownership and power in decision making.
- Encourage community bonding and a sense of belonging, which will further have future benefits.
- Support networking within locals.
- Create an avenue to discuss and solve complex problems amongst participants.

The main characteristics of participation are clarity, communication, and openness. It is important and beneficial for facilitators to clearly notify participants on the reason for their presence and their gain during and after the process. Such clarity about the aims and gains of the process serves as motivation for the participants. Participants should be engaged in direct dialogues, engaging debates, and active collaboration which will ensure that the decisions and results are collective. Citizen participation in regeneration processes boosts participants' consciousness about issues and thus, triggering the natural instincts of the participants. Results should be made public so that participants can acknowledge the impact of their contribution (Sanoff, 2000).

### **3.1.2 Participatory Planning as it relate to Urban Regeneration**

According to the Theory of Communicative Action by Jurgen Haberman (Habermas, 1979, 1984), participatory planning is a planning process that involves active participation of a large spectrum of a public dialogue, exchanging information and reaching agreed consensus without exercising superior power or privileges. Haberman's theory legitimises democracy in participatory planning discussions and deliberations which is the bases of achieving the desired result (White, 1995). Adopting participatory planning approach in urban regeneration entails the use unique planning processes or techniques by the process designers or planners in consultation with stakeholders in re-vitalizing dilapidated urban areas. The adoption of appropriate participation tools in the participatory planning approach produces effective strategies and policies. The remarkable internationally acknowledged achievement attained in the Amphawa community serves as a successful adoption of a participatory planning approach in urban regeneration. Amphawa community regeneration in 2002 was part of canals and rivers conservation in the western basin of Thailand that started in 2000. The research project involves the regeneration of the Amphawa market and the renovation of adjoining buildings (Wannasilpa, 2012).

The Amphawa community a small community located in Thailand was one of the biggest commercial centres in the province. The community is a water-based commercial settlement with over 300 masonry buildings and stalls that had booming commercial activities in the 17th century. Towards the end of the 20th century, commercial activities had wind down with the emergence of other forms of transportation. The community became uninhabitable due to dilapidation and lack of maintenance. This eventually caused a mass migration of active and young people out of the province. Despite this decline, the community still retained its character. Primary data got from stakeholder workshops was classified into four sustainable development dimensions namely social, economic, cultural, and environmental dimensions while secondary data were sourced from publicly available data. Other primary sources of data were interviews with community heads, field surveys, and questioners on the four sustainability dimensions earlier mentioned (Wannasilpa, 2012)

The achievement of urban regeneration in the Amphawa community was reflected in the number of building restored and the return of tourist activities in the area. One of the major issues in the participatory planning or the regeneration process in Amphawa was the lack of awareness on the part of stakeholders. The planners had to put in more effort in changing negatives perspectives before progress could be made. The success of the urban regeneration research project earned Thailand and the community international recognitions such as the UNESCO honourable mention award in the 2008 Asia Pacific Awards for Heritage Conservation. Amphawa community urban regeneration success story set the pace for urban regeneration in Thailand and encouraged planners towards their regeneration efforts. Other countries have taken a cue from the Amphawa community regeneration project and several other

wet markets have been regenerated in other parts of Thailand (Wannasilpa & Silapacharanan, 2011).

### **3.2 Participatory Planning as an Approach**

Participatory planning is a set of defined processes or approaches by which people with same interests or beliefs engage in reaching a collectively agreed plan and work towards implementing the plan. Participatory planning can be started by any of the parties and modalities such as agenda, venue, time, and all other forms can be negotiated by the participants. Since Participatory planning involves the participation of stakeholders with same interest, it is crucial for the organizers to agree on who participates and their level or extent of participation. The approach is rooted in the beliefs that the society is diverse and there will always be conflict of interest that would have to be addressed through consensus which would have considered the concerns of all affected parties. In order to address the concerns, information that is needed to negotiate a common stance and compromise will to be exchanged before an agreement can be reached. By so doing, no party loses out entirely (ODPM, 2003).

Adopting participatory planning approach requires a total departure from traditional ways of urban planning and processes to participatory planning approach. Relevant stakeholders such as the government representatives, planners, developers, non-governmental organisations, and residents would need to re-set their gaze and embrace participatory approach through practice forging a new kind of relationship. Such change can only be achieved and sustained through commitment and political will. The top-down or traditional approach as it relates to public participation means that the public or stakeholder (excluding the local authorities) are not the main priority, but rather the authorities are the sole decision makers. Participatory planning approach which is also called the bottom up approach and the opposite implies that stakeholders are the main priority and decision maker (Smith, 2003).

Participation in the process is optional and cannot be forced on any of the stakeholders, thus the approach relies on stakeholders to participate based on shared interest, concern, or civic duty. However, it is very important to involve all concerned stakeholders in the process so as to ensure that the views, needs, wishes and perspectives are comprehensive enough to represent all interested parties. As easy as the approach or process might seem, the complexity lies on how to accommodate or deal with stakeholders with diverse views or perspective. The higher the diversity, the tougher the input and process (Cilliers & Timmermans, 2014). Thus, one of the first steps in participation process is to establish the relevant stakeholders that are pivotal to the success of the proposed development or re-development. Stakeholder selection should be objective and deliberate in order to cover as much interests, views, fields, sectors and perspectives as possible (Breman et al., 2008).

It should be noted that the general public cannot, and will never be invited to be part of the participatory planning process. An adequate stakeholder involvement should be able to guide the planning process comprehensively and successfully. The general assumption is that, involving stakeholders in the decision making, the willingness to continually participate in the

planning process will increase, thereby giving the result or process more credibility. At the same time, more interest is built as stakeholder put in more time and energy in the planning process. At the end of the process, the participants become an advocate and supporter of the project (Cilliers & Timmermans, 2014).

### 3.3 Participatory Planning Processes

The Participatory planning process is a complex and multi-disciplinary process approach developed continually, and merits/demerits are still being deliberated by the theorist. The aims of participation and its effects can only be accomplished by creating various forms of processes considering the aims and objective is rightly determined. Sanoff (2000) suggests asking certain questions in order to realize the desired goals. Some of the questions are:

*“Who are the stakeholders (individuals or groups) to be involved in the participation? Such groups or individuals to participate in the activities or programs should be identified.*

*.... Where do we wish the activities lead to? What are the goals of the activities?*

*.... What activities do we wish to be performed in the gathering? What is the intended outcome of the activities i.e., is it for idea generation, information dissemination, or for conflict resolution?*

*.... In what way should be citizens be involved? Appropriate methods that match the aims and purposes of the gathering will have to be identified in order to achieve the desired objectives.*

*.... At what stage is participation required in the planning process? It is important to decide and agree on a specific stage in which the participants will be involved.”*

Participation will always be effective as long as aims of the participation are identified and accurately communicated. All participants must know what is expected to be accomplished after the completion of the process. Often cases, if the expectations are not well communicated and the aims are not reasonable, the participants might lose focus and trust in the process. Therefore, identification and communication of goal is an important aspect of the participatory planning process (Sanoff, 2000).

An open and well-managed participatory process builds consensus which is vital in achieving a sustainable urban regeneration. Sanoff (2000) asserts that building consensus between participants to support decision making can be realized by six consensus building processes which are:

- Identifying common sense of purpose
- Problem information sharing
- Problem statement

- Visioning
- Idea generation phase
- Implementation

Identifying the common sense of purpose is an important aspect of the participation planning process. Having a common sense of purpose gives participants a sense of direction in reaching mutual agreements.

Sharing information regarding the problem is need for effective problem solving. Participants needs to gain knowledge and privy to information so as to be able to participate effectively. This phase in participatory planning is used to get information from sources such as expert interviews, visits to sites, technical report reviews or individual comments from participants.

Problem statement that reflects all the concerns of the participants should be defined. This should be done after all information concerning the problem have been explicitly deliberated and obtained. The problem statement must be reasonable and actualisable within a time frame. Several methods can be used to define problem statements such as through illustrations, schematics, or verbal statements.

After collectively defining the problem statement, the visioning phase in which the participants after much deliberation, collectively agree on a preferred future of the area/site. This phase can start with individual visions or desires in form of statements before collective agreement is reached. Participants are asked where they are now and realistically where they expect to be at a certain time in the future. The goal of this phase is to visualise, and then develop a written statement of the long-term goal and strategy of the program(Sanoff, 2000).

The next phase which is the idea generation phase involves brainstorming wherein the participants come up with ways of evaluating their options. Participants discuss the different available alternatives and evaluate the options. One method that can be used is to evaluate the options by ranking. The options can be ranked from the most desired option to the least preferred or by identifying the advantages and drawbacks of the different options. After the assessment, the participants would have succeeded in reaching a consensus by selecting the most preferred alternatives or a combination of several alternatives (Sanoff, 2000).

Final phase in the process which is the implementation phase. This is the stage where the whole plan is put into action and involves the implementation of the recommendation according to drawn up action plan. Progress are closely monitored, and corrections are recorded as deviation from the initial plan.

According to (Burns, 1979), participatory planning entails four steps that can aid agree to the development of their environment. His theory about participatory planning process starts with the awareness phase. The awareness phase is aimed at improving the relationship that exist between the participants as a result of their shared experience about the issues to be discussed. The second is the perception phase which is the progression from being aware of the issues to the understanding of their environment which comprises of the social, economic, physical, and

cultural environment. At this phase, the aims and expectations which are the inputs of participatory planning area deliberated. The next phase is the decision-making phase, which is the stage where the actual physical inputs (alternatives or combined alternatives) area developed into a final plan. The final phase is the implementation phase, which is the execution of the final plan or recommendation (Burns, 1979).

### **3.4 Finnish Land Use Planning System**

Land Use Planning Systems generally are intricate structures that are prepared out of the impacts of historical norms and values. The land use planning serves as the preconditions for the creations or availability of functional living environment. A well planned and thought-out land planning solution enables functional urban spaces, seamless traffic management arrangements supporting user vitality, wellbeing, and sustainable development. The Finnish land use planning as a general guidance is based on the Land Use and Building Act. The act serves as the overall building guide and objectives guided firstly, by the creation of a sustainable and habitable living environment, secondly the adoption of a well-planned participatory planning process (Behrend, 2007). The primary objective of the Act as enshrined in the Land Use and Building Act; Chapter 1; Section 1 is to:

“Ensure that the use of land and water areas likewise the building activities on them creates preconditions for the favourable living environment and promotes ecological, economically, socially and culturally sustainable development”

“Ensure that everyone has the right to participate in the preparation process, and that planning is high quality and interactive, that expertise is comprehensive and that there is open provision of the information on matters being processed”

Finland is categorised as a European country that operate a comprehensive integrated land planning system approach that is based on a structure that empowers its different political layers at the same time created an organised planning hierarchy. The systematic hierarchy created are the national, regional and the local levels (Dasí, 2006). The higher hierarchy planning’s steers the lower, but when a certain plan has a legal backing, all actors are bind by it. In principle, a regional plan becomes legal when confirmed or backed by the Ministry of Environment, but cannot be enforced in areas that have local plan in force. As defined by the Land and Building Act, the municipality holds enormous autonomy and holds the powers to interpret the objectives of the Act for the good of the municipality. By legislation, the government decides on the principles that guides self-governance of the municipals, in corporation with other local authorities, municipals are vested with the statutory functions of area planning and zoning in Finland. Without a national plan, the Finnish National Regional Development sets objectives of Land Use and Building Act and supports regional development.

### **3.5 Levels of Finnish Legal Framework on land Use Planning**

The Finnish land use planning system follows a hierarchy system in which the planning system moves through specific plans according to Figure 4. The system empowers the national land use guidelines to guide the regional and local plans and the regional and local plans steers the local detailed plan. The regional councils are responsible for the drafting and approval of the regional land use plans, whereas the municipalities are responsible for the handling and approval of the local detailed and mater plans (Commin, 2007). The municipals are also involved in the handling and approvals of the local master plans. The environmental administration which comprise of the Ministry of environment and the Centres for Economic Development, Transport, and the Environment in conjunction with the plan makers are saddled with the responsibility of development and follow-ups of land use planning in Finland. The environmental administration has successfully developed a data system that is capable of monitoring land use planning and detailed master plans. The system facilitates the collection of required information and facilitates the distribution for developmental use (Dasí, 2006).

The Finnish land use planning legal framework guides the use of land and its waters according to their hierarchy are

- National land use planning level / Governmental level
- Regional land use planning level
- Local land use planning level / Municipals planning level

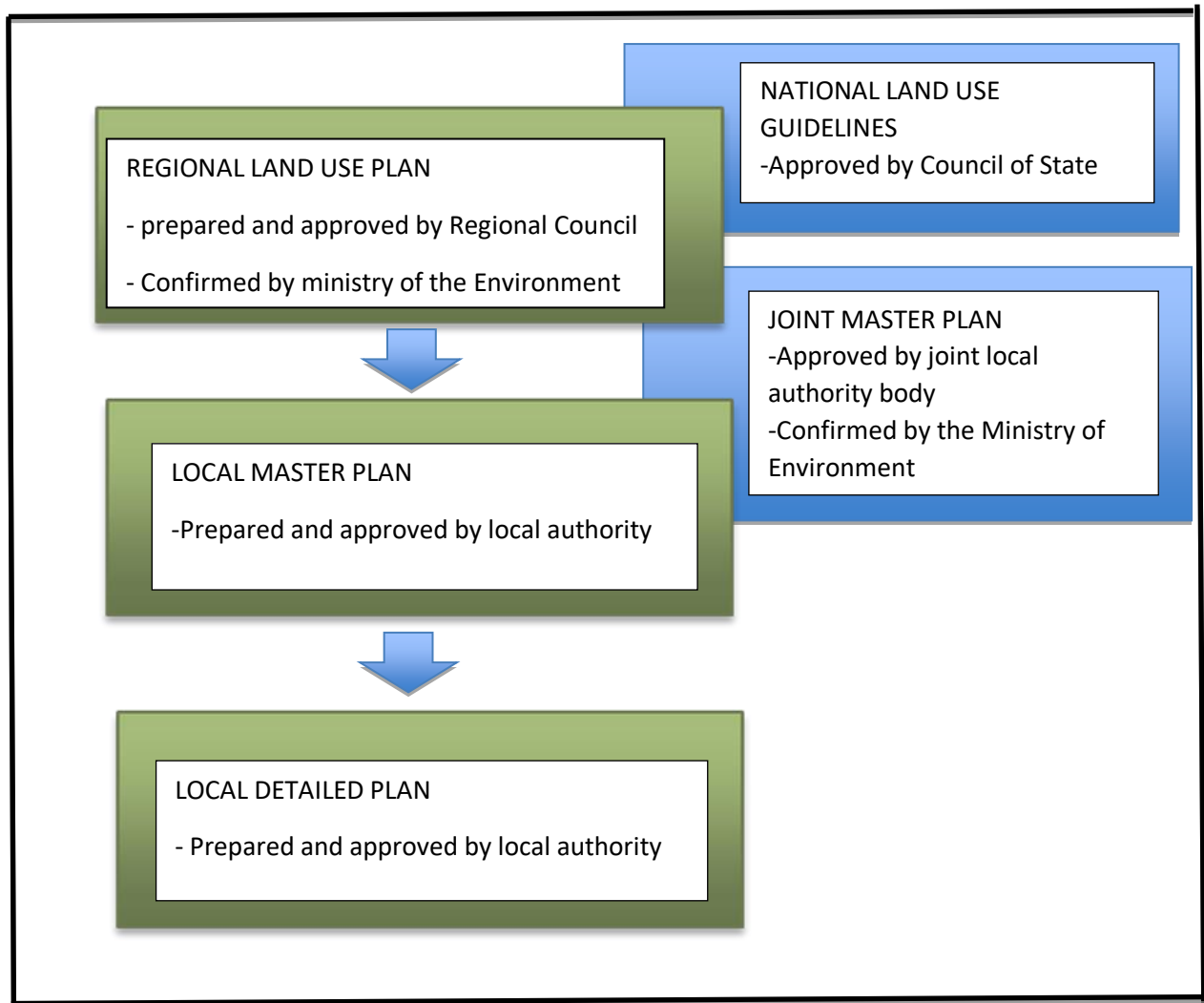


Figure 4: Land Use Planning levels in Finland (Pavel, 2012)

### 3.5.1 National Land Use Planning Level / Government Level

The Land Use and Building Act serves as the legal framework for Finnish land use, with the exception of the autonomous province (Åland Islands). This level is overseen by the Ministry of Environment, which is the highest authority in spatial planning in Finland. The ministry is responsible for preparation of policies that seeks to protect the environment and land use plans on buildings at the governmental level. Other duties include setting aims within the ministry and implementation supervisions. The Ministry of Environment provides guidance for the Regional Environmental Centres and Councils, likewise the municipals. With the absence of National Land Use Plans in Finland, the ministry prepares guidelines, monitors, and ensures compliance.

The national government ensures that the interest of the nation is considered within the lower land use planning's (Commin, 2007).

### **3.5.2 Regional Land Use Planning Level**

The regional land use plan is a developmental map drawn according to Land Use and Building Act. The map displays the regions the land use and outlines structural and building plans, as well as other environmental developments envisaged for the future. This planning level provide guidance for municipal land use and other policies that affects the region. The regional land use plans are prepared and approved by the regional council. The regional level operates through the Center for Economic Development, Transportation, and the Environment. This agency is responsible for the regional execution of projects initiated by the central government, and it is also empowered to initiate and execute projects. All of the aims and offerings of the regional plans are contained in the Land Use and building Act (Behrend, 2007).

In order to foster relationships and transfer the goals of the national and regional plans to the local levels, 18 regions were created as self-governing entities at the regional level. Each of the 18 regions with their regional plans, sets out the framework of the detailed local plans drawn up by the municipalities. The Regional Councils ensures inter-municipal corporations, preparation of developmental strategies and programmes and the strict compliance to the National Land Use guidelines (Pavel, 2012). The Regional council is comprised of selected members from the local authorities, which makes up the joint council (decision makers) of the regional council. The Regional development strategy, which is an instrument shows long term regional strategy usually (20 – 30 years). Although, the regional strategy cannot be legally effected, it is embedded in the regional land use plan and the regional programme. Regional development program enumerates on five years plan around key structural projects and developments. Those projects and developments are usually based on needs, taking into consideration the regional development strategy and developmental targets (Behrend, 2007)

### **3.5.3 Local Land Use Planning Level / Municipals Level**

The Municipal Authorities are vested with the control of the land use planning and ordinance of their territory. Municipalities hold the statutory rights and monopoly of the land use plan in their territory and the right to decide if a detailed plan is needed or not. The primary responsibility of the local authority is the least minimum implementation / execution of the aims Land Use and Building Act. The municipals prepare the local master plan, which is then approved by the municipal council. In an event that the municipalities participate in drawing a local master plan, the local plan is firstly approved by the common organ of the municipalities before it is finally approved by the Ministry of Environment. The local detailed plan directs building activities in each municipalities. The plan directs land use according to set local requirements, future use, how, where and other conditions. Each municipality is responsible for preparing local detailed

and the land policy programmes that states acquisitions and land use plan implementation (Behrend, 2007).

## **4 CASE STUDY: SINIMÄKI PROJECT, ESPOO, FINLAND**

The case study Sinimäki is an urban regeneration research project for the City of Espoo. For the City of Espoo, the project seeks to achieve an urban regeneration that is sustainable by adopting participatory planning approach. This adopted approach involved active participation of various stakeholders in the regeneration of the case study through participation in workshops. The outcomes and insights of the stakeholders' workshops will respond to research questions 4 and 5, respectively.

### **4.1 Introduction**

Since this research is focused on a singular phenomenon which is regeneration process of the Sinimäki area using a participatory planning approach, the selected and most appropriate methodological approach was a case study. A case study according to (Yin, 1994) is an inquiry that seeks to investigate a phenomenon in real-life, especially in situations where the differences between the context and then phenomenon are not evident in addressing the stage in which the researcher has or has control. Going by (Simons, 2009) asserts that a case study as a methodological approach is the exploration of various perspectives of the nature and peculiarity of a particular project in a real context. He further categorized case studies to be research and evidence-based inclusive of different research methods, the aim of which is to understand in-depth specific subjects, topics, or systems to generate knowledge for action.

Several scholars over time have classified case studies based on their focus or professional competence, but one of the most common features its flexibility as a methodology and its ability to accommodate other methods which help understand the case study. Due to such a nature, the case study's execution time is unlimited since it can take months or years to execute (Simons, 2009). For the context of this thesis research, a case study as an approach is used to examine the intricate, complicated real-life issues that affect human environmental, economic, and social systems studied from a sustainability point of view. The case study design of this thesis is framed on the regeneration of the Sinimäki area allowing a deeper understanding of the present situations, trends, expectations, and future needs of the stakeholders. It focuses on the topic of regeneration, although similar literature on such topics abound, the Sinimäki area in the City of Espoo is the first to fully adopt participatory planning in the regeneration process. Therefore, the insights from this research will help to best understand and corroborate future research on urban regeneration processes (Stake, 1995).

The City of Espoo identified five different pilot areas to best address short-term and long-term problems and solutions. One of these is the Sinimäki area (see Figure 5 and 6), located south-east of Espoo, and has been mostly planned for business and office buildings. The student team's project task was to develop ways or a way in which the Sinimäki area structures could be sustainably renovated for mixed-use (commercial and residential) or how it can be sustainably re-developed after demolition. The role of the City of Espoo was the provision of relevant

documents, serve as the interface between the landowners and student team, and assist in workshop facilitation. The initial task for the student was to create a project plan. Contained in the project plan is the project approach and objectives, communication channels and methods, likely risks, project schedule and task.



Figure 5: Aerial view of the Sinimäki showing the development site (Source: City of Espoo)



Figure 6: Picture show buildings in Sinikalliontie 1, Espoo Finland (Sinimäki) (Taken 22 January 2020)

The Sinimäki project lasted for eight months (December 2019 to August 2020) during which two workshops, five status meetings, and a meeting with Sinimäki landowners were held. The materials gathered in the workshop will be used to develop a sustainable regeneration process that will reflect the wishes and needs of the participants. The creation of a sustainable process with the outcome of the workshop using the framework will contribute to seeking answers to the fourth and fifth research questions. Sinimäki was originally designed as a business hub with offices, industrial and warehousing when zoning of the areas close to highways for businesses and industrial activities was the trend back in the '70s. Sadly, this is no more the case as the recession in the early 1990s resulting in a financial crisis and socio-economic changes led to a decline of business activities.

As a result of these issues, five major problems which are the non-functional and inefficient land use with derelict buildings, poor transportation links, low demand, and income from office spaces. noise pollution from adjoining highways and the negative image was identified as the present challenge of the area. The present challenge faced by the City of Espoo was how to re-develop the Sinimäki area into a mixed-use where living conditions would be improved, employment opportunities for all accompanied with the latest technological innovations. The Sinimäki regeneration project aims to effect sustainable regeneration in the area in compliance with well-established sustainability standards, thus increasing the efficiency and attractiveness of the area. It is essential to note that the City of Espoo numerous times shown her readiness and commitment to sustainable development as stated in the United Nations Sustainable Development Goals agenda.

## 4.2 Project Key Actors

Sinimäki project like any other major project reviled stakeholders bent on pushing their varying interests and agenda. Setting clear objective while planning the Sinimäki project and adopting participatory approach to planning was a vital factor to consider. Participatory planning involves large numbers of actors and stakeholders, who one way or the other have the capacity to influence the outcome of the project. These key actors are:

**Student Team:** The student team is comprised of an Engineering and a Business master's student one of which is the author of this thesis commissioned by Aalto thesis for the City of Espoo. Our task was to design a sustainable regeneration process for Sinimäki. The idea was to come up with ways or a way in which the Sinimäki area's structures could be sustainably renovated for mixed-use (commercial and residential) or how it can be sustainably re-developed after demolition. The sustainability aspect of the project was to actively involve stakeholders in the regeneration process from the inception of the project. Involving the stakeholders in this case meant giving the stakeholders the final say on how their community/environment would be.

**Property / Landowners and representatives:** These are groups or individuals with interests in the area and whose residence or source of investment is the subject of the regeneration project. Interests in this case is the ownership of buildings. There are ten buildings in the area owned by different individuals. The role of the landowners in the process is to share experience through discussions with other stakeholders and proffer solutions to issues concerning the re-development.

**Local Municipality:** The local planning authority as a key actor plays the role of ensuring that the proposed regeneration delivers according to the laid down plan. The local authority holds such powers through recognized planning procedures and processes. The local municipality to a large extent gives the regeneration process and the workshop sessions legitimacy.

The above actors, in their own ways play vital roles in the successful re-development and improvement of Sinimäki area as a whole. The property/landowners or tenants holds a significant influence on the development; therefore, it is essential to keep them well abreast and adhere to their needs and wishes.

### **4.3 Workshops Design Processes**

Sinimäki regeneration project planning was designed around participatory approach wherein the experience, knowledge and needs of the stakeholders are considered during the re-development of the area. The project was designed and structured into two workshops (see Figure 7) during which the stakeholders discussed and reached agreements about the future of Sinimäki. The process event was designed by the student team with help from staff members of the town planning department of the City of Espoo. The design planning process began with the analysis of existing data and plans showing the progress level between the stakeholders and the local municipality, after which the documents were discussed with town planning staffs for more clarity.

Two planning meetings were held to discuss the workshop and the town planning staffs volunteered to help facilitate. In order to maintain consistency and avoid things that would derail plans, main restrictions and constraints had to be defined, of which was three: expected number of participants, time constraints and the Covid-19 pandemic. These were the immediate issues the student team had to deal with before the commencement of the workshops. The first workshop themed “visioning day” took place on the 11<sup>th</sup> of March 2020 and lasted three hours with a total of 21 participants (16 Sinimäki landowners and 5 City of Espoo employees) in attendance. The goal was to find values, wishes, and needs of the stakeholders and develop shared and common vision for the future of Sinimäki. The second workshop themed “The Engaging day” ” took place on the 27<sup>th</sup> of May 2020 and lasted three hours with a total of 15 participants (10 Sinimäki landowners and 6 City of Espoo employees) in attendance. The goal of

the workshop was sequel to the last workshop, further engage the stakeholders on future planning, focus on actions need for a thriving Sinimäki.

## Workshop I 11.3.



Theme: “The Visioning Day”



## Workshop II 27.5.



Theme: “The Engaging Day” Analyzing each component of sustainable communities

Figure 7: Sinimäki participatory planning process diagram showing workshops transition.

## 4.4 First Workshop

The workshop themed, The Visioning Day took place on the 11th of March 2020 in the City of Espoo's main office in Otaniemi Espoo. The workshop had 16 Sinimäki landowners, 5 City of Espoo personnel as Co-facilitators, 2 Aalto thesis team members (Babakolade Ojuri & Riia-Leena Wallin) as facilitators in attendance. The workshop aimed to have the stakeholders collectively as a group finds values, wishes, and needs by visualizing a picture of what the future might look like, the impact of their choices on their environment, thereby gaining useful insights and awareness about the future that might not ordinarily have been achieved. The participants were to formulate strategic objectives and generate alternatives scenarios for Sinimäki.

The workshop had two sessions with five stakeholder groups assigned to a given task: finding a unified problem statement and defining the stakeholder's desired future for Sinimäki by identifying the driving forces of change, determine the main issues and present trends and the identification of problems and potentials. Each group sets out to find unified problem statements. The first session was based on Creative problem-solving theory, which entails using creativity to develop new solutions to issues (Treffinger et al., 2008). The workshop's first task was to define the problem statement, wishes, needs, and vision. These tasks helped the group create a common ground and agree on a common goal. In the first round, each participant Identify a need and writes their initial problem statement on the paper, taking turns to explain what the problems meant to them and what was critical for them. Each group then votes on problems that resonate more with the group.



Figure 8: Brainstorming session in first workshop (11th March 2020)

The groups were asked to rephrase their problem statements, and then the chosen problem statement is then revised by considering what the group can make out of the problem. A second round of the vote is cast to choose the most important or the most featured problem statement or a unified problem statement. The participants ideate by sketching the most competing solutions and finally deciding how to turn the idea into a demonstrable hypothesis (Lo, 2018). For the case

study, the idea of design sprint was used to shift from the threat that Sinimäki is present to opportunities needed for a sustainable future for Sinimäki. The second session was based on the visioning method used by (Krawczyk & Ratcliffe, 2006) to develop sustainable communities in Ballymun, Dublin. Cover story vision canvas were used at the end of the workshop to paint the picture participants (Sinimäki stakeholders) desired future for Sinimäki based on their earlier stated wishes and value.



Figure 9: A picture showing participants in first workshop (11th March 2020)

The workshop aimed to generate themes that can serve as a shared vision for Sinimäki. Participants were divided into groups and encouraged imaginative thinking of a sustainable future for Sinimäki. The grouping aimed to work together as an indivisible vital piece of the process from the outset targeting a shared and mutual goal. During the workshop, participants create their desired future following in-depth and critical thinking of Sinimäki presently, evidence to show, and what needs to be done to achieve the desired urban change. A questioner designed by McDonald et al. (2009) used in the regeneration program in Castlefields in England inspired the questioner used in the workshop (see Appendixes A).

The workshop data were clustered into similar groups or point. The outcome of which were three themes namely driving force of change, main issues and trends, identification of problems and potentials. Such information can be utilized by policy and decision-makers in benchmarking and progress tracking to underpin decision making, convey ideas, and develop strategies (Ruming, 2006). The themes reflect and covers the various aspects of the regeneration processes of Sinimäki, which covers the sustainability dimensions. The outcome of the data analysis as envisioned by Sinimäki stakeholders taking all things being equal should reflect in the final redevelopment plan of Sinimäki. . Such information is useful as a yardstick in measuring the effectiveness of the agreed urban change and detect deviations.

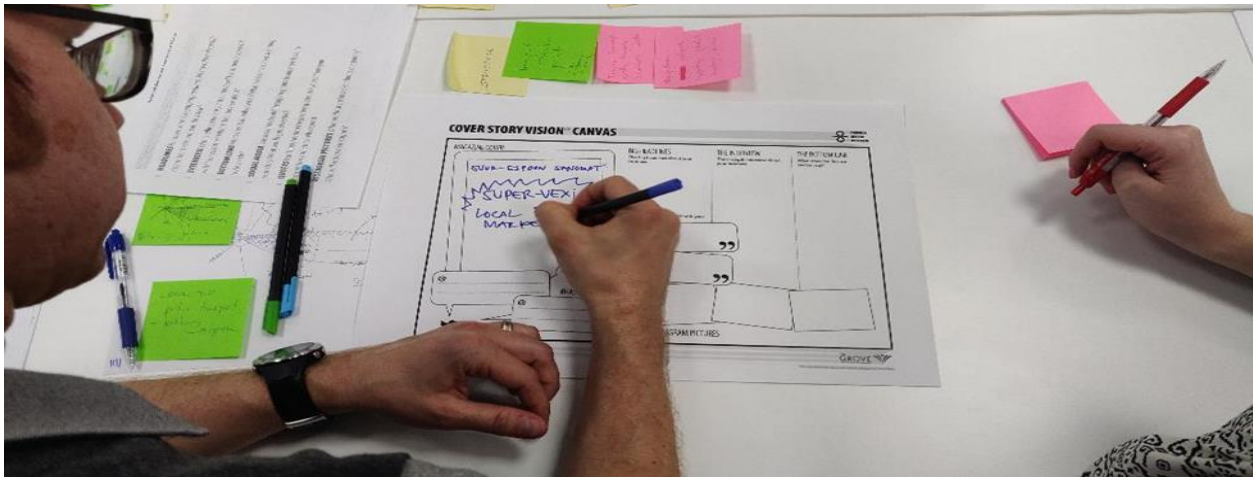


Figure 10: A picture showing cover story canvas session in first workshop (11th March 2020)

## 4.5 Second Workshop

The second workshop was held on the 27th of June 2020 through the zoom virtual platform. The workshop outcome and scenarios building from the cover story canvas depicting Sinimäki 2040 developed in the first workshop were presented to the participants. The cover story canvas in the form of a newspaper article illustrated participants' wishes and needs to depict how Sinimäki would look in 2040. Following these ideas and outcomes, an analysis of the workshop was made to capture the most essential issues to Sinimäki stakeholders and the things that need improvements. From the workshop's outcome, the analysis indicated that the most economical environmental issues were the most common concerns among the participants.

The second workshop aims to further engage stakeholders in the future planning of the Sinimäki. The participants get to think about the actions that needed to be taken for the Sinimäki to grow into the future. This is done by asking the stakeholders to assess what might need to be considered for the area to continue to thrive for the foreseeable future. The workshop does this by asking the participants in groups to assess their community while considering the eight segments of the Egan wheel. The workshop session consisted of eight sections depicting the eight components of the Egan wheel. Although the Egan wheel components are eight, each group in the workshop will reflect on three elements of the Egan wheel sustainability component due to time constraints. The following aspects were considered when facilitating the workshop:

- Agreed future for Sinimäki
- Participants thoughts on Sinimäki area presently
- Changes that needs to take place.
- Actions that needs to be done to achieve a better Sinimäki.

The last stage of both workshops will be evaluating plans and proposals (desired future) is converted into a more meaningful set of practical proposals, options, or policies that can be utilized during the project's implementation phase. In the case of Sinimäki, a proposed land use plan will be one of the final products of the workshops. As shown in Figure 7 the first land use plan proposed by the City of Espoo municipal to other Sinimäki stakeholders. This proposed land-use plan is one of several options, haven considered stakeholders desires on environmental, social, and physical improvements. At this phase, impact assessments such as social and environmental assessment tools are employed to determine if the urban changes' impacts are significant(LUDA-Team, 2005). The impact or the significance of the urban change should then be compared with the stated objectives and desired future earlier stated by the stakeholders. This is done by comparing the proposed land use plan against the desired future based on scoring. The outcome of the scores will be the Preferred alternatives, which can then be implemented into an improved version. All these measures aim to optimize positive impacts, reduce negatives, and ultimately amplify sustainability as possible (Kazmierczak et al., 2009).

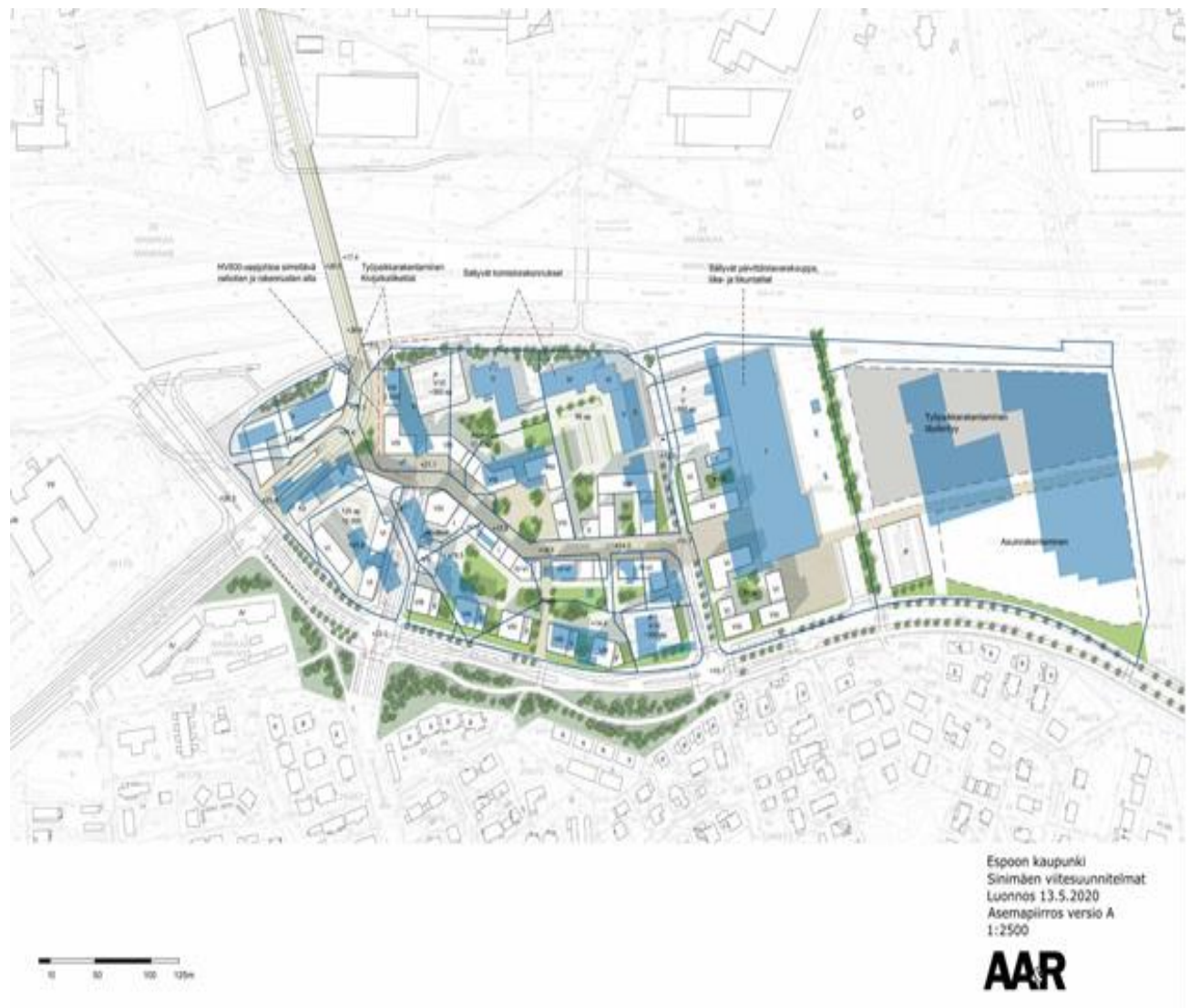


Figure 7: First regeneration Option for Sinimäki as proposed by the City of Espoo municipal (City of Espoo, 2020).

## 5 EMPIRICAL FINDINGS

The findings are the result of the process activities and outcome of the case study workshop. Some of the activities that made up the whole process was the analysis of the case study in question was carried out, data about the stakeholders were collated, review of relevant literature and meetings with City of Espoo town planners were evaluated. All of these corresponds with the thesis framework and serves as the research phase of the thesis. The student team participated in three expert meetings organized, and facilitated two workshops in the process, the student team decided on the best methods to use during the workshop events, with the help of City of Espoo town planning staffs, stakeholders were informed and invited to participate in the workshops. All of these events capture the roles of the student team as the process designers.

### 5.1 First workshop Findings

The first workshop was designed to capture the present, evidence of the present situations and actions needed all of which make up Sinimäki vision 2040. Those themes are governance, social and culture, transport and connectivity, services, environment, housing and the built environment, economy and equity. The collected ideas from the workshop were clustered and analyzed leading to the emergence of three themes. The essence of further dividing to themes was to make the data smaller for better use. The three themes were: driving force of change, main issues and trend, and problems and potentials. These themes reflect and capture the desires, needs and most critical issues to the workshop participants. The cover story canvas in the form of a newspaper article depicting Sinimäki 2040 developed in the workshop illustrated participants' wishes and needs showing how Sinimäki area would look in 2040 going by the participants. These outcomes serve as stakeholders desires and needs which is expected to be incorporated in the execution stage of the project.

Under the first theme titled the driving force of change, participants emphasized on the need for the area to be changed from mainly commercial premises into mixed use. The changes would give the area a new lease of life and increase stakeholder's investment. Complementing the urban structure with apartment housing would guarantee a rise in demand for the area and also an uptick in business opportunity. The mixed-use development will guarantee an immediate response to the initial issues the area is known with. One of such major issue is transport connectivity. The stakeholders desire enhanced cycling and walking within the area and improved connections from the area to major stops such as Leppävaara and Otaniemi. Roads and transport connections to major places should be improved. The development of the most important aspect in cycle and walking paths which is the continuity of the route. Developing existing connections can be a more effective solution than building new [infrastructure, e.g.] bridges.

The participants strongly agreed that the non-functional land-use with Obsolete buildings at different stages should be changed to mixed use building, which is characterized by amenities

and facilities that affords work, live, and play all in a single development. Accommodations are provided for individuals or families, commercial spaces for establishments or shopping, while recreation spaces are accessible within short distance. Planning and development urgency came up strongly, the need for it to happen in phases, sufficiently slowly and the need for a diverse community in order for the area to thrive.

The second theme titled the main issues and trends which brought up the conditions of the buildings. The buildings presently are at the end of their life cycle and do not meet modern requirements. The contention was if retrofit or renovation was more sustainable or outright demolition. Lack of diversity of services and recreational areas though the Sinimäki area looks is green, the green structure does not serve the functions of the area. Services and commercial activity are low due to the absence or far away needed amenities. Although the Sinimäki area can be said to be diverse and international in some ways, the future and retention of the diversity depends on factors such as the proposed future housing types.

The third and last theme was the identification of problems and potentials. The participants believe that the city should promote the development of the area and the cooperation of landowners, and act as an enabler to find a common state of mind. Presently, the buildings energy efficiency varies due to the present state of the buildings. It is believed that the construction of new modern infrastructure will solve energy loss. Having specialized services in the area such as ski garage and golf course could not improve the local identity of the area. One opinion of how the Sinimäki area can be improved is further strengthening of "Mankkaa-Kauniainen" identity by promoting the specialized services.

Presently, the target Sinimäki buildings are in varied obsolete stages, real estate of different ages and prices is needed in the area to boast diversify and livelihoods in the area. This can be done by revitalizing some of the existing stock, while the rest is totally demolished and re-built. On the need of a mixed-use development, some of the benefits include an optimized use of the infrastructure and an enhanced social communication when occupants are given the opportunity to interact. The challenge of the development of mixed-use buildings in Sinimäki can be a combination of factors such as the project development finance which is often scarce to find, requirements of the building construction and after management and the difficulty in the alignment of the property's cycles of each buildings subsector which affects demand and supply (Pamela, 2014).

## **5.2 Second workshop Findings**

Second workshop was organized to further engage stakeholders about the essence of continued dialogue and the effects of making common goals. Some of the things that was agreed at the end of the workshop was how stakeholders can continue to work together till the project goals are achieved. Another point about the need for continued communication between stakeholders and

the city of Espoo municipal office. The workshops outcome was geared towards the actions needed for years leading to the year 2040. Improving cooperation, and development in the whole area, the continuous discussion with stakeholders in all phases thereby keeping those parties who may not be in an active phase of change at the present time on track, careful planning of phased development by not taking away opportunities for good future solutions but forging ahead without waiting were some of the issues that can up strong.

In the final analysis of the second workshop session, the outcomes were broken down into three main themes that best captures the thoughts, wishes and need of the participating stakeholders. The themes were

- Driving forces of change
- Main issues and trend
- The identification of problems and potentials.

Under the driving forces of change, the stakeholders wished for an economical force that will chart a new beginning for the Sinimäki area. A departure from business hub to a more complementing mixed use urban structures with apartment houses, offices and other modern amenities that would help increase diversity of the area. Transport connectivity to and out of Sinimäki with other major areas such as Leppävaara and Otaniemi is lacking. Enhancing cycling and walking within the area and improving connections to and from the area. Planning urgency was another topic that was prominent during the analysis. The stakeholders realize that the land use presently is non-functional with obsolete buildings at different stages, a developmental plan that would happen phases can be initiated to mitigate stakeholder financial loss.

Main issue and trends featured discussions about the present condition of the buildings and social infrastructures. The buildings are at the end of their life cycle and do not meet modern requirements. The choices available was to either demolish or renovate. The stakeholders felt demolition would probably be the best option. Lack of diversity of services and recreational areas was another issue that came up strong. The area (Sinimäki) looks green, but the green structure does not serve the functions of the area. Services and other amenities need for commercial activities to thrive are available but far away which often do not serve the purpose. The most important aspect in cycle and walking paths is the continuity of the routes. The further development of existing connections can be a more effective solution than building new infrastructure such as bridges.

Other Identified of problems and potentials of the area is the energy efficiency variation of the buildings. The stakeholders believe that the construction of new modern infrastructure will solve energy loss. The city should promote the development of the area and the cooperation of landowners, and act as an enabler to find a common state of mind. The inclusion of more greenery could be a solution to identity loss and a boast for the area. Current, job opportunities

in the area are very low due to low activities but it is believed that future mixed development would create demand. The continued involvement of stakeholders in discussions will lead to a more sustainable Sinimäki. Some of the suggestions give includes by continually engaging the future inhabitants who might not be present in the workshops. Ensuring that participatory planning process with active participation of stakeholders is sustained. Furthering the ideas and visions processed in the workshops as a positive starting point for further planning promises a better Sinimäki.

## 6 DISCUSSIONS

In this chapter, attempts will be made to respond to the five research questions posed (see section 1.2). The research questions 1 and 2 will be answered with literature review. The research question 3 will be answered with the analysis of Sinimäki stakeholders first workshop, while research question 4, 5 will be answered with the outcomes and analysis of Sinimäki stakeholders second workshop. At the end, the benefits of regeneration and the reason why stakeholder participation is vital in the creation of the new urban space will be established.

### 6.1 RQ1: Urban Regeneration and its aims

Urban regeneration is essential to modern cities and the quest for such comes with enormous challenges for planners and the construction sector in general. According to literature reviewed on urban regeneration challenges, one of the challenges of the sustainable urban regeneration process is defining aims of urban redevelopment. Such a belief that an urban regeneration project is done to profit stakeholders defeats the primary purpose which is to resolve local issues and establish a sustainable community that will stand the test of time (Ferilli et al., 2016). Many urban redevelopments suffer from partial or total alienation of stakeholders in the regeneration process. Literature reviews reveal that Stakeholder engagement is crucial to the successful implementation of a sustainable urban regeneration process and is also one of the most tedious aspects of the regeneration process. An effective engagement helps turn stakeholder wishes, goal, and needs into goals which go to create the foundation of a sound strategic implementation. Finding a consensus amongst stakeholders helps to arrive at a meaningful outcome (Ferilli et al., 2016).

Approaches and strategies adopted in tackling urban decline have evolved over the years from a single emphasis on the physical and environmental to the combination of physical, environmental, social, and economics to achieve sustainable urban regeneration (Dyos, 1967). Haven reviewed several works of literatures, organised stakeholder meetings, workshops, and considered the purpose behind the redevelopment, the researcher adopted a participatory planning approach. Emphasis was on the three sustainability dimensions and effective stakeholder participation in order to achieve a sustainable urban redevelopment (Roberts & Sykes, 2000). Distressed or areas in decline are characterized by economic and environmental decline, social deficiencies, inadequate infrastructures all of which regeneration activities aim to redevelop. Regeneration helps to achieve a better living or workspaces while maintaining the culture and heritage of the area. The benefits of a well-executed urban redevelopment see a distressed area renewed giving residents a dynamic space to work and live in. Thus, the idea and execution of the regeneration should be sustainable (Roberts & Sykes, 2000). Considering the unique nature of urban regeneration in which different aspect of the regeneration takes place concurrently, the adoption of an effective framework to guide the regeneration process on a sustainable path is of importance while the purpose of the redevelopment is clearly spelled out from the onset and agreed on by all stakeholders (Green & South, 2006).

## **6.2 RQ2: Participatory Planning and how it can be implemented in urban regeneration**

The effective engagement of stakeholders not only in the developmental phase, but throughout the whole process helped build trust in the process. Stakeholders engagement further shows commitment and departure from the old top down approach to a more down to top up approach as proposed by (Green & South, 2006). Involving a wide selection of stakeholders as possible gives a more accurate account of the things that needs to be addressed. The adoption of participatory planning approach validates the importance of stakeholder's knowledge as a solution that capable of enhancing sustainability. Participatory approaches that enhances sustainability can be said to be a vital governance criterion. These criteria portray governance as being accountable, transparent, responsible, and encourages representation. Such approach is thus used as a strategy which enhances sustainability. More than ever, public sector needs to engage citizens or organizations by facilitating initiatives that encourages communication that would contribute to their livelihood (Soma & Dijkshoorn-Dekker, Marijke Polman, 2018).

## **6.3 RQ3: The motivation behind the re-development of Sinimäki**

Sinimäki was originally designed as a business hub with offices, industrial and warehousing, and convenient stores to cater to the needs of workers in the area. The zoning of the area for businesses and industrial activities was the trend back in the 70's sad, this is not the case anymore. The recession in the early 1990s resulting in financial crisis and socio-economic changes have led to a decline in business activities and the urgent need to outsource local manufacturing to countries with lower wages to avoid the total collapse of those manufacturing companies. As a result of these issues, five major problems can be identified as the present challenge of the area:

- Non-functional and inefficient land use with derelict buildings
- Poor transportation links
- Low demand and income from office spaces
- Noise pollution from adjoining highway
- Negative image

Despite the associated issues, the Sinimäki area has great potentials. Sinimäki area is well placed to be an information communication and technology hub with service provisions, thriving commercial activities, and residential buildings that befit its stature. The development of the area into a mixed-use centre would create more employment opportunities and networks. The retention of the warehousing area gives it the potential to provide industrial services across several industrial sectors. Proximity to major Turku highway Tuurunvale and Mankkaa-Kauniainen area with specialized services ski Garage and golf courses hold potentials for leisure and tourism. The development of functional routes and recreational areas further demonstrates the potential to develop Sinimäki into an attractive place to live and work. Successfully linking

of all these services to the residential area creates a delightful opportunity for Sinimäki. Being the second largest city in Finland, the City of Espoo prides itself as one of the most socially, culturally, economically sustainable city in Europe. The success and competence of the city can be found in the level of security and natural habitat that abound in the city. Vast natural greenery, proximity to seaside and long stretch of shoreline walkways are some of the major strength of the city which is greatly valued by its residents.

#### **6.4 RQ 4&5: Sinimäki stakeholder's future needs, wishes and how they can be achieved**

This section will respond to RQ4 and 5. The Sinimäki project at most demonstrates the importance of solidarity, participation, and participatory planning centered around its stakeholders. The need to derive premium returns and an improved living condition brought about the need for urban change. The participatory planning approach was seen as the best way to meet such needs. In the Sinimäki project, the “stakeholders” and “participatory planning process” had a reciprocal relationship in which the latter cannot do without the former. The stakeholders were eager to participate and contribute to the regeneration process of the new urban space using their time, experience as inhabitants, and knowledge. The enthusiasm of being part of the regeneration process can influence the flow of information sharing within the stakeholders and at every stage of the planning process. Having the stakeholders and other interest groups is an important aspect of the process. As seen in the Sinimäki stakeholder-led project, the project has an advantage since the stakeholders are disposed to the participatory process.

In order to achieve the desired changes, it is important to adopt decision-making strategies in regeneration processes that ensure economic, social, and environmental issues and their effects are entirely captured during implementation. It will be crucial to ensure that community participatory approach starts at the prime and does not end at the initial stage but rather a continuous process that has a broader impact beyond the workshop. It is crucial to make sure that the workshop outcomes are respected and not undertaken in vain. The result of the meetings and workshops must be documented and consequently executed (LUDA-Team, 2005). Impact assessment tools that target objectives (desired futures and wishes of stakeholders) should be employed most notably at the programming stage (Design and re-design several land-use plan options). Such tools measure the predicted changes in the environment and social changes against the immediate environment. Participatory approach effect can only be felt if all the outlined actions and steps are meticulously followed. Adherence to the steps and actions shows the stakeholders' desires and wishes are respected (only realistic and sustainable wishes). Such action renews trust and confidence in the authorities (LUDA-Team, 2005).

Stakeholders should be engaged as much as possible to create sustainable urban change relevant now and into the future. Evaluation should be embedded in all stages of the process and

treated as a critical part of the process. Commitments in terms of funds and time should be made available for evaluation, especially the monitoring phase. This process will require a dedicated budget and an ample time for in-depth reflection on the regeneration outcome and feedbacks. Adequate training, support, and guidance are given to workers for evaluation. In-house staff capacity building will ensure the credibility and sustainability of the evaluation practice done within the organization. Long- and short-term goals and objectives should be communicated to the stakeholders to avoid animosity. A clear and well-structured aim or target is crucial in partnership or collaboration as they are essential in drawing up strategies. The local authority should ensure that subsequent actions in the programming phase, which are the several yet to be made land-use plans, reflect the wishes, values, and needs of the stakeholder's as earlier stated.

Concerted efforts should be made to engage in the regeneration process as early and as much as possible to deliver a sustainable urban change. As participants, they should make themselves available for workshops, questioners, or interviews when available, as a participatory approach to urban regeneration requires practical and stakeholders undertook teamwork. Landowners as significant stakeholders and other interested parties should be ready to agree as a team for all parties' good. It is important to leverage on the roles of non-governmental organizations as a bridge between local authorities and other parties with interests in the regeneration by mediating between the groups. Encourage the collaborative process between stakeholder groups and put their community engagement knowledge and skills in use during the urban change delivery and monitoring phase.

## 7 CONCLUSION

The twenty-first century needs such as an improved quality of life, low carbon economy transition, advanced knowledge of the internet, and economy present opportunities and real challenges to sustainable urban regeneration. Urban regeneration has evolved and will continue to evolve, considering environmental and socio-economic changes with implications on urban regeneration. Achieving a sustainable urban regeneration, in general, is problematic due to multifaceted issues and other factors associated with cities and working around stakeholders. A holistic approach must be spearheaded by the local authority to deal with stakeholders with varied interests in the area. Delivering urban regeneration projects such as Sinimäki requires partnership and coordination with stakeholders (landowners) and local authorities (City of Espoo). A developmental time scale that is committed to projects is often unrealistic to achieve the desired change. To initiate confidence in the process, collaborations and consultations with stakeholders should be prioritized.

The traditional approach to urban regeneration concentrates only on physical interventions neglecting other aspects that would make the regeneration sustainable. To achieve sustainable urban regeneration, all other sustainability components, such as social and economic components, should be considered in the intervention. Achieving a successful and sustainable urban regeneration requires a clear strategy and vision that fits the proposed urban change or intervention. Urban regeneration objectives and terms are often vaguely defined, making the urban change complicated and hard to monitor. While assessments and monitoring are challenging and are mostly done at the end of the regeneration, efforts should be made to develop a consistent approach suitable for urban change. Ample time should be dedicated to the development of result chains, which will give the regeneration more validation. Regeneration process data and data on the regeneration outcome should be compared to address adverse evaluation outcomes.

Sustainability is about the balance between the three dimensions considering the activities around these dimensions within an urban context over a period of time. The aim of urban regeneration is to enhance economic growth and living conditions. However, most urban regeneration initiatives lay more emphasis on new building constructions and esthetics at the expense of societal and community improvements (Akinsete, 2012). The concept of sustainable urban regeneration can only be achieved through its dimensions which are Economic, Environmental, and Social which translates growth, conservation, and equity (UNESCO, 2007). The literature review finds that to achieve sustainable urban regeneration, three dimensions will have to be considered. The dimensions are social, economic, and environmental. These three dimensions address equity, conservation, and growth respectively, and must all work in a complementary manner before sustainability can be realized.

With the emergence of issues such as climate change over the decade, the thinking and knowledge around sustainable regeneration have shifted from its origin in environmental conservation, and resource management to the infusion of social and economic in regeneration matters. Climate change and its effects have brought the need for sustainability to public

realization, and the need to tackle it from the community level and active stakeholder participation which has shown to be a key component of sustainable urban regeneration (Akinsete, 2012). Urban decline in a city or an area is usually caused by outside forces such as a negative turn in economic activity, shifting trends, or industrial decline. The effects of these external forces if felt in form of social issues, infrastructural deterioration, and economic downturn all of that will affect the overall standard of living in the area (Roberts & Sykes, 2000). The essence of urban regeneration is to effect an urban change which will reverse the decline in the living standard, natural, and built environment of the area.

Sustainable urban regeneration is essential to modern cities and the quest for such comes with enormous challenges for planners and the construction sector. According to the literature reviewed on sustainable urban regeneration challenges, one of the challenges of the sustainable urban regeneration process is defining the aim of urban redevelopment. Such a belief that an urban regeneration project is done to profit stakeholders defeats the primary purpose which is to resolve local issues and establish a sustainable community that will stand the test of time (Ferilli et al., 2016). Many urban redevelopments suffer from partial or total alienation of stakeholders in the regeneration process. Literature reviews reveal that Stakeholder engagement is crucial to the successful implementation of a sustainable urban regeneration process and is also one of the most tedious aspects of the regeneration process. An effective engagement helps turn stakeholder wishes, goal, and needs into goals which go to create the foundation of a sound strategic implementation. Finding a consensus amongst stakeholders helps to arrive at a meaningful outcome (Ferilli et al., 2016).

Distressed or areas in decline are characterized by economic and environmental decline, social deficiencies, inadequate infrastructures all of which regeneration activities aim to revamp. Regeneration helps to achieve a better living or workspaces while maintaining the culture and heritage of the area. The benefits of a well-executed urban redevelopment see a distressed area renewed giving residents a dynamic space to work and live in. Thus, the idea and execution of the regeneration should be sustainable (Roberts & Sykes, 2000). Considering the unique nature of urban regeneration in which different aspect of the regeneration takes place concurrently, the adoption of an effective framework to guide the regeneration process on a sustainable path is of importance. The purpose of the redevelopment is clearly spelled out from the onset and agreed on by all stakeholders (Green & South, 2006).

Approaches and strategies adopted in tackling urban decline have evolved over the years from an emphasis on the physical and environmental to the combination of physical, environmental, social, and economics to achieve sustainable urban regeneration (Dyos, 1967). Haven reviewed several works of literatures, organised stakeholder meetings, workshops, and considered the purpose behind the redevelopment, the researcher adopted a participatory planning approach. Emphasis was on the three sustainability dimensions and effective stakeholder participation in order to achieve a sustainable urban redevelopment (Roberts & Sykes, 2000).

Part of the research findings confirms that the effective engagement of stakeholders not only in the developmental phase, but throughout the whole process help build trust in the

process. Stakeholders' engagement further shows commitment and departure from the old up to bottom approach to a more bottom-up approach as proposed by (Green & South, 2006). Involving a wide selection of stakeholders as possible gives a more accurate account of the things that needs to be addressed. The adoption of participatory planning approach validates the importance of stakeholder's knowledge as a solution that capable of enhancing sustainability. Participatory approaches that enhance sustainability can be said to be a vital governance criterion. These criteria portray governance as being accountable, transparent, responsible, and encourages representation. Such approach is thus used as a strategy which enhances sustainability. More than ever, public sector needs to engage citizens or organizations by facilitating initiatives that encourages communication that would contribute to their livelihood (Soma & Dijkshoorn-Dekker, Marijke Polman, 2018).

## **7.1 Research Limitations**

The use of multiple qualitative research approaches helped the research achieve intended results and address the research questions, it is pertinent to state the limitations that arose in the research, which can help advance this study. Firstly, most of the partners' documents were in the Finnish language, while a considerable amount was in English language. The research relied on documents translated from the Finnish language to the English language due to language proficiency and other available documents in English. Furthermore, most of the Finnish documents to be used will be translated to the English language to conform to this thesis's language, and most materials used will be mostly limited to the available materials in English to maintain the quality of the content research. Secondly, due to the pandemic (Covid-19 and time constraint, it was impossible to pursue long term research studies on the case study.

Thirdly, access to stakeholders was, at times, limited due to the language barrier and schedule conflict. The language barrier had an impact on the timescale for carrying-out data collection. Fourthly, process model is a complicated iterative process that needs more exploration based on authentic experiences from the users (landowners in this case study), and other stakeholders. Professional inputs from planners or designers with vast knowledge of local and national planning requirements and the sufficient knowledge of the framework are critically required to achieve the set out aims. Lastly, it is essential to admit the issues of researcher's bias within various forms of research on issues around perspective and subjectivity and the researcher's reflex roles in addressing the bias within the process.

## **7.2 Further Research Recommendations**

This thesis's research was limited and can be improved by widening the scale and drawing more comparisons from national or international regeneration cases for further knowledge. The number and validity of the research can be improved by utilizing more research methods. More methods will enable more understanding of the needs of the landowners. Due to the limitations

prior expressed the case study and its output should be revisited, and focused actions should be conducted as the research progresses. Trends should be observed and studied over time in the redevelopment course, and other objective-based participatory models should be explored. Similar case studies should be reviewed as this research is based on one case study that might reduce the findings credibility.

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## Appendix A

### Workshop 2 (Engage Day) Material

2<sup>nd</sup> Workshop 27.05.2020

## Second Workshop Exercise

### Shared Vision

- Firstly, a vision of Sinimäki needs to be agreed upon (first workshop).
- What is your vision of Sinimäki by 2040 in one sentence?
- From the last workshop (first workshop) findings analyzed with Egan wheel, it can be deduced that the participants (stakeholders) agreed that a sustainable community is a community that " meets the diverse needs of existing and future residents, their children, and other users' by offering choices". Do we agree with this statement?

Once a shared vision is agreed (successfully answering the above questions within the groups), the group proceeds by answering questions to consider

- What Sinimäki is like now
- Give evidence of the situation
- What actions need to be in place in there to achieve Sinimäki 2040

On completion of all the tasks in the 3 sections, participants go-ahead to plot their scores to see the level where the community is in each of the 3 components (**Updated version: the group will not do all 8 components, but each group now has 3 components to go over**). This will help the community know which of the components to focus on and make necessary changes.

You have around fifteen (15) for each segment. The student team will remind you of this via notifications in Zoom :)

## Section 1: Governance - Well run and well represented

<p><b>Vision 2040:</b> Sinimäki 2040 will be a well-run community with a formal and informal governance structure. The community will maintain a cordial relationship with its local authority and its representatives.</p> <p>- Does this statement reflect your vision of Sinimäki 2040?          - What needs to be done to make your Vision Sinimäki 2040 a reality?</p>			
	<p><b>Where is Sinimäki presently?</b></p>	<p><b>Evidence to show</b></p>	<p><b>What needs to be done to reach Vision 2040?</b></p>
<p>1. An inclusive, active, and effective Sinimäki that is well represented within the government. A Sinimäki with well-informed leadership with the same goals.</p>	<p>-An area with non-functional land-use with Obsolete buildings at different stages. -Non represented area with each owner to their opinion.</p> <p>-Some crave for change, while some want to remain.</p>	<p>Some are in a good rental situation (not so much vacancy), some with a bad situation.</p> <p>Some buildings can be renovated, while some are in poor condition</p>	<p>-The city should promote the development of the area and the cooperation of landowners, and act as an enabler.</p> <p>-Finding a common state of mind.</p>

### Scoring your community in relation to Vision 2040 statement.

Having successfully answered these questions above, you have succeeded in comparing your community presently with the Vision 2040 statement at the top of the section. Now score your community performance (presently) in relation to the Vision 2040 statement considering the whole community when you respond and not only your own views as a group. Scores should be at a scale of 1 to 5 where 1 indicates that you strongly disagree and 5 means that you strongly agree on how far your community is to the Vision 2040 statement.

<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
We are still a long way off from all				

## Section 2: Social and cultural - Active community, with a strong sense of togetherness

**Vision 2040:** Sinimäki 2040 an active community, with a strong sense of togetherness. Residents communicate freely and everyone is important. The community is active with lots of events run mostly by the locals.

- Does this statement reflect your vision of Sinimäki 2040?
- What needs to be done to make your Vision Sinimäki 2040 a reality?

	<b>Where is Sinimäki presently?</b>	<b>Evidence to show</b>	<b>What needs to be done to reach Vision 2040?</b>
A community with strong identity, respect, and tolerance for all irrespective. Surrounded by lush greeneries and accessible recreational facilities with a sense of security amongst residents	<ul style="list-style-type: none"> <li>-An outdated workplace area with no good identity nor diversity</li> <li>-Ethnic diversity already, "peace &amp; harmony"</li> <li>-No residents now, but in terms of jobs not remote in a bad way: no vandalism, safe area. Like a bubble.</li> </ul>	<ul style="list-style-type: none"> <li>- Detached house area next door</li> <li>- Grocery store with lots of traffic</li> </ul>	<ul style="list-style-type: none"> <li>-Renewal of the building stock by utilizing existing strengths</li> <li>- Raising the profile of the workplaces</li> <li>- Renewing the accessibility of the area (e.g., improving access to the area with city scaping)</li> <li>-To have own identity, requires to be different from others -- should not create a generic "non-place"</li> <li>-Strengthen the "Mankkaa-Kauniainen" identity? - specialized services (e.g., Ski Garage, golf course)</li> <li>- "Higher profile" by having low-rise buildings (more Mankkaa scale) along Sinimäentie?</li> </ul>

**Scoring your community in relation to Vision 2040 statement.**

Having successfully answered these questions above, you have succeeded in comparing your community presently with the Vision 2040 statement at the top of the section. Now score your community performance (presently) in relation to the Vision 2040 statement considering the whole community when you respond and not only your own views as a group. Scores should be at a scale of 1 to 5 where 1 indicates that you strongly disagree and 5 means that you strongly agree on how far your community is to the Vision 2040 statement.

<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
	x 2			

### Section 3: Transport and Connectivity- Well connected and mobile

<p><b>Vision 2040:</b> Sinimäki 2040 will be a well-connected and mobile community benefiting from the recent train and tram connection all the way from Leppävaara onward to Otaniemi. Walking parts are well paved and light leading to a reduction in carbon emission.</p> <p>- Does this statement reflect your vision of Sinimäki 2040?          - What needs to be done to make your Vision Sinimäki 2040 a reality?</p>			
	<p><b>Where is Sinimäki presently?</b></p>	<p><b>Evidence to show</b></p>	<p><b>What needs to be done to reach Vision 2040?</b></p>
<p>A Sinimäki with accessible public transport, walking and cycling routes. Effective parking policies and well-lit streets.</p>	<p>-Relatively ok, the frequency to the Urheilupuisto station is sparse but cross-border traffic (especially within Espoo) is weak.</p> <p>-Reasonable bike paths and walking trails, but there is room for improvement (e.g. continuity).</p> <p>-There is enough property-specific parking for current use; previously it was lacking [due to high demand].</p>	<p>Buses run along the motorway and on Sinimäentie.</p> <p>- The pedestrian environment is lifeless (aka enough space for safe walking).</p> <p>- Existing routes along main roads (Kehä I, Kehä II, Sinikalliontie), but e.g. traffic lights</p> <p>- A break in the route along the Sinimäentie road, which causes insecurity and slows down traffic.</p>	<p>-Road and transport connection to major places should be improved.</p> <p>-In cycle paths, the most important thing is the continuity of the route.</p> <p>-Developing existing connections can be a more effective solution than building new [infrastructure, e.g.] bridges.</p>

### Scoring your community in relation to Vision 2040 statement.

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1	2	x 3	4	5
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## Section 4: Services - Well served community

<p><b>Vision 2040:</b> Sinimäki 2040 will enjoy access to private and public amenities needed to make everyday life easier.</p> <p>- Does this statement reflect your vision of Sinimäki 2040?          - What needs to be done to make your Vision Sinimäki 2040 a reality?</p>			
	<p><b>Where is Sinimäki presently?</b></p>	<p><b>Evidence to show</b></p>	<p><b>What needs to be done to reach Vision 2040?</b></p>
<p>A Sinimäki with public and private institutions/services such as schools, social &amp; health, and financial services as well as public spaces that serve the needs of the residents.</p>	<p>-Needed amenities are available but quite far away          -No public spaces          -Green area network very close</p>	<p>The Kilo school is pretty close through the underpass. Mankkaa schools are pretty far away. Viherlaakso high school nearby.          -The Kilo health station is quite far away.          -The Otto ATM in the supermarket is the only banking service.          -No parks or plazas.</p>	<p>-Kindergarten to the area.          -Other services in connection with the store or in the vicinity of the tram stop.          - Park areas to the area.          -The services of city centers complement this [- not much more own (physical) services needed].</p>

### Scoring your community in relation to Vision 2040 statement.

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<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
			4 = Current situation pretty well, only some services are still needed	

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## Section 5: Environmental - Environmentally sensitive community

<p><b>Vision 2040:</b> Sinimäki 2040 will be a community that is particular about climate change, renewable energy, and locals involved in the management of climate change mitigation.</p> <p>- Does this statement reflect your vision of Sinimäki 2040?  - What needs to be done to make your Vision Sinimäki 2040 a reality?</p>			
	<p><b>Where is Sinimäki presently?</b></p>	<p><b>Evidence to show</b></p>	<p><b>What needs to be done to reach Vision 2040?</b></p>
<p>A sustainability-conscious energy-efficient and environmentally friendly area that promotes a healthy lifestyle (recycling and cycling).</p>	<p>-No information available, but based on the year of construction, it can be concluded that there is room for improvement.</p> <p>-Regional/Area efficiency could be increased.</p> <p>-The current situation is “business as usual” in Espoo scale</p> <p>-Efficiency varies between property plots.</p>	<p>-The buildings are at the end of their life cycle and do not meet modern requirements.</p> <p>-With the changes in the needs of business premises, there will be no demand for offices in the future, so it should also be considered in the plans.</p>	<p>-New infrastructure in the area also means more efficient use</p> <p>-Demolition supplementation is a more likely option than renovation with changes in use (i.e. buildings are demolished and replaced)</p> <p>-The economical equation also has to work → demolition is a more probable option than retrofit.</p> <p>-Promote more commercial services, less car dependency</p> <p>-Enhance cycling and walking within the area and improving connections to and from the area with means of street design &amp; network planning. Connectivity!</p>

**Scoring your community in relation to Vision 2040 statement.**

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<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
X				

## Section 6: Housing and the Built Environment - Well designed with appropriate housing types

<p><b>Vision 2040:</b> Sinimäki 2040 will be a well designed and built mixed-use area with quality public and private buildings that is adaptable to serve purpose irrespective of income or size.</p> <p>- Does this statement reflect your vision of Sinimäki 2040?          - What needs to be done to make your Vision Sinimäki 2040 a reality?</p>			
	<p><b>Where is Sinimäki presently?</b></p>	<p><b>Evidence to show</b></p>	<p><b>What needs to be done to reach Vision 2040?</b></p>
<p>Sinimäki is a vibrant community with a positive and strong local identity, public facilities available to all. Well laid out a built environment and green spaces that complement its character. Affordable housing and office spaces that meet all needs.</p>	<p>-Not a very strong local identity</p> <p>-The area looks quite green but ----Green is not available to the community.</p> <p>-Housing is missing completely, office space is affordable but inefficiently used, does not meet user's needs today or in the future.</p> <p>-Current characteristics are given by the old Philips building now used as a supermarket (Sinikallio building) and to some extent by topography.</p>	<p>-Currently single-use, office space, with some commercial space, under-used</p> <p>-The look is green, but the green structure does not serve the functions of the area. -There is no park.</p>	<p>-complementing the urban structure with apartment <b>housing</b></p> <p>-future office space needs? 2040?</p> <p>-importation of commercial premises into the structure (brick and mortar stores + other, workspaces in connection with apartments along the street)</p> <p>-shared areas for remote work, e.g. block by block</p> <p>- other activity than office workplaces</p> <p>-public + private services, kindergartens, etc.</p> <p>-The green structure would be improved if a park according to the land use plan is implemented.</p>

**Scoring your community in relation to the Vision 2040 statement.**

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1	2	3	4	5
	X			

## Section 7: Economy - Thriving economy

<p><b>Vision 2040:</b> Sinimäki 2040 will be a community with a diverse economy providing business and employment opportunities for all.</p> <p>- Does this statement reflect your vision of Sinimäki 2040?          - What needs to be done to make your Vision Sinimäki 2040 a reality?</p>			
	<p><b>Where is Sinimäki presently?</b></p>	<p><b>Evidence to show</b></p>	<p><b>What needs to be done to reach Vision 2040?</b></p>
<p>A Sinimäki that can boast of enough Jobs and business opportunities with economic prosperity and prospects.</p>	<p>-Jobs are available, but from the viewpoint of real estate, there would be potential for more because there is no demand for current facilities.</p> <p>-Current spaces are in large part obsolete and not efficiently used therefore the current job spectrum is fairly narrow</p>	<p>Businesses left the area now the buildings are obsolete this makes the prospects of jobs or businesses very narrow</p>	<p>-Residential development creates demand also for services and jobs &amp; spaces for them</p> <p>-Development needs to happen in phases, sufficiently slowly, in order for a diverse community to thrive</p> <p>-A slow, phased implementation may be a possibility</p> <p>-Real estate of different ages and prices is needed in the region in order to be able to diversify livelihoods</p> <p>-A variety of business facilities needs to be created, from small offices to larger retail spaces</p>

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1	2	3	4	5
	2,5			

## Section 8: Equity- Fair and just community

<p><b>Vision 2040:</b> Sinimäki 2040 will be a fair community and open to all irrespective of creed or association. Facilities and services will be shared with neighboring areas and communities.</p> <p>- Does this statement reflect your vision of Sinimäki 2040? <b>Agree.</b></p> <p>- What needs to be done to make your Vision Sinimäki 2040 a reality?</p>				
	<p><b>Where Sinimäki presently?</b></p>	<p><b>is</b></p>	<p><b>Evidence to show</b></p>	<p><b>What needs to be done to reach Vision 2040?</b></p>
<p>Sinimäki is made up of people of diverse ethnic and cultural leaning living together in peace, harmony, and respect irrespective.</p>	<p>-Design area has no residents, but it has ethnic diversity already, "peace &amp; harmony"</p> <p>-Southern neighbors are "wealthy" Mankkaa house owners (comparing Kilo to the north)</p>		<p>Kurdish garage, Estonian construction workers, Philippine tenants, Finnish tenants... the variety between buildings:</p>	<p>The level of diversity will depend on the proposed future housing types i.e. social housing, rental, privately owned, housing unit sizes (small flats vs family size units) rent cost, etc.</p> <p>NOTE: diversity might DECREASE when the area develops! if everything changes to a housing of similar type, small services etc. will be lost</p>

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<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
			<b>4</b>	

## Result Collation

Collating the conclusions, scores of the 8 components as agreed by the groups should be entered into the table below.

<b>Components</b>	<b>Scores /5</b>	<b>Additional. info</b>
Governance	1	
Social and cultural	2	Average of 2 and 2
Transport and connectivity	3	Average of 3 and 3
Service	4	Average of 4 and 4
Environmental	1,5	Average of 1 and 2
Housing and built environment	2	
Economy	2,5	
Equity	4	