

RE_VALUE and LINKAGE of REGENERATING URBAN VOIDS

Design and Planning strategies to counteract local socio-spatial fragmentation, in the Iquique urban system.





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STRATEGIC INTEGRATED PLAN FOR PUBLIC SPACE MANAGEMENT

IQUIQUE



PLANO.
DE LOS
FERRO-CARRILES I SALTRERAS
DE LA PROVINCIA LITORAL DE
TARAPACA

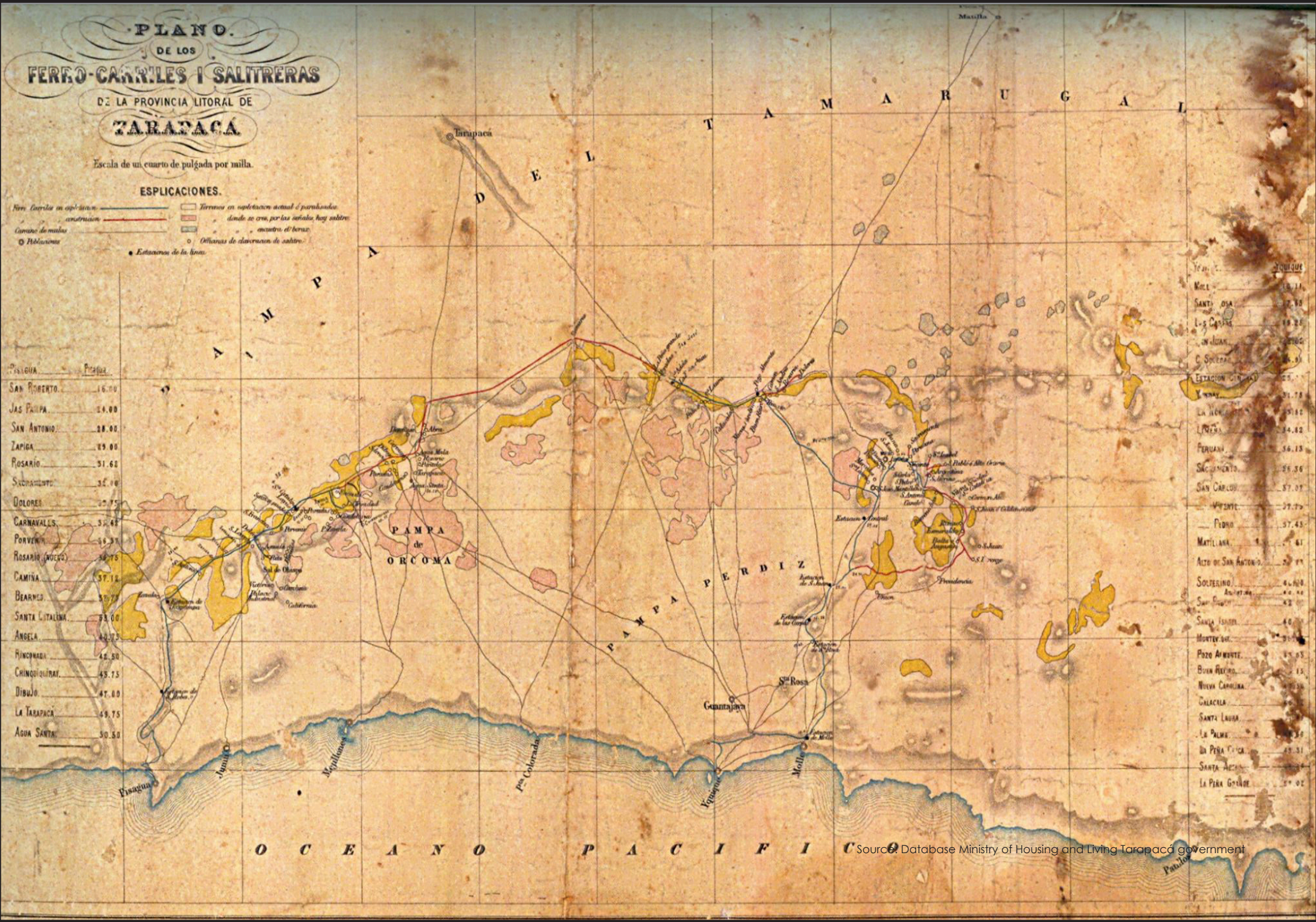
Escala de un cuarto de pulgada por milla.

ESPLICACIONES.

- Ferros Carriles en explotacion ————
 construcion ————
 Caminos de mulas ————
 Abstracciones ————
 Terrenos en explotacion actual ó parados
 donde se cría, por las orillas, los salitres
 ————
 ————
 ————
 Oficinas de clasificacion de salitres
 Estaciones de la linea

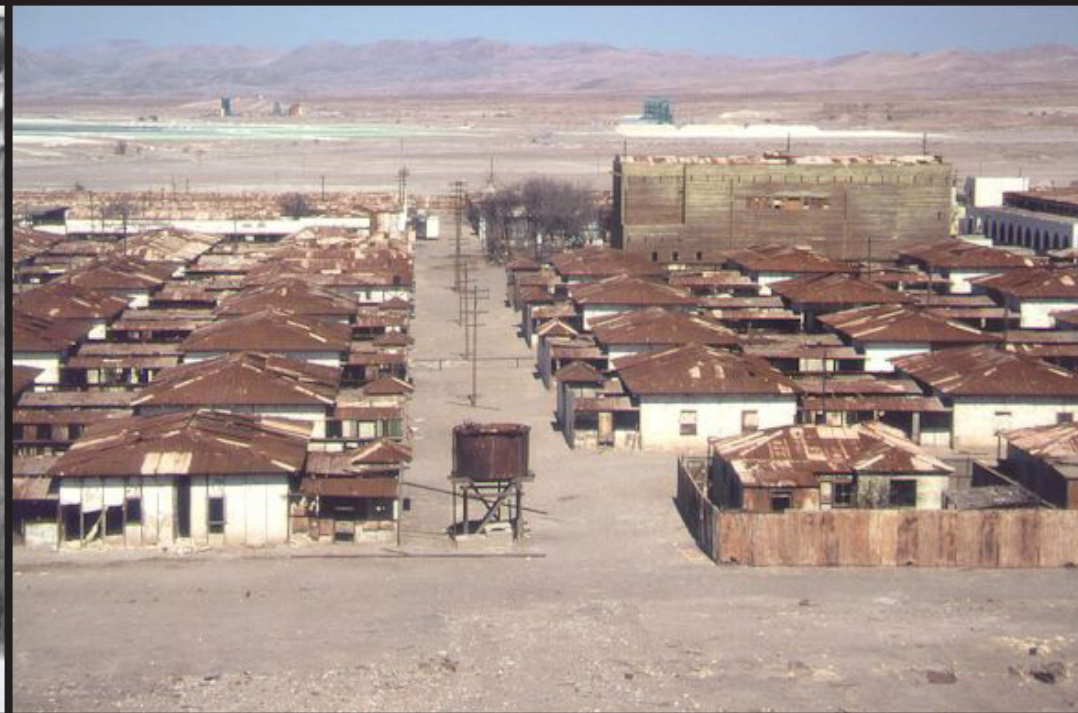
PIZAGUA	Pisagua
SAN ROBERTO.	16.00
JAS PAIPA.	14.00
SAN ANTONIO.	18.00
ZAPIGA.	19.00
ROSARIO.	31.62
SACRAMENTO.	32.00
DOLORES.	25.75
CARNAVALS.	32.68
PORVENI.	34.33
ROSARIO (NUEVO).	34.75
CAMINA.	37.14
BEARNES.	37.77
SANTA LITANIA.	33.00
ANGELA.	42.72
PINONADA.	42.80
CHINGOLIRAY.	43.75
DIBUJO.	47.00
LA TARAPACA.	49.75
AGUA SANTA.	50.50

YANQUE	YANQUE
MOLLE.	18.14
SANTI OSA.	17.10
L-S CASAS.	18.20
IN-JUAN.	20.00
C. SUCRE.	24.50
ESTACION GUAYACO.	25.00
YANAY.	31.78
LA JOTA.	31.00
LIZENA.	34.82
PERUANA.	36.13
SACRAMENTO.	36.36
SAN CARLOS.	37.07
MISME.	37.70
— PUDRO.	37.43
MATILIANA.	37.61
ALTO DE SAN ANTONIO.	37.74
SOLTERINO.	44.00
ASPIERA.	44.44
SAN CARLOS.	42.00
SANTA ISABEL.	40.00
MONTENEGRO.	39.00
POZO AMARILLO.	38.05
BUEN PUEBLO.	37.15
NUOVA CAROLINA.	36.30
GALACALA.	35.00
SANTA LAURA.	34.00
LA PALMA.	33.50
LA PERA TICA.	33.31
SANTA ANITA.	32.00
LA PERA GRANDE.	31.02

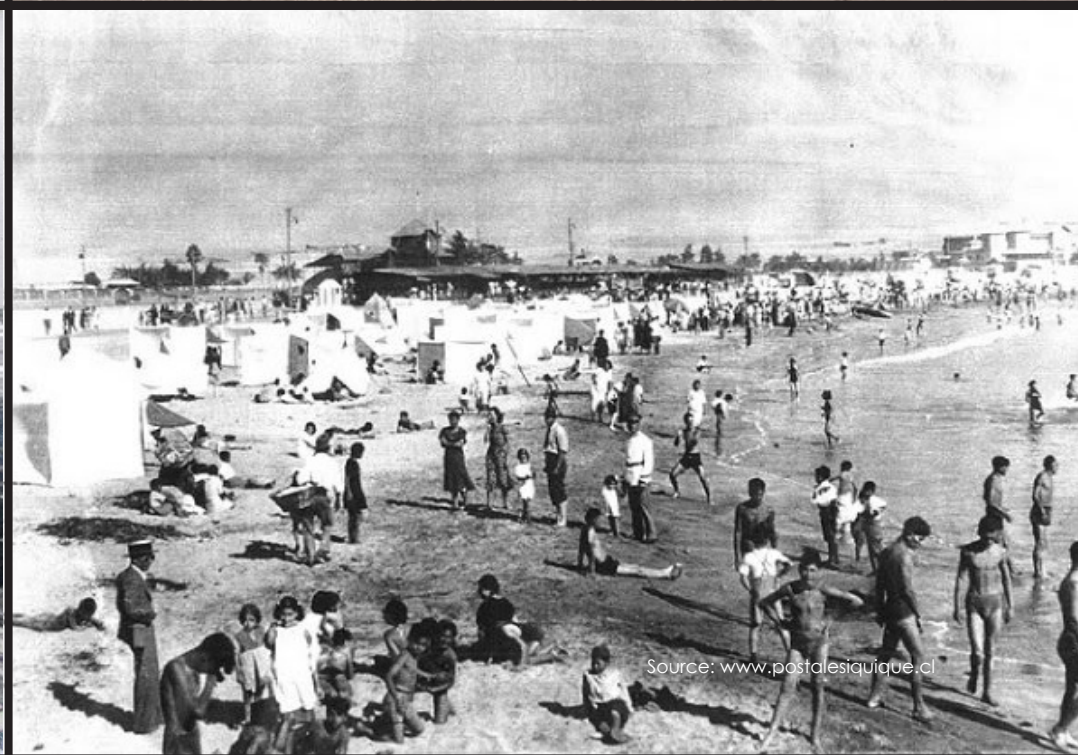




Iquique — Calle de Baquedano. — Liceo de Iquique



Avenida Balmaceda - Iquique



Source: www.postalesiquique.cl

HISTORICAL DEVELOPMENT



- | | | | | | |
|--|--|---|--|--|---|
| 1861 | 1883 | 1907 | 1930-1950 | 1970-1980 | 2010-2011 |
| First neighborhoods
Cosmopolitan City | First main streets
City urban structure | Working class on the north /
Wealthy population on the
South

Social segregation expressed
in the public space | Rapid urban / population
growth

Start process of urban
implementation | Urban expansion by sectors

Complete city urbanization | Different city periods are spatially appre-
ciated

Extreme internal migration processes.
Alto Hospicio.

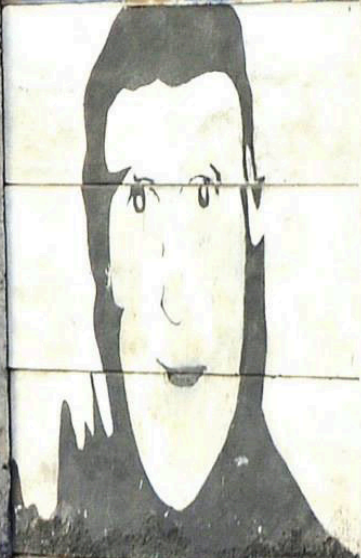
Appearance of new urban centralities,
definition of new neighborhoods and
new mobility networks |



TRADITIONAL CARNAVAL GAME 'CHALLA' (WATER FIGHT) - EXAMPLE OF USE OF EMPTY URBAN PLOTS FOR SOCIAL SIGNIFICANCE
Source: www.memoriachilena.cl



ordaremos
colocalina
te rel
milia



INDIOS

LOTOS

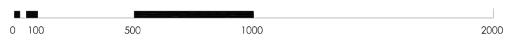
Samuel Rivas Arcos - Fotografía



Población Jorge Inostroza
Iquique - Chile

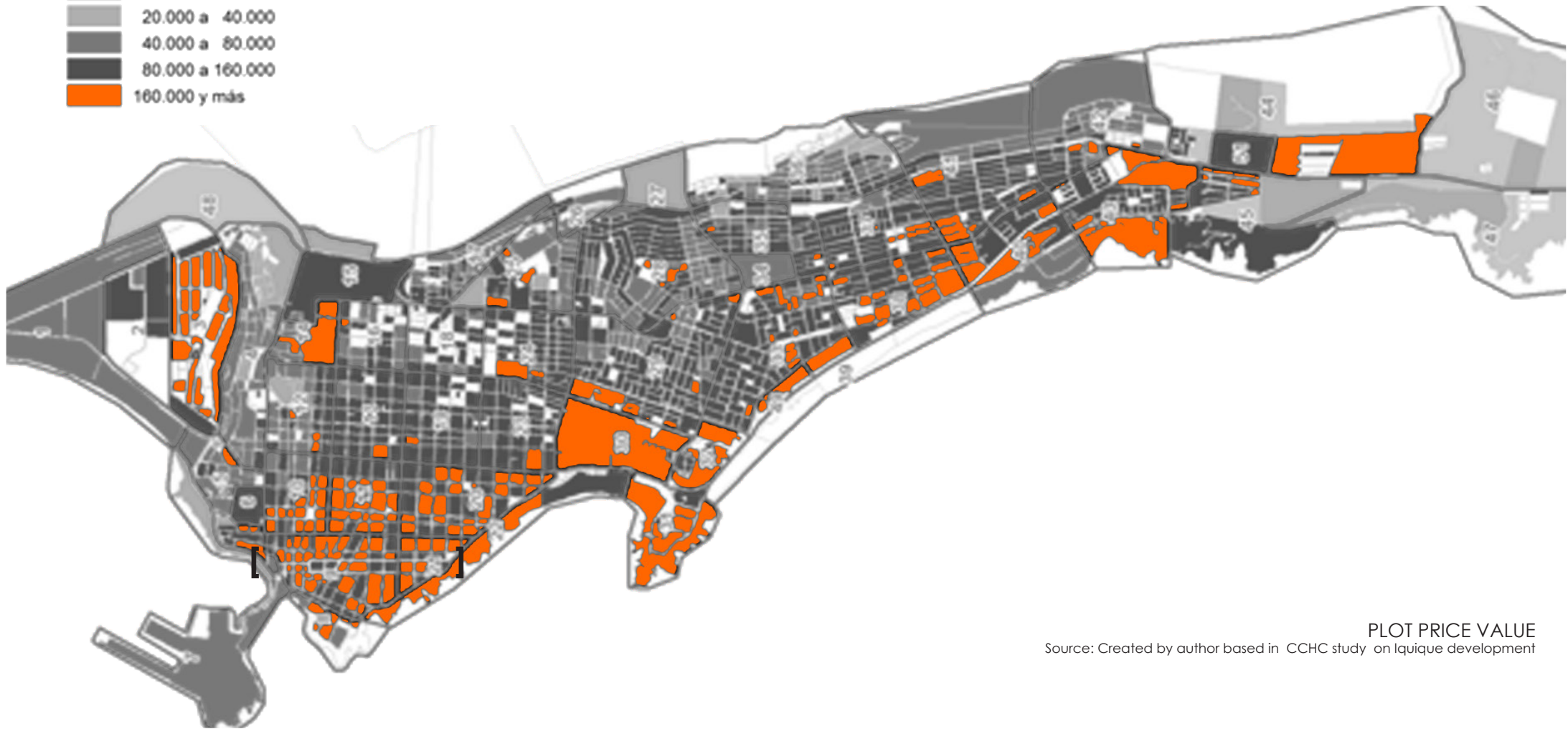
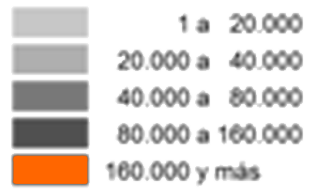
JORGE INOSTROZA NEIGHBORHOOD - THE PERSEVERANCE OF THE PUBLIC SPACE TO BE USED BY SOCIAL GAMES
Source: www.flickr.com/photos/samuelrivasarcos/

DELINEATING THE PROBLEM



IQUIQUE VOIDS MAP
Source: Created by author

Avalúo Fiscal
(\$/M2)



PLOT PRICE VALUE

Source: Created by author based in CCHC study on Iquique development



ABANDONED PROPERTIES IN BAQUEDANO STREET, IQUIQUE
Source: www.elhortino.cl



PARKING SPACE AND TEMPORAL MARKET PLACED IN THE CITY CENTRE COAST AREA
Source: GoogleMaps

DESDE EL AIRE



AERIAL VIEW OF CITY VOIDS LOCATED AT THE SOUTH URBAN PATCHES
Source: www.iquiquedesdeelaire.com

PROBLEM STATEMENT

We are in the presence of a highly porous urban fabric. Where the fragments of the different development periods have left their marks in the socio-spatial structure of the city.

“ The structural ambiguity of the current city development is widely expressed in the lost of meaning in the public spaces, and together with the ongoing process of void generation, it aims for effective strategies that can address a re_linkage of the public space networks and the emerging available spaces in a long and short term planning that respects an overall vision of the city. ”

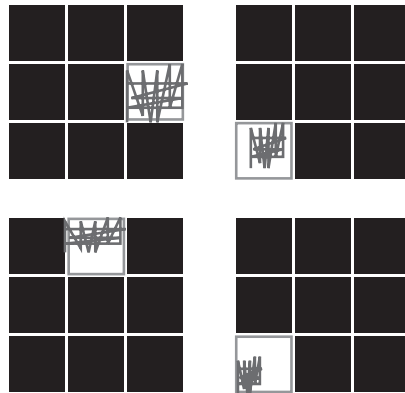
Lost of a relational link between urban regeneration, the treatment of the self generated voids and the inclusion of participatory development schemes.

AIM

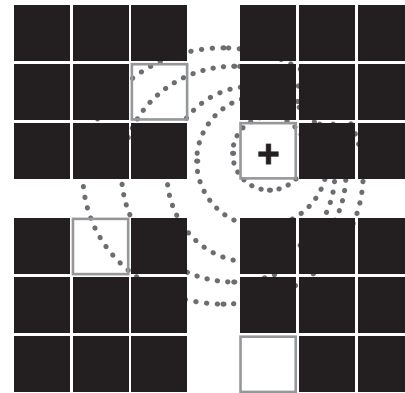


The project aims to deal with the fragmented city, generated by these urban voids, and looks for a spatial method to integrate these fragments through the recognition of a multidimensional public space system as the main base for the search of a more cohesive space. Responding to a large and constantly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

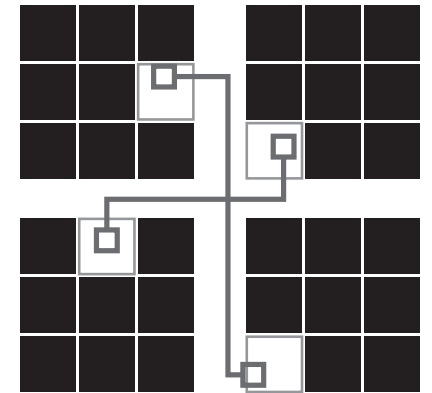




reQUALIFICATION :
DESIGN NEW TISSUES, ADD NEW
FUNCTIONS



INTEGRATION:
DEFINE LOCAL CATALYZERS, COM-
MUNITY PARTICIPATION



ACTIVATE NETWORK:
ENHANCE (CONNECT) MIX USES

RESEARCH QUESTIONS AND METHODS

RESEARCH QUESTIONS

“ • How to define design planning strategies to develop a cohesive public space through the Morphological, Functional and Social-Cultural values of spatial voids in a highly porous developing city ? ”

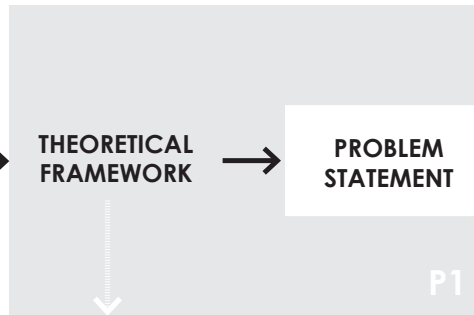
“ • How can the values of a public space network be regarded within a fragmented Planning framework?
• Which roles can review the values of the voids in the process of urban regeneration?
• Which planning system can help to define a more inclusive development, particularly on the conformation of public space? ”

RESEARCH STRUCTURE - METHODS

RESEARCH LOCATION

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

AIM
MOTIVATION



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

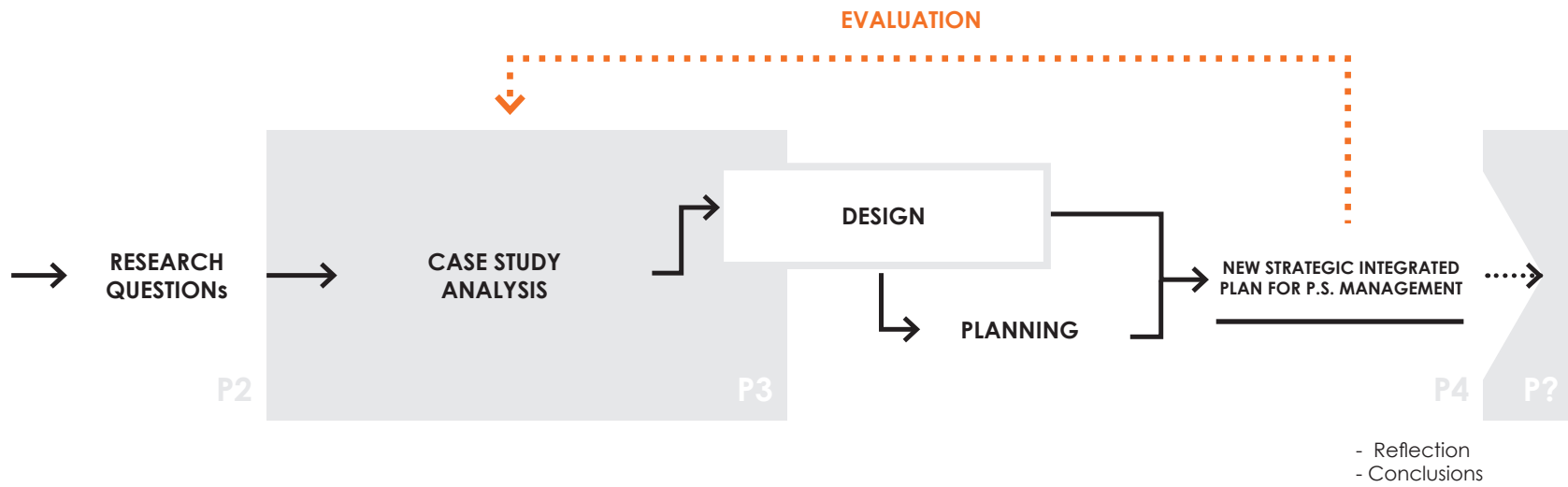
- Participatory Development
- Public Space and Network values
- Evolutionary Resilience

ANALYTICAL FRAMEWORK

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

RESEARCH QUESTIONS

P2



THEORETICAL FRAMEWORK

FRAMEWORK REFERENCES

STRATEGIC PLANNING REVISITED: A FUTURES PERSPECTIVE

Maree Conway
Association of University Administrators Conference
April 2007

The porous city: prototypes of idiorrhythmical conglomerates

Paola Viganò

The phantom that gives rise to Roland Barthes cycle of lessons *Comment vivre ensemble* concentrates on and manifests itself in the words *conglomerates idiorrhythmiques*. It is the idiorrhythmical conglomerates that "make" the phantom work and evoke the scenario of Mount Athos and its Coenobites monks. The scenario emerges as a mix of images, a necessary landscape with which the author identifies and within which he mentally places himself: two rooms, a library, facing the sea. The encounter between spirit and word turns the scenario into a field of knowledge that can be researched into; starting from the word a world can be reconstructed. "Porous city" and "idiorrhythmical conglomerates" are terms in which a recurrent phantom, a widespread uneasiness, fragmented groups of hypotheses can be found and can define a field of knowledge. It is from these words that I wish to start off.

THE PHANTOM OF POROSITY

The concept of porosity¹ comes from the natural sciences, mainly from the science of the earth and of physics; it regards movement and resistance to the same; it has to do with infiltration phenomena, petulations that do not cross a perfect void, but other bodies.

As a metaphor, porosity was used in 1925 by Walter Benjamin and a little after that by Hermann Bloch, first to describe Naples and then more in general, the Mediterranean *vivre ensemble*, at the same time individual and fully shared². This word, in its double version of concept and metaphor, appears today to many a tool useful for describing and designing contemporary cities and territories, useful for intersecting

FINDING LOST SPACE



THEORIES OF URBAN DESIGN

ROGER TRANCIK

CONCEPTUALIZATION

PUBLIC SPACE / REALM

.. 'Collective used urban spaces are understood as 'the network of publicly and privately owned spaces and buildings used by the population for its recreation and circulation, either on a permanent or regular basis, which are explicitly linked one to another, at the scale of the pedestrian'..

-Leon S., 2001

- Privately Owned/Used Space
 - Public Space by Use
 - Public Space by Ownership
- Publicly Provided Space

PORE

- Porosity of Fracture. Refers to the porous nature of the material, the result of events that are traumatic and affect the capacity to absorb the use and eventually changes it.

- 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,

THE LOST SPACE

.. the leftovers of an unstructured landscape, away from the flow of pedestrian activity in the city. A no man's land, abandoned, without maintenance or use ..

- Trancik, 1986

.. the lost spaces in the city of Iquique are unattended socio-spatial fragments of urban fabric, aiming for recovering intervention ..

VOID

- Neglected spaces with a better future perspective.

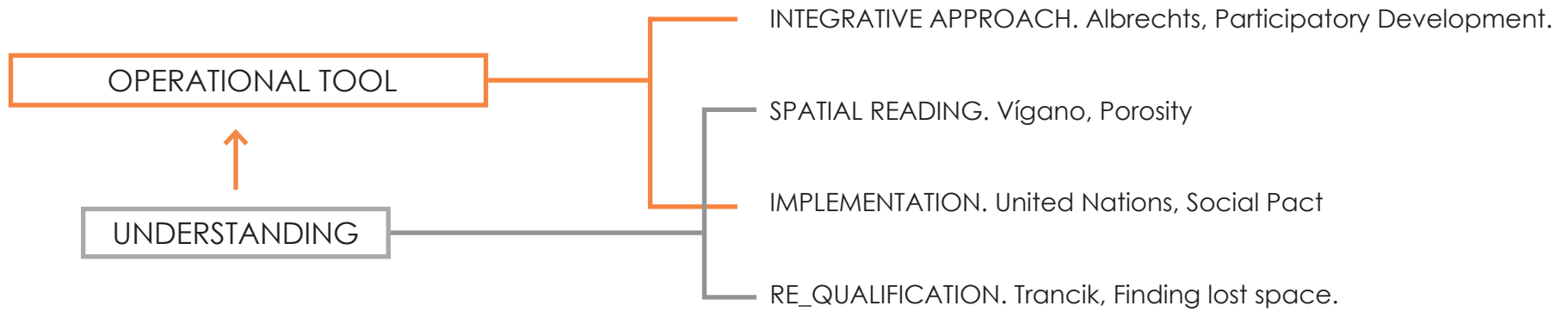
-Platforms for strategic interventions, an opportunity for requalification of the socio-spatial values

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

INTEGRATED SPATIAL PLANNING

In order to incorporate within the planning scope the community commitment, and thus the perseverance of the intervention in time, is that we incorporate the concept of Integrated Spatial planning (Albrechts, 2010), under the premise of giving opportunity to the actors not currently considered in the decision making to be acknowledged and relevant.

The implementation of this concept into the frame of the strategy making will allow to expand the use, and scope of the local city planning strategy dealing with fragmented public space and voids.



ANALYSIS

lesson learned from Iquique

LEGAL PLANNING CONTEXT

- REGULATORY APPROACH.

It has an intervention based in a descriptive and restrictive legal framework.

- THE POWER OF OWNERSHIP.

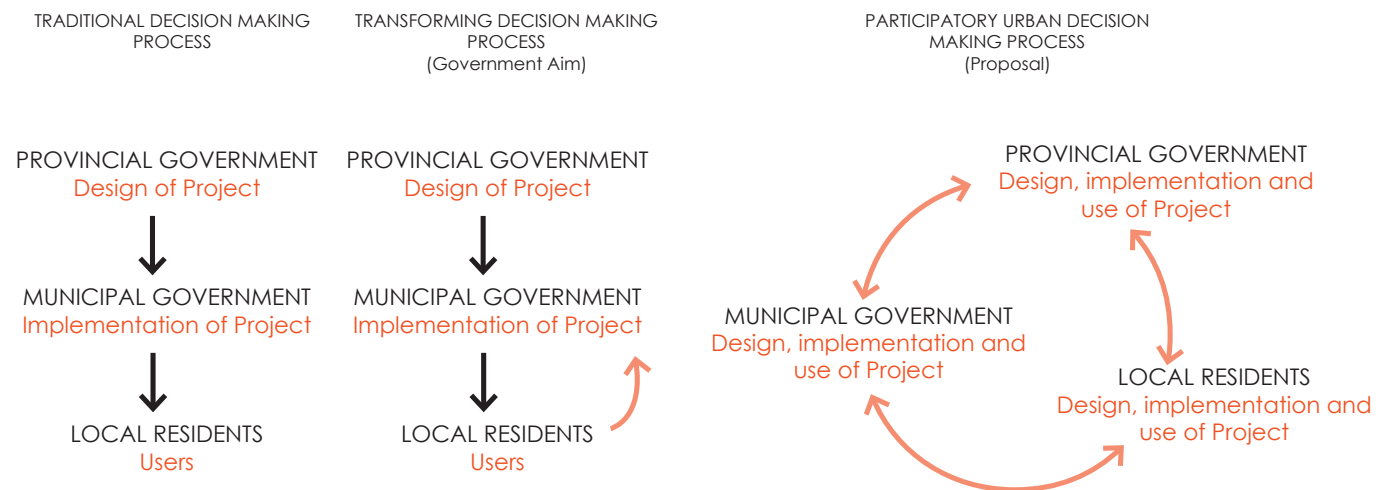
Ownership in Chile is essential in the formative process of the city: speculation and 'big urban project' driven planning.

- WEAK OF FRAMEWORK AS GUIDELINE TOOL.

Guidelines are general and broad, leaving legal freedom to the owner to alterate the urban fabric.

- MARKET AS A PLANNING TOOL.

The planning is understood as a the result of a market oriented vision, where has been implemented a change of paradigm towards private investment in public aims.



COMPARISON of URBAN PLANNING AIMS

Source: Created by author based in Chile's Ministry of Housing focus aim document, 2007

VALUE OF VOIDS

Criteria for valuating urban voids, based on the impact the activated void space can perform in the creation of a general public space network, and its ability to raise local potentials.

- Accessibility.
- Morphology.
- Urban Function.
- Socio-Cultural.

How do we measure urban void values?

ACCESSIBILITY

intercomunal
connection

main transport mobility

residencial mobility

touristic mobility

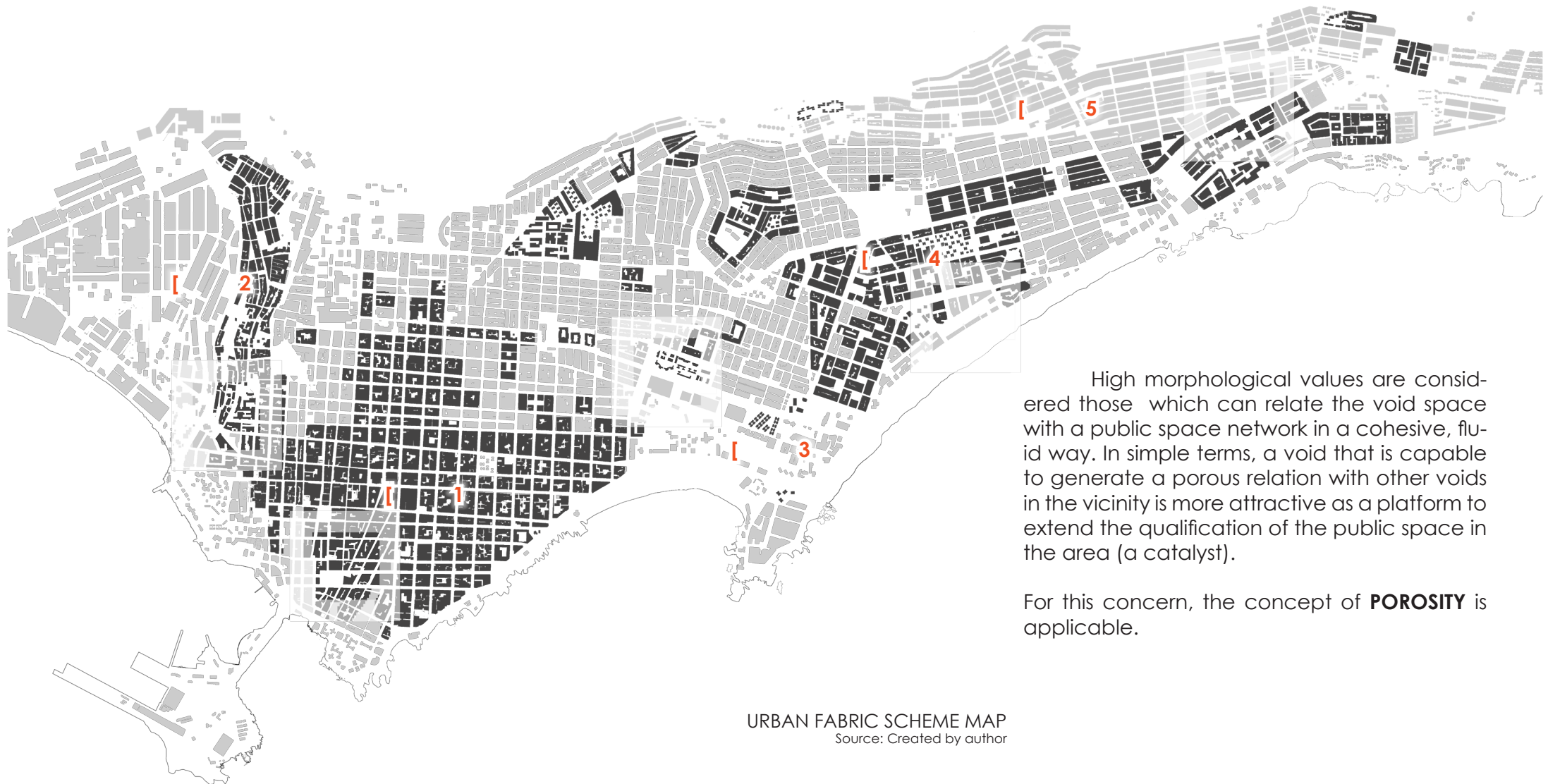
commerce and
services edge

industrial transport

The level of accessibility will be measured by overlapping road network hierarchies and pedestrian flows, meaning that the voids exposed directly to a higher concentration of these mobilities will represent a space with higher accessibility value for the community, thus a more interesting platform to intervene.

MAIN ROAD URBAN ROAD NEIGHBOURHOOD ROAD

MORPHOLOGY



High morphological values are considered those which can relate the void space with a public space network in a cohesive, fluid way. In simple terms, a void that is capable to generate a porous relation with other voids in the vicinity is more attractive as a platform to extend the qualification of the public space in the area (a catalyst).

For this concern, the concept of **POROSITY** is applicable.

URBAN FABRIC SCHEME MAP
Source: Created by author

SELECTION OF DESIGN / INTERVENTION CASES



IQUIQUE VOIDS MAP
Source: Created by author

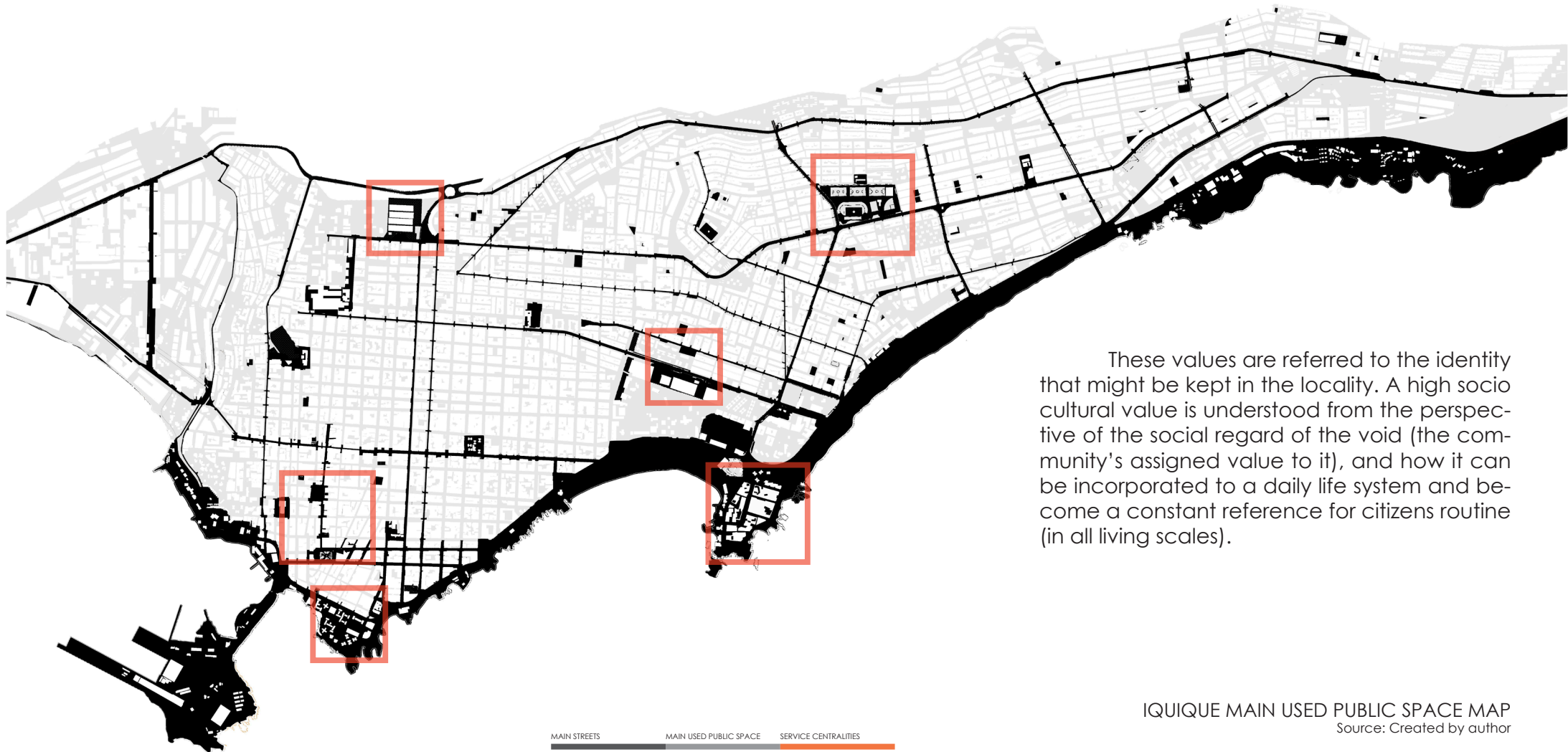
URBAN FUNCTION VALUE



It refers on how the different land_uses correlate with the functional network the belong to, and its ability to connect to the surrounding by complementing urban functions. In this case, the value becomes higher when there's a higher mix use and it hosts activities in different time-frames during the day. That means that when the patch presents essentially a mono-functional behaviour, the urban function value diminishes, and so the flow of urban life in different moments of the day (e.g. empty neighbourhoods during night time).

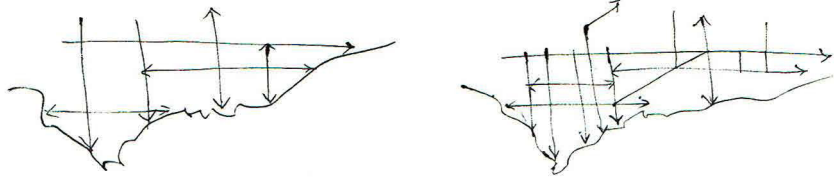
LANDUSE in CASE STUDIES MAP
Source: Created by author

SOCIO_CULTURAL VALUE

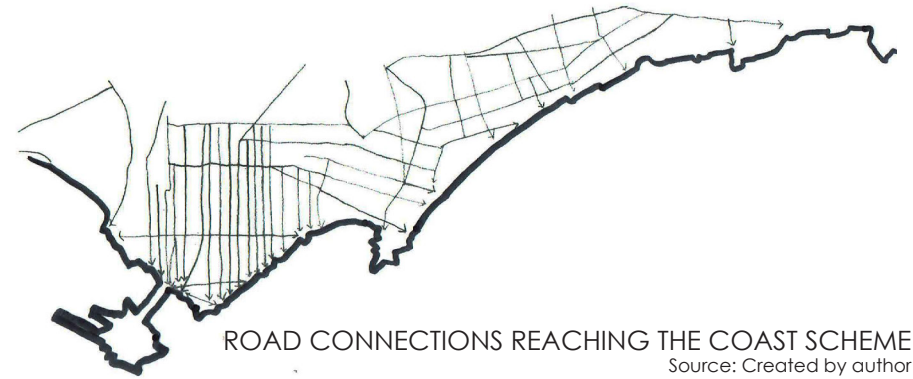


These values are referred to the identity that might be kept in the locality. A high socio cultural value is understood from the perspective of the social regard of the void (the community's assigned value to it), and how it can be incorporated to a daily life system and become a constant reference for citizens routine (in all living scales).

IQUIQUE MAIN USED PUBLIC SPACE MAP
Source: Created by author



EVOLUTION OF ROAD NETWORK AND COAST CONNECTION
Source: Created by author



ROAD CONNECTIONS REACHING THE COAST SCHEME
Source: Created by author



PHOTO COMPARISSON IQUIQUE 1970 v/s 2007
Source: www.memoriachilena.cl

STUDY CASES ANALYSIS MATRIX (APPLIED VALUES CRITERIA)

[1] CENTRE : PRAT SQUARE

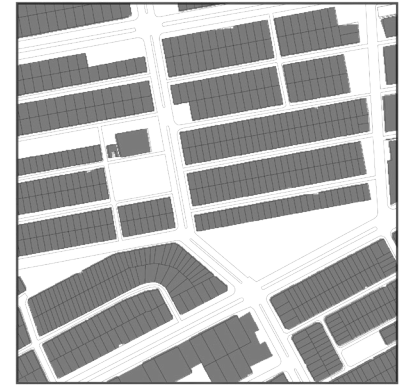
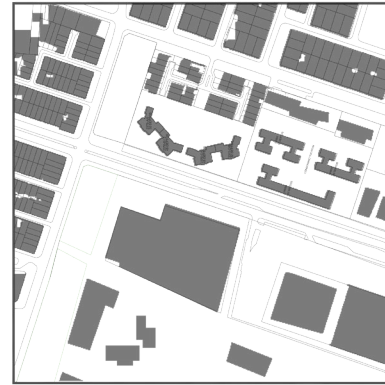
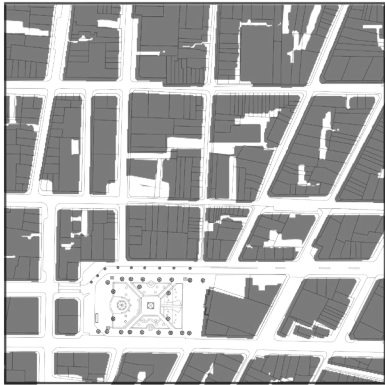
[2] INDUSTRIAL : EL COLORADO-ZOF-RI

[3] COAST : PLAYA BRAVA BEACH PARK

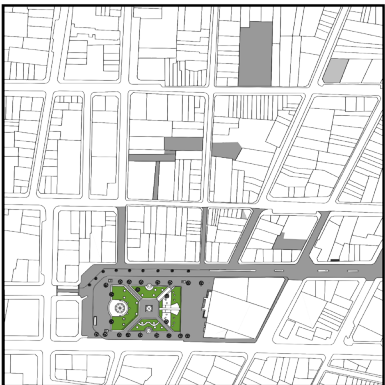
[4] EXTENSION AREA : MALL-EX AIR-PORT

[5] SOUTH SECTOR : PEDRO PRA-DO-ALBERTO HURTADO AV.

POROSITY



PUBLIC SPACE / VOIDS



FUNCTION

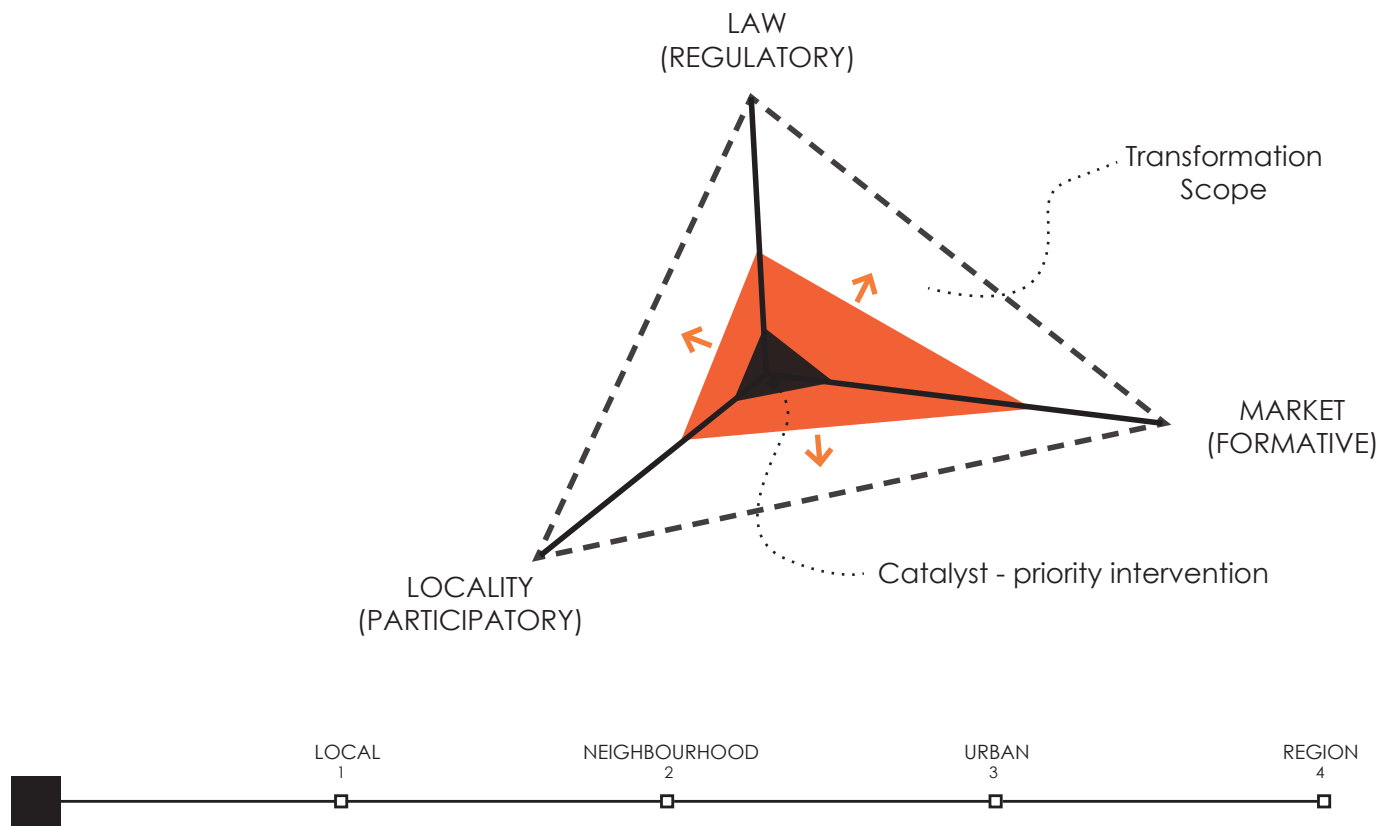


RE_LINKING THE VOIDS

Proposal



OPPORTUNITY OF INTERVENTION



POTENTIAL SPATIAL PROGRAMMING



This proposal is based in the recognition of the current and future users demands.

VISION

The call is to develop an agreement on a development vision. So, to reach an urban structure that allows and facilitates the implementation of locally demanded uses towards the public space structure, recognizing as well the dynamic condition of the new ongoing economic development drivers demands, regarding new actors, development and logistics across the diverse scales that define the whole public space network within the urban structure.



STRATEGIC GOALS

- **Re_Link** (Connect). Strength the multi_scale interactions to define a cohesive public space network.
- **Mix** (Complement). Encourage mobility and safety by adding complementary urban tissue (urban functions).
- **Activate** (Involve). Activate voids use, meaning and place making (community involvement).



The general idea is to enable the permeability of urban multi purpose spaces through the public space network of the city.

IMPLEMENTATION OF THE PROPOSAL

Case [2]

OPERATIONAL PRINCIPLES

QUALIFICATION RULES

a. Time use programme:

- Include daily uses.
- Consider seasonal functions.

b. Safety:

- Preserve visual control and permeability.
- Maintain public lightning.

c. Weather / Landscape:

- Use to provide comfort in pedestrian areas.
- Use of local flora for green interventions.

d. Densification / Land_Use :

- Maintain the density of the vicinity of 400 meters range.
- Encourage first floor public/mix usage.
- Land_use should complement with the surrounding 500 meters radius area.
- Land_uses must be demanded by the community.
- Non densification of recognized social Interaction spaces.

e. Accessibility:

- Provide at least two circulation methods.
- Define visible accesses, emphasize intersection spaces.
- Determine the parking areas parallel to the main mobility routes, not in leftover spaces.

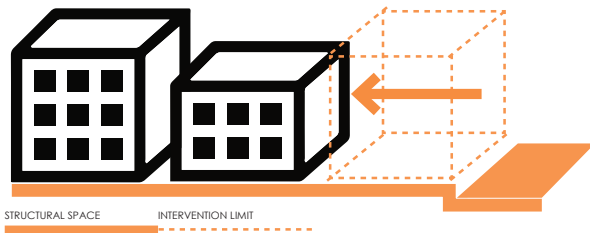
f. Maintenance:

- Municipal control and maintenance of open spaces.
- Legal responsibility on maintenance to the owner.
- Community involvement in shared spaces care.

g. Housing / Mix Use:

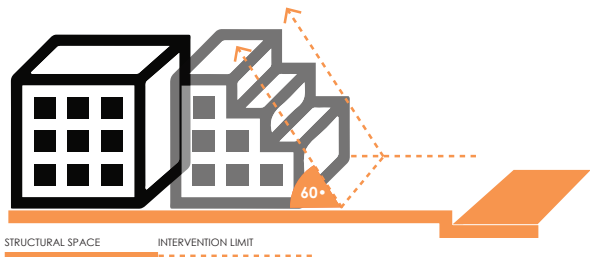
OPERATIONAL PRINCIPLES

PROTECTION/NON_INTERVENTION STRIPE



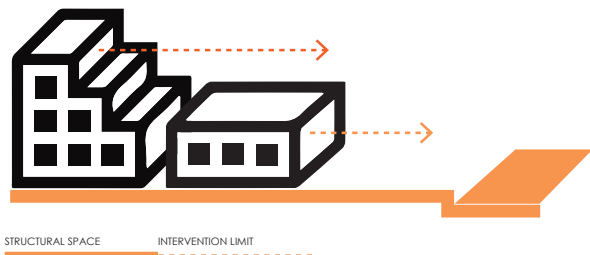
APPLY OF A 60° ANGLE GUIDELINE FOR DEVELOPMENT

* Art. 2.6.3 O.G.U.C. -Chile

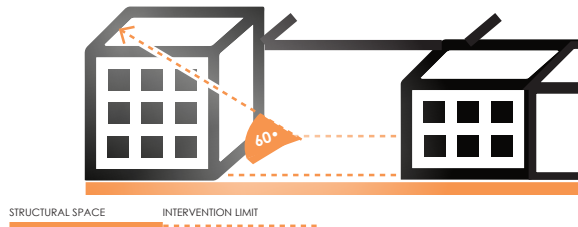


RIGHT TO VIEW (M.Errázuriz)

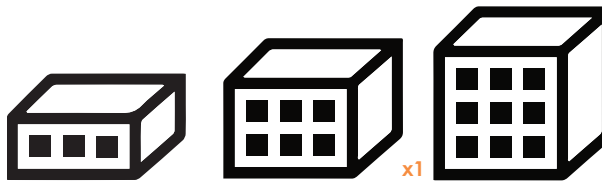
* 'Servitude of View', as seen in the Civil Code-Chile



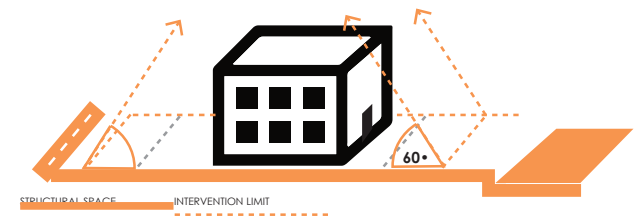
In the case of interior void spaces, the rule is applied the same, protecting the interior block space from enclosure.



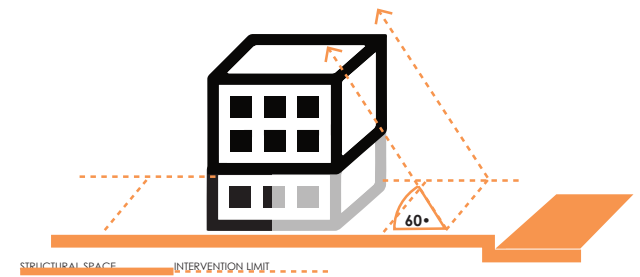
* MAXIMUM RECOMENDED HEIGHT [New Rule]



EXTENSION TOWARDS PUBLIC SPACE [New Rule]

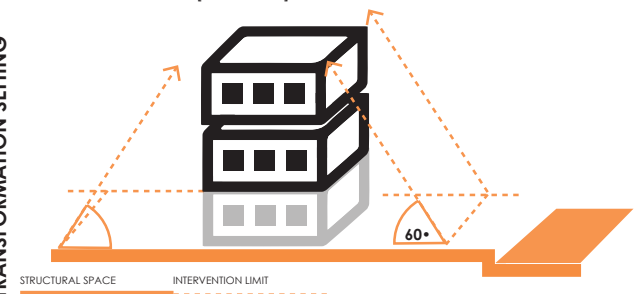


MIX USE FOR 50% OF GROUND FLOOR [New Rule]



FREE FIRST FLOOR [New Rule]

MIX USE PRINCIPLES
TRANSFORMATION SETTING

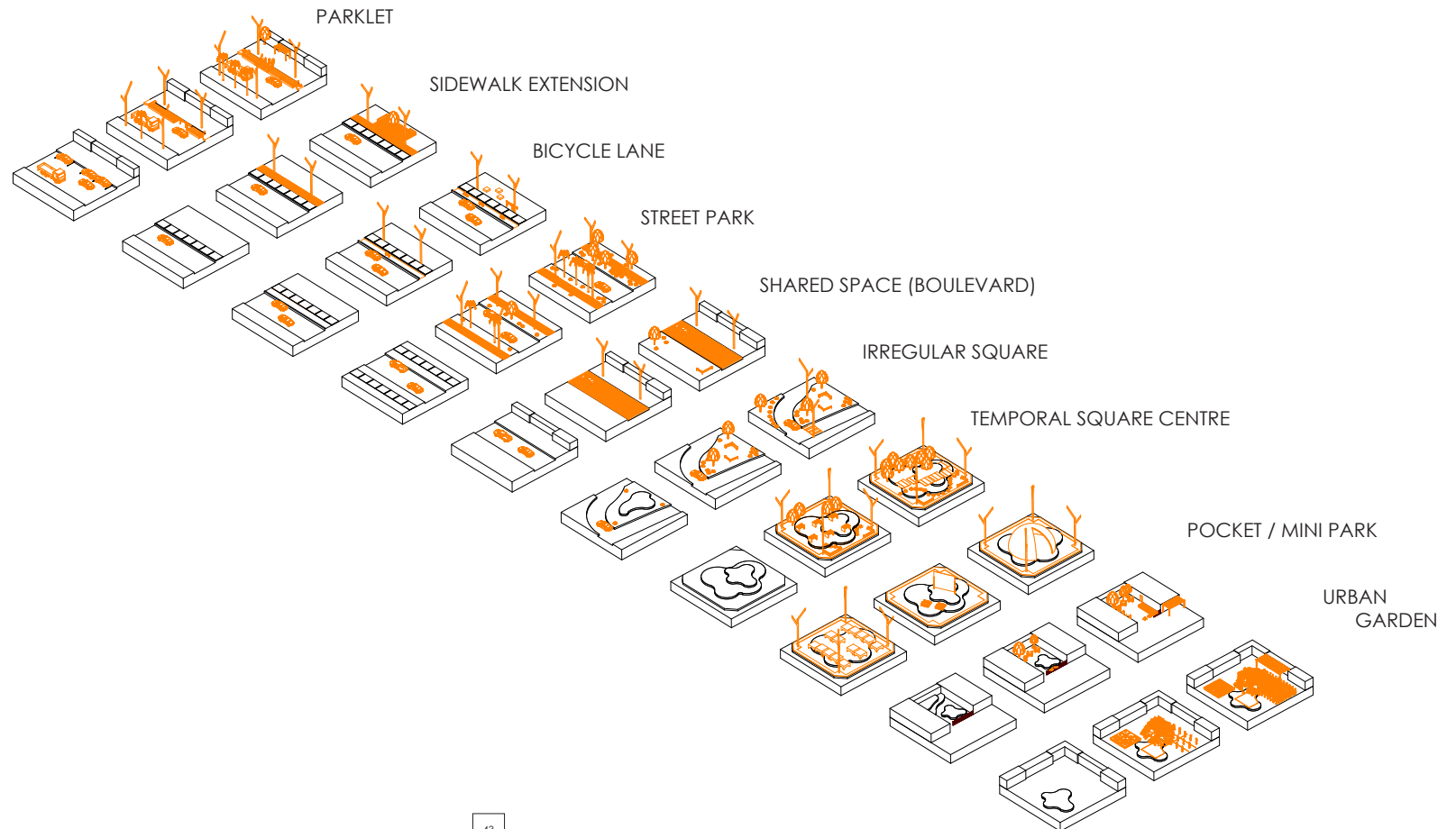


TOOLBOX

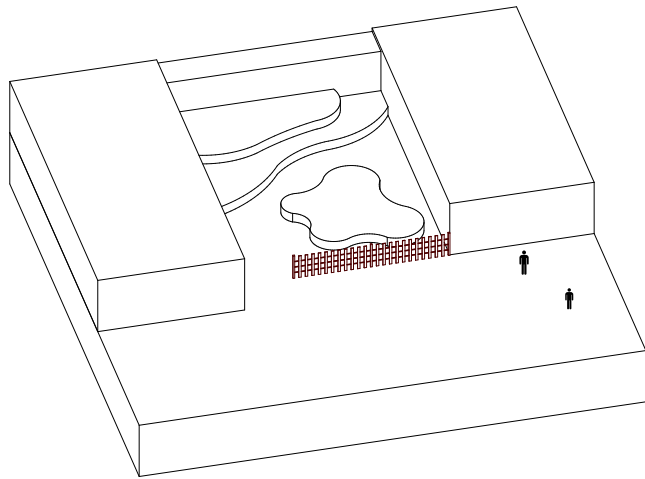
In order to facilitate the implementation of an integrated plan a toolbox is drawn. to simplify communication bridges between stakeholders and finally seduce people to design.

How to build a public space capable of variations in time and intensity?

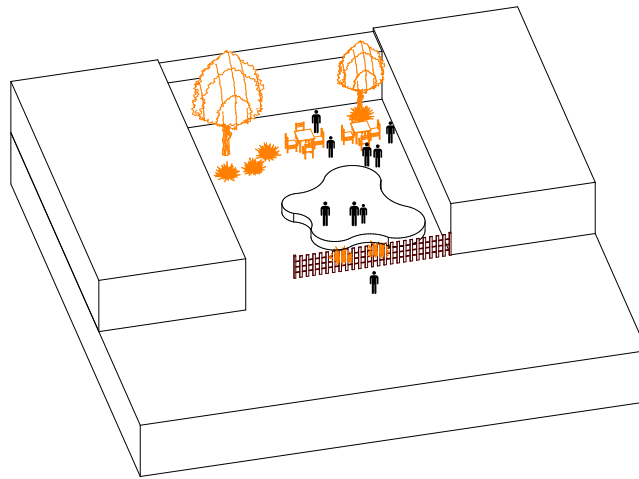
- PARKLET
- SIDEWALK EXTENSION
- BICYCLE LANE
- STREET PARK
- SHARED SPACE (BOULEVARD)
- IRREGULAR SQUARE
- TEMPORAL SQUARE CENTRE
- POCKET / MINI PARK
- URBAN GARDEN



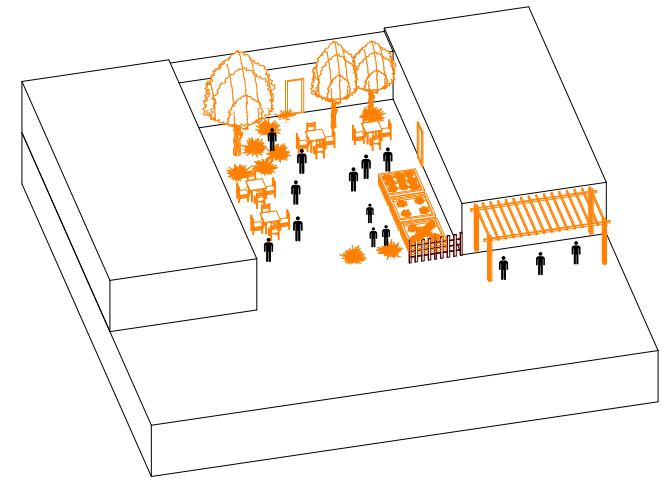
This tool represents a way of recovering plot size voids into a meaningful community space with some neighbourhood privacy. The concept of this patch is inspired in the reinvention of these small spaces as complement for some semi-public internal activities in the contiguous spaces, such as cafés, small parks, etc., and finally a possible boost up for commercial activities.



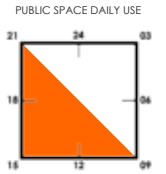
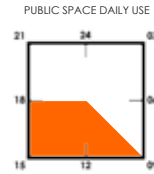
CURRENT SITUATION
Year 0



PRIORITY INTERVENTION and REVIEW
Year 2



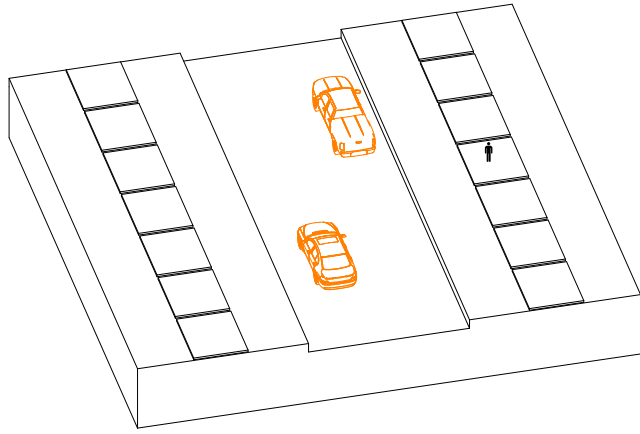
IMPROVEMENT
Year 4



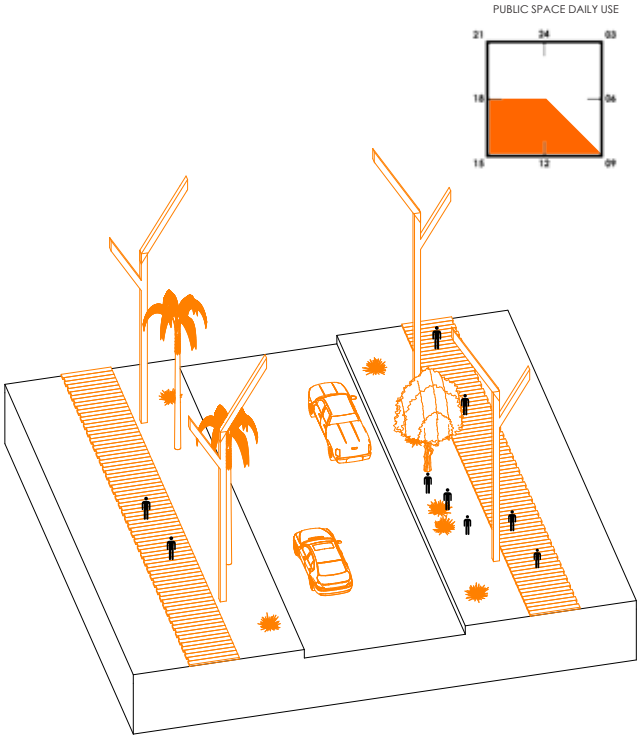
POCKET / MINI PARK Type
Source: Created by author

CURRENT SITUATION FUTURE/TEMPORAL SITUATION

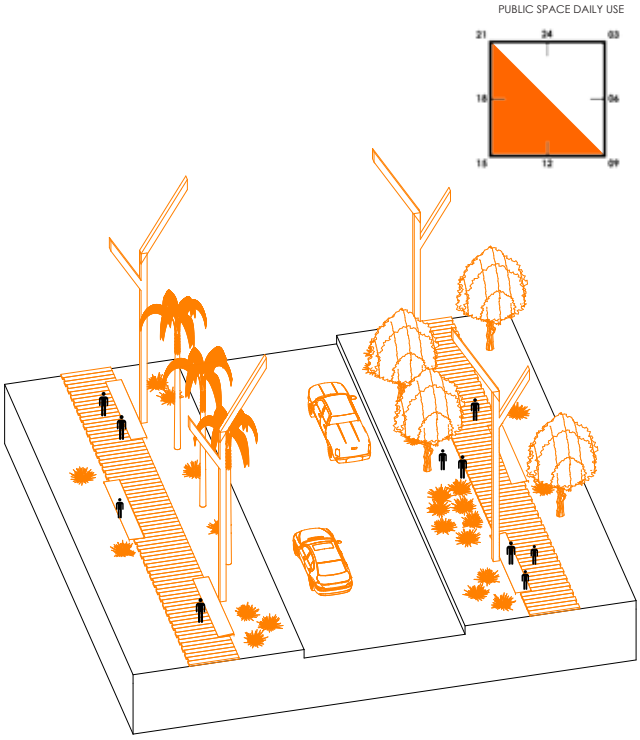
This tool is the most used in terms of making public space attractive, gathers demands about urban mobility and at the same time recreative aims. It is related to the beautification of the public space, however has an important function reuniting multiple urban demands in one multifunction public space.



CURRENT SITUATION
Year 0



PRIORITY INTERVENTION and REVIEW
Year 4

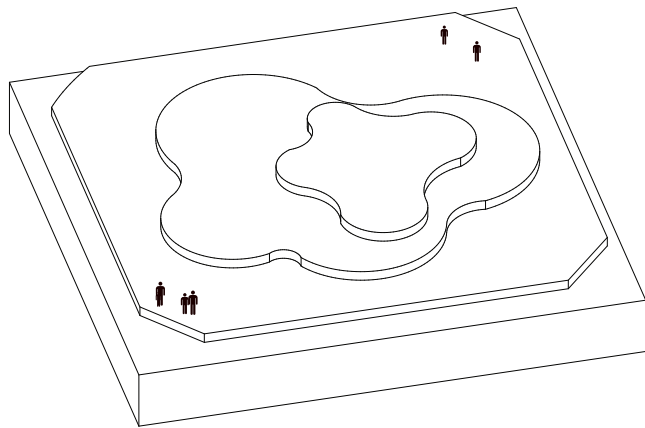


IMPROVEMENT
Year 10

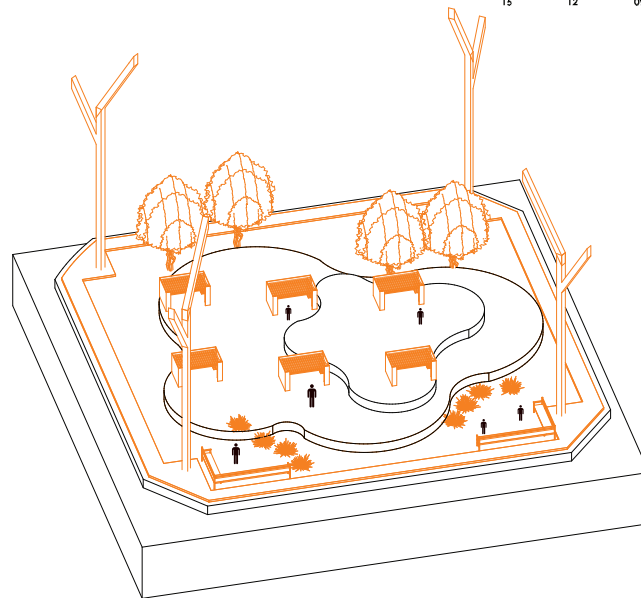
STREET PARK Type
Source: Created by author

CURRENT SITUATION FUTURE/TEMPORAL SITUATION

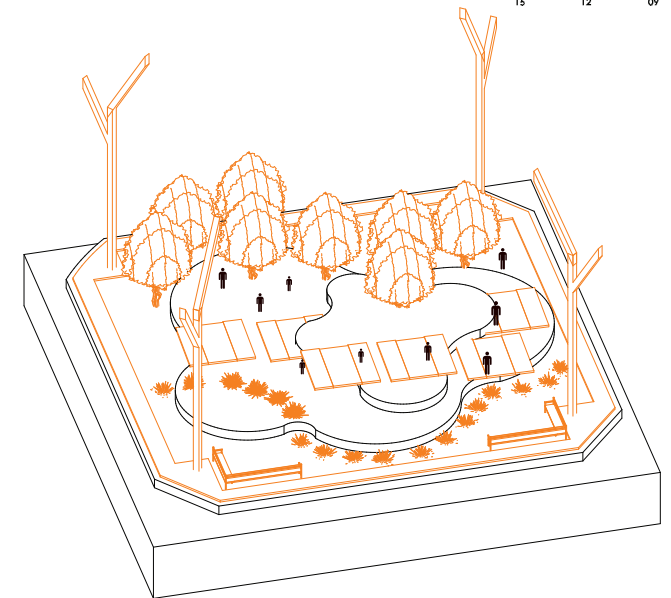
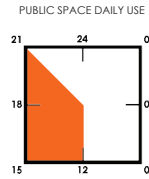
This tool patch is different from the others in terms it is based in the principle of a big available field that can host temporal, big sized functions. In this case, the evolution of the intervention varies from activity to activity, but the ones suggested here represent an starting point for quality improvement.



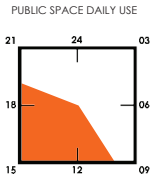
CURRENT SITUATION
Year 0



TEMPORAL INTERVENTION for REVIEW
Picnic & Barbeque Area
Year 1

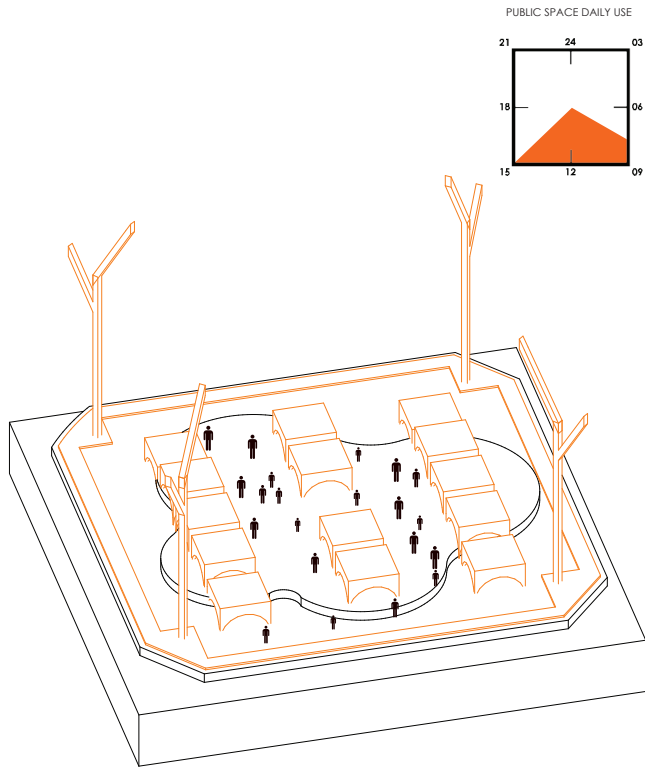


TEMPORAL INTERVENTION for REVIEW
Park
Year 3

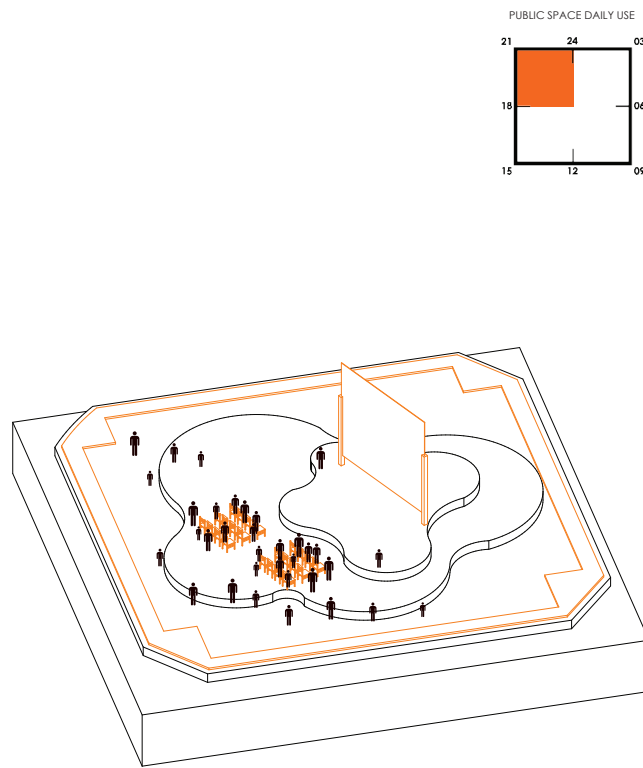


SQUARE CENTRE Type
Source: Created by author

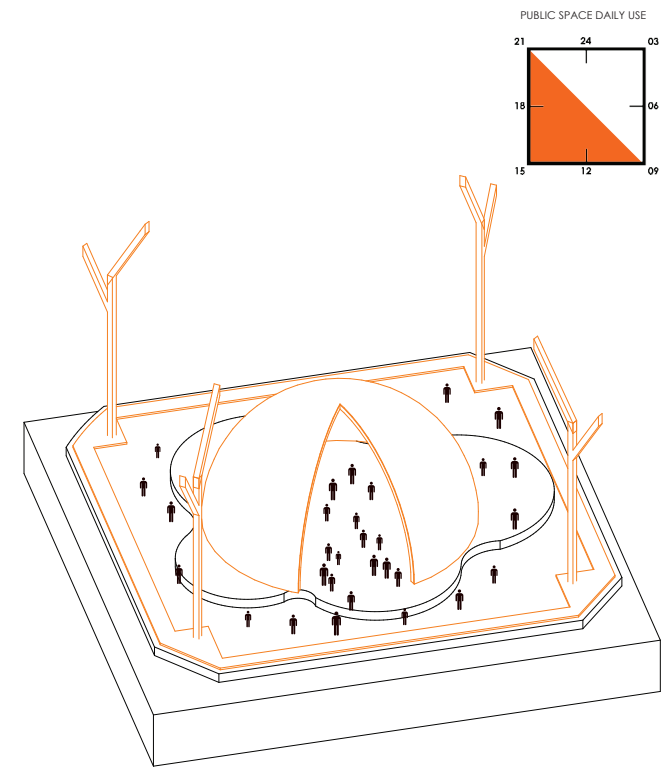
CURRENT SITUATION FUTURE/TEMPORAL SITUATION



TEMPORAL INTERVENTION for REVIEW
Local Market, Street Fair
Weekly



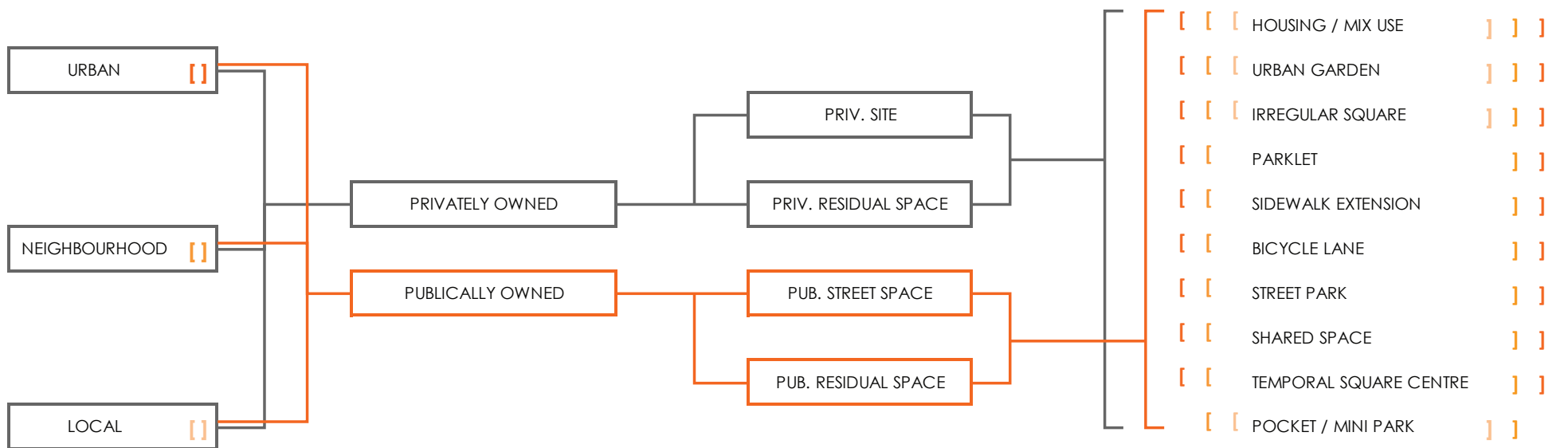
TEMPORAL INTERVENTION for REVIEW
Open Air Cinema, Cultural Festivities, Sports
Season or Unique event



TEMPORAL INTERVENTION for REVIEW
Public Exhibitions, Circus, Art Performances
Season or Unique event

SQUARE CENTRE Type
Source: Created by author

CURRENT SITUATION FUTURE/TEMPORAL SITUATION



VOID INTERVENTION MATRIX

		OWNERSHIP CLASSIFICATION			
		OPORTUNITIES OF INTERVENTION			
		PRIVATELY OWNED		PUBLICALLY OWNED	
		PRIV. SITE	PRIV. RESIDUAL SPACE	PUB. STREET SPACE	PUB. RESIDUAL SPACE
SCALE CLASSIFICATION INTERVENTION PRIORITY	URBAN BROWNFIELD	SIDEWALK EXTENSION	SIDEWALK EXTENSION	PARKLET	SIDEWALK EXTENSION
		BICYCLE LANE	BYCICLE LANE	SIDEWALK EXTENSION	IRREGULAR SQUARE
		STREET PARK	STREET PARK	BICYCLE LANE	TEMPORAL SQUARE CENTRE
		TEMPORAL SQUARE CENTRE	IRREGULAR SQUARE	STREET PARK	URBAN GARDEN
		URBAN GARDEN	TEMPORAL SQUARE CENTRE	SHARED SPACE (BOULEVARD)	HOUSING / MIX USE
	HOUSING / MIX USE	URBAN GARDEN			
	HOUSING / MIX USE				
	NEIGHBOURHOOD BLOCK	SIDEWALK EXTENSION	STREET PARK	PARKLET	SIDEWALK EXTENSION
		BICYCLE LANE	IRREGULAR SQUARE	SIDEWALK EXTENSION	IRREGULAR SQUARE
SHARED SPACE (BOULEVARD)		TEMPORAL SQUARE CENTRE	BICYCLE LANE	TEMPORAL SQUARE CENTRE	
TEMPORAL SQUARE CENTRE		POCKET / MINI PARK	STREET PARK	POCKET / MINI PARK	
POCKET / MINI PARK		URBAN GARDEN	SHARED SPACE (BOULEVARD)	URBAN GARDEN	
URBAN GARDEN	HOUSING / MIX USE	POCKET / MINI PARK	HOUSING / MIX USE		
HOUSING / MIX USE					
LOCAL PLOT	POCKET / MINI PARK	IRREGULAR SQUARE	POCKET / MINI PARK	IRREGULAR SQUARE	
	URBAN GARDEN	POCKET / MINI PARK	[URBAN SERVICES / EQUIPMENT]	POCKET / MINI PARK	
	HOUSING / MIX USE	URBAN GARDEN		URBAN GARDEN	
		HOUSING / MIX USE		HOUSING / MIX USE	

INTERVENTION TOOL SET

PARKLET (San Francisco, 2009)
 SIDEWALK EXTENSION
 BICYCLE LANE
 STREET PARK
 SHARED SPACE (BOULEVARD)
 IRREGULAR SQUARE
 TEMPORAL SQUARE CENTRE
 POCKET / MINI PARK (New York)
 URBAN GARDEN
 HOUSING / MIX USE (Under Conditions)

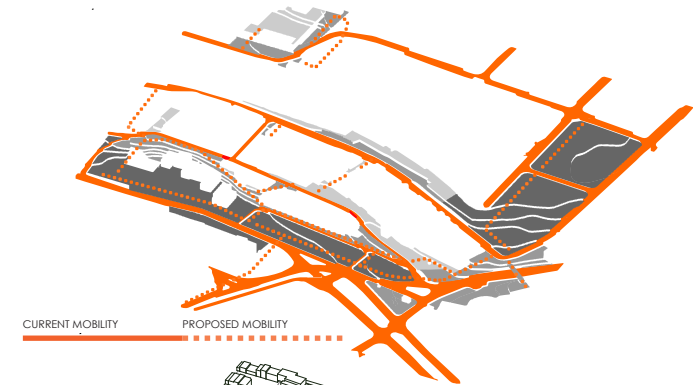
Case [2] 'El Colorado'

	APPLICATION SCALE		
	URBAN BROWNFIELD	NEIGHBOURHOOD BLOCK	LOCAL PLOT
CURRENT SITUATION (Appropriation expression)	Open air storage Criminality Platform Abandonment / Underuse Truck Parking	Spontaneous Parking Open Air Storage	Enclosed Storage Garbage storage space Burglars meeting place
STRUCTURAL ATTRACTOR	Regional Mobility : Arturo Prat Av. Regional Economic centre : ZOFRI	Historical Meaning : Coast View	Use and Access of the first floor : Direct relation with the immediate public space
STAKEHOLDERS (Demand on the space)	Municipality, Tax Free zone (ZOFRI), Private investors, Housing, Cultural activities, Regional Mobility	Municipality, Owners, Housing, Private Investors, Public Space, Cultural expression	Owners, Housing, Private Investors, Public Space
INTERVENTION CONDITIONS	Protection/non_intervention stripe Apply of a 60° angle guideline for development Right to view Maximum recommended height Extension towards public space Free first floor	Protection/non_intervention stripe Apply of a 60° angle guideline for development Right to view Maximum recommended height Extension towards public space Free first floor	Apply of a 60° angle guideline in back of the plot Right to view Extension towards public space Free first floor
LEGAL TOOLS (Locally recognized)	Restrict Land Use Developing Transfer rights Implement legal P.S. responsibility for developers Implementation of intervention conditions	Recognize the role of the directly related mobility, and protect it Shared visual domain of the coastal area Recover / Recognize internal passage use	Densification towards the back (Inverted application of 60° angle) Maximum height : 3 floor / Settlement of medium height Recognize interactive plots

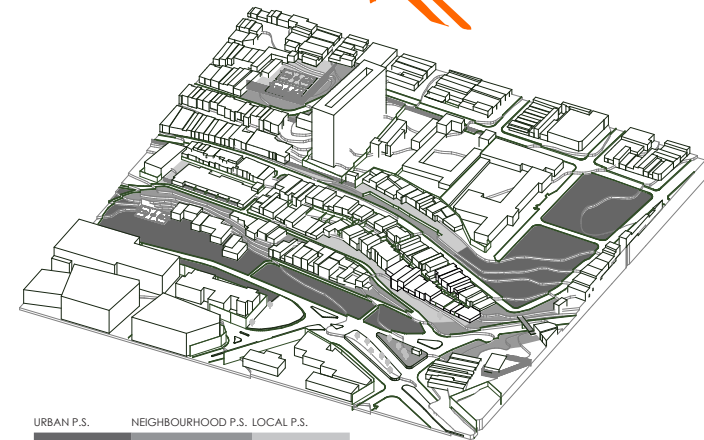
ACTIVATED VOIDS
MIX & ACTIVATE



ACCESSIBILITY
RE_LINK

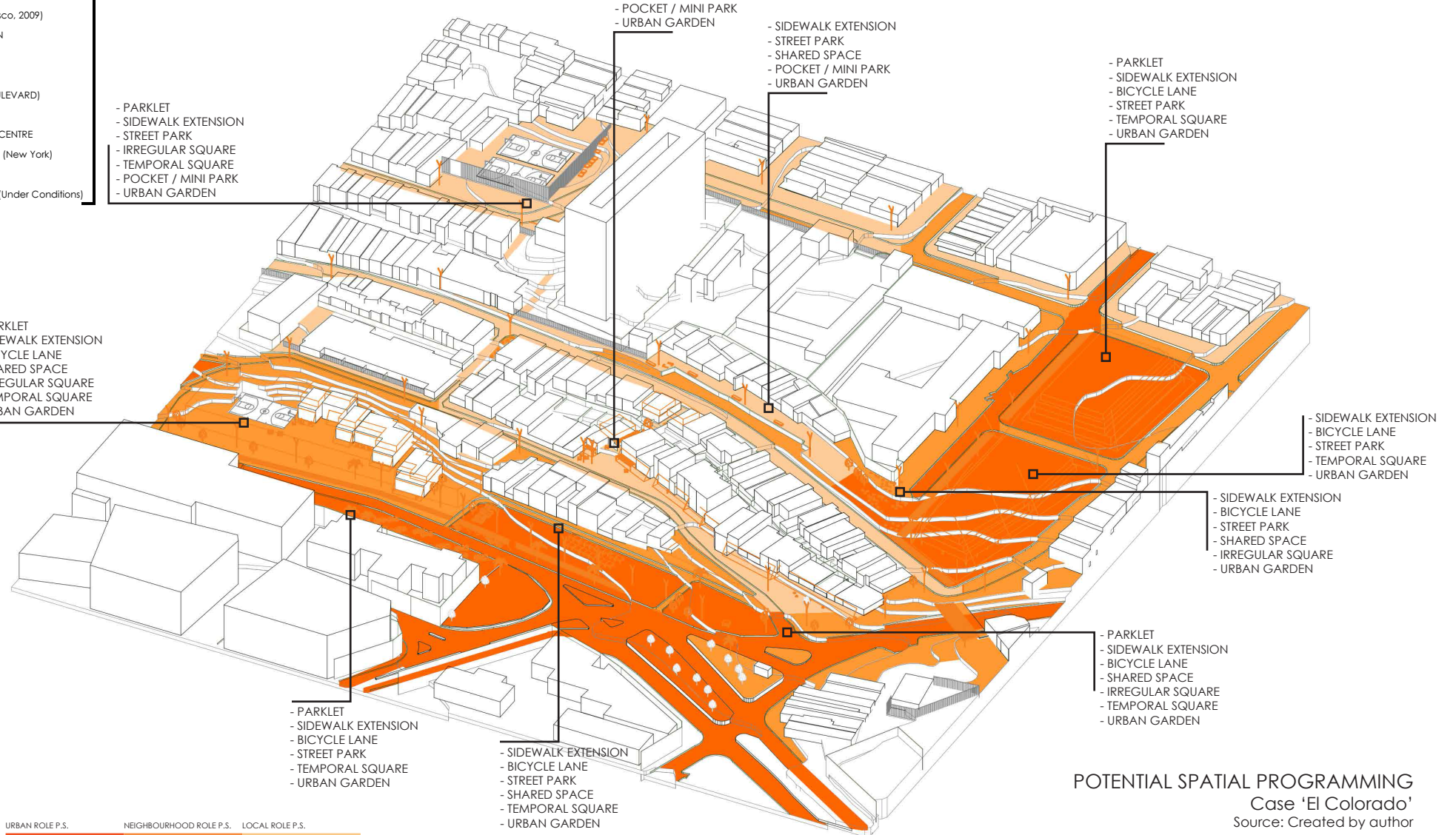


DIAGNOSE
VALUE



INTERVENTION TOOL SET

- PARKLET (San Francisco, 2009)
- SIDEWALK EXTENSION
- BICYCLE LANE
- STREET PARK
- SHARED SPACE (BOULEVARD)
- IRREGULAR SQUARE
- TEMPORAL SQUARE CENTRE
- POCKET / MINI PARK (New York)
- URBAN GARDEN
- HOUSING / MIX USE (Under Conditions)



- PARKLET
- SIDEWALK EXTENSION
- STREET PARK
- IRREGULAR SQUARE
- TEMPORAL SQUARE
- POCKET / MINI PARK
- URBAN GARDEN

- POCKET / MINI PARK
- URBAN GARDEN

- SIDEWALK EXTENSION
- STREET PARK
- SHARED SPACE
- POCKET / MINI PARK
- URBAN GARDEN

- PARKLET
- SIDEWALK EXTENSION
- BICYCLE LANE
- STREET PARK
- TEMPORAL SQUARE
- URBAN GARDEN

- PARKLET
- SIDEWALK EXTENSION
- BICYCLE LANE
- SHARED SPACE
- IRREGULAR SQUARE
- TEMPORAL SQUARE
- URBAN GARDEN

- SIDEWALK EXTENSION
- BICYCLE LANE
- STREET PARK
- TEMPORAL SQUARE
- URBAN GARDEN

- SIDEWALK EXTENSION
- BICYCLE LANE
- STREET PARK
- SHARED SPACE
- IRREGULAR SQUARE
- URBAN GARDEN

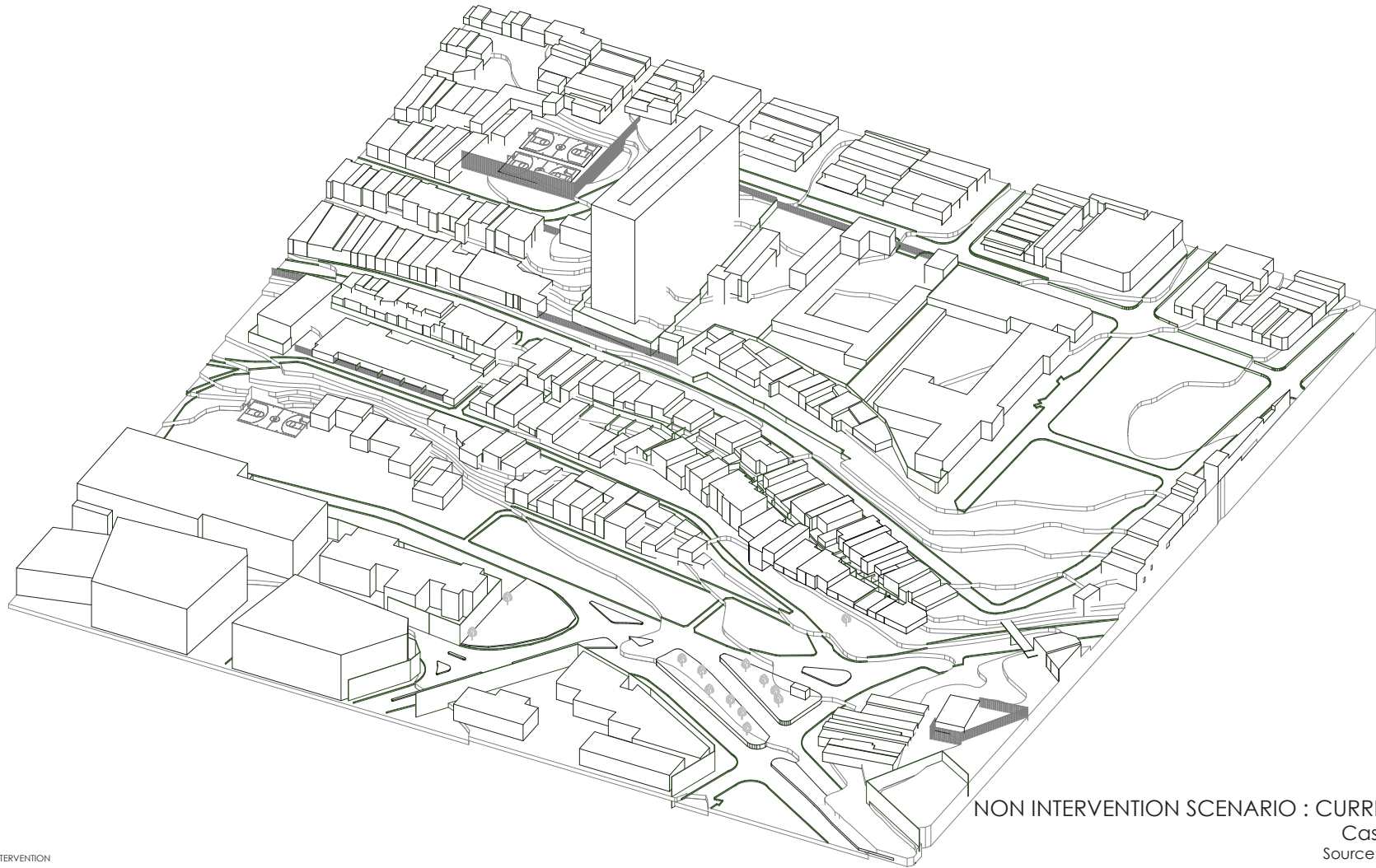
- PARKLET
- SIDEWALK EXTENSION
- BICYCLE LANE
- SHARED SPACE
- IRREGULAR SQUARE
- TEMPORAL SQUARE
- URBAN GARDEN

- PARKLET
- SIDEWALK EXTENSION
- BICYCLE LANE
- STREET PARK
- TEMPORAL SQUARE
- URBAN GARDEN

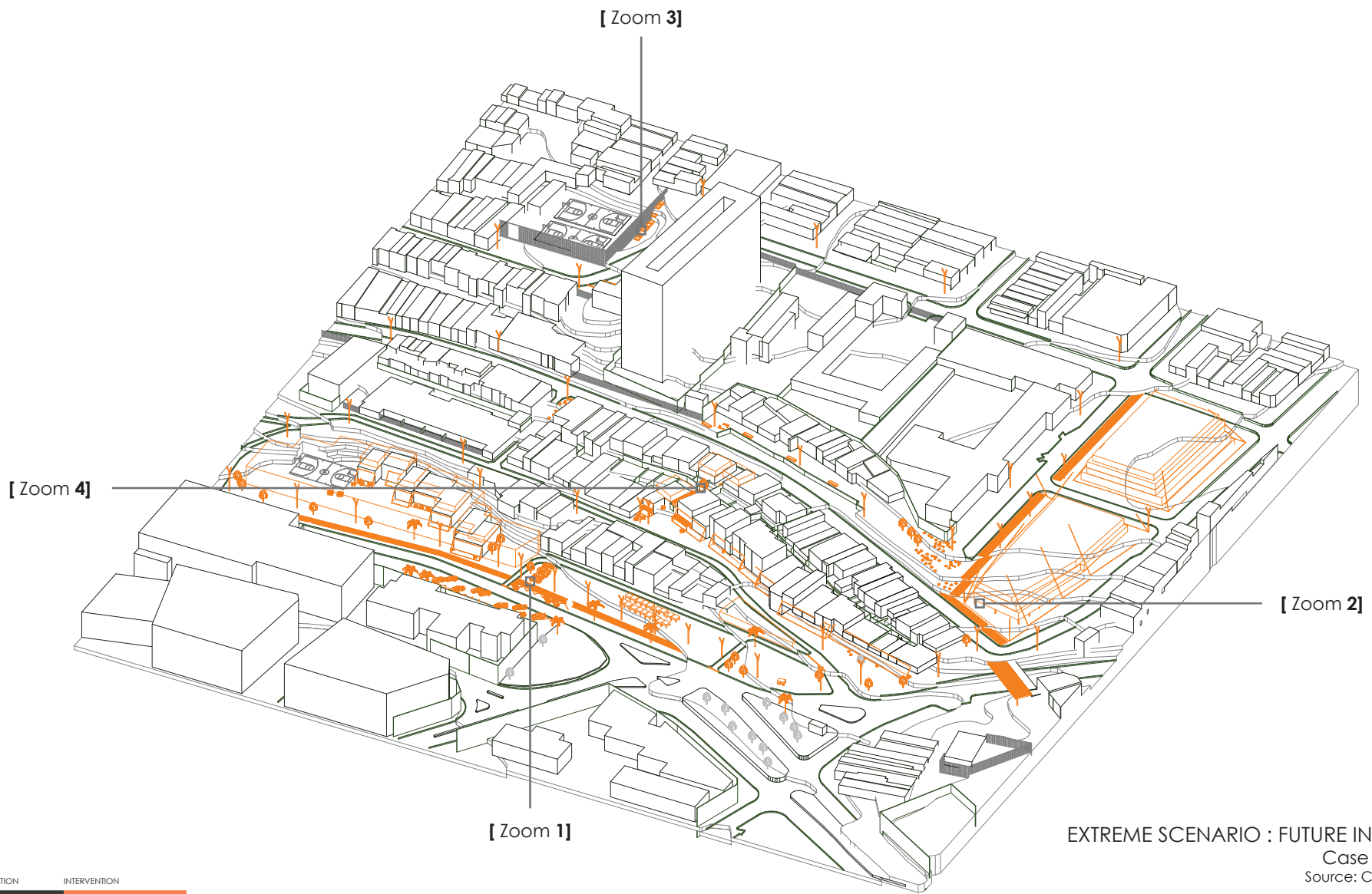
- SIDEWALK EXTENSION
- BICYCLE LANE
- STREET PARK
- SHARED SPACE
- TEMPORAL SQUARE
- URBAN GARDEN

POTENTIAL SPATIAL PROGRAMMING
 Case 'El Colorado'
 Source: Created by author

URBAN ROLE P.S. NEIGHBOURHOOD ROLE P.S. LOCAL ROLE P.S.



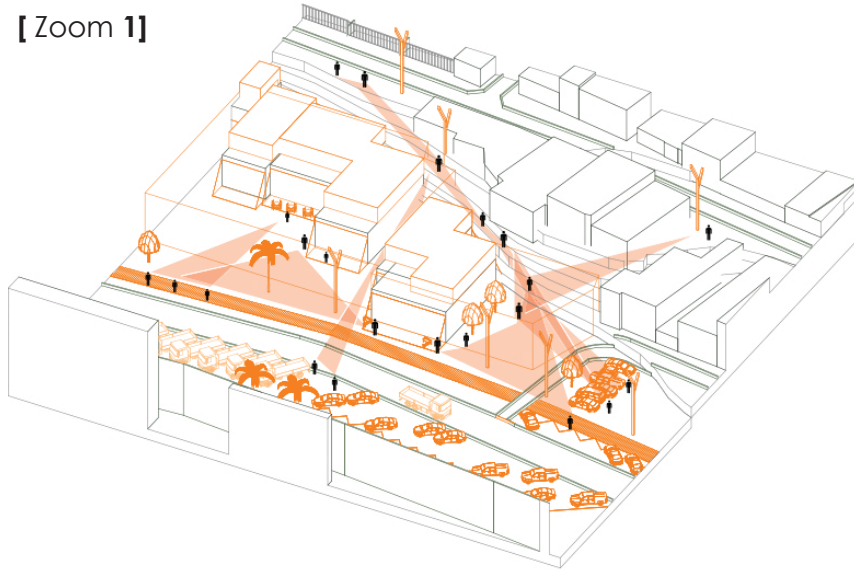
NON INTERVENTION SCENARIO : CURRENT SITUATION
Case 'El Colorado'
Source: Created by author



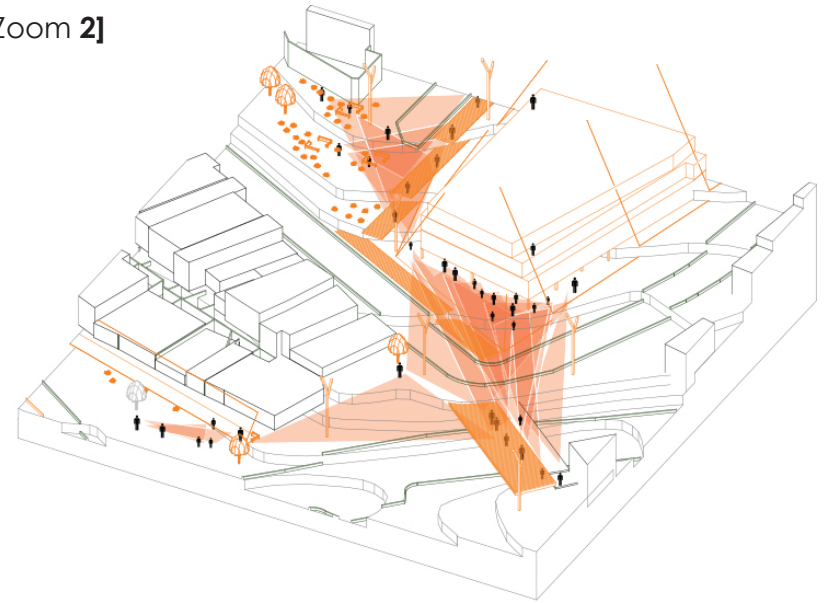
CURRENT SITUATION INTERVENTION

EXTREME SCENARIO : FUTURE INTERVENTION
Case 'El Colorado'
Source: Created by author

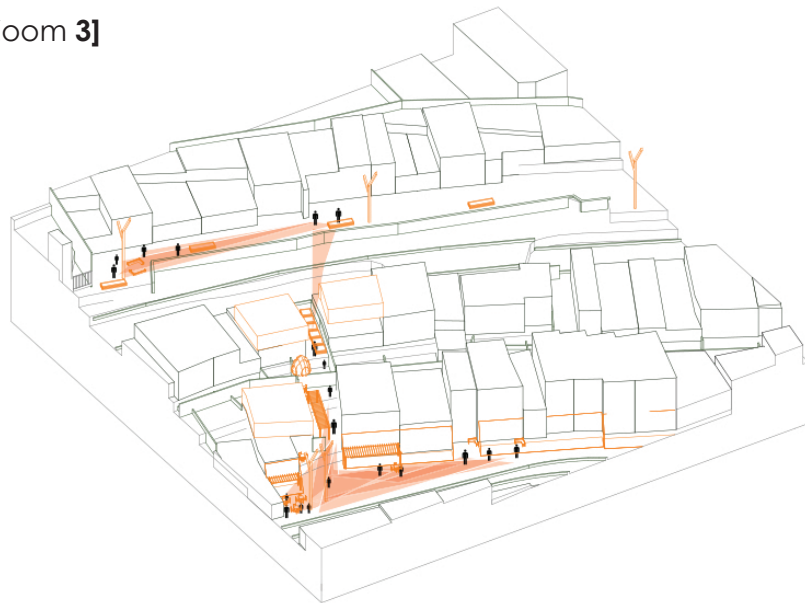
[Zoom 1]



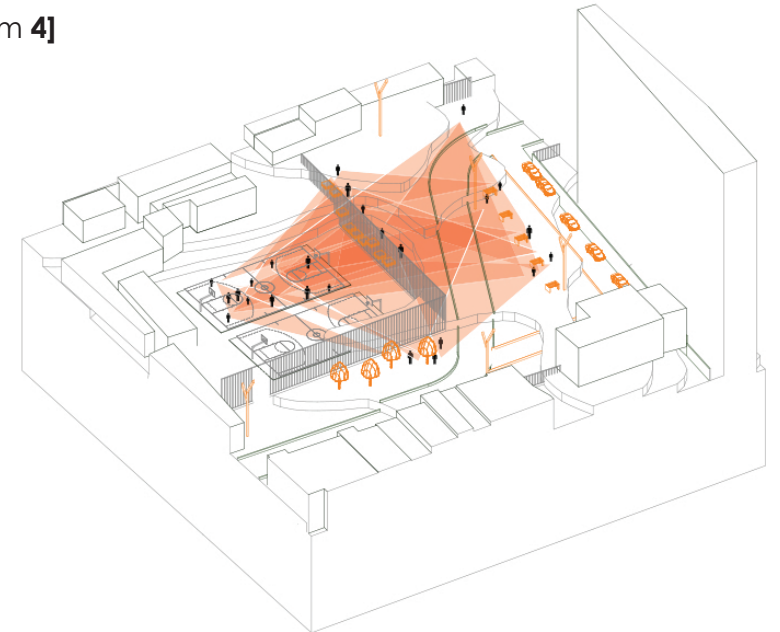
[Zoom 2]

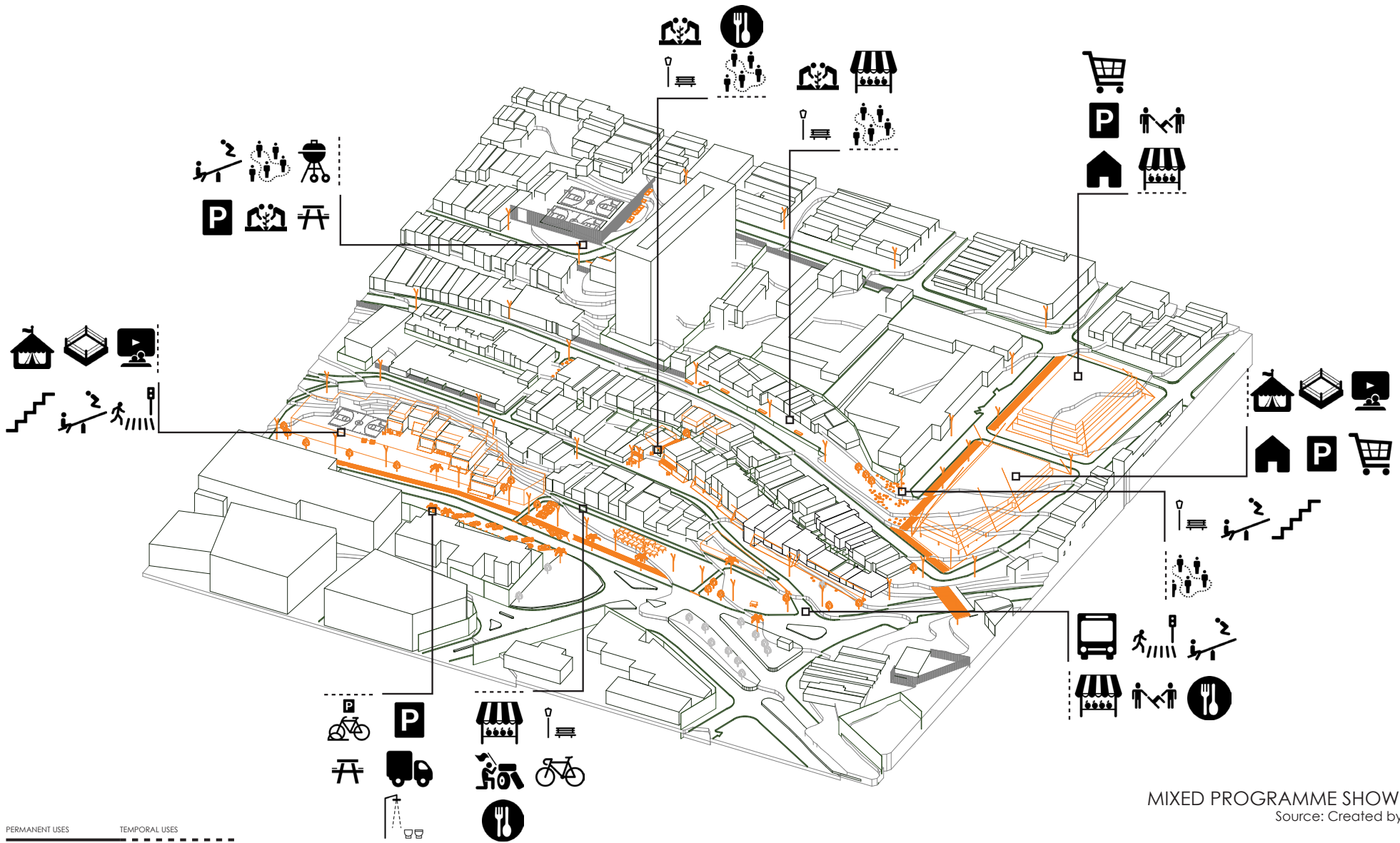


[Zoom 3]



[Zoom 4]





REFLECTIONS AND LIMITATIONS

““ The location where this project is applied represents a type, in terms of case study, where an urban area embedded in a developing country is progressively pushed towards development essentially trying to respond market aims. This planning method based in investment interests is currently becoming a trend, especially in Latin America where the successful development is usually mistaken by quantity of interventions instead of quality ones (Boisier, 2001).

Currently the cities and their public space has been taken for granted, avoiding to acknowledge the unique features of it social element in the city making ””

““ AIM

project addresses a reasonable (reachable) alternative for activating the re_linkage and meaningfulness of the underused urban voids. It addresses the possibility of building communicational (and decision making) bridges between Top_down and Bottom_up policies for city shaping. And represents a starting point to recover urban significance and time_space adaptation, based in the quality social commitment can add to the evaluation of public space. ””

““ LIMITATIONS

In Chile there is still not a regard of benefit (profit) related to the quality of public spaces. The municipality is the only responsible to activate the use/implementation of these voids spaces dealing strategies. Thus we should pursue the inclusion of these strategies within the municipal agenda, giving space to the multiple actors to perform.

The non existence of an open source of information for planning matters, makes the process tedious and progressively diminishes the interest. ””



..When people loses everything, this proposal gives tools to the community to help.

“

Public spaces are the great equalizer in cities: Improvements in the public realm benefit everyone. The city should view the challenge not as a reason for retreat, but as a call to create a diverse, dense, intense experience of public life that we can all enjoy.

”

- Jan Gehl, Jeff Risom and Julia Day
August 31, 2015 - New York Times, *Times Square: The Naked Truth*.