

POLITECNICO DI TORINO
SECOND SCHOOL OF ARCHITECTURE
Master of Science in Architecture
Honors theses

URBAN CATALYSTS: incremental requalification strategy in Talca_”8 Oriente“

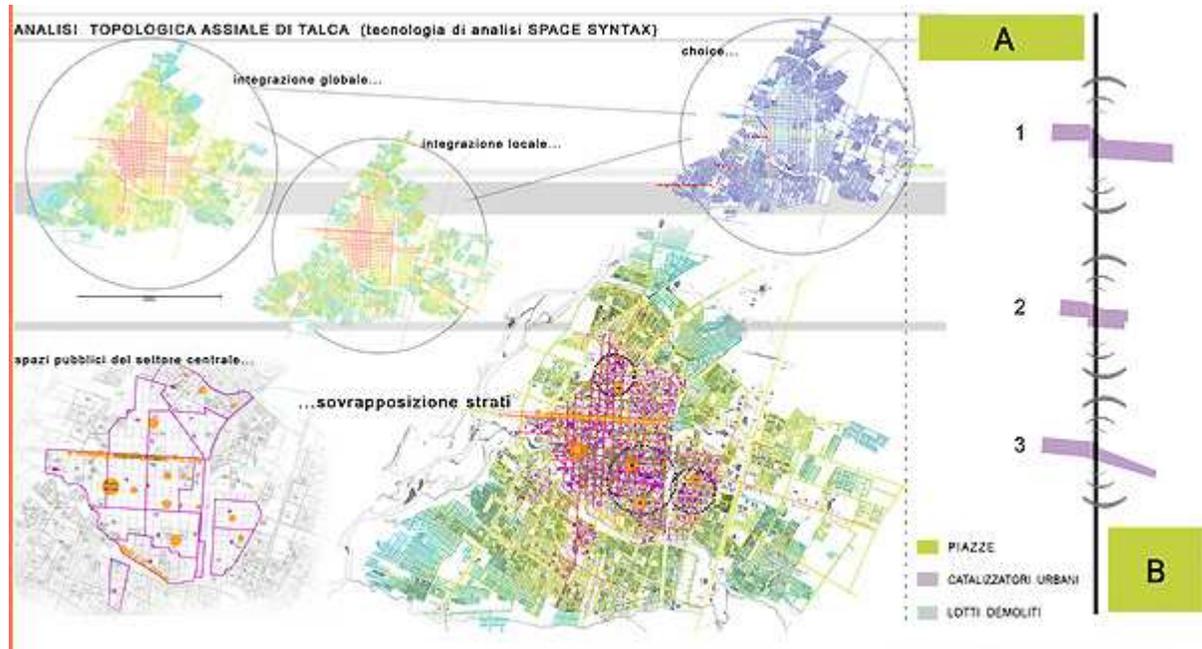
by Marcello Licitra

Tutor: Paolo Mellano

The main subject of the thesis studio is the social housing, especially in Chile where *it is* it plays a significant role. The concept of home is not *understood* as a simple construction, but as the result of the interaction between the concepts of house, block, neighborhood, infrastructure and services.

The 27 February 2010 Central South Chile Earthquake required a prompt reconstruction intervention of all the affected areas. (*But*) At the same time, it became a precious opportunity to redesign several Chilean cities like Talca (capital of Maule Region), which was chosen as project area.

Trough an analysis by layers of the city (urban structure, voids and fulls, affected sectors, existing public spaces) it was possible to classify the complexities of the site. All those information were useful to identify the most appropriate site for the projects *which is* in the south-est (*part*) of Talca (*it is* also the most affected and oldest area of the city), close to one of the main streets (2 Sur) and two public squares connected by the 8 Oriente street. This connection will be improved trough a requalification strategy (pedestrian paths, green areas, public transportation, commercial program). Secondly, the project includes the installation of three strategic micro-public spaces (URBAN CATALYSTS), *which are* located along the axis (8 Oriente) *at a distance of about 130 meters from each other*, focusing then on the first one of these three sites as the first stage of the linear system proposed (like a sort of acupuncture).



Urban analysis of Talca

According to the public program, there are some commercial and recreational activities (*which are*) located in the first floor of the residential blocks (“street level store front”) and contribute with the others services to guarantee the urban activity of the entire segment of 8 Oriente.

It was also important to define a new way of living according to the regulation in force and coherent with the social context of Talca. In that sense the project suggests an intervention of “Horizontal densification” consisting *in* a residential complex of many interconnected units, as possible alternative to tower buildings, which are totally overscaled compared with the common residential typology of the city (three floors maximum).

One of the main aims of the project is to create shared spaces in order to allow the users to interact, have rest, play or simply meet each other. Therefore, the ground level is almost completely free and permeable; characterized by a floor qualifying system which defines different areas: playgrounds for children and *senior* people, resting areas in the shade, gardens and parking.

With respect to the house, there are three different typologies according to the *for different kind of user*. The units located in the *internal* part of the site, were designed for medium-large families. Each block has a simplex apartment (70 sqm for 3-4 people); in the two upper floors there is a duplex apartment (132 sqm for 6-7 people). The street level houses (with shops on the first floor) instead, were conceived for younger people (couples, students/workers) with flat for a maximum of 3 people (50 sqm).



3D visualizations

For further information, e-mail:
 Marcello Licitra: m-arch-ello@hotmail.it