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ID 1695 | THE ROLE OF PUBLIC SPACE IN THE RECENT TRANSFORMATIONS OF MEXICO CITY. FROM PROTAGONIST TO FORGOTTEN ACTOR

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1 THE SENSE OF PUBLIC SPACE IN THE CITY

In recent years, the topic of public space has taken a lot of force, leading to discussion with different perspectives in forums of international importance and intertwining it with issues of urban planning, culture, economy, politics, disasters or morphology to name a few. Its recent relevance is not only because of its new consideration as a subject of study, but mainly because of its importance in practice, that is, due to its use, function and design with the main focus of caring for the human being in his daily life in the city.

In the 21st century, the public space is known in different ways, it can vary according to culture and territory (different practices in each city), as well as in the form: parks, squares, gardens, streets or public institutional spaces. The complexity of its study does not depend on its approach, but on the integration of several approaches to address the reality of the city. In this sense, the urban processes that transform the society also impose new trends for the public space, that is, the economic, political, technological and cultural transformations are captured in the public space as a reflection of a changing society with demands that go at great speed.

With the assumption that it is essential for urban studies to include different approaches, and to pay attention to the processes that transform the city, three views are taken into account for the understanding and analysis of the public space: 1. The social vision in the human sense of habitability, i.e. the human condition of public space, 2. The inclusive vision regarding physical and social aspects of the public space and 3. Finally a vision in the globalized sense of the trends reflected in the space.

The social vision in the human sense of habitability for the public space. New forms of life have been generated in the city from the advent of modern technologies and economies that produce different needs to those of other times, such as: WIFI connections to enter an alternate public space, individual electrical connections, if they are used as a place of work, stations to recharge electric cars, bicycle stations, to mention some of the recent elements in public spaces, however, there are dynamics in them that cross the barriers of time and that are part of the daily life to live the city, such as: places of rest, recreation, encounter and sociability. Currently new public spaces are being created that reinvent the city, making it more livable and of course more desirable.

When we talk about desirable public spaces, it could be seen as something subjective. Each human being thinks differently and according to their cultural characteristics, and to that extent, needs could vary. But even in the same country the geographical or economic situation of each family would imply different demands. Something is very certain, however, and that is that we all have the need to co-inhabit. Each

species on this planet has its natural habitat, fish water, monkeys the jungles and forests, lions the savannahs. Habitat is where species are born, grow, reproduce and die, that space on earth where they meet all their needs. Even when human beings are governed by this general rule, there are two fundamental elements that make them different from other species: the first and most important is that their habitat is not natural, but artificial; and secondly, apart from the physiological needs they need to satisfy, they are also creative beings (Chain; 2010).

Habitability is defined here as the capacity of a place to meet human needs (Mues M., 2011), and although several authors consider that habitability refers only to the material and structural conditions of built spaces (Blanchera, 1967), (Saldarriaga, 1981), (Juárez, 2003), without taking into account the social aspect in the outside (Velazquez, 2011), habitability for man would be as much within the architectural element as outside of it. Habitability goes beyond the door of the house to the street, towards the public space, where the social function, the community, comes into play, because it is there where "the expression and social identification of the others is built", based on the expression and symbolic construction of the space (Carrión, 2002: 5-7), we leave our house behind to find a huge machinery concentrating the totality of our culture, but which also encapsulates international movements and trends we must incorporate during our journey.

The habitable public space is one that maintains a balance between the material and immaterial elements that intervene in the places of free access for all human beings, regardless of gender, religion, race or social class in order to satisfy the collective needs. Elements of habitability in the public space can be

measured and diminished, as appropriate, taking into account the global and local transformations, and the determinants of type of settlement, but ... How do we know if the public space is to a greater or lesser extent livable? For this we consider three theories:

According to the theory of human need by Doyal Len and Gough Ian (1994), needs are constructed socially and derive from the cultural environment. The authors take into account indices to measure the welfare between nations based on the needs of: Appropriate health care, security, economic safety, clean water, adequate food, shelter as a means of protection from the elements, relationships of recognition, safe working environments, relationships of recognition and belonging (Len, Ian:1994 in Reyes:2012; 132). The needs proposed by this theory are general and can be considered basic in different territories and different social groups. It should be taken into account, however, that the cultural and natural environment, the new technologies and even the policies for urban space, make human requirements more complex and even different. This is the case of multicultural cities and the public space should regard it as principle to meet the needs mentioned above.

Max Neef's theory (1994) to analyze public space in the area of habitability combines criteria from existential and axiological categories, where existential categories focus on needs of being referred to personal or collective attributes, having which contain the mechanisms and laws required, doing as personal or collective actions and interacting in those spaces of action and construction of needs, satisfactors and economic goods; while the axiological categories cover the requirements of: subsistence, protection, affection, understanding, participation, creation, identity and freedom (Neef: 1994 in Reyes: 2012; 131). This refers us, in terms of the existential category, to social action that allows us to build axiological relations that give meaning to space.

Schiller's theory (2000) is that of the qualities of the habitable public space where, from variables with a specific meaning and value, he measures the habitable public space, and the qualities space should cover for habitability are: permeability to allow open connections in the urban fabric by measuring them according to the size of typical urban blocks and the elements that can limit them such as railroad tracks or other types of barriers; vitality as a characteristic of the spaces to be places of social interaction measured through the activity there; variety to encourage the complementary uses of the city, variation of typologies and uses; readability to facilitate social and spatial relations from the variable use and density of those who use the city; and robustness which allows an adequate combination and variety of uses at any time of the day with the ability to adapt the space (De Schiller, 2000:4 in Valladares, Chavez, Moreno:2008; 10-11).

According to the theories above, analysis of the habitable public space must be made taking into account physical elements and the design of the space, and also considering the social elements of basis subsistence and even the more complex ones such as identity and legal duty. Therefore, we can examine the public space in two dimensions, where the different needs of humans can be encapsulated for the

analysis of habitability in the public space, the first, the physical or material dimension, and the second the intangible dimension, which goes from the social to the spiritual.

In the physical or material dimension, it is possible to concentrate the tangible and quantitative elements that are presented in the urban space, such as: public water services, drainage and light, street furniture, transport infrastructure with subway systems, metrobuses, light rails, suburban trains, buses, combis, bicitaxis, bicycles, recreation areas, roads, streets, avenues, circuits, highways, communications infrastructure, public telephones, internet, police officers, security modules, road safety. It is important to mention that the city also has infrastructure for housing, education, health, among others. Similarly, in the immaterial dimension, which goes from the social to the spiritual, it would be the one where we find intangible elements such as: the urban social identity, symbolic interactionism, perception of security, culture, and social exchange.

The inclusive vision regarding physical and social aspects of the public space. The situation of inclusion has generated in this century a strong international interest impacting on issues such as education, housing, migration, health, public space. In this sense, the definitions of the public space towards an inclusive view of the city make sense mainly because they consider that they are by man and for man. Consequently, public places belong to all and are for all. They are spaces people can freely access with no distinctions of gender, religion, race or social class. Their inclusive meaning can be put at risk, however, on the one hand, due to the problems that arise in the city, such as: an uncontrolled population growth, global transformations, privatization, appropriation, fragmentation, segregation, among others; (Moreno, 2011) and it is complicated when "Environments, individuals and/or groups can be perceived as a threat, that affects access to the public space" (Tiesdell-Oc, 1998:648 in Asriany-Silas-Soemarno:2011; 163-167).

The 'inclusive' public space is the place where activities and discussions are open to all. It is the place where authorities have the responsibility to guarantee the existence of a public space where people express their opinions, assert their claims and use it for their purposes (Asriany-Silas-Soemarno: 2011; 163-167). However, if there is this concern about inclusion, it means that there are elements that make cities exclusionary so that inclusion-exclusion are studied in a dual way. To this end, two aspects of study are taken into account: 1. Social inclusion by exclusion and 2. Physical or design inclusion:

Social inclusion by exclusion. Public space historically has been valued as a factor of social inclusion, and as an inescapable instrument for urban planning. However, the loss of protagonism due to the weakening of previous forms of sociability (resulting in social inequalities and fragmentation) and the emergence of alternative forms of relationship (of communications and encounters introduced by technology, the feeling of insecurity), have sharpened the barrier between recreational and leisure spaces that are used by

different social groups. Not forgetting that people of higher income go to private places to recreate, using the street just to circulate, not caring about the state and the quality of public space, which often remains in the background and helps to generate what Bauman (2009) calls "ghettos of exclusion" (Vainer; Leicht; Varela; Rabellino and Musso: 2013).

Ramírez Kuri and Ziccardi identify as discriminatory practices those observed in the labor market, such as access to goods and services, the weakening of social cohesion; luxury consumption activities that can be dissolved by making effective economic, social, cultural and sustainable rights which encourage the integration of the society with the city; informal activities and social conflicts (Ramírez and Ziccardi, 2008: 23-48).

And on the other hand, we have physical inclusion or inclusion by design. In the search to determine the components that the public space has for inclusion, we return to the studies that have been carried out to identify the components of exclusion that Ramírez Kuri and Ziccardi analyze, such as: the location of the place to determine the quality of services and their infrastructure; the informal and established commerce that pervades the urban space and which fosters crime; the deterioration of the public space and its accessible design (Ramírez and Ziccardi, 2008: 23-48). However, these elements are taken in reverse, that is, on the positive side of that which the public space must have to be considered inclusive, such as enough urban infrastructure.

In the design of inclusive public spaces, it is essential to take into account the physical components that foster social integration. From the perspective of Sergio Zermeño, the following are identified as components of exclusion: inaccessible primary and secondary roads; public spaces of richer classes

appropriated by needy sectors; crossroads, roads, squares, parks, sidewalks, etc. which operate as frontiers, excess of surveillance, corridors watched by guards, police officers, cameras; and he also identifies social components such as: high risk of violence and virtual walls (Zermeño: 2008; 135-152).

A vision, in the globalized sense, of the trends reflected in the space. Cities, depending on their territory, are changing and growing at different and accelerated paces, fostering cultural exchanges and adopting trends that are fashionable in the urban landscape. For Manuel Castells, these global trends leave their traces in the public space, and make visible the economic, political, cultural and social differentiation that distinguishes the city in its local and metropolitan dimension. If we talk of divisions between public spaces through symbolic significations in the cities (Castells, 1977: 32); then places of public ownership are the expression of their society and culture in a temporality determined by the processes that influence on them.

Public-owned spaces must be able to adapt and survive to global transformations, which by their very contrasting nature absorb these changes in different ways, depending on their environments and the impacts public places are constantly having. Globalization, one of the strongest influences on a city in every sense, whether to its society, space or culture, reinvents them as great scenarios with strong economic and political rather than cultural and social alterations which irreversibly impact on the city's inhabitants. In this sense, the overall composition of the public space is witnessed in two aspects: The public space as an alienable resource, in the sense of appropriation and privatization; and the public space affected by its constructions, in the sense of transformations.

The public space as an alienable resource through appropriation and privatization of the space in a non-legal way. This causes scarcity of public spaces, mainly because of the wide commercialization of everything, a reflection of the globalization, bad economy, excessive appropriation and high delinquency, as this is fundamentally brought about by street vendors or informal establishments that create pervaded scenarios. The transformation of Latin American cities and their spaces are a consequence of social, cultural and technological phenomena. These changes create a new form of social organization, a new cultural model, which can be called postmodernity, globalization or neoliberal culture. This regards the space as a resource, a product, with social, sensual and symbolic policies, which appropriate, use and transform the spaces of cities (Remedi 2004: 15-19).

The public space appears increasingly blurred of the urban by obliterating the relationship between the public and private. This creates a new conception of the forms of organization in public spaces, which, for its better understanding, we will analyze in four different approaches: from the perspective of its transformations, looking for the historical context of its changes; from the point of view of actors who carry out specific practices, witnessing how social practices affect their structuring; from the local forms of appropriation and significance, and from the tensions and conflicts that their use and appropriation cause (Portal, 2007: 9).

On the one hand, there is a discussion about the detriment that has been caused to space due to this misappropriation and use. Duhau remarks that the intense use of public spaces for free transit, recreation, circulation and free access to commodities, as a crossroads of coexistence between strangers, etc., together with the public policies and globalization, has caused a crisis (Duhau, 2008: 137-145).+ On the other hand, there is the loss of quality of public spaces due to the effects of abandonment, deterioration, privatization and segregation, causing urban disintegration. Public spaces cannot be studied, disregarding the norms and regulations that rule them (Duhau , Giglia 2008: 45-53).

It is a reality that the deterioration of public space, and its privatization is a consequence of a badly planned or poorly governed city, but also of global inclusions not adapted to each culture but which are rather more generalized, and which are of a political or economic nature that benefits only the hegemonic class leaving aside the working classes. When this social segregation occurs, there are sometimes demonstrations of the people affected to defend places that are part of their daily life. This is also another way of appropriating public spaces. However, existing interests can be stronger, and appropriation of public spaces can become one of the most important factors of risk, which can lead to the destruction of public places. Appropriation contains social, state and private actors.

The public space affected by constructions, in the sense of transformations. It is evident that the production of public space in current cities has changed, the measures for its construction and even its activities are different, but, what is the cause? Although the causes can be many, there is still an ongoing

search for the logic that gives us elements to understand the urban transformations that have been tried to be defined with names that are sometimes even difficult to pronounce, composed or decomposed words or more than one to name what is happening: redensification, urbanization, consolidation, gentrification, multiculturalism, people participation, among others.

In Latin America, the study of processes such as gentrification is recent. Although it is true that the bases defining this concept are not new, the term itself is relatively young, invented by the British sociologist Rut Glass (1964), who observed the differences in social structure from the establishment of higher-cost housing in specific areas of central London, thus examining the invasion of middle and upper classes on working-class neighborhoods, displacing and changing the social fabric.

Later, the sociologists Bruce London and John Palen (1984) tried to explain gentrification by means of five theories that involve different aspects of the life in the city: the ecological-demographic theory, which refers to population and generational statistical aspects (baby boomers); the sociocultural theory, seen from the values, feelings, attitudes, ideas and beliefs of society; the political economic theory, which is based on two approaches: the traditional and the Marxist ones; the community network theory: the community lost and the community gained; and finally the theory of social movements and the influence of counter movements (London and Palen 1984: 4-26).

On the other hand, in 1987 Neil Smith's view proposed two theories to explain gentrification by observing the phenomenon from the economic and social point of view with the "production-side theory" and the "consumption-side theory". These theories address the problem of the automobile, urban expansion, changes in lifestyles, depopulation of the city center, transport and pedestrian spaces, where human relations are diminished, but above all, he focuses his research on the results of increased employment in business districts. The interest of this geographer in these elements is an answer to the very elements that have caused the greatest problems in recent decades and which have been part not only of gentrification, but also of the processes of redensification, rehabilitation and the numberless patches made cities (Smith, 1987: 462-465).

For gentrification to exist, it must be in a specific geographical space and it is considered to be happening when there is a process of investment and reinvestment of capital, when there are a series of transformations in the urban landscape due to the settlement of higher income social groups in these specific geographies and when there is a direct or indirect displacement of the existing social groups (Janoschka, 2011). In the current debate, Michael Janoschka addresses gentrification with 6 points: 1. Neo-liberal policies of Gentrification, all types of public policies that establish an alliance with the capital that is invested in the city; 2. Supergeneration, when a place has been gentrified at two different historical moments; 3. Gentrification of new areas, industrial areas or ports where there is no gentrification by direct expulsion, but through all the indirect processes that occur around these neighborhoods; 4. New geographies of gentrification: spaces that have not previously been identified as spaces of gentrification, rural and suburban neighborhoods; 5. Symbolic gentrification: virtual sale and placement of new economies; and 6. Resistance to gentrification: the congregation of the community to prevent the inflow of foreign capital. (Janoschka,2011). Thus, the integration of different urban processes affects constructions and make up, renew and transform the city, affecting the dynamics, practices and design of urban spaces, which is a witness of the reinvention of the city in smaller scales.

2 URBAN RECOMPOSITION IN MEXICO CITY

In the case of Mexico City, the last decades of the twentieth century brought a change in public policies and a depopulation of the central parts, especially due to the process of deindustrialization and the earthquake of 1985. This meant a reinvention of the city for this century, through standards that call for a Redensification and the opportunity to occupy spaces that were attractive to the private sector during the first decade. This meant that the city exceeded its limits, gentrifying spaces and consequently producing poorly rehabilitated residual public spaces or the creation of reduced spaces. New policies. The instrument for urban development policies called "Bando Dos", proposed to redensify the city with the specific objective of ordering the urban growth of Mexico City, preventing the construction of more housing in the outskirts of the city. The instrument was presented on December 7, 2000 by the then head of government (Andrés Manuel López Obrador). It had different objectives for the ordering of Mexico City, such as: To stop disordered growth; to safeguard the preservation of soil of the then Federal District (now

Mexico City DOF 05/02/2016), preventing the growth of the urban areas and thus avoiding covering the recharge zones of aquifers. It was determined that the districts that had suffered considerable depopulation were mainly four: Cuauhtémoc, Benito Juárez, Miguel Hidalgo and Venustiano Carranza, all located in the central area of the city. It was also assessed which had been disorderly populated, predominating the south and east. It was determined that there is little infrastructure in the city for a strong real estate development (Bando 2: 2000)

Among the policies implemented was the promotion of population growth towards the districts of Benito Juárez, Cuauhtémoc, Miguel Hidalgo and Venustiano Carranza to take advantage of the infrastructure and services that are currently underutilized, and the construction of housing for the lower-income classes (Bando 2: 2000). However, in these central districts, such as Benito Juárez, the project did not work as expected. At first there was a real estate boom, but if it was not successful was because of the high cost of housing and the poor infrastructure. In different neighbors, there was a wild transformation of the city landscape by cutting down trees, constructing big buildings: where there had been houses for 6 to 8 people, now there appeared buildings with 8 to 10 floors for many families. In these new buildings, however, not all apartments were sold. As a part of the first consequences, in 2010 the government of the Federal District at the time, together with the Ministry of Social Development (SEDESOL), the National Council of State Housing Entities (CONEREVI), The Autonomous University of Mexico (UNAM), the Housing Fund of the Institute of Security and Social Services for State Workers (FOVISSSTE), the National Workers Housing Fund Institute (INFONAVIT) and the Federal Mortgage Society (SHF), publish the guide for habitual re-densification in the internal city, in which they present a methodology to identify re-densification scenarios, as well as instruments to favor it so as to join the smart city growth system and position Mexico in the international environment in this respect, for which they are planned to address a series of issues, such as: Increase in the costs of displacements of the inhabitants of said areas; greater consumption of fuels and greater production of emissions polluting the atmosphere; loss of preservation areas, aquifer recharge zones and agricultural production areas; higher costs of urbanization that represent a significant burden for local governments; and social and economic segregation of urban space (GODF:2010).

The approximate ten-year wait for this guide to be published, to take measures on matters of re-densification policies, caused for constructions to be carried out during that time in different zones that lack integration with the social fabric, for it has been seen that elite zones are created, which keeps the population dissatisfied and afraid of being displaced. There was an unlimited number of claims derived from the implementation of the Bando 2, caused by: the fear of the modification of the environment, decrease of the quality of life, of safety, of the value of real estate, feelings of dispossession or feelings of injustice, for decisions were made that affected the territory without the main interested parties being informed, taken into account or heard, a loss of confidence of the population in the authorities and experts that promoted the project, above all when there is a tradition of local organization and mobilization, risk perception and a feeling of uncertainty. The technical and scientific studies that validated the project were questioned (Alba:2009;56).

Deindustrialization. With the economic opening abroad with the 1988 free trade agreement, there was a shift in the activities of the manufacturing industry that caused a process of deindustrialization. The industries were moved toward the outskirts of the city or even toward other territories (Asuad:2010). This process is not yet finished. There are still areas of the city with disappearing industries. With this movement and the change toward a tertiary economy, the reconfiguration of the city was affected on one hand due to the opportunity of land within the city, seized by the real estate power, and on the other hand due to the change of policies that did not work as expected. In Mexico City some of the areas that have passed through the process of deindustrialization at the end of the 20th century were the delegations Benito Juárez, Cuauhtémoc, Miguel Hidalgo, Venustiano Carranza, as well as Azcapotzalco and Gustavo A. Madero (Sobrino:2002;7). In recent years the mass production of housing has captured some of these areas, leading them to transformations that are a result of the inclusion-exclusion struggle that is reflected in the absent public space. An example of this is the case of the Granada and Ampliación Granada colonias, in the Miguel Hidalgo delegation, which has been a categorical place throughout History. From an economic point of we could say that it has gone through three sectors: agricultural, industrial and tertiary.

In 1920 the lands of the Hacienda de los Morales were divided, playing a significant role in the urbanization of the city of Mexico due to the fact that part of the space was used for the colonia Polanco

assigned to upper middle housing, in which the colonia project of the first half of the 20th century was based on public space. This was key as it grew until it was divided into five sections, sharply contrasting the Granada and Ampliación Granada colonias, which began to be industrially established without public spaces. The following are some of the factories in the place: the General Motors Factory in 1923, the Mexico glass factory in that same year, the Modelo Brewery and the General Popo in 1925, the Tabiques La Universal Factory, whose year of establishment is unknown, the Chrysler Factory in 1939 and thereafter until 1961, the Palmolive Factory, the Halaxtoc textile factory, Laminadora LMMSA, pharmaceutical industries, Factory in lake Andrómaco, Bolt Factory, Factories in lake Neuchatel, Furniture and Steel Factory and another Cotton factory (Palacios; 2010-79-96). Reconstruction of the territory. By the start of the 19th century, the Granada and Ampliación Granada colonias were changing their morphology, land use and population. The main change was the use of industrial land to residential land, which was attractive for real estate developers, who saw that its potential was supported by the urban image of the bordering colonia, Polanco. The two colonias were given different informal names following the first interventions: Ampliación Polanco, Polanco Bis, Polanco II or the Nuevo Polanco, however, a series of contrasts have been seen between Polanco and the Granadas (Ampliación Granada and Granada). The most significant contrast is the type of public space that there is between one and another, and in spite of the luxurious residential buildings that broke the specification of the Bando Dos and standard 26 to create housing construction of social and popular interest on urban land, and thereby re-density the zones of Mexico City in which there is a certain lack of population, they lost the opportunity to create housing with quality public spaces (see figure 1).

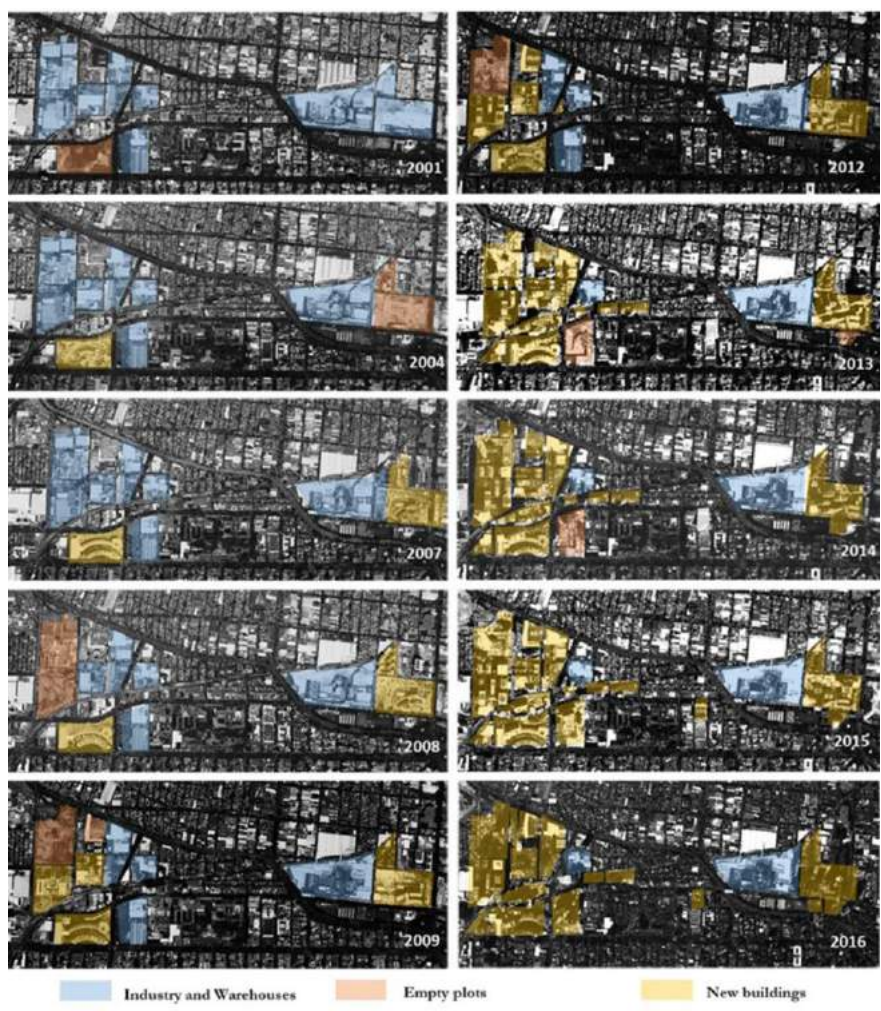


Figure 1. Urban transformations occurred in the XXI century in the territory of Ampliación Granada (Expansion of Granada Neighborhood) and Granada Neighborhood in the period between 2001 and 2016. Source. Google Earth images from 2001 to 2007. Information from 2008 to 2016 is based on own field survey illustrated on Google Earth maps.

Due to the rapid and disordered growth in some areas of Mexico City, in 2013 the implementation of the standard that presented the redensification was detained due to the abuse of the land use and its changes in the type of housing that should be implemented. However, in that same year the Action through Cooperation System (SAC) was created, which is an instrument to manage and create policies that include public action, the intervention of the State, as well as the private party, that is, the participation of land owner companies to interact with each other in the interest of improving the city for which the Department of Urban Development and Housing (SEDUVI) is responsible.

One of the main characteristics of the area is that at its pace of development not only has housing been activated for elites, but commercial and service activity has also been developed, creating large office buildings or shopping centers with foreign brand stores. It has become common in the area for small shopping centers with convenience stores, mini-supers, restaurants, cafes and bars to be made in the lower part of housing buildings. The main problem was that there were no public spaces. However, far from providing a solution, due to the new constructions trees have also had to be cut down, trees that have been changed for ornamental plants that represent consequences for the environment and a deterioration in life quality. Thus the place only has what are now the public spaces of the 21st century, such as: pocket parks (three on the Cuernavaca Railroad), linear parks (that of the Cuernavaca Railroad) and low bridges (that of San Joaquín at the intersection with Moliere). In contrast with the wide parks and walkways that the Polanco has (see figure 2).

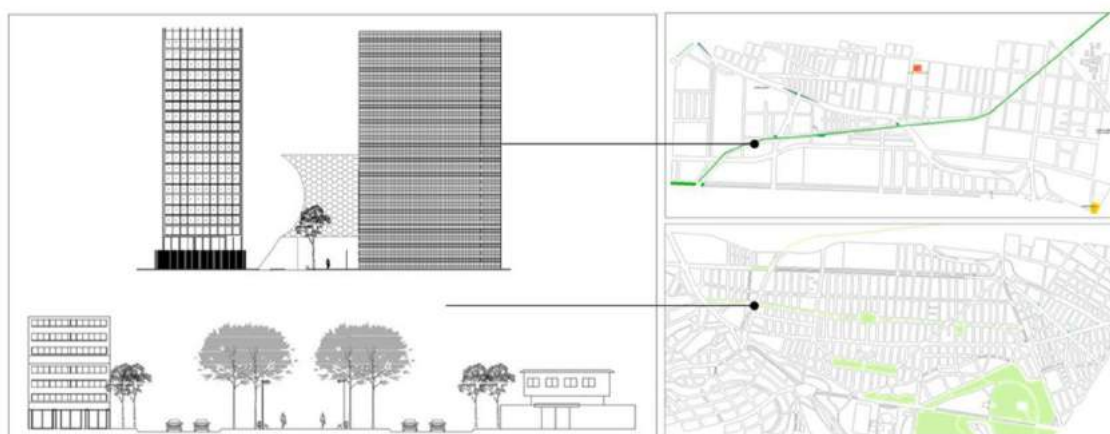


Figure 2. Urban sketches of public spaces in the Neighborhoods of Granada (left at the top) and Polanco (left at the bottom) and their location. Source. Own elaboration.

3 THE QUALITY OF PUBLIC SPACE IN THE 21ST CENTURY

Who builds public space in Mexico City? In Mexico there are various governmental instances responsible for intervening in or making public space, such as: The Department of Urban Development and Housing (SEDUVI), the Public Space Authority (AEP) or the different delegations. However, when the public space shows specific characteristics and values for which it has been cataloged as equity, the instances for intervening in it change, or they are accompanied by certain strict guidelines for their regeneration, such as the INAH, the INBA, the Historical Center Authority or the UNESCO, according to the case. Each one of the aforementioned instances intervenes in public space from different perspectives and with various actors. The Department of urban Development and Housing, for example, is responsible for designing policies applicable to the city, attempting for them to integrate society when acting and interacting with it, so as to transform the city in an inclusive manner. It creates the Programs of Delegations, Partial Programs and the Urban Development Program for the purpose of ordering the city in all its aspects; mobility, public space, housing, urban infrastructure, basic services, always with the idea of improving and positioning it as a safe city.

On the other hand there is the Public Space Authority (AEP), which is a decentralized entity of the SEDUVI. It not only designs policies to apply them to urban space, but also directly intervenes through the design of the space and the contracting and subcontracting of construction and design companies. Some of its programs and projects are: Ecopark, Bajo puentes, Pasos seguros, publicidad exterior, Parques de Bolsillo, Parques lineales, among others. The AEP was created in 2008. It works on the various projects

with different companies, for example: CTS Embarq with the model street, GABANA engineering and GCB Construcciones y servicios for the refurbishment of the street Torcuato Tasso, Proyecsa e Ingenieros, ANACE construcciones, group Q and B and Servicios integrados RUBE for the regeneration of the Alameda Central, Grupo Velasco, JM Constructora, Kassar Construcciones, 128 Arquitectura and Diseño Urbano para Espacios Públicos de Bolsillo, to mention a few.

With respect to the organization of the Historic Center of Mexico City, there is another decentralized entity called the Historic Center Authority, created in 2007, which proposes public policies for integration and promotes the refurbishment of public spaces located in this square. However, there are various actors that participate in the intervention and construction of public space. Even when the aforementioned entities are present, the participation of the citizens is already contemplated in almost the majority. Participating in the modifications of the urban environment means a social commitment more than a political one, but the action surpasses that which is social, political and economic.

Mexico City public space programs of the 21st century. Since the first decade a series of urban projects were implemented by the Department of Urban Development and Housing (SEDUVI) and the Public Space Authority (AEP), to create or intervene in spaces with characteristics of deterioration and abandonment in some cases, including economic activity, which addressed the demands of the inhabitants. On one hand, among the newly created public space projects were those that had a renewed design, with the minimum characteristics necessary to be used and enjoyed, such as: low bridge projects, public pocket parks or bonds of friendship. On the other hand are the projects of improvement and refurbishment of public spaces, in which there are: improvements of spaces with an inclusive design, refurbishment of heritage spaces, pedestrianization and semi-pedestrianization of streets, illuminate your city program, ecoparq and refurbishments of monuments (see Table 1.).

Mexico City public space programs of the 21st century.			
Newly created public space programs		Public space refurbishment programs	
Public pocket parks	Design of social interaction, identity and economic activity, in remaining streets or spaces between buildings.	Refurbishment of monuments	Its purpose is to rescue sculptural monuments, integrate them harmoniously into public space and recover them for interaction.
Bonds of friendship	Project in the development of cultural and political relationships between the two countries, through the donation of a sculpture placed in a newly created public space	Improvement of spaces with inclusive design	Improve pedestrian accessibility and the vehicular flow of the avenue that was inadequately designed for the intense pedestrian and automobile capacity.
Underbridges	This seeks to rescue abandoned or under-used public spaces, providing them infrastructure with high technical specifications to address the basic needs of the population, including spaces for commerce.	Illuminate your City Program	This unifies public lighting in primary and secondary roads to prevent the "zebra effect" from being produced, which is a phenomenon that creates variations in the intensity of the lighting of the streets.
Pedestrianization and semi-pedestrianization	Consolidate the pedestrian section of Public space of the Historic Center, promote sustainable mobility, optimize vehicular and pedestrian travel times, provide universal accessibility and optimize the heritage value of the area.	Ecoparq	Recovery of public spaces through the installation of parking meters. This improves the mobility of the city.
Mobile park	Spaces assembled in trailer parks, equipped with game tables for children, a rest area, green areas, with natural vegetation and chairs called Park-es. These are placed in spaces that are generally used as parking lots.	Refurbishment of heritage spaces	This complements the recovery of public spaces of the historic center, and additionally promotes the use of heritage spaces by optimizing their social function and spacing in benefit of the inhabitants.

Table 1 Public space programs activated in the 21st century in Mexico City. Source. SEDUVI

How is the quality of public space measured? With the history of the importance of public space in the City and the influence that urban interventions for luxury housing have had in recent years, as well as the recent public space programs, a Model is created to evaluate the quality of the public space in terms of inclusion or exclusion, measured using the following variables and instruments applied in the area of study of Granada, Ampliación Granada and Polanco (chart 2):

Variable	Instrument
Accessibility The degree or measure in which all people can use a public space	Plan or lines of public transportation (metro, bus, combi), plan for taxi sites, plan for bicycle sites, plan of virtual accessibility and cross-tab plan
Balanced Residential Adjacency: The housing around public spaces must be balanced with the rest of the services	Land use plan (diversity of uses), residential land use plan, adjacent housing plan with real heights (2 levels, 3 levels, 5 levels, etc.), closed neighborhoods plan and Aerial Photography
Lighting, Temperature and Humidity: The characteristic of lighting in public spaces can determine their stay in them and their daily hours of life.	Height: of buildings, luminaries, terrestrial photography, aerial photography, lux meter and thermometer
Urban Furniture and Infrastructure: The tangible and quantitative elements that are in the public space	Plans of the public spaces chosen with details of furniture, urban infrastructure plan of the space, adjacent urban infrastructure plan, terrestrial photography and aerial photography
Perception of the Urban Space: How the resident feels about the place. In other words, if it is safe, if they feel included or excluded.	Photography, interviews, graphs and charts
Control: Physical elements of security that control the space, such as cameras, police, surveillance modules, neighborhood watch	Security camera record plan, security module record plan, photographic record of human elements of security and interviews.

Table 2 Variables and instruments for analyzing the quality of the public space. Source. Personal.

For clear representation, the results are shown in a graph in a model of six concentric axes, forming two hexagons on the same axes. The perimeter of the hexagon is the coordinate zero, while the perimeter of the external hexagon is the coordinate +2 (a very inclusive space). The center of either of the two hexagons shall therefore represent a very high exclusion. In other words, the more covered the area of the hexagon is, the more inclusive that public space will be. The model was applied in all spaces of Polanco and las Granadas. The main result was that in the Granadas colonias, although they had the determinants for their space to be recomposed through public spaces as the base of the project, this was done in an isolated manner, causing for the new pocket public spaces and linear parks determined by the economic tendencies to be places of exclusion, due to the fact that, for example:

- A lack of accessibility is seen as there are no free internet networks in the public space and there is no bicycle parking as opposed to Polanco, in which there are. Although there is public transportation near the place, it has become exclusive due to the saturation of its use;
- The residential adjacency is not balanced, for although the land use is variable, the residential complexes in the area are very high, for closed neighborhoods are dominant;
- They show records of temperature, humidity and lighting that are not comfortable in shade, since in some cases they have little exposure to the sun, and the sun directly in others. All of them are highly humid and the records go from the lower to the upper limit, due to their low vegetation and the material of their environment.
- In general their urban furniture and infrastructure is normal, for they have benches. However, they do not have trash bins, much less fountains, sculptures or playgrounds. However, although they do not have their own luminaries, they have exercise machines.
- An urban space is perceived in low conditions for use and enjoyment due to the previous determinants. They feel that it is unsafe and feel excluded from some parts by the physical barriers that are in the place, such as the cyclone wire fencing that divides it.
- In general, personal control systems and surveillance cameras are excessive in some parts (see figure 3).

4 CONCLUSIONS

The implementation of urban phenomenon, such as re-densification and gentrification, must be treated with more care and with plans of action for all. Failure to do so may cause:

A change of identity after a short time, the loss of neighborhood values, the displacement of neighbors, an abstract public space, a collective trademark image, insufficient urban equipment, vanishing of traditional

trade, a lack of roads, scarce and exclusive public spaces, change of land use, excessive trash, among others.

The need to produce and intervene in the public space is going to be determined based on the type of urban growth of the city. In other words, if it is a disordered growth, the functioning of the public space will be directly affected and it will be socially weakened.

Interventions in the city in an unplanned manner can cause problems, for example, of communication in the social and spacial sense, of urban infrastructure and of insufficient public spaces.

The creation and intervention of public spaces in Mexico City of the 21st century have been governed by economic, political and social determinants immersed in a global world in search of publicly owned spaces that have inclusive characteristics.

On the other hand, the production of public spaces in this century has been resulting in residual or nook spaces that have undermined spaces that make them have a struggle between the inclusion-exclusion duality.

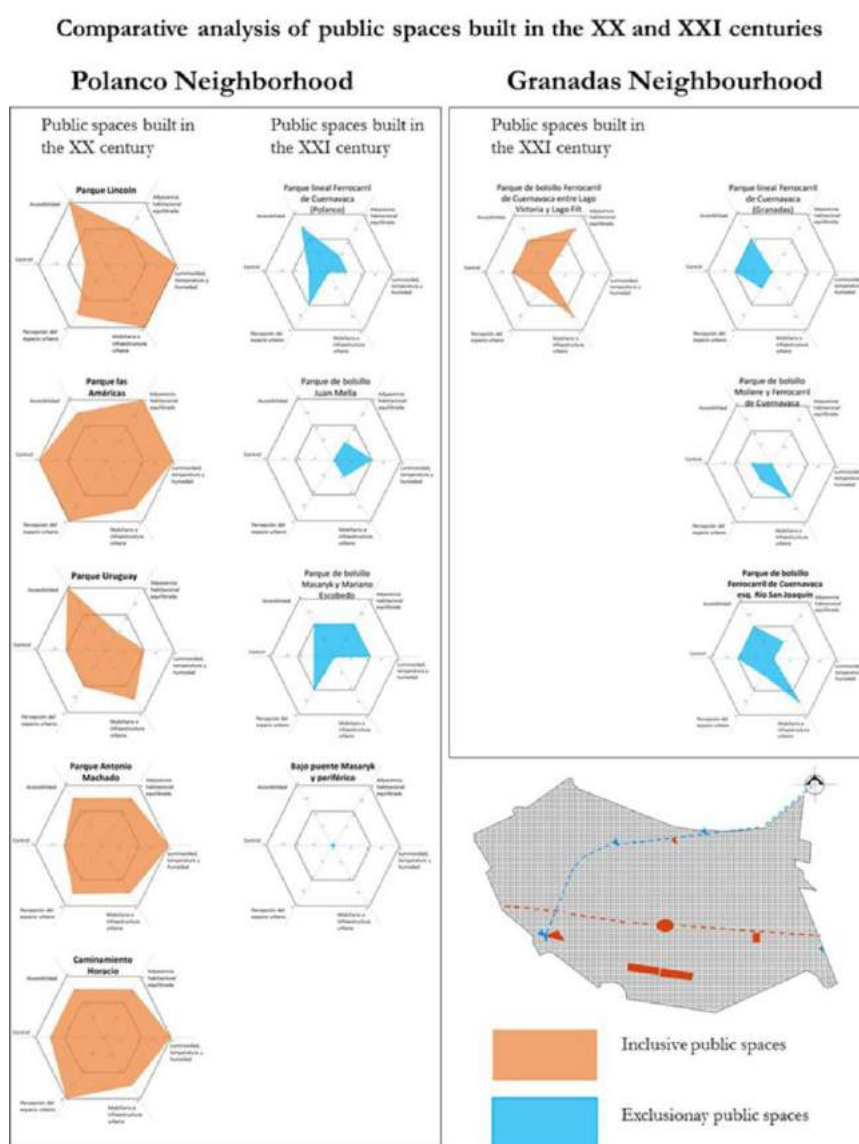


Figure 3. Comparative analysis of inclusion and exclusion characteristics of public spaces of the twentieth and twenty-first century in the Polanco and Granadas neighborhoods. Source: own elaboration.

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ID 1717 | REGENERATION STRATEGY AND EVALUATION OF SHANGHAI HUANGPU RIVER UNDER THE BACKGROUND OF TRANSFORMATION AND DEVELOPMENT

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ABSTRACT: Shanghai, as China's economic, financial, trade center, as well as national historical and cultural city, is undergoing urban transformation, to the global city forward. Shanghai City Master Plan (2016-2040) put forward the "global city - innovation city, eco-city, the city of humanities," the goal. However, with the development of urbanization, Shanghai has entered the stage of inventory development. Connotative development has become Shanghai 's Development Strategy, including innovation dynamics, city vitality, city regeneration, inventory planning, city character. The research object of this article is the regeneration strategy of the Huangpu River area in recent 15 years. Huangpu River is Shanghai's mother river, 61 km from north to south, through the central city of eight districts. The Huangpu River series has a lot of historical features of the city heritage areas, including the Old City, the Bund, Origin of modern industry, Lujiazui modern financial district, the Expo area, the old dockland. Planning area along riversides is about 144 square kilometers. The leading group for the regeneration of the Huangpu River was established In 2002 by Shanghai city government, overall planning and construction. In this article, the policy analysis, planning interpretation, construction implementation and preliminary evaluation of the regeneration will be carried out by field investigation, interviews, analysis and comparison, and data analysis. This article will focus on Fuxing Dockland area. The dockland is located in south of the Bund and east of the old city, representing the modern inland shipping characteristics. It is a continuous evolution of the cultural landscape. The implementation process is analyzed from the aspects of special study, planning and design, key project advancement and overall reform. The implementation results are evaluated from the aspects of functional transformation, building conservation and reconstruction, historical preservation and human settlement improvement. Also discusses the gentrification, authenticity and continuity. Shanghai is China 's fastest region of urbanization process over 90% urbanization rate. The demand for development represents the aspirations of many cities. Shanghai has promulgated a series of regulations, standards, codes to promote urban regeneration. The government-led integration of business and personal strength system represents the local characteristics of Shanghai. New City Agenda in HABITAT III said, culture is the key source to what makes cities attractive, creative and sustainable. The urban heritage conservation and the scientific development of city will be taken seriously.