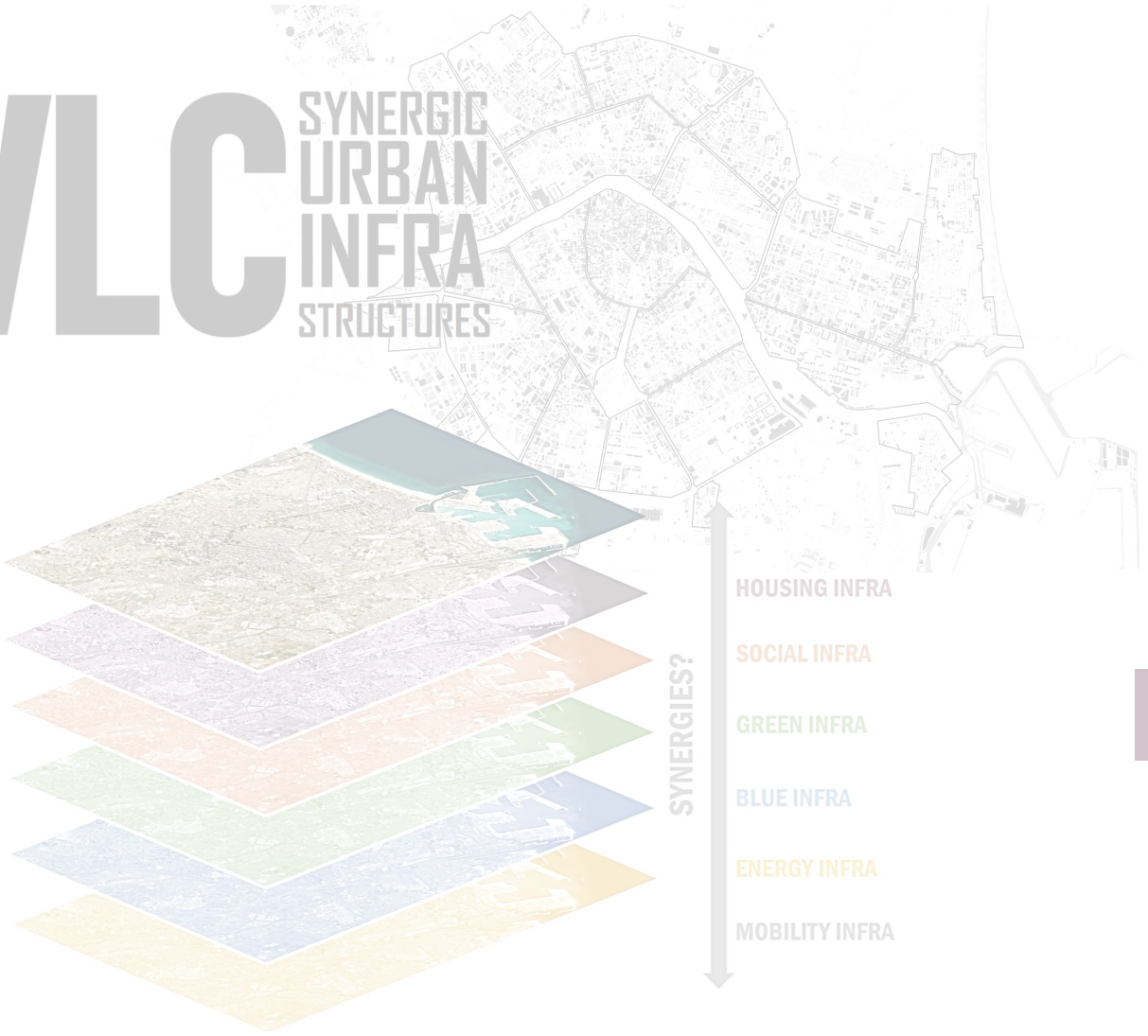
VLC SYNERGIC URBAN INFRA STRUCTURES



TOOLBOX

HOUSING INFRASTRUCTURE

Technical University of Berlin

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1 PROCESS

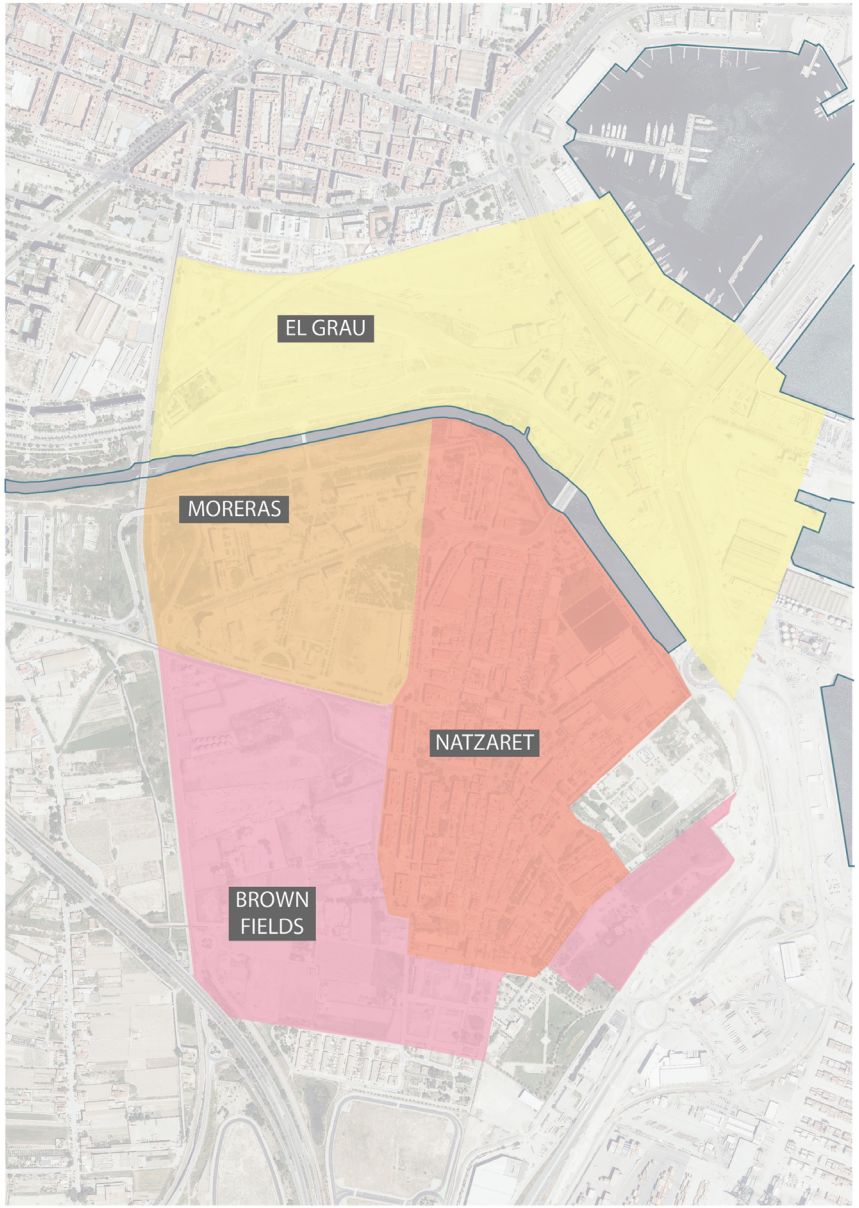
ANALYSIS OF 4 SUB-AREAS → **DEFINITION OF KEY PROBLEMS** → **DEFINITION OF PRINCIPLES** → **DEFINITION OF TOOLS** → **ANALYSIS OF SYNERGIES** →

*gentrification
*tourism
*old buildings
*lack of (social) housing
*physical and social segregation
*lack of services
*lack of public spaces
*vacancies
*physical segregation of the sea
*unemployment

*new types of housing
*connections through housing
*protection of existing housing structures
*physical connections
*social and public housing
*enhance participatory processes
*vacant spaces
*activate public spaces and public live

*cooperative housing
*flexible floor plans, shared appartents, apartment swaps
*new financing models: rent price as a percentage of income/ microloans
* Policies for a neighbourhood of people with different income, nationalities, age

2 ANALYSIS OF 4 SUB-AREAS

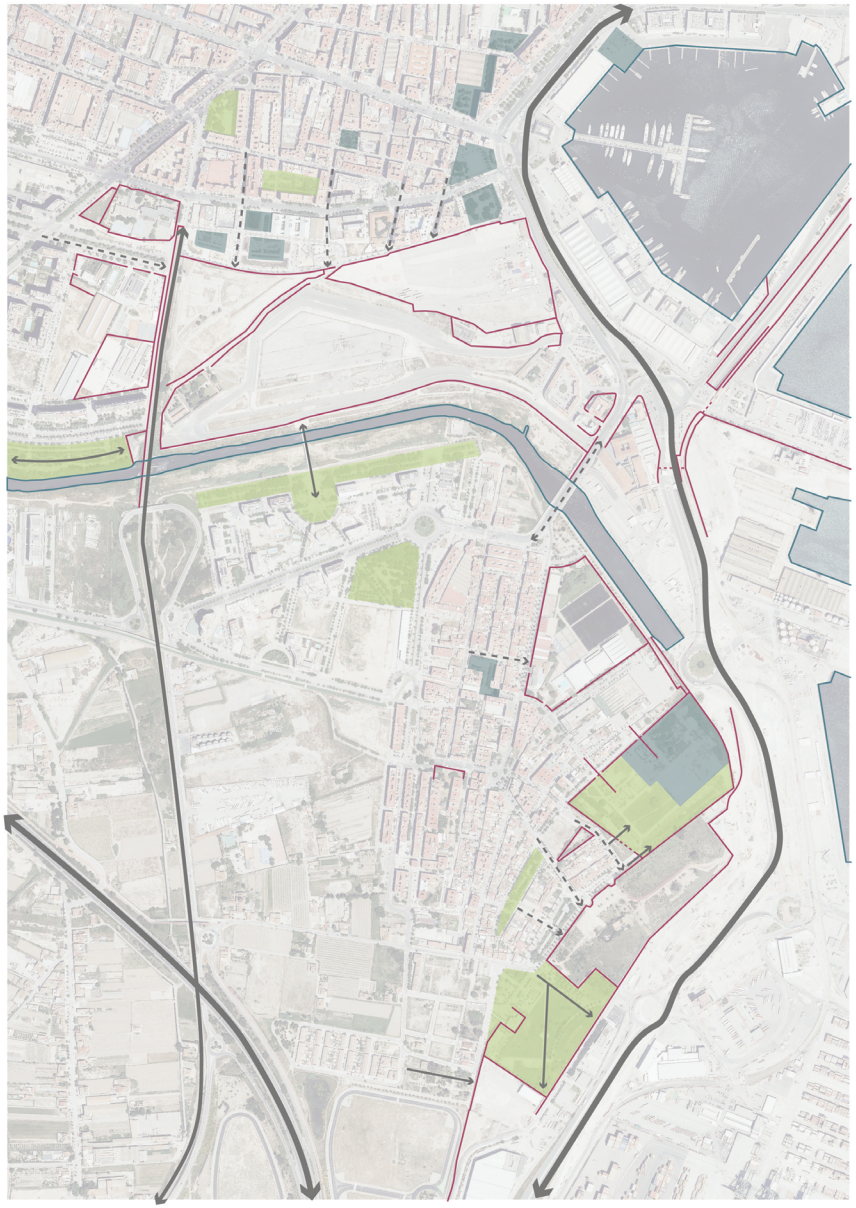


2.1 ANALYSIS OF 4 SUB-AREAS

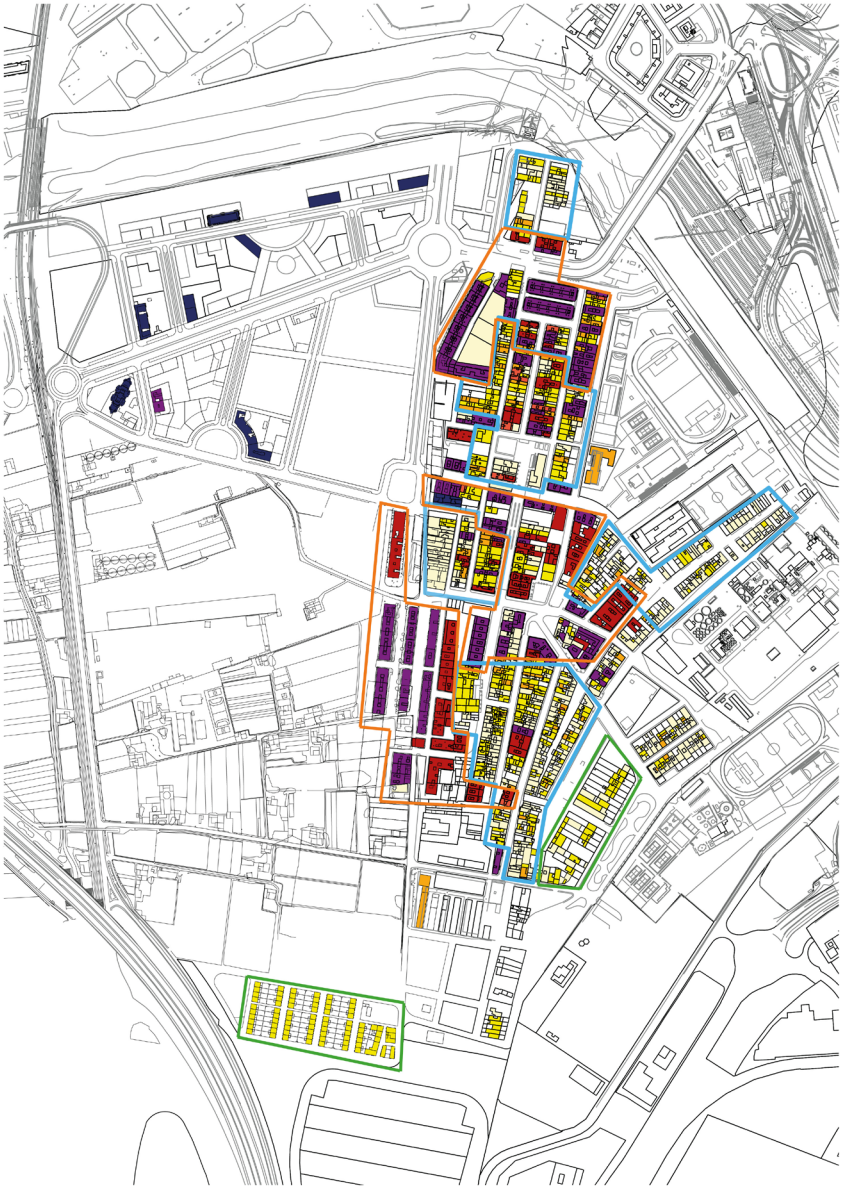
PUBLIC SPACES/

GREEN AREAS

22 BORDERS AND CONNECTIONS



2.3 HOUSING TYPOLOGIES- NATZARET



Single-family houses without properties

1-3 Storeys

Mostly built between 1900 - 1952

Very high consumption / sqm

Single-family houses with properties

1-3 Storeys

Mostly built after 1996

Average consumption / sqm

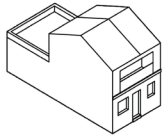
Multi-family complex

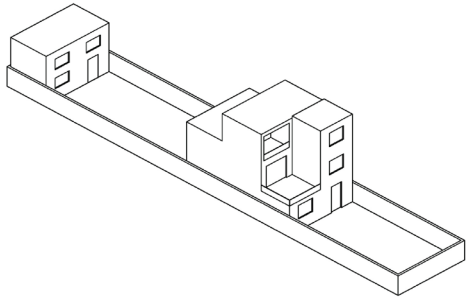
4-6 Storeys

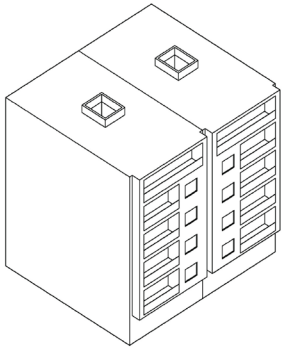
Built after 1963

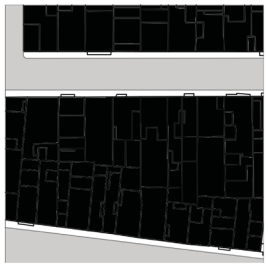
Low consumption / sqm

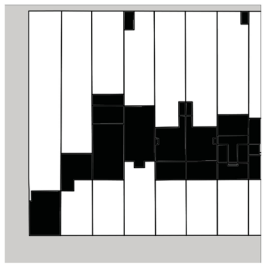
Free position on the plot or defining the frontage

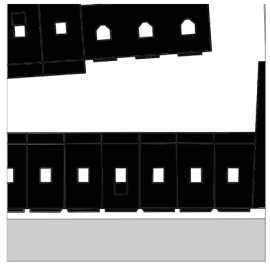




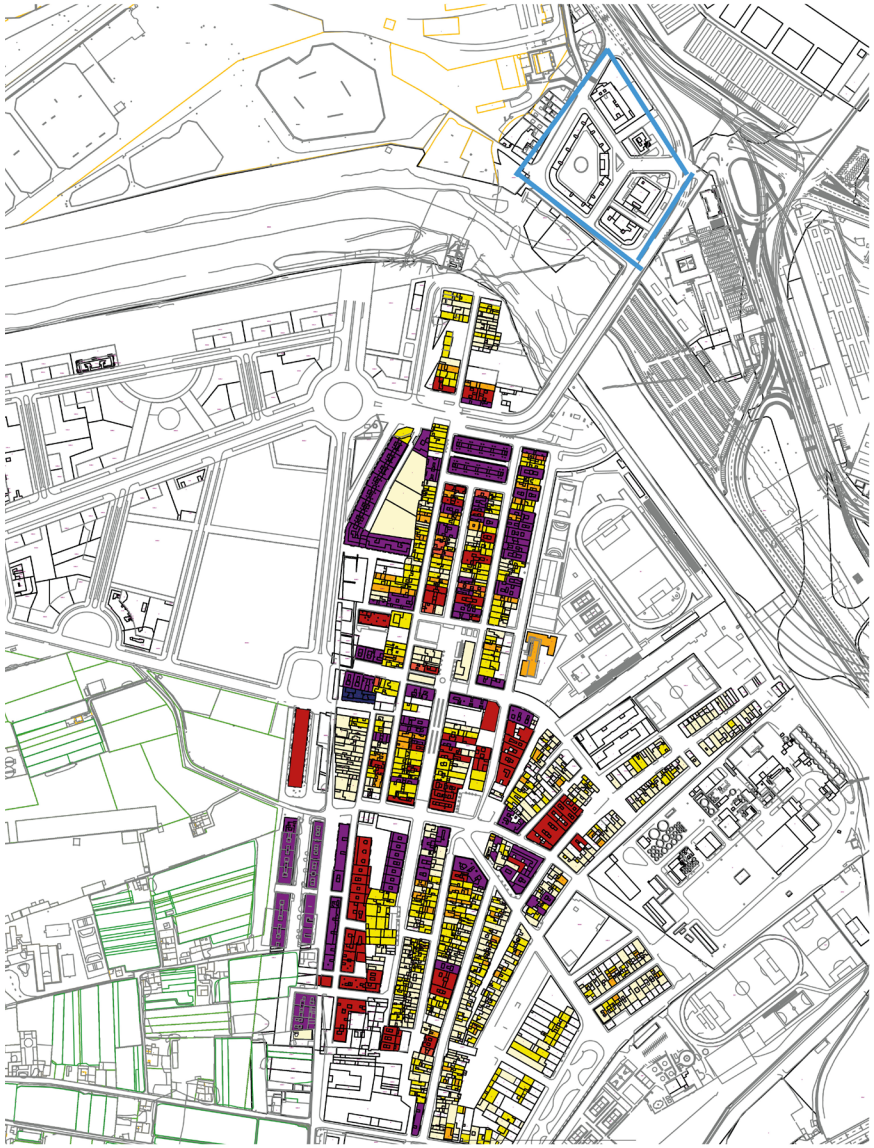








24 HOUSING TYPOLOGIES- EL GRAU



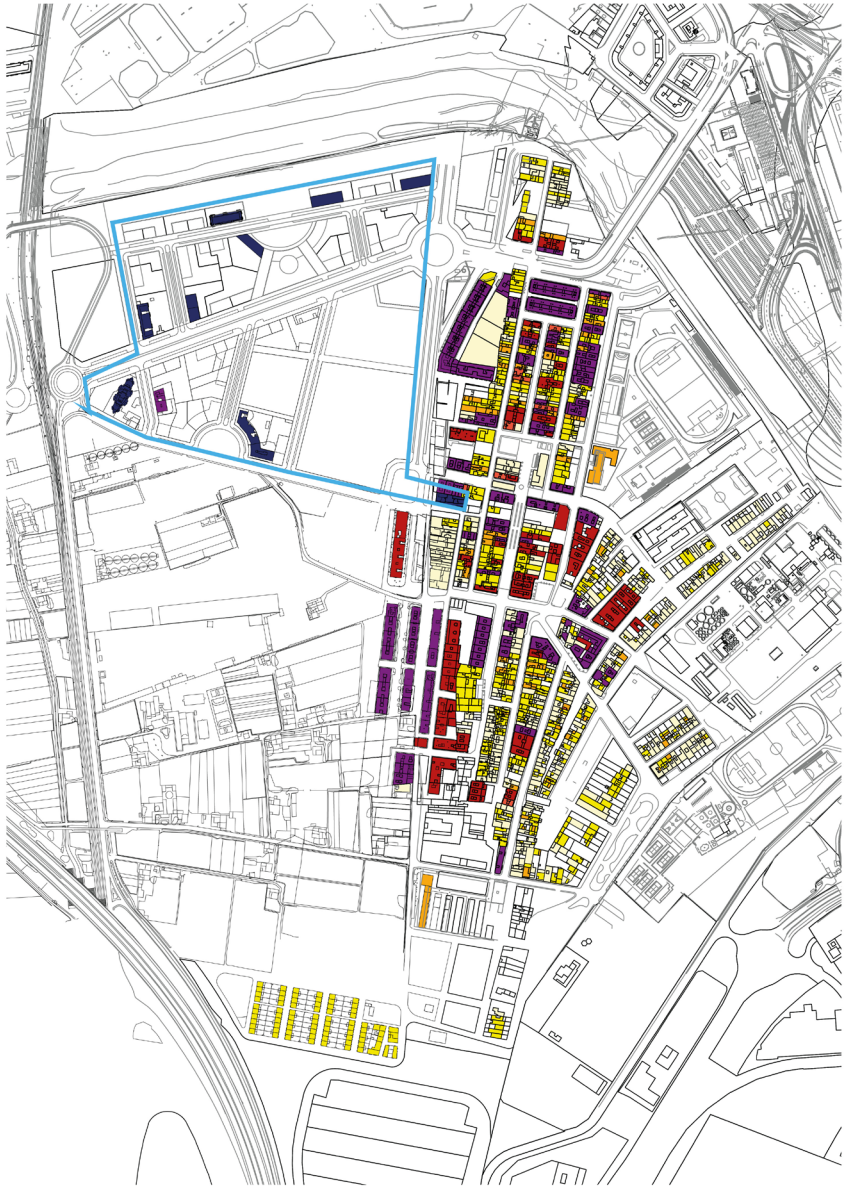
Administrative buildings

3-5 Storeys

Built between 1900 - 1960

Very high consumption / sqm

HOUSING TYPOLOGIES- MORERAS



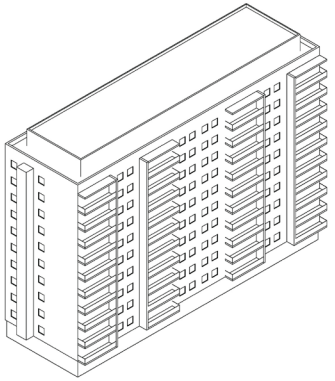
Multi-family complex

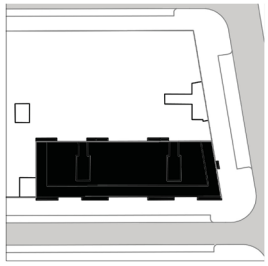
7-22 Storeys

Built after 1996

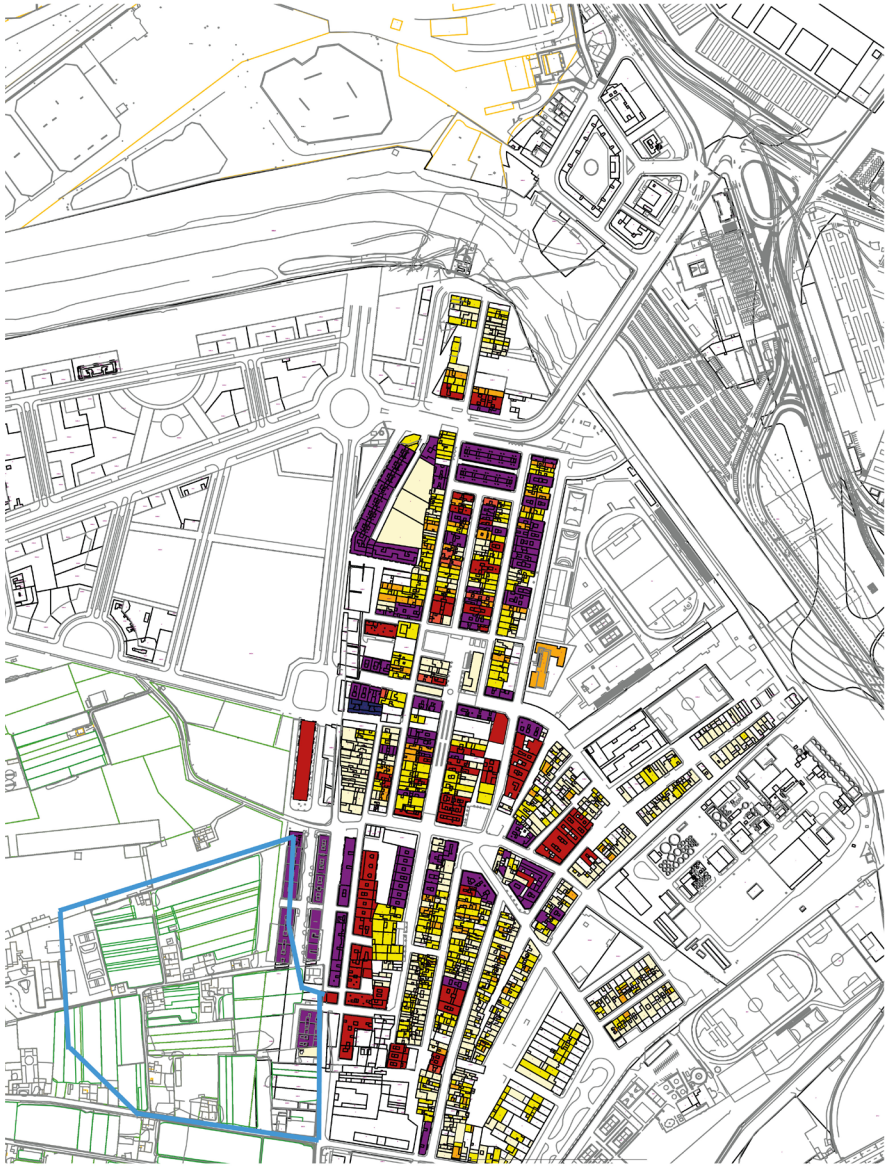
Low consumption / sqm

Free position on the plot





HOUSING TYPOLOGIES- BROWN FIELDS



Traditional agricaltural buildings

1-3 Storeys

Mostly built between 1900 - 1950

Very high consumption / sqm

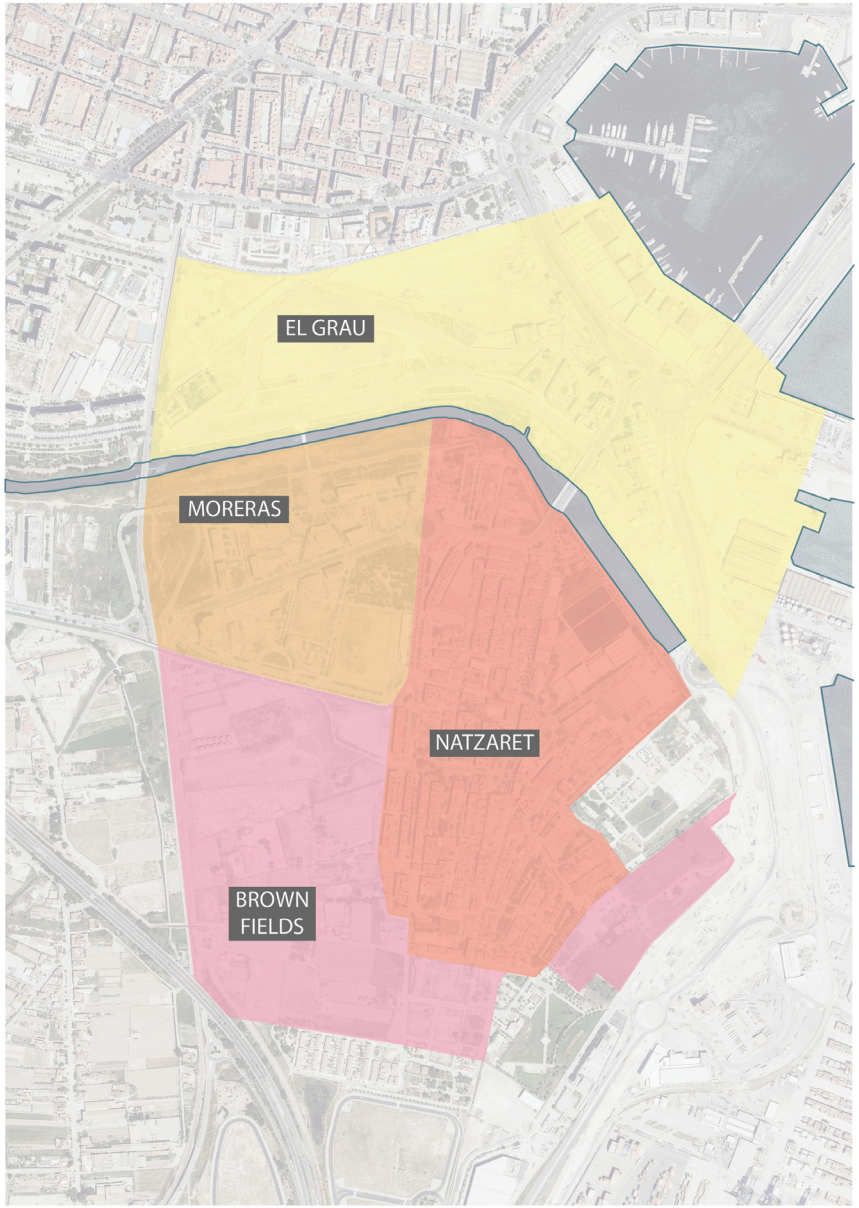
extra

HOUSING TYPOLOGIES - INFORMAL

Informal shelters, spontaneous settlement

free location on the plot

2.5 FUNCTIONS



NATZARET

education

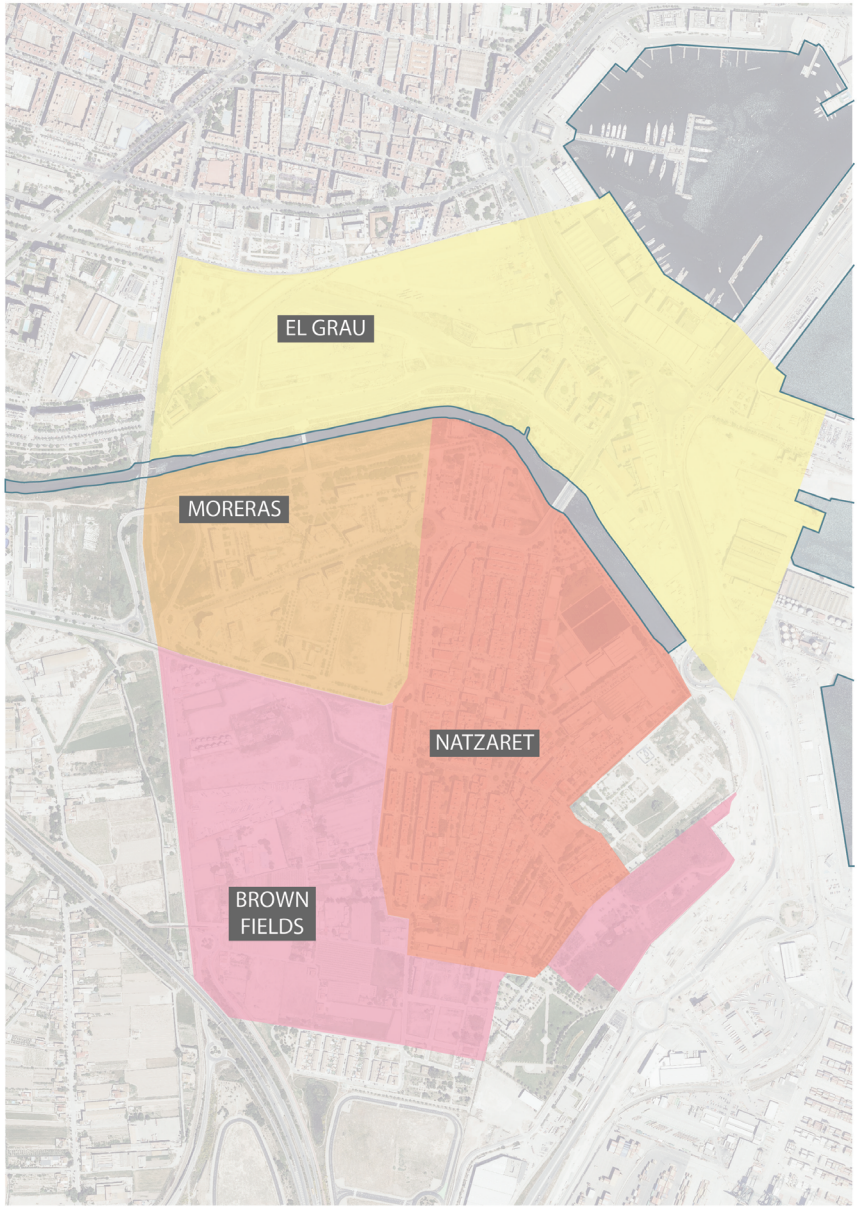
repair shops

groceries

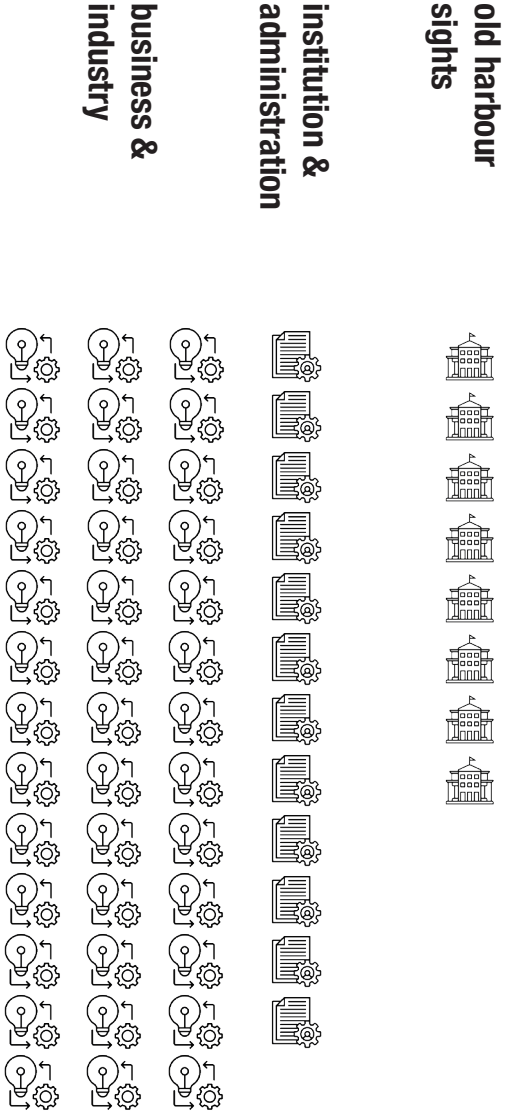
sport & culture

gastronomy

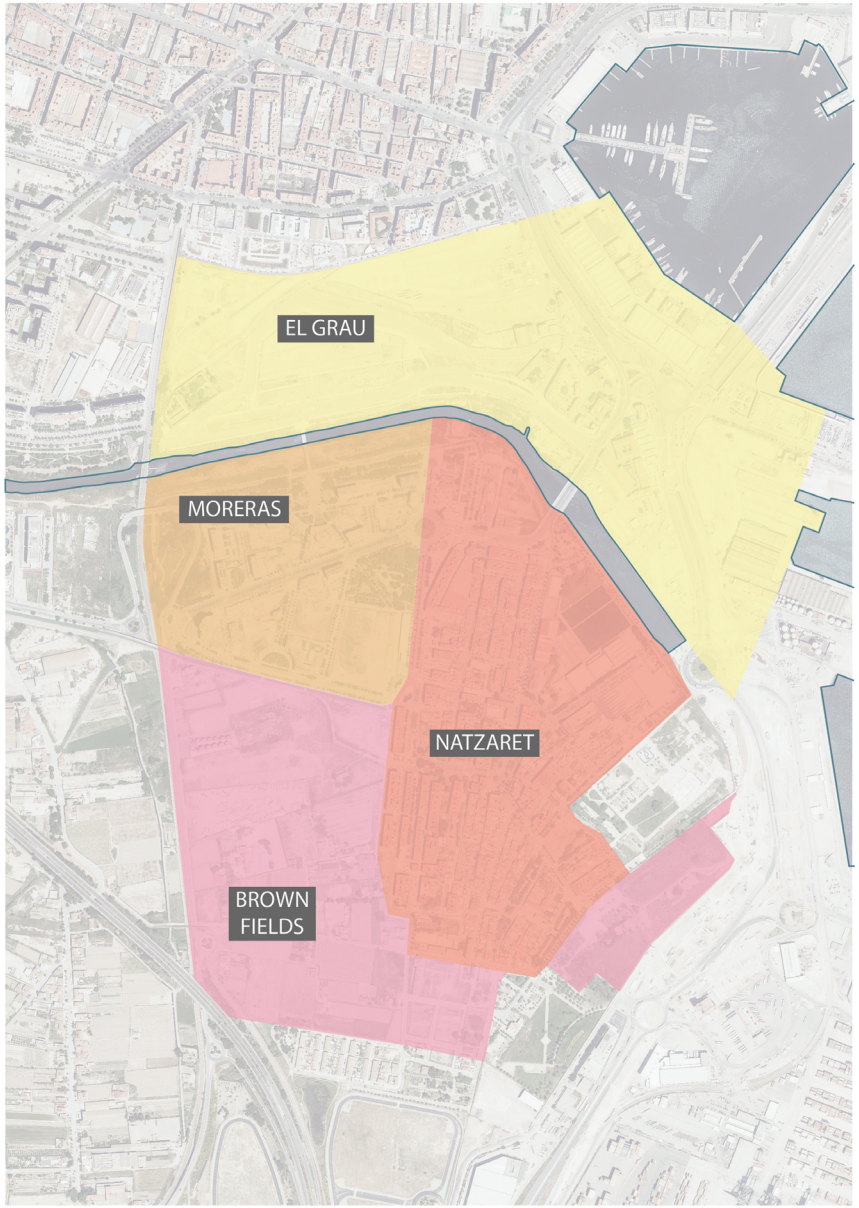
2.6 FUNCTIONS



EL GRAU



2.7 FUNCTIONS



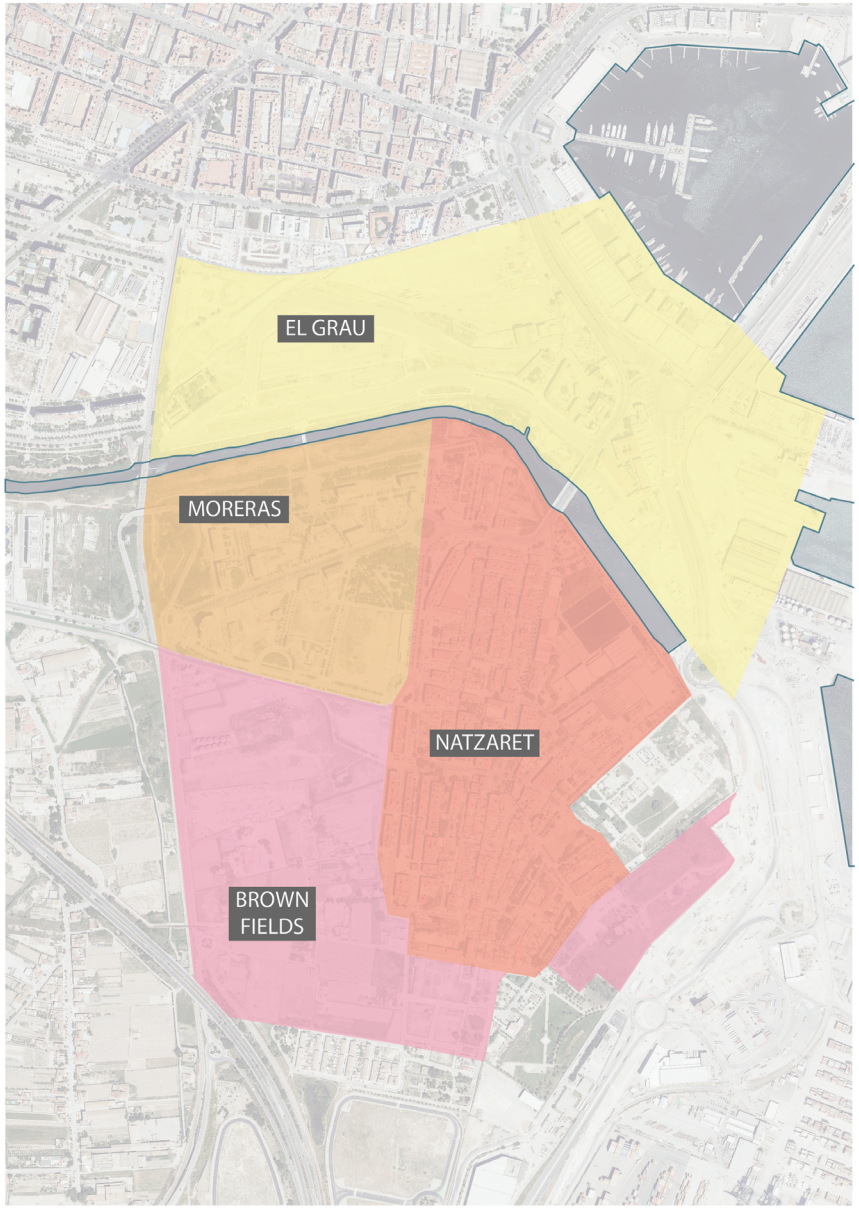
MORERAS

hospital

gastronomy

parks & gardens

2.8 FUNCTIONS



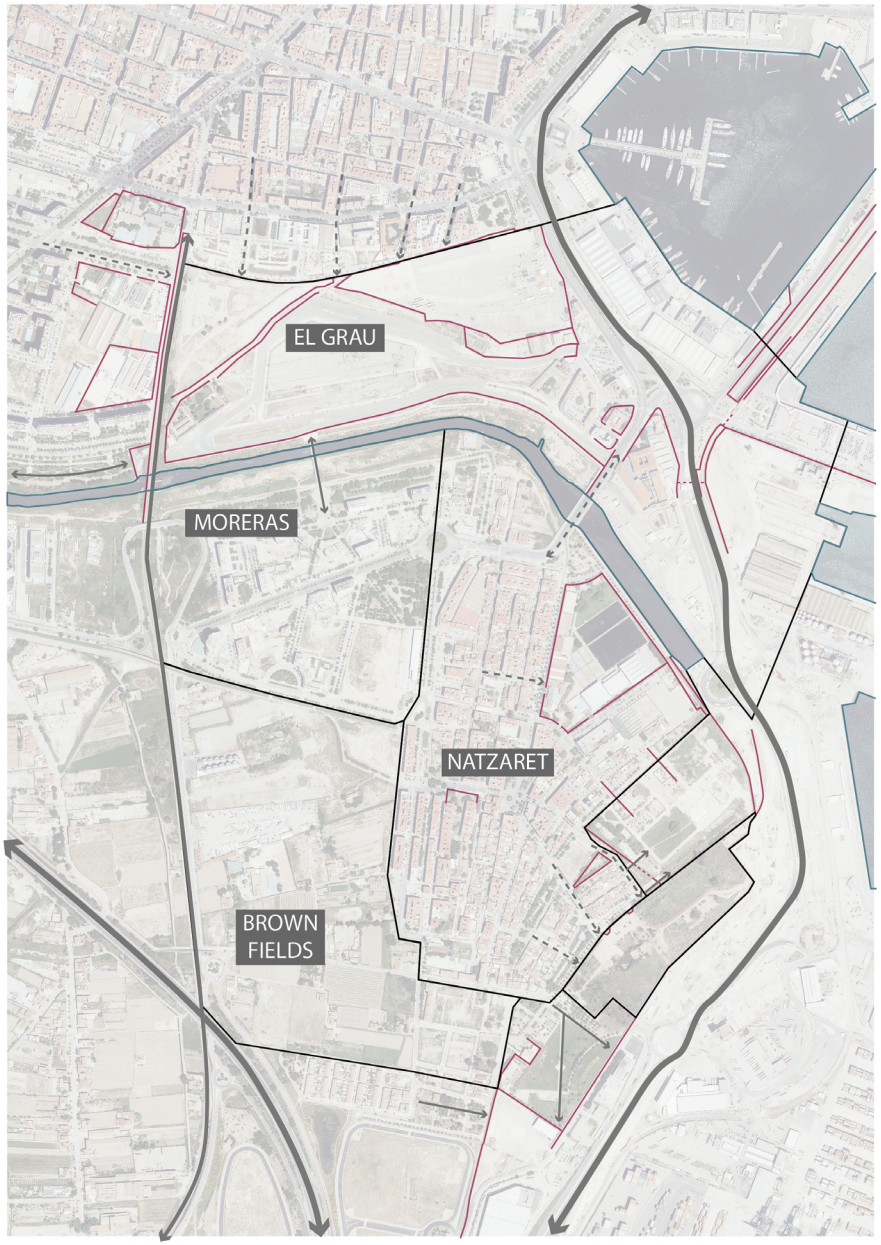
BROWN FIELDS

parks & gardens

agriculture

?

3 KEY PROBLEMS- DEFINITION



MORERAS
- Monofunctional apartment buildings (?)
- Lack of public spaces
- Disintegration of Turia River and Park
- Traffic noise and pollution

BROWN FIELDS
- Risk of degradation of agriculture fields and orchards
- Large-scale infrastructure facilities
- Vacant spaces
- Decrese of water quality
- Contamination of underground waters

EL GRAU
- Vacant spaces
- Mega events
- Disconnection from the city
- Disintegration of Turia River and Park
- Risk of tourism gentrification

NATZARET
- Disconnection from the city
- Disintegration of the sea
- Lack of public and green spaces
- Lack of social housing
- Old housing stock
- Rent increases
- High unemployment and poverty
- Port expansion conflict
- Borders, "The Wall"
- Light and particle pollution from the port
- Oil industry impacts

4 DEFINITION OF TOOLS

Policies & laws	Elaborating new financing models	Community based & cooperative housing	Affordable housing especially for vulnerable groups	Providing livable housing for diverse groups	Subsidies for low-income households	Priority 1 for category 'plots in urban neighbourhood'	Creating a socially acceptable mix of functions	Encourage local entrepreneurship and minority-owned businesses
Spatial tools	Fexible floor plans, shared appartents, apartment swaps	Priority to smaller appartments and common use areas	Protection of existing housing structures	Establish connections inside the area and to the city	Integrate housing into an open-space natural environment	Aim for a socially acceptable density	Create new public Spaces: as gathering & meeting points	Providing accessibility through climate adaption of housing & public spaces
	Expand the range of women's shelters and refuges	Protect existing public spaces	Facilitate the management of unpaid care work.	Improve walking and biking infrastructure	Ensure widespread provision of free, functioning, clean, public restrooms			
Community based tools	Strengthen community led design	Establishing a Women's Forum* for housing	Enhance community-oriented & shared infrastructures					
Tools for process design / procedural tools	Pay attention to Environmental justice	Small scale development: „cell by cell"	Ensure women's* equal representation	Temporary uses for vacant spaces				

5 TOOLS FOR EACH SUB-AREA

Protection of existing housing structures	Building type and programming should coherent with existing neighbourhood structures
Protection of existing public spaces	No building permissions on existing public spaces

5.1 TOOLS FOR EACH SUB-AREA

Community based & cooperative housing

Support administrative structures for community based & cooperative housing

Priority to smaller appartments and common use areas

E.g. shared laundry, common areas and kitchen facilities

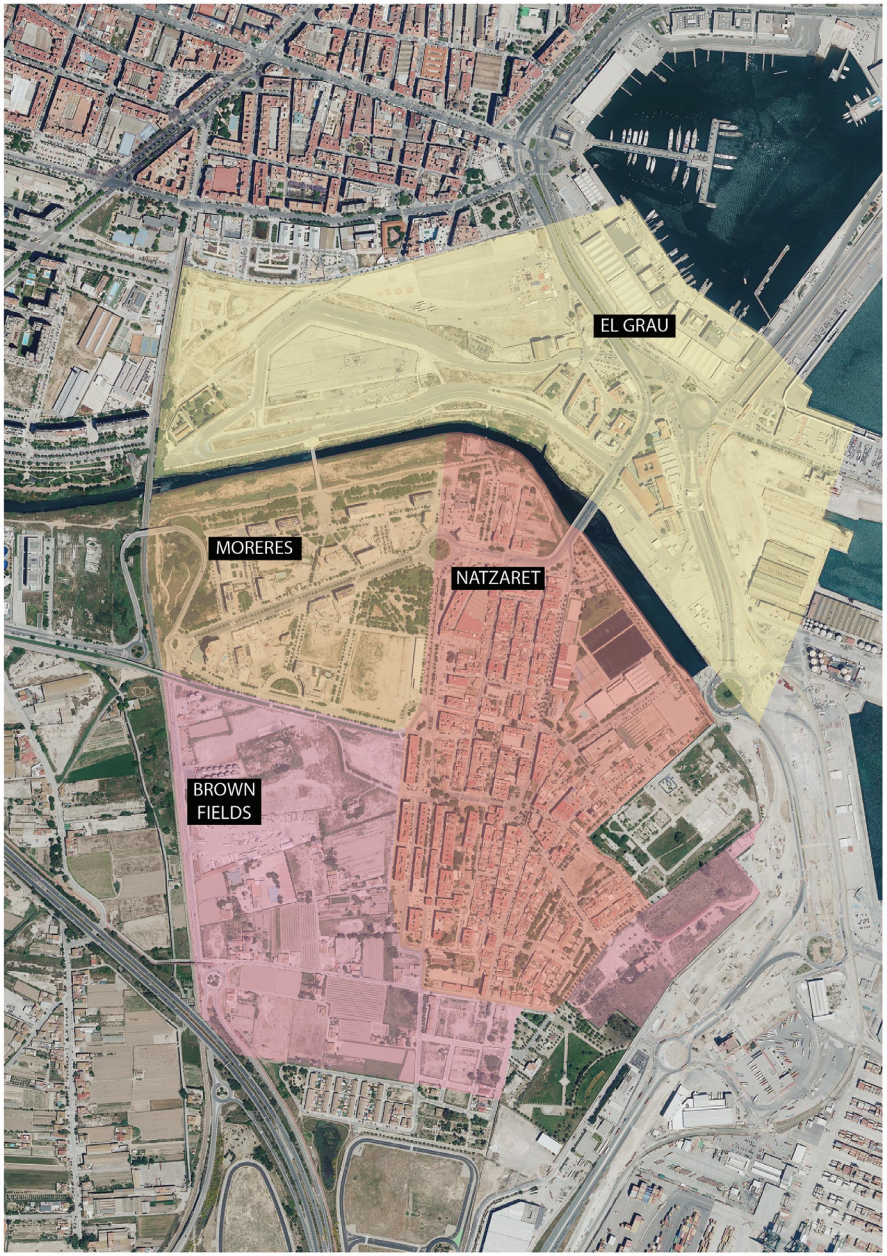
Integrate housing into an open-space natural environment

5.2 TOOLS FOR EACH SUB-AREA

New Types of housing for alternative ways of living	Use fexible floor plans, shared appartents, apartment swaps
Affordable housing especially for vulnerable groups	Using existing & establishing new policies for building & protecting affordable housing
Providing livable housing for diverse groups	People with different income, nationalities, age groups and family types
Aim for a socially acceptable density	Density that is controlled by the city and not by investors
Subsidies for low-income households	
Expand the range of women's shelters and refuges	Shelters and refuges for women* threatened by violence and/or poverty
Establishing a Women's Forum* for housing	
Priority 1 for category 'plots in urban neighbourhood'	E.g. require obligatory statement why these plots cannot be used

Creating a socially acceptable mix of functions	E.g. mixed residential and commercial building
Facilitate the management of unpaid care work.	E.g. plan playgrounds, yards, or open space near residences with visual contact to relieve crowded living conditions
Ensure widespread provision of free, functioning, clean, public restrooms	

5.3 TOOLS FOR ALL SUB-AREAS



Elaborating new financing models	E.g. rent price as a percentage of income/ micro-loans
Small scale development: „cell by cell“	
Enhance community-oriented & shared infrastructures	E.g. educational, sports- and recreational programs, swap exchanges and swap boxes, sharing opportunities (home Appliances, mobility, Skills & Competencies)
Strengthen community led design	Fostering participation of residents regarding the development of public spaces & built infrstructure
Establish connections inside the area and to the city	Connect existing satellite apartment buildings, connect Las Moreres and El Grao across the river, Las Moreres to the West and El Grao to the North
Create new public Spaces: as gathering & meeting points	
Providing accessibility through climate adaption of housing & public spaces	Bringing existing infrastructure to quality, providing shade for children and elderly people
Ensure women's* equal representation	At participatory events & descision making processes
Pay attention to Environmental justice	Help and support especially for less financially strong households often living in old houses & neglected neigbourhoods (e.g. during renovation)
Improve walking and biking infrastructure	Ensure that especially facilities as schools, hospitals & Sports facilities are nearby and can be reached safely
Encourage local entrepreneurship and minority-owned businesses	
Temporary uses for vacant spaces	

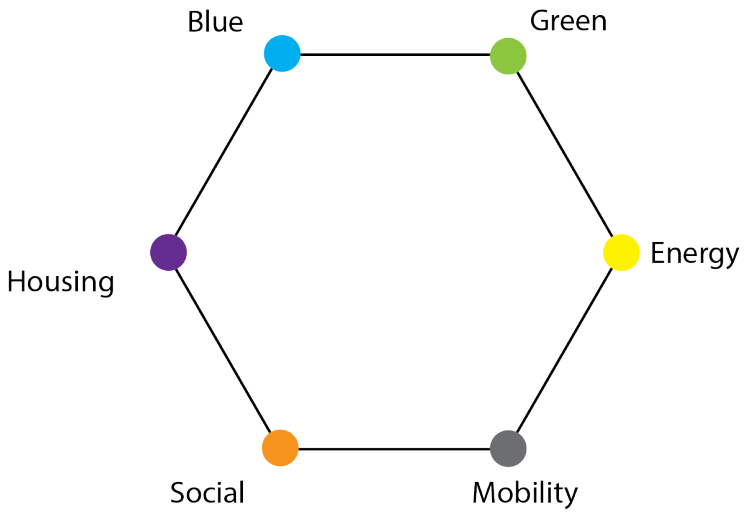
6 ANALYSIS OF SYNERGIES

ENERGY

Flexible models for apartments

Environmental justice

Community-oriented infrastructures



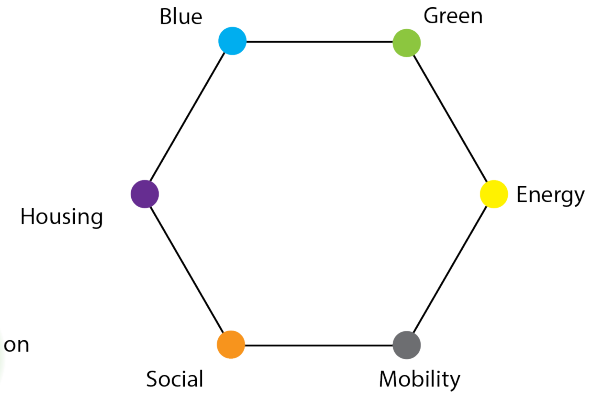
Temporary uses for vacant spaces

Swap exchange platforms

6.1 ANALYSIS OF SYNERGIES GREEN-BLUE

Encourage local entrepreneurship

Environmental justice



Integration of housing intonatural environment

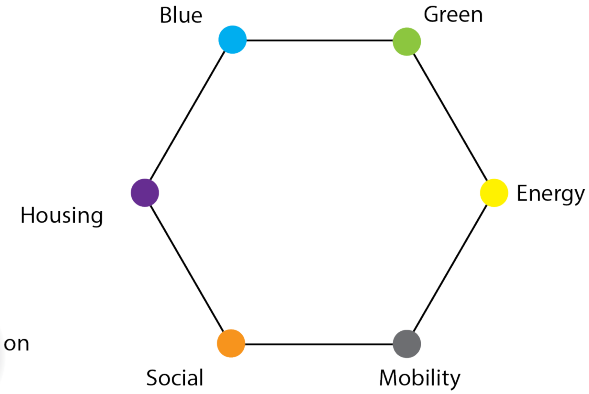
Temporary uses for vacant spaces

Climate adaption on public spaces

6.2 ANALYSIS OF SYNERGIES

MOBILITY

Support structures for care work



Integration of housing intonatural environment

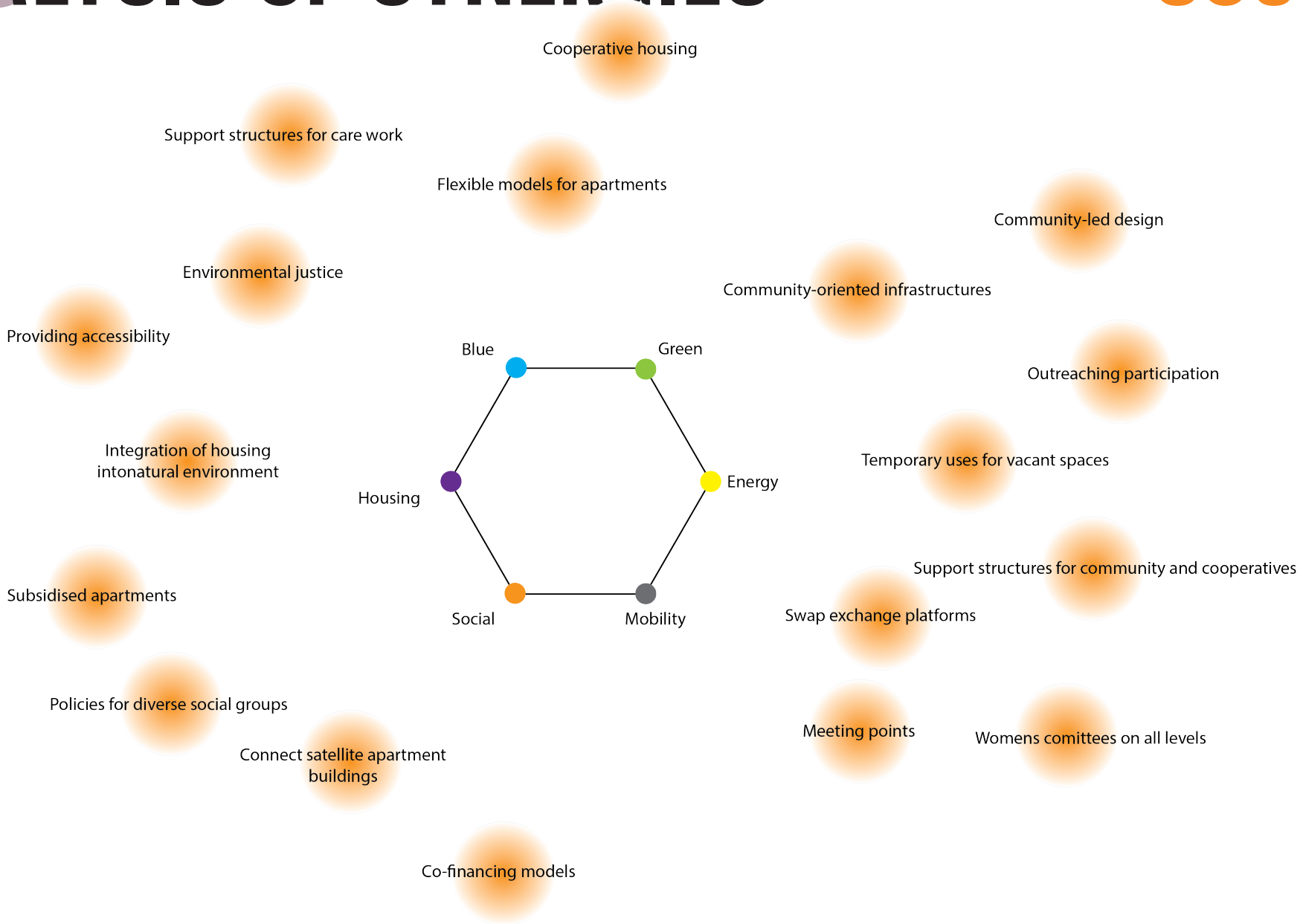
Climate adaption on public spaces

Connect satellite apartment buildings

New bridges to surrounding neighbourhoods

6.3 ANALYSIS OF SYNERGIES

SOCIAL



6.4 ANALYSIS OF SYNERGIES

Cooperative housing

Support structures for care work

Encourage local entrepreneurship

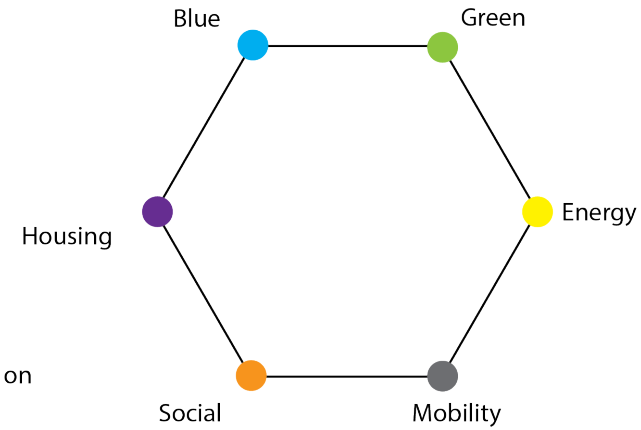
Flexible models for apartments

Community-led design

Environmental justice

Community-oriented infrastructures

Providing accessibility



Outreaching participation

Integration of housing intonatural environment

Temporary uses for vacant spaces

Support structures for community and cooperatives

Subsidised apartments

Climate adaption on public spaces

Swap exchange platforms

Policies for diverse social groups

Meeting points

Womens comittees on all levels

Connect satellite apartment buildings

New bridges to surrounding neighbourhoods

Co-financing models