University of Palermo | Department of Architecture
Master Programme in Spatial Planning | Year II
Academic Year 2026-2027 | First semester

Urban and Regional Policies

Module of Planning 2 Studio + Urban And Regional Policies Integrated Course

Prof. Ignazio Vinci

Policy challenges in contemporary urban areas (Part IIa)

DRIVERS OF URBAN CHANGE



Urban decline

Urban renewal

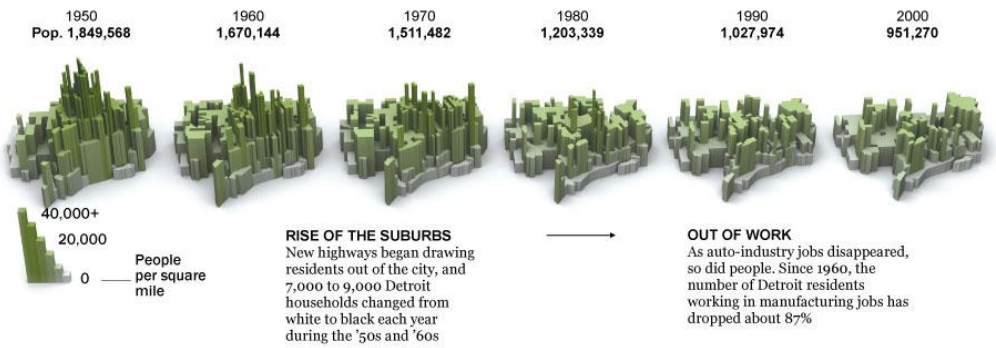
Post-industrial transition

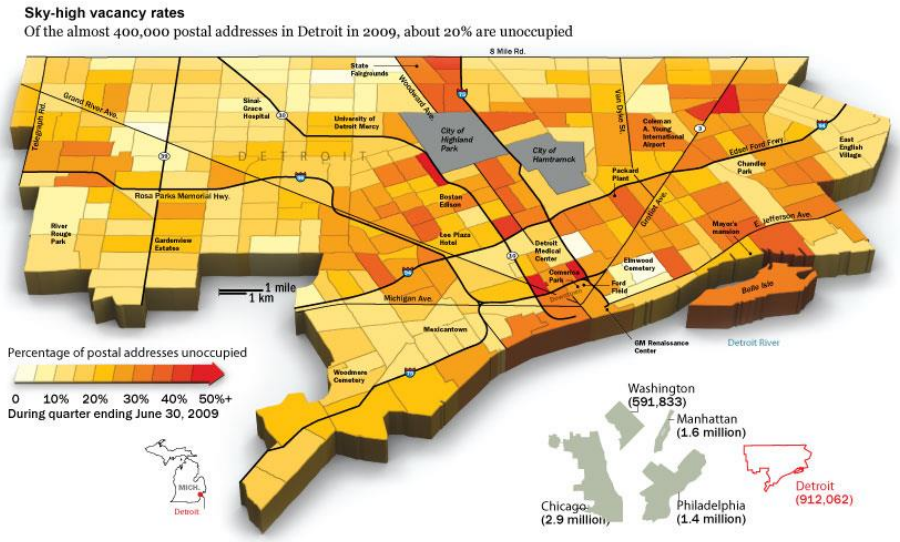
Urban Inequalities

Climate change

URBAN DECLINE AS A CONSEQUENCE OF INDUSTRIAL DECLINE

Urban decline in Detroit (US)



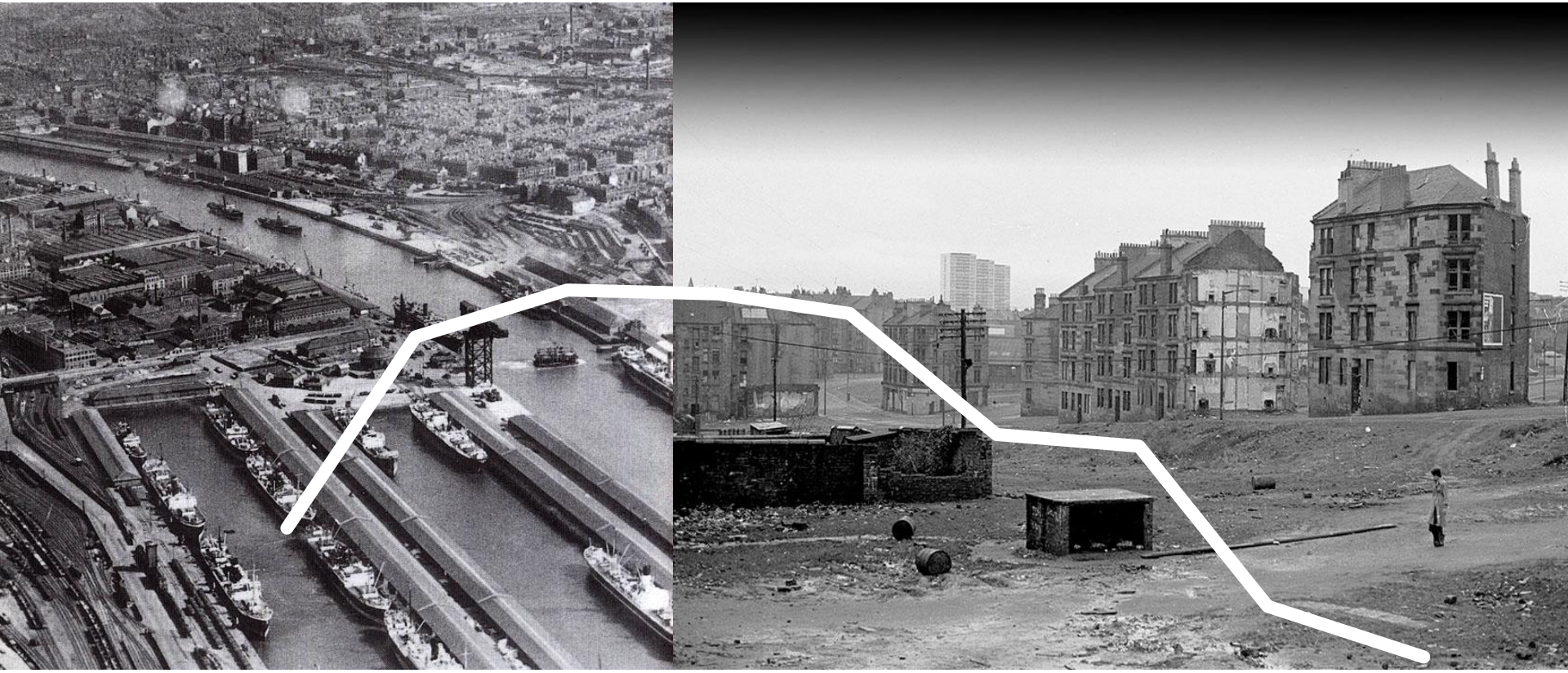






URBAN DECLINE AS A CONSEQUENCE OF INDUSTRIAL DECLINE

Urban decline in Glasgow (UK)



Year	1911	1921	1931	1951	1961	1971	1981	1991	2001
Residents	784.000	1.034.000	1.088.000	1.079.000	1.055.000	897.000	881.000	681.000	629.000

URBAN RENEWAL AS BROWNFIELDS REDEVELOPMENT

Reneval of port area in Bilbao (ES)



Until the 1980s



Today

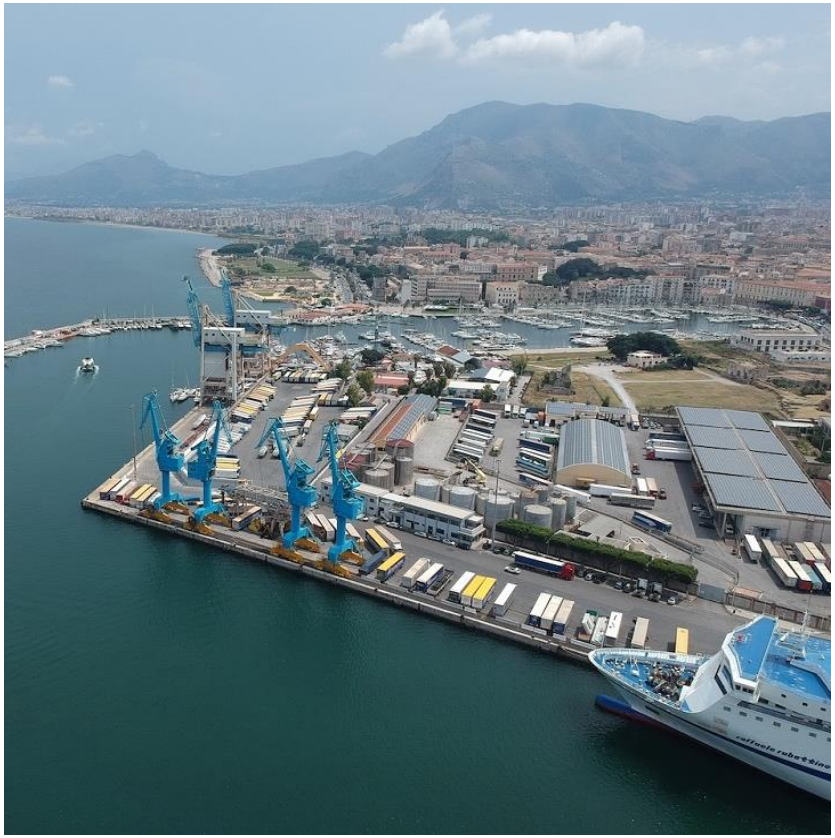




Today

URBAN RENEWAL AS BROWNFIELDS REDEVELOPMENT

Reneval of port area in Palermo



Until the 2000s



Today

THE POST-INDUSTRIAL TRANSITION

During the 1990s urban economies in the developed countries have deeply changed due to **deindustrialisation**, transition to **service sectors** and the emergence of **technological innovation**.

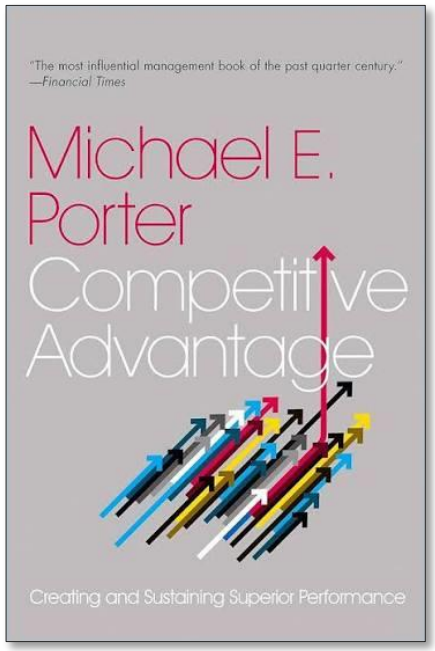
The restructuring of urban economies for most cities take place in two direction:

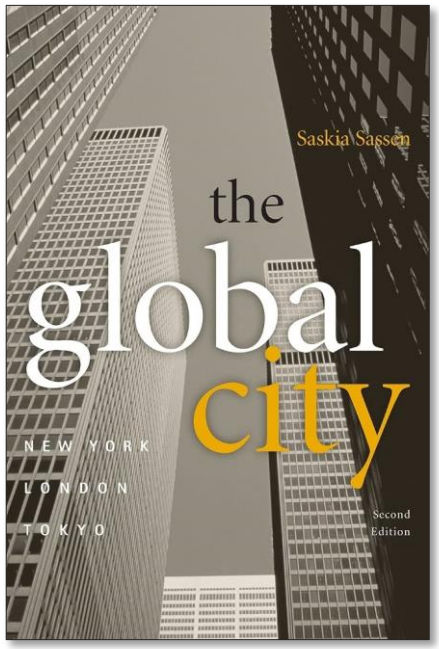
- Shift to **knowledge economy**, with the rise of sectors such as ICT, marketing, legal/corporate consulting, biotechnology, and university research.
- Rise of **tourism and leisure economies**, especially in cities with art and historic values, but also in areas with a set of unique amenities, locations and and hospitality services.

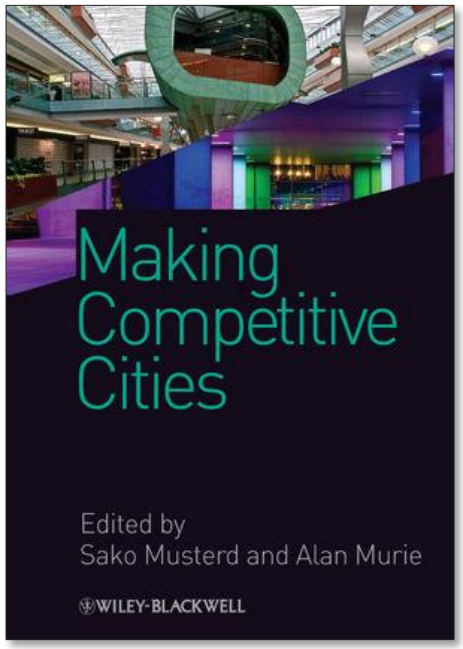
To support such economic transition, cities have redesigned local policies to promote **new identities** and increase **attractiveness**.

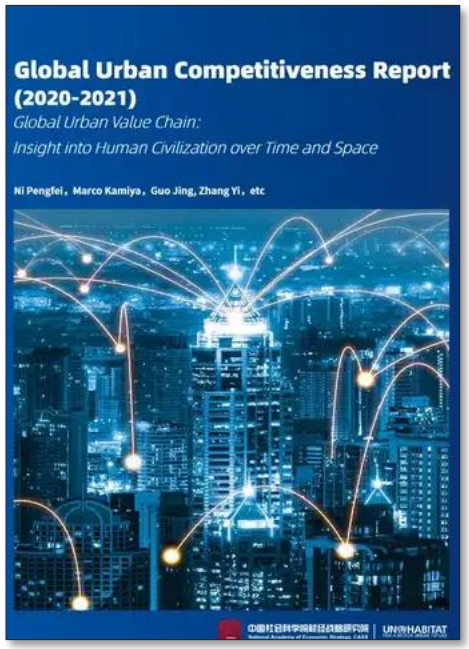
THE POST-INDUSTRIAL TRANSITION

Dealing with the competitive advantage of urban areas



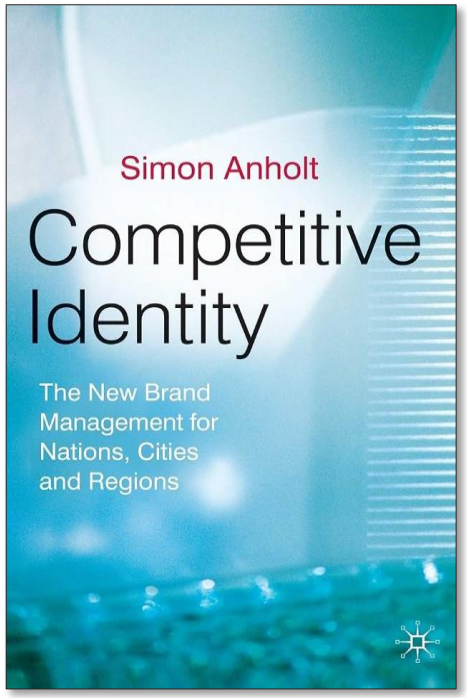


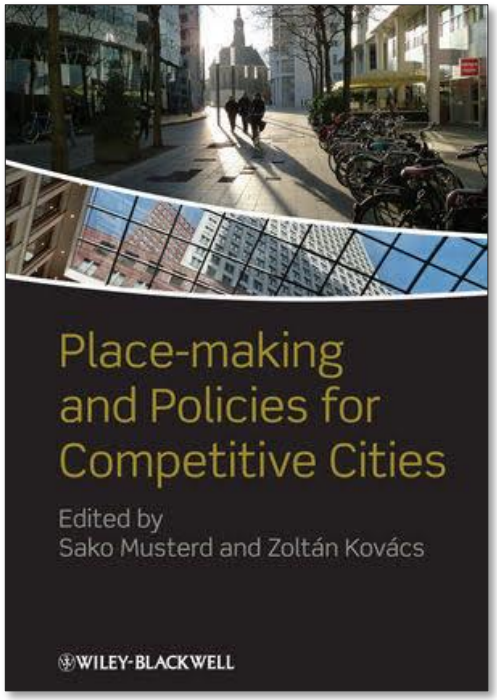


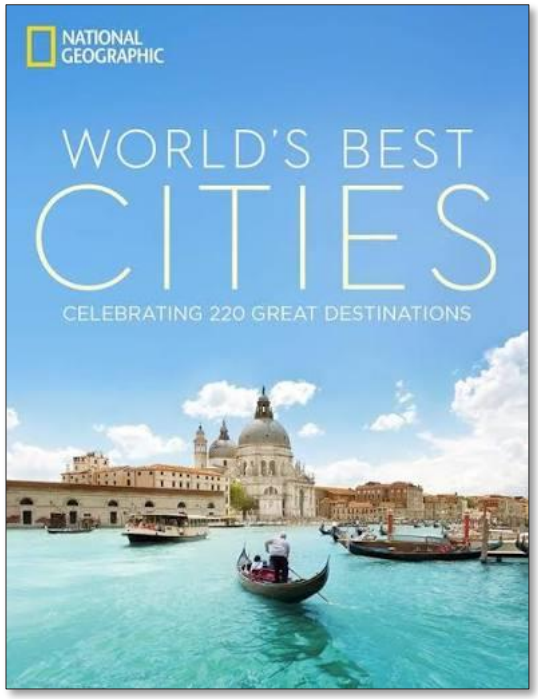


THE POST-INDUSTRIAL TRANSITION

Dealing with the competitive advantage of urban areas







THE DARK SIDE OF THE POST-INDUSTRIAL CITY

Overtourism in urban areas

RANK	CITY	VISITORS (MILLIONS)	RANK	CITY	VISITORS (MILLIONS)
1	BANGKOK	30.3	26	BERLIN	9.0
2	HONG KONG	23.2	27	VIENNA	8.9
3	LONDON	22.7	28	MADRID	8.8
4	MACAU	20.4	29	SHANGHAI	8.6
5	ISTANBUL	19.7	30	DELHI	8.5
6	DUBAI	19.5	31	MUMBAI	8.2
7	MECCA	18.7	32	CAIRO	8.1
8	ANTALYA	18.6	33	RIYADH	8.0
9	PARIS	18.3	34	BALI	7.9
10	KUALA LUMPUR	17.3	35	OSAKA	7.7
11	NEW YORK CITY	15.5	36	HO CHI MINH CITY	7.5
12	SHENZHEN	14.9	37	LOS ANGELES	7.4
13	PHUKET	14.6	38	MIAMI	7.2
14	SINGAPORE	14.5	39	MEXICO CITY	7.1
15	TOKYO	14.1	40	LISBON	7.0
16	ROME	12.8	41	VENICE	6.8
17	SEOUL	12.2	42	ATHENS	6.7
18	GUANGZHOU	12.1	43	DUBLIN	6.6
19	PRAGUE	10.4	44	FLORENCE	6.4
20	TAIPEI	10.1	45	TORONTO	6.2
21	PATTAYA	9.9	46	JOHANNESBURG	5.9
22	MEDINA	9.8	47	MARRAKECH	5.8
23	AMSTERDAM	9.5	48	BUDAPEST	5.7
24	BARCELONA	9.3	49	SYDNEY	5.6
25	MILAN	9.1	50	MUNICH	5.4

50 most visited cities in the world (2025)



Amsterdam

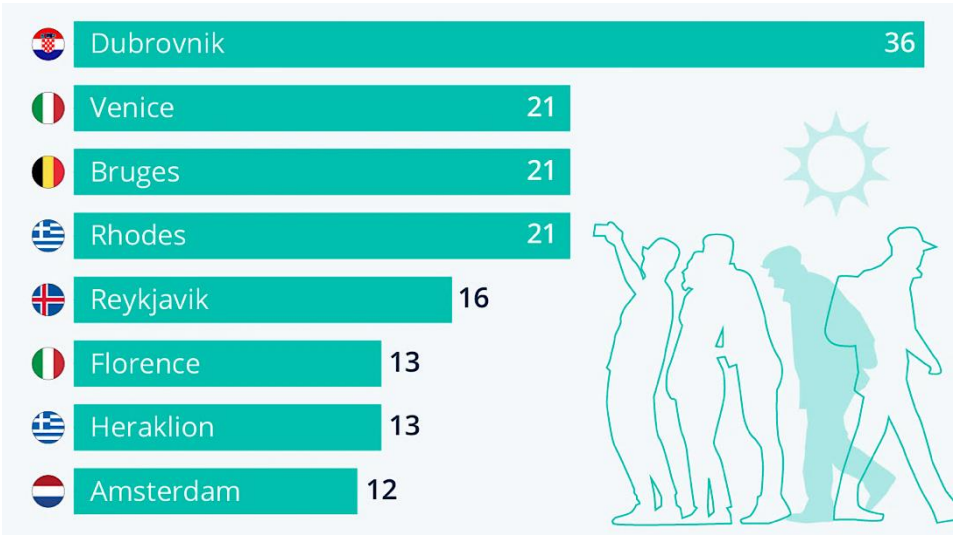
Source: Euromonitor, 2025 | Statista, 2023

THE DARK SIDE OF THE POST-INDUSTRIAL CITY

Overtourism in urban areas



Venice

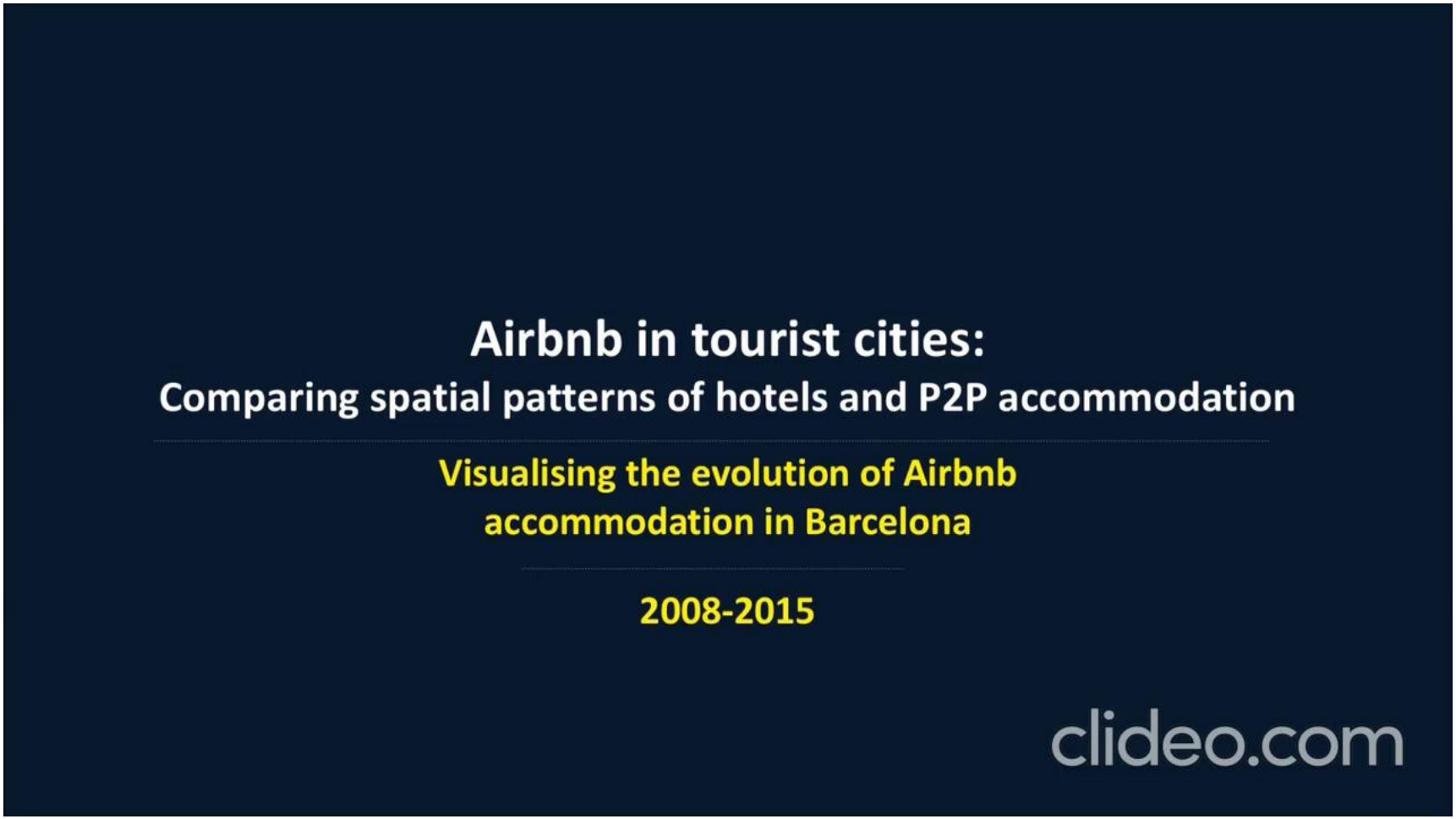


Most over-touristed cities in Europe (2019)
(Annual number of tourists per inhabitant)

Source: Euromonitor, 2025 | Statista, 2023

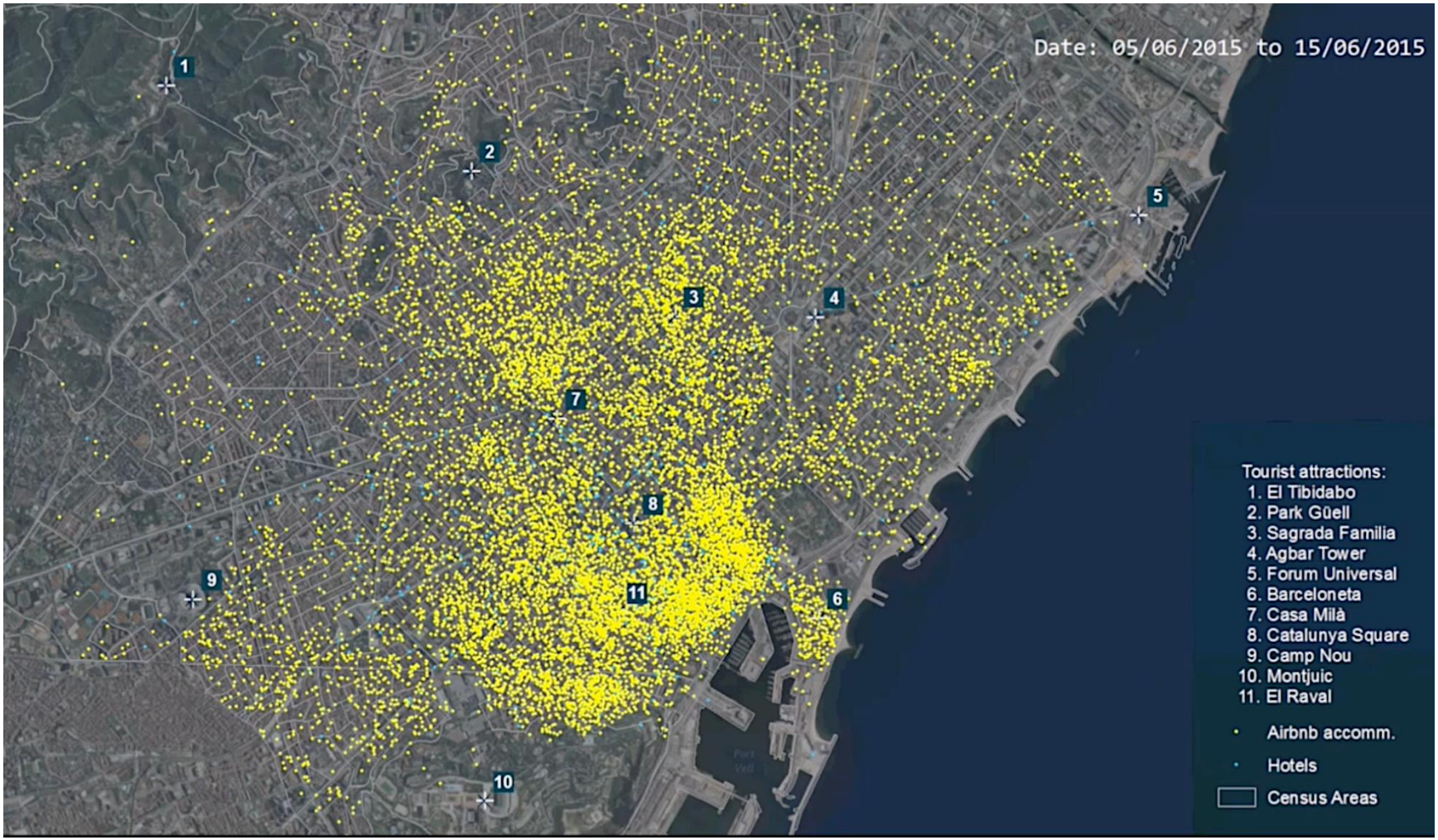
OVERTOURISM: IMPACT ON HOUSING AND URBAN LIFE

Rise of short-term rental



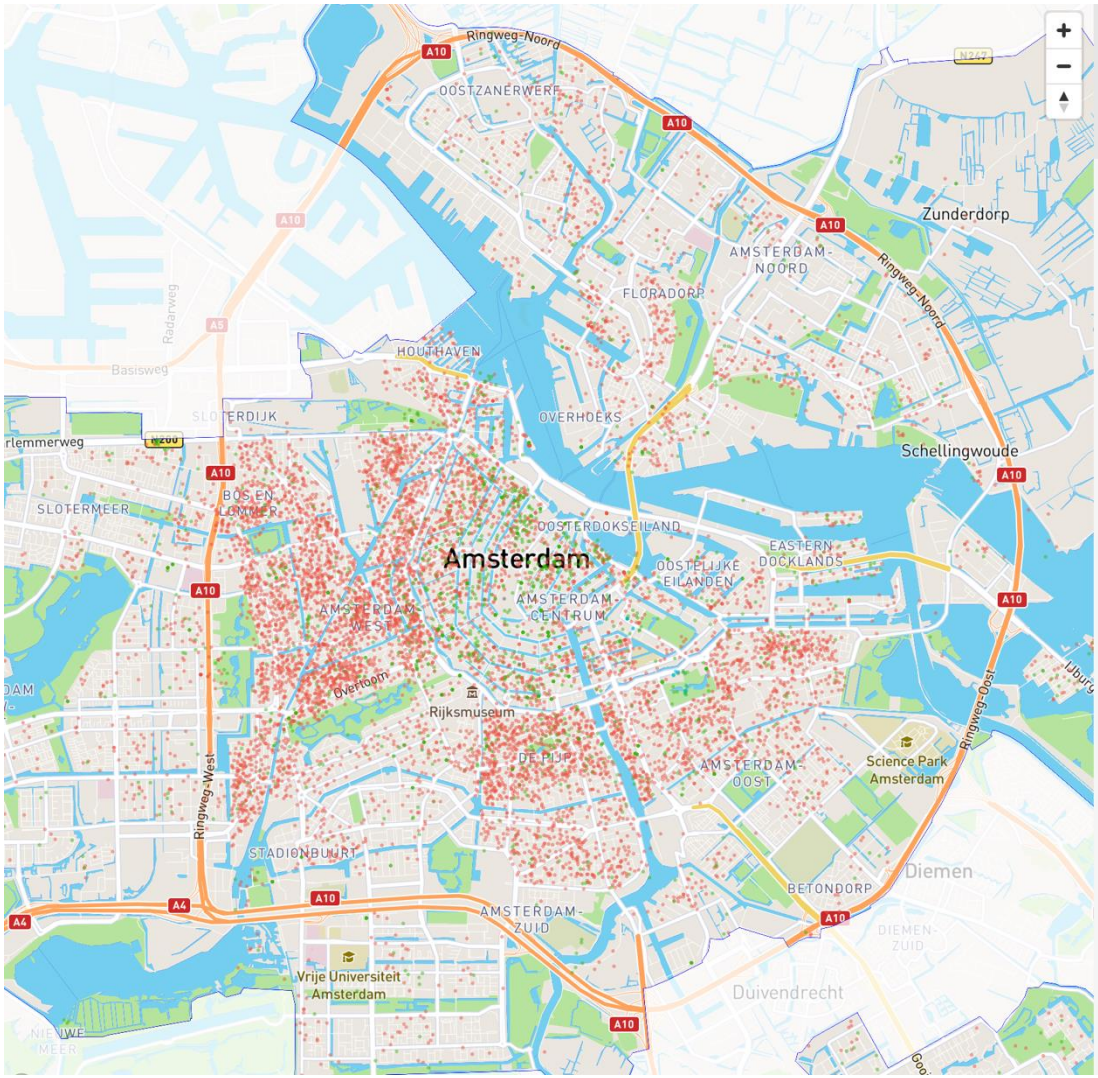
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OVERTOURISM: IMPACT ON HOUSING AND URBAN LIFE

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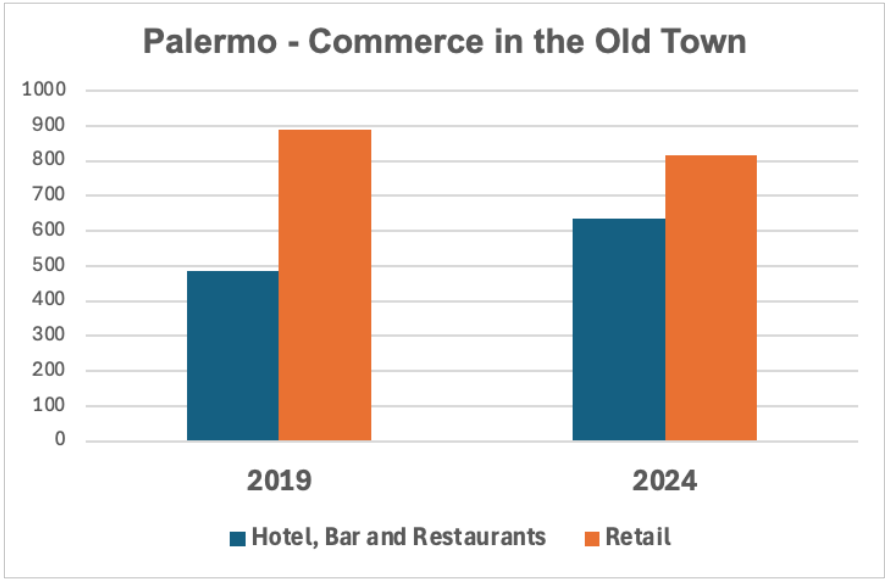
OVERTOURISM: IMPACT ON HOUSING AND URBAN LIFE

The massive number of visitors within cities has two main socio-economic consequences, with a stronger impact in central districts (e.g. historic areas).

- On **housing**, with the shortage of affordable dwellings for local residents, often exacerbated by the conversion of long-term housing into B&Bs and other short-term rentals.
- On the **local economy**, with the expulsion of traditional retail activities (e.g. food markets, commerce, services, etc.) and their replacement with amenities to satisfy the demand of visitors (e.g. restaurants, souvenirs shops, etc.)

The interaction of these factors (including crowding and noises associated with nightlife) is determining **local people decline** in the core of a number of cities.

OVERTOURISM: IMPACT ON LOCAL ECONOMY





CONTACTS AND MATERIALS

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Teaching materials for the course will be published on a web page at the following link: **www.ignaziovinci.net**