

DISTRICT 22@

Lessons Learned

Positive

- The identity of the district remained partially thanks to maintaining uses and the creation of special plans protecting industrial heritage.
- Now dwelling typologies were created through the regeneration of former industrial buildings
- Existent neighbourhoods were respected and included
- Refurbished Old industrial houses attracted digital talents and service industries and created an ecosystem that includes startups, hospitality, technology and other industries
- 15-minute city
- Superblocks creates community spirit
- Can university departments be a promoter of economic development and ecosystem creator
- Students as activators of space
- Families are in need for housing. Generation concept revives districts

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Negative

- All the landowners in a specific Cerdà block needed to merge their land into one unique plot as big as the Cerdà block to proceed with the presentation of a Masterplan to the town council and develop it. That led to:
 - gentrification through more prominent real estate firms buying minor real estate owner's land, local population owning their preexisting flats in old XIX buildings or
 - conversely, complete blockage of the development and uncertainty of legal rights of other blocks, whereby minor landowners would not cooperate to the land fusion, condemning old industrial and residential buildings already bought by big firms to decay
- affordable housing / shortage
- Low quality housing buildings by profit-driven housing companies
- Diagonal provide no proximity factor (stone deserts, no ecosystem)
- High density concept: hotels were favoured and transformed into housing at a later stage because building quality of hotels was better
- Green space is grey (ground sealing versus Nature-based solution). The streets must be regarded as a system
- Slow displacement of “tribes” local communities
- We need spaces for production (urban manufacturing) in the city