

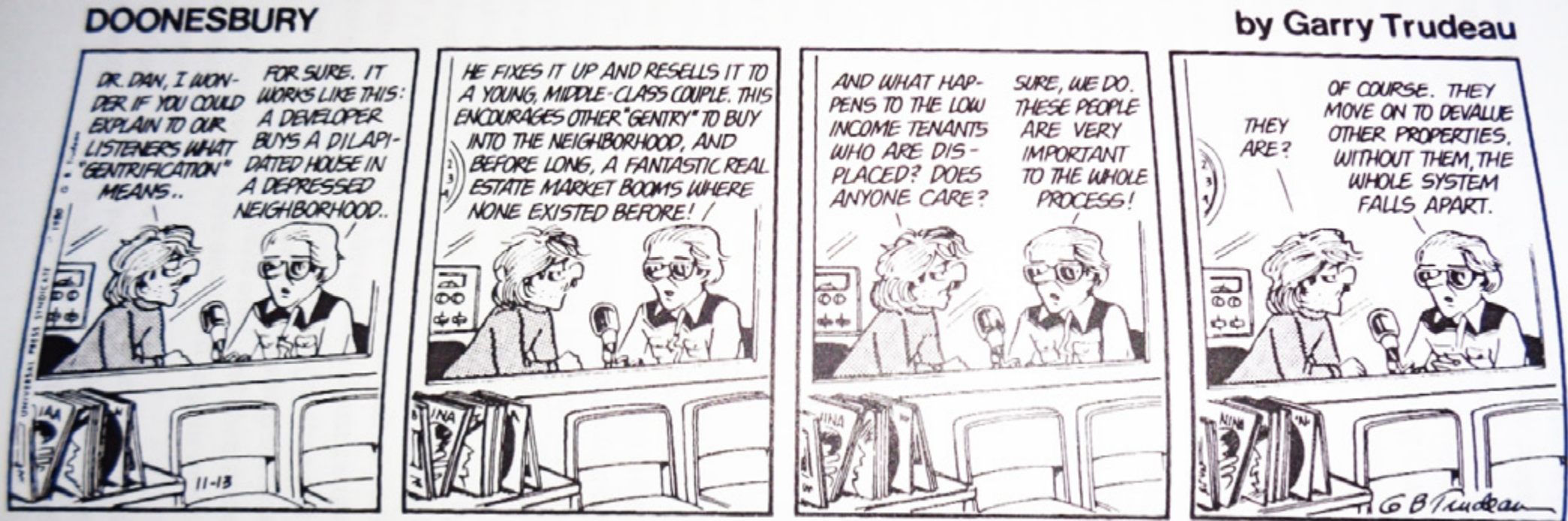
# URBAN REGENERATION AND GENTRIFICATION

## QUESTIONS AND ANSWER IN A VICIOUS CIRCLE

It's hard to be for *gentrification* but who would oppose *urban renaissance*,  
*urban regeneration*, *urban sustainability*?

# Why we can still talk about *gentrification*

## What is not changed in years of urban regeneration



# **Case studies**

**Skopje, Republic of Macedonia**  
**Torino, Italy**



# Madzir Maalo - Debar Maalo/Bunjakovec, Skopje, Republic of Macedonia





## Madzir Maalo





# Madzir Maalo - Debar Maalo/Bunjakovec, Skopje, Republic of Macedonia

## Madzir Maalo





# Madzir Maalo - Debar Maalo/Bunjakovec, Skopje, Republic of Macedonia

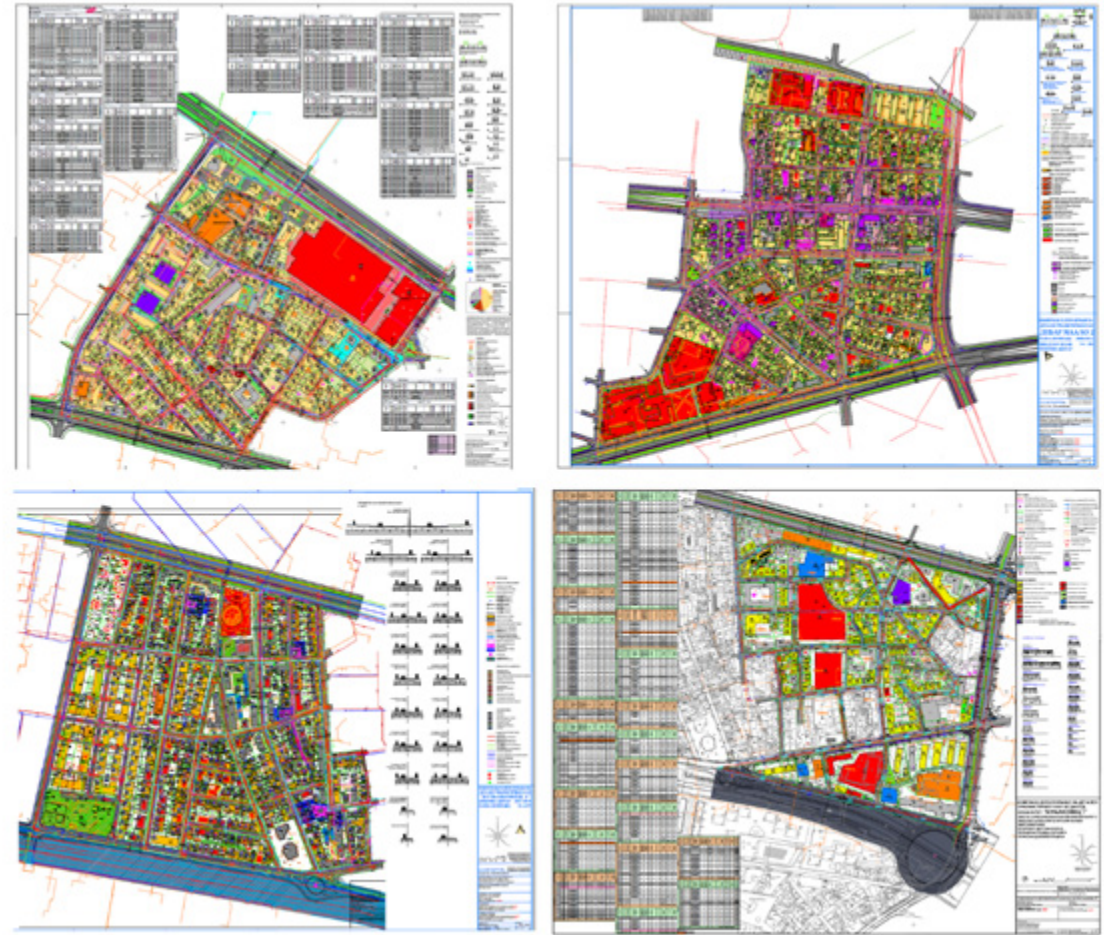
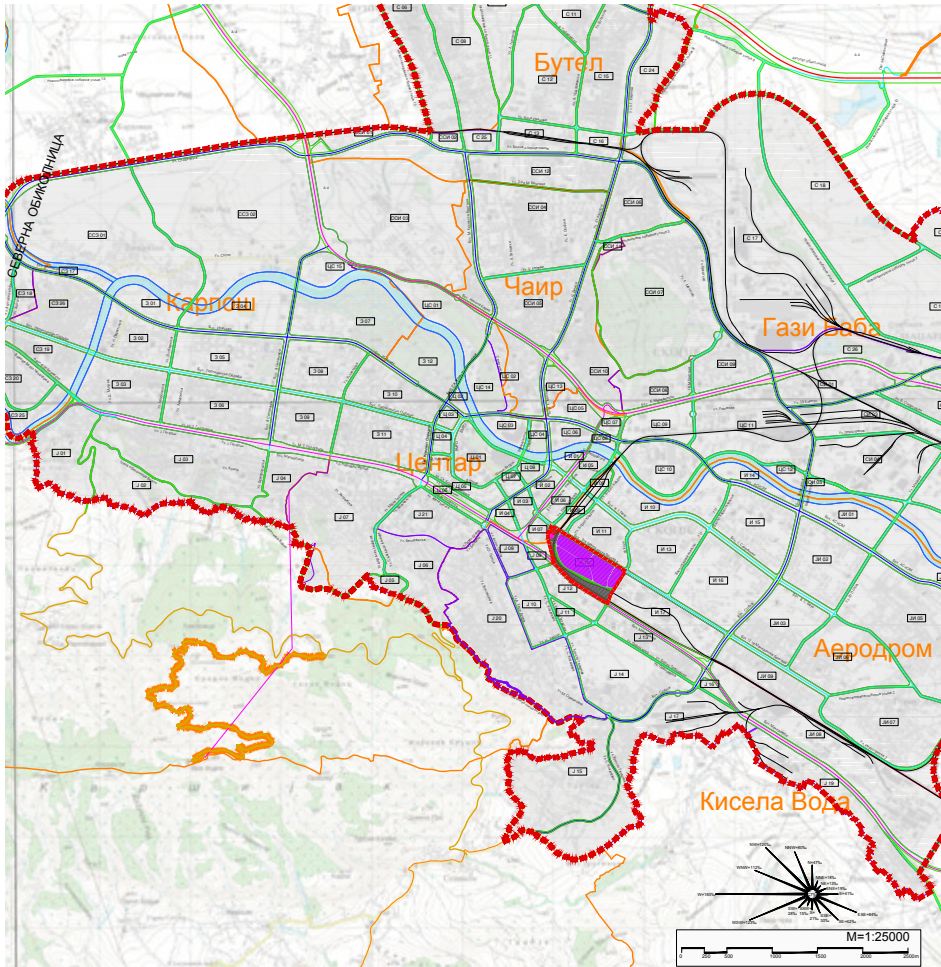
## Madzir Maalo





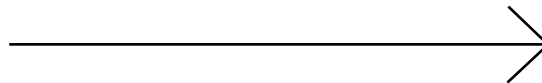
# Madzir Maalo - Debar Maalo/Bunjakovec, Skopje, Republic of Macedonia

## the role of public administration



Planning levels

**CITY OF SKOPJE**  
general urban plan



**MUNICIPALITY OF CENTAR**  
detail urban plans



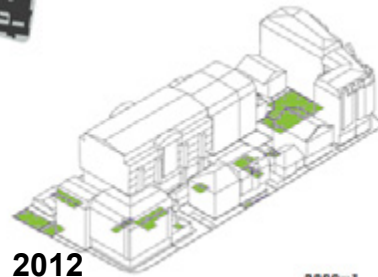
## urban process: city densification (Debar Maalo)



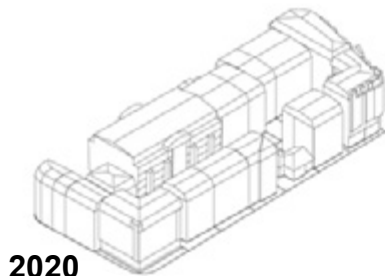
2020

**1990**

1990



2012



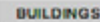
2020

Year	Total Population (m)	Population 15-64 (m)
1990	2126	2324
2012	3631	622
2020	3899	0

1990

2012

2020



PUBLIC

## EDUCATION

HEALTH CARE

TEMPORARY

**ILLEGAL**

## GREEN SPACE

## TRAFFIC

PEDESTRIAN

## CARS

### PARKING

## AREAS

## GARAGES

## UNDERGRO



Neighborhood Bunjakovec 2

AREA:	Skopje City Center
SOCIO-SPATIAL CHANGE:	Privatization, Reintroduction of Property Market
URBAN PROCESS:	City Densification
SPATIAL OUTCOME:	Urban Replacement / UR

TYPOLOGICAL LIFE

MORPHOLOGICAL LAYER

[illegible][illegible]

surface surface surface surface surface surface surface surface surface surface

pre-translational condition **miniPLAN** **VOLUMAX**

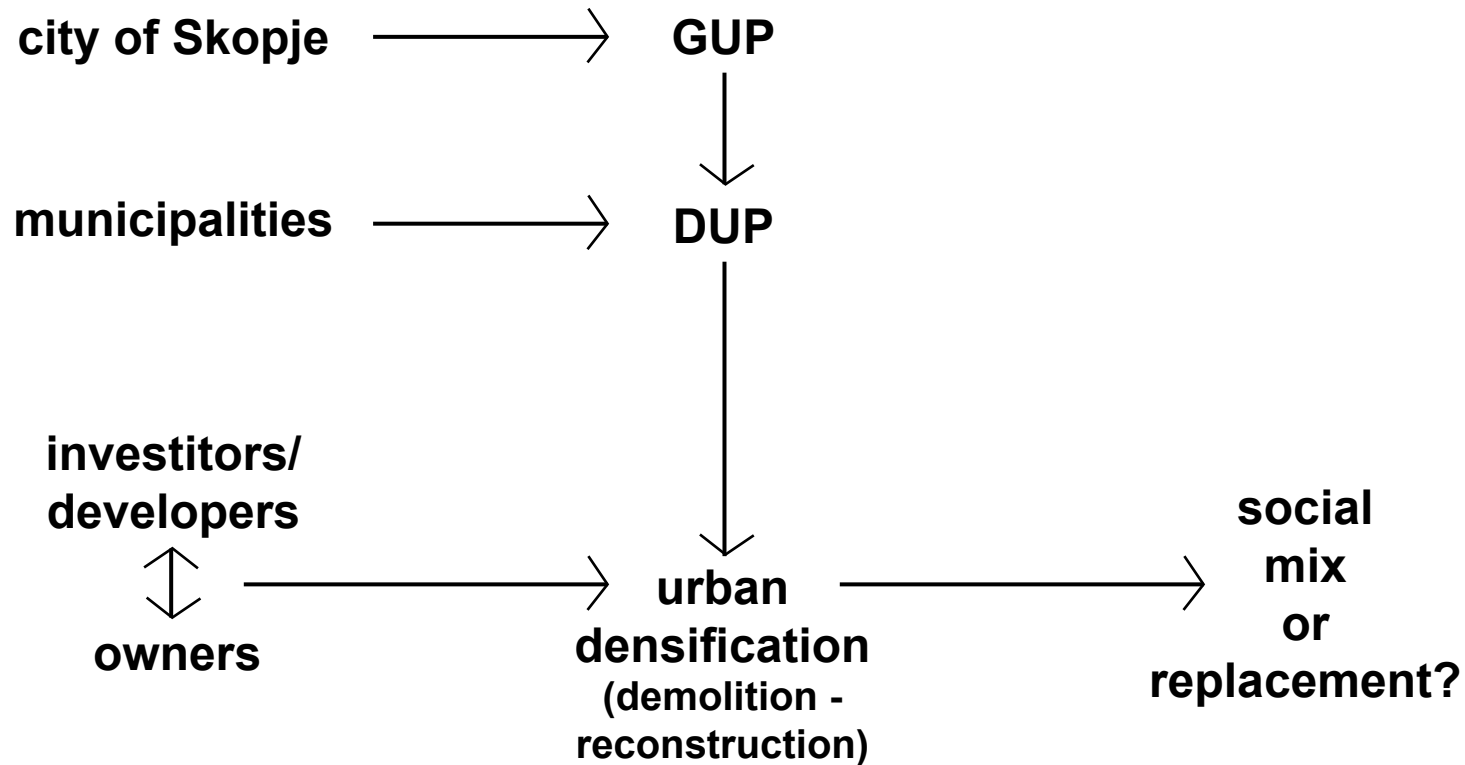
## miniPLAN

**VOLUMAX**



# Madzir Maalo - Debar Maalo/Bunjakovec, Skopje, Republic of Macedonia

## urban process and “players”





# Madzir Maalo - Debar Maalo/Bunjakovec, Skopje, Republic of Macedonia

## results

“Although I miss data to verify how large is the **migration of old residents** towards other part of the city, I was able to discover that this phenomenon at least exists.

In many interviews I had with older residents in Bunjakovec, they claimed that a significant number of their former neighbors decided to leave as they could **substitute their new apartment with a cheaper one somewhere else**, using the surplus for other improvements of their living standards ...

Jovan Ivanovski (2008)



... Some claimed that many older neighbors also left the neighborhood due to **their inability to enjoy their common neighborhood life**.

Jovan Ivanovski (2008)

	m <sup>2</sup>	price-euro	price/m <sup>2</sup>
Butel 1	70	30000	429
Cento	60	25000	417
Cento	54	30000	556
Cento	55	28000	509
Cento	70	49000	700
			<b>524</b>
Cair	73	50000	685
Cair	59	31500	534
Cair	85	46750	550
Cair	59	36000	610
Cair	72	54000	750
			<b>627</b>
Gjorce Petrov	66	58600	888
Gjorce Petrov	71	63000	887
Gjorce Petrov	98	90000	918
Gjorce Petrov	117	55000	470
Gjorce Petrov	90	58500	650
			<b>736</b>
Novo Lisice	68	68000	1000
Novo Lisice	63	65000	1032
Novo Lisice	49	64000	1306
Novo Lisice	89	84000	944
Novo Lisice	75	57000	760
			<b>983</b>
Aerodrom	85	85000	1000
Aerodrom	60	62000	1033
Aerodrom	93	110000	1183
Aerodrom	75	85000	1133
Aerodrom	92	85000	924
			<b>1054</b>
Debar Maalo	76	102600	1350
Debar Maalo	122	134000	1098
Debar Maalo	73	98500	1349
Debar Maalo	85	105000	1235
Debar Maalo	58	74000	1276
			<b>1242</b>
Centar	60	77000	1283
Centar	68	92000	1353
Centar	45	57000	1267
Centar	79	97500	1234
Centar	69	86250	1250
			<b>1276</b>

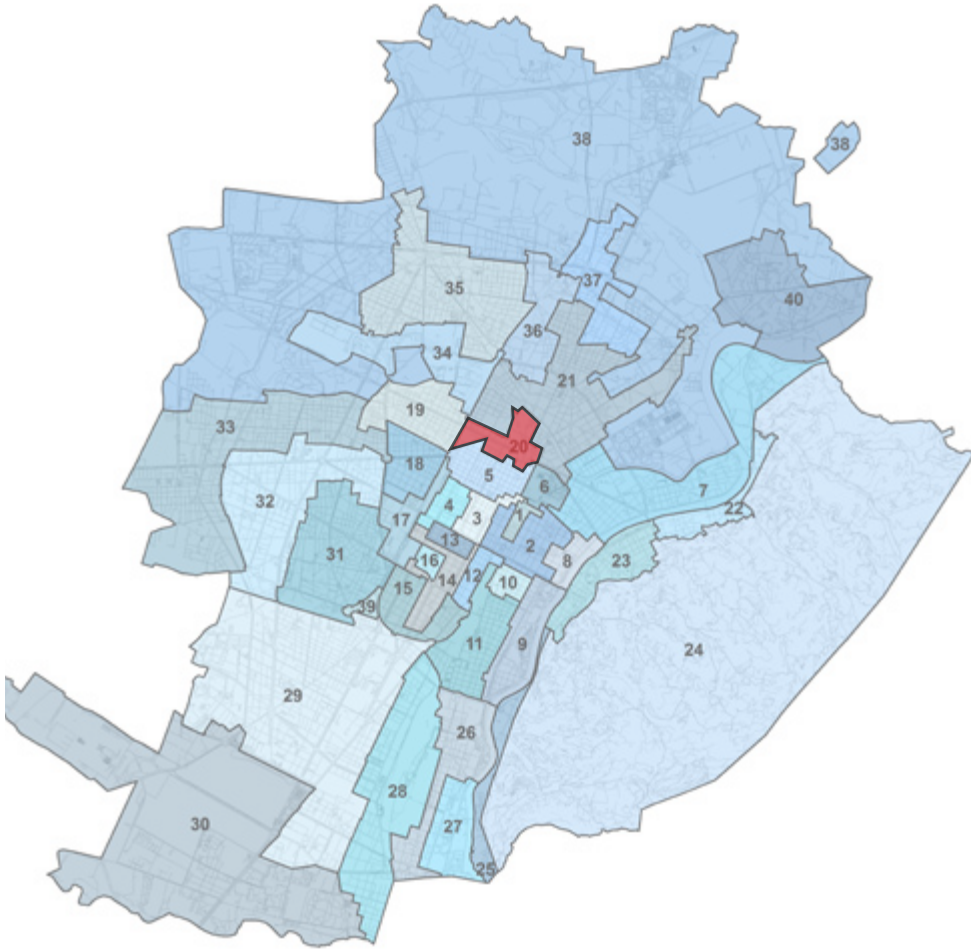
Dwelling unit selling prices

Simplified comparative estimation, 09/2014



# Porta Palazzo, Torino, Italy

## between center and periphery



Microzones defined by OICT  
(Real estate monitoring center of the city of Torino)

Microzone 5: Garibaldi \_ Area Quadrilatero Romano

**Microzone 20: Porta Palazzo**

Microzone 21: Palermo \_ Area Aurora



# Porta Palazzo, Torino, Italy

'80s





# Porta Palazzo, Torino, Italy

today





# Porta Palazzo, Torino, Italy

## the role of public administration



*Progetto theGate*  
**PortaPalazzo**

**1998 -> 2001**

urban pilot program “The Gate - living not leaving”, urban regeneration program financed mainly by EU, City of Torino, Ministry of Public Works

**2002**

Progetto “The Gate - Porta Palazzo” becomes local development agency, financed by City of Torino



### LOCAL INTERVENTIONS WITHIN “PROGETTO PERIFERIE TORINO”

 URBAN RENEWAL PROGRAMS

 C.I.P. URBAN 2

 NEIGHBOURHOOD CONTRACT

 PARTECIPATED LOCAL  
DEVELOPMENT ACTION



# Porta Palazzo, Torino, Italy

## the role of public administration



### built

Tavolo Abitare Sociale a Porta Palazzo  
Abitare a 360°  
Piani di Recupero Obbligatorii  
Proposte per il Patrimonio immobiliare pubblico  
Riqualificazione Piazza della Repubblica  
Centro Palatino  
Abitare Porta Palazzo  
Rilevazione del degrado abitativo  
Nuovi alloggi per anziani  
Bando Facciate 1 e 2  
Progetto restauro Ordine Mauriziano  
Nuovo parcheggio S. Pietro in Vincoli e risistemazione del sagrato  
Recupero ex stazione Torino-Ceres  
Riconversione funzionale ex officine comunali di Via Cecchi  
Risistemazione di via e piazza Borgo Dora  
Via pedonale sull'ex canale dei Molassi  
Studio sul mercato immobiliare e stock abitativo  
Accompagnamento al recupero del Cortile del Maglio  
Nuova illuminazione di c.so Giulio Cesare  
Avvio alla riqualificazione dell'isolato Santa Croce  
Area San Pietro in Vincoli  
Progetto generale luce per l'area del progetto "The Gate", Porta Palazzo  
Community Planning Week-end: Fuori orario  
Quinta scenografica  
Mercati S-coperti



### sustainable

Impegniamo Porta Palazzo per la riduzione dei rifiuti  
Cortili verdi  
Fondazione Rosselli  
Energia di quartiere  
L'energia: soluzioni per il risparmio energetico  
Alluvione  
Verde in scatola  
Da rifiuto a risorsa

(Qec-ERAN) Programmi europei sulle pari opportunità  
Progetto Spazi al femminile: dalla scuola al quartiere  
La rete sui giovani ed i minori: Il Tavolo Giovani di Porta Palazzo

Il Comitato Sicurezza di Porta Palazzo: una rete fra cittadini, istituzioni e forze dell'ordine

Una Finestra sulla Piazza: un progetto per i minori stranieri non accompagnati

Progetto l'Sciangai: economia informale e cittadini stranieri  
Il Ramadan a Porta Palazzo: conflittualità e sperimentazioni

Il Natale a Borgo Dora: sinergie da accompagnare  
Sportello d'Informazione rivolto alla popolazione migrante cinese

Festa della donna: Il mercatino delle operatrici dell'ingegno  
Polo Educativo di Porta Palazzo

Progetto Focus su c.so Giulio: una ricognizione sul senso di sicurezza con l'uso di fotografie

## “environmets”



### social

NESSUNO ESCLUSO – la sicurezza che puoi fare  
In piazza s'impara  
Porta Palazzo è il mio quartiere  
Spazio ai bimbi... e il giardino rinasce!  
Percorsi di cittadinanza attiva  
Gener-Action - giovani per porta palazzo  
A spasso con Sherazade

(Qec-ERAN) Programmi europei sulle pari opportunità  
Progetto Spazi al femminile: dalla scuola al quartiere  
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Progetto Nafidat  
Laboratorio Montserrat

Extra-informa  
Una scuola al plurale

Oltre la strada



### economic

Consorzio Borgo Dora  
Progetto Portici - Galleria Umberto I  
Azione di empowerment rivolta agli operatori ex 121  
Promozione degli operatori dell'ingegno su canale Carpanini  
Percorso di accompagnamento alla nascita di un'associazione di commercianti marocchini  
Via dalla strada  
Centro italo-arabo dar al-hikma  
Se l'economia è sociale  
Frutti della qualità  
Balon al centro  
Il restauro dell'artigianato (vetrina mobile)



### cultural

Geodesign  
Bibliomigra  
Galleria Umberto I  
Borgo Dora  
Food Market Festival  
2 tiri a Porta Palazzo  
Teatro  
Multimedia  
Giovani idee  
Alcune campagne di comunicazione  
Comunicazione Cantiere Porta Palazzo  
Turisti per casa  
Balôn al Centro  
Progetti per il territorio  
Orchestra di Porta Palazzo

**Progetto “The Gate - Porta Palazzo”**

# Porta Palazzo, Torino, Italy

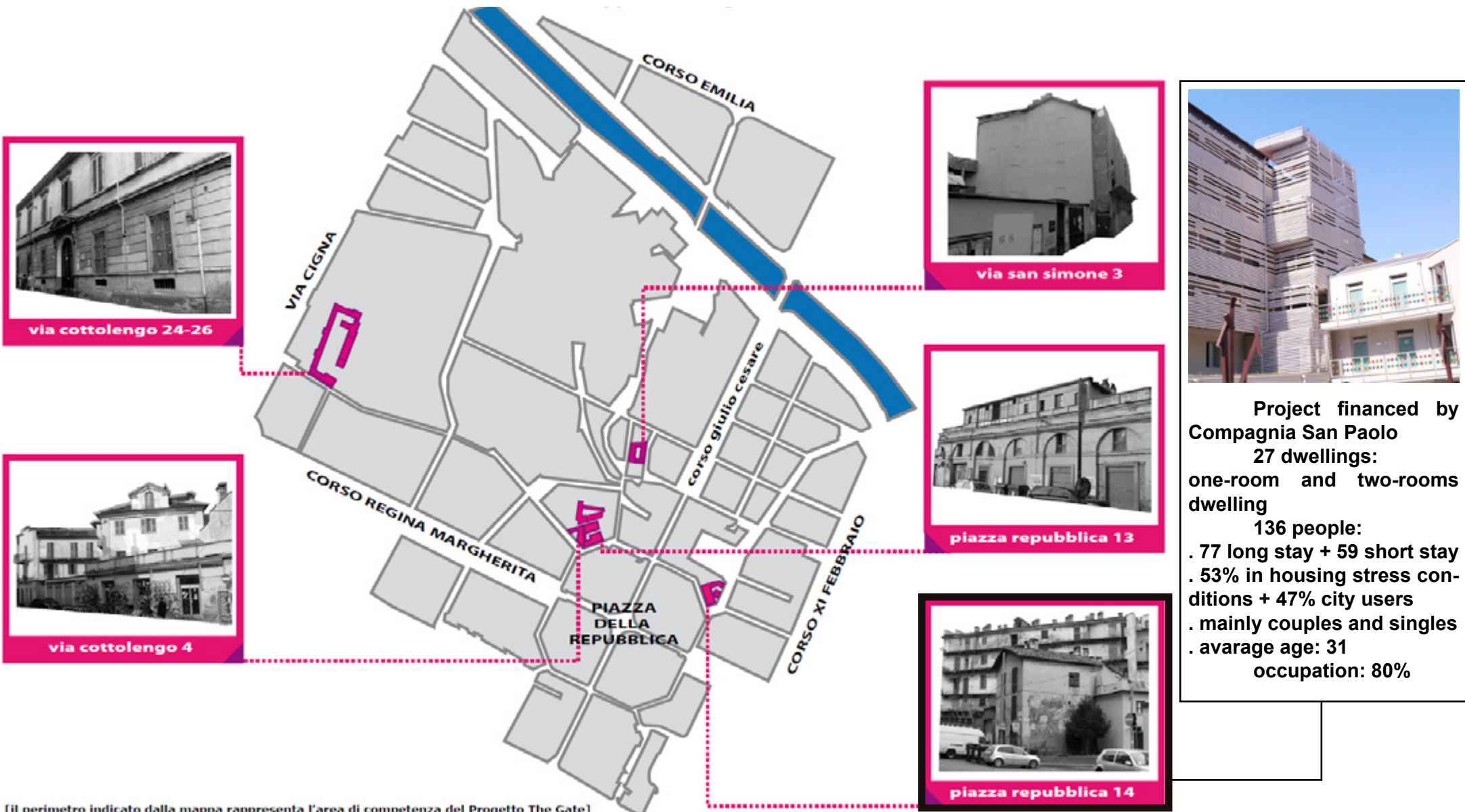
within the urban process: built environment renewal





# Porta Palazzo, Torino, Italy

within the urban process: built environment renewal and social housing projects



Project financed by  
Compagnia San Paolo  
27 dwellings:  
one-room and two-rooms  
dwelling  
136 people:  
. 77 long stay + 59 short stay  
. 53% in housing stress  
conditions + 47% city users  
. mainly couples and singles  
. average age: 31  
occupation: 80%

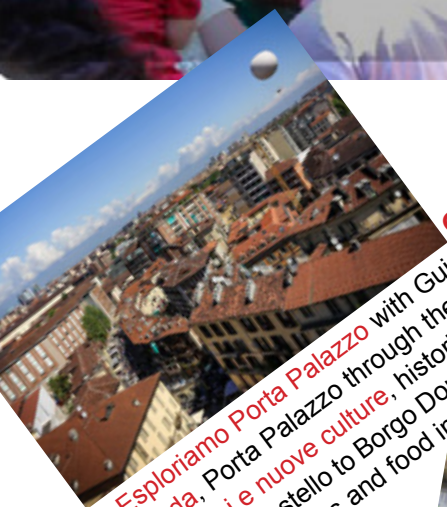


# Porta Palazzo, Torino, Italy

within the urban process: initiatives spreading



Progetto theGate  
**PortaPalazzo**



**GUIDED TOURS**  
Esploriamo Porta Palazzo with Guides Bogianen  
Torino migranda, Porta Palazzo through the eyes of a "migrant guide"  
Tour antichi borghi e nuove culture, historic quarters and new cultures  
Tour-et, tour from piazza Castello to Borgo Dora every second Sunday of the month  
Turisti per casa, walk tours and food immersion guided by Chef Kumale

**SUNDAYS IN THE STREET  
WITH CIRKO VERTIGO**



**BOOKS FOR PRESENT**



**ART EXHIBITIONS  
MUSIC  
READINGS  
TEASTINGS**



**DISCOVERING RAMADAN  
EATING TOGETHER  
AFTER  
THE SUNSET**



**PARTY WITH NEIGHBORS**

**URBAN GARDENING**





## Porta Palazzo, Torino, Italy

within the urban process: controversies spreading

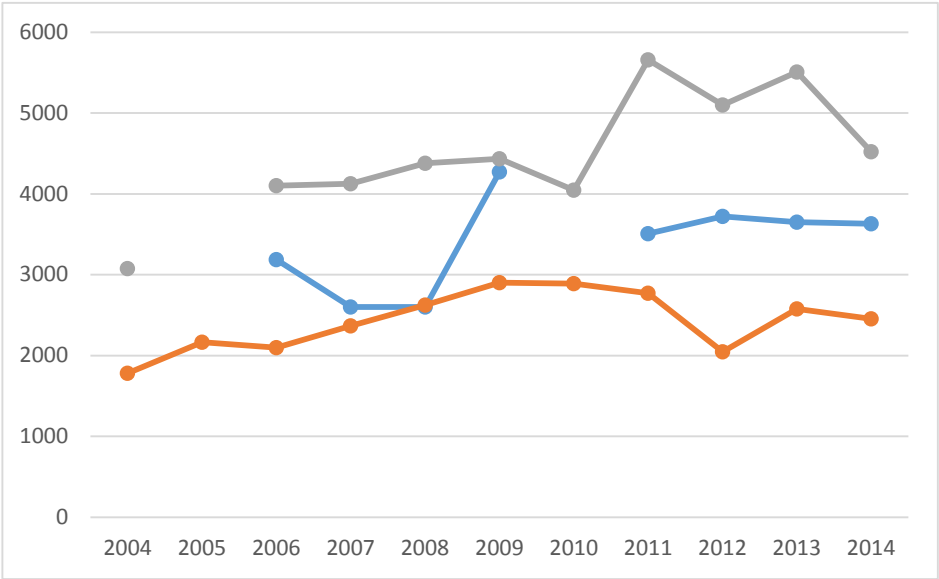


# Porta Palazzo, Torino, Italy

## results: some figures

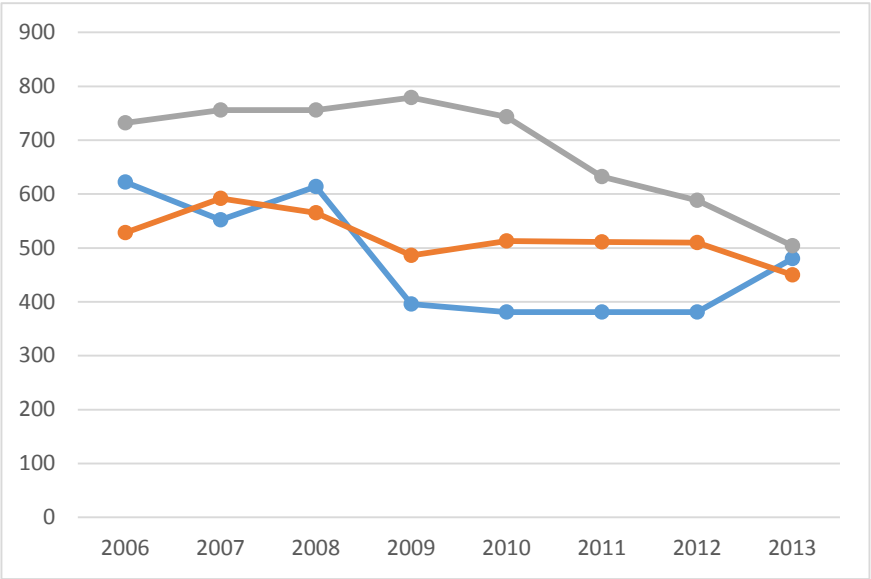
Dwelling medium selling price

new/completely restored

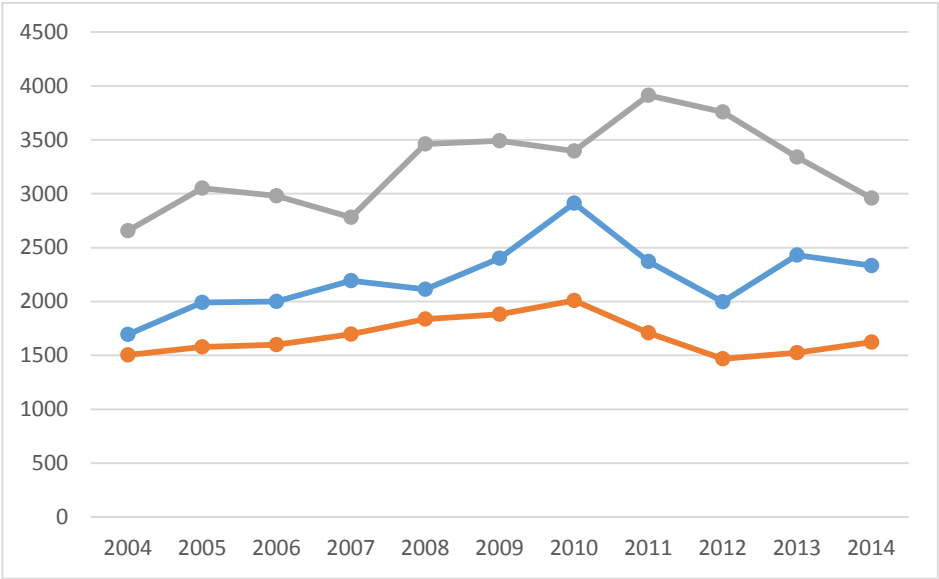


Medium renting price

2rooms+kitchen dwelling



used



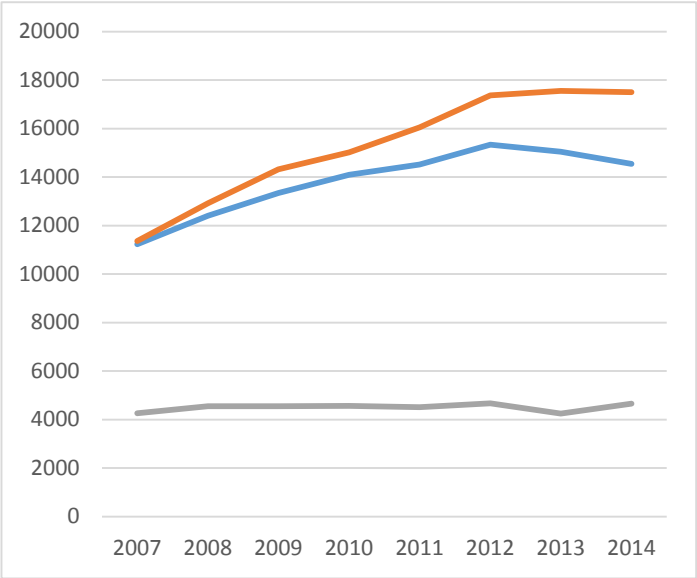
- center
- porta palazzo/aurora
- barriera di milano



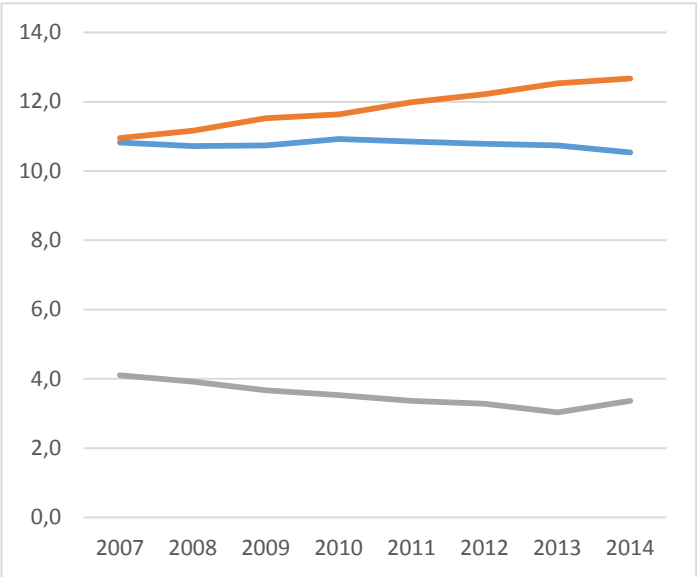
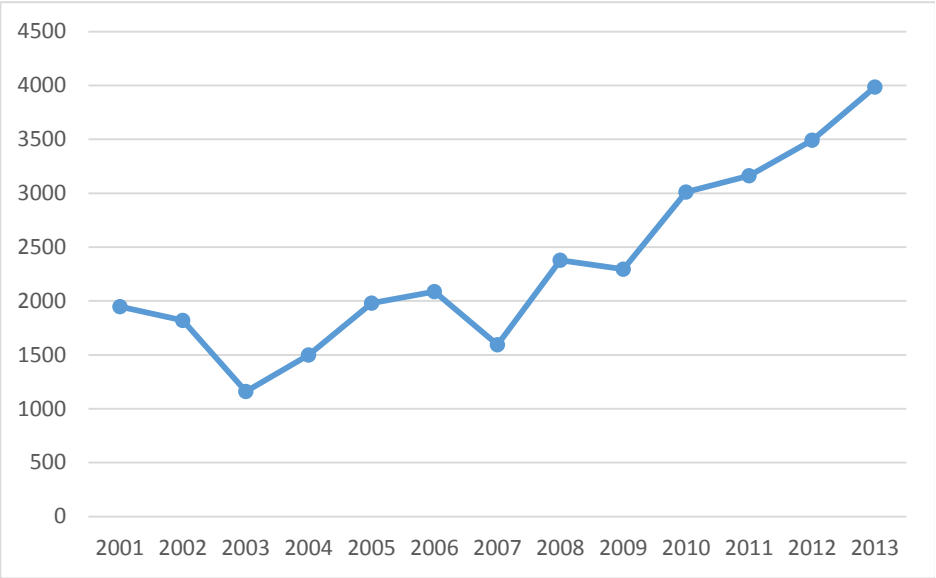
# Porta Palazzo, Torino, Italy

results: some figures

Foreign population



Evictions notifications



- center
- porta palazzo/aurora
- barriera di milano

## OPEN QUESTIONS

**If in liberal and neoliberal cities both top-down and horizontal approach lead, even if in different ways, to similar results, can social issues really guide and inspire policies?**

**If the public is not a *provider* but an *enabler*, what is really needed to be enabled?**

**Is it possible to guide speculation, profit to reach sustainable social results?**

**If land and real estate market generates the social division of space,  
on one hand, into marginal areas of lower environmental quality populated by lower classes,  
and on the other hand, into valuable, functional, artistic, symbolic areas inhabited by upper  
classes...**

**...within this system, how is it possible to solve crucial urban issues?**