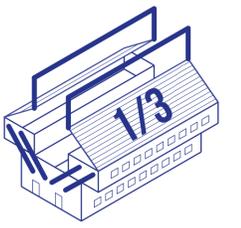


Selb's URBAN TOOLKIT for an OPEN REGENERATION PROCESS



- Where? -

PARTIAL NETWORKED INTERVENTIONS

P2P urbanism

Our proposal does not intend to find the key plot to develop, nor to completely modify the existing reality in an almost hausmanian intervention. We understand that small interventions improving partial urban conditions based on a common ground and with a shared horizon can be more effective and adaptable to context and agents variations.

In order to develop and communicate the proposal we have identified several areas of opportunity to transform the existing city centre into a more sustainable urban context. This current conditions are very diverse but can be classified according to the kind of space they mainly transform:

- Public spaces (ST)
- Existing buildings (RT)
- Mobility (UT)
- Empty plots (NT)
- Privately-owned Open Spaces (PT)

The following map act as a guide of urban potential

- Who? -

TRICHOTOMY

MUNICIPALITY + PRIVATE ECONOMY + CIVIL SOCIETY

Governmentalizing planning

The city is the result of the constantly rearranging balance in the relationships between the three sectors, therefore the permanent construction of the space of the city can not ignore this interaction. On the contrary, we understand the role of urbanism is to "act upon acting" by designing the frame for this cooperation to happen.

In order to develop and manage this player-based process our proposal is to create the **Office for Urban Regeneration (OUR)**. Their role is to connect and mediate the three sectors of players, facilitating and promoting the implementation of regeneration projects.

- What? -

AN OPEN PROCESS

The city as an urban ecosystem

An open process to be developed in a framework in which diverse agents can collaborate to transform Selb into a more resilient city. The regeneration process can be realized in a fragmented partial way unfolded through time and space thanks to the urban toolkit. The urban tools allow different agents to exchange spaces, goods, services, rights or money in order to transform urban conditions into a more sustainable ones from a systematic and integral point of view.

The role of the Office for Urban Regeneration (OUR) is to connect and mediate the potential agents promoting the implementation of transformation processes, as well as to communicate, monitor and further develop the tools and the whole regeneration process.

Against the traditional hierarchical, centralist and dirigiste urban planning methods in which a desirable final static state is designed to be materialised afterwards, our proposal is to implement a decentralised, networked and context guided urban transformation process. In order for the dialogue and cooperation between the various social players to take place it is necessary to design the "space" of context / frame, the rules and the tools that would define this interaction.

- When? -

VARIOUS TEMPORALITIES

The city in permanent beta

Urbanization has to do more with the development of a process than with the achievement of a final stage or product. A process can only unfold through time, but a decentralised network of transformation process needs specific different implementation stages and timings. Besides, the urban toolkit allows to perform interventions with very different life cycles that thus require various implementation time spans.

The result is a process always in a Work in Progress (WIP) state made out of parallel timelines with different stages and milestones.

- Why? -

TOWARDS A RESILIENT CITY

The production of space

The city is an ecosystem in which contact, regulation, trade and communication constitute the essence of their performance. The structure and the way of producing city make up the frame for the interaction of citizens by the means of their activities.¹¹

Nevertheless, it is difficult to explain any urban issue without considering both the local and the global scale. Selb's municipality cannot control or foresee what the future has in stock for it, therefore it needs to provide itself with strategies and tools that may help it deal with uncertainty and at the same time get rid of too rigid plans or regulations that would not let it react quick enough.

The Right to the city

We are used to closed design processes that show the architect as the cradle and the spaces or the buildings as finished objects. We understand the city as the ongoing result of complex and diverse dynamics, and the role of the architect as the manager of these energies always ready to operate on unexpected scenarios. As a result, our proposal is to open Selb's city centre regeneration process to participation and change.

- How? -

OPPORTUNITY AREAS

OPPORTUNITY	POTENTIAL
UNUSED BUILDING	NEW BUILDING
UNDERUSED OPEN SPACE	EUROPEAN IMPLEMENTATION
PUBLIC SPACE	NEW TRAFFIC FLOW

SITE PLAN
E 1/2000

AGENTS⁽¹⁾

We propose different and individualised strategies to deal with each sector

1ST SECTOR: FROM GOVERNMENT TO GOVERNANCE

"Not a decline in the sovereignty of the municipality or its capacities for planning but rather a shift from formal to informal types of government / governance" "new forms of subplanning that operates underneath what was traditionally considered planning"¹²

MUNICIPALITY EQUIPMENT

2ND SECTOR: FROM MARKET ECONOMY TO CIVIC ECONOMY

The civic economy goes beyond traditional divides between the public, private and third sectors: an attitude that questions all aspects of supply chains and makes them more equitable; an approach that enables citizens to be co-producers and investors instead of just consumers; and an opportunity to unlock and share the resources we have more effectively.¹³

BIG COMPANY MEDIUM ENTERPRISE LOCAL BUSINESS

3RD SECTOR: FROM PARTICIPATION TO EMPOWERMENT

"The achievement of trichotomy balance necessitates the mobilization and strengthening of the fundamentally weak forces of civil society"¹⁴

INDIVIDUAL ASSOCIATION

COMBINATION OF VARIOUS URBAN TRANSFORMATION TOOLS

The first step in order to implement the project is to create the OUR. It will be the driving multidisciplinary team, including both civil servants and outside professionals. Although in the processes agents from the three sectors are to be deeply engaged, the OUR would be co-responsible of the whole process.

The first task to be carried out is the further development of the urban tools, in order to adapt them to a more accurate understanding of the situation and conditions of Selb (not only spatial or social, but also management and legal ones). At the same time, the OUR should communicate the process and inform every potential participant in the program (Citizens of Selb but also, companies or potential investors). To this extend a website of the process will be created.

Although the process is open in many ways it is important to state the main strategies and objectives guiding the whole process: Constantly built a more resilient city; compact, complex, inclusive and cohesive, sustainable and open to serendipity.

The OUR will be opened for anyone to propose an opportunity area, in order to evaluate the situation and the possibility of using the existing urban toolkit (and eventually develop a new tool if needed). At the same time, through different methodologies, activities and sessions (meetings, workshops, charrettes, debates or even art-related or playful design events), Urban agents will be asked to detect opportunity areas for partially transform them in order to get closer to the general objectives. In a parallel basis, the OUR will promote small tactical interventions and mock-ups to test and demonstrate the potential of the urban toolkit.

When a tool is implemented in a certain opportunity area, the role of the OUR is to facilitate and mediate between the different agents and to suggest and stand for the most sustainable solutions (in the terms defined by the strategies).

URBAN TOOL

DESCRIPTION	URBAN INDICATORS ⁽²⁾	AGENTS TRADES ⁽³⁾	TIMELINE
TRANSFORMATION OF URBAN INDICATORS	ENERGY: Produce renewable energy / Save energy consumption	RESOURCES: Resources and residue management	ENERGY
TRANSFORMATION OF URBAN INDICATORS	SURFACE: Exchange usufruct in land	ENERGY: Increase the allowed buildable	RESOURCES
CURRENT SPATIAL CONDITION	ENERGY: Economic exchange or profits tax	RESOURCES: Allow new compatible uses	RESOURCES
RESULTING SPATIAL CONDITION	ENERGY: Implement	RESOURCES: Life span	RESOURCES
TIME LINE			

SUSTAINABLE STRATEGIES⁽⁴⁾

We structure the different layers of the city in 5 main axis that we can track in a quantitative and qualitative way thanks to the urban indicators¹⁵

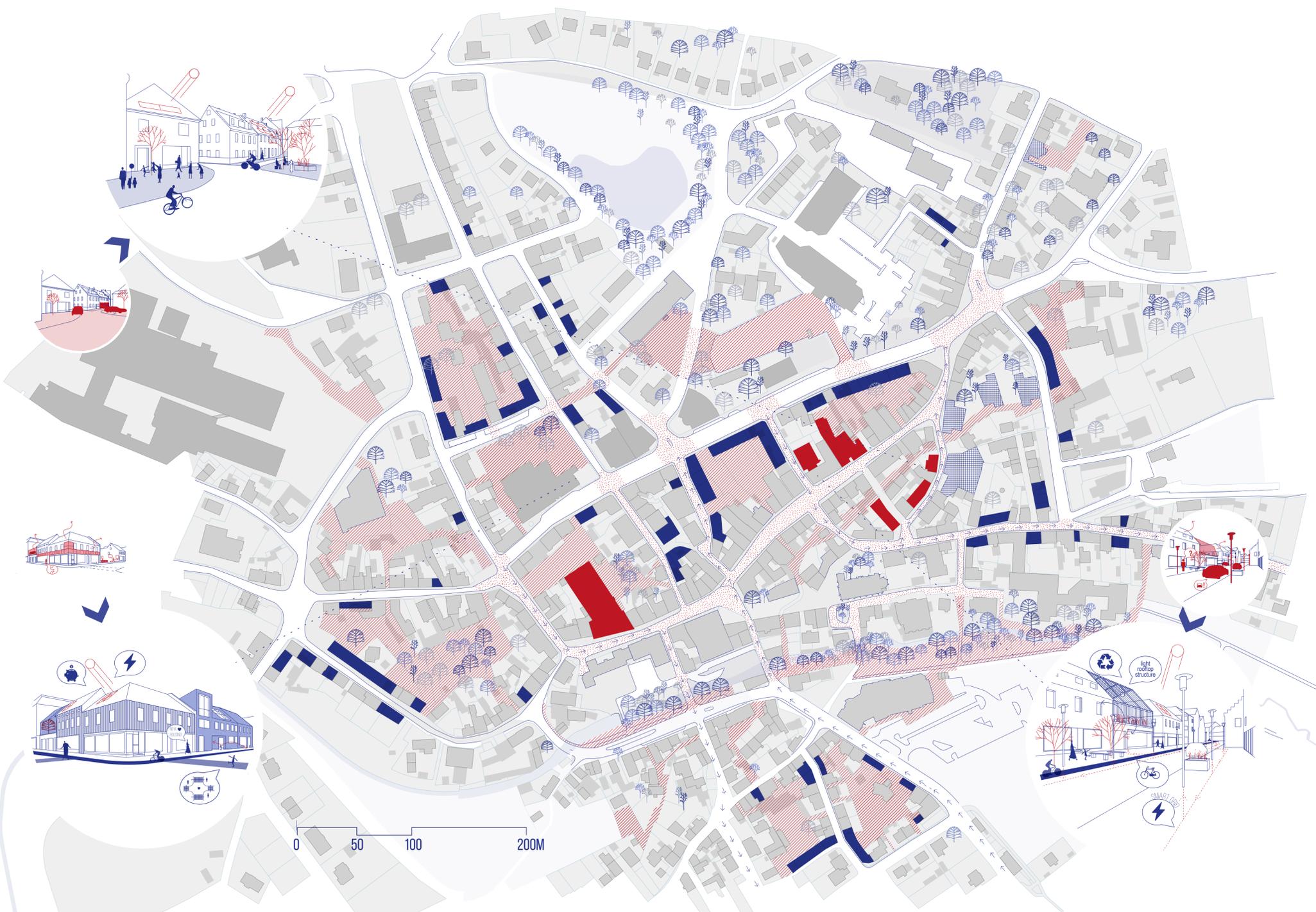
COMPACTICITY
The axis related to physical reality and formal considerations
Density + Occupancy rate + Percentage of open spaces
>>> INCREASE DENSITY <<<

COMPLEXITY
The pole that is linked to the balance between uses, order and disorder
Uses mix degree + Urban organization + Number of existing functions
Self-restraint + Self-sufficiency
>>> INCREASE DIVERSITY OF USES <<<

SOCIAL COHESION
The field considering people and the social relationships in the city
Heterogeneity of users conditions (culture + age + ages + professions)
Diversity in housing typology + Proximity to equipments
>>> INCREASE SOCIAL MIX <<<

SUSTAINABILITY
The axis connected to the urban metabolism: Material fluxes and energy
Ecological footprint:
Energy Shaving-Producing rate + Resources-Waste management
>>> INCREASE EFFICIENCY <<<

PUBLIC SPACE
The structural element that determines mobility and coexistence
Density + Occupancy rate + Percentage of open spaces
>>> INCREASE QUALIFICATION <<<
>>> PRIORITY TO ALTERNATIVE MOBILITY <<<



Sello's URBAN TOOLKIT

for an
OPEN REGENERATION PROCESS

TOOLKIT



UNIFYING PERIMETER NT.01

By reorganizing and giving order to the built environment, it becomes legible and thus the quality of the street and the pedestrian public space is improved. The increase of uses and density brings more intensity of activity to the improved street.

AGENTS MANAGEMENT

CURRENT SPATIAL CONDITION

PEDESTRIAN CROSSINGS UT.01

Painting of new pedestrian crossings to improve the walkability of the town. A lack of pedestrian crossings leads to less easy to walk town and makes inhabitants intensively use the car even for short distance trips. This tactical intervention helps to reverse this tendency.

AGENTS MANAGEMENT

CURRENT SPATIAL CONDITION

TEMPORARY COMMUNITY SPACE PT.01

Empty plots that remain unattended for long periods of time become wild pieces of landscape in between the buildings. Owners of this plots can donate them temporarily to the townhall who will assign its right to be used and exploited to an association and reward with financial incentives to the owner.

AGENTS MANAGEMENT

CURRENT SPATIAL CONDITION

PARTITIONS RT.01

Divide unused big buildings with no qualified space with light construction partitions into smaller units. It allows for a higher diversity and amount of uses, bringing synergies opportunities to the area. It also improves the energetic perform by allowing to manage different thermal areas.

AGENTS MANAGEMENT

CURRENT SPATIAL CONDITION

BIKE LANE UT.02

Bringing bikes into Sello's mobility can bring a substantial improvement in the quality of the town centre. It helps decreasing the use of car, by using their traffic or parking space. It does not contribute to pollution and the amount of parking space and therefore the visual impact is substantially smaller.

AGENTS MANAGEMENT

CURRENT SPATIAL CONDITION

GAP FILLER NT.02

Existing tools and successful strategies should be incorporated to the Urban Toolkit. Therefore, this European proposal is included here due to its ability to mix different uses, the management of natural resources and the contribution to the improvement of the quality of the street.

AGENTS MANAGEMENT

CURRENT SPATIAL CONDITION

AUGMENTED SKIN RT.02

One of the most important aspects to take into account considering energetic performance in building is their skin, because it is the thermal interface. This tool proposes to refurbish the skin of existing buildings in order to take advantage of this energetic change.

AGENTS MANAGEMENT

CURRENT SPATIAL CONDITION

EXPANDING OCCUPANCY RT.03

Densifying the plot by completing a standard volume with a light structure. By this means, the owner can expand their house or develop new complementary uses that can rent generating a microeconomy. This addition also improves the energetic performance of the whole property.

AGENTS MANAGEMENT

CURRENT SPATIAL CONDITION

SMART GRID UT.03

A smart grid is a modernized electrical grid that uses information and communications technology to gather and act on information to improve the efficiency, reliability, economics, and sustainability of the production and distribution of electricity.

AGENTS MANAGEMENT

CURRENT SPATIAL CONDITION

HOF PT.02

Densify the perimeter of the blocks to redefining the structure and clarify the space of the street. Create a network of semi-public shared spaces in the interior of the blocks. Establishing a catalogue of very specialized programmatic stripes. Guide the process throughout the time.

AGENTS MANAGEMENT

CURRENT SPATIAL CONDITION

SEASONAL EVENT ST.01

A way to intensify the use of public spaces is to hold various seasonal events that may attract different public (local and foreign) while keeping their fresh and innovative condition.

AGENTS MANAGEMENT

CURRENT SPATIAL CONDITION

URBAN CATALIZER UT.04

The urban catalyzer is a mixed used building that concentrate public programs with enough critical mass to create synergies between them. Its contemporary condition being a new building allows it to host programs such as concentration parking to relocate some of the parking spaces removed with other tools.

AGENTS MANAGEMENT

CURRENT SPATIAL CONDITION

NICE SIDEWALK UT.05

Improvement of the pedestrian space by different means: increasing the sidewalk with at the expenses of car traffic. Installation of urban furniture and new light fixtures to foster the use of the sidewalks. Improvement of the hydrological balance with vegetation surfaces.

AGENTS MANAGEMENT

CURRENT SPATIAL CONDITION

HUB PROSTHESIS NT.03

Unifying the fragmented backside of different buildings with a Built prosthesis that connects different buildings and properties. It provides common spaces for shared services (more efficient) that may even create a microeconomy. It also gather resources and produces energy potentially connected to a smart grid.

AGENTS MANAGEMENT

CURRENT SPATIAL CONDITION

OPEN PASSAGE RT.04

By making openings in a built perimeter it allows to connect the street with semi-public spaces as the ones described in HOF. This spaces foster the encounter of diverse citizens and the devolvement of shared goods and responsibilities in their management. The empathy generated increases social cohesion.

AGENTS MANAGEMENT

CURRENT SPATIAL CONDITION

Sell's URBAN TOOLKIT

for an
OPEN REGENERATION PROCESS

IMPLEMENTATION

