

# Temporary uses in unused spaces. City.making: connecting supply and demand.

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Centre for Studies in Architecture and Urbanism, Faculty of  
Architecture, University of Porto  
&  
City.making

## **this presentation**

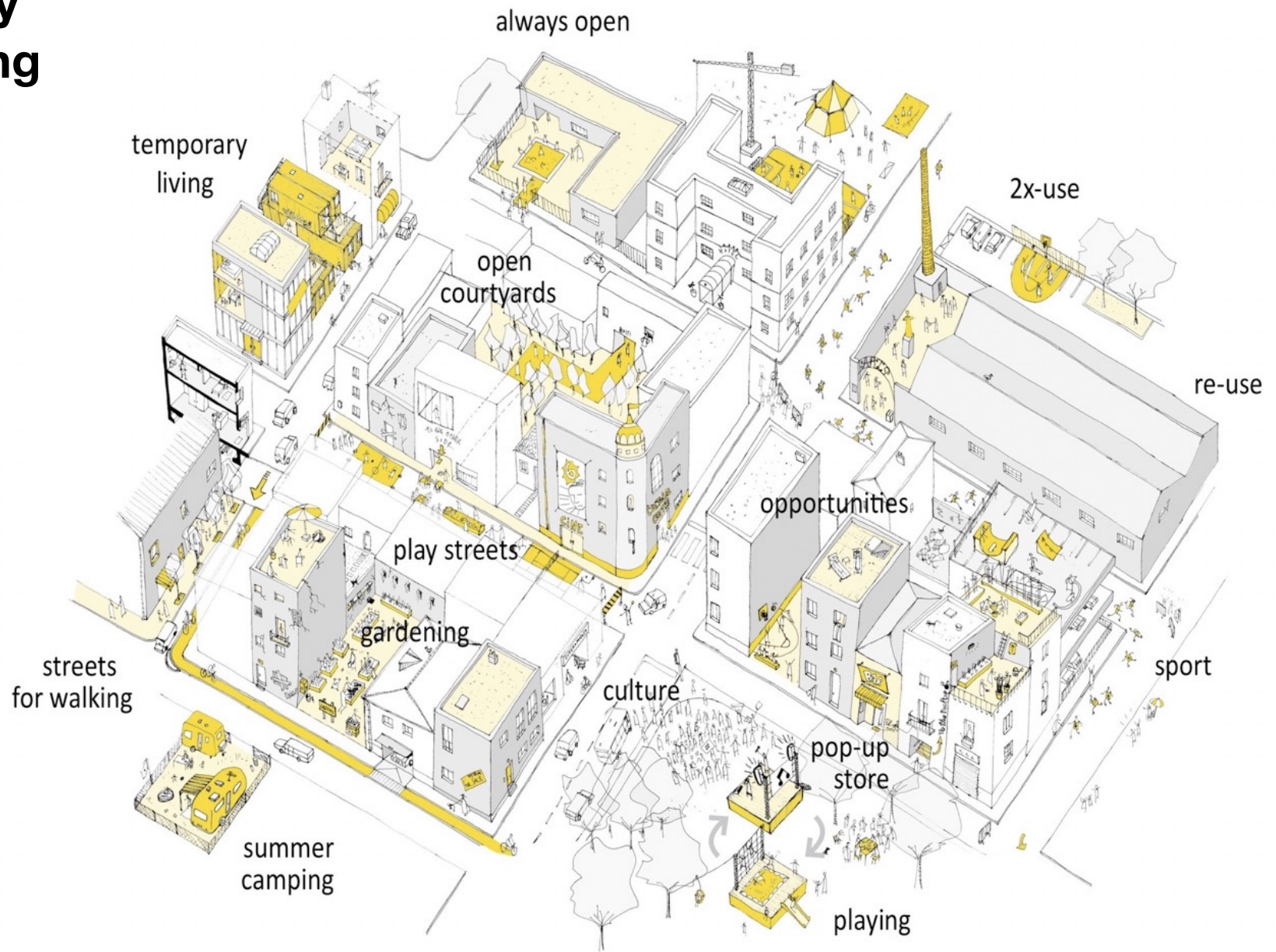
#1 temporality as a planning process

#2 examples of temporary projects

#3 city.making web platform

#4 final considerations

# #1 temporality as a planning process



**Congresses**  
**Exhibitions**  
**Conferences**  
**Concerts**  
**Music festivals**  
**Sports events**  
**Fairs**  
**...**

**Waterfront  
renewals**

**Infrastructures  
and transports**

**Building  
operations**

**...**

easier to promote

limited in their effects

## Ephemeral Events

minor impact on the built environment

limited in time

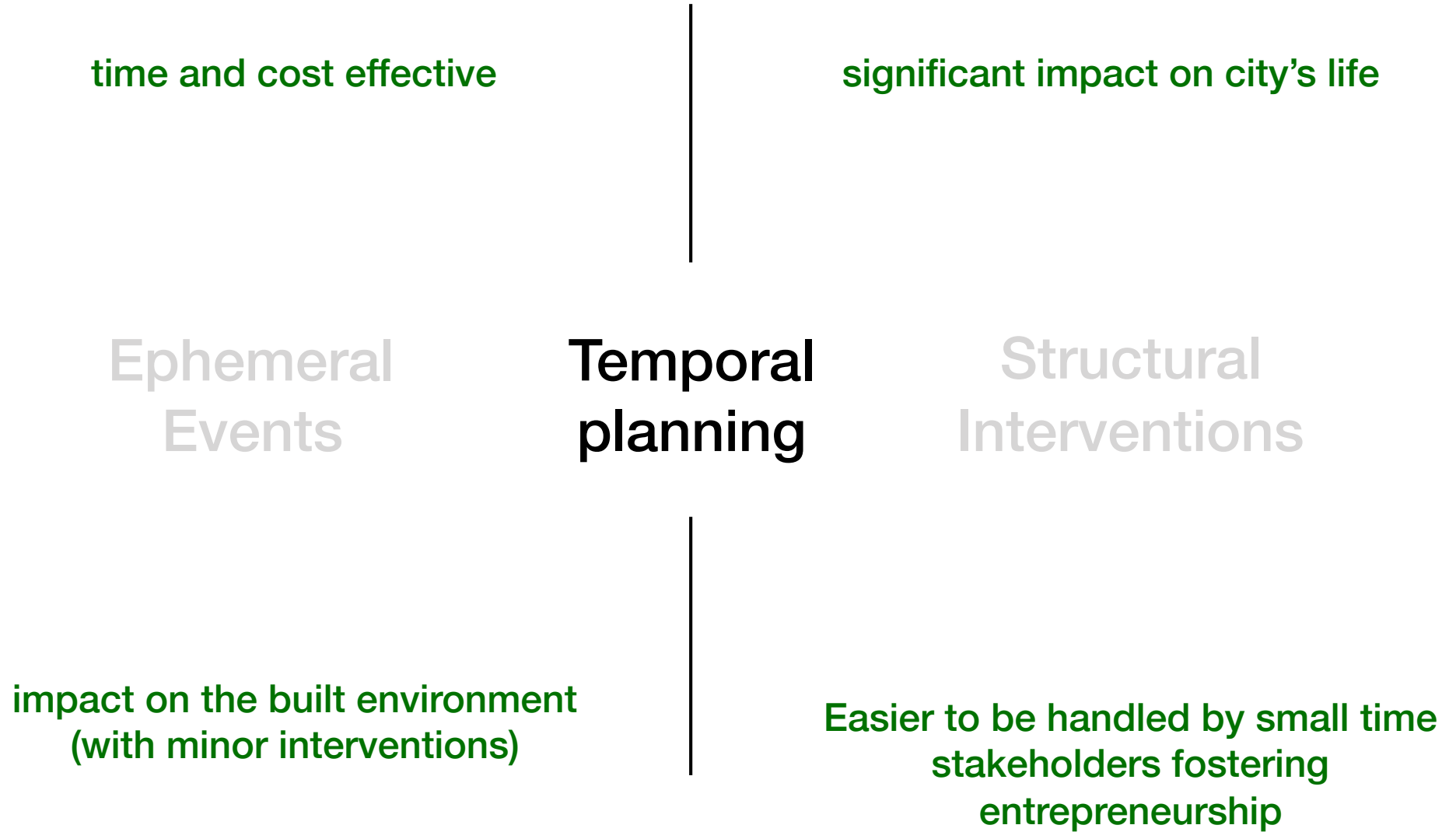
costly

time consuming

## Structural Interventions

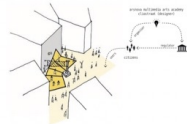
improvement of the built environment

long-lasting effects

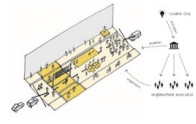


# #2 examples of temporary projects

Play or Rewind



Play streets



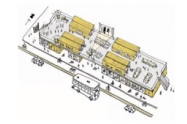
Casa do Vapor



Boston marathon



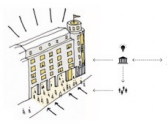
Boxpark pop-up mall



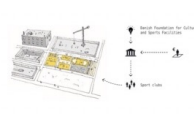
Esto no es un solar



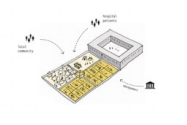
Edificio AXA



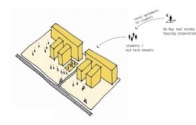
Plug N Play



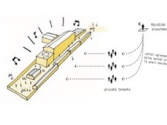
Parque Avides Moreira



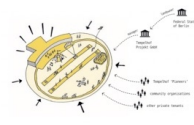
Zuiderzeeweg



LX factory



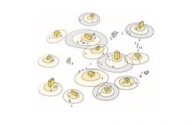
Tempelhof



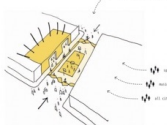
Centrumpladsen



City acupuncture



Martikel no8



NDSM



# #2 examples of temporary projects

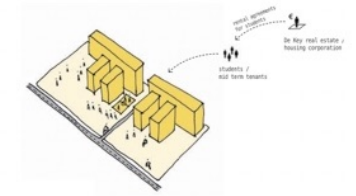
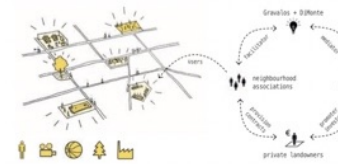
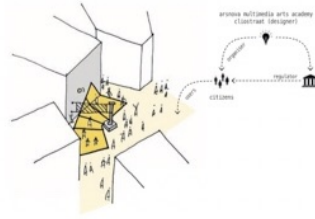
Play or Rewind



Esto no es un solar



Zuiderzeeweg



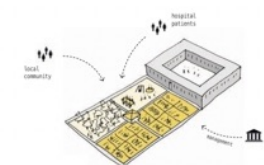
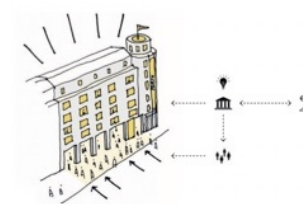
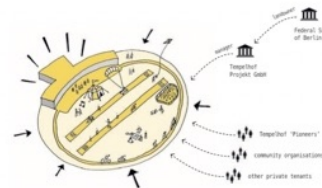
Tempelhof



Edifício AXA



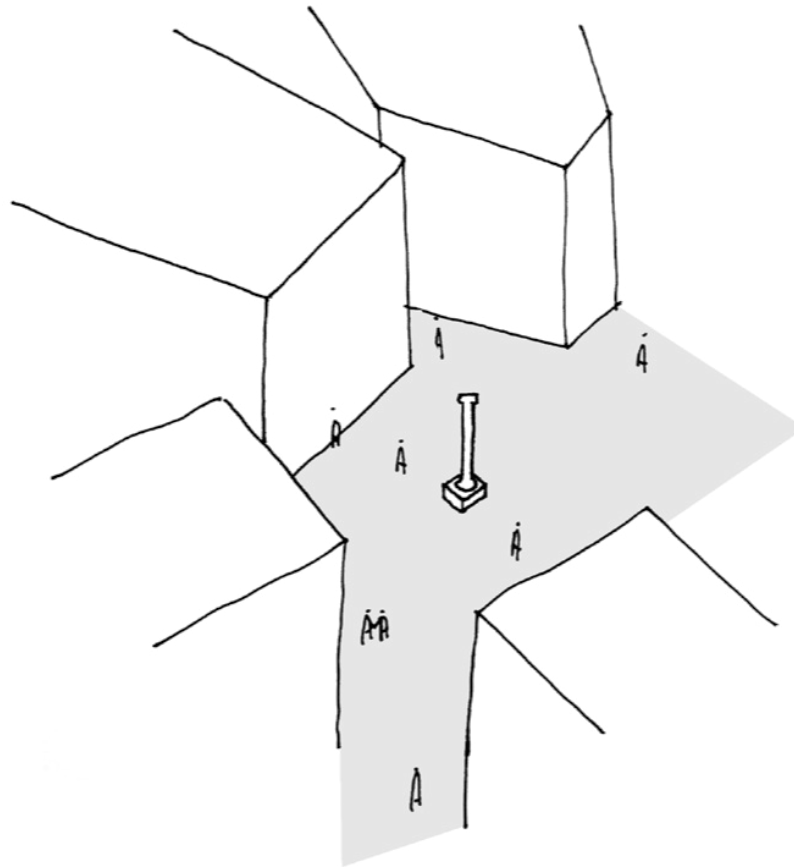
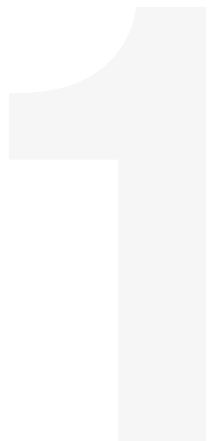
Parque Avides Moreira



# PLAY OR REWIND

## Siena, Italy

turning historical squares into sports fields with minor space interventions



# PLAY OR REWIND

## Siena, Italy

turning historical squares into sports fields with minor space interventions



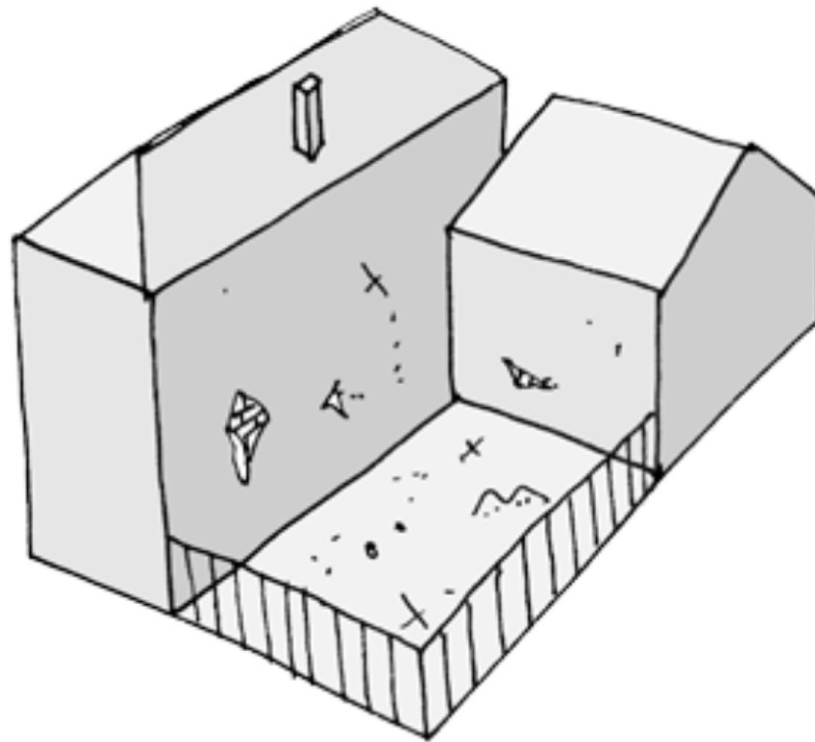
- art intervention in public space: Siena  
historical city squares;
- interaction between residents and  
visitors which play or watch;
- minimal space intervention;
- fosters city's life through sports;
- architecture and design studio as  
designers, municipality as regulator;



# ESTO NO ES UN SOLAR

## Zaragoza, Spain

re-using empty land plots to promote citizen-driven initiatives



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# ESTO NO ES UN SOLAR

## Zaragoza, Spain

re-using empty land plots to promote citizen-driven initiatives



- re-using empty land plots for the benefit of the local community
  - architect studio as designer, local associations and land-owners as partners, municipality as mediator;
- urban “acupuncture”: small, diverse interventions;
- creation of local workforce of unemployed citizens;
  - space and social intervention

# ESTO NO ES UN SOLAR

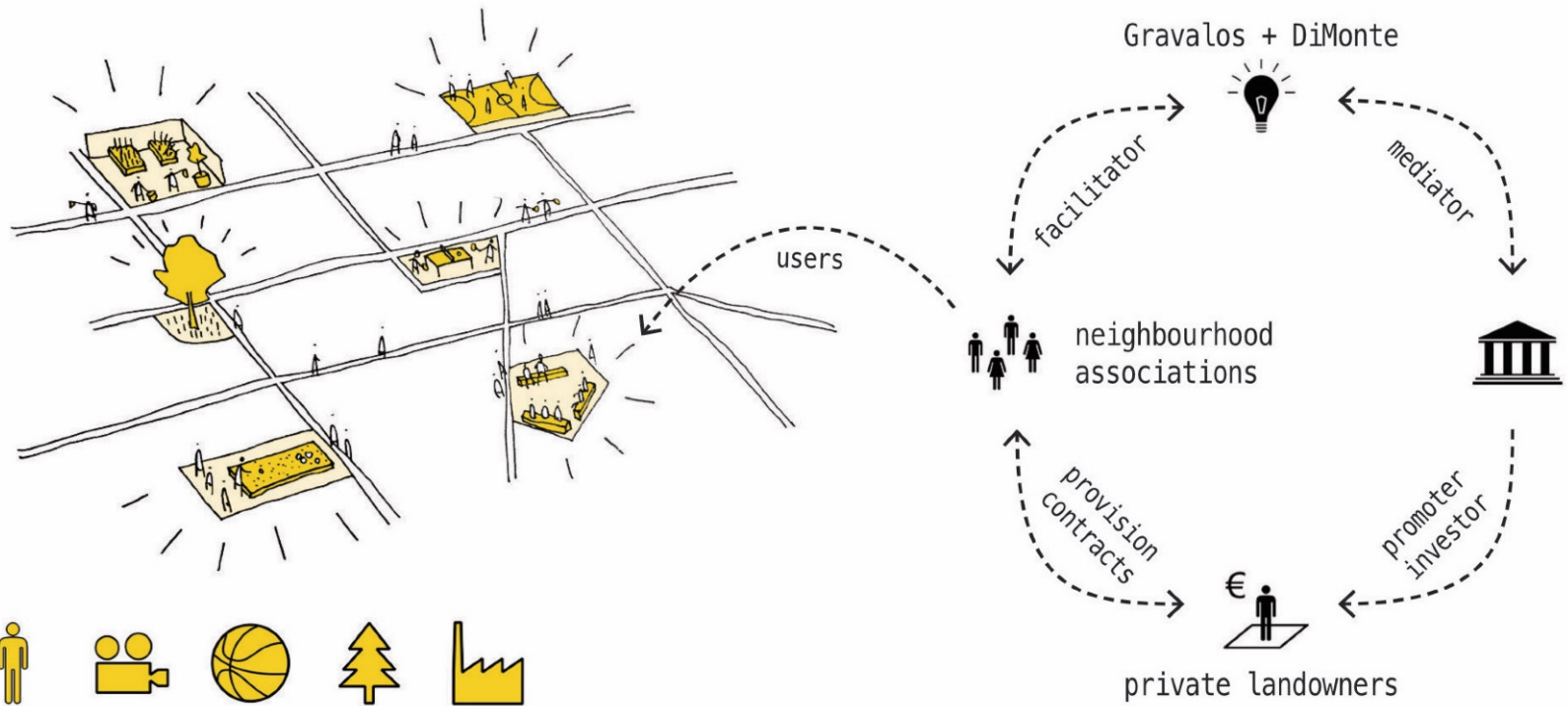
## Zaragoza, Spain

re-using empty land plots to promote citizen-driven initiatives

2009

### PROJECT - 1ST PHASE

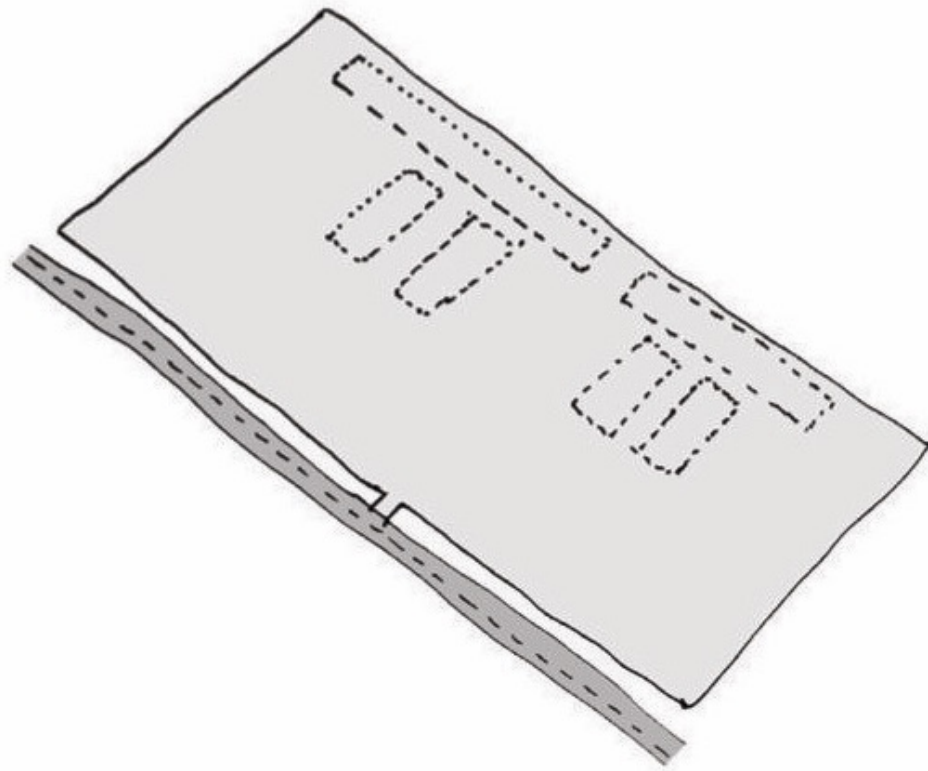
Re-activation of empty plots in the old town. 1.840.000 € public investment.  
Creation of a local workforce of unemployed neighbours (70% of total budget).



# ZUIDERZEEWEG

## Amsterdam, The Netherlands

relocatable students residence through light & modular architecture



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# ZUIDERZEEWEG

## Amsterdam, The Netherlands

relocatable students residence through light & modular architecture



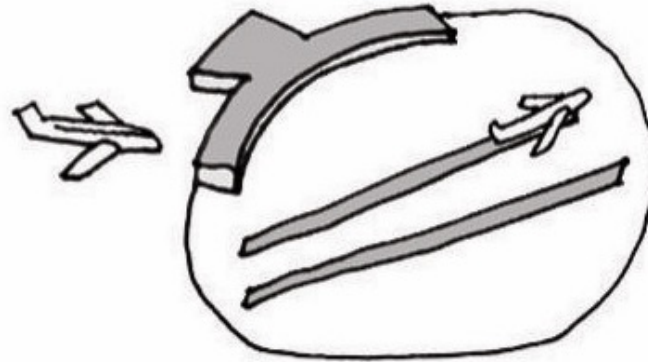
- temporary housing project for temporary residents (mainly students);
- using unused spaces in the city waiting to be developed;
- flexible structure, able to be transformed and relocated;
- modular container units.



# TEMPELHOF PARK

Berlin, Germany

(not-so) temporary park in an old abandoned airport field



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# TEMPELHOF PARK

## Berlin, Germany

(not-so) temporary park in an old abandoned airport field



- unused old abandoned airport from 1920's  
(closed in 2008);
- to be used as a temporary park and  
experimentation lab for different activities  
while ...
- ... expecting a development plan with  
housing, commerce, offices and equipments  
(300 ha);
- public referendum turned the temporary park  
into permanent;
- temporality raising awareness of needs we  
didn't know we had.

# TEMPELHOF PARK

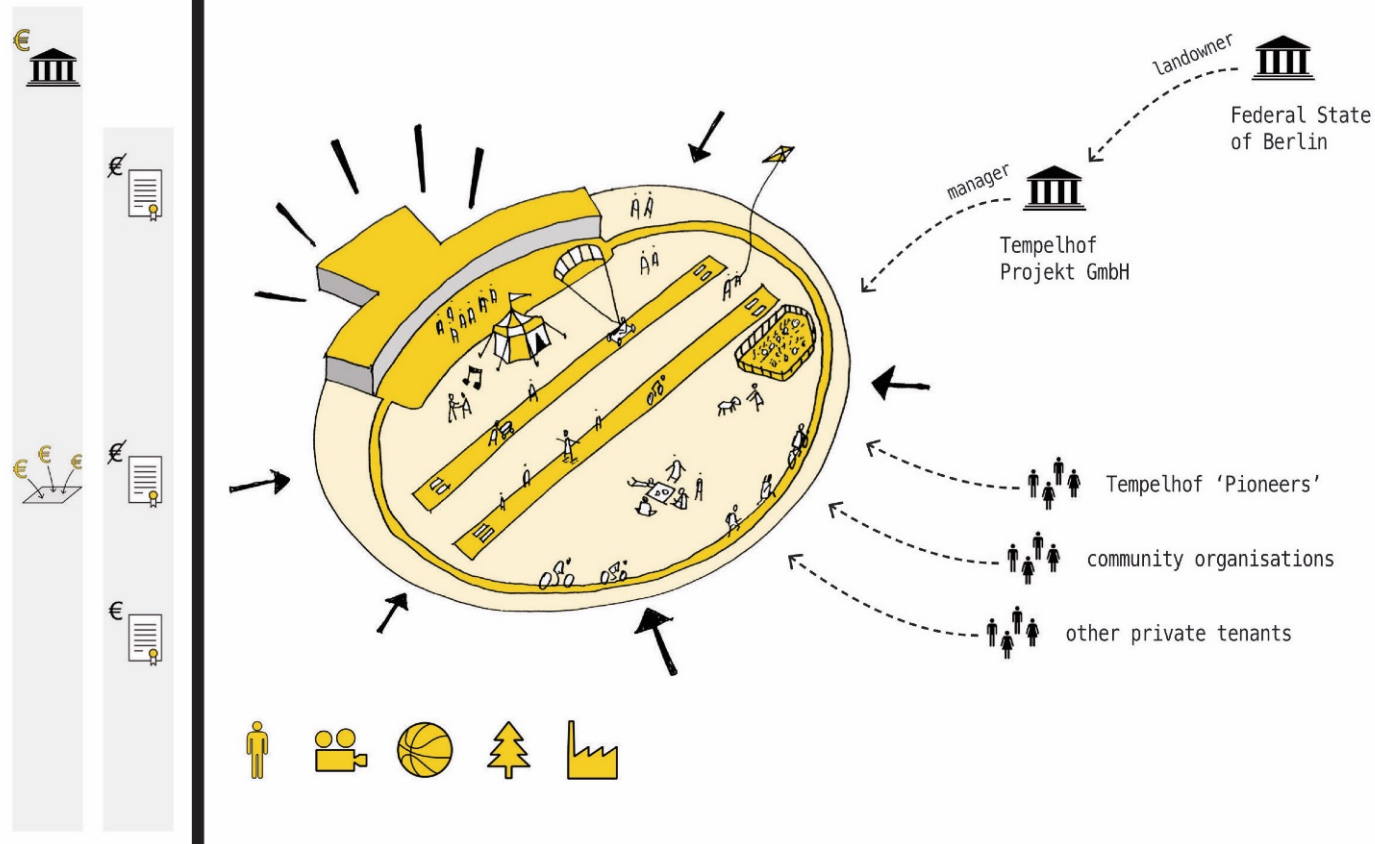
## Berlin, Germany

(not-so) temporary park in an old abandoned airport field

2010

### PUBLIC PARK

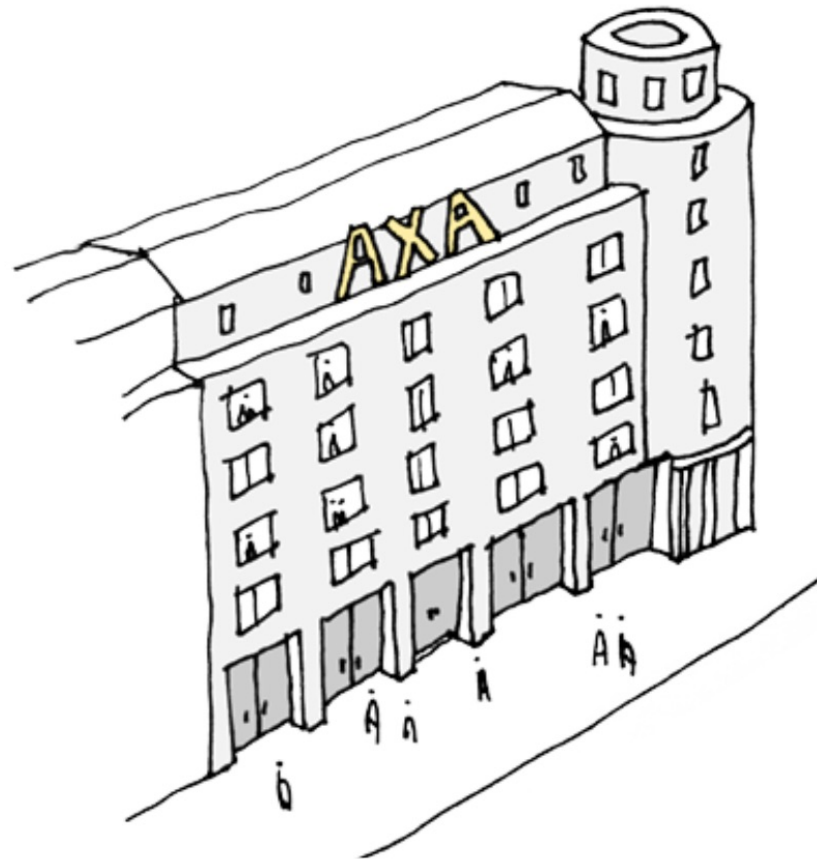
The Federal State of Berlin opens the airfield to the public as a temporary urban park before the approval of a development plan for the area. The park is managed by the state company Tempelhof Projekt GmbH. Temporary and experimental projects are run in the park by organisations known as Tempelhof 'Pioneers'.



# EDIFÍCIO AXA

## Porto, Portugal

(not-so) temporary park in an old abandoned airport field



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# EDIFÍCIO AXA

## Porto, Portugal

(not-so) temporary park in an old abandoned airport field



- vacant building in the heart of Porto, near the City Hall & Porto's main square;
- turned into a cultural hub while waiting for investment & development;
- diversity of temporary activities: urban art, performances, urban art markets;



# EDIFÍCIO AXA

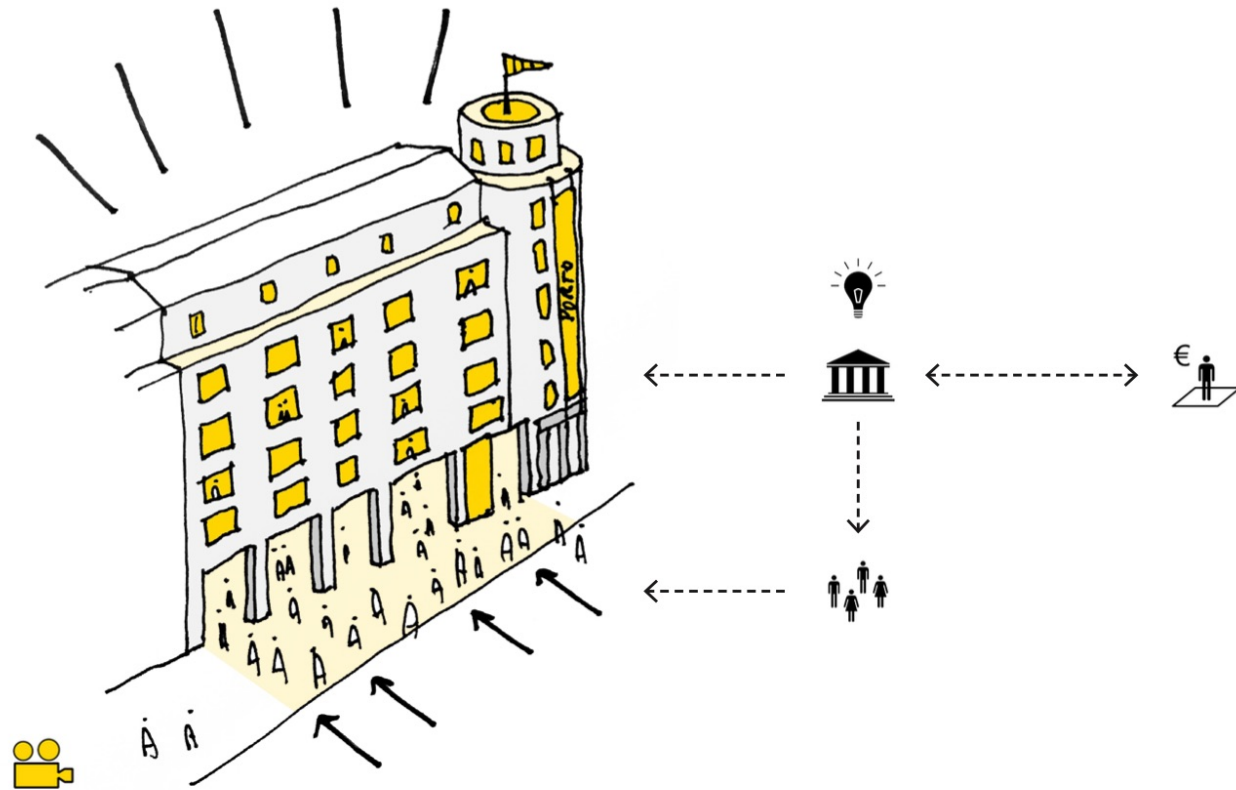
## Porto, Portugal

(not-so) temporary park in an old abandoned airport field

2012

### CULTURAL HUB

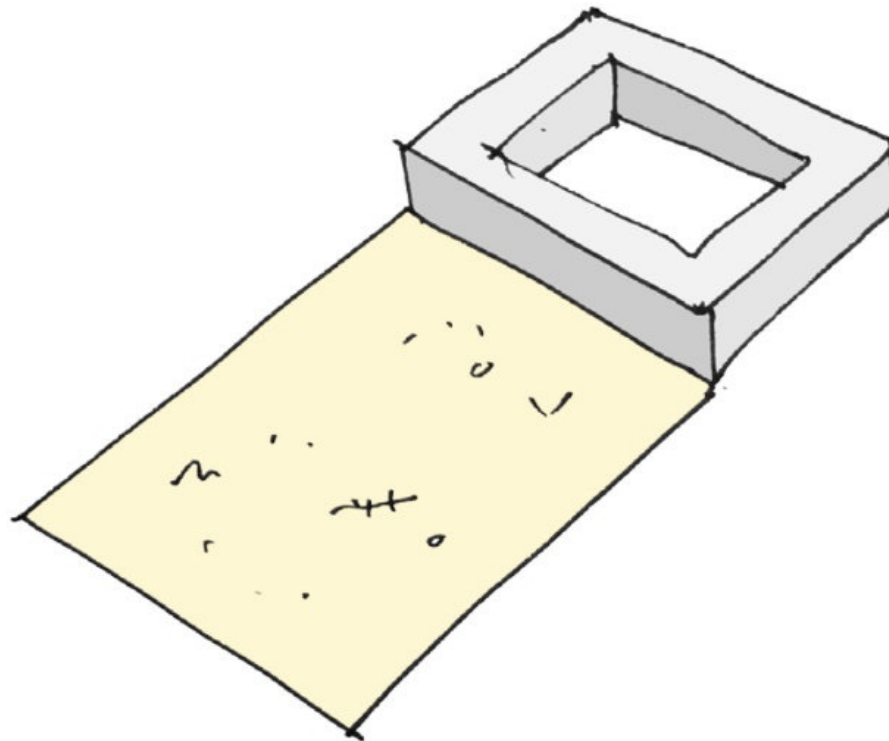
Transformation of the building into a cultural hub, exhibition centre and incubator by the municipality company Porto Lazer. 1-year extendable patron-like provision contract. The contract has already been extended up to 2015.



# AVIDES MOREIRA PARK

Porto, Portugal

temporary project with social inclusion in mind



6

# AVIDES MOREIRA PARK

## Porto, Portugal

temporary project with social inclusion in mind



the park under construction



individual allotments and collective work



production of natural fertilisers



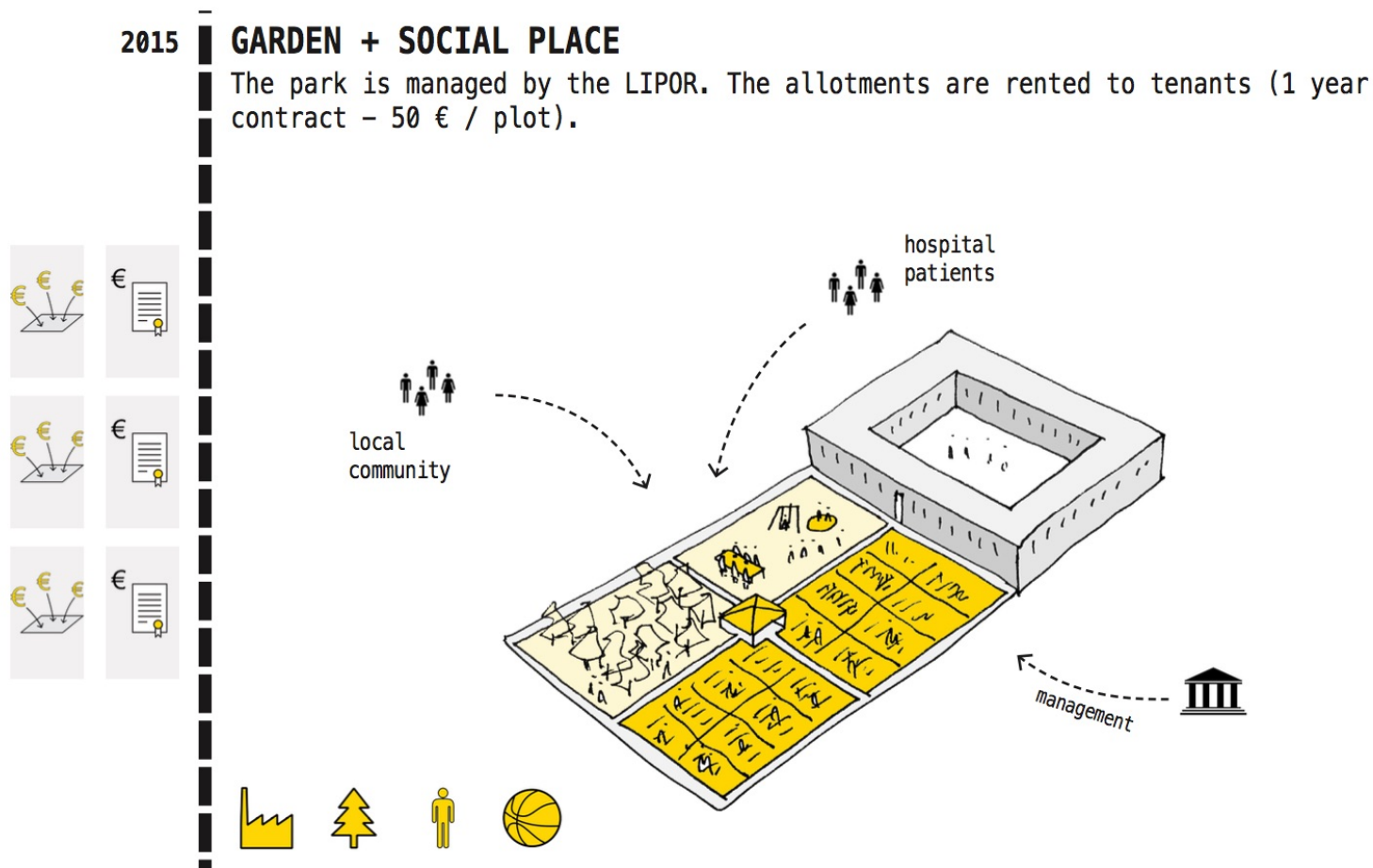
rain water storage

- Largest community garden in Porto;
- Involvement of several stakeholders in a project with strong social character;
- Municipal company + psychiatric hospital of Santa Casa da Misericórdia;
- Involvement of patients of the hospital and their family in gardening activities;
- Open to the public (small plots for rent);
- Other activities: playground, meeting places;
- Network of 51 active lots;

# AVIDES MOREIRA PARK

## Porto, Portugal

temporary project with social inclusion in mind



**#3**

**city.making  
web platform**

**<http://www.citymaking.net/>**

**city.making**   
**creating the city together**

# Temporary uses in unused spaces. City.making: connecting supply and demand.

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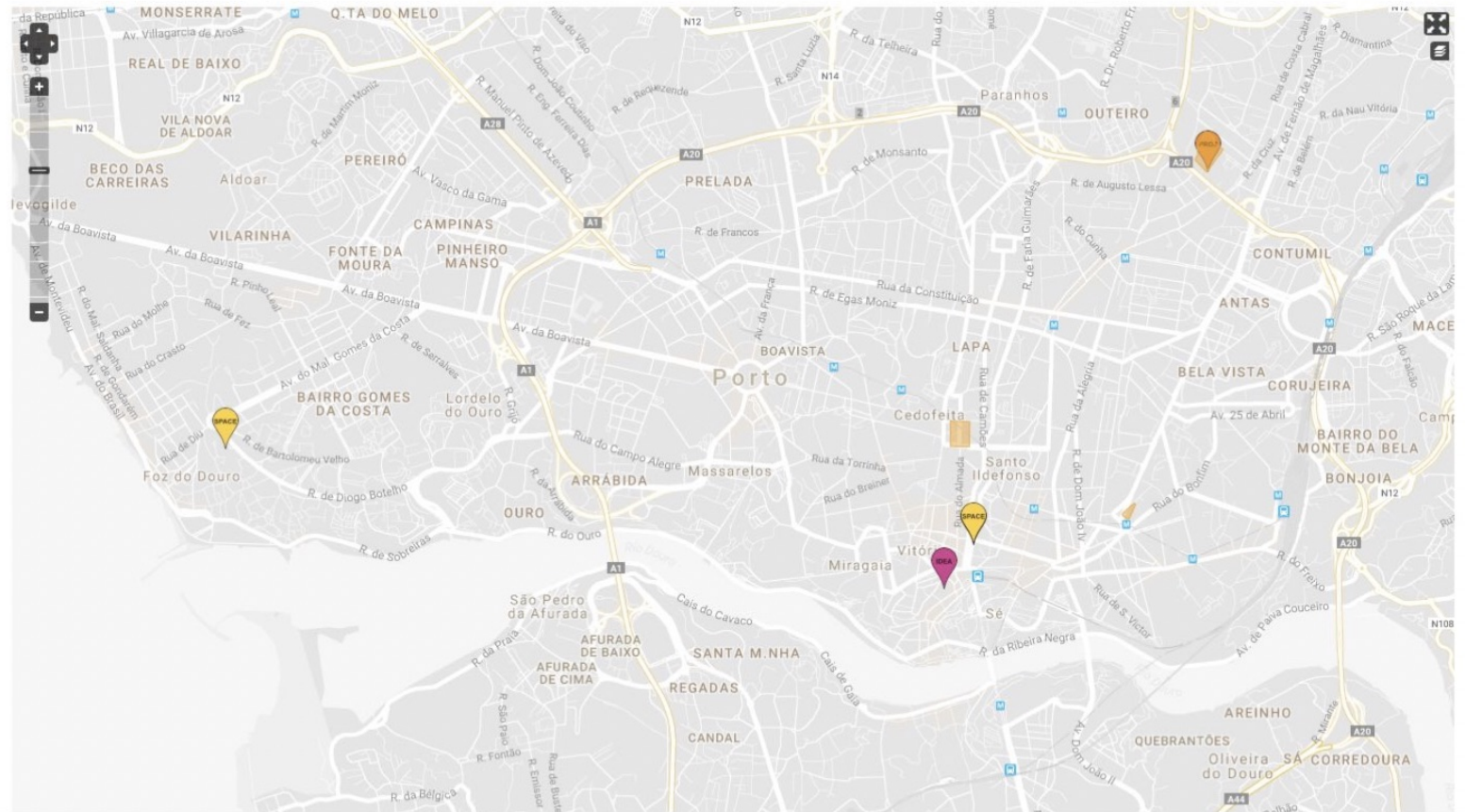
search

explore

PROJECTS MAP List

SPACES MAP List

IDEAS MAP List



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PROJECTS MAP [List](#)

SPACES MAP [List](#)

SPACE TYPE

- Building
- Land plot
- Mixed
- Public space
- Other

ADDRESS - LOCALITY

OWNERSHIP

- Public
- Private
- Public-Private
- Unkown

AVAILABILITY

Space

Anonymous (not verified)

Praça da República

Space



The Praça da República is a relatively large open public space in Porto. Although most of the people know this place, it is somehow a left over space in the city: not well used, a mixture between a park and a round about, unclear walking routes and a dominance of cars everywhere (driving, parking). This place has potential for more.



guest

Building in London for commercial

Land plot in Netherlands

Space

Land plot available for temporary use.



guest

Empty plot in the Netherlands

Space

Empty plot in the Netherlands.



guest

Empty plot in Zaragoza historical centre

Space

Empty plot in Zaragoza historical centre.



guest

Edifício Industrial em Lisboa

Space

É no ano de 1846 que a Companhia de Fiação e Tecidos Lisbonense, um dos mais importantes complexos fabris de Lisboa, se instala em Alcântara. Esta área industrial de 23.000m2 foi nos anos subsequentes, ocupada pela Companhia Industrial de Portugal e Colónias, tipografia Anuário Comercial de Portugal e Gráfica Mirandela.



guest

José Avides Moreira Park

Space

Open space in the city of Porto, close to the Conde Ferreira Hospital.



Bruno Moreira

Edifício AXA

Space

Edifício AXA, localizado na Avenida dos Aliados, no coração da cidade do Porto.



Bruno Moreira

Lote anexo Praça do Império

Space



Lote anexo à Praça do Império, Porto



administrator



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PROJECTS [MAP](#) [List](#)

**INTERVENTION TYPE**

- Building re-use
- Land plot re-use
- Temporary building
- Intervention in public space
- Master plan
- Other

**ACTIVITY**

- Sports and playing
- Culture and recreation
- Production
- Commercial
- Living
- Green space
- Mixed use
- Other

**TIME**

- one-time event
- cyclical event
- project duration

**OWNERSHIP**

- Public
- Private
- Public-Private
- Unkown


**APPLY**

SPACES [MAP](#) [List](#)

IDEAS [MAP](#) [List](#)

**BoxPark pop-up mall**


Project



Boxpark is a temporary shopping mall in Shoreditch, London.

**Esto no es un solar**


Project



In Zaragoza, following an urban arts festival that took place in empty land plots in the historic centre, the idea of re-using those spaces for the benefit of the local communities came out and was welcomed by the municipality. The programme, called esto no es un solar, was initiated by architects Gravalos + Di Monte, working closely with neighbourhood associations and landowners to transform neglected spaces in the city in social meeting places for neighbours and visitors. The result is a 'diffuse urban acupuncture' of very diverse spaces that covers almost the whole city area.

**LX Factory**


Project



The LX Factory in Lisbon is a private initiative by a real estate developer that generated a successful cultural, commercial and creative hub with a strong urban character. The old industrial complex is meant to be replaced by new high-end luxury residential developments, according to the plan for Alcântara, a chaotic urban area on Lisbon riverfront.

**Avides Moreira Community Garden**


Project



The Avides Moreira park is the largest community garden in Porto with a strong social character. The project is an initiative by the municipal company for waste management of Porto metropolitan area (LIPOR) and the Conde de Ferreira psychiatric hospital of Santa Casa da Misericórdia, one of the biggest landowners in the city. The large private land plot laying next to the hospital has been offered temporarily to LIPOR to develop a community gardening project which involves primarily the patients of the hospital and their families.

**Casa do Vapor**


Project



Casa do Vapor was a temporary community centre, located on a beach plot in a fishing village near Lisbon, Portugal. During its six months existence, the centre hosted different cultural activities aimed to create a social meeting place for locals and summer visitors. A community kitchen and a library are some of the programmes present in the Casa do Vapor, along with beach and street sports. After the dismantlement of the centre and the departure of the external organisers the library was transferred to the local parish. The idea came from outside.

**Zuiderzeeweg**


Project



Land plot available for temporary use.

**Edifício AXA - 1ª Avenida**


Project



Edifício AXA, localizado na Avenida dos Aliados, no coração da cidade do Porto.

**NDSM**

Project



Empty plot in the Netherlands.

24th APDR Congress. UBI, Covilhã, Portugal. 6-7 July 2017

## Edifício AXA - 1ª Avenida

Temporary Cultural Hub

### Space:

Edifício AXA

### Address:

Avenida dos Aliados  
4000 Porto  
Portugal



### Intervention Type:

Building re-use

**Activity:** Culture and recreation

**Initiator:** Porto Lazer

**Municipality:** Câmara Municipal do Porto

**Owner:** AXA Insurance Company

**Investor:** European Union (80%) Porto Municipality (20%)

**User, Tenant:** Porto Lazer

**Municipality Role:** promoter, investor

**Investment:** public, public grants

**Ownership:** Public

**Accessibility:** Open Access

**Surface type:** impermeable

**Status:** Not in use

**Space type:** Building

**Area Size:** 1000-4999 m2

**Duration:** 1-3 years

**Legal agreement:** rent

### Website:

<https://www.facebook.com/1aAvenida>

### Author:

Bruno Moreira

### Post date:

Friday, January 29, 2016 - 19:43

Add Project News

EDIT



Edifício AXA, localizado na Avenida dos Aliados, no coração da cidade do Porto.

### Video:



### Documents:

Download edifício-axa.pdf (500.1 KB)

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**Rating:** No votes yet

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Participants



### Comments



Is this building for sale?

Submitted by [Gustavo Henrique](#) on Fri, 02/26/2016 - 16:29



Submitted by [\[Redacted\]](#) on Fri, 02/26/2016 - 18:25

Add new comment

Your name

Comment \*

SAVE

PREVIEW

## **#4 some considerations**

#1 flexibility in planning is hard;

#2 planning culture geared towards structural transformation;

#3 temporality as a planning process demands high customizations: different planning cultures, juridical conditions, land ownership rules;

#4 temporality in planning yet to be fully explored;

#5 experimentation: learning by doing;

#6 web-platforms can help disseminate temporary projects;

#7 temporal planning doesn't need to disrupt current planning system – but complement it;

**#8 temporal planning fosters social innovation and entrepreneurship.**

# #3 city.making

# Intellectual Capital and Regional Development: New Landscapes and Challenges for Planning the Space

2017 **JULY 6-7**  
UBI, COVILHÃ, PORTUGAL

24<sup>th</sup> APDR CONGRESS

 UNIVERSIDADE  
BEIRA INTERIOR

 **APDR**  
ASSOCIAÇÃO PORTUGUESA PARA O DESENVOLVIMENTO REGIONAL

## Thank You

Bruno Moreira

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[bruno@citymaking.net](mailto:bruno@citymaking.net)