



[The Just City]

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Welcome to The Just City - The Ford Foundation  
 (www.vimeo.com)

[ what is "the just city?" ]

Fainstein defines a Just City in terms of:

- Democracy
- Equity

Other principles based on "the Just City"

- Cities should not be viewed in isolation; they are within networks of

[ case studies ]



[ BRO ]



(www.wired.com)

[ pike ]



(http://www.ikea.com)

[ chels ]



(www.dga.com)



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## [ what is "the just city?" ]

Fainstein defines a Just City in terms of:

- Democracy
- Equity
- Diversity
- Growth
- Sustainability

"Cities list of objectives causes planning to give priority to growth at the expense of all other values, providing additional evidence to the critics who see it as serving developer interests at the expense of everyone else." -  
Fainstein

Other principles based on "the Just City"

- Cities should not be viewed in isolation; they are within networks of governmental institutions and capital flows. Isolations creates a disconnect and failure of the concept.
- Justice is not achievable at the urban level without support from other levels

source: (Fainstein, 2006)

# [ case studies ]



Bronx Terminal Market, Bronx, New York  
([www.ny.curbed.com](http://www.ny.curbed.com))



Pike Place Market, Seattle, Washington  
([www.slrobertson.com](http://www.slrobertson.com))



Chelsea Market, New York, New York  
([www.samhillmedia.com](http://www.samhillmedia.com))

# [ bronx terminal, bronx, new york ]



(www.wirednewyork.com)



(www.wirednewyork.com)

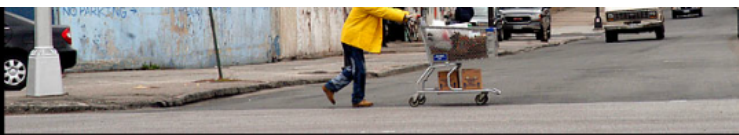
# [ pike place market, seattle, washington ]

This project was developed through complete neglect of the sites current usage and site history. The site created high paying private employment opportunities as opposed to the standard chain store opportunities. The site was in definite need of updates and modernization, however, the methods employed in this design development neglected their responsibility to the existing context and environment and believed that their decision was based upon the greatest good of the greatest number.

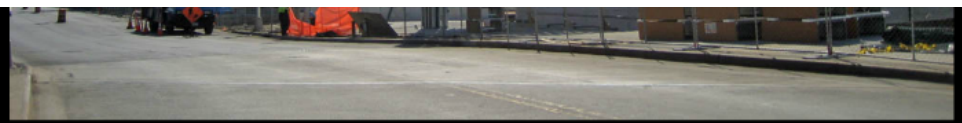
This specific project examines failed objectives, ultimately growth at the expense of all other values.

- This specific site was home to 23 wholesalers (peaked at 100 during the sites prime)
- Approximately 400 employees and despite the decrepit structures and lack of site maintenance still accumulated millions of dollars in sales while creating employment opportunity and growth.
- The existing market buildings were torn down, many of which were listed on the national register of historic places.
- Merchants lacked the sufficient political influence to sway the officials either to integrate them into the project or to supply them with a suitable relocation site.
- Despite all of this, the developers felt it was a necessary step towards modernization and adaptation to the service economy, including: a hotel, big box retailer and a standard array of chain stores

source: (Fainstein, 2006)



([www.wirednewyork.com](http://www.wirednewyork.com))



([www.wirednewyork.com](http://www.wirednewyork.com))

[ pike place market, seattle, washington ]



(<http://www.legendsofamerica.com>)



([www.seattlemet.com](http://www.seattlemet.com))

[ chelsea market, new york, new york ]



Under the current renovation plans, the sites history and current use is retained. The renovation respects the existing function and appreciates the value in the current use yet bringing it to a level of modernization and adaptation.

#### RENOVATION

- Levee will cost \$37/yr per Seattle homeowner from 2009-2014

Standard repairs consist of:

- Buildings infrastructure (Electrical, HVAC, Plumbing) structure, accessibility upgrades to all PDA owned buildings and safety improvements (ie. fire and earthquake protection) - 68.6 million
- Capital improvements to Victor Steinbruek Park to make it a "more lively and attractive park" - 2 million
- 4.4 million in financial costs

The Pike Place Market is a quality example of good design stewardship, respecting the existing site, its current placement in society and its potential for growth.

- The concept came about in 1906/1907 when the cost of onions increased tenfold and outraged the public.
- City counselman Thomas Revelle proposed a public street market that would directly connect farmers with consumers "Meet the Producer" is a philosophy that is still the foundation of Pike Place Market.
- Aug. 17, 1907 (Day 1) eight farmers brought their wagons to the corner of First Ave. and Pike St. - Est. 10,000 shoppers came, and the market was sold out by 11am.
- It is currently home to 200 year round commercial businesses, 190 craftspeople, 100 farmers who rent tablespace, 240 street performers and musicians, more than 300 apartments providing mostly housing for low-income elderly people, and has approximately 10 million visitors a year.

source: ("History of pike," 2010)



<http://www.legendsofamerica.com>



[www.seattlemet.com](http://www.seattlemet.com)

# [chelsea market, new york, new york]



[www.dguides.com](http://www.dguides.com)



[www.en.wikipedia.org](http://www.en.wikipedia.org)

Chelsea Market creates a unique atmosphere by placing the sites history on display while creating jobs, leaving room for privatized businesses and a multitude of building uses. This strategy used an existing site that did not displace or disrupt any current operations, only creating opportunity for a thriving development and community growth.

Chelsea Market is another example of integration of wholesale and retail market. A brief history:

- Site of the National Biscuit Company in the 1890's baking everything from Saltines to Oreos.
- The complex grew substantially until 1958 when the producing operations were primatily based out of a plant in Fairlawn, N.J. and in 1959 the complex that was comprised of 22 structures and 2 million square feet was sold to the investor Louis J. Glickman.
- 1970's-1980's telephone listings list no baking operations only light industrial tenants.
- 1990's investor Irwin Cohen organized a syndicate to buy the principal National Biscuit complex.
- Designers (Vandenberg Architects) created an arcade of food stores and restaurants.

"To walk through Chelsea Market is to stroll through a sort of postindustrial theme park, carefully festooned with the deritus of a lost industrial culture, interspersed with food, stores, and restaurants."

"...In keeping with the theme of industrial archaeology that runs through his project, he wanted to showcase the damage, not conceal it 'to show New York that this was like the excavation of a mining site."

source: ("History of chelsea," 2010)



www.fargomoorehead.org

# Fargo, N.D.

One of the key elements to a "Just City" is to view cities, regions, and states as a whole and not independently or in isolation. As stated in Fainstein's lecture "Justice is not achievable at the urban level without support from other levels."

- In contrast to this Fargo and West Fargo are developing a disconnect with the urban sprawl and community development the cities are currently undergoing. The neighborhoods being developed are based upon a higher level of economic status and affordable housing is nearly non-existent. This begins to create a segregation in the communities as West Fargo begins to develop the "big box" stores and standard chain stores to tie into the community structure.

In an effort to solve this a city center will help examine a resolution to this dilemma. A city center can play a key role in pulling together the separate communities of Fargo, Moorehead, and West Fargo and help us understand the roles that the fundamental values of a "Just City" can have on a community.

# References

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- History of pike place market. (2010). Retrieved from <http://www.pikeplacemarket.org>