Eleonas* of Athens

Searching for a relation between the residual and the city

P₄ Presentation
Konstantina Georgoula
Student no.4259939
Faculty of Architecture
Department of Urbanism
Complex Cities Studio
TU Delft
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1. the context

Central Athens
Population: 3,130,841
Area: 411.717 km² (159 sq mi)
Density: 7,604 /km² (19,695 /sq mi)

Attika
Population: 3,686,371
Area: 2,928.717 km² (1,131 sq mi)
Density: 1,259 /km² (3,260 /sq mi)

Municipality of Athens
Population: 745,514
Area: 38.964 km² (15 sq mi)
Density: 19,133 /km² (49,555 /sq mi)
1. the context
2. Problem statement
In the city of Athens there are some unidentified, residual, misused spaces that interrupt the continuity of the urban tissue spatially, timely and functionally.

Eleonas is a residual space that disintegrate the city of Athens.
2. Problem statement

industries

housing
2. Problem statement

Infrastructure as a barrier

Vacancy
What strategy is needed to allow the spatial, environmental, social and economic integration between Eleonas and the city of Athens?

How can the redevelopment of Eleonas bring an equilibrium between the dying downtown and the outspread of the city?
2. problem statement

AIM:

1. the spatial, environmental, social, economic integration between Eleonas and the city of Athens

   **spatial:** break the borders that create enclave conditions, and improve the spatial conditions

   **environmental:** recuperate the landscape dynamics

   **social:** make people feel the space as place, as home

   **economic:** alternatives of working against crisis

2. offer a new environment to the city of Athens
2. problem statement

In the city of Athens there are some unidentified, residual, misused spaces that interrupt the continuity of the urban tissue spatially and functionally. These residual spaces disintegrate the city.

Aims
- Spatial-social-environmental integration of residual plas in the structure of the city
- Search for an equilibrium between Eleonas (the residual place) with the city of Athens

R&D Question
- What strategy is needed to allow the social, spatial, environmental integration between a residual place with the compact urban fabric?
- How can the redevelopment of Eleonas bring balance between the dying downtown and the outspread of the city?

Methodology

1. Spatial strategy
2. Social strategy
towards to new environment
Which can be the role of Eleonas at the metropolitan level?
3. Challenges and Aims

the green structure
3. Challenges and Aims

the river
3. Challenges and Aims
3. Challenges and Aims

the new centralities
3. Challenges and Aims
1. STRATEGIC GUIDELINES

3. Challenges and Aims
3. Challenges and Aims

- Mountains
- Green open spaces

Proposed green structure from the government.
3. Challenges and Aims

proposed reinforced green structure

mountains
green open spaces
3. Challenges and Aims

- Current ecological situation
- Proposed ecological situation
3. Challenges and Aims

existing situation

Reinforced

proposed situation
4. The city of Athens
4. The city of Athens
4. the city of Athens

UNEMPLOYMENT

POVERTY

HOMELESS

Percentage of Total Unemployment 1999-2012

Estimation for 2013

41.1%

Estimation for 2013

<32%

20,000 people
The city of Athens needs a new living conditions,

A NEW LIVING ENVIRONMENT
The pillars of the strategy:

How do I connect the area of Eleonas with the city of Athens?
4. The city of Athens

recupare the landscape dynamics (environmental)
4. The city of Athens

- diversity/flexibility
- monotonia/fixity
4. The city of Athens
4. The city of Athens
4. The city of Athens

Smart Land(scape)
5. site specific

**Actors**

1. people from the center of Athens
2. people with socioeconomic problems (victims of crisis)
3. students

**Needs**

- better quality of life
- housing, job, quality of life
- better quality of life
- life next to the city centre, they need recreation

strategy about the people
the “triangle” of Athens

6. The structure
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**SPATIAL +SOCIAL + ENVIRONMENTAL +ECONOMIC INTEGRATION**

1. break the enclave condition
2. diversity/flexibility
3. archeological unification
4. landscape (reparate)

**Programme + Public Space + Connection**

- **social & economic**
- **environmental**
- **spatial**

**urban villages**
- *houses*
- *green spaces*
- *activities*

- community spaces
- agriculture park
- productive park

- green public spaces that has been the reference for the citizen’s life
- better connection with the city of Athens, Attica, Greece
- public transportation

- clean the polluted land
6. The structure

The structure includes:

- **Exchange Spine**: 0.6 km²
- **Production Spine**: 0.33 km²
- **Culture Village**: 0.34 km²
- **Recreation Spine**: 0.3 km²
- **Family Village**: 0.2 km²
6. The structure

A mixed use programme

- Exchange spine: 0.6 km²
- Recreation spine: 0.3 km²
- Production spine: 0.33 km²
- Culture village: 0.34 km²
- Family village: 0.2 km²

Legend:
- Culture
- Production (agriculture)
- Transportation
- Offices
- Leisure
- Education
- Commerce
- Housing

Housing
- Commerce
- Education
- Leisure
- Offices
- Transportation
- Production (agriculture)
- Culture
- Housing
6. The structure

The backbone and its nodes
1. market sells fresh vegetables
2. open theater, festivals take place here
3. building of offices
4. observatory and bridge
5. open air gymnasium
6. underpass, referred to archeology
7. observatory and bridge
8. underpass, referred to archeology

Iera odos as a connector as public space

2km 24m
6. The structure

Welcome to Athens
6. The structure
6. The structure
6. The structure
6. The structure

1. the bus terminal
2. the museum of the city
3. observatory
6. The structure
6. The structure

Legend:
- Existing buildings
- New buildings

- Housing
- Cultural centre
- National bus terminal
- Library
- Greenhouses
- The museum of the city
- Housing
6. The structure
6. The structure
new metro station (under construction)
metro station Eleonas
national bus term
bus stops
bus line (proposed)
bus line
bus stops (proposed)
tram line (proposed by government)
tram line (proposed)
tram line (under construction)
bike routes (proposed)
bike routes
new metro station (under construction)

legend:

6. The structure: the public transportation
7. The design
the housing strategy:

1. part of the abandoned property should be used for: social infrastructure
community activities
neighborhood commons

programme: guest house
    pocket park
    education
    health
    housing and workspaces
    community centres
    school and library
    sports/playground

2. abandoned property such as factories can be re-used through an agreement
between owners/tenants

AIM: cover local demands in food and housing, re-introducing collective practices

3. new housing _ 2 typologies

HOUSING=LIVING+WORKING+PRODUCTION
7. The design

The design

Legend:
- Water
- Common gardens
- Green public spaces
- Private gardens
- River promenade
- The new housing typology
- Existing buildings
- Street network
- Pedestrian streets
- Tram line

The masterplan
7. The design
7. The design

the urban village masterplan
7. The design
7. The design
7. The design
linear structures perpendicular to the direction of growth

provide basic amenities and defines future axes and urban growth
7. The design

culture

education

commerce

job opportunities
7. The design
7. The design
7. The design
7. The design

- outdoor activities for residents
- passage connecting buildings
- abandoned buildings used to support vulnerable groups
- cultural activities, workshops and seminars
- playgrounds
- green public spaces
- culture
- transportation
- offices
- leisure
- education
- commerce
- housing

The design includes various spaces such as outdoor activities for residents, passage connecting buildings, abandoned buildings used to support vulnerable groups, cultural activities, workshops and seminars, playgrounds, green public spaces, and different functional areas such as culture, transportation, offices, leisure, education, commerce, and housing.
7. The design

- Housing
- Pedestrian zone
- Common space for the residents used from the residents as storage, laundry and gathering
- Market area/exchange of goods/commercial practices
- Caffeteria/restaurant
- Water tank
- Offices
- Culture
- Green public spaces
- Transportation
- Leisure
- Education
- Culture
- Commerce
- Leisure
- Education
- Commerce
- Housing

- Market area/exchange of goods/commercial practices
- Caffeteria/restaurant
- Water tank
- Offices
- Housing
- Common space for the residents
- Used from the residents as storage, laundry and gathering

- Commerce in the passage

- Pedestrian zone
7. The design
Motivation
Sprawling cities create discongagures in their urban structures.

Problem Statement
In the city of Athens there are some unidentified, residual, misused spaces that interrupt the connectivity of the urban tissue spacially eminently and functionally. These residual spaces disintegrate the city.

Aims
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Methodology

A. Theoretical Framework
- terrain vague, drosscapes, enclaves, urban voids
- Landscape Urbanism
- Participatory Planning and bottom-up activities

B. Multi-dimensional urban analysis
- Historical analysis
- Urban analysis
- Demographic analysis/data
- Official Plans of the Government
- Site observation
- Interviews

C. Case studies
- “Double Regeneration”, a plan from the government. It is used for the strategy
- “Urban Voids”, Philadelphia, a plan for the regeneration of urban voids. It is used for the design

Strategy
Dual Redevelopment: the tool in order to bind the relationship with the city and its integration

The construction of the city of Athens based on:
SQUARE + PROGRAMME + CONNECTION

Design
- promote green space and housing
- extend the architectural unification project
- promote an alternative source of economy through urban farming and small local businesses

- Phasing of the project
- Evaluate the project thinking from the design to the problem statement
- Connect the design with the metropolis
Thank you for your attention
Any questions?