REBAIRRAR: MARECHAL CARMONA NEIGBOURHOOD

Regeneration Program

First green certified neighbourhood in Portugal

CASCAIS Tudo começa nas pessoas

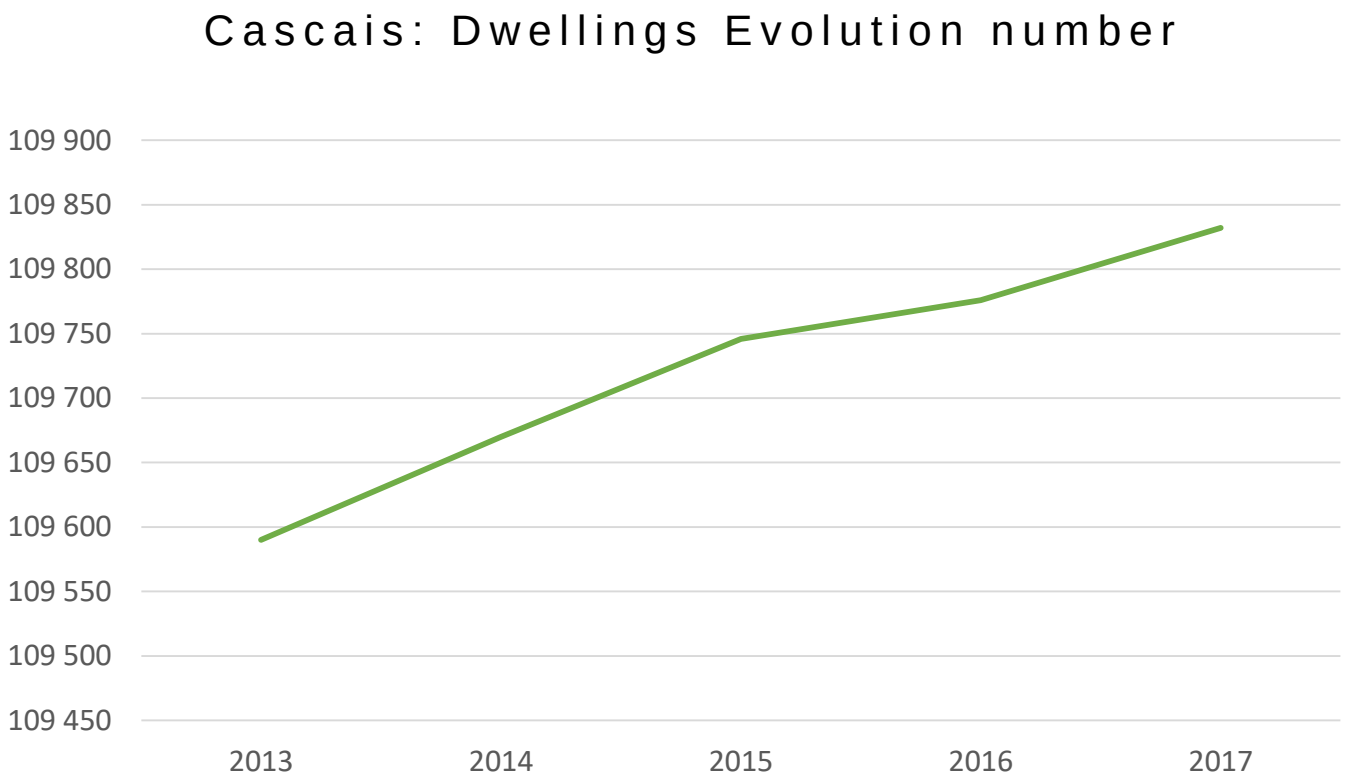
Departamento de Planeamento Estratégico | DPE
Divisão de Projetos Municipais | DPMU

CASCAIS:
CURRENT HOUSING SITUATION

Housing Situation
Public Housing Strategy

CASCAIS: CURRENT HOUSING SITUATION

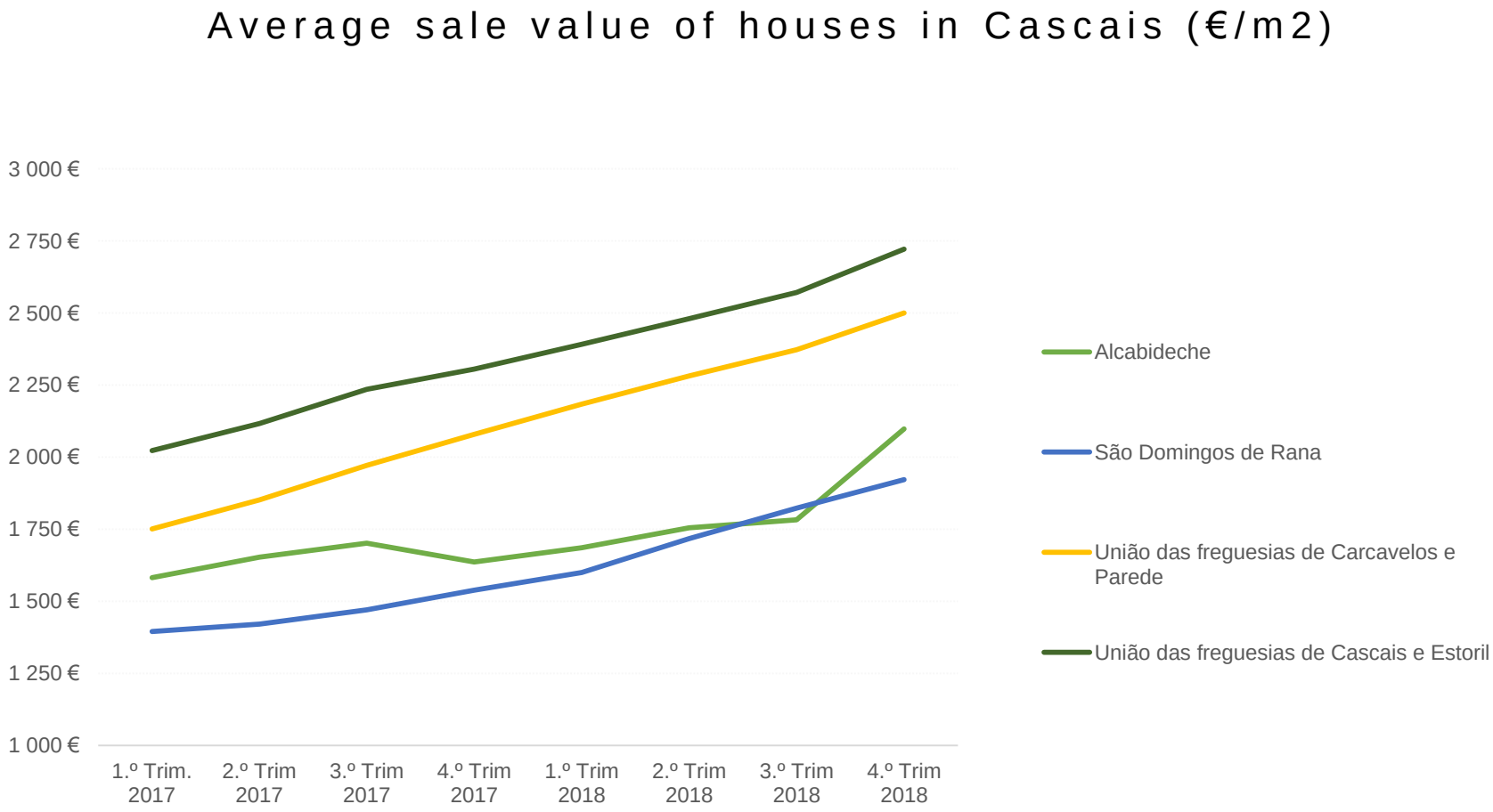
HOUSING CONSTANT GROWTH



INE, Statistics on completed works

CASCAIS: CURRENT HOUSING SITUATION

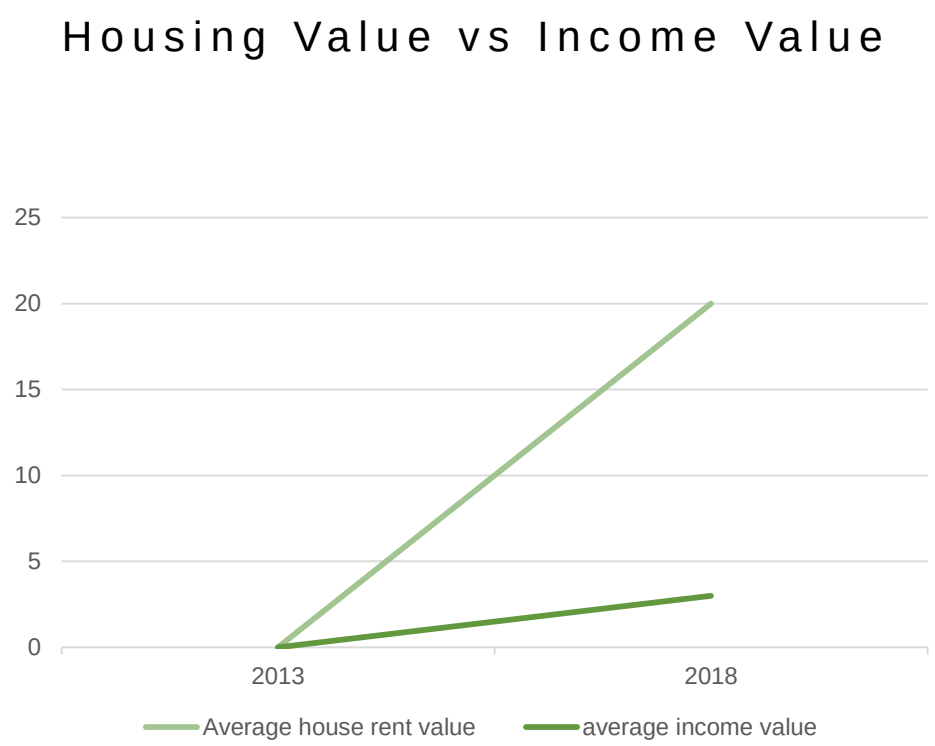
HOUSING CONSTANT GROWTH



INE, Housing price statistics at local level

CASCAIS: CURRENT HOUSING SITUATION

HOUSING CONSTANT GROWTH

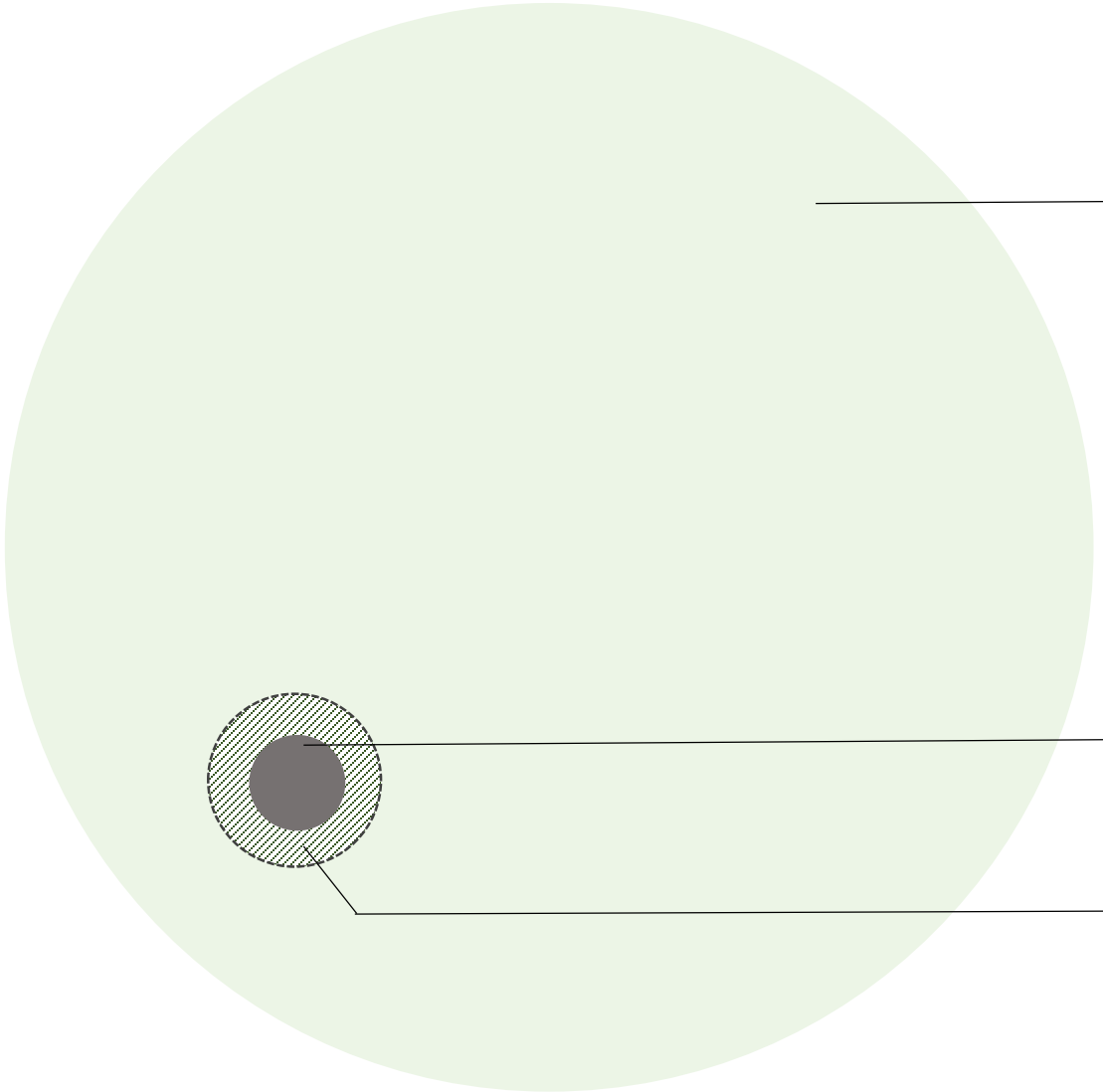


Average value of housing rent has increased by 20%

Average income value has increased by 3%

CASCAIS: PUBLIC HOUSING STRATEGY

REALITY VS. EXPECTATION



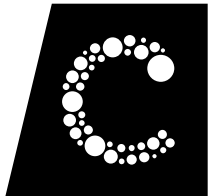
98% (107.256 dwellings)
PRIVATE HOUSING

2% (2.576 dwellings)
PUBLIC HOUSING

5%
PUBLIC HOUSING TO ACHIEVED

CASCAIS: PUBLIC HOUSING STRATEGY

1. Identify territories for Public Housing: Marechal Carmona neighbourhood
2. Densify to the limits of PDM (+Housing)
3. Maintain Existing Population (the Gentrification Vaccine)
4. Introduce social mix (social sustainability)
5. Create a self-sufficient economic model (economic sustainability)
6. Create LEED certified neighborhood (environmental sustainability)



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MARECHAL CARMONA NEIGBOURHOOD

HISTORICAL FRAMEWORK

- The neighborhood had two phases of construction, one in 1946, expanding in 1954
- It was developed around the Elementary School “Professor Manuel Gaião”
- It was initially designed as a neighborhood to house fishermen

MARECHAL CARMONA NEIGBOURHOOD

GEOGRAPHIC FRAMEWORK

It has about 55.000 sqm.

Is within a 15/20 minutes walking distance from the village center

Has good traffic and public transport accesses

MARECHAL CARMONA NEIGBOURHOOD

URBAN FRAMEWORK

- It is surrounded by small shops and restaurants
- It has school offer from kindergarten to high school
- It has in its surroundings health and sports equipment

MARECHAL CARMONA NEIGBOURHOOD

NEIGHBOURHOOD FRAMEWORK

- Extremely aged population
- Low-quality and obsolete construction
- Households with a maximum of 2 floors

MARECHAL CARMONA NEIGBOURHOOD

THE NEIGHBOURHOOD NUMBERS

55 640 sqm
Intervention area

14 500 sqm
Legally-built area

7 370 sqm
Illegal settlement area

190
Existing dwellings

32
Vacant dwellings

196
Resident families

420
Estimated population

MARECHAL CARMONA NEIGBOURHOOD

PROGRAM

9 138 sqm
Green areas

502
Dwellings

190
Rehousing

312
New dwellings

55 640 sqm
Intervention area

56 920 sqm
Total construction area

43 749 sqm
housing area (re-housing + new dwellings)

12 433 sqm
Facilities area

1 750 sqm
Existing facilities

11 358 sqm
New facilities

MARECHAL CARMONA NEIGBOURHOOD

PROGRAM

Create garden spaces in the ground floor and rooftop

Ensure rehousing within the neighbourhood

Building multi-generational facilities

Consider student residences, coliving, coworking, and so forth

Construction phasing program in order to make a single change for current inhabitants

Rehousing of older people in the ground floor

First LEED neighbourhood in Portugal

MARECHAL CARMONA NEIGBOURHOOD

PROGRAM

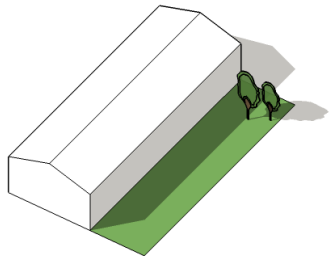
LEED Certified

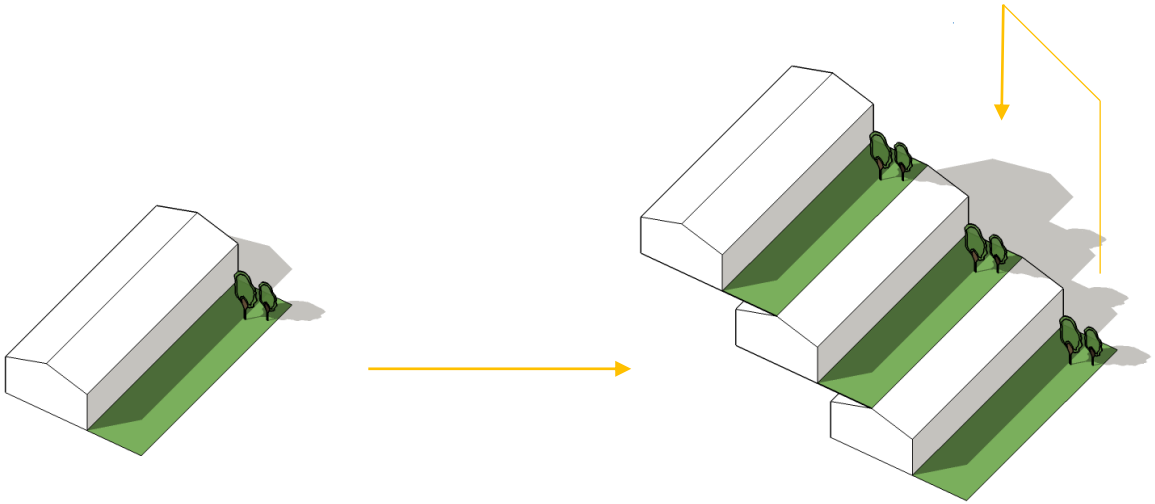
Social Welfare

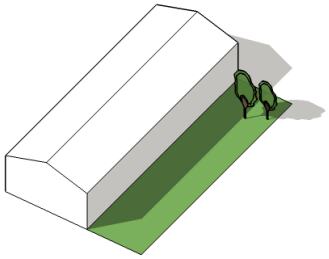
Economically Sustainable

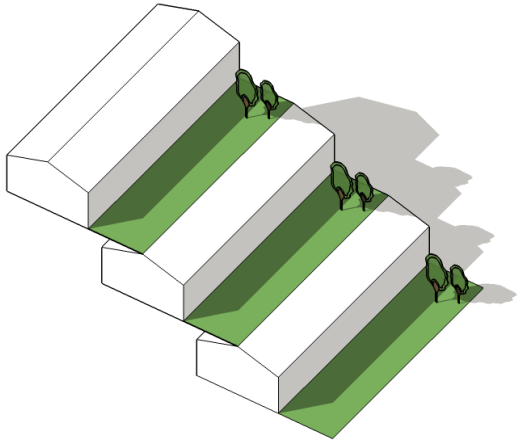
MARECHAL CARMONA NEIGBOURHOOD

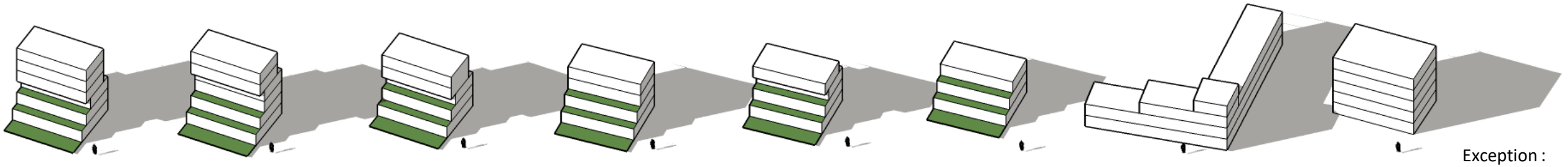
PROJECT











Exception :
68 Dwellings

a 12f
6 Floors
72 Dwellings
6 Cells

b 12f
6 Floors
12 Dwellings
1 Cells

c 10f
5 Floors
90 Dwellings
9 Cells

d 8f
4 Floors
72 Dwellings
9 Cells

e 6f
4 Floors
63 Dwellings
9 Cells

f 6f
3 Floors
18 Dwellings
3 Cells

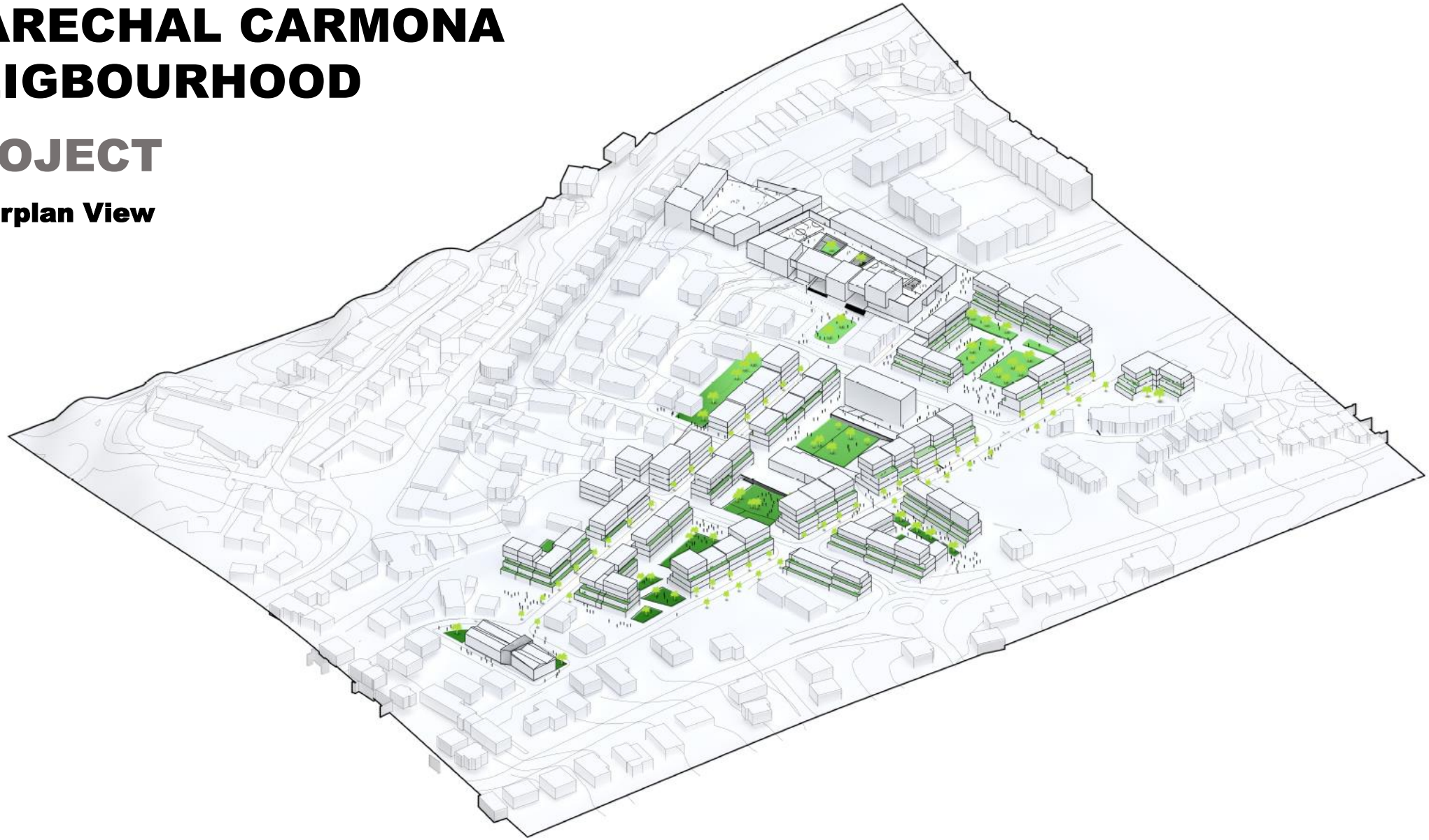
g 10f
4 Floors
10 Dwellings
1 Cells

h 10f
5 Floors
10 Dwellings
3 Cells

MARECHAL CARMONA NEIGBOURHOOD

PROJECT

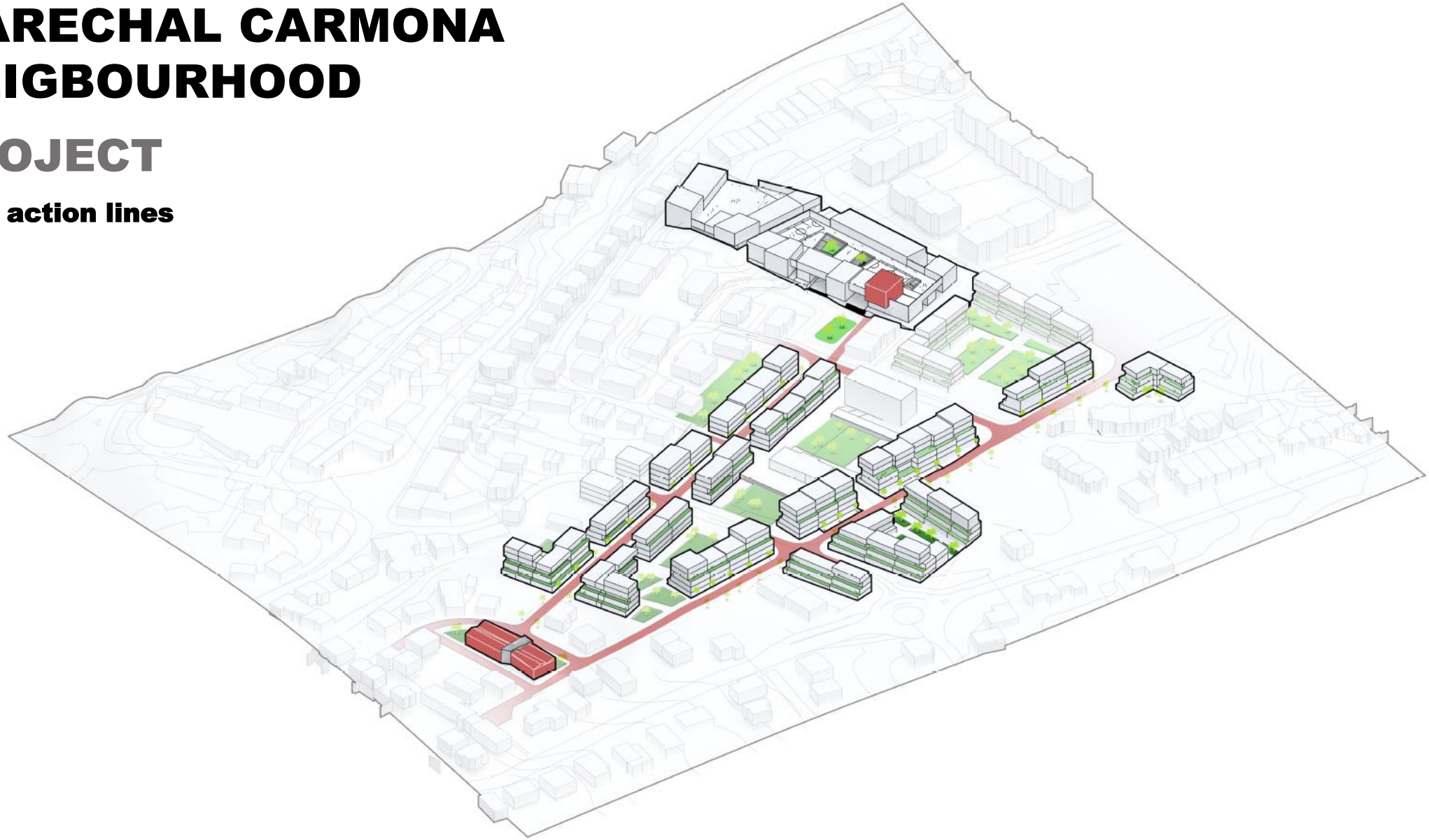
Materplan View



MARECHAL CARMONA NEIGBOURHOOD

PROJECT

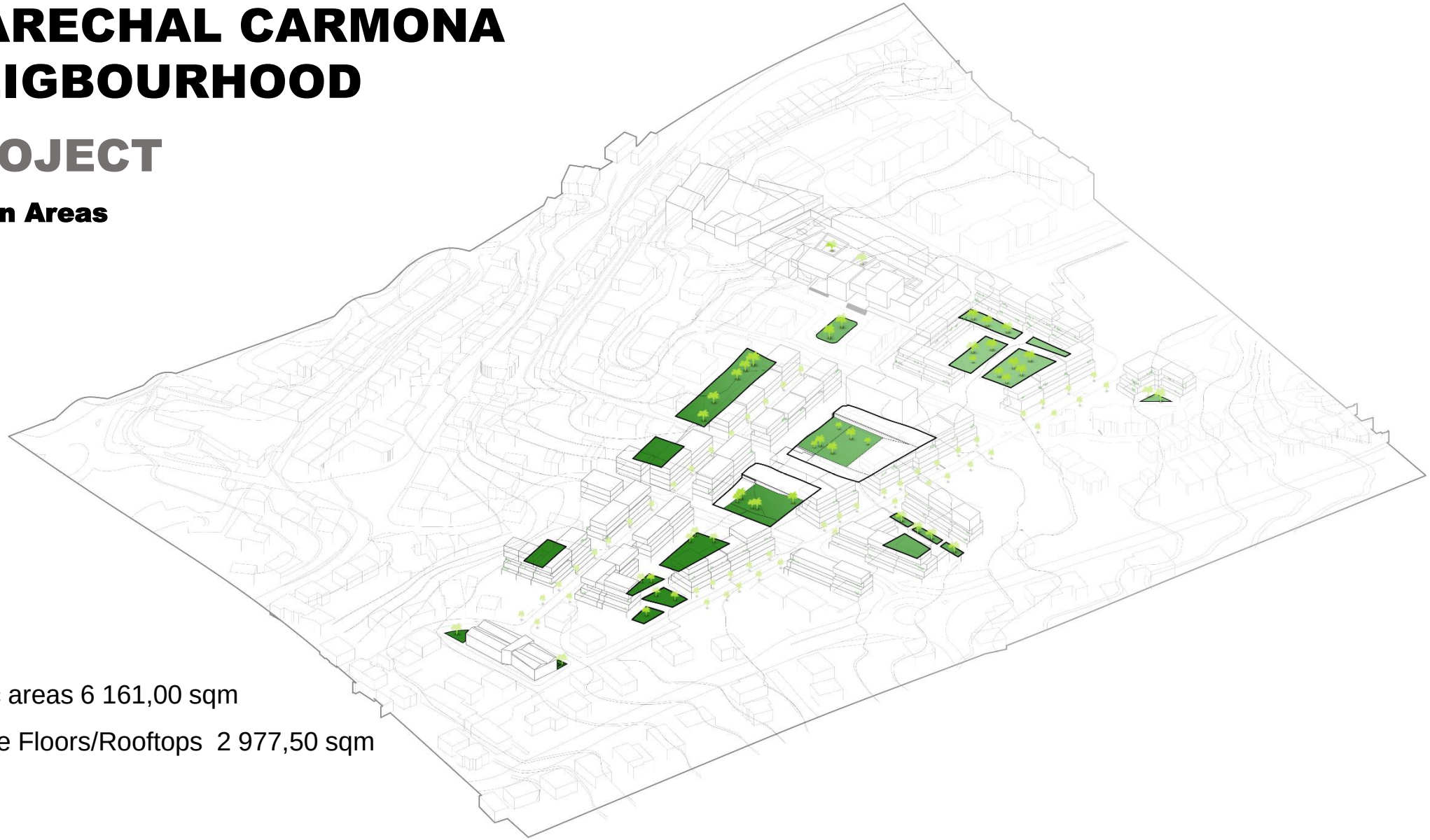
Main action lines



MARECHAL CARMONA NEIGBOURHOOD

PROJECT

Green Areas



Public areas 6 161,00 sqm

Private Floors/Rooftops 2 977,50 sqm

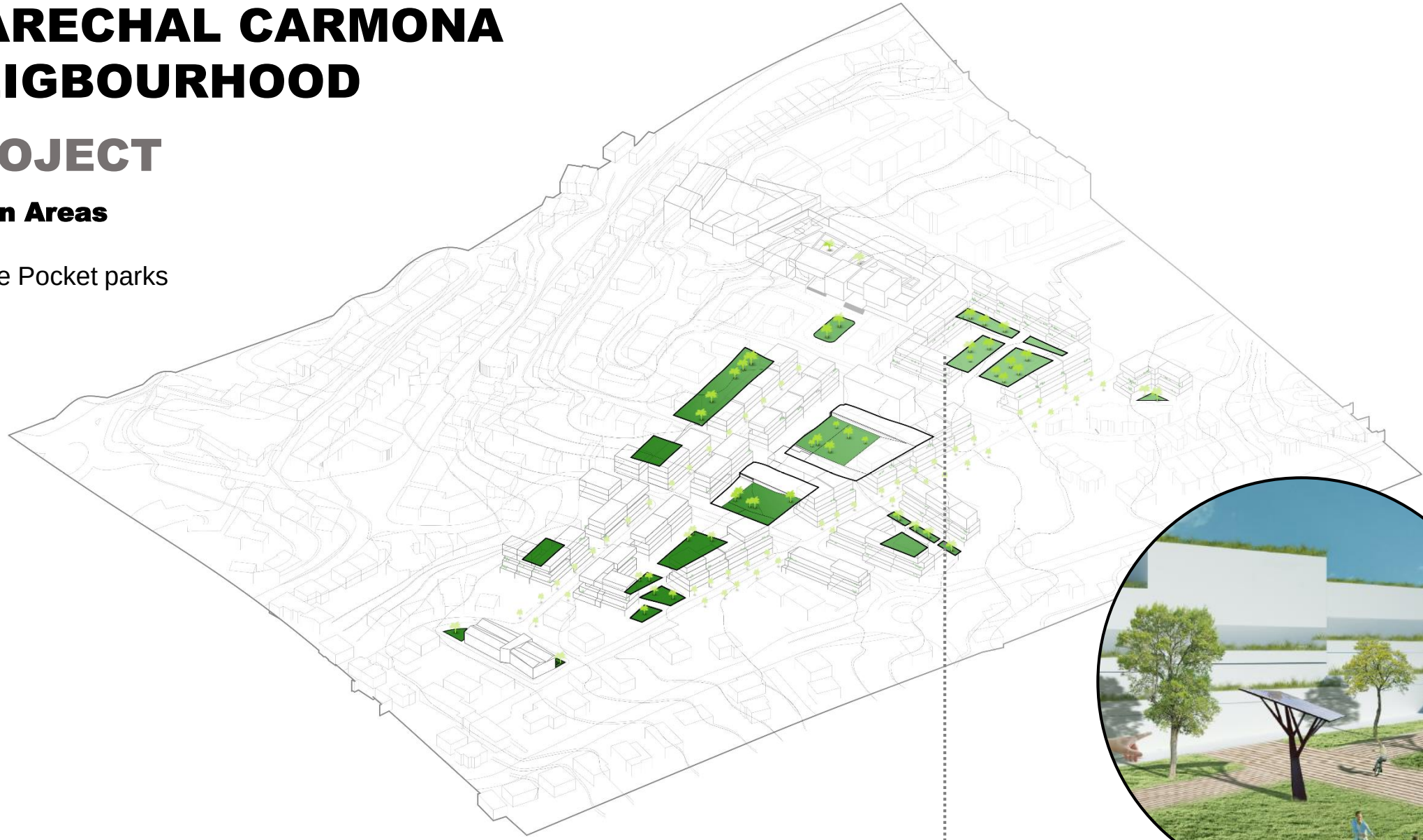
Total: 9 138,50 sqm

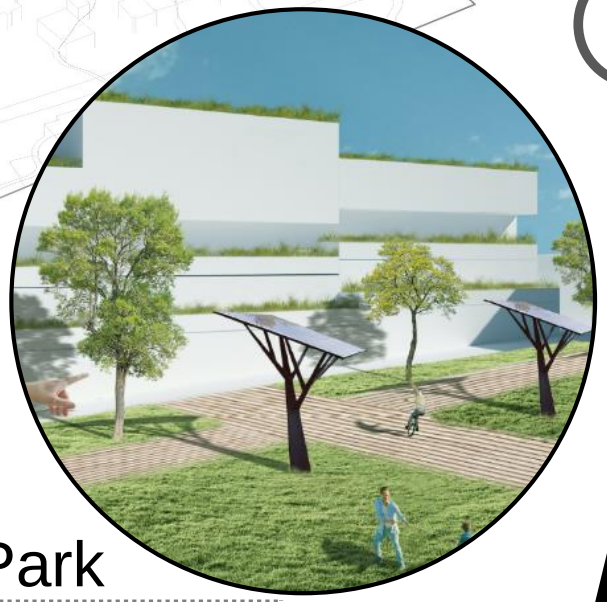
MARECHAL CARMONA NEIGBOURHOOD

PROJECT

Green Areas

Theme Pocket parks





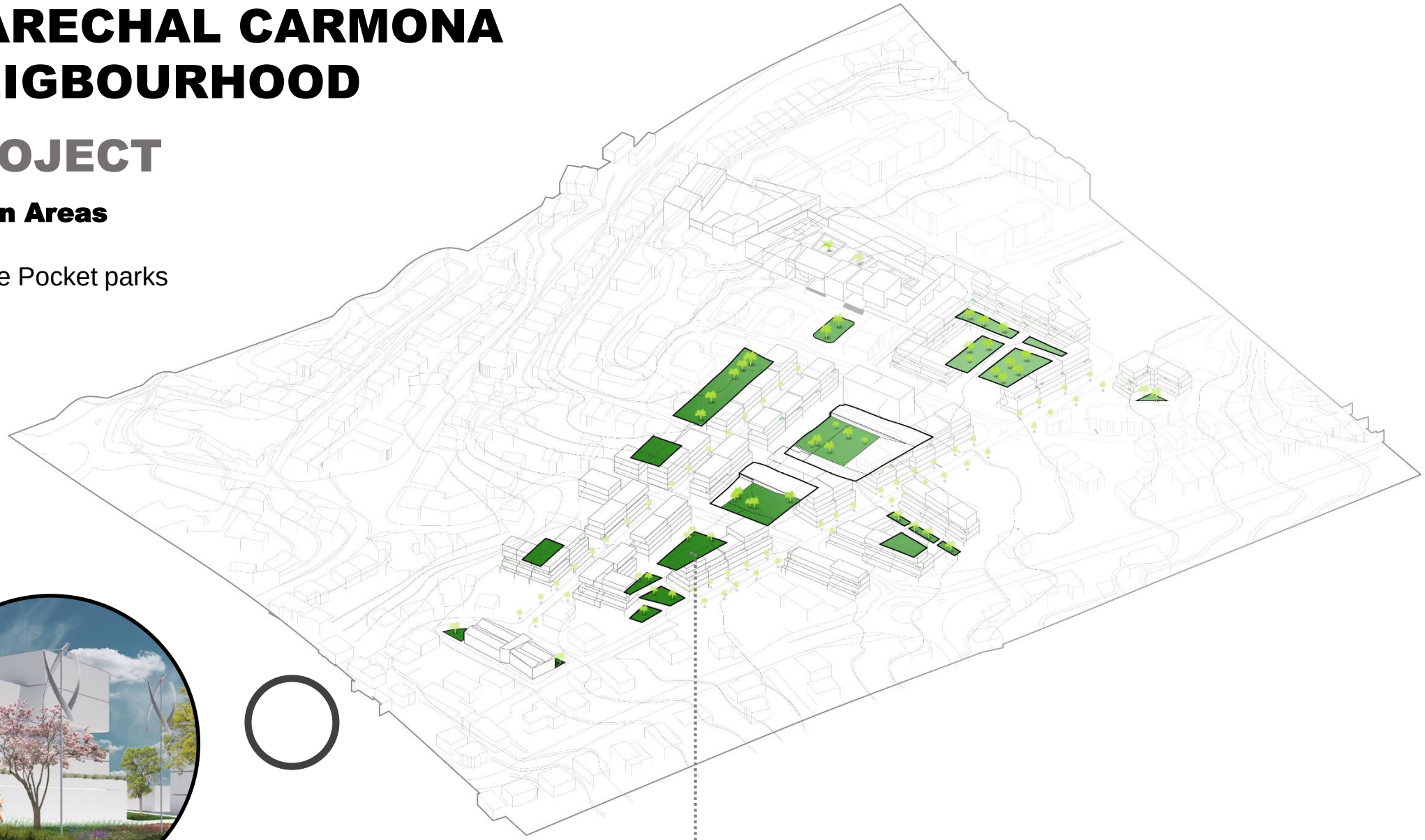
Solar Park

MARECHAL CARMONA NEIGBOURHOOD

PROJECT

Green Areas

Theme Pocket parks



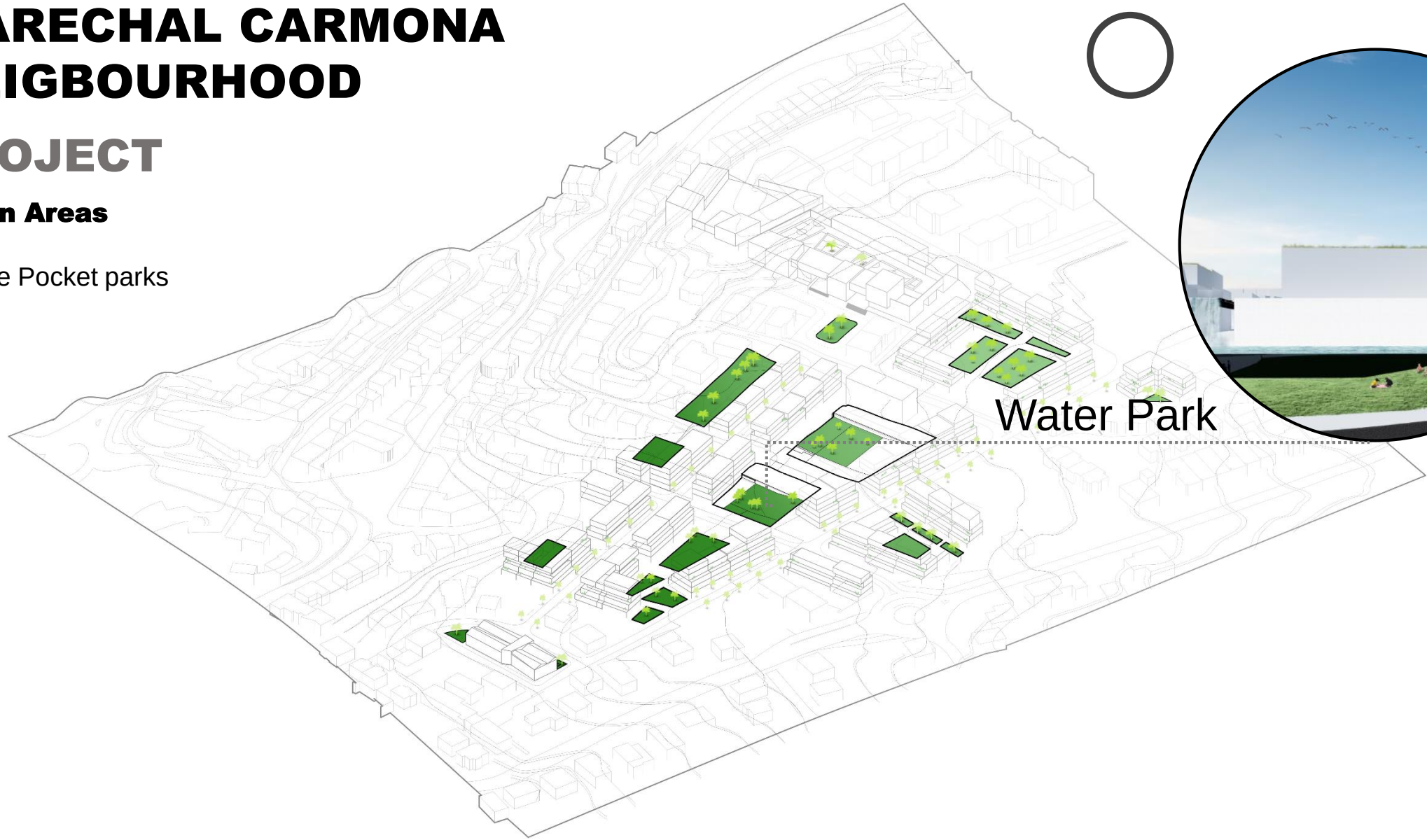
Wind Park

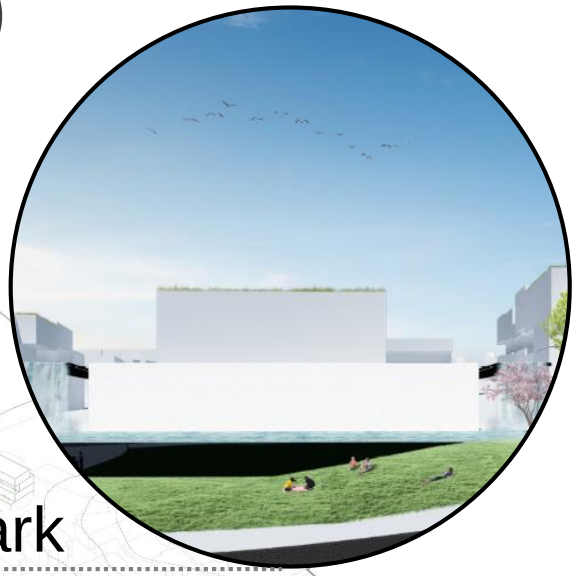
MARECHAL CARMONA NEIGBOURHOOD

PROJECT

Green Areas

Theme Pocket parks





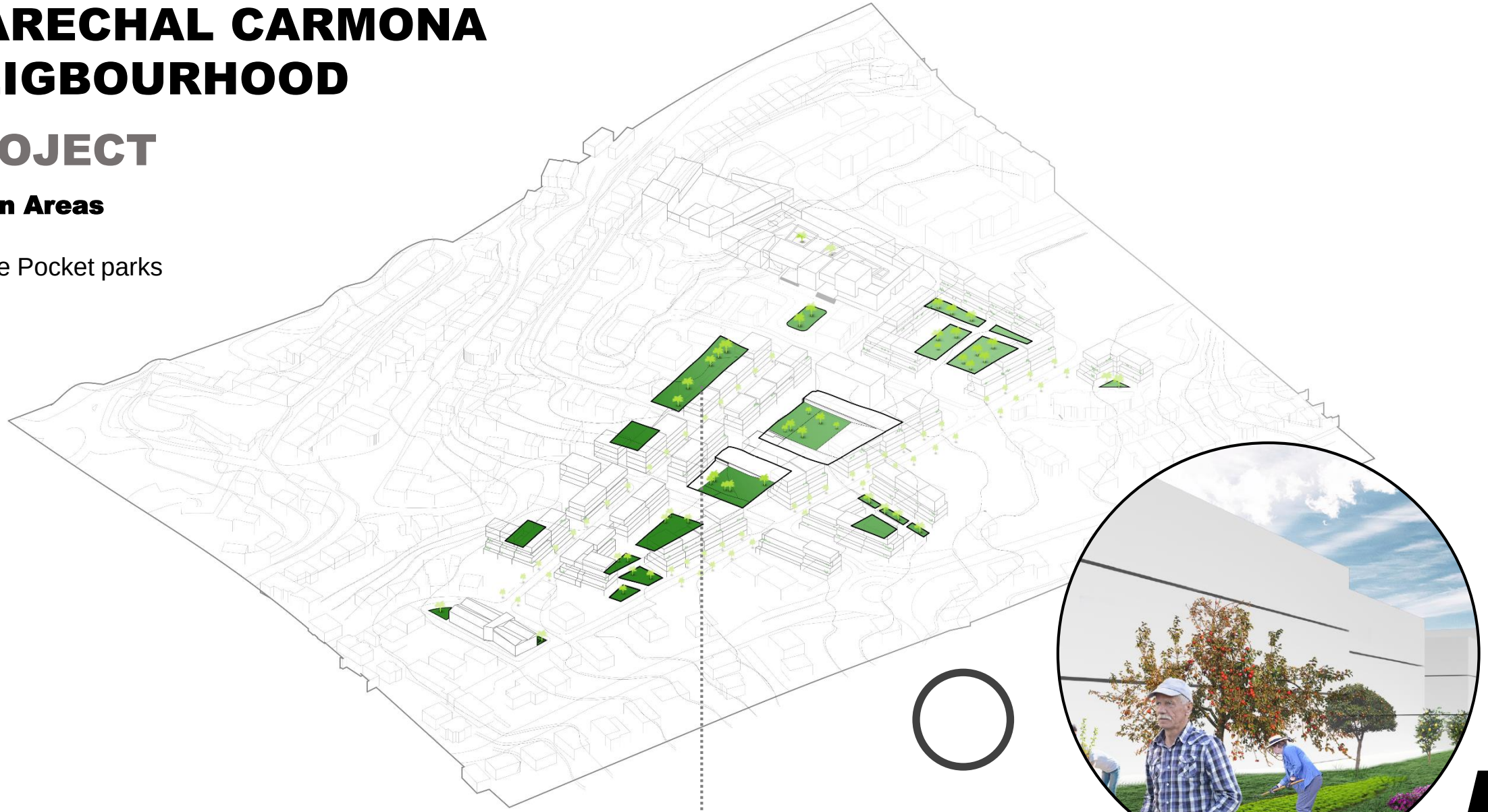
Water Park

MARECHAL CARMONA NEIGBOURHOOD

PROJECT

Green Areas

Theme Pocket parks



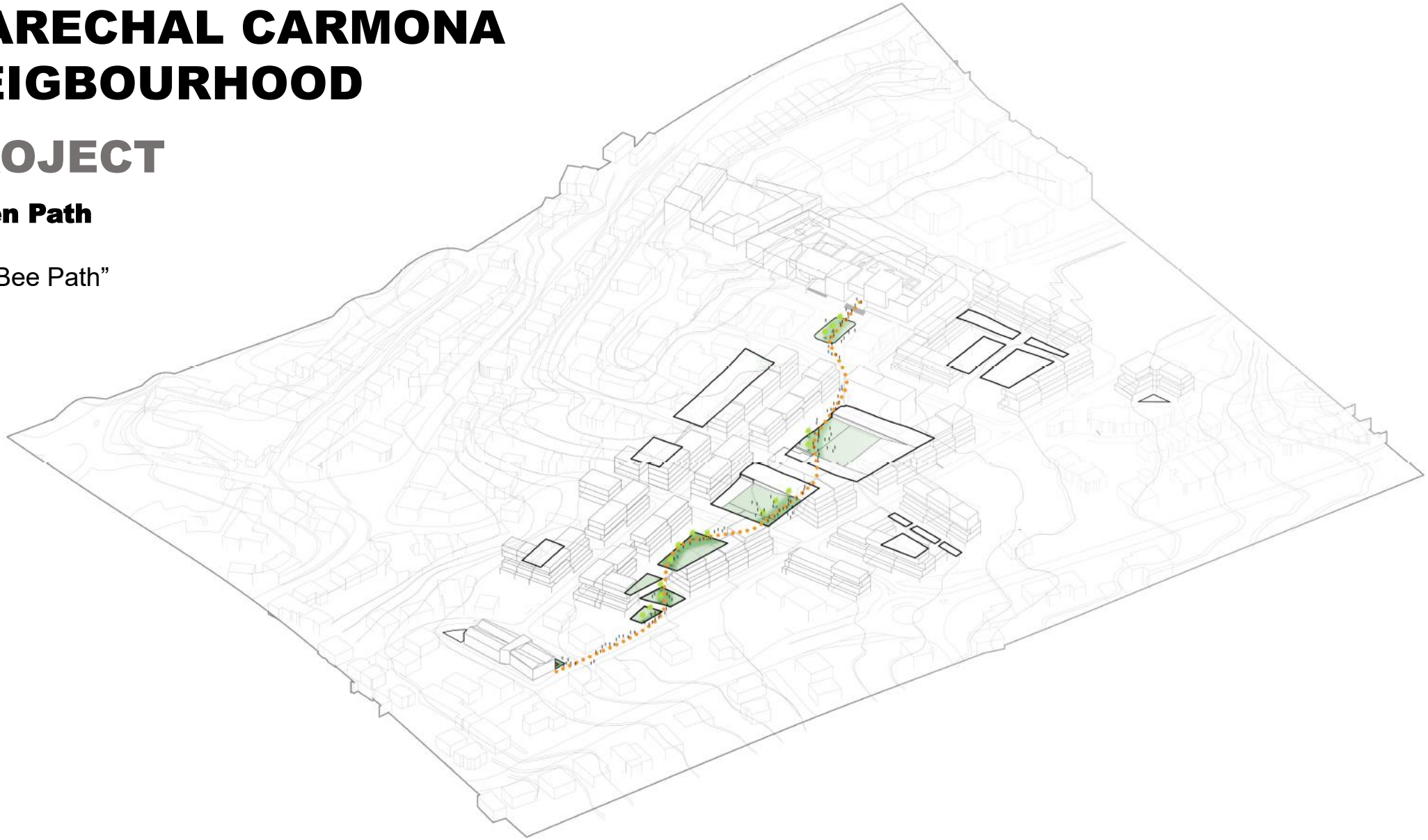
Productive Gardens

MARECHAL CARMONA NEIGBOURHOOD

PROJECT

Green Path

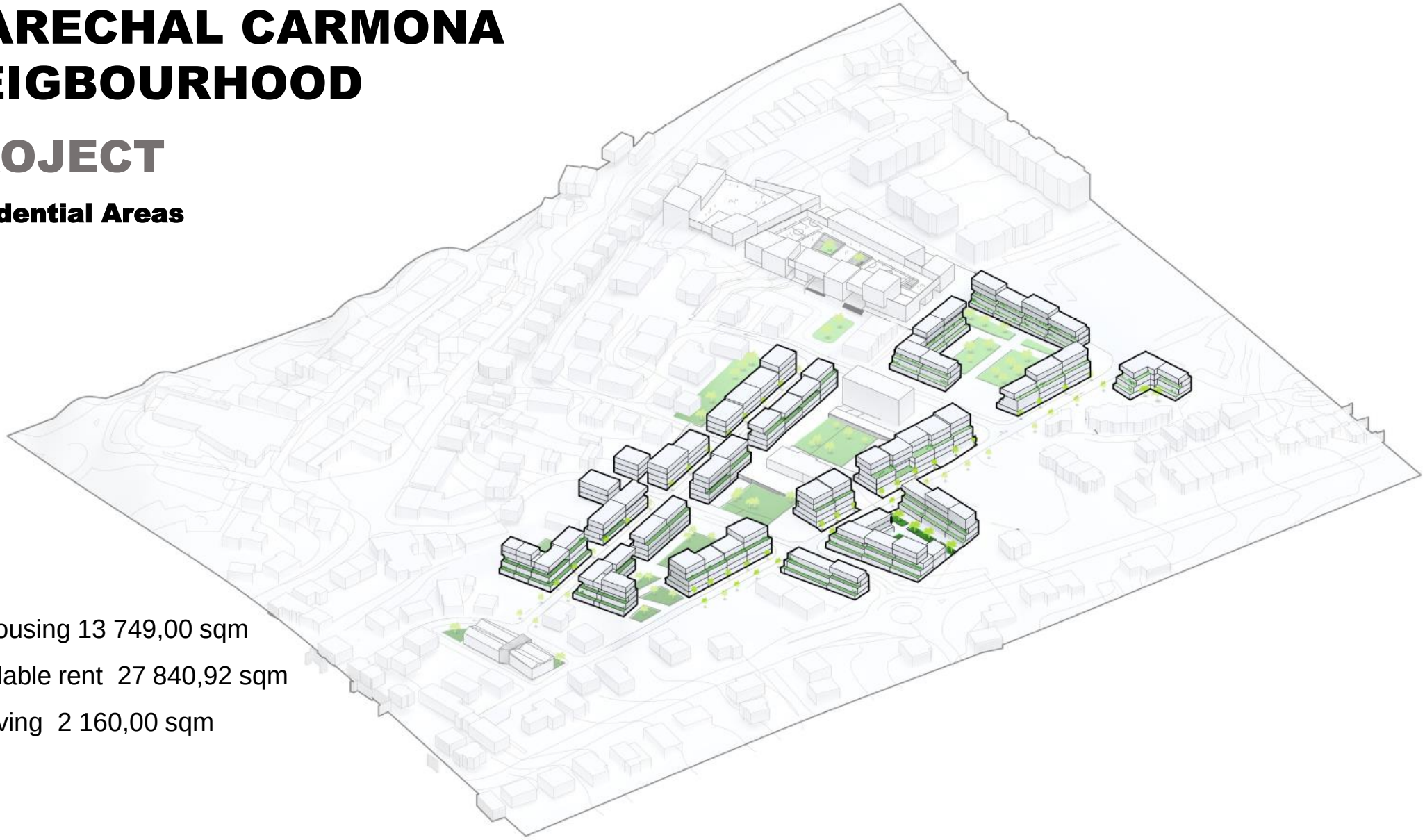
“The Bee Path”



MARECHAL CARMONA NEIGBOURHOOD

PROJECT

Residential Areas



Re-Housing 13 749,00 sqm

Affordable rent 27 840,92 sqm

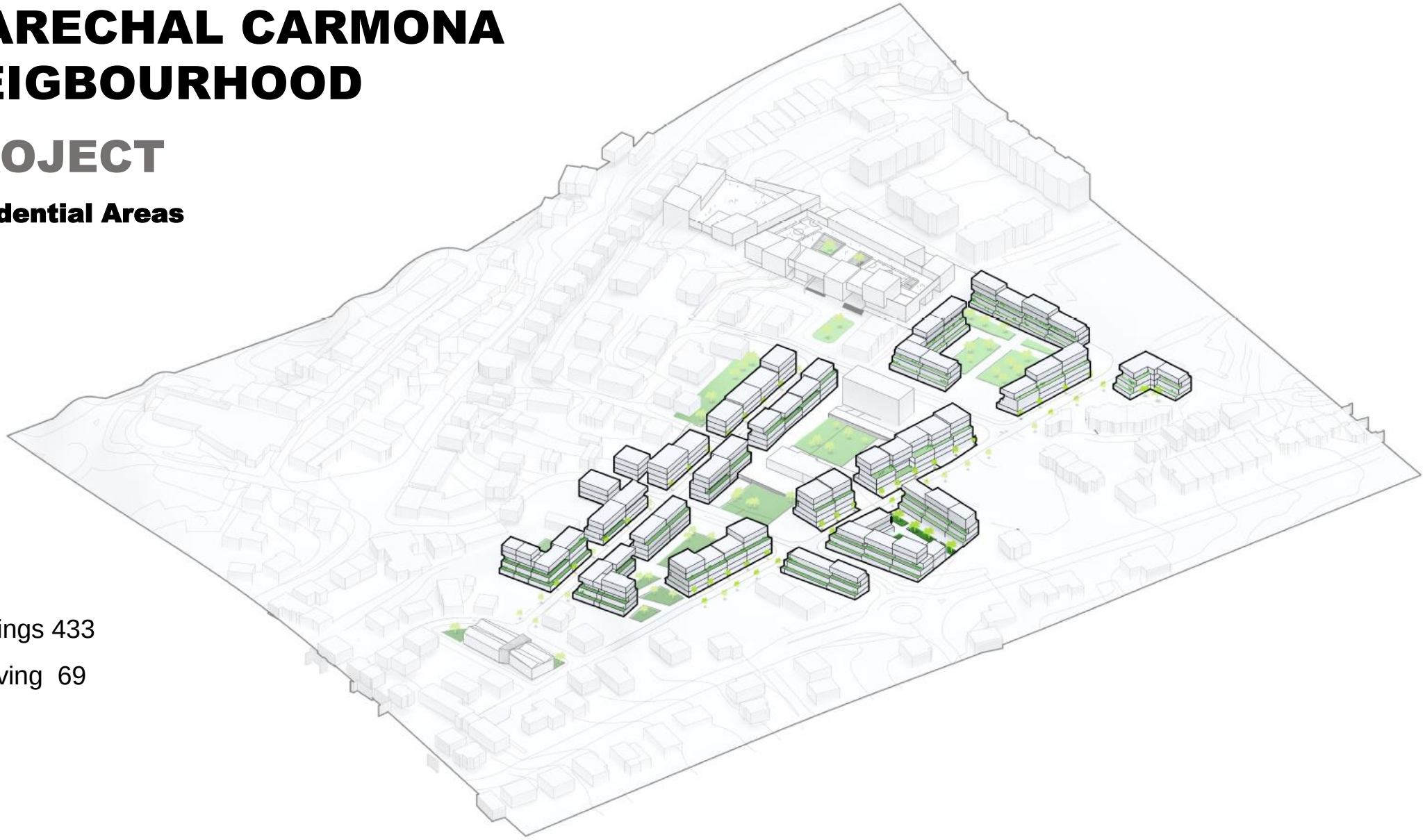
Co-Living 2 160,00 sqm

Total: 43 749,92 sqm

MARECHAL CARMONA NEIGBOURHOOD

PROJECT

Residential Areas



Dwellings 433

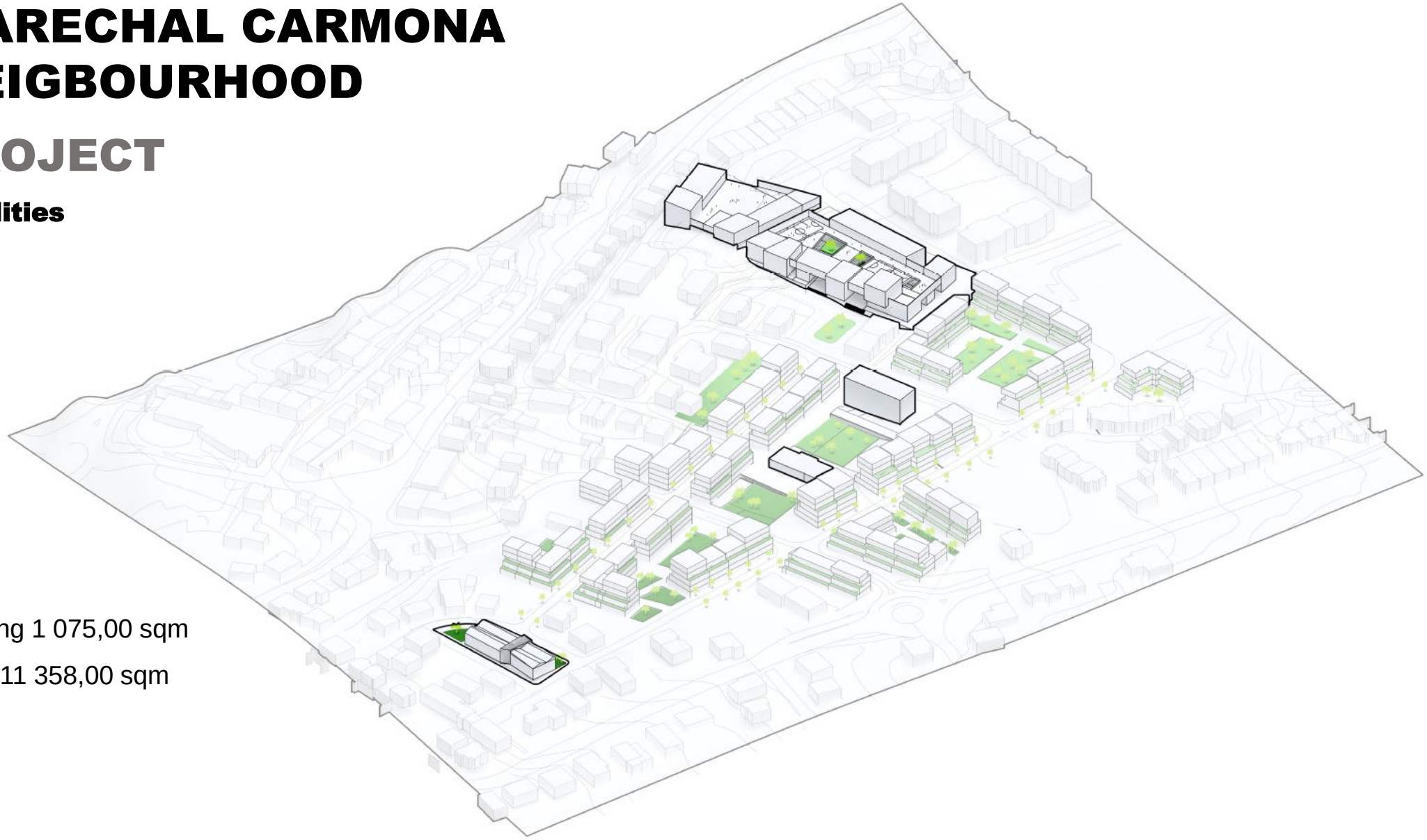
Co-Living 69

Total: 502 Dwellings

MARECHAL CARMONA NEIGBOURHOOD

PROJECT

Facilities



Existing 1 075,00 sqm

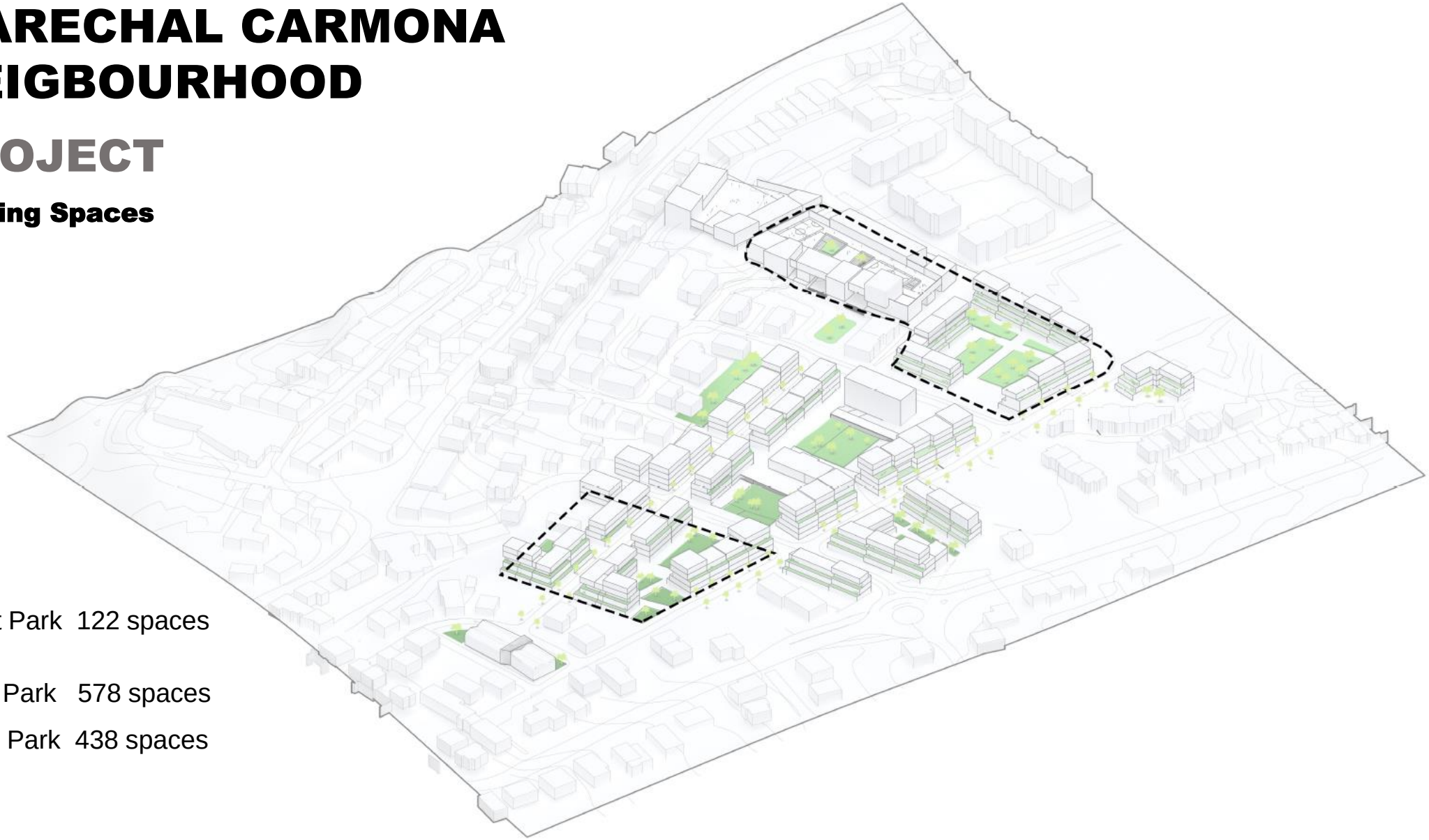
New 11 358,00 sqm

Total: 12 433,00 sqm

MARECHAL CARMONA NEIGBOURHOOD

PROJECT

Parking Spaces



Street Park 122 spaces

North Park 578 spaces

South Park 438 spaces

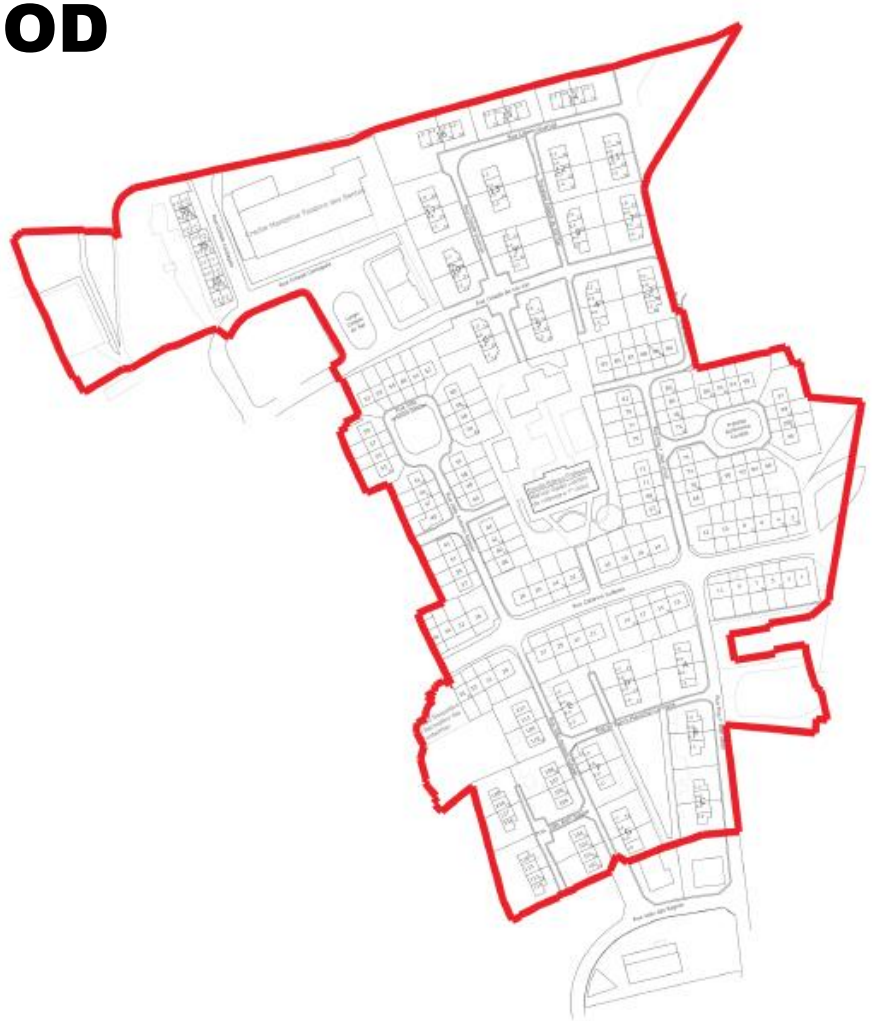
Total: 1 128 parking spaces

MARECHAL CARMONA NEIGBOURHOOD

PROJECT

Staging process

Phase 0



MARECHAL CARMONA NEIGBOURHOOD

PROJECT

Staging process

Phase 1.1 | 1.2

MARECHAL CARMONA NEIGBOURHOOD

PROJECT

Staging process

Phase 2.1 | 2.2

MARECHAL CARMONA NEIGBOURHOOD

PROJECT

Staging process

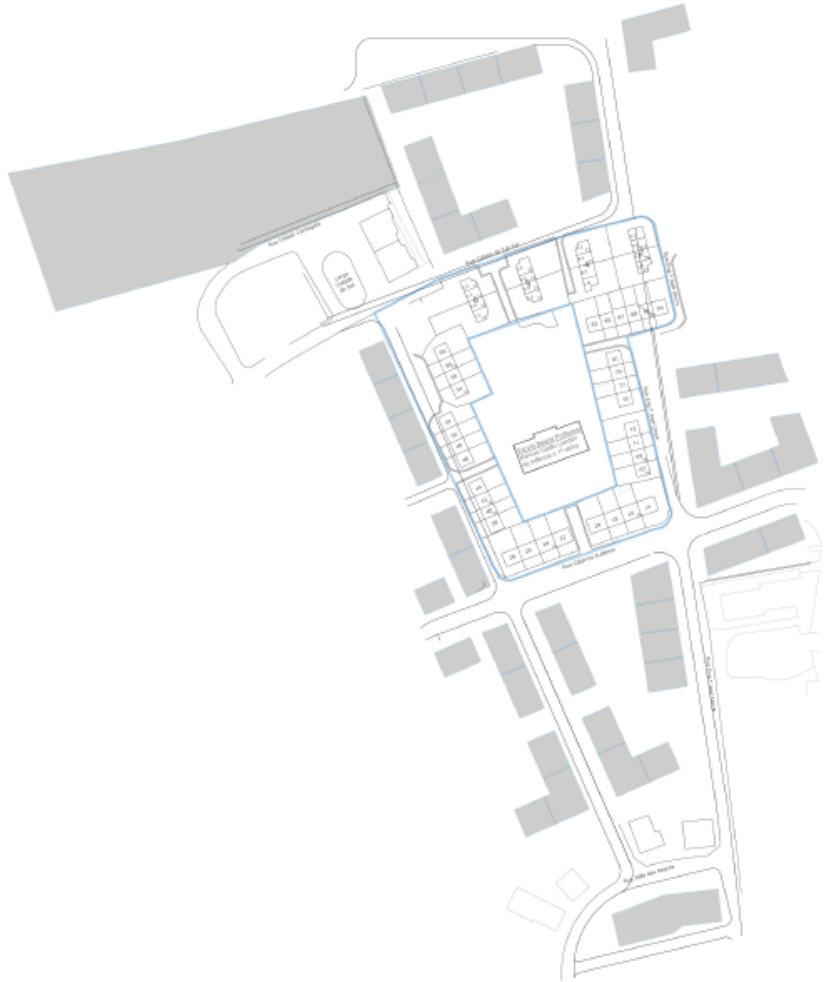
Phase 3.1 | 3.2

MARECHAL CA
NEIGBOURHOC

PROJECT

Staging process

Phase 4.1 | 4.2

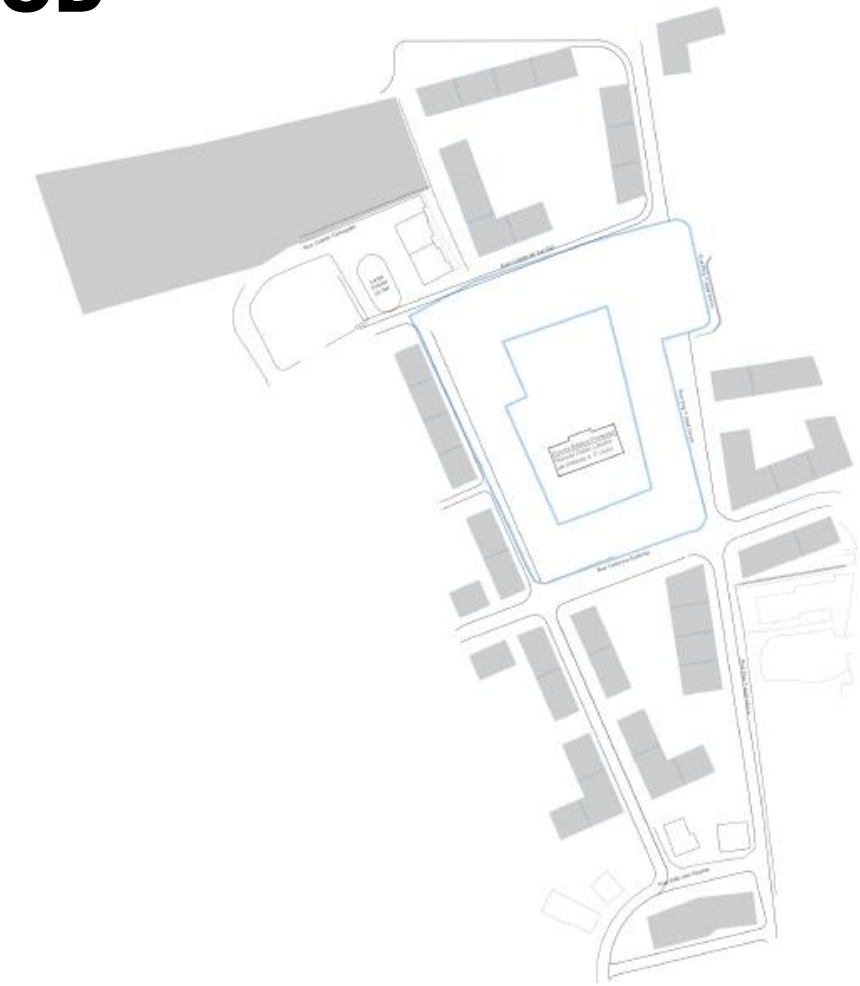


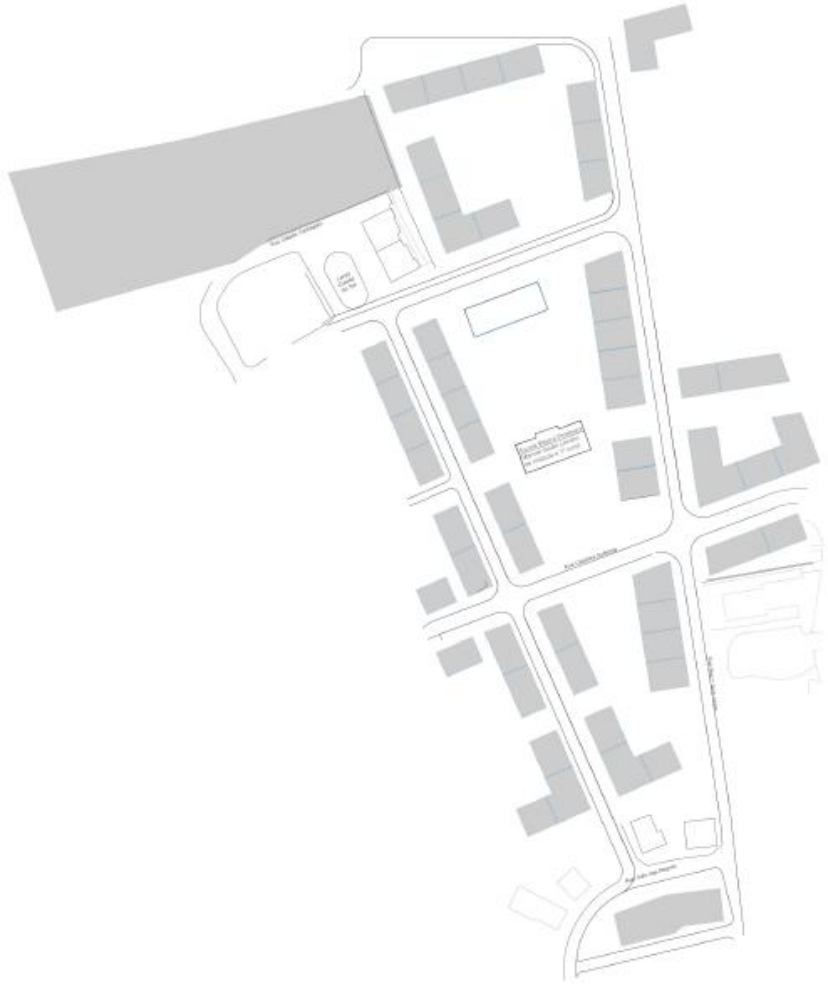
MARECHAL CARMONA NEIGBOURHOOD

PROJECT

Staging process

Phase 5.1 | 5.2



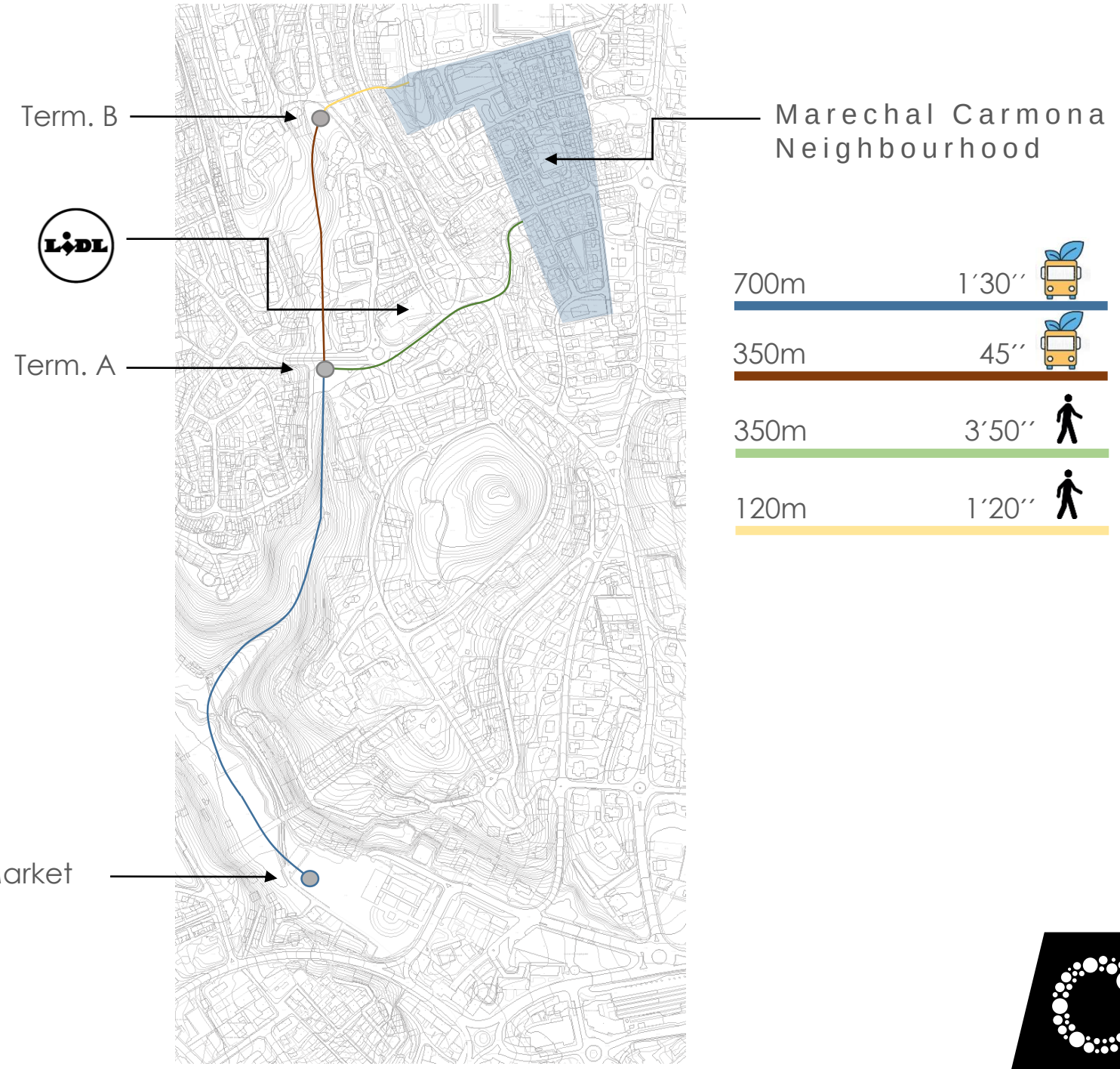


MARECHAL CARMONA NEIGBOURHOOD

PROJECT

Customised access

Self-Controlled, Eletric Vehicle



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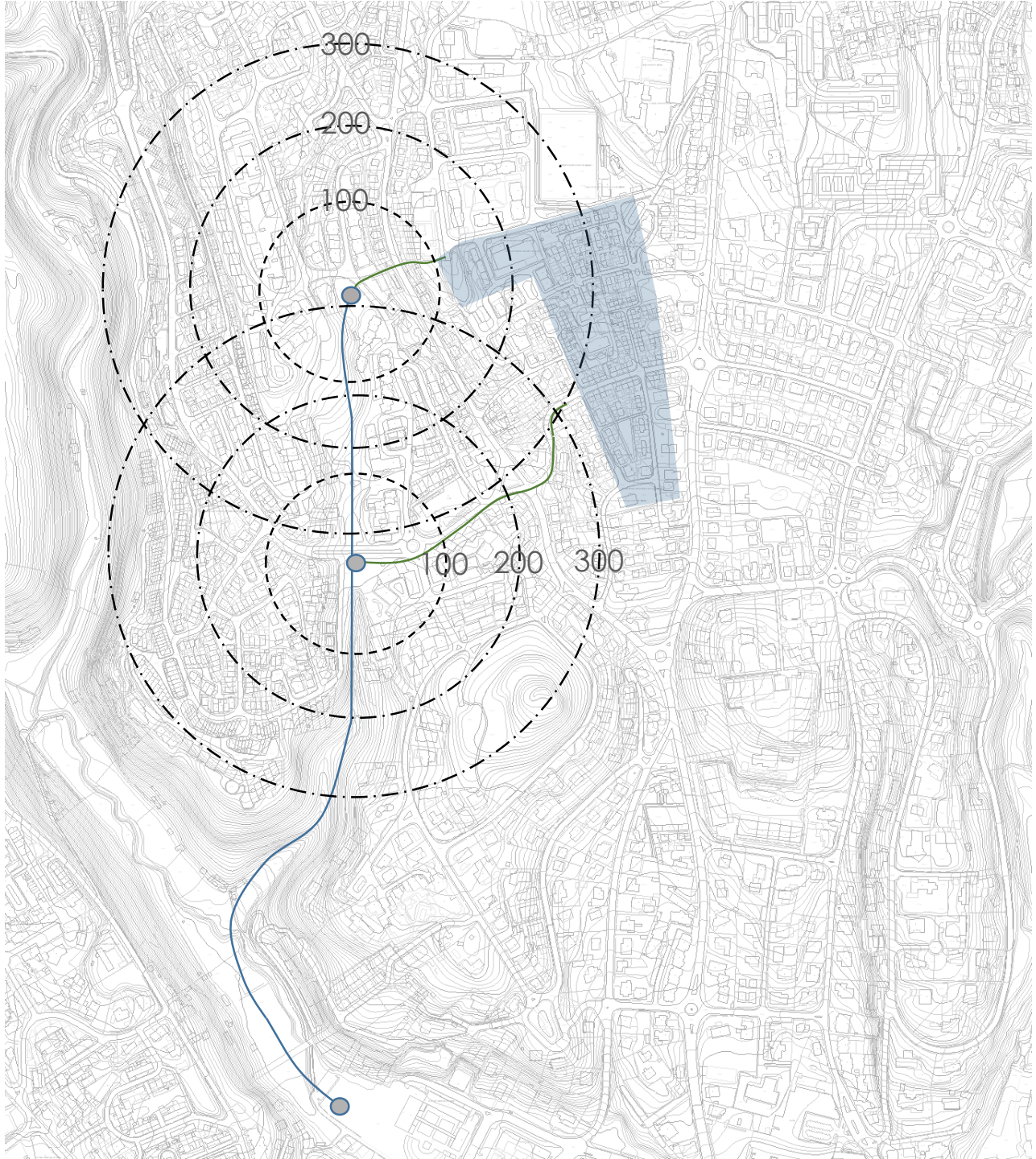
PROJECT

Customised access

Self-Controlled, Eletric Vehicle