



POLITECNICO
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Honors thesis

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Abstract

**Puertillo's urban regeneration: morphological
prefiguration for the construction of alternative
scenarios**

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The purpose of the thesis is to investigate the dynamics of the territorial transformation, focusing on the role that the architect plays in decision-making processes and on methodologies that enable him to interpret the needs of the many actors involved and to translate them into forms and spaces. The project assumes therefore an instrumental function to intervene in the evolution of the urban areas, keeping in mind of the large-scale dynamics that will be produced. The approach used is the morphological prefiguration of alternative scenarios that is to define some project ideas for the examined area, where each one develops from a different focus regarding the problem, and therefore proposes a different solution. The design of scenarios is proposed as an open tool for the territorial transformation, able to change in relation to external conditions and to the network of actions concentrate on a specific location.

The analysis involves Puertillo, a small village situated on the North coast of the island of Gran Canaria. The work has been structured in a first part of analysis of the territory both the possible actors involved, finally defining the global problem through the use of the SWOT Analysis and Stakeholder Analysis (Img 1). On this basis were then identified the main objectives of the transformation, some invariant interventions and three alternative design strategies.

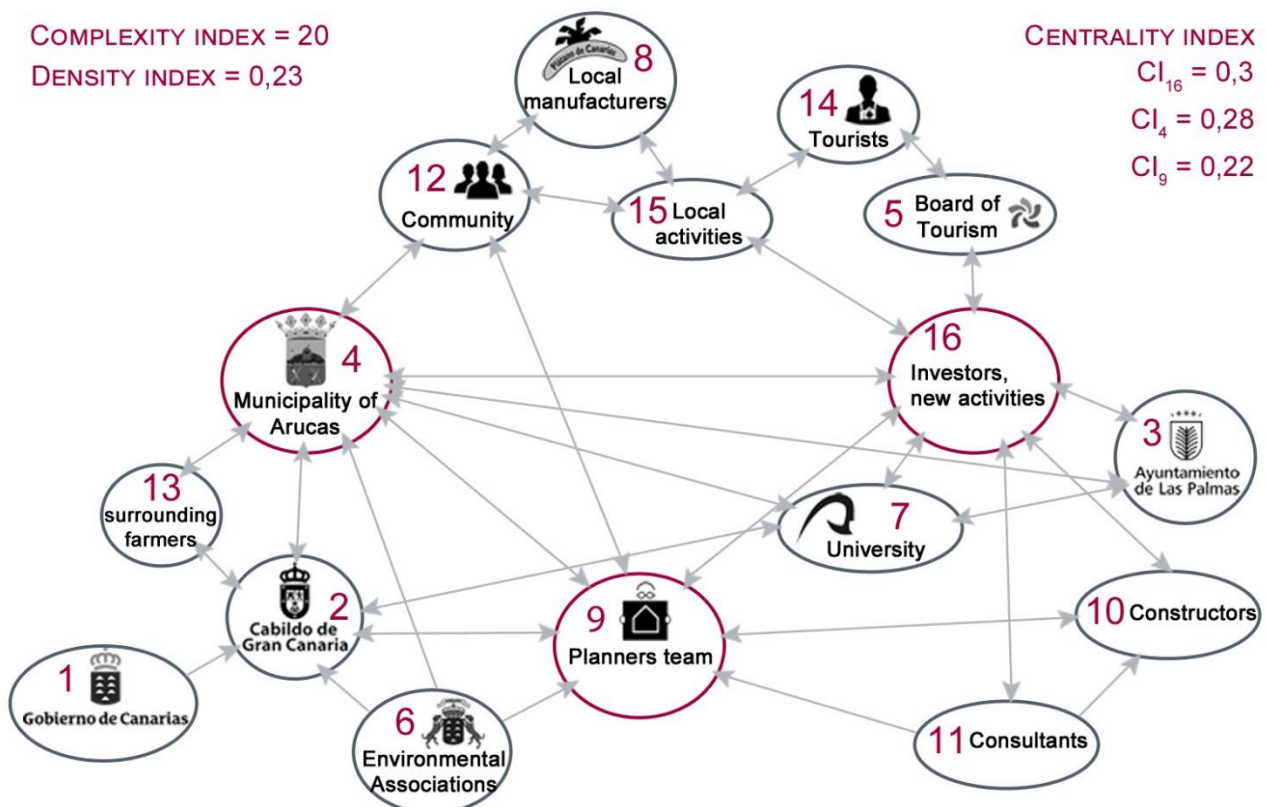


Image 1_ Stakeholders Analysis: network graphical representation

The three scenarios start with some common goals, including: restore the existing buildings, respect the identity of the place, provide the services and the missing infrastructure and expand the village to give it a new role in the island landscape,

encouraging the mix between residential areas, tourism and services. In each of the three solutions it is then proposed an imbalance in favor of a sector that will be slightly predominant over others.

The next step of the work refers to the evaluation of the best scenario. With this in mind, it seems expedient to make a clarification. Often the difficulties encountered in the approval of major works of transformation are due on the one hand to the complexity of the administrative political systems, on the other hand to the fact that the decision-making circuits, by the political field, have expanded in the relations between public and private; this has generated the entry of new actors into play, each with different goals, often conflicting. One solution may be to resort to the Decision Making Models, defined as analytical constructs that guide decision-makers by giving them some tools that can rationalize the key issues and objectives of the problem.

In this context has been applied the multi-criteria method named PROMETHEE. This method has allowed to reach the definition of the most appropriate design solution. A key step was the assessment made by seven external experts, who were asked to think about the importance to be given to the various criteria taken into account in the comparison (Img 2).

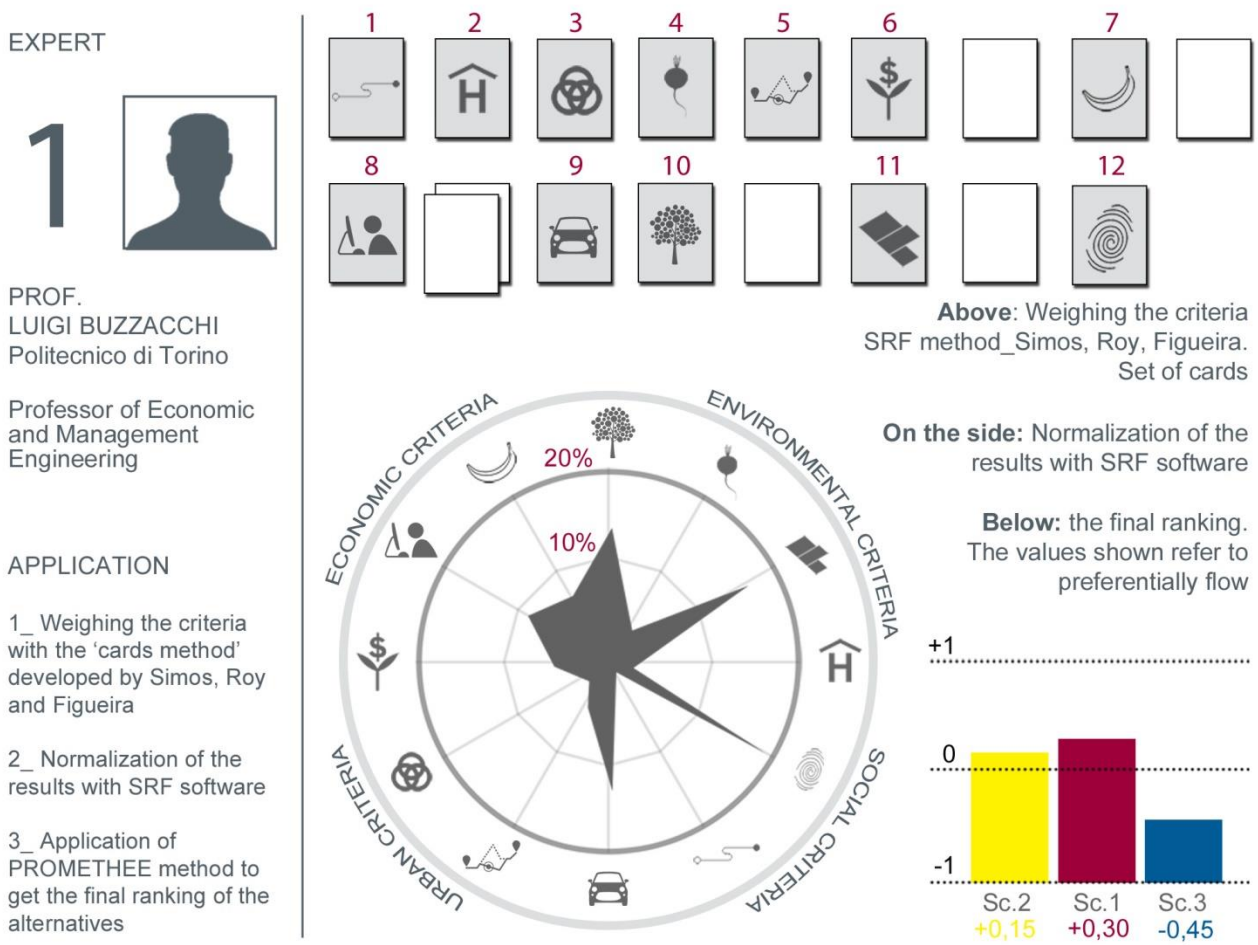


Image 2_ Application of the method carried out with the expert n°1, from the weighting of the criteria to the final ranking of the three scenarios.

The result is a transformation project of Puertillo born from the analysis of the context and the actual relations present among the actors and who also appears as an open project, namely as a base that can be modified and implemented in time in relation to evolving conditions. The flexibility that characterizes this type of approach therefore places him directly in opposition to the project in its traditional meaning, that instead needs stable background conditions.

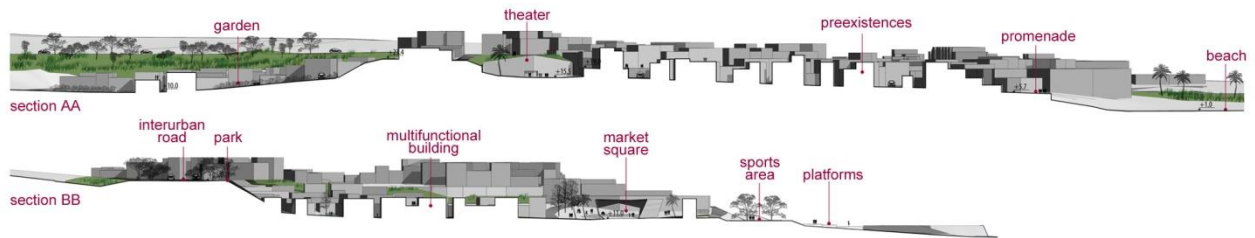


Image 3_ Development of design solution after the assessment of the three scenarios. To the winning alternative (scenario 1) were integrated some elements emerged positively from the scenario 2 evaluation.

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