



Interconnected Futures: Research Contributions on Sustainability, Equity, and Technological Transformation

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Rethinking Management Models for Urban Regeneration: Factors and Strategies Toward Sustainable and Inclusive Planning

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Introduction

Territorial management models represent a strategic opportunity to reorient the objectives, processes, and methodologies designed to plan, finance, and develop the city at various scales, where interaction with urban stakeholders interested and involved in the sustainable development process is fundamental. Proper urban planning, supported by robust management processes, enables urban regeneration to become an efficient pathway for city development. Urban regeneration, when supported by sound management models, should serve as a driving force to guide cities toward a sustainable growth transition. In this context, planning decisions must not isolate urban actors, who are key elements in fostering participation and achieving economic and social impact within urban conglomerates. This article aims to explore, from the perspective of various scholars and management models, how urban regeneration can be made more effective through the identification of factors and strategies in scientific literature. The focus is on how urban actors can collaborate for the common good, advancing toward the construction of inclusive and sustainable cities. Following this introduction, the methodology section outlines the process of scientific literature review and the identification of relevant authors. The results present the key factors that contribute to urban regeneration, along with strategies associated with management models. The discussion section offers critical perspectives and reflections from the literature that help to strengthen actions and outlooks for urban development.

The main objective of this article—part of an ongoing doctoral research project—is to analyze theoretical approaches through a systematic review of authors who reflect on management models aimed at urban regeneration. The article presents three specific objectives to help rethink urban management models: 1. To contribute with a systematic literature review and analysis that provides a broader understanding of urban regeneration and management models. 2. To identify factors and strategies addressed in previous studies that help integrate key concepts and provide tools for urban management processes.

To achieve a broader search scope, keyword combinations were used, as illustrated in Table 1. The search yielded 1,705 articles, from which 32 were identified as having titles that comprehensively addressed the search criteria, allowing for precise and relevant topic selection. These were further filtered by evaluating the relevance of abstracts and full-text content. As a result, 18 articles were identified as relevant based on their titles and abstracts. From these, 16 articles were selected for full analysis and were examined in detail.

Geographically, the selected articles represent research across four continents: Europe, Asia, North America, and Africa. Europe contributes the most with 6 articles (37.5% of the total). Asia and Africa each contribute 4 studies (25% respectively). North America has the least representation with 1 article

(6%). However, a portion of the literature (31.25%) does not specify a geographic location, focusing instead on theories and concepts addressing the study's keywords. Latin America has limited scientific articles on the topic, although practical experiences in the region offer valuable insights. This highlights the importance of this article in contributing knowledge applicable to Spanish-speaking countries. (Table 1).

Table 1. Selection Criteria for Bibliographic Review

Palabras claves español	Keywords in English	Total results	Selected by Article Title	Selected by Abstract / Full Article	Geographic Location
Modelos de gestión urbana + Desarrollo Urbano sostenibles	urban management model + urban sustainable development	493	11	8	
Actores urbanos + Modelos de Gestión Urbana + Procesos de modelos de gestión urbana	urban stakeholders + urban management model + urban management processes	707	10	6	España, China, Irlanda, Tanzania, Portugal, Francia, Inglaterra, USA
Modelos de gestión + Mejoramiento de barrios	management model+ neighborhood improvement	505	11	4	

Following the complete analysis and systematization of the information, one of the main contributions of this article is the identification of different methodologies used in the reviewed studies. These include the responsiveness of selected articles to the research objectives, the methodologies applied by authors, and the contextual application of the studies for a broader conceptual framework. The analysis shows that most studies employ mixed methods, allowing for a comprehensive evaluation of the selected literature. (Table 2)

Table 2. Summary of Authors and Methodologies Applied.

Article by author	Article title	Qualitative	Quantitative	Literature Review
Datola Giulia	Implementing urban resilience in urban planning: A comprehensive framework for urban resilience evaluation			x
Llinares Carmen, Page Alvaro, Llinares Jaime	An approach to defining strategies for improving city perception. Case study of Valencia, Spain	x		x
Berger Elisabeth, Blanka Christine	Comprehensive and multifaceted perspectives on sustainability, urban studies, and entrepreneurship			x
Bi Chenyang , Little John C.	Integrated assessment across building and urban scales: A review and proposal for a more holistic, multi-scale, system-of-systems approach	x		x
Fiorentino Stafania	Public-led shared workspaces and the intangible factors of urban regeneration in UK coastal towns	x	x	x
Guo Bin , Zhou Runyu	Systemic Research on Owner Participation in Old Residential Community Management from the Perspective of Identity——a Case Study of a Typical Old Residential Community in Xi'an, China	x		
Kura Lukman, Safo Abraham.	Sustainable architectural design and land-use application to civic centers in Ghana: the case of Damongo			x
Luederitza Christopher, Langa Daniel J, Von Wehrdenb Henrik.	A systematic review of guiding principles for sustainable urban neighborhood development	x		

MacElfuff Linda	The Octagon Values Model: community resilience and coastal regeneration	x			x
Moroke Tseliso, Schoeman Carel, Schoeman Ilse.	Developing a neighborhood sustainability assessment model: An approach to sustainable urban development				x
Paulo Layson Joseph & Nankai Xia	Public participation and satisfaction in urban regeneration projects in Tanzania: The case of Kiriakou, Dar es Salaam	x			x
Pelorusso Raffaele	Modeling and urban planning: A systematic review of performance-based approaches	x			x
Rosa-Jimenez Carlos, Rosa-Jimenez Maria Jose, García Alberto E et Moreno and Daniel Navas-Carrillo	Neighborhood cooperatives for the integrated urban regeneration of mass housing areas: speculations on a proposed model	x			x
Soma K., Dijkshoorn-Dekker M.W.C., Polman N.B.P.	Stakeholder contributions through transitions towards urban sustainability				x
Stanitsa Avgousta	Investigating key factors influencing decision-making in the design of buildings and places: A survey of stakeholders' perception	x		x	x

The systematization of the information, from the perspective of management models in city development processes, reveals key factors that should be incorporated into strategies designed to strengthen urban regeneration. A comprehensive development vision leads authors to align key elements such as: Urban Design and Planning, Urban Management Model Development, Sustainable Development Concepts, and Urban Actor Participation. According to the reviewed literature, each factor must be accompanied by specific strategies within management models to comprehensively contribute to urban regeneration. The systematic review identified several important factors embedded within urban regeneration processes. Based on the recurrence and depth of the analysis, the following factors were established as essential for reflecting on strategies that can strengthen management models. (Table 3)

Table 3. Factors and Strategies in Management Models for Urban Regeneration

Factors Contributing to Urban Regeneration Processes					
Article by Author		F1: Urban Design / Urban Planning	F2: Urban Management Models and Processes	F3: Sustainable Development	F4: Urban Stakeholders
Berger Elisabeth ,Blanka Christine	Strategies for Management Models for Urban Regeneration		Entrepreneurship	Urban Transition toward Sustainability	
Bi Chenyang , Little John C.		Urban Design Systems		Sustainability	
Datola Giulia			Evaluation Frameworks / Multidimensional Systems	Urban Resilience / City Resilience	
Fiorentino Stafania		Urban Regeneration			Social Cooperation Structure
Guo Bin , Zhou Runyu					Community Identity / Participation
Kura Lukman, Safo Abraham.		Urban Design / Sustainable Land Use			Participation
Llinares Carmen, Page Alvaro, Llinares Jaime		Urban Research Strategies	Urban Management		Citizen Evaluation
Luederitza Christopher, Langa Daniel J, Von Wehrdenb Henrik.		Redevelopment through Urban Design	Interdisciplinarity	Neighborhood Resilience	
MacElfuff Linda		Regeneration	Value-based Models	Resilience	Community Governance /
Moroke Tseliso , Schoeman Carel , Schoeman Ilse.		Neighborhoods	Integral Evaluation Models	Sustainability	
Paulo Layson Josepg & Nankai Xia		Urban Regeneration			Participation
Pelorosso Raffaele			Systems / Standards		
Rosa-Jimenez Carlos, et al.		Urban Rehabilitation	Economies of Scale		Social Responsibility
Soma K., Dijkshoorn-Dekker M.W.C., Polman N.B.P.					Urban Stakeholders / Governance
Stanitsa Avgousta	Urban Design / Sustainable Land Use			Decision-making	

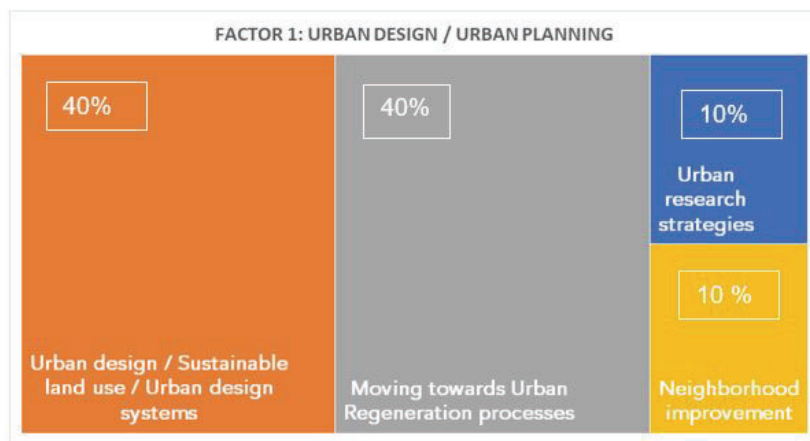
Factor 1: Urban Design and Planning

Urban research allows for the analysis of strategies and systems related to land design. Urban rehabilitation is one of the principal operations in cities and a critical strategy in urban planning. According to Rosa-Jiménez et al. (2023), addressing integral urban rehabilitation requires a collaborative understanding to overcome the main financial obstacles present in current urban practices. Addressing rehabilitation topics requires the correct application of land use regulations, supported by SWOT analysis (Strengths, Weaknesses, Opportunities, and Threats) in the targeted territory (Lukman Kura Abraham Safo, 2024).

According to Llinares et al. (2013), urban strategy management improves city perception. Citizen satisfaction is essential not only for urban management but also for the impact on market value and the city's image. Proper land-use designation and regulation can bring socio-economic and physical improvements to communities, potentially leading to effective public policy frameworks. Community development depends significantly on land-use regulations and multiscale strategies for effective urban planning in regeneration processes.

One key proposal in this area is to assign proportional weights to strategies: 40% for sustainable land-use design integration, 40% for regeneration-oriented design processes, and 10% respectively for promoting urban research and neighborhood upgrading programs. These strategies collectively strengthen the Urban Design and Planning Factor, supporting comprehensive urban management models. (Figure 1)

Figure 1. Summary of Strategies for Urban Design and Planning in Urban Regeneration Models.



Factor 2: Urban Management Models and Processes

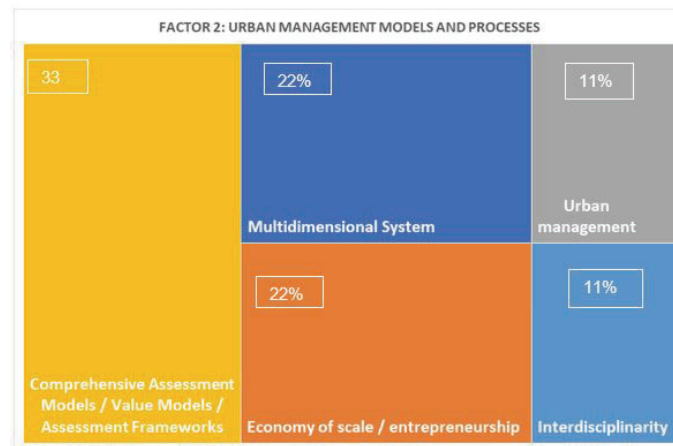
The study reveals that effective urban management models require the use of tools across multiple dimensions. To achieve transdisciplinary, these models must be approached from an ecosystem perspective to offer sustainable management frameworks (Berger Elisabeth, 2023). According to MacElfuff Linda (2016), management models should be structured around an "Octagon" of values conceptual model that fuses regeneration with resilience. This octagon is grounded in four universal sustainability values: environment, economy, society, and governance. Authors such as MacElfuff Linda (2016), Bi & Little (2022), and Luederitz et al. (2013) affirm that this strategy enriches management processes by aligning needs, priorities, and values.

Bi & Little (2022) define landowners as integral components of management systems, echoing Pelorosso (2020), who asserts that these actors must align their objectives and sustainable decisions to effectively participate. Ownership engagement is often driven by cost-benefit considerations, and their active involvement is seen as a prerequisite for model implementation. A recommended strategy for applying urban management models is to focus on neighborhoods by implementing integrated participation systems and evaluation tools (Datola, 2023). This can reduce urban regeneration costs and assess successes and failures, by applying principles such as economies of scale and mobilizing self-sustained economic resources for urban rehabilitation (Rosa-Jiménez et al., 2023).

A percentage-based analysis was used to assess the strategic importance of various actions to strengthen management models and processes. Those include: 33% integrating comprehensive evaluation tools within management models, 22% focusing on indicator systems and multiscale actions for urban regeneration projects, 22% applying economies of scale and developing economically sustainable project models with active stakeholder participation and 11% strengthening urban management within urban-architectural projects, ensuring territorial application and deliverables.

Interdisciplinarity is crucial to fostering public-private partnerships that support real estate-based urban management strategies. (Figure 2)

Figure 2. Summary of Strategies Related to Urban Management Models and Processes

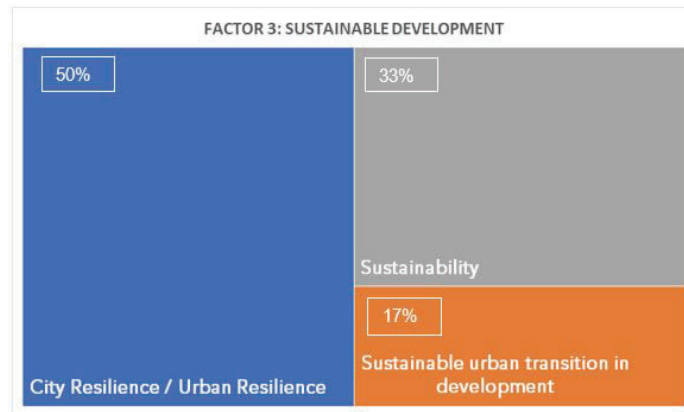


Factor 3: Sustainable Development

Urban resilience concepts (Stanitsa Avgousta, 2022) are increasingly intertwined with sustainable development within urban planning and management models. Authors emphasize empowering landowners and ensuring participatory norms to prioritize short- and long-term sustainable management actions (Bi & Little, 2022; Moroke et al., 2019). In the broader context of urban development, city administrations and urban actors play a critical role in ensuring that sustainable land use principles and environmental preservation remain central to regeneration strategies (Lukman Kura Abraham Safo, 2024; Luederitz et al., 2013).

Sustainable development, as the final objective, must be shaped through stakeholder participation—enabling diverse interpretations of sustainability (Soma et al., 2018). Such inclusive engagement allows stakeholders to take on a more significant role in driving urban regeneration aligned with sustainability goals. A community-based approach has often been advocated as an effective means of achieving locally relevant sustainable development outcomes. This approach facilitates improved decision-making, planning, and management (MacElfuff Linda, 2016). Ultimately, the evolution of sustainability theories must guide transitional processes in urban development (Berger Elisabeth, 2023).

Analyzing the broad range of author perspectives has enabled the synthesis of several key points, ranked by their level of emphasis: 50% sustainable development must be driven by resilience, applied across various scales—from neighborhood-level initiatives to citywide policy development. 33% sustainability should be embedded in every project action. Reaffirming the importance of clearly identifying which Sustainable Development Goals (SDGs) are addressed 17% urban models must be conceptualized within a transition framework to sustainability, establishing temporal baselines that enable the measurement and evaluation of outcomes. In this transition, the urban actor plays a vital evaluative role. (Figure 3)

Figure 3. Summary of Strategies Related to the Sustainable Development Factor.

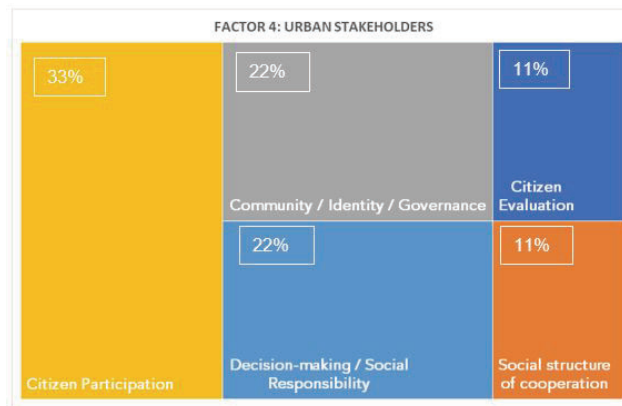
Factor 4: Urban Actors

The final factor identified in the study is the participation of urban actors—referred to in some studies as landowners (Bi & Little, 2022; MacElfuff Linda, 2016; Guo Bin, 2020; Luederitz et al., 2013). Their involvement is analyzed across three levels: external, internal, and intermediate, each contributing to environmental development (Bi & Little, 2022; Stanitsa Avgousta, 2022). This level of engagement suggests the need for urban management models that incorporate community-based approaches. From the perspective of social awareness, participatory factors have played a significant role in progressively improving neighborhood dynamics, which the literature identifies as a suitable scale for implementing regeneration-oriented management models.

Fiorentino Stefania (2023) asserts that a cooperative social structure—viewed through a political lens—enhances understanding of local history, a critical dimension in urban interventions, positioning actors as a central priority. It has been demonstrated that beyond achieving economic benefits, urban actors engaged in cooperative structures can attain social, physical, and environmental gains. These benefits serve as a foundation for comprehensive urban rehabilitation management (Rosa-Jiménez et al., 2023).

The involvement of urban actors in governance models evokes the idea of public life participation, a notion rooted in classical Greek democracy. While contemporary democratic frameworks are primarily representative rather than participatory, there have long been calls from both ends of the political spectrum advocating for greater direct influence of citizens over decisions that impact on their lives (Paulo Layson Joseph & Nankai Xia, 2015). This demand directly relates to urban development decisions at the local level.

The findings of this factor reaffirm the relevance of urban actors in management models. As a general criterion, the importance of urban actors is framed around their ability to connect strategies across political, economic, and cultural domains for decision-making at the city level (Mejía G., 2024). In terms of strategic importance: 33% of actions focus on measuring citizen participation. 22% recommend developing tools to foster community building, strengthen identity, and restore civic governance. An additional 22% support enabling management models that allow actors to make decisions grounded in social responsibility. Two strategies, each one with 11% relevance, include establishing cooperative social structures and citizen evaluation mechanisms as foundational components in management models. A strong cooperative social structure, supported by organized citizen engagement, facilitates multiscale public-private partnerships. These alliances should be anchored in comprehensive evaluation frameworks that measure the impacts and sustainability of city investments over time. (Figure 4)

Figure 4. Summary of Strategies on Urban Actor Participation in Management Models.

Conclusions

This article demonstrates that although urban management models are applied in various contexts and through different methodologies, the influencing factors in urban regeneration can often be addressed individually yet fail to achieve a truly integrated approach. The analysis shows that studies on urban regeneration highlight urban design and planning as the primary factors. In four out of fifteen reviewed studies, strategies such as land use optimization, planned urban design, and neighborhood-scale rehabilitation are prioritized. The urban actors factor appears in nine studies, positioning it as the second most significant in urban regeneration processes. The urban management model factor is discussed in eight studies, which emphasize multidimensional approaches including economies of scale, interdisciplinarity, standardized implementation processes, and the inclusion of integrated evaluation mechanisms to assess both achievements and shortcomings. The sustainable development factor is presented as a cross-cutting theme, particularly in studies aligned with the 2030 Agenda. It encompasses the need for resilience, sustainability, and transitional urban regeneration processes as essential for achieving global urban objectives. The systematic review confirms that the methodologies used to evaluate urban regeneration models include qualitative, quantitative, and mixed methods, depending on the specific factors and strategies under study.

Most studies (60%) employed mixed methods, including qualitative tools and literature reviews, with an emphasis on case studies, applied theories, interviews, and surveys. When aiming to measure the effectiveness of urban management models, quantitative tools are essential. Consequently, complementing management models with evaluation instruments is crucial, as many studies focus on assessing implementation effectiveness.

The graphical synthesis of findings supports two key contributions: Urban regeneration strategies should not overlook the participation of urban actors in decision-making. The design factor, management model factor, and the social dimension of actors together form a cohesive vision for sustainable development. This integration ensures better outcomes across urban scales. The article contributes tools and methodologies for evaluating regeneration processes, applicable in academic contexts and public policy design. Moreover, this work acknowledges a research gap in Latin America regarding management models for urban regeneration. Bridging this gap is essential to transfer scientific and academic insights from European and Asian case studies to the Latin American context, enabling region-specific strategies for regeneration at multiple urban scales. In conclusion, this article provides a valuable resource for urban planners and decision-makers, offering guidance on how to design and implement effective management models that support sustainable urban regeneration.

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