

SEVILLA



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IN ARCHITECTURE**

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Summary

Due to the various problems of contemporary cities, the **Living city** project comes up in Andalusia (2006-2008) as a tool to seek solutions and participation. This way, the project became the most used meditation and institution-citizenship communication channel of the urban area in our country for many years. The content, press articles, magazines and posts generated since the beginning until 2016 by more than 90 people from all over the world will represent the documentary source of this research.

After sorting the platform content into regions or AREAS according to the topic, I have written some literary **STORIES** that go across all regions referring to its numerous multidisciplinary sources.

The story about Area 1 (A1), **Roundabout generation**, *the crisis of contemporary habitability* or the memories of a generation shaped by the crisis and the globalization.

Area 2 (A2), **Flânerie is feminine**, *a pedestrian city with a gender perspective*, and from the maternity experience.

Area 3 (A3), **Peripheries**, *the public intervention in European social housing neighbourhoods*, mentioned in *The living city*.

Area 4 (A4), **Right to housing**; housing alternatives, a review of the housing alternatives mentioned in *The living city*.

The stories will begin focusing on the most analytic references and will finish with the most propositional ones. The identified, connected and relevant proposals will conclude in **ITINERARIES** supported by **diagrams**, which will help us identify new tools “towards an emerging urban planning”.

At last, these new tools derived from **TLC** *will be applied to praxis*, in the area of Seville and through the *Reaviva Plan*, which received the Urban Planning Andalusian Award in 2016.

Keywords: Living city, Gender, Public space, Housing, Emerging urban planning.

1. Time context, relevance and opportunity

The current research is framed in the geographical context of Spain, concretely in Andalusia, during the time period of the last ten years (2006-2016) and during my professional experience around *The living city* Project.

This project was started by the *Promotion and Housing Counseling (Andalusian Government)* as a tool to seek solutions and participation in the various problems the contemporary city has. This way, the project managed to become the most used meditation and institution-citizenship communication channel of the urban area in our country for many years. The content generated since the beginning until 2016 is the documentary source of this research that upholds that these multiple voices and perspectives bring up new visions and proposals towards an emerging urban planning.

The living city (TLC from now on) is relevant due to 3 other main reasons:

Firstly, because during its existence (time context of this research), the country and even the system suffered a great crisis that has made us rethink many problems, which were already chronic. This fact affects directly urban public policies and, as a consequence, the citizens. This duality goes along the whole research.

“Everything should be thought. Rethought. We are at the beginning of a revolutionary recomposition process that will probably last for a generation, but that it will be richer than any previous ones. Because now we must face all those problems that have been left aside for a long time.” Tiqqun (2000)

Secondly, because it is during this period of time, when Internet really hatches, affecting completely our lifestyles and dwelling habits. Although the revolution of information technologies got consolidated during the 70s, it was not *until the end of the 20th century that really got spread through the planet and*

all activities and processes and spatial forms suffered a deep change (Castells, 1998). In 1994 only universities and institutions had access to Internet. In 1998 Google was founded and in 2004 Facebook. (González, 2010). During the first decade of the 21st century new technologies and social networks invaded our homes, leisure spots and offices. They *completely transformed our life and relational habits*. (Castells, 1999). The TLC net, - pioneer in this country -, started to link the internal functioning of the city (social, political and cultural behaviors) or *spots* and the digital environment or *fluids*, according to Castells (2005), using a website as support (TLC) and social media as their main tool. TLC could check the evidence of the transformation of local things into global things. The local city 1.0 got reinforced due to the new online communities (city 2.0) and generated a hybrid urban management: from fluids to places and vice versa. Haraway writes in the cyborg manifesto about the *hybrid identity* of the contemporary environment like the *double physical and digital dimension which includes the knowledge to transform itself with the experience* (Haraway, 1995). “Actors and users, producers and consumers have become one” according to Bourdieu (1988). “The power comes from everywhere”, says Foucault; “without any heroes or crowds; and without any people or transcendental formal structures” (Foucault, 2012). “The living city can be understood as a located group intelligence that shares thoughts globally but then acts directly in a very specific territory” Di Siena (2014).

Thirdly, its recent closure at the beginning of this year by the institution that founded it, the disagreement of the journalists and readers and my personal implication in the project as Coordinator for years, make me rescue all the knowledge contained in the platform, and effective and group intelligence to transfer to the set of actors participating in the life and setting-up of the city. This paperwork becomes a meta-research. How is it possible that something working and arousing interest can be abandoned by the public institution that founded it? How relevant are then the demands of the citizens in the government's decision making processes?

2. Study frame, approach techniques and methodology

2.1. Study frame

Since 1995 many meetings took place in Andalusia in order to think and establish the bases of the new ways of intervention to recover the built city¹. Considering the results and the exceptional collaboration between the Public administration and the University, the TLC Net was founded and inaugurated with the 1st *TLC International Conference*, in 2008 in Seville. The conference gathered and digitalized all previous documentation to make it public and add the use of new technologies as participation tools. This is how TLC started as *documentary support, which made explicit all materials, intentions and work lines about the city and the housing that had been developed since 1995 by different work teams* (Moreno Pérez, JR y De la Iglesia Salgado, F. 2008).

Through a TLC documentary registry, a blog with a huge international impact where more than 90 journalists from all over the world published articles on a daily basis, and some digital magazines, activities, conferences and congresses which fed with new high quality contents the TLC opened platform, TLC became a shared knowledge source. What had been founded by a public institution turned into a group process and a social network, a source of plenty thoughts and researches, becoming very influent in Latin America and other countries. : Many examples of local urban interventions that related and visualized spots, neighborhoods, debates, projects, policies and agents were presented globally. From 2011 to 2014 and according to analytic and statistical data –counters like *Ebuzzing*²-, it maintained the first position in the visitors ranking.

With TLC as a documentary source of the research, the first part has consisted in the organization and cataloging of the content. The method used for it has consisted in manually entering in a data base ten fields for each file (with text, images and videos). This first order of the Document registry has been transferred into an incoming list with a corresponding code³ and ordered by date⁴, with the purpose of linking them through an open and interactive computer support.

The TLC analyzed content has 1.398 files, formed by 97 articles from 8 digital magazines (35 of them our conferences), 159 data sheets from the Good urban practices catalog and 1.142 posts from the blog. They are part of a documentary registry of 94 international writers who write about the phenomena related to the contemporary urban culture and have been published during the last decade.

¹ Creation of the TLC Forum net. More information in Attachment I, II, III of the research.

² *Ebuzzing*: Social media content broadcasting platform.

³ The code of each file corresponds to a content folder (texts and images), also recovered from the TLC platform manually. It will be linked through an open interactive support or database.

⁴ List of the entries included in *Appendix IV* of this research: *Database*.

2.2. Approach techniques: the data base activation

The data base structure was useful to arrange the contents and consult, but it did not add anything new. Its purpose was not to be just one cumulative tool or a good practices registry. Its goal was to be activated. So, from the beginning, it was decided to enhance the relational part through a second approach method: identification and visualization of the contents in a “tag”⁶ map and social-spatial processes, which I called “TLC visual atlas”.

I started to build my own inventory founding the equilibrium between two dependent parts from what I think: a part coming from *The living city* and a part coming from my own experience. An unfolding process where my story was essential to define and locate the complexity in which contemporary people live, from a critical perspective linked to the city’s emotion and desire. Putting myself in the world and everyday life and after an exhaustive analysis of the contents, I managed to create the *Maps or emerging areas of the Atlas*. Each area tells a story that flows in a personal universe and gathers several voices, city segments, streets, neighborhoods and citizens with no beginning and no ending. Going from the identification of the contents to the identification of the areas made me, in a new way, come closer to the subject, the bodies and the environments, connecting to the emotions that each person interprets in a different way in concrete urban environments to at last project a different image of city on which I consider it is necessary to work.

2.3. Narrative methodology

The journey and the story gave me freedom to take a look at the city. It also let me link the scientific knowledge with other voices coming from literary references and from the TLC writers, who are the main characters of the study frame of his work, as well as a way of linking urban planning to other disciplines. This is something very necessary from my point of view. The use of the narrative in the research process answers my anxiety for finding new critical methods parallel to the usual positivist validation criteria, *giving the subjective reality description a very important role*. (Biglia & Bonet-Martí, 2007). Narrative research evidences the researcher’s and the researched’s voices, *showing their feeling and emotions* (Molano y Baquero, 2009). For Stengers (1993), this type of research *shows the complexity of social phenomena*. And Clandinin and Rosiek (2007), according to the *deweysianian theory*, understand that *those stories have a particular way to understand the human experience* (Dewey, 1995). Many feminist theories talk about a rethinking of established ways in favor of new post-positivist validation forms of the group knowledge, like the located knowledge generation and more inclusive shared conversations, like the ones mentioned by *Donna Haraway*. As a conclusion, the research is done through:

- a) A set of stories in first person that describe the experience from the sensitive and subjective part and the memory,
- b) Thoughts in first person about the reality I experience,
- c) The incorporation of other voices and experiences to the reality found –through conversations or texts – that contribute to understand and build identities,
- d) An objective (and conclusive) analysis in third person,
- e) A set of images, data, quotes and references to the planning or graphs.

3. My journey: 4 Areas, 4 Stories.

3.1. Area 1 (A1), Roundabout generation. The crisis of contemporary habitability and the time management.

Hanna Arendt (1958) already talked during the 70s about *the disappearance of the concept of a human city*: the suburbs and the lifestyle of millions of families would be submitted to the speed of wheeled vehicles. At the end of the 70s and beginning of the 80s, with the petrol crisis, the end of the illusion of the development process from the 20th century and the over-urban planning were predicted. Harvey names this over-urban planning in *Rebel Cities Haussman’s mission: a problem of the excess of capital allocated urban planning and new infrastructures* (Harvey, 2016). “Conditions have changed”. These were the words that Secchi (1984) used to state in 1984 that the end of the development and functional stage was over and begun the recycling era in cities, going from the urban re-description to the requalification. *Both Jacobs (1967), and Secchi (1984) or Lefebvre (1969) predicted during the 80s this urban disaster based on a very small part of the population’s “wealth”*

⁵ The “tags” correspond to the tags or keywords that the TLC writers have used in their articles.

and the territorial expansion of the cities as a capitalist (Gallegos, 2013). Nevertheless, after that, the economy was reactivated during the second half of the 80s and a new ultraliberal policy came up (with Thatcher and Reagan as the leaders), as well as the expansion towards the globalization, the Technological Revolution and the arousing of a late capitalism. Exponential growth and speculation ideas came back and the megalopolitan urban planning forgot the built city. We are suffering the consequences nowadays. "Life, urban planning and time get together in an unsustainable reality in the long term, with a low quality of life in the short term" (Byrne, 2009).

Banal non-described landscapes. Glass empty architecture. Disjointed city fragments, abandoned and useless. Urban planning that absorbed all available resources of a city. Parking bags, inhospitable plots, desert and insecure boulevards. Spots associated to consumption where it is impossible to cover the citizens' needs in a short distance without depending on cars. A1 has been thought as a driving tour during a daily day morning through the main arteries of any other city and with texts like *Diaries of a bicycle* (Byrne, 2009), *Rebel cities* (Harvey, 2016) or texts from Pilar Vega Pindado (2007), among others. I finish the story with one of my favorite TLC reading subjects: Time management and the speed of our lifestyles from a metabolic point of view. Time as a relevant tool for all life aspects. Time and resources management as everything the city represents.

TLC writers like *Ethel Baraona* (through Žižek), *Stepienybarno*, or *Destiempo urbano*, add starting in 2010 urban theories about time management and theories about *the Decrease* as a new paradigm towards which we can take our future urban planning policies –that used to be related to the economic sector -. *Resilience*, the *Communities in transition*, as well as other movements and citizen initiatives (some of them are political and come from aware governments) suggest a new rhythm, a more paused accessible city thought using a human scale: They take as starting point of this first itinerary the goal of **not growing any more**, accomplishing Guattari's *ecosofic* principle (1989) that was already prioritizing the *resilience, the efficiency, the cooperation and the enrichment of ways of life*, from the infinite production and consumption typical from capitalist urban planning. Other voices and collaborations are later on included from other writers like *Manuel Fernández*, *Juan López-Arquillo*, *Laboratorio urbano* and *Jorge Galindo*, in order to bring proposals towards a flexible urban planning opposed to the industrial conception, rigidity and slowness of the current thought.

Some questions are being opened towards a possible urban democratization and decentralization of the public competences that currently paralyze urban projects. They propose to study the viability of some unfinished urban planning documents that can be adapted in time to the new uses and needs of the built city. *Martín Barbero* brings public education policies in Mobility and Citizenship. *Marius Navazo* and *Manu Calvo* enhance the need of changing transport models.

3.2. Area 2 (A2), *Flânerie is feminine*. A pedestrian city walk with a gender perspective.

A2 could have written by any person who does not feel comfortable or represented in any spaces the contemporary city provides. This story in first person is about living in the street from a gender perspective and from the maternity experience.

Regardless the transcendental role women have along the history in building habitats, they have been ignored from the *productive and decision processes about the city design and planning* until the contemporary era (Espiegel, 2006). Many of the current urban planning problems come from an obsolete design established for and by a single public figure –white-young man with a job and a car-, leaving the rest of the citizens without any urban representation.

In the text of this story about going for a walk along connected sidewalks pushing a baby stroller, we can explicitly see the insecurity, the lack of representation and the urban violence; and a map is formed to fight for urban rights, the human scale, the urban health, the coexistence, the freedom and the diversity in the city. A journey along some texts from *Virginia Wolf* (1975), *Jane Jacobs* (1961) or *Rebecca Solnit* (being especially relevant the book *Wanderlust. A story about walking*, 2015), and the visions and quotes from the TLC related to what *Fariña* calls "recovering urbanity". *Aula Eileen Gray*, *Belinda Tato*, *Sabrina Gaudino*, *Eva Luque* or *Zaida Muxi* in the article *Women learning from their past* (where De Pizan (1405) is being mentioned in *The city of the Ladies* or Tristán (1840) in *Walks around London* –it reminds of Virginia Wolf's walks around London -, among others), propose to make *visible the invisible* (Muxi, 2015) and work from an inclusive perspective. The gender perspective is included in this story with the purpose of including all others: *it is not restricted only to defend women's rights as a social group* (in this case it is also the majority) *but because the application of its values generates a fairer and more inclusive society for all its members*. (Freire, 2017). Maternity has intensified my wish of recovering a right in the city, that right that Lefebvre (1969) would describe as a superior form of rights: *right to freedom, right to live, right to participate and right to acquisition* (Bayón, M. 2014. 20617

We can see in the analyzed contents the need of recovering the public space as *a political and democratic space of representation, coexistence and citizen development* (Borja, 2013) opposed to the increase of current effects like segregation, fear culture and myxophobia (Bauman, 2007).

3.3. Area 3 (A3), Peripheries. The public intervention in European social housing neighborhoods

In a public transport trip in several European neighborhoods and through the testimonials of the TLC writers from Holland, France, the United Kingdom, Wien or Germany, we analyze the consequences of an out of scale urban planning, conceived after the War as the future of modernity, victims today of abandonment and isolation. Stigmatized ghettos and conflict spots. Some of them have not found any other way than demolition interventionist actions which come along together with the eviction and transfer of the neighbors in order to become luxurious buildings. Other expensive urban rehabilitation plans started a decade ago have been affected by the effects of the huge economic crisis, without letting us the chance to prove their efficacy and doubting the neighborhoods abilities once the governmental plans stop or directly disappear. Despite that, those phenomena related to globalization have kept their way at great speed: the disjointed neighborhood has definitively become a ghetto and the neighborhoods near the city center that still have "their own identity" have become trendy and in danger. Neighbors are afraid of losing the spots identity, the affective bonds and the social, economic and education local networks. The so-called emerging out of the crisis seems to return to the neighborhood rehabilitation project. This could be a good moment to bring back the debate and drop down the idea of deciding and investing unidirectionally.

To the articles of *Field diary* (Izquierdo, 2014) or *City for sale* (Sorando y Arudra, 2016), among others, the voices of some writers who ask to prioritize measures to stop the obsolescence and abandonment are also included. Writers like *Eva Chacón*, *Nagore* or *SUJU*, propose to stop also speculative dynamics and losses of identity of the neighborhoods, rehabilitating and maintaining the neighbors, even if the process may be more expensive; fulfilling the preservation right or starting employment programs that consider local workforce; promoting the rent and controlling the price stability of the rents and building and plot sales so that no capital gains are generated that expel the original neighbors; rehousing of old neighbors together with real participation processes. In terms of innovation, it could be compatible the arrival of new uses and neighbors. For *Lombardero*, the solution is to produce a creative urban regeneration and to provide urban recycling proposals managed by the resident community. *Lacol* states that it is in these actions where policies are made, these actions reeducate and generate *citizen empathy networks*. (Dpr-barcelona, 2013).

What seems to go with all these proposals and, based on the problems analyzed in the neighborhoods, is that, on one hand, institutions cannot impose or guarantee their good work just by themselves and human lives cannot be better or worse depending on the funds the government can or want to use. We can deduct from all this that it is necessary a citizen autonomy independent from the political wind. What *SUJU*, *Mónica Schuemer* and *Eva Kail* propose is based on the idea that the administration and the technicians have the role of instructors, facilitators and companions. But, in order to guarantee some urban autonomy, the habitants have to get involved in the management. They also express the need of alliances and sensitization policies addressed to all agents. In TLC, many strategies are being described and go beyond the physical limits of the urban intervention and around recovering the "*channels and affective and citizen empathy networks*" (Dpr-barcelona, 2013), through actions that promote the recovering of the coexistence, the membership (identity), the urban complexity or the social diversity. An invisible urban infrastructure, unnoticed for the management system data of the cities and border to the architecture and urban planning professions, and therefore, to be defined in the urban analyzed as wished. In TLC new profitability ways different from the trivialization and privatization of the spots emerge. The *micro-economies in network* (Sassen, 2003) reveal a hybrid organization opportunity among the urban agents for the citizen production, management and coexistence. They provide solutions to decentralize activities and services and, as *Castells* says in his last book, to reactivate other *possible economies* (Castells, 2017). *Manu Fernández*, *Paco González* or groups like *All for the praxis*, *Zuloark*, *Paisaje transversal*, *Basurama*, or *AACC* add the relevance that new technologies have in this new order.

3.4. Area 4 (A4). Right to housing. Housing alternatives, a review of the housing alternatives mentioned in The living city.

A tour around several case studies in Spain, Uruguay, Chile, Brazil, Holland or Wien, treated in TLC, gather alternatives to the dominant model of access to housing: private promotion, individual housing in property. It is about looking for solutions in a hostile environment, where the abandonment of empty patrimony, the speculation and the business related to the fundamental right of a deserving housing have provoked a paradox situation like the one of our country during the last years: empty houses and people without a housing. Several perspectives of those who build in their own habitat their own personal universe with a high decision margin and set above a flexible space opened for hierarchy, private property and legal terms, as well as the blending of family life inside the house and social life outside its walls are analyzed. A visit is made for those initiatives that do not find the perfect formula for the existing urban and legal tools and procedures. They collapse internally or are deactivated by the system. But

this is not an excuse to look at the other side and drop the possibilities of these experiences. They are "illegal" or "precarious" situations, but still rightful and have many things to "value": the self-organization capacity, the community management, the autonomy, the debate about the property, the flexible organic and/or temporal character, the logic in the use of resources, the care and activation of an empty patrimony, avoiding the plot speculation and the gentrification. Some other cases are based on the user participation. Examples of self-building, Cooperatives and urban Masoverry that could be more successful if they had better alliances. Housing cooperatives are especially relevant because they are very extended in Europe, Latin America and in Spain where, even if they are still beginning, they do not find a very favorable legal frame. This story expands at both sides of the ocean and is filled with very important articles like those from Justin McGuirk in *Radical cities* (2014), or *Empty Spain*, from Sergio del Molino (2016).

Writers like *Israel Nagore* appeal the need of adapting the norms and types to the new ways of life: making standards more flexible, dissolving the hierarchies and getting spaces for work and for the community life. Answering these questions, *Eva Álvarez* and *Sonia de Gregorio* bring the housing design and management from the gender perspective. Some references about the interviews made to the Housing Observatory Manager in Catalonia, Marinaleda's municipal Architect, several housing cooperative members and *Milagro Sala* are also included. These ones enhance the value of the use and the diversity. TLC writers: *Andrea Robles*, *Fiorella Ruso*, *Intermedios*, *Infusiones urbanas*, among others, debate about legality, reality and utopia, when searching for a deserving housing for everybody.

4. Itineraries towards an emerging urban planning

Getting to clear and right conclusions from these maps was not easy. The absence of the absolute truth and the increase of queries became bigger as the research went on. Without a practical conclusion to the results, it became evident that the true value of the areas was finding them. (Fig.1). The route along each of them can be an inexhaustible study and discovery source, as we shorten up the distance from which we observe and experience them. If the study frame makes emphasis in the voices found in the TLC, after this approach, I think it is necessary to keep on researching in these areas and especially in the voices of those who live in them. After this work, narrative will be the methodologies I use complementing the positivist model, which add new perceptions that help, understand better the contemporary habitat. In my desire to extract some conclusions, the inputs of each area took me to some itineraries marked with signals; beacons or delays to pay attention and that will be future open research lines. The itineraries were being defined in the meeting points or borders between areas, becoming interdependent. (Fig.2). I also connected (apart from the voices brought) the practices found in TLC located at those common margins which shown a different way of building a city.

4.1. Itinerary 1 (Z1+Z2). Towards an integrating green Network

The input superposition of Z1 and Z2 lead the first itinerary towards a green infrastructure in a network, with new and different speeds, an accessible and public transport and other transport ways different from private cars.

The experiences analyzed in TLC like the *Bicycle director Plan of Seville* ^(N°50), the *Green ring of Vitoria* ^(N°23), the *Public transport network in Curitiba* ^(N°4), or the *Metro-cables of Medellín* ^(N°9), Days without cars, Scholar paths and urban orchard networks show some urban planning techniques related to the public policies of Sustainable Mobility and Accessibility from an environmental perspective. They are presented and integrate peripheries and nature as a new paradigm of territorial and social paradigm. In the analysis of *Diagram 1, D1* (Fig.3), we can see that in most of them the main actor is still the Public administration. During the last years –and in the best cases- they tend to add shy participative or more precisely consulting actions: blue area a (A) > green area (B).

Only a few laws, decrees and regulations include these experiences. And when they exist, the preamble includes perspectives and sensitivities that match the issues we explain in this research, but the decrees and, at last, the instructions end up blocking them.

4.2. Itinerary 2 (A2+A3). Proximity spaces

The superposition of A2+A3 took me to public intervention plans in social housing neighborhoods included in TLC, and which are shown and connected in *Diagram 2, D2* (Fig.3), where the *Integral Rehabilitation Plans of Neighborhoods* (RIB, Spain) ^(N°1,4,7,10,12,13), *Sensitive Urban Areas Regeneration Plans* (ZUS, France), *Urban Redynamization* (ZRU, France) ^(N°33), *Integral Plans from the Rehabilitation Note* (NRU, Holland) ^(N°20,25,36), etc.

Popular plans between 2008 and 2009 (GREEN) and practically gone today due to the crisis.

In the diagram we can observe that the hybrid management formulas in this type of processes is very limited and in the rare examples (B) it is done through very local Programs specifically designed for the context and the community they work with: Program *Favelas-neighborhoods*^(N°14) (Brazil), *My beautiful neighborhood*^(N°15) (Chile) and *The city of the neighborhoods*^(N°32) (A Coruña); or some recent urban actions in Spain^(N°37,38), which have not managed yet a projection in the territory. Little relocation, employment or education programs are present in the public initiative interventions and in those cases found, they are occasional support like workshops and journeys (C) that vanish once the promotion public Administration shuts them down.

Other programs more local with new sensitivities and specifically designed for the context or community have a bigger participation and remain longer in time. Many urban actions bring other proposals that are very relevant cause they facilitate management from the bottom: its own inhabitants take the urban environment. This takes place in those places with a solid social network and where urban planning works as a tool that, with little interventions and new management tools opened to the cession of the use of the spaces, generate urban life and relationships, facilitating the support and the negotiation among the agents. But it is the agents who provide opinions, knowledge, networks and management. *Diagram 3, D3* (Fig.3) gathers all these last "Experiences", and points out from B and C areas the local Programs promoted using hybrid management or self managed, which are intensified since the crisis begin and keep on growing nowadays: *Ecomercados Networks and EcoHuertos*^(N°27.41), *Voisin-age social red*^(N°43) or Cultural center *The invisible*^(N°50).

4.3. Itinerary 3 (A3+A4). Housing management

Where A3 + A4 meet, experiences like the Housing cooperatives are gathered (mainly in Latin America). They get new financing management and cooperation formulas with companies from the Third sector. Housing thought from a gender perspective in Wien pay attention to not reproducing patriarchal structure patterns. Other cases like *Alto Comedero*^(N°10) in Argentina, The *Cant Battló* complex with the *La Borda cooperative*^(N°35), in Barcelona, and the *Pullens State*^(N°44) complex in London are agreements that have been a success after a long process of neighbor battling.

These case studies are exotic to us because they have defined their own coexistence far beyond the convention: They propose to deactivate the dialectic between the private and public property paying attention to the use of collective spaces and in every day's policies. They represent alternatives to a too guarantying administration and unify and simplify the criteria dictated by different society forms.

In diagram, *D4* (Fig.3), practically all these experiences emerge from the citizenship or from little "architects and social activists" work teams.

Area C shows that the tendency of these analyzed practices is the development through hybrid formulas and their permanence in time independently from the public investment.

It has been proved that the closer the intervention scale (D3 y D4), the more capacities the users find to get organized, decide and manage their own habitat. This management goes from the bottom to the top solving many global problems from the micro.

The tendency of these diagrams attracts new game rules, a task and rights revision, from the government and from the citizens. In general, these actions depend on very local programs and on the decisions luck or occasional political sensitivities. It is a matter to consider if we want that these interventions become general in the future to help eliminate the current urban dysfunctions (confirmed in the Areas).

5. Towards a real transfer: the regulation and the architect's future.

In a society where life, family or work models have been changed, it looks necessary to solve the gap between the inherited regulations and the new realities. For Naredo, the big systemic crisis from which we start, *would have required an institutional frame and some clear priorities to take advantage of the situation, instead of naively waiting until the storm was over and miraculously the pulse of the economic joint was recovered* (Naredo, 2010). Is the Spanish urban planning legislation ready to apply these property, production, management and ways of life models according to the new needs? Should the administration promote the self-organization or the self-management? Does society need to stop being a "client" and start being a "producer" of the cities? If, as it has been proved, we assume that the administration cannot manage all spaces in the city, we should require that it provokes (or facilitates) *better alliances among public resources, communities and professional technicians ready to work without the capital gains that urban planning operations –with the complicity of many institutions – have been generating*" (LCV, 2013). Many associations are working in an "Open urban planning" capable of generating knowledge transfers, adding the university environment and the networks other disciplines and knowledge of several generations and from cultural, social, ecological or creativity environments. And assimilating the transformation it brings for architects.

6. The application in Seville from my professional experience: the “*Reaviva Plan*”

I designed the *Plan Reaviva*, Andalusian Urban Planning Award in 2016, during the development of this research. The approaches are a direct transfer from the model proposed to the territory of Seville. Last July 2017, the plan was approved during a public administration meeting to be soon executed. It has been set in 4 work levels. The plan identifies elements and places to be activated (brought back to life) in the territory (Fig.4) that, together with the users and coordinated with other competences, want to pay attention in transforming the use and guaranteeing the spaces life and maintenance.

The first elements to be identified are the so-called “*Activators of the general system*”. They originate a green structure, now unfinished, that goes along the periphery and brings in the nature times in the city. Apart from reducing the pollution, it tries to modify the territorial model of leisure, tourism, transport and food, modifying speeds and recovering the relevance of water landscapes and the rural-urban relationship through the orchards. From this green peripheral structure, several avenues, promenades or big activated squares become into “neighborhood connectors” and realities, through the treatment of pedestrian areas which go across the city and include bicycle roads and efficient public transport for all neighborhoods. An *urban ecotone* knits all these realities like a mesh, activating potentialities that already exist in each place. The *ecotone* includes a second work level. Some specific itineraries haven been identified where the pedestrian’s accessibility, security, equity and freedom is going to be reinforced from a gender perspective.

A third level and, at a smaller scale (*the square*) tries to check the viability of this direct action in these proximity areas. The co-design capacity will be intensified and it is predicted to delegate the building and maintenance of these spaces to the users generating employment, economy and neighborhood networks. The goal is to recover the daily use of the street through little interventions, paying attention to the acquisition processes of the public space by the citizens. At last, the reactivation of the empty or underused built patrimony that, far from touristic interests, understands recycling as the activation of places and the coexistence for the local development of the daily life and economic, cultural or housing activities through cession of use agreements.

The Plan is affected by a participation, management and maintenance process that considers five levels or implication degrees of the future user that gets increased in the closest areas. It will begin forming the “motor groups” from the active mesh of each place (local groups, neighborhood associations, parents associations...) and pretending to have political decision power in negotiations from the beginning to the end.

7. Opening of new research lines.

The following step (and in parallel with the *Reaviva Plan*) will be the creation of an open, active and collaborative online platform to make available to the public all the content I have recovered along the research. The future platform will have a consulting function, facilitating the search for information, references, texts, images or videos... But it will also try to place the user on this side: serve as urban laboratory so that, through personalized searches, other research areas and new approaches will be added.

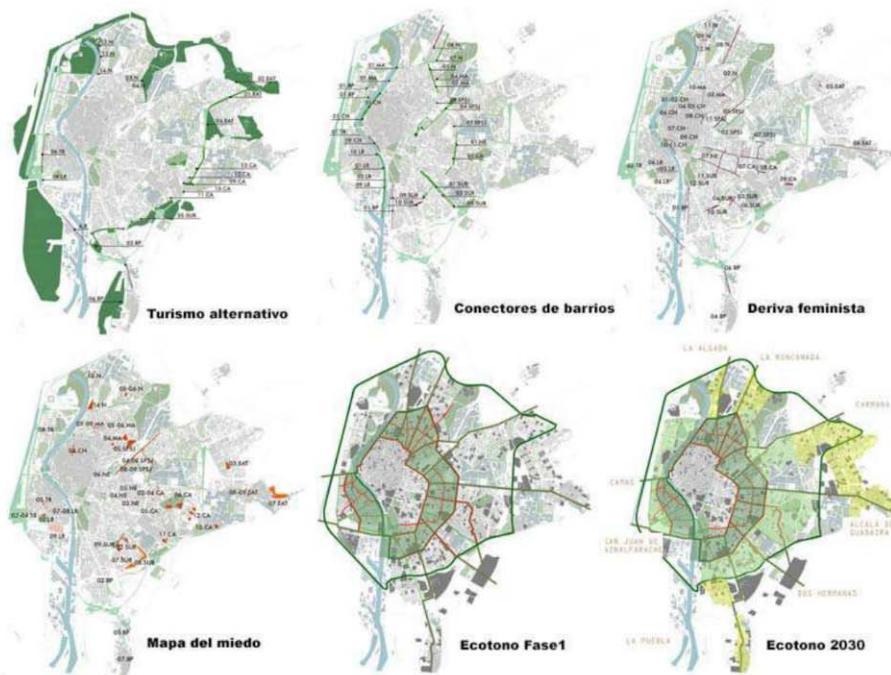


Fig. 4 Planimetry corresponding to the *Reaviva Plan*. Research application in Seville and from my professional experience. Source: On my own.

Abbreviations used:

TLC: The living city.

Fig: Figure

P.nº: Page number

D.nº: Diagram number.

A1: Area 1, Roundabout generation, the crisis of contemporary habitability

A2: Area 2, Flânerie is feminine, a pedestrian city with a gender perspective

A3: Area 3, Peripheries, the public intervention in European social housing neighborhoods

A4: Area 4, Right to housing; housing alternatives in The living city

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