



POLITECNICO  
DI TORINO

# Honors thesis

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MSc Architecture Construction and City

*Abstract*

## **Inner city**

**proposal for an inclusive strategy in Barracas**

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We are currently addressing a significant trend of the urbanization process dealing with the inclusive growth of cities. Sustainable land policy, participatory practices, and new mechanisms for facilitating the equal distribution of wealth and opportunities, are part of the inclusive city concept. This thesis explores strategies to design an inclusive process through urban planning.

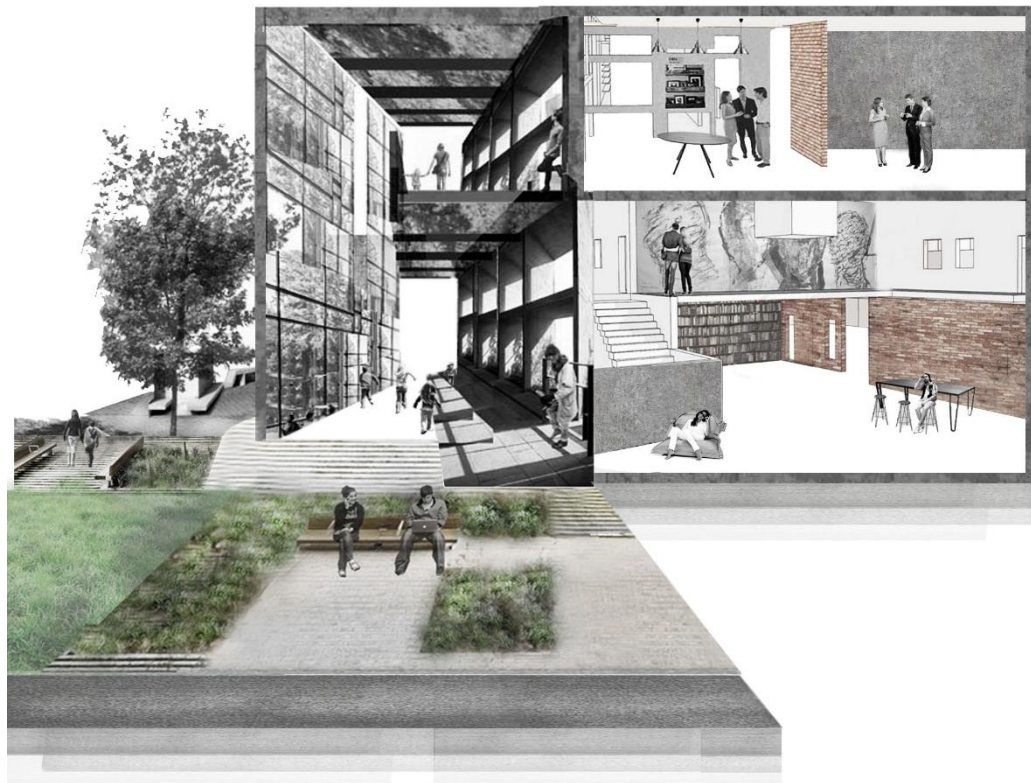
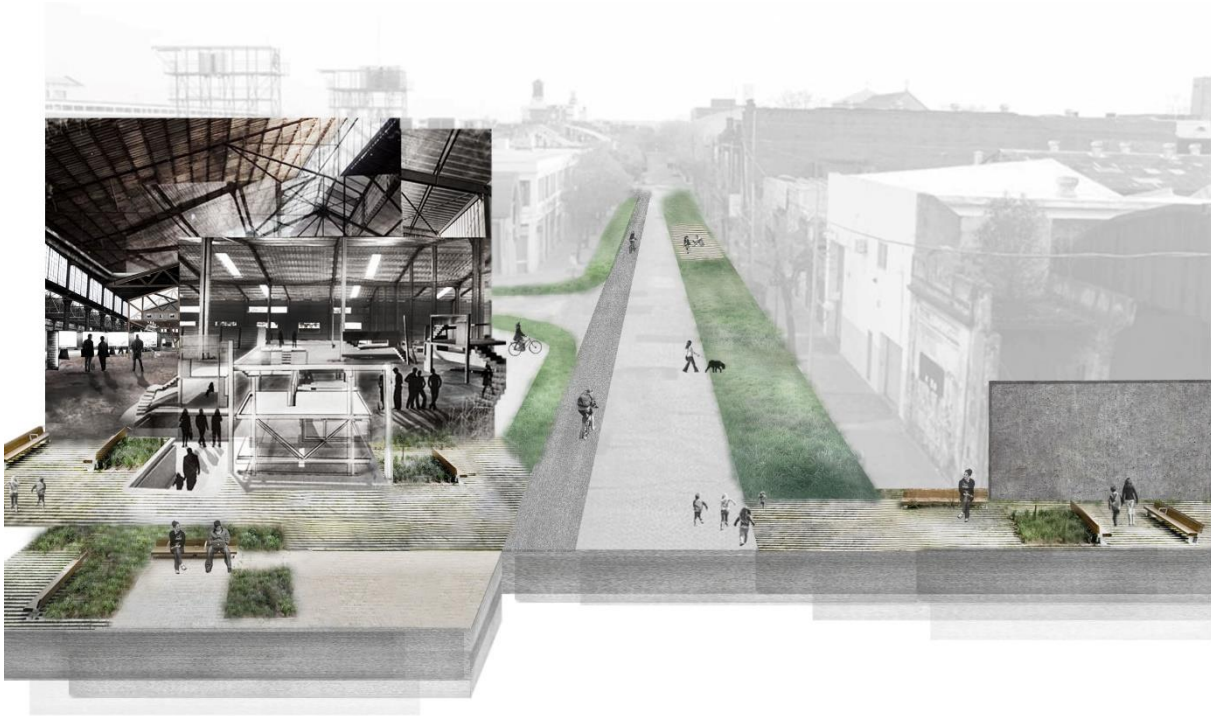
The study focuses on Barracas, one of the poorest suburban neighborhoods of Buenos Aires, located in its southern edge of the city. Its urban pattern is characterized by a low-density built environment, mixed land uses and different building types – such as the high number of factories gradually abandoned along the 19<sup>th</sup> century. Based on the latest available data of the 2010 Census, this district has an average income (29504 Argentine pesos = 2753 euros) almost equal to the city average, but a higher rate of illiteracy (0,8%) and a higher unemployment rate (7%).

As part of the general strategic plan *Buenos Aires 2030*, the creation of a *Distrito de Diseño* in Barracas has been institutionalized in 2013. The aim of *Distrito de Diseño* is to encourage the development of the design industry as a strategic economic sector of the city, simultaneously with the institution of four other economic districts located in the southern part of Buenos Aires (*Distrito Tecnológico*, *Distrito Audiovisual*, *Distrito de las Artes* and *Comuna 8*). This district acts as a generating pole for the creation of design firms by expanding the ecosystem linked to them, and broadening the tourist circuit of the city and its surrounding areas. Loan funds and tax exemptions are the operative instruments of the promotional strategy of the creation and development of design firms.

So far, the outcomes of *Distrito de Diseño* have been investigated through an evaluation of the impacts of the strategy. According to the results, a prevalence of the economic impact has been observed and the unsubstantial effects on the requalification of the neighborhood have been outlined. The analysis of the urban impact reveals punctual redevelopment interventions in order to establish new support centers for the design firms, such as was the rehabilitation of the old market, converted to the *CMD Centro Metropolitano de Diseño* building.

As a consequence of the critical interpretation of the current scenario, the objective of this research is to define a strategic process based on the expansion of the current one. The main objective is to implement the contact points between the economic and urban development of *Distrito de Diseño* strategy to make the neighborhood's renewal more effective. The adopted method consists of the following sections: the analysis of the current scenario, outlining the political framework and evaluating the economic, social and urban impact (a); a multiscale mapping approach that has been adopted for the analysis of the urban context, defining scales and categories of the investigation (b); the proposition of a new stakeholder scenario based on the analysis of the current one (c); a study of the expansion modes of the current strategy (d); a proposal of an action plan and design of an inclusive masterplan for the neighborhood, proposing case studies as examples of interventions in the existing built environment (e); and a discussion of the results and conclusion (f).





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