Urban space under negotiation
Reactivation of underused spaces as a tool for urban transformation

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1. Introduction
historical analysis:

GLOBAL
- Global Events
- Global Technological Events
- European Union

POLITICS
- Political Systems
- State-Church Relations
- Crucial Political Events, Constitutions and Referendums
- Bankruptcies and Shift of the Political Forces
- Political Parties
- Voting in Greece
- Political Scandals and Transparency

ECONOMICS
- Economic Events and Figures in Greece
- Loans

SOCIAL
- Education/Political Decisions and Policies
- Social Movements in Europe
- Social Movements in Greece
- Defence and Order
- Immigration and Emigration, Events and Policies
- Human Trafficking/Drug addiction/Homeless
- Media_Press
- Media_Television Channels
- Cultural events

PHYSICAL SPACE
- Legal Framework/ Policies
- Plan for Athens
- Urban Development and Big Projects
- Urban Projects_Regeneration Process

urban analysis in ATHENS:

regional scale (Attica)
city scale
(Municipality of Athens)

Conclusive Statements
Problem statement

1. The shifting role of the city centre and the uneven development between the centre and the periphery led to the gradual decay in the city centre.
Problem statement

2. Invisible boundaries / Spatial integration / Social segregation
**Definitions**

"Negotiated city is a city in which different socio-spatial groups can confront each other. A negotiated city can be achieved if the different social groups recognize each other as equal partners in the city."

*Kesteloot (2005)*

"Negotiated’ spaces are spaces that mediated between different cultural traditions."

*Stavrides (2007)*

‘Negotiated’ spaces are spaces that correspond to:

- diverse daily systems and demands of different social groups
- different ways that people use space
• Deal with the existing realities and urban problems of the Athenian urban core, taking into consideration all the inhabitants and on the same time to rethink how the current conditions of urban decay can be reversed.

• Establish a platform of negotiation between diverse actors with diverse demands on the urban space

Hypothesis:
By rescripting urban negotiation in different scales, between diverse actors, a possibility is created to develop a spatial consensus so that the socio-spatial cohesiveness can be reinforced.
Methodology

AIM
Deal with existing realities and urban problems in the Athenian urban core and more specific with the condition of social segregation and urban decay

HYPOTHESIS
By rescripting urban negotiation in different scales, between diverse actors, a possibility is created to develop a spatial consensus, so that socio-spatial cohesiveness can be reinforced.

R&D QUESTIONS
Which are the conditions that allow a platform of 'negotiated' spaces to be developed at the local scale of a neighborhood?

SPECIFIC CONTEXT
1st district of Municipality of Athens: Agios Pavlos - Vathis square

DIAGNOSIS: existing conditions
- Spatial Analysis (specific problems/opportunities)
- Actors/ Demands
- Stakeholders/ Impact on space
- Govermental policies

LOCAL STRATEGIC PLAN
Based on a negotiation platform
DESIGN INTERVENTIONS

EVALUATION
2. Specific context
Urban transformation

- Bourgeois neighborhood
- Administrative centre
- Suburbanization
- Decentralization of administrative & commercial functions
- Urban abandonment
- Social transformation

1960s

1980s

2013

Population

Land prices

Concentration of immigrants
Local & Metropolitan character
Abandonment & closed shops
Activities & Flows in the past
Decrease in activities
Local scale
Govermental plan

'Rethink Athens' competition

area of intervention

axis of development
Underused spaces - Opportunity?
3. Strategy
Aims of the strategy

1. Counteract fast the existing conditions of decay and socio-spatial segregation

2. Re-activation of the local scale and its re-integration in the city network

3. Empowerment of the existing social infrastructure

4. Create a basis for the revitalization of the area in a long-term plan
Aims of the strategy

1. Counteract fast the existing conditions of decay and socio-spatial segregation

2. Re-activation of the local scale and its re-integration in the city network

3. Empowerment of the existing social infrastructure

4. Create a basis for the revitalization of the area in a long-term plan
Re-programming of underused parking lots
Speculative value → Social value

before economic crisis

after economic crisis

re-programming
Proposed activities

1. Local facilities

2. Collective spaces

3. Local economic empowerment
Temporal & stable character
Flexible character
Incorporation into the urban environment
Existing condition

- the majority of open spaces is used as parking
- high level of abandonment / closed shops
- the flows of people are concentrated in the periphery
Existing condition
Organizational model

1. Establishment of a LOCAL COMMITTEE
2. Negotiation with PARKING OWNERS

License agreement (short or medium term) decrease in municipal taxes in order to convey temporally their property

Organization & implementation
Parking Lot 1 - Proposed activity: Flea market

- temporal character
- economic empowerment of low income people / immigrants
- attract external population

size: 1270 m²
Metro station Metaxourgio (150m)
Parking lot 2&3 - Proposed activities: Playground & Urban agriculture

- stable character
- collective spaces
- local economic empowerment (urban agriculture)

size: 400 m²
size: 220 m²
Parking lot 4 - Proposed activities: Open market & Food Tracks

- temporal character
- collective space
- economic empowerment of low income people / immigrants
- attract external population

size: 560 m²
Metro station Metaxourgio (150m)
Short term impact to the neighborhood

- increase in activities
- gradual increase in flows
- empowerment of social relations
Short-term activities  →  Permanent activities

The proposed short-term activities aim to the direct re-activation of the local scale and some of them create a basis for more permanent activities to take place in vacant and abandoned spaces.
Parking lot 1 - Gradual transformation

empowerment of commercial activity on the first floor of the surrounding buildings
Organization model

MUNICIPALITY (organization)

negotiation with PROPERTY OWNERS

providing their empty spaces for new activities on a temporary basis

license agreement short term (3 months)

LOCAL SOURCES funding

GOVERNMENT SOURCES

COMMERCIAL COOPERATIVE

AGRICULTURE COOPERATIVE

COMMERCIAL COOPERATIVE

LOCAL COMMUNITIES

CULTURAL COMMUNITIES

CRAFTSMAN COOPERATIVE

funding

COMMERCIAL COOPERATIVE

CULTURAL COMMUNITIES

CRAFTSMAN COOPERATIVE

agreement

license agreement short term (3 months)

retail spaces commercial spaces workspaces

temporary use / maintenance

LOCAL SOURCES GOVERNMENT SOURCES
Organization model

PROPERTY OWNERS
- Reduce of vandalism and squatting
- Lower maintenance cost
- Long term value of the property
- Renewed interest from commercial tenants

PARTICIPANTS
- Short or long term modes of production
- Empowerment as small entrepreneurs

NEIGHBORHOOD
- Revitalize of the local scale
- New activities - Less abandoned spaces
- Attract external population
Parking lot 1 - Gradual transformation

Friday 15 June 2013
Parking lot 1 - Gradual transformation

Saturday 9 November 2014
Parking lot 1 - Gradual transformation

Saturday 19 June 2020
Parking lot 1 - Gradual transformation

Friday 25 June 2020
Parking lot 2 - Gradual transformation
Reuse of vacant spaces and abandoned buildings (model: collective)
Parking lot 2 - Gradual transformation

9 November 2014
Parking lot 2 - Gradual transformation

19 June 2020
Neighborhood - year 2020
Gradual transformation urban scale
Final process - year 2025
Thank you.