PLANNING AND DESIGN STRATEGIES TO RE_LINK REGENERATING URBAN VOIDS

Seeking strategies for local socio-spatial fragmentation, in the Iquique-Alto Hospicio urban system.

COLOPHON

Title: **Planning and Design Strategies to re_link regenerating urban voids**
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PREFACE

This document is the first draft of my thesis proposal. It contains the initial basis of the focus of my research. It entails the main research questions, along with the proposed methodology and the theoretical and analytical framework which will enable to answer the research questions.

ABSTRACT

The urge of planning and developing bigger and more 'modern' cities in developing economies environments, tends to define generic (usually housing) landscapes which start lacking urban qualities as a result of the influence performed by the political/economical situation of the country, creating this illogical rush on filling the urban gaps driven by private developers without addressing the issues related to the liveability of the city, spatial cohesion and the improving of the existing conditions for overall development. As a result of these, understood as symphtoms of rapid metropolization processes, connectivity, sustainability and the shaping force imbedded in the social elements, and their participation in the city, tend not to be included in the current developing planning operations in our latin american cities.

The market oriented planning currently defining the urban interventions in a Chilean context deals with short term planning based on 'large project planning', where those who are not participating in the investment processes are not considered, but equallly fall into the shadow of the impacts that this modern interventions can create and the overall understanding of the city as a global system.

The topic of this research is how to deal with the void generation created by these different waves of metropolization (coexisting in different frequencies), it also aims to improve the socio-spatial networking and define platforms of interaction, public space. In order to give more opportunities to the direct stakeholders to decide the city, it's necessary to improve the communication channels and how the city is read, recognizing the participation of multiple urban actors (or individual parties) and bringing them together to a common 'Vision' of their urbanscapes. Is like this how it will be possible to define 'another kind of city', that responds to the local aim in a global way, and can reinvent itself through time without losing the original qualities.

By developing a prototype, the void interventions will be tested in different points of the city in order to explore the feasibility and transferability of the typified strategy. These strategies are meant to be tested in the Chilean city of Iquique, one of the two free ports in the country. Although it has a medium city size (185.000 inhabitants), it represents a strong example of how communities can re invent themselves through the change of economic drive. Proof of this is that eventhough the city has experienced numerous high economical exchange periods, meaning rapid expansion and subsequently shrinkage in its development processes, it has become nowadays one of the biggest tax free port zones in latin america, against all odds.

CONTENTS

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01   **INTRODUCTION**

KEYWORDS

Socio-Spatial fragmentation, Urban Regeneration, Urban Quality, Regeneration of Urban Voids, Re_linkage of urban tissue, Urban Void Strategy, Urban Knowledge model, Integrating Urban Space.

DISCIPLINES

Spatial Design, City Planning, Strategic Design, Spatial Strategy, Strategic Planning.

1.1 MOTIVATION

According to Albrechts (2010), nowadays societies are confronted with multiple forms of crisis -environmental, energetic, economical- which are constantly testing and changing the demands and challenges settings for planning. Current times also tell the story about cities with diverse needs, intrinsically related to the functioning of their own complex systems, is this how most societies are at the same time experiencing varied planning issues: the growing complexity, increasing concern about the rapid and, apparently, uneven development, the problems of fragmentation, ageing population, the growing awareness about environmental issues, an overall resilient capacity of the communities, imminent crisis dealing situations, the long-standing quest for better coordination, the emphasis on long-term thinking and the aim to return to a more realistic and effective planning method; and wonder how to supply the insufficient functions with copied models. Which at the time they try to be implemented, reveal an important inconsistency: the language used to achieve planning agreements. This miscommunication issue relies in the non effective methods to transfer knowledge or build up from similar experiences.

The urge of planning and developing bigger and more 'modern' cities, in developing economies, creates a generic landscape which starts lacking of urban qualities. Relies on the political/economical situation of the country, creates this illogical rush on filling the urban gaps driven by private developers without addressing the issues that keep the city 'alive', like spatial cohesion and the improving of the existing condition for an overall development, this are symptoms of rapid metropolization. Connectivity, sustainability and the shaping force imbedded in the social elements ,and their participation, tend not to be included in the current developing operability of our Latin American cities. As an example of this, in Chile the economical boom didn't considered/expected the great metropolitan growth that took place and when the crisis -financial and environmental- landed, it resulted in a strong contradiction between size and spatial quality, fragmenting the urban fabrics in as different ways as diverse localities. Networks and scales of diverse affected environments are affected , is in this phenomena that define this work main issue: establishment of the gaps.

The topic that is going to be explored in this research is highly relevant considering current urban trends on the urban transformation, referring particular to the expansion of metropolitan networks, the shrinkage of some local urban fabrics and land uses and the reshape of their complex systems due to multiple causes and contrasted drivers. Processes that revealed the consequences of miscommunication between different and concomitant urban dynamics and actors. The influence of multiple variables into the city shaping forces is constantly resulting in the lost of meaning for the urban space in particular for the inhabitation of the weakest group on the society.

This situation asks for recognition of a more complex and diverse demands in order to counteracts the current effects that determine the complete disappearance of some inhabitable space (and some of the diverse daily networks).

As a personal conviction, I can argue that the city emerges in the shared spaces at its -public space-, where people meet and where the communities interacts, and the value of the spatial quality of these 'places' is my first motivation to deal with this topic.

The prototype case study is the city of Iquique, north of Chile, where I was born and raised. I define an methodological approach to phase this urban system challenge as a research-design articulated as a prototype because I consider important to be able to simplify the understanding of the lessons learned within a review of strategic planning (Albrechts) in order to be able to include the diverse urban actors demands so to transfer the knowledge on correlated urban systems and hint the local planning instruments on efficient and local driven development.

The current situation presents an operability and instrumentalization that always goes behind the real action, as well not able to respond to crisis situations -natural disaster, diverse social needs, the current economical crisis, etc-, and due to the diverse individual meanings and demands on the urban places that if not consider its create a multiple urban gaps that provide temporal solutions to specific individuals - demands and practices that do not considering the urban system as a whole-,

An specific example of this could be a trend ob-

served in the last years : The city centre of Iquique represents an area of high cultural/historical value. On one hand, this classification becomes the main reason to be protected by law - as a historical neighbourhood-, however the law on preservation of these buildings restricts changes or improvements if it's not done by the hand of specialists in restoration, associated paperwork and certified studies, which of course represent an important restriction and responsibility for the owners of these buildings -which in most of the cases are inherited properties. Meaning in the practice a constrain on the possibilities to owner-; On the other hand the city centre is where the main services activities are concentrated, thus there's a high demand on parking spaces in a traditional medium scale car oriented system and Iquique is, resulted from the changes on an emerging metropolitan system; is this how this two variables clash due to the 'interesting' high prices of the land located in the historical grid: the historical properties tend to be reached by accidental fire , being replaced by a parking lot which immediately represents a direct and more profitable income for the owner and in other cases, based on new strategic action driven by large urban projects results on a complete replacement of historical blocks by new constructions with new functions which do not respond neither to the overall historical meaning of the place or consider the diverse users of a highly meaningful place for the whole city inhabitants.

This phenomena define the main aim for this research, to search for a better advisor system for urban planning than can counteracts the market speculation, ¬¬defining validations on the common vision for the city, where all the stakeholders can dialogue in a common language, find quality solutions for the overall locality; and finally to be able to show/understand the opportunity found in the urban void, by considering the diverse demands on the urban tissue, giving a clear spatial form

to the search for better socio spatial interactions(M. Carmona 2010). The proposal looks for a process to re-link the quality urban tissue within the diverse demand of the users and shows integrated processes at any physical intervention. So the outcome is to offer an operational platform to discuss the future of the current models of urbanization in a more transparent, integrated and effective way.

1.2   RESEARCH LOCATION : IQUIQUE

Iquique, is the name of a port city and commune in the north of Chile, the city we are going to research corresponds to the capital of both, the Iquique Province and Tarapacá Region. It lies on the Pacific coast, the linear public space by excellence in Chile, with a population of around 180.500 inhabitants (2012 census).

The city's raises importance and performs the first important developments during the heyday of the saltpetre mining industry in Atacama Desert in the 19th century, as the closest 'big city' from where it was possible to get supplies, with an available port and the perfect housing destination for saltpetre offices owners, consolidating a city image as an strategically located high class commercial port with the characteristic of an English prefabricated wooden town (system imported by sea as a fast quality settlement method).

The saltpetre industry, at his best moments, with a high international overseas exchange and by the hand of the improvement of the regional railway system defined a second expansion period for the city, where the arrival of multiple (and different) inhabitants defined the appearance of the first local neighbourhoods and with it the trace of the first representative areas (and meaningful places) of the diverse communities present in that time, what could be understood as the first attempt to place different social realities (and qualities) within the same urban fabric.

When the saltpeter business stopped (1960s), the population of workers living in the desert moved to the big cities looking for better job opportunities, defining the third layer of urban growth, in a more humble built expression, they tried to mantain the image of the city, however their different cultural background placed them in new specialized neighborhoods added to the first more homogeneous ones. Here is when we observe the first appearance of socially segregated developments and with it the first linkage issues respecting to the urban fabric.

When the city was declared a free port, started the fourth big expansion of the urban fabric and a very intense international exchange due to the commercial activities developed in the area and the consequences of the big amount of population arriving in order to perform activities related to it (the need for more housing options, the big labour offer and subsequently the possibility of better life standards due to the price advantages of having an international import-export link on a 20 minutes transport distance). Until current days, there are only two free ports in Chile, which sets Iquique in an exclusive position about port economies in the country, advantage that the city has used to the maximum considering that now Iquique has one of the largest duty-free commercial port centres of South America -Zona Franca of Iquique -, traditionally called called Zofri, which's extension is about 2.5 square kilometres of storage, shopping areas and restaurants.

PLANO.
DE LOS
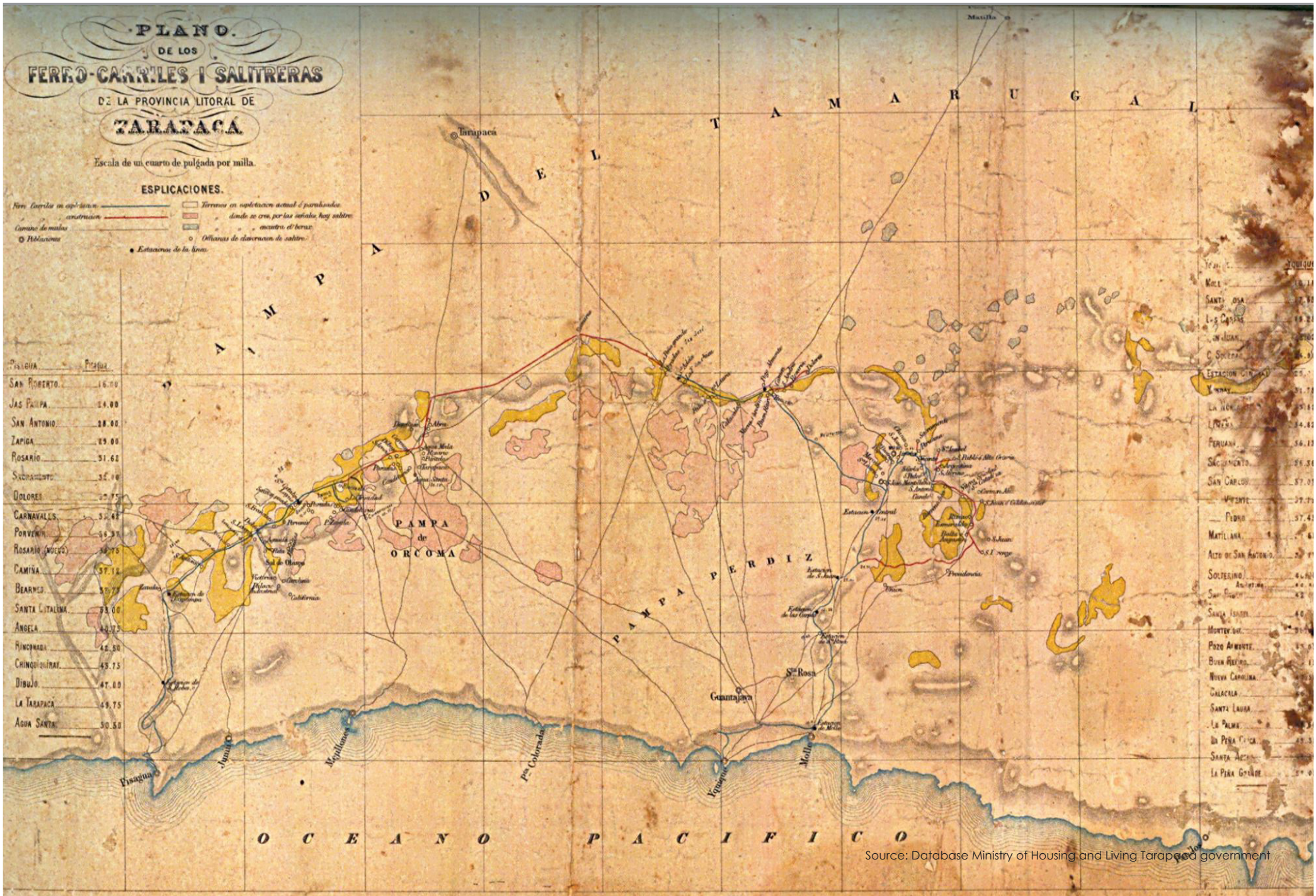## FERRO-CARRILES I SALITRERAS
DE LA PROVINCIA LITORAL DE
TARAPACÁ.

Escala de un cuarto de pulgada por milla.

ESPLICACIONES.

Ferro-Carriles en esplotacion ——————
„ „ en construccion ——————
Camino de mulas
⊙ Poblaciones

Terrenos en esplotacion actual ó paralizados
donde se cree, por las señales, hay salitre
encuntra el borax.
Oficinas de elavoracion de salitre.
● Estaciones de la linea.

	Pisagua
PISAGUA	
SAN ROBERTO	16.00
JAS PAMPA	24.00
SAN ANTONIO	28.00
ZAPIGA	29.00
ROSARIO	31.62
SACRAMENTO	32.00
DOLORES	35.75
CARNAVALES	37.62
PORVENIR	39.57
ROSARIO (NUEVO)	39.75
CAMIÑA	37.12
BEARNES	38.73
SANTA CATALINA	39.00
ANGELA	40.75
RINCONADA	42.50
CHINQUIQUIRAY	43.75
DIBUJO	47.00
LA TARAPACÁ	49.75
AGUA SANTA	50.50

PAMPA DEL TAMARUGAL

PAMPA

PAMPA de ORCOMA

PAMPA PERDIZ

Tarapaca

Sta. Rosa
Guantajaya

Pisagua
Junin
Mejillones
Pa. Colorada
Iquique
Molle

OCEANO PACIFICO

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The fifth layer of growth comes drastically after the implementation of the latin american scale commercial port facilities, activity that brings big development to the city, a rapid expansion due to the high immigration of workers from other parts of the country and the world in order to install companies and to perform working functions in the area. This rapid expansion defined a new urban extension trend, where vast areas were filled in short timeframes, finally creating new centralities (new neighborhood, sectors, centres) able to supply with services and basic infrastructure to the new sttlements.

This trend was easily transfered to the neighboor settlement of Alto Hospicio, due to the capacity it had of creating new urban patches with noticeable speed, and the overall demand within the city for a low income housing alternative meant to host the new population looking for a better future. Is because of this, that the city of Alto Hospicio changes drastically from an agricultural piece of land, in general owned by (regional) rural population towards a small dormitory town on the service of Iquique.
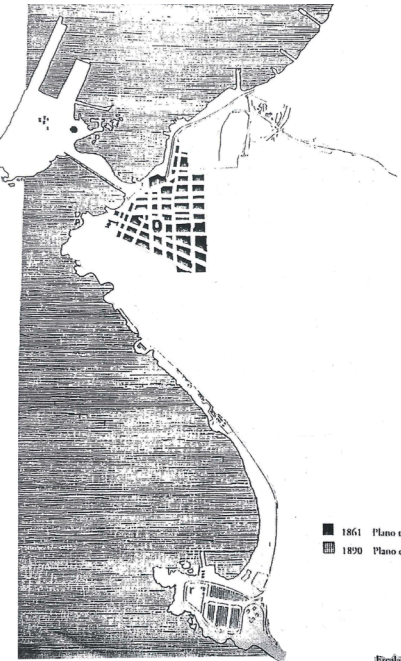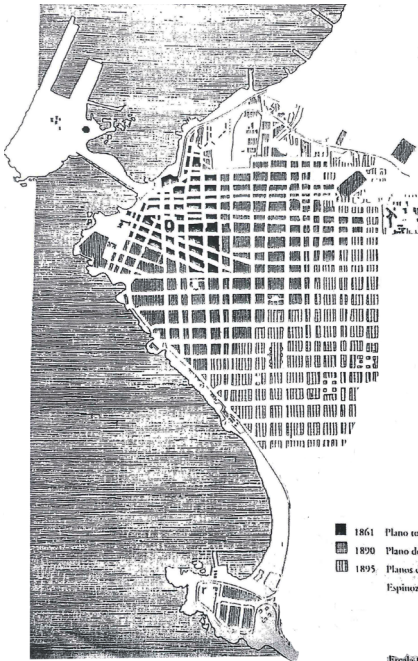
Source: www.plandevuelo.cl

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EVOLUTION OF IQUIQUE'S HISTORICAL CITY CENTRE
Source: Adaptation R. Mancilla book on Iquique's historical development

Legend (first map):
- 1861 Plano topográfico de Ramón Escudero.
- 1890 Plano de Luis Risopatrón.

Legend (second map):
- 1861 Plano topográfico de Ramón Escudero.
- 1890 Plano de Luis Risopatrón.

Legend (third map):
- 1861 Plano topográfico de Ramón Escudero.
- 1890 Plano de Luis Risopatrón.
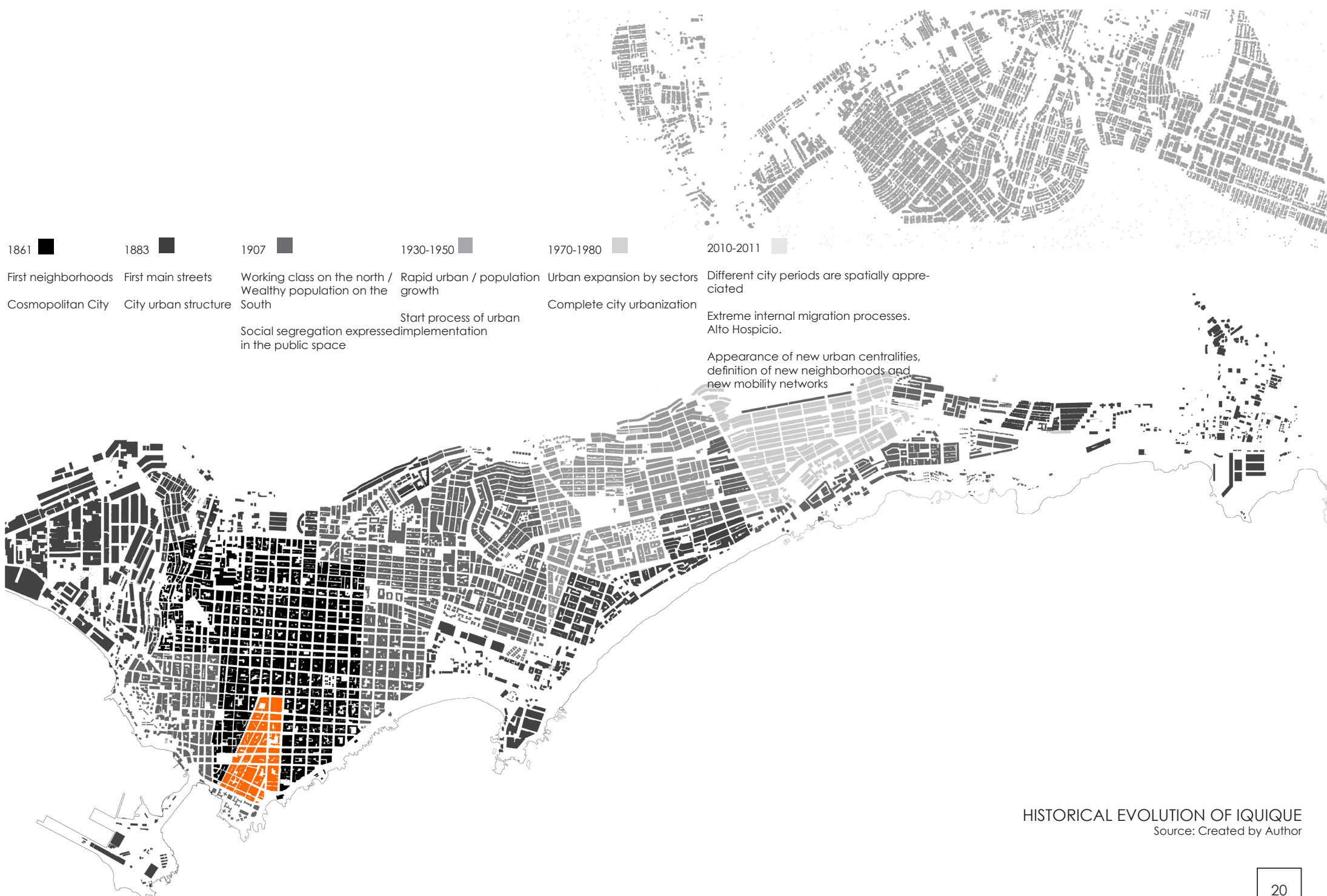- 1895 Planos de Nicanor Boloña y Enrique Espinoza.
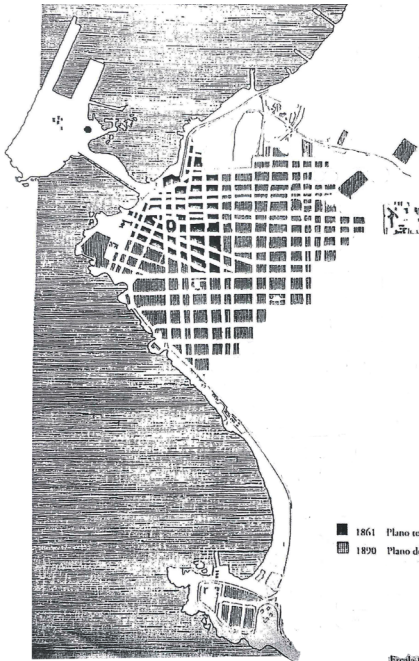
Legend (fourth map):
- 1861 Plano topográfico de Ramón Escudero.
- 1890 Plano de Luis Risopatrón.
- 1895 Planos de Nicanor Boloña y Enrique Espinoza.
- 1919 Plano de la Dirección de Obras Públicas.
- 1935 Plano de la Asociación de Aseguradores de Chile.

1861 ⬛

First neighborhoods

Cosmopolitan City

1883 ⬛

First main streets

City urban structure

1907 ⬛

Working class on the north /
Wealthy population on the
South

Social segregation expressed
in the public space

1930-1950 ⬛

Rapid urban / population
growth

Start process of urban
implementation

1970-1980 ⬜

Urban expansion by sectors

Complete city urbanization

2010-2011 ⬜

Different city periods are spatially appre-
ciated

Extreme internal migration processes.
Alto Hospicio.

Appearance of new urban centralities,
definition of new neighborhoods and
new mobility networks

HISTORICAL EVOLUTION OF IQUIQUE
Source: Created by Author

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In addition to the urban shaping performed by the demographic changes in the city, Iquique has historically been exposed to multiple catastrophic situations, the most relevant related to natural disasters (earthquakes and tsunamis) and the always presence of accidental fires, which have forced the tissues to reinterpret itself and replace-transfer-recycle its public spaces and meanings.

In the case of earthquake strikes, we can mention as relevant the 1868 Arica earthquake, the 1877 Iquique earthquake, and the 2005 Tarapacá earthquake, the June 13 of 2005 earthquake, and the last 2 earthquakes on April 1st 2014; this, plus the overall crisis that might influence a normal city development/growth tells the story of how a city can take the adversity and use it to transform and reinvent itself, which in my opinion is done by the most valuable instrument they have: Human capital.

Source: www.vivaiquique.cl

02 DELINEATING THE PROBLEM

2.1   PROBLEM FIELD

The development pressure on certain urban patches to be urbanized or reinterpreted, and the uncertainty about the legal aspects of the plot management (who really has the power of interviening and changing the unit and with it the consistency of the urban tissue) reveals an overall concern about the lost of heritage-cultural values, the market oriented development guides the transformation decisions against the emotionality embeded in the collective memory of the city, removing the options about a common vision and improvements of the liveability (qualities regarded by the people) in Iquique

However, all this formative force embedded in the community is not reflected in the urban space, the recycling process affecting the tissue is not bringing the public spaces together, but fragmenting the community building empty gaps where the feeling of a strong unitary city is being replaced by a general segregation.

The problem field is define by the current regeneration processes in Iquique, leaving an inconsistent linkage between grids, expressed in urban voids which seem to be loosing the liveability of the public space in the city grain, and in particular on the way on how the transformations done mainly by private drivers, without an integrated vision for development. And it is focalized on the ways on how this new functions are define without an integral consideration of the larger variety of users and meanings that the area has.

The diverse periods of the urban expansion of the city have respond to diverse new trends and new meanings, every single one of them determined a new expansion model, leaving behind several sub-systems and pieces of systems that in multiple occasions determined the stagnation of specific development areas (e.g.: old industrial areas or original residential neighbourhood). These processes were (are) progressively leaving city scars that eventually became voids -empty plots, abandoned buildings, unused spaces, neglected neighbourhoods-. This manifestates not just some outdated typologies but also some complex spatial relations within the diverse waves on the urban expansion and the cohesion between its components.
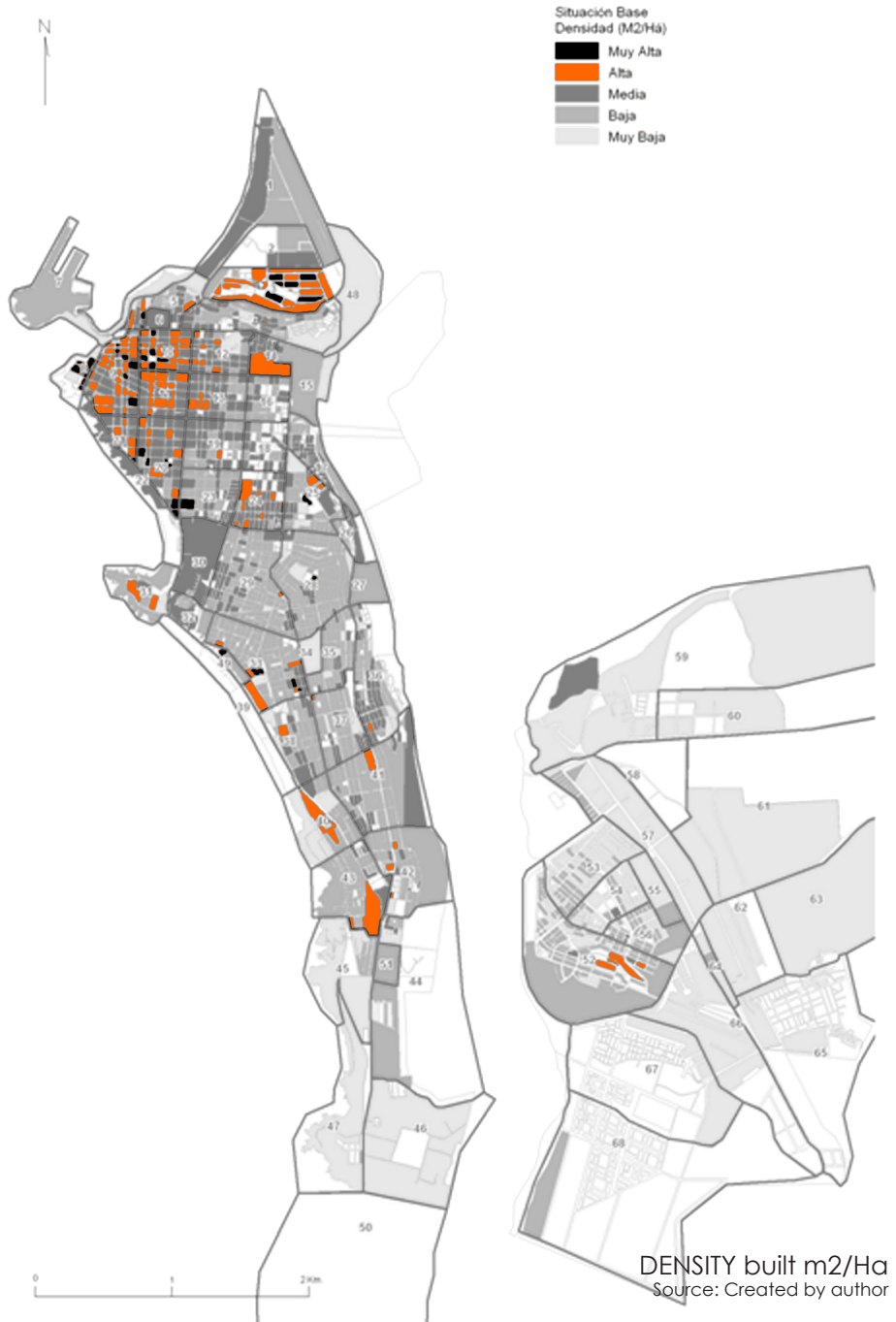
This trend triggered a noticeable real estate speculation (Sabatinni 2002; Sugranyes 2011), given to the fact that the large majority on the plot owners are private sector, where the trends at the stagnated buildings or areas tend to end in demolition and empty spaces waiting for higher land values. The last 20 years planning processes have been defined within a strategic planning logic, essentially market oriented, giving the market the power of being the main activator of the urban change, making decisions with broad influence, not considering existing regulations, social issues or broader perspectives about relevant urban fabrics, for example: the neglecting of the historical city centre.

CITY VOID EXAMPLES

As an example of the previously mentioned, we can point out the case of the social housing complex 'Las Dunas' which after the 2005 earthquake was dangerously damaged, forcing the inhabitants to leave their homes for safety reasons. The first reaction from the people was to stay in place in order to take care of their belongins from a safe distance and at the same time mantain the support from the neighborhood life during the time it would take the local government to provide for a solution, the people camped in the hills next to the damaged buildings for several months, until an emergency housing was placed in the area (a prefabricated 6 square meters house per family). After about a year and a half, the municipality provides a reconstruction program for the inhabitants aproval and finally an architectural project is designed. The complete process of reconstruction in the area took three years, which makes us think: Is this the correct way of dealing with an unannounced urban void? Is this solution considering the integrity of the society who uses these spaces?

Situación Base
Densidad (M2/Há)

■	Muy Alta
■	Alta
■	Media
■	Baja
■	Muy Baja

DENSITY built m2/Ha
Source: Created by author

Situación Base Viviendas
Densidad (N° Viviendas/Há)

■	Muy Alta
■	Alta
■	Media
■	Baja
■	Muy Baja

HOUSING DENSITY house/Ha
Source: Created by author

In these images is possible to appreciate the condition of some (damaged and abandoned) plots located in Baquedano Street, the one that was, and still is, one of the main public spaces in Iquique. The left graphic diagrams the economical values of the urban plot according to the municipality's evaluation. As we can see, these properties are located in one of the areas with highest price range, which doesn't necesarily correlates with the quality of the property

PLOT PRICE VALUE
Source: Created by author

Source: Selection of images from google under the word 'Iquique'. Choosen by author

This is the case of the aviation casino which got accidentally caught on fire. Since the plot is owned by the the national air force, further intervention is not possible and the plot remains empty next to Baquedano street (the most important pulic space street in Iquique, originally the meeting point of the high class in town)

Source: www.laestrellaiquique.cl

A few months ago this news about a traditional 170 square meter property in the 'El Morro' neighborhood appeared on the local newspaper.

The general city concern about a perfectly patrimonial house being converted to a parking place because of the inhability of the owner to pay for its maintenance, arised by the profesional and local voices in an attempt of revoquing the constructions permit.

Who decides and control this?

Demolición de histórica casa genera preocupación

MARCIA VALLEJOS

▌ Vecinos de la casona Pascal de El Morro quieren detener las obras, luego de su venta.

● Marcía Vallejos Orellana
cronica@estrellaiquique.cl

LOS TRABAJOS EN LA CASONA PASCAL COMENZARON A FINES DE DICIEMBRE.

P reocupación causó en los vecinos saber que la famosa casona Pascal, ubicada en el barrio El Morro, será demolida por unos obreros que trabajan allí desde hace meses.

Desde diciembre, los habitantes del sector empezaron a intuir que algo pasaba, pero sólo hace pocos días supieron lo que realmente sucedía: la casa sería demolida para transformarla en un estacionamiento y, con ello, perderían años de cultura e historia del sector.

Rodrigo Serrano, dirigente del Club El Morro, publicó un video en las redes sociales y rápidamente comenzó organizar a los vecinos para intentar detener la demolición.

"Todavía tenemos la esperanza de poder detener la demolición; la gente está consternada por lo que está pasando, como la mayoría son mayores, no sabían qué hacer", aseveró.

Luego de la divulgación del material audiovisual, la Municipalidad de Iquique contactó a Serrano para verificar qué sucedía.

"Ellos mandaron a una persona que me conocía y que trabajaba allá para decirnos qué hacer", comentó el dirigente vecinal.

La creación de una carta y la recolección de las firmas de todos los vecinos del sector también fue la primera medida que tomaron para que no lleven a cabo la demolición.

"Nosotros vamos a seguir presionando para detener la demolición. Éste es un edificio histórico y no se puede derrumbar porque es muy importante para nosotros", apuntó Serrano.

CASA FAMILIAR
La familia Silva Soto fue la última propietaria del inmueble. Por falta de recursos y la avanzada edad de los propietarios –sobre los 80 años– y tras vivir 47 en el sector de El Morro- se vieron obligados a vender.

"El tener una casa tan grande requiere de mucho gasto en mantención y ellos son muy ancianos", explicó Hans Säfer, nieto de los antiguos dueños.

Los más de 700 metros cuadrados, acogieron a diferentes personalidades de la ciudad.

"Para ayudar a los abuelos, se arrendaron las piezas. También a artistas que por las noche se dedicaban a compartir su talento; hubo clases de pintura, tango y jazz", recuerda Säfer, quien creció en el lugar.

Rigoberto Silva falleció hace un poco más de un año y su viuda de 87 años María Soto, hace pocos días se enteró que su casa estaba siendo demolida.

"Como familia no podíamos creer lo que estaba pasando. A mi abuela le dio mucha pena saber lo que estaba sucediendo, pero no podíamos hacer nada. Había que vender", lamentó Säfer.

Tras varios intentos por vender el inmueble, la familia se enteró que la casa era parte del patrimonio y, por lo tanto, supieron que no sería fácil traspasarla a otros dueños.

Säfer también relató que "mi hermana tuvo que hacer muchos trámites en la municipalidad para ver qué pasaría. Al final nos dijeron que no era patrimonio y por eso finalmente se pudo vender".

HERENCIA HISTÓRICA
La demolición de la casona de calle Pedro Lagos, tampoco dejó indiferente al presidente de la Federación de Guías Turísticos de Chile, Mauricio Squeo, quien también lamentó lo que estaba sucediendo, al decir que ésta tiene un valor histórico muy importante para Iquique, pues tiene elementos únicos previos al dominio chileno.

"Para los guías turísticos, esta construcción tiene bastante importancia, pues previo a la guerra, ese era un lugar muy destacado. Asimismo, para muchas personas vinculadas a la arquitectura esta es una visita obligada", adujo el guía turístico.

Según Squeo, al demolerse la propiedad la ciudad pierde identidad arquitectónica y su herencia, en relación a lo que representa para los guías turísticos.

"Es una pérdida de los rasgos del Iquique peruano", adicionó. ●

Expertos piden que comunidad se manifieste

MARCIA VALLEJOS

EN LOS PRÓXIMOS DÍAS COMENZARÍA LA DEMOLICIÓN.

● Para los expertos en materia arquitectónica y de patrimonio lo que sucede en la casona Pascal, y en otros edificios, es que no hay recursos para proteger o ayudar a los dueños de esos lugares. "El primer responsable por conservar el patrimonio de la ciudad es la Municipalidad, que es clave en este tema", afirmó Diego Rebolledo, secretario regional del Colegio de Arquitectos.

En tanto, a juicio de Bernardo Dinamarca, director ejecutivo del Instituto de Estudios de la Universidad Arturo Prat, con este caso resulta importante poder contar con recursos de gobierno para proteger la historia y los aportes que han entregado a la ciudad. "Estamos preocupados por la fragilidad que tiene el patrimonio de forma general", afirmó el profesional. Ambos expertos coincidieron en que no basta solo con las buenas intenciones, sino que la comunidad se manifieste ante la autoridad para que los edificios históricos no se demuelan. ●

Diferencias entre zona típica y patrimonio

MARCIA VALLEJOS

EL BARRIO EL MORRO REÚNE CENTENARIAS VIVIENDAS

● De acuerdo a las normas del Consejo de Monumentos Nacionales, las zonas típicas son constituidas por agrupaciones de bienes inmuebles urbanos o rurales, que forman una unidad de asentamiento representativo de la evolución de la comunidad humana y que destacan por su unidad estilística, su materialidad o técnicas constructivas.

En cambio, el patrimonio debe tener un valor universal excepcional; debe contar con autenticidad e integridad.

Además es necesario que cuente con algún objeto de protección, ya sea jurídico, contractual o tradicional. Y que además posea recursos para garantizar su conservación. ●

Source: www.laestrellaiquique.cl

In the case of the higly awarded project on progressive housing performed in the city by ELEMENTAL, we can argue that in order to solve a socially regarded lost space (by the municipality), a well functioning interior particular space that happened to be neglected in terms of social safety and strategically located was forced to transform in order to 'fix the problem'. However the solution to this spatial insecure situation ended up in fragmenting the existing working social system (cohesion) looking for control.

This approach of progressive housing, in the context of a regular latin american cultural behaviour triggers a maximum densification of the plot, which finally expresses in a solid built up division, sealing the programmed fragmentation.

2.2   PROBLEM STATEMENT

The project aims to deal with the fragmented city, generated by these urban voids, and looks for a spatial method to integrate these fragments through the recognition of a multi-dimensional public space system as the main base for the search of a more cohesive space.

The proposal finds some evidence on the new metropolitan emerging structure of the whole urban system recognizing the value of adopting a multi-scalar dimension of the problem. which eventually can inform/re valuate the role of the fragment within the system (at neighbourhood scale, and at the urban scale as a whole). This is a question that apparently has not been addressed by the current planning strategy.

The structural ambiguity of the current city development is widely expressed in the lost of meaning in the public spaces, and togheth-er with the ongoing process of void genera-tion, it aims for effective strategies that can address a relinkage of the public space networks and the emerging available spaces in a long and short term planning that respects an overal vision of the city. The lack of a cohesive -public- urban context, are responsible of interventions tend to be punctual, with al-most null influence range and fade away with the diverse use, defining a collective place-ment of lost spaces – creating and enhancing a city of frameworks. These trends do not cap-italize on the changes and above all define a weak urban tissue that misses the opportuni-ties given by the urban and economic growth.

Continuing with this idea, nowadays there is a particular overall concern about re-silience of the urban systems, where the Urban responses to diverse economic or environ-mental crisis through planning and the ability of some applied techniques to be translated to long terms perspectives is clearly missing. Is this how this research considers the lost of a relational link between urban regeneration, the treatment of the self generated voids and the inclusion of participatory development schemes, as main aim to find an actual relation between these three concerns and translate it into a new development strategy capable of intervention from responses in emergency -crisis- situations as well on long term and resil-ient perspectives. So to be able to support the local planning with concrete instruments to trace guidelines for ongoing city regeneration.

TRADITIONAL CARNAVAL GAME 'CHALLA' (WATER FIGHT) - EXAMPLE OF USE OF EMPTY URBAN PLOTS FOR SOCIAL SIGNIFICANCE

JUAN ERNA...
CONCEJAL
Ahora sí...
Juntos por Iquique.

...rdaremos
...lcolina
...el Torres sí
...lia...

INDIOS
LOCOS

Samuel Rivas Arcos - Fotogra...

JORGE INOSTROZA NEIGHBORHOOD - THE PERSEVERANCE OF THE PUBLIC SPACE TO BE USED BY SOCIAL GAMES
Source: www.flickr.com on 'Iquique'

2.3   RELEVANCE

SCIENTIFIC RELEVANCE:

As mentioned in the problem statement, the project deals with the fragmented city generated by the urban void, building on the theories about Integrating planning processes (J. Friedman, 1987), Strategic planning revisited (Albrecths), Cohesive Urban Space (Carmona, Heath, 2003), Participatory Development, Socio-Spatial Fragmentation (Jenck, 1993)(Kozak D., 2012: Jenck M., 1993), Urban Porosity (P. Viganó); and hopefully will contribute to change how we see the opportunities of 'making the city', to re-link concepts that are usually treated different and design an integral approach for Urban planning approach, and broaden up the reach of the field study. The possible adaptattive capacity assigned to the proposal might be helpful to discuss specific topics and/or design more general guidelines for bigger scale interventions.

SOCIAL RELEVANCE:

The issue of social segregation is usually regarded to city fragmentation, the inability of the shared spaces of the city to connect with each other, usually a symptom of a rapid metropolization process, where cities are more worried about concepts of quantity growth rather than reflecting on the quality of the growth(Boisier 2005; 2001). Developing cities are usually under the stress of being plan wise weak, loosing easily the structure of the development because of the need of being rapidly metropolized.

This project is socially relevant because it can give the social element a tool to read/understand the city and experience it as a whole, recover the responsibility of making it and stir a long term bottom-up plan of meaningful regeneration. As urban -public- space represents the interface of communication and all investigations, it is crucial to bring participants nearer to the concept of it.

'Tradition does not imply that everything should remain as it was. Tradition provides a basis for the manner in which a system can accommodate change without the necessity of forgetting, without breaking with the past'

- Henco Bekkering, 2001

2.4 DEFINITIONS

Before elaborating further in the construction of the research process, is important to define the imput of some concepts, that will frame the further understanding of the proposed analysis approach.

PUBLIC SPACE

To define this point is important to mention that not all open spaces are public spaces, The theory we are addresing for this definition deals primarily with the design and management of public space and the way public places are experienced and used. Is like this how we define:

.. Public space includes the totality of spaces used freely on a day-to-day basis by the general public .. (Carmona, 2003

Complementing the previous with urban theory, we add another dimesion to the definition in terms of desig:
- Public Space by Use. Based on how the community regards and gives meaning to the open spaces.
- Public Space by Ownership. In this case the literature can refer to the subject as 'collective space', meaning it has a public use but its privately owned, so the decitions made on it attend to the aims of the propietor.

At this stage we reflect on the questions about What is an attractive public space? What are the potentials of these spaces?

PORE

According to paola Vigano's Theory (2006), Porosity emerges at the conclusion of an economic or social cycle, followed by a breakage of the ways of using the spaces and enables to re think the city. This theory also clasifies the porousity , according to the causes generating it, into two great families:

- Porosity of Fracture. Refers to the porous nature of the material, the result of events that are tarumatic and affect the capacity to absorb the use and eventuallly changes it. This qualification could be applyed in the analisis of a terrain in natural disater situation.

- Porosity of Material. This one focuses on the structure of the material, the way it has been designed and its intrinsic capacity of being porous, making it available to host different and individual urban rythms. An example of this can be the characteristic urban tissue of a sector or a city (and its principles on how to consider the land use).

THE LOST SPACE

For Roger Trancik (1986), the appearance of empty points in the urban fabric has a negative connotation, he defines the lost space as the leftovers of an unstructurated landscape, away from the flow of pedestrian activity in the city. A no man's land, abandoned, without maintenance or use.

This premise can be easily applied in Iquique's context. However Trancik also addresses that this spaces are undesirable areas, and this sets a distance between the theory and the practice, due to the ongoing intention in the city (by its social component) of recovering these lost patches.

By saying this, we establish that: **the lost spaces in the city of Iquique are unatended socio-spatial fragments of urban fabric, aiming for recovering intervention.**

VOID

The voids were originally understood from Roger Trancik's theory about 'Lost Space', however the voids we are mapping and observing in this research by design process are understood as neglected spaces from a better future perspective. We acknowledge the existence of these lost spaces, but we regard them as platforms for strategic interventions, an oportunity for requalification of the socio-spatial values in order to paraphrase (or guide) the vision on future developments.

' .. underused and fragmented public urban platforms with potential for transforming development .. '

Thus, this reserach, by defining a characterizing the voids, also looks to define what and how are these platforms, and what is potentially rescuable from their particular and general condition.
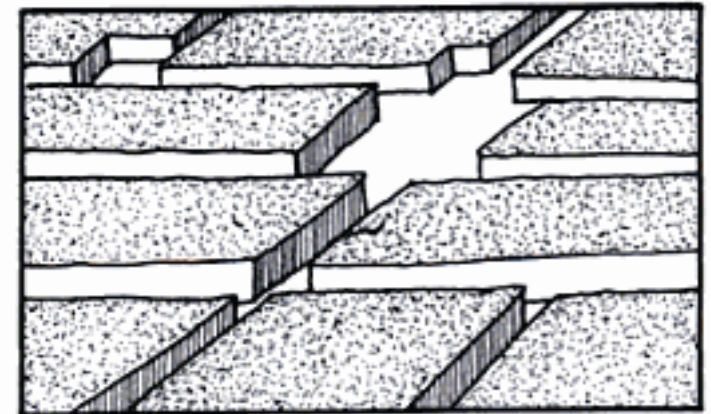
Traditional City Form
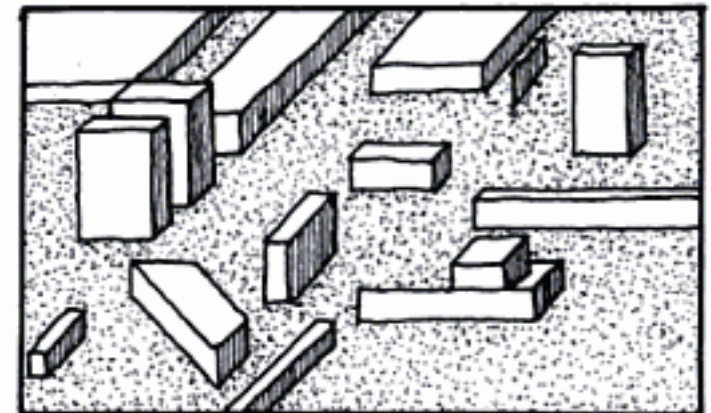
Trancik's scheme on how american cities transformed the relation between buildings and public space. The old city had a system, the current one has so much space in between it looses the relation between the parts

2.5   AIM

This project looks to build-up from a pro-active approach -design the future and stir the elements to make it happen-, to call for the transformative practices needed to patch and improve the urban fabric, and define strategic -short and long term- solutions to read and understand this porous urbanscapes -urban voids-, by the hand of intervening and identifying the structural elements and the processes that can be driven by change (catalysers, strategic interventions, priority frameworks). The areas resulting from diverse crisis strikes, which are not usually considered under the scope of the planning, can be re observed and re-linked to the urban fabric as part of a re-vi¬talization strategy as key elements on a self sustainable -and adaptative- approach which achieves permanence in time through the social -stakeholders- commitment.

In a more broadened context, its considered highly relevant the ability of this research to provide communication tracks between the multiple stakeholders shaping the city, to define a common vision towards a common city intervention. Once defined an universal language to deal with the city socio-spatial fragmentation, will be possible to understand and exchange the lessons learned between communities, empower the social element in order to (con)validate the strategy and define a continuous public space that can be improved and modified in time without losing structure, vision or qualities.

Strategic spatial planning is the tool that enables societies to make strong decisions towards the most important needs, challenges and aspirations, providing multi_leveled governance, diverse actor involvement and implementation procedures

-Albrechts, 2010

"The project aims to deal with the fragmented city, generated by these urban voids, and looks for a spatial method to integrate these fragments through the recognition of a multidimensional public space system as the main base for the search of a more cohesive space."

2.6   RESEARCH QUESTIONS

As told previously, the overall problem is the emerging processes expressed on the urban voids, the lack of specific planning framework to consider them and with it the progressive loss of the urban meaning and qualities of the public space as socio spatial connector and activators. The methods to read the role of these unclassified spaces and improve their performance in a -multi-scale- urban tissue lead to a main research question:

MAIN RESEARCH QUESTION

"
- How to define design planning strategies to develop a cohesive public space through the values of spatial voids in a highly porouse developing city ?
"

SUB_RESEARCH QUESTIONS

"
- How can the values of a public space network be regarded within a fragmented planning framework?

- Which roles can review the values of the voids in the process of urban regeneration?

- Which planning system can help to define a more inclusive development, particularly on the conformation of public space?

- How can we enhance creativity for diversity and sustainability in a void dealing strategy?

- What is the role/impact of a typified model in a multi_scale strategy approach?
"

03 **METHODOLOGY**

3.1   METHODS

The methods involved in this thesis are going to be structured under a parallel system between theory and design, both disciplines will be treated simultaneously and inform each other during the process, delivering analysis results that will be regarded as the guide design principles. This system eventually will provide a flexible analysis base that will frame the scope of the research.

Theoretical questions will answered by literature review, meanwhile the design questions will be answered by in-situ testing and best-practice cases comparisons and analysis. A small review on this follows:

•   **Methods for literature study:** The methods used in order to build the theoretical framework will be: Literature review, and the study of already existent design proposals/projects, looking for common ground and strategies to answer the questions embedded in this research.
The literature referred will reveal possible complementary topics to address, however it will emphasize in the concepts of Urban Regeneration, Strategic Design, Integrating planning processes, Strategic planning revisited, Cohesive Urban Space, Participatory Development, Socio-Spatial Fragmentation, Urban Porosity.

•   **Methods for the design:** Design methods will be used to test and underpin the input from theory review and the design principles from best-practice study cases into the reserach context. By mapping, sketching and graphic analysis will isolate the understanding of the local systems and reveal an urban diagnose -in the case of Iquique-, and will deliver form concepts able to test the cohesion and multi-scale connection of the elements of the plan -in the case study stage-.

•   **Methods for the analysis:** The analysis tools chosen and suggested by the mentors, will be used at this stage to trace and overall exchange and evaluation system, which will make possible to interlink the different variables involved in the theoretical/design project. The analysis stage is regarded as pre-conclusion stops that will deliver the final components for the definition of a prototype: Translation of the analysis into a spatial intervention.
At this stage there will be performed spatial analysis in order to underpin what are the variables that define the quality public spaces and the 'type' models to be addressed in the void case studies; complementary, a Network analysis will be developed in order to identify how the influence of the metropolization infrastructure shapes the understanding of the urban void and how the interlinkage can be regarded as an activation tool; and finally it's important to perform a morphology analysis, that will provide with maps of the form, density, concentration patterns and will reveal the identity of the different urban tissues.
Within this point is also important to add review on local micro-stories that will reveal the different visions about the city patches quality and meaning given to the void and the public space they represent by the collective understanding.
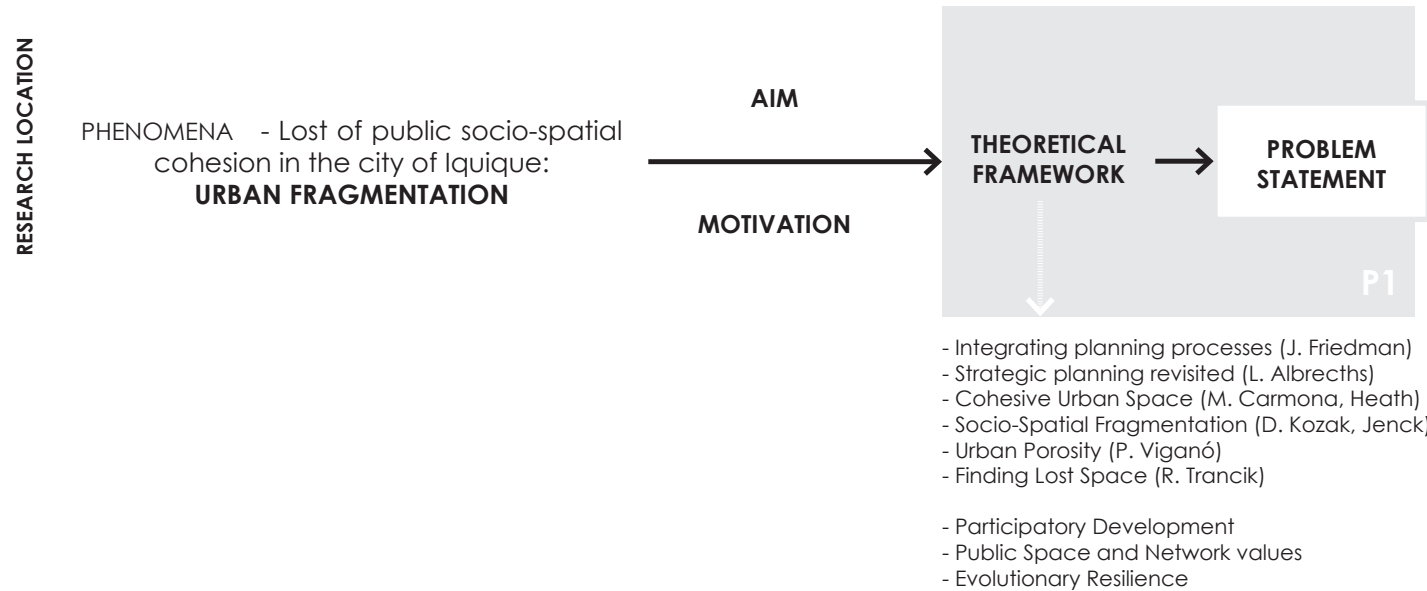
The design methods will be retaken in every stage of the research as a tool to explore the effects, influence or efficiency of the proposed typologies and strategies.
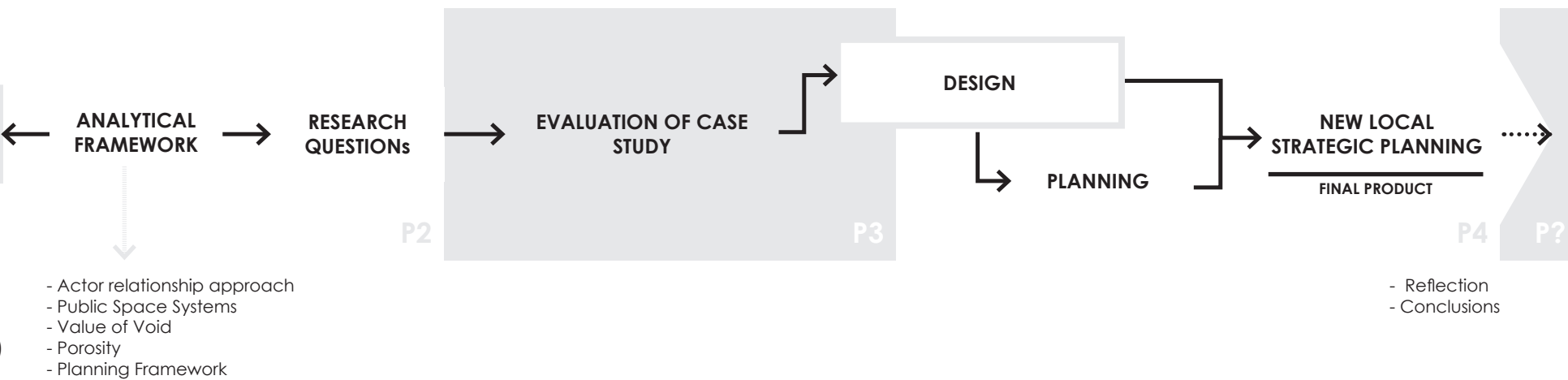Toghether with the creation of the design toolbox, this part of the research will rely on the scenario creation in order to examine trends, the scenarios that can be tested at this stage are related to social behaviour, urban growth and economical change.

The field work for this reserach will be developed in a remote way, due to the deep understanding and knowledge of the basic structure of the city, its systems and a fluid communication with relevant inhabitants by the researcher.

3.2   RESEARCH STRUCTURE / PLANNING

Below is the outline of the intended methodological process along with the different phases of research:

RESEARCH LOCATION

PHENOMENA   - Lost of public socio-spatial
cohesion in the city of Iquique:
URBAN FRAGMENTATION

AIM

MOTIVATION

THEORETICAL FRAMEWORK

PROBLEM STATEMENT

P1

- Integrating planning processes (J. Friedman)
- Strategic planning revisited (L. Albrecths)
- Cohesive Urban Space (M. Carmona, Heath)
- Socio-Spatial Fragmentation (D. Kozak, Jenck)
- Urban Porosity (P. Viganó)
- Finding Lost Space (R. Trancik)

- Participatory Development
- Public Space and Network values
- Evolutionary Resilience

ANALYTICAL FRAMEWORK

RESEARCH QUESTIONs

EVALUATION OF CASE STUDY

DESIGN

PLANNING

NEW LOCAL STRATEGIC PLANNING

FINAL PRODUCT

P2

P3

P4

P?

- Actor relationship approach
- Public Space Systems
- Value of Void
- Porosity
- Planning Framework

- Reflection
- Conclusions

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4.1   Literature Review

STRATEGIC PLANNING REVISITED: A FUTURES PERSPECTIVE

Maree Conway
Association of University Administrators Conference
April 2007
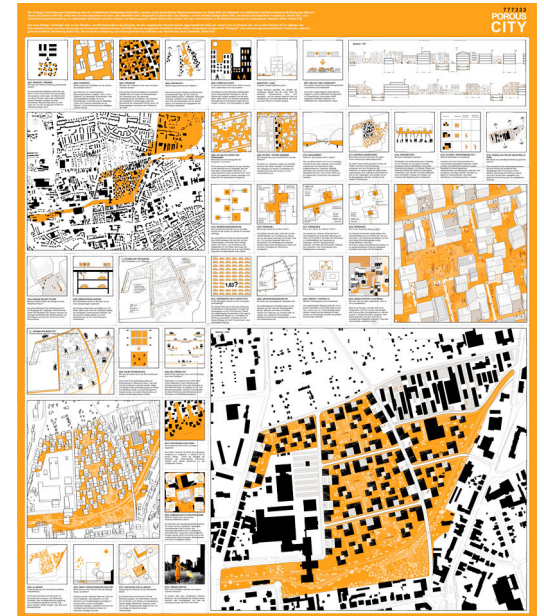
4.1   LITERATURE REVIEW

• Albrechts, L., 2010 How to embrace creativity, diveristy and sustainability in spatial planning: Strategic Planning Revisited

• Boisier, S., 2001. Desarrollo (local): ¿De qué estamos hablando? In Transformaciones globales, Instituciones y Políticas de desarrollo local.

• Carmona, M. et al., 2003. Public Places Urban Spaces: The Dimensions of Urban Design,

• Kozac. D., 1993. Fragmentation and postmodernism.

• Kozak D.,1998. Fragmentacion and Global Neoliberalism

• Friedmann, J., 1987. Planning in the Public Domain: From Knowledge to Action

• Viganó P., On Porosity. IUAV Venecia

• Francik R., 1986. Finding the Lost Space

• Urhahn G., 2011. Spontaneous City
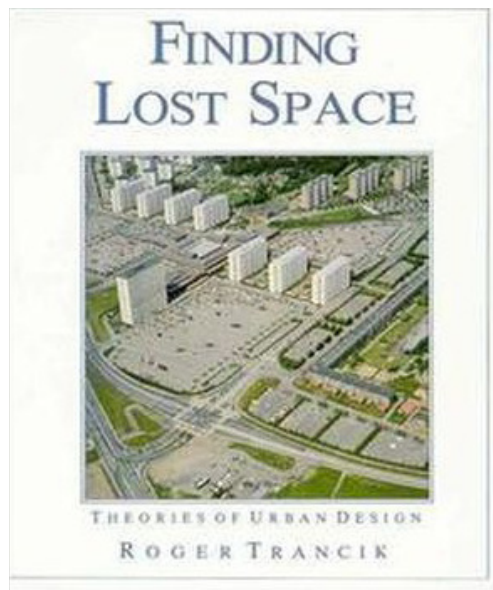
05   **DESIGN PROPOSAL**
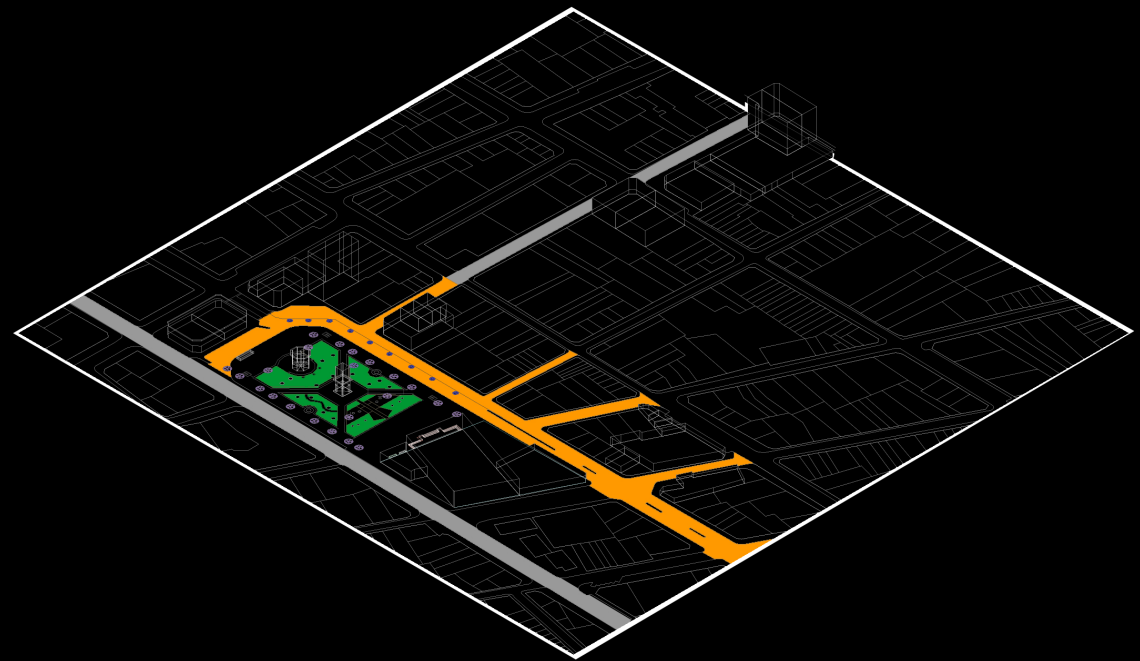
5.1   END PRODUCT

The current -chilean- planning does not have a development vision embeded in the national agenda, is this why it is important to 'show' how long-term based strategies can help to achieve a balanced and cohesive urban development without losing the traditional heritage, the meaning, and spatial qualities that the city has expressed in its public space.

The intended outcome of this planning-design project is to deliver an urban void 'intervention prototype', the one that will emerge from the paraphrasing and conceptualization of all the methods previously mentioned in a spatial design. The 'type' will be used to deal with the different socio-spatial fragmentation find in Iquique, as pieces of a bigger multi-scale strategy of urban cohesion.

By classifying the voids in a multi-scale catalogue, we can define a planning strategy that is able to maintain the vision -quality- of the intervention in time and space, connecting the different stakeholder in a common language and transferring the knowledge, building up from it in the upcoming future. The underpinning of a testing module can help and advice the local planning instrument into how to read the context and fulfill the multiple urban aims -social, strategical, economical- in the required moment: to read a typology to design a strategy.

This typified answers -expressed in a spatial intervention- placed and tested in Iquique's city centre voids (to define), to prove its efficiency and see if it eventually can be applyed to other research contexts. the definition of a test 'intervention prototype' is relevant because it could be regarded as a local regulator/advisor for an integrated participative development design-strategy.

The topics that are going to be dealt with in this typified void models are:

•   Urban shape
•   Implementation of the public space
•   Value/Classification of the voids within a public space network

The analysis method will be used to evaluate the quality and interactions of the subsistems of the voids, the interrelation between the different 'porosities' (according to the concepts stablished by Paola Viganó) of the city, and the possible design strategies to be applied in order to evaluate the potentials of working with the voids and re linkage of them in a common public space vision.
These analysis are expected to deliver general parameters of evaluation for the current and future voids, complementing with the underpin of urban design strategies that will guide the intervention of these voids in a common city vision (meeting all the stakeholders in a common language)
It is crucial to study the influence of the voids in a broad scope of scales, The analysis will be performed from the city scale of Iquique and progressively interiorize in the dimension of the neighbourhood aiming to qualify the void existent in a plot dimension, the qualification of the void will allow to underpin a typology and subsequently a design strategy to interviene the multiple typologies with alternatives for the stakeholders to interviene and form in a common intention.

FIGURE GROUND MAP
Source: Created by author

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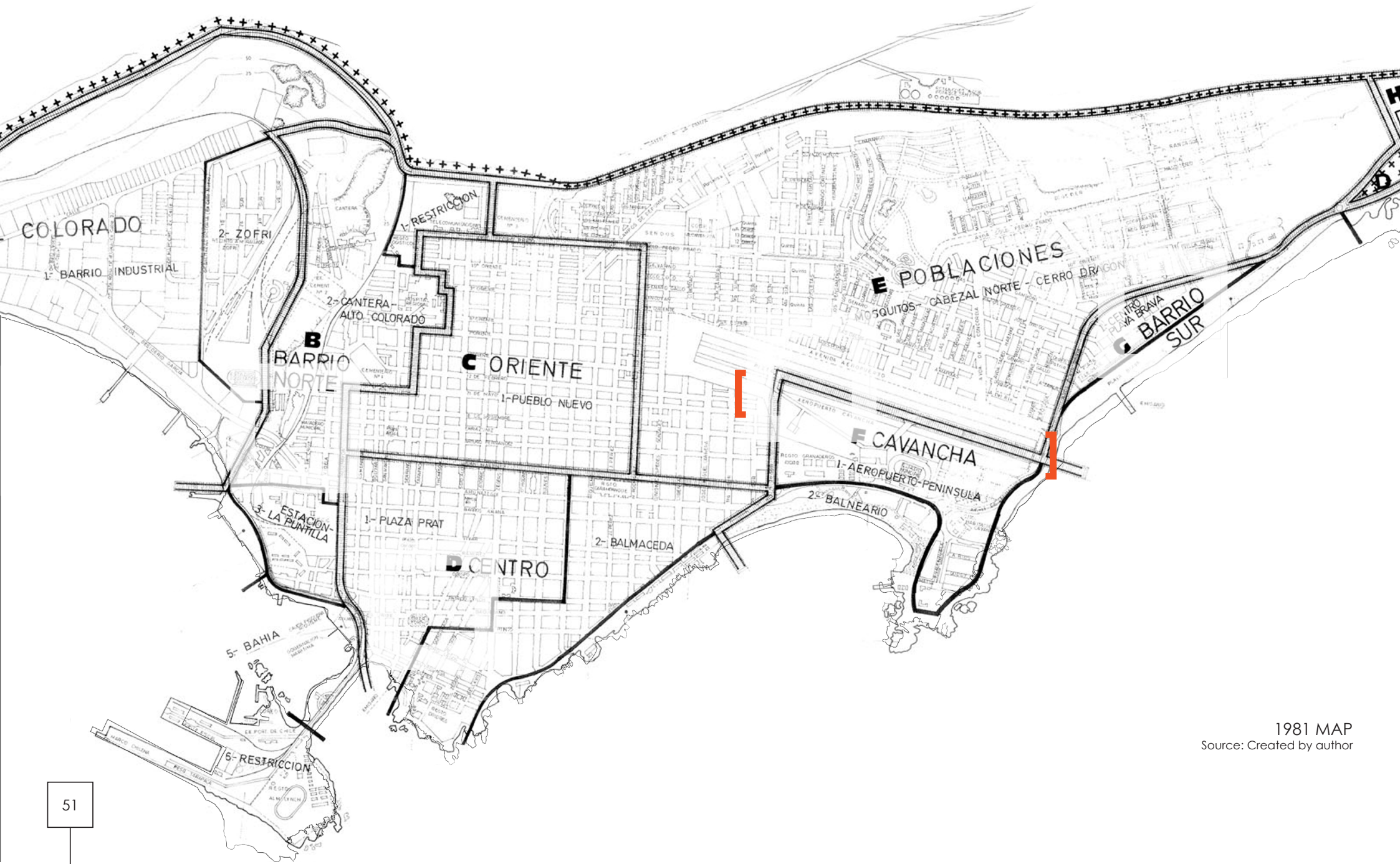## 5.2   RE_LINKING THE VOID

Hypothesis : The urban voids can be regarded as a platform for reconnecting the city public space network.

The voids we are dealing with in this reserach are clasified in a matrix thats relates on one side the type of urban fabric they are part of. Thisincludes classification about size and the overal rules on how the void develops and associates with each other. the especific application units are going to be defined according to their represent-ativity of an specific kind of tissue in the city, plus an exist-ent meaning and the possibility of analizing its transforma-tion through time.
- The second analysis aspect of the void will be its relation with the network, which gives important information about how the global connection with the city open space can trigger the potentials of every void

Within the urban fabric is possible to underpin 5 case study types, based on their specific relevance as in-flexion points of the city, the analysis of every case study unit will inform about the particular existing problematic of the patch and the ways addressed to deal with the void, from which an strategic design option will be proposed. The outcome of this particle analysis will deliver a design strategy capable of rescaling and reinterpreting itself in other voids of the city and finally test the influence of the prototype in a multi-scale approach. This is why the strate-gies are going to deliver from the design research in only 3 of the 5 case studies, to allow to test finally the lessons learned from the first examples into the remaining two, this is how the effectiveness of the strategy will be qualified.

In order to evaluate the voids in Iquique, we diagram a se-ries of layer maps that will help to relate information about function, shape and meaning.
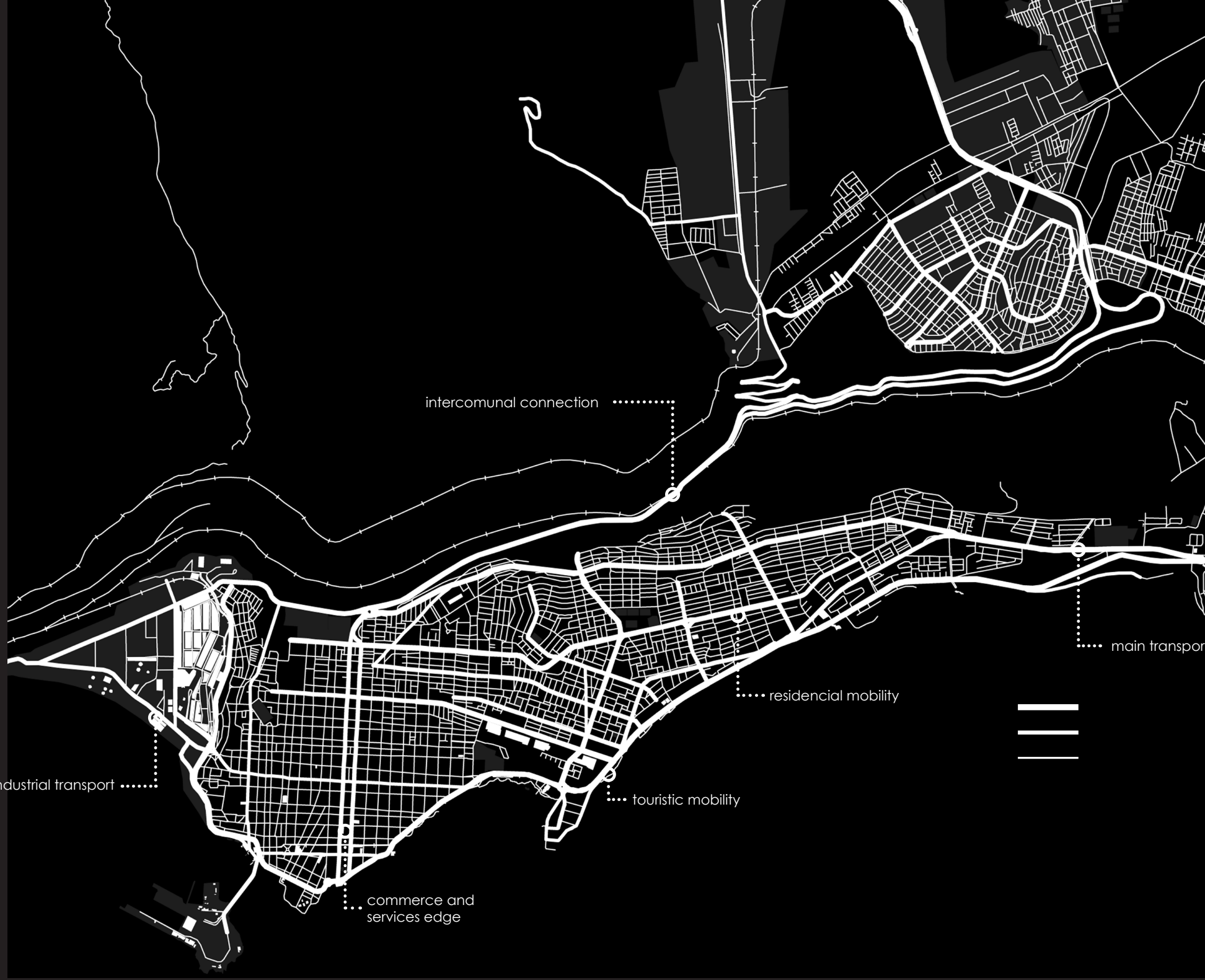
COLORADO

1- BARRIO INDUSTRIAL

2- ZOFRI

1- RESTRICCION

2- CANTERA-
ALTO COLORADO

B BARRIO NORTE

C ORIENTE

1- PUEBLO NUEVO

E POBLACIONES

MOSQUITOS - CABEZAL NORTE - CERRO DRAGON

G BARRIO SUR

F CAVANCHA

1- AEROPUERTO-PENINSULA

2- BALNEARIO

3- ESTACION-
LA PUNTILLA

1- PLAZA PRAT

2- BALMACEDA

D CENTRO

5- BAHIA

6- RESTRICCION

1981 MAP
Source: Created by author

51

CAMPO
DEPORTIVO

PLAYA HUNDIDOS

VILLA VACACIONES

PRIMERAS PIEDRAS

3- FRANJA COSTERA
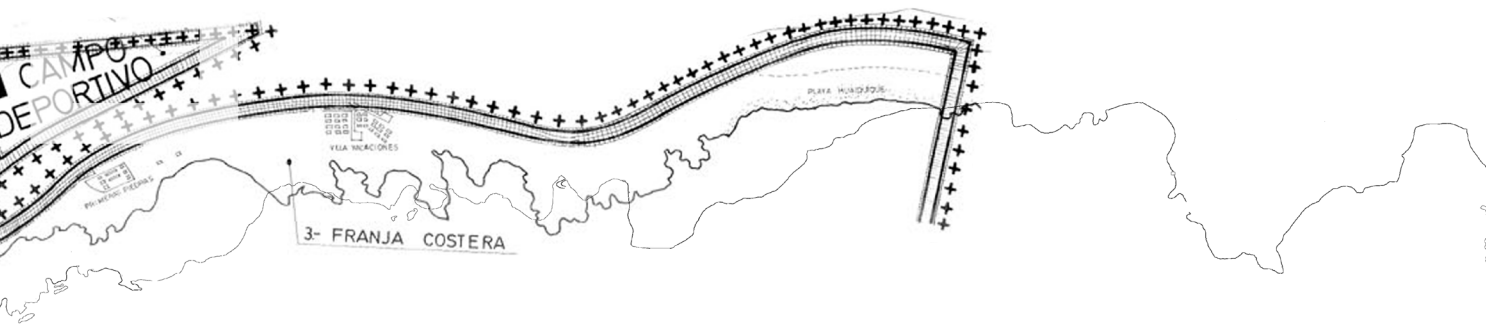
By comparing the maps from 1981 and 2008 we can ob-
serve how some patterns are mantained in time and trans-
formed in terms of land use.

The higlighted area represents the old city's airport land
track, now and then, where nowadays the space is re-
garded as a new commercial centrality in Iquique.

intercomunal connection

main transpor

residencial mobility

industrial transport

touristic mobility

commerce and
services edge

CONECTIVITY

To continue with the mapping analysis is important to make an overview on the mobility and networking of the city, consdering that the main (road) movement arteries have a big influence in the meaning and appearance of the urban 'lost spaces' (Trancik, 1986).

t mobility

The roads are clasified by intensity of use in: first, second and third order, being the last one the one related to the neighboorhood grain.
In addition there is a brief descrition about the meaning these roads have for the community.

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IQUIQUE VOIDS MAP
Source: Created by author

By the hand of the concepts addresed before, we clasiffy the voids (refering on their use) in three main groups:

■ - Stablished public spaces
■ - Underused and Urbanization Fragments
■ - Green Spaces

Its important to notice how the recognized public spaces, like the beach, as long as it moves along the city changes its values (and landuse),. We could hypothesize this is because of its relation with the grid and the change of scale of the urban grain.

Source: by AuThor

Source: GoogleEarth

Source: GoogleEarth
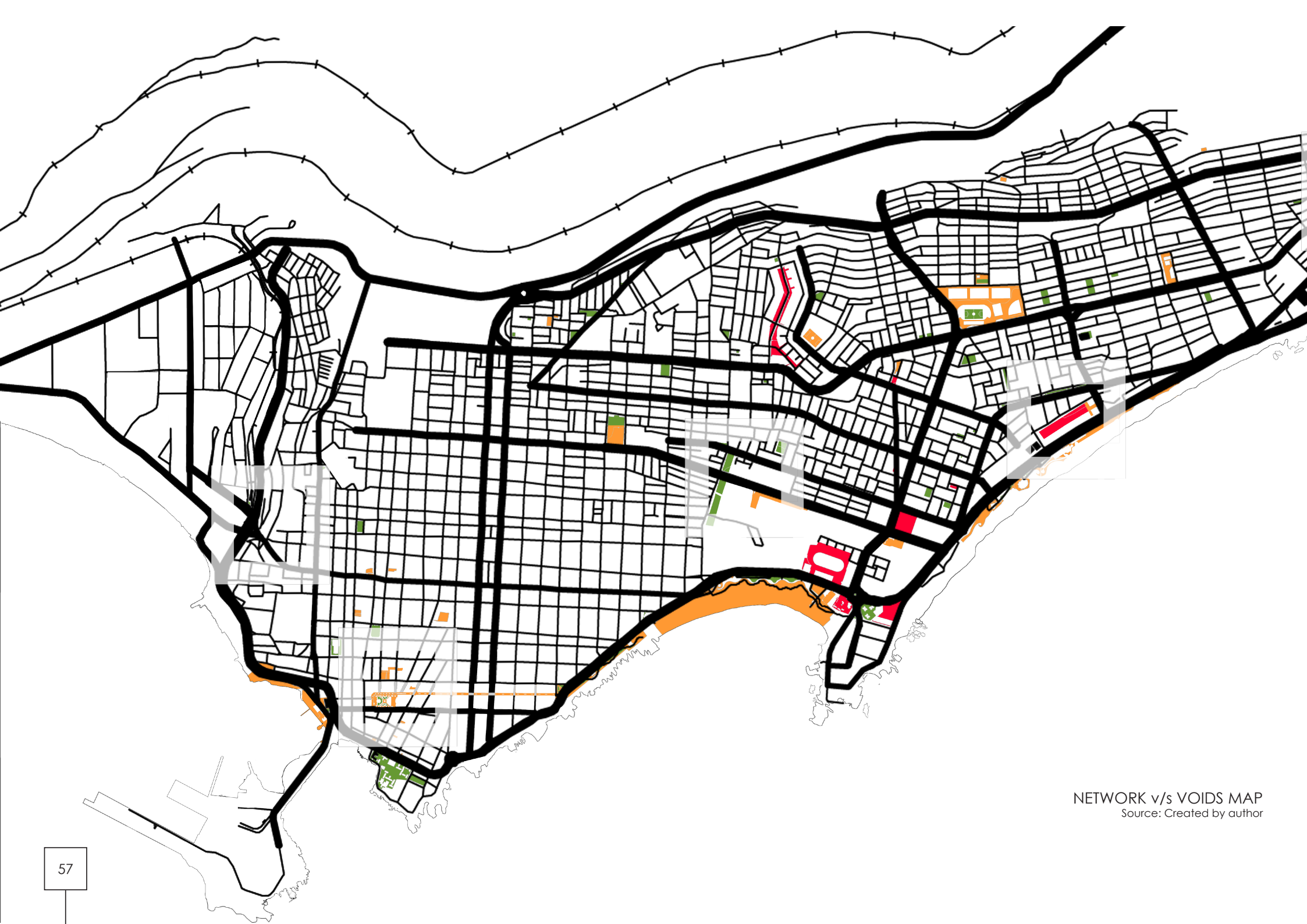
NETWORK v/s VOIDS MAP
Source: Created by author
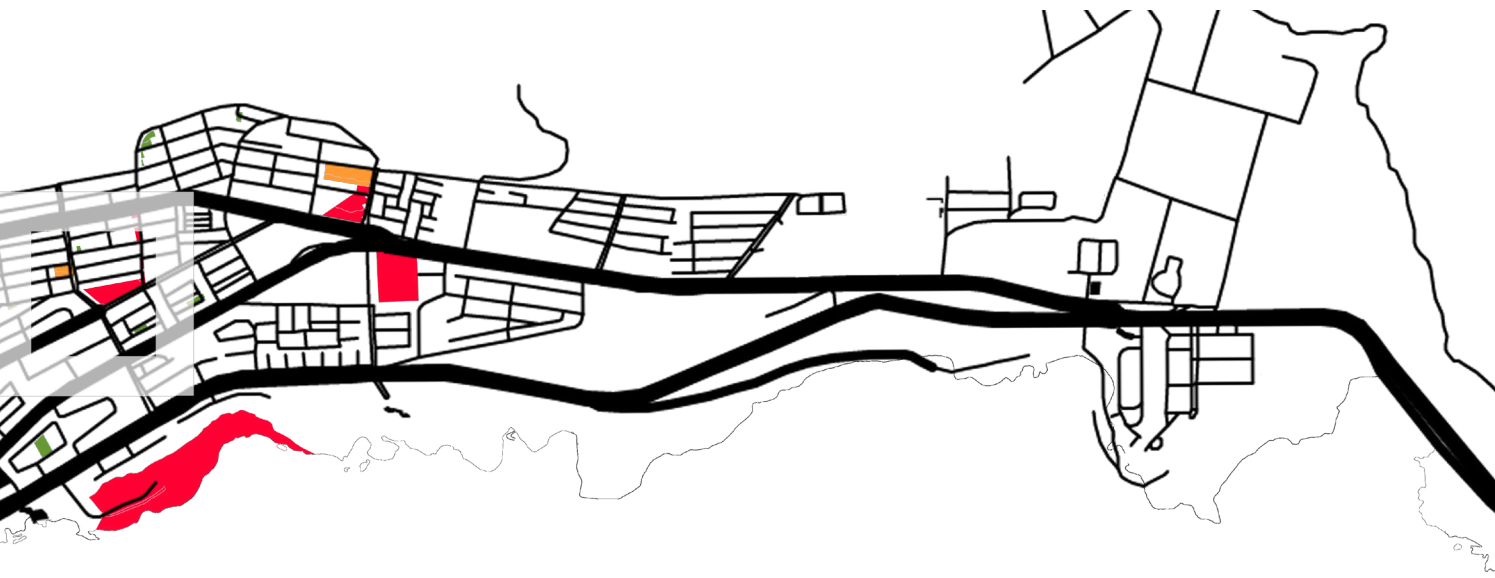
By overlapping the road networks and the location of the urban voids and public spaces we can underpin possible relations between them, under the hypothesis that is possible to interlink the different voids and potential public spaces through a general infrastructure

[2]

[5]

[4]

[1]

[3]
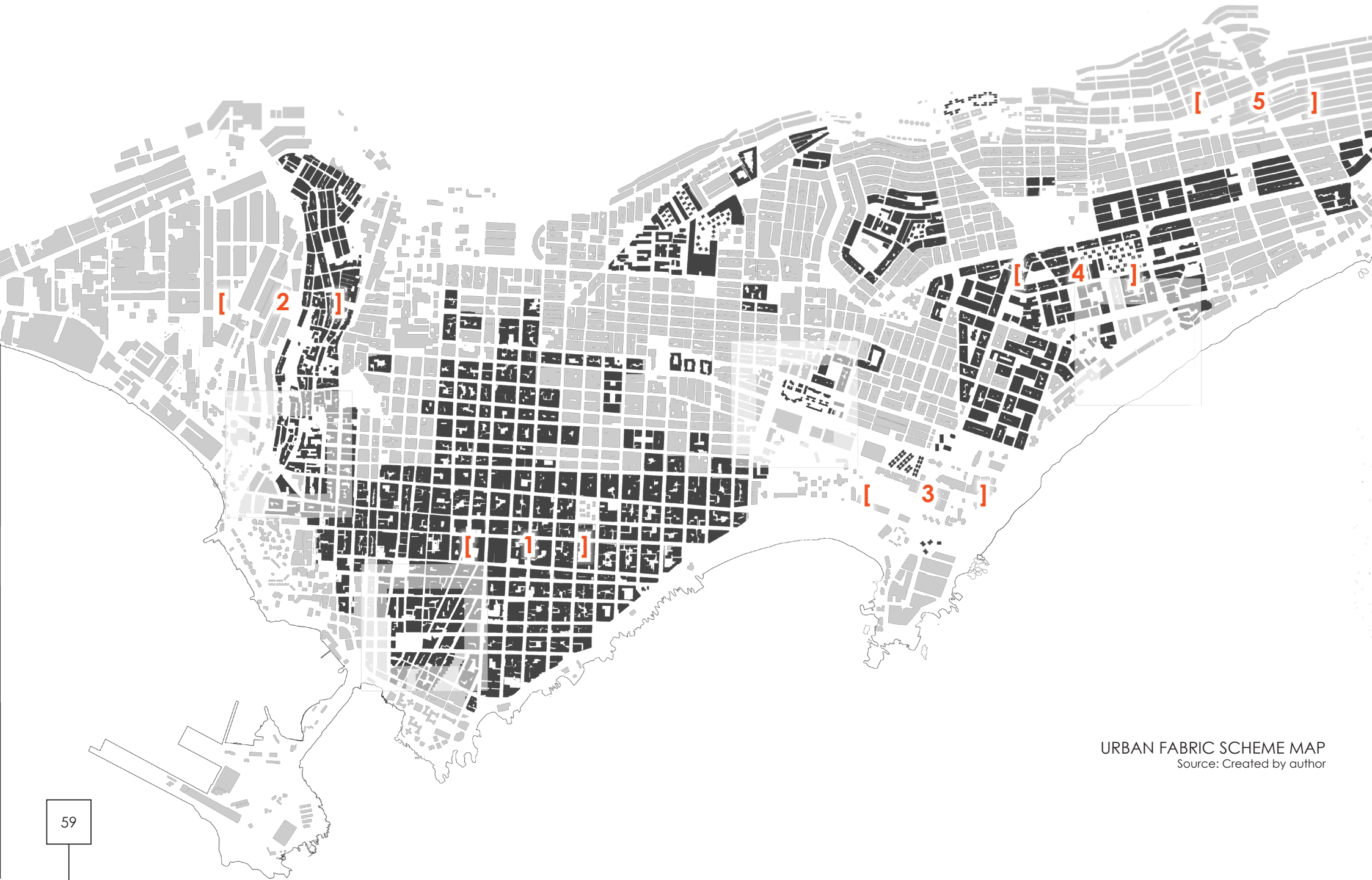
URBAN FABRIC SCHEME MAP
Source: Created by author

URBAN TISSUE

In the city we can observe 5 representative types of urban tissue, and with that difference comes a different expression of what public space is, what shape it has and how it is addressed in time in order to counteract the influence of the voids.

Here we describe briefly the characteristics of each of them

[1   ]
CENTRE

This responds to the original urban fabric, the unit presents the block as an unitary cel. The back of the individual plot becomes a private community space for the block and with it a common interior space.

When the overall block unit is fragmented and a path to the center is created, the space opens to the city becoming a city service space. In regular basis, at this tissue the open spaces tend to become city markets and mainly parking lots.

Source: GoogleEarth

[2   ]
INDUSTRIAL

This tissue is an exception to the porosity theory, specifically because it is related to the commercial tax free zone which is separated (by a wall and land regulations) from the urban-used fabric.

This tissue, on the other hand has a strong influence on the developments around it, creating a protective mobility belt around it which tends to be a trigger for void generation. The periferical position these patches have translate inmediately into linkage issues that define a more reactive urban fabric which reacts to the available space more than a efficient spatial connection.

Source: GoogleEarth

[3]
COAST

There is an intense attraction power related to the coastal line public space. It is the highest rated space in town and because of the privileges it represents to the community the spaces exposed to it (visually and spatially) tend to be recycled and heightened very often, the aim of constructing a skyline in these areas provoques an ongoing process of void creation, where the traditional low rise buildings are rapidly replaced by private investors interventions and pressure.

Source: GoogleEarth

[4]
EXTENSION AREA

The rapid densification processes happening on the 1990s define this tissue. The focus in this development was araised around the creation of new centralities, the reinterpretation of the historical centre system in a bigger scale, where an atempt of including landuse strategies in order to achieve 'urban balance' was performed.

The image of this patch can be understood as a latin american interpretation of the garden cities, the creation of new neighborhoods (in some cases private or closed) with a close by supply of green spaces, 'public spaces' and basic commerce.

Source: BingMaps

[5]
SOUTH SECTOR

The aim of more housing at lower prices triggers the development of this patch. This very dense urban tissue looks for public interaction and shared spaces outside the plot, reling on the city services and availability of recreational infrastructure in the city or the closest centrality.

Due to the size of the basic unit (in this case the plot, comparing to the basic unit in the center/extension which was/is the overall block), it is difficult to create meeting points for the population, the notion of neighborhoods gets lost and the individual living takes over.

Source: GoogleEarth

5.3   SELECTION OF DESIGN CASES

From the 5 types of urban tissues present in the city, we underpin 5 case studies, with a dimension of 400x400 meters as platform for the design research.

The strategical design will be performed in 3 of them, leaving space for the intervention proposed to be tested in the last two cases. The seleccion of these especific locations refers to their significative and strategical location between urban tissues, historical relevance and social meaning, as representative showcase of city identity.

In the following graphics we observe a grid of the different layers interacting in the patch.

URBAN TISSUE RELATION

VOID RELATION

CASE A : City Centre

Name: Centre Prat Square

Mobility Network:
- Tarapacá St . Main Commercial street,
             Important mobility street
- Anibal Pinto St. Main Mobility street,
             Services function

Public Space:
- Plaza Prat. Main city square
- Municipal Theatre.
- Baquedano Walk St. Historical meeting point
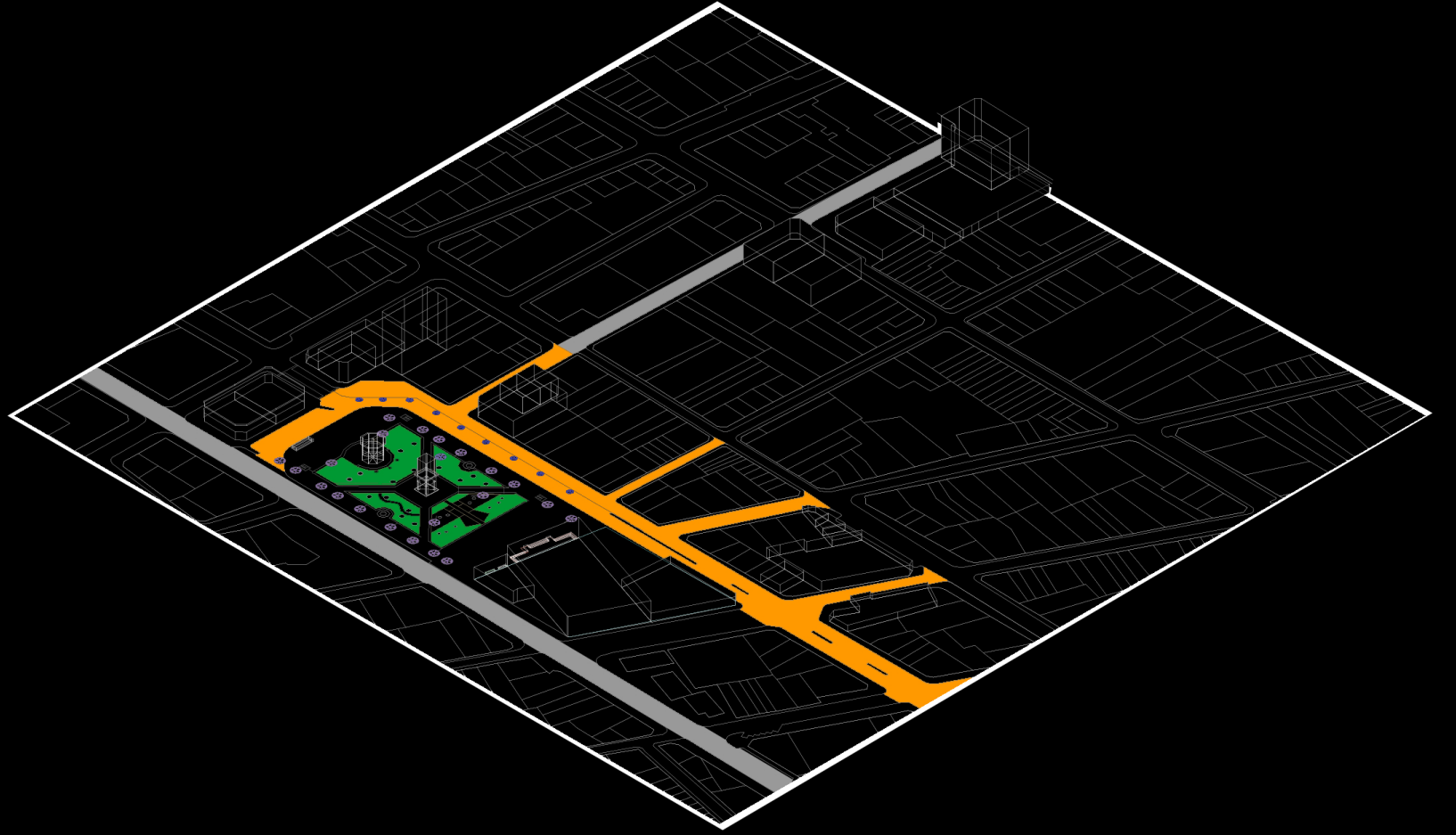
06 CONCLUSIONS

6.1   REFLECTIONS

The following question is trying to be addressed here:

•   What is the role/impact of a typified model in a multi_scale strategy approach?

6.2   CONCLUSIONS

The concluding chapter will discuss on the feasibility of physical implementations of the proposed strategy.

6.3   REFERENCES

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VOID CLASIFICATION

LOCATION

According to how the void places within the urban block and uses the basic unit of the plot, we underpin 5
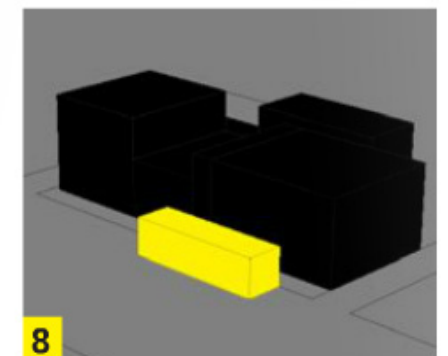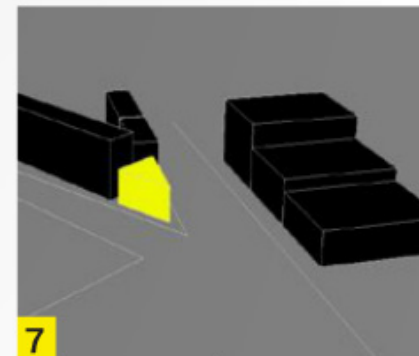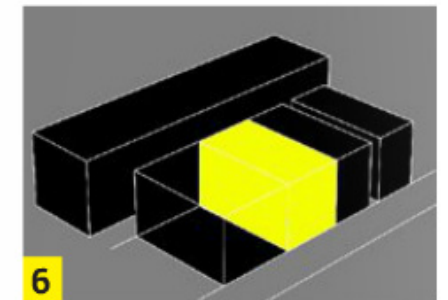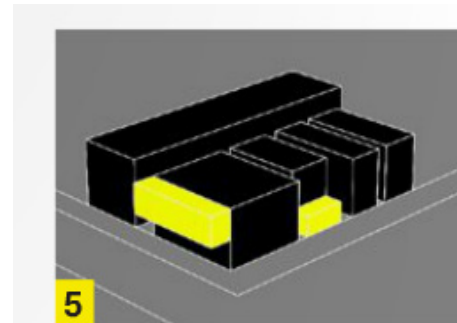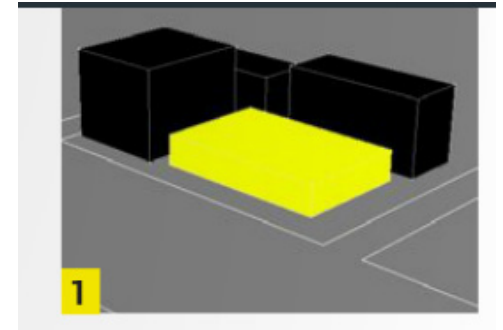
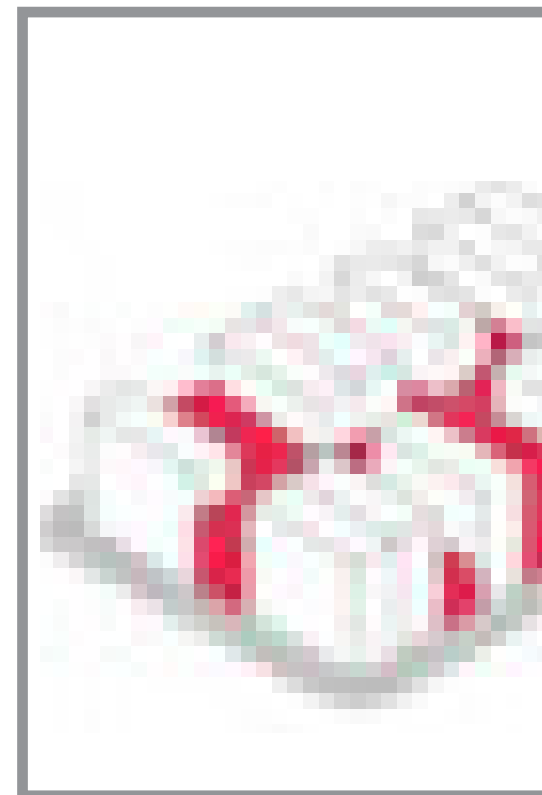# VOID CLASIFICATION

MEANING

      According to how the void places within the urban block and uses the basic unit of the plot, we underpin
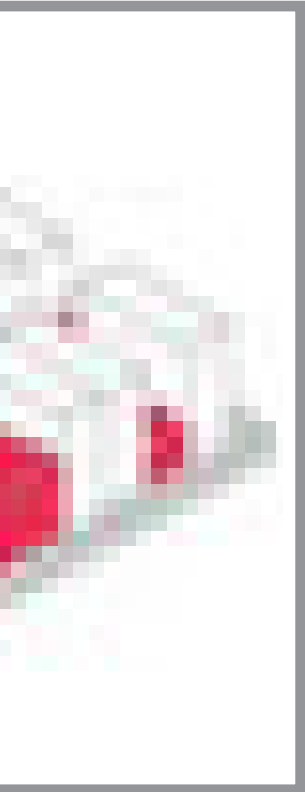5

URBAN BLOCK TYPE

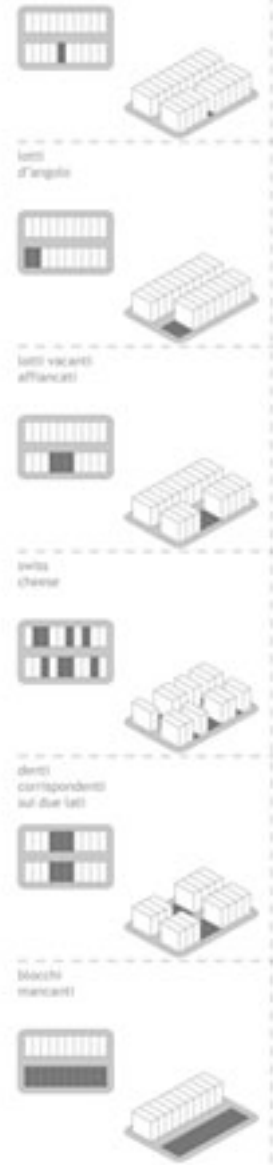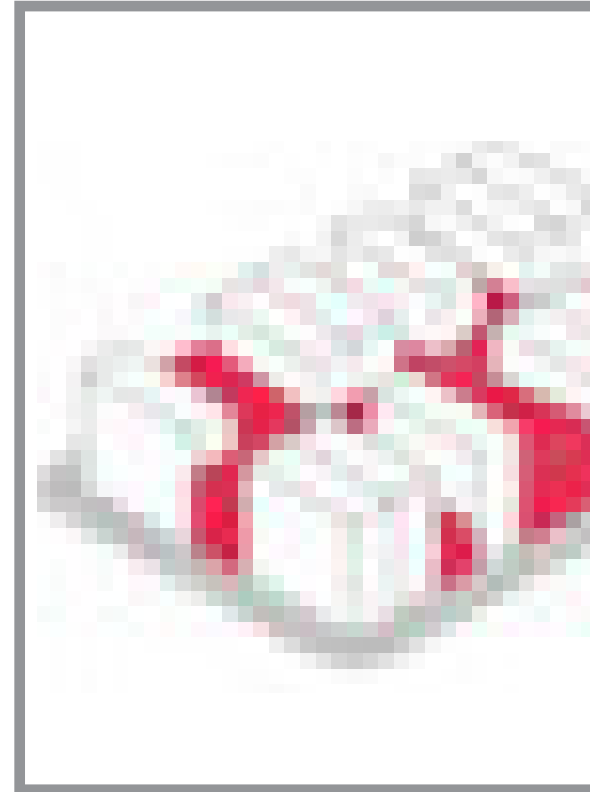We can observe 4 degrees of urban pores, specially related to the historical evolution of the city
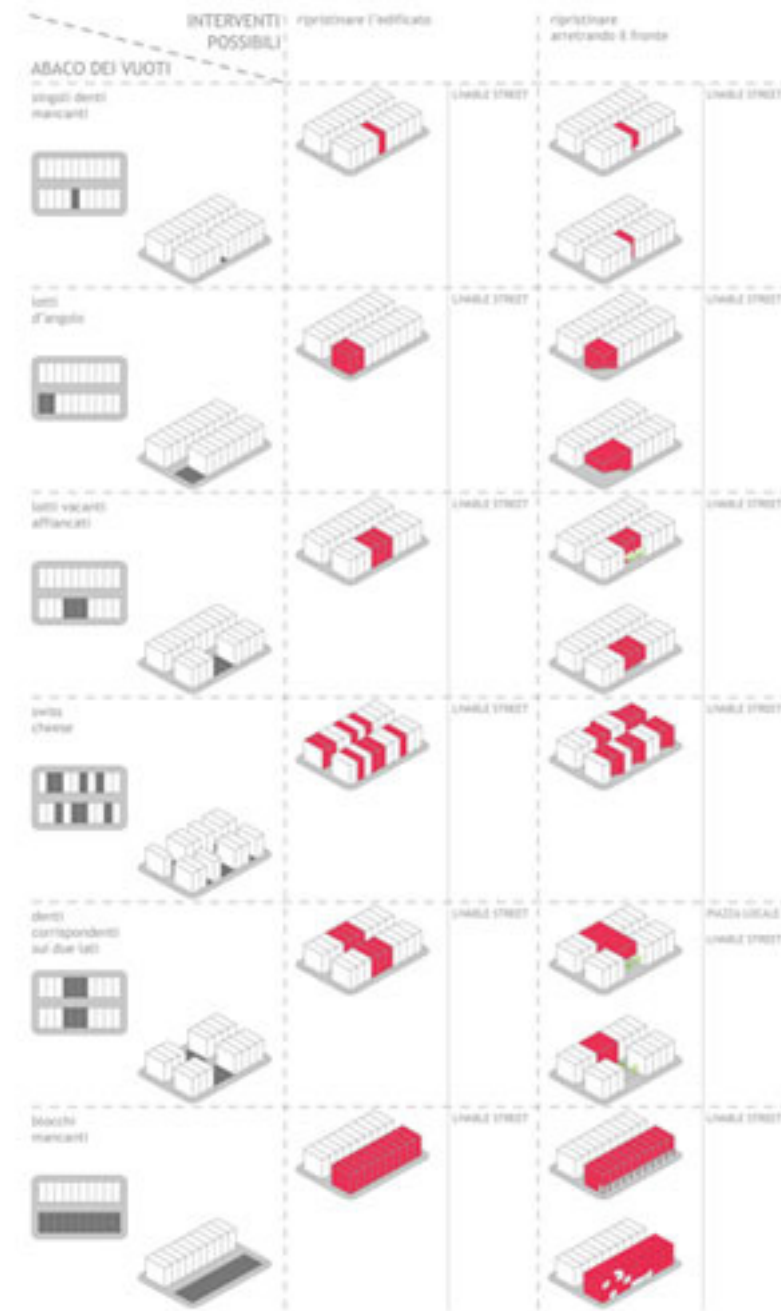

1960

1960

1960

letti
d'angolo

letti vacanti
affiancati

pezzo
chiave

denti
corrispondenti
sui due lati

blocchi
mancanti

TYPOLOGY

The voids underpinned in this case study can be clasified in the following way.

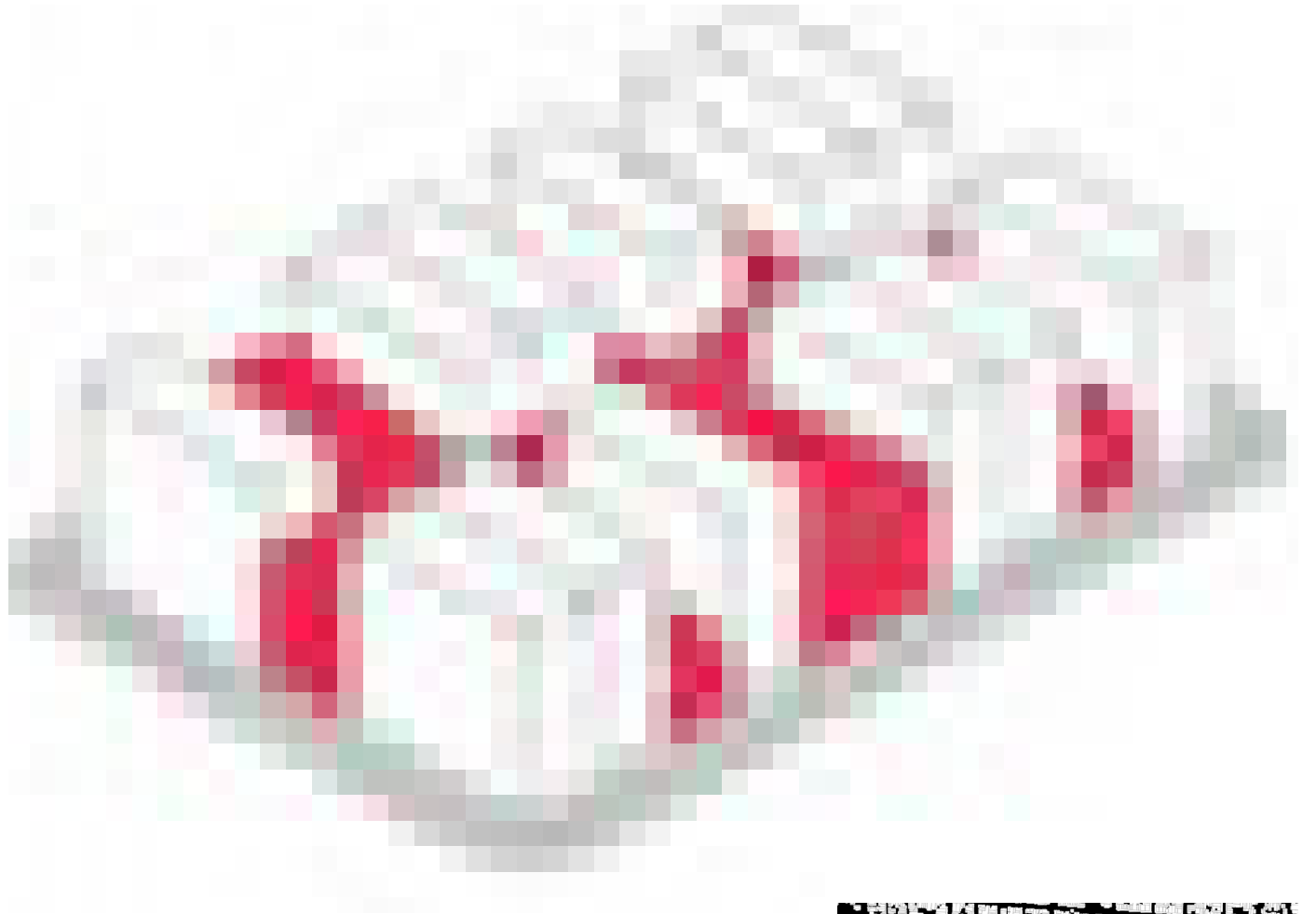Their characteristics respond to the following spatial relations:

- voids related to main connectivity lines with a commerce and tourism function are short term filled.
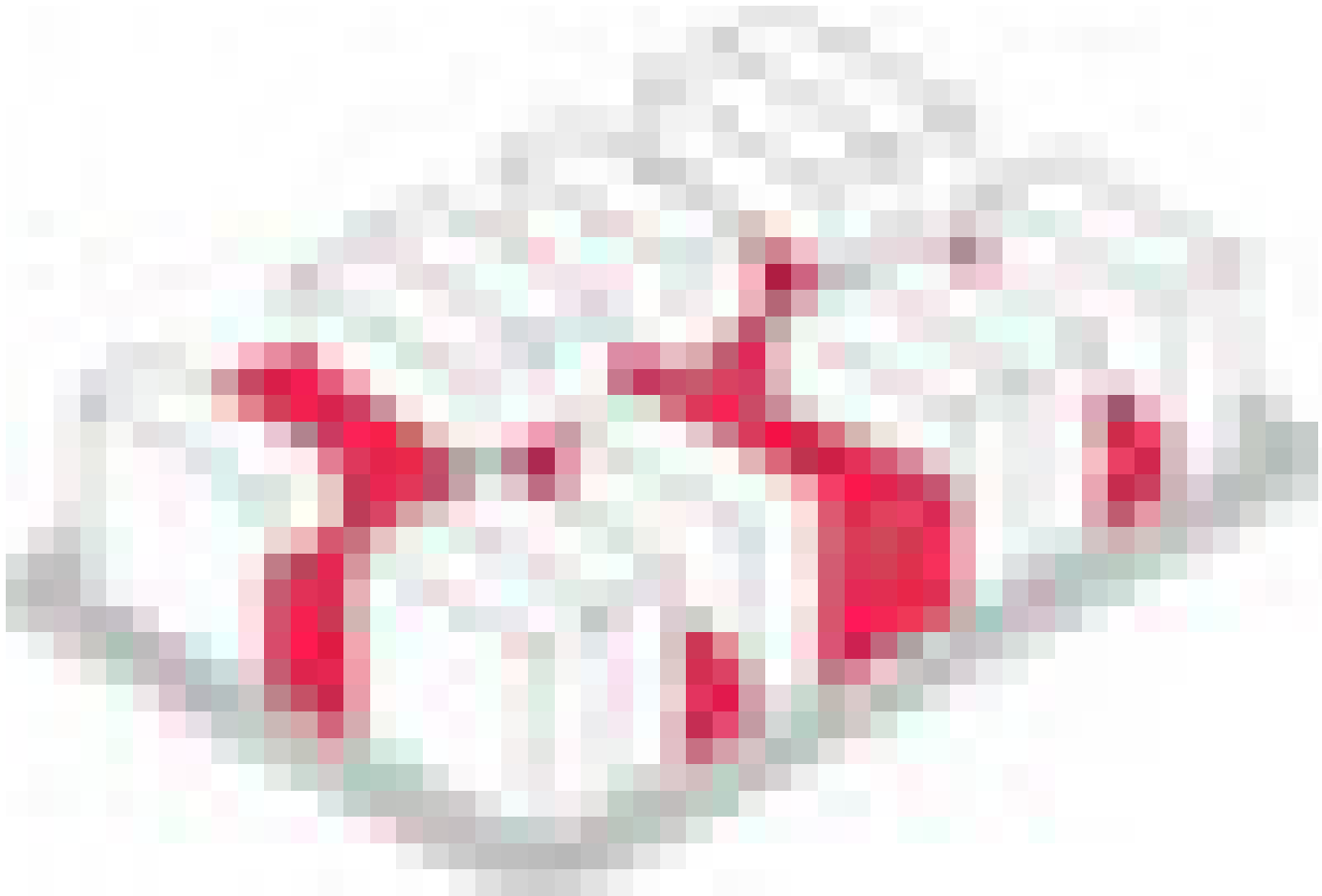
smussare il fronte   connettere   sollevare e abbassare di livello   definire il verde   delimitare spazi

PROTOTYPE A

T h e x x x x x x x x x x x x x x x

PROTOTYPE B

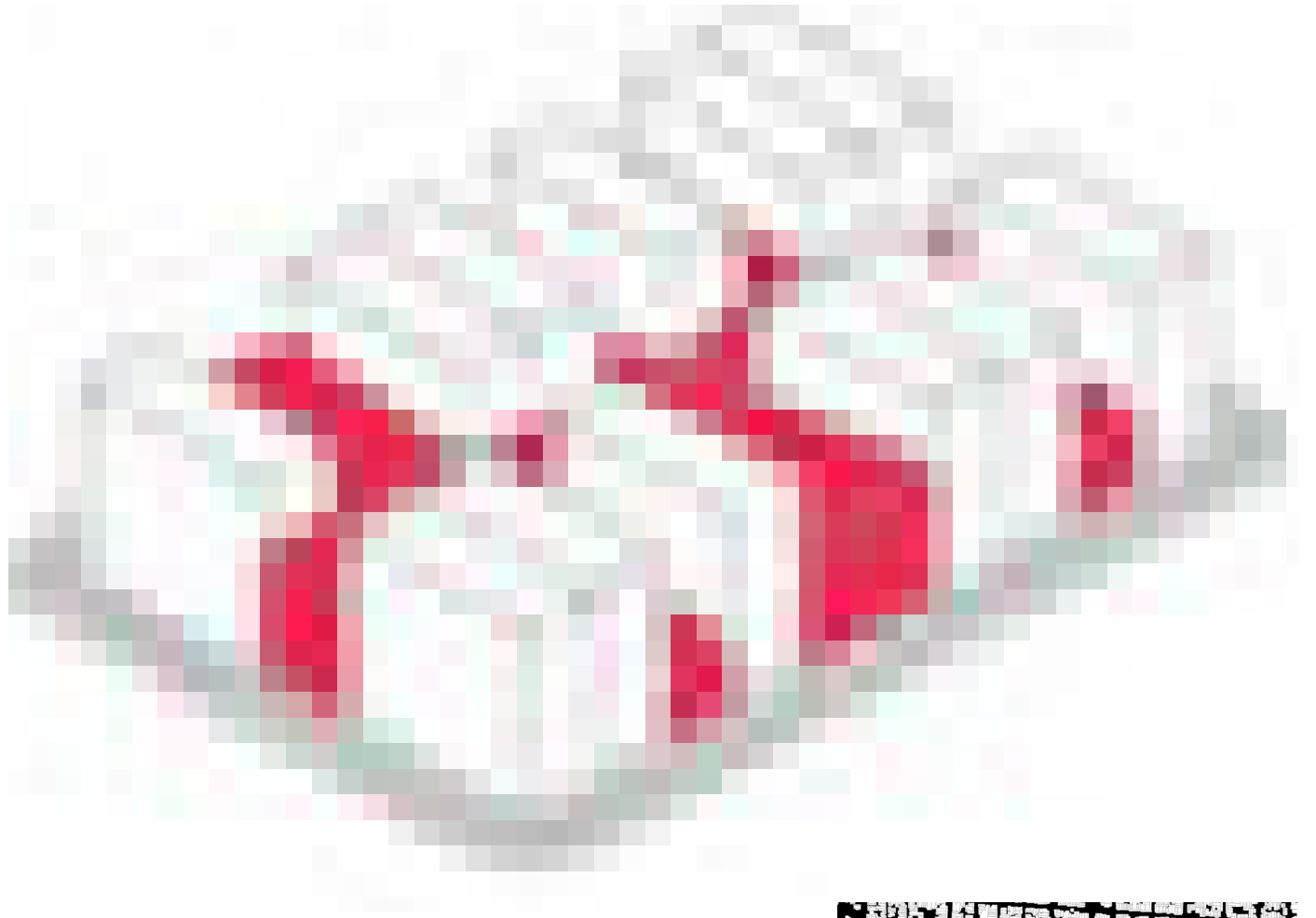The   XXXXXXXXXXXXXXXXXXXXX
-

PROTOTYPE A
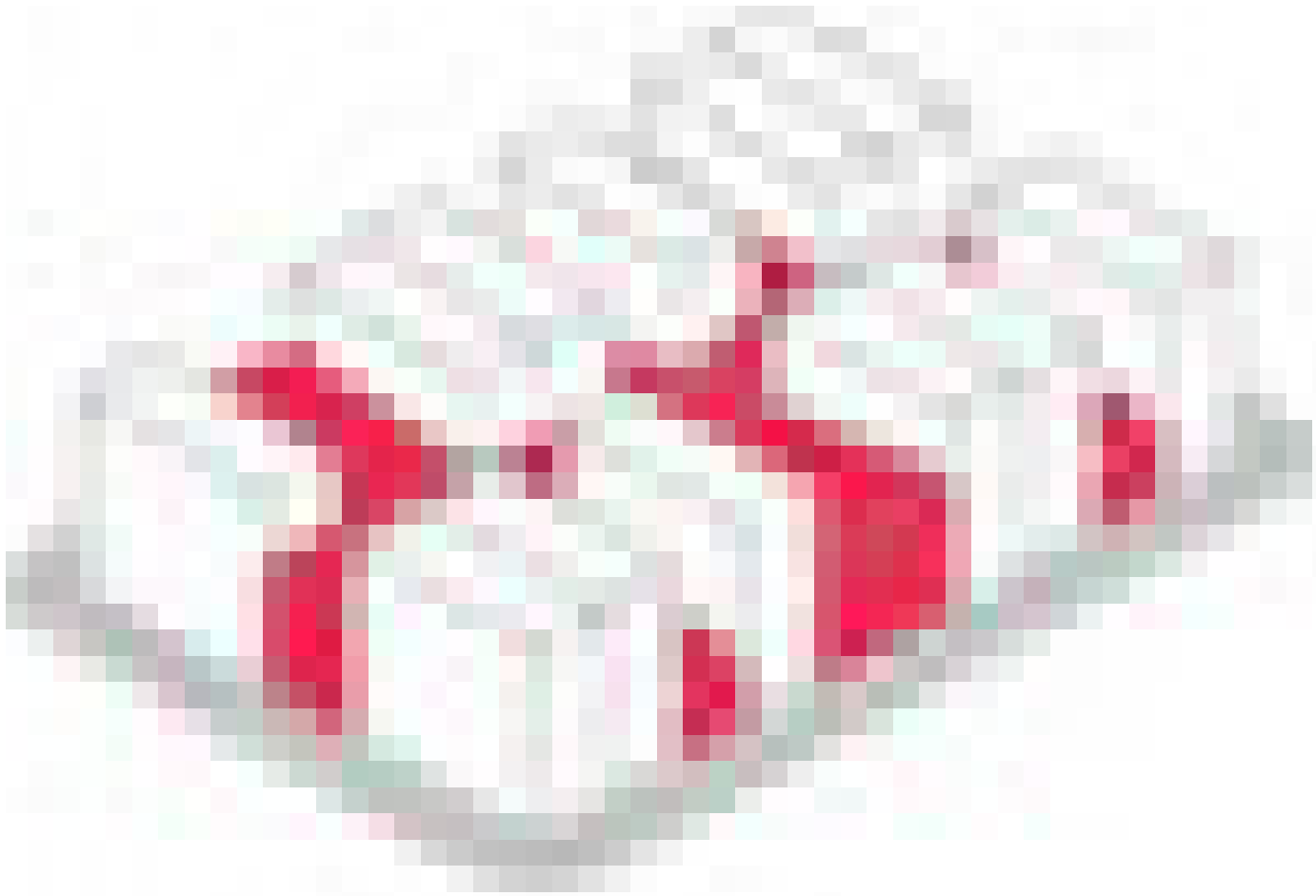
T h e x x x x x x x x x x x x x x x

PROTOTYPE B

The   XXXXXXXXXXXXXXXXXXXXXX
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