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**HETEROTOPOLOGIC THIRD SPACE AS INHIBITOR
FACTOR OF GENTRIFICATION**

ERENALP BÜYÜKTOPCU

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Erenalp Büyüktopcu

Istanbul Technical University

erenalpbuyuktopcu@gmail.com

ABSTRACT

Due to the pressure of the neo-capitalist system, the creative destruction approach has been commonly applied rather than the methods which would regard to memory of the place. Instead of the spatial and even demographical gentrifications especially have been encountered at the post-industrial territories. Hybridized space creation strategies can be set up to obtain the organized composition of the associated spaces. From this perspective, heterotopological third places would handle the construction of the collective life fragments and the democratic economic cycles in the convenient cases.

Paper Island is temporarily hosting the Copenhagen Street Food hall until the construction of redevelopment proposal will be started. Thanks to the complicated situation of the Paper Island, holistic approach (current and near future scope) can be possible through the comparison opportunity with the conceptual explanation set of the heterotopological third places. In the subtitle of focusing into the current conditions, Copenhagen Street Food will be discovered through the guidance of the conceptual and physical elements. Providing the egalitarian conditions into the tenants, determining the sustainable regulations to encourage the autonomous cycle and generating the inviting atmosphere to house visitors from the diverse spectrum should be stated as the fundamentals of the system. As a part of the hybridized production process, material and even structural references from the former industrial background, transferred components of the street life as a physical appearance or an inserted logic also should be crucial to mention within the stages of the space creation.

In the final section, near future projections about the field of the Paper Island will be examined to clarify the big picture about the urban development policies of the Copenhagen. Similar another cases from various metropolises also can be revealed via keeping the basis criteria within the analysis process of the article thanks to identical actions of the global architectural policies.

KEYWORDS: post-industrial transformation, hybridization, heterotopologic third space, copenhagen street food, spatial and organizational strategies, redevelopment process.

HETEROTOPOLOGIC¹ THIRD PLACE² AS INHIBITOR FACTOR OF GENTRIFICATION

It is ironic that in architecture, May '68 – ‘under the pavement, the beach’ – has only been translated into more pavement, less beach.³

The actions of the city planning were based on urban zoning logic in the 20th century. In this model, the interaction level of housing or industrial zones was minimized. If the current situation was to be approached by drawing on the notions of Foucault's ‘Network Society’, followed by policies in modern metropolis stage, it could sharply transform into post-industrial megalopolises. Neo-capitalist economical strategies shape the presence of the metropolitan areas in the growing countries, over resetting the background. That tool, desires to transform industrial territories into central districts within the irrepressible expanding of city. Moreover, referred strategies, presented into public attention via profit guaranteed projects, which are also tied to the global architectural politics. Lots that are formed by moving out the industrial facilities into city peripherals after post-industrialization period, are converted into the gated communities. Built environment primarily prefers to house the selected dweller class and even limited accessibility to the inside. Hidden agenda of transformation, is to throw away the socio-economical persona-non-gratas from downtown to periphery. The model, also desires to insert the preferred habitant prototype into the district with cost increasing effect. Drawing on the foreseen circumstances of fragmented cities within time period, gentrification based interventions into spaces should be titled as problematic.

City cannot write its own life cycle manifest with segregated and even specified habitant profiles or creative destruction methods – meaning, construction via wiping out the memory. Basis motto of the creation process should be like Rilke's statement. ‘Happened actions and presence of anything is irreversible, the extreme memory of past should be protected for metamorphosis into future with favorable way.⁴ Therefore, memory should diffuse into constructive content instead of losing strength with destructions and exclusions. Henry Urbach's explanation can crystallize the blurred image of spatial fellowship in our minds: ‘Hetero-architecture suggests a way of using otherness, hybridisation and informality as creative responses to what is now an impasse: the conict of dominant cultures with their subordinate minorities. The love of difference – heterophilia – can lead to strange but beautiful inventions which diffuse strife by eliciting an enjoyment of and wonder at the other.’⁵

According to Marc Auge's classification, non-place cannot exist as a particular thing, because of the infinite reestablished places and fixed relations within parts. Vital strategies are cited from Michel de Certeau's extensive guide ‘the Practice of Everyday Life’. These tactics can apply into spatial plane to reproduce actions and even presence. Place and non-place may be explained with contra definitions. Place cannot be destructed totally and non-place cannot be shaped precisely, whatever the attempts. They act like the reversed sides of

¹ Michel Foucault ‘Of Other Spaces, Heterotopias.’, *Architecture, Mouvement, Continuité*, October, 1984.

According to Foucault, as a sort of simultaneously mythic and real contestation of the space in which we live, this description could be called heterotopology.

² Ray Oldenburg, *Celebrating the Third Place*, New York, the United States: Marlowe & Company, 2001.

According to Oldenburg, third places “host the regular, voluntary, informal, and happily anticipated gatherings of individuals beyond the realms of home and work.” Providing the foundation for a functioning democracy, these spaces promote social equity by leveling the status of guests, providing a setting for grassroots politics, creating habits of public association, and offering psychological support to individuals and communities.

³ Rem Koolhaas, ‘Imagining Nothingness’, in OMA, Rem Koolhaas, Bruce Mau & Jennifer Sigler (ed.), *S,M,L,XL*, Rotterdam, the Netherlands: 010 Publishers, 1995, p. 200

⁴ Rainer Maria Rilke, *Duino Elegies*, California, the United States: California University Press, 2001.

⁵ Henry Urbach, ‘Writing architectural heterotopia’, *The Journal of Architecture*, 3/4, 1998, pp. 349-50.

a playing card in the ‘scrambled game of identity’. Consequently they are never separated or consolidated while their roles are distributed constantly⁶ In space creation process, selecting one side means to throw away the potentials of the other side. Consequently, beneficial constructive features of place and non-place should be blended under the title of heterotopologic third place. Hybridization may be one of the most important factor to remove the lack of interaction within structure and programmatic content, instead of the deep segregation that took place in the post-civil society. As an apparent claim, heterotopia holds the power of converting the event into building, time to space, temporary moments into permanent places.⁷ Heterotopologic third place can generate physical and cognitive hybridization between untouched regions which have lost their memory sensors in time. Foucault’s following sentences can be interpreted as the bright reason for third place’s existence: “There were places where things had been put because they had been violently displaced, and then on the contrary places where things found their natural ground and stability.”⁸

Heterotopologic third place will be superposed with a real-life case in order to see if the mentioned content and atmosphere above, could be produced or not. Finding the appropriate case is quite crucial in this manner. Because the prerequisites of the case have to involve; impressive historical background, the common space character achieved by encouraging invitation, produced collective living codes. In Copenhagen, Paper Island (PI) which functioned as former newsprint rolls storage for Danish press industry located in inner harbor. The harbor territory, stuck in downtown as abandoned industrial land and nowadays rapid transformation is carrying on via redevelopment projects based on high income class. Landowner By&Havn (co-operated establishment by Municipality and the Danish National Government) questioned citizens to clarify their own future projection. After receiving the ‘5 years waiting period without destruction or construction’ response from the inhabitants, the municipality decided to utilize the warehouse as a multi-purpose hub. Because of its potential effect on visitors as a gathering point, casual and informal atmosphere was targeted within the elements of leisure economy such as; street food hall, experimental science museum, offices (from creative working fields such as design) also were inserted as programmatic contents. (Figure 1) Principal references were inspired from Freetown Christiania which is an autonomous territory located behind PI.⁹ Therefore, PI and Copenhagen Street Food (CSF) appears as powerful candidates for making further analysis and having logical answers to mentioned questions. The next section will be focused to crystallize whether PI can answer the heterotopologic third space criteria.

⁶ Marc Auge, *Non-Places, Introduction to an Anthropology of Supermodernity*, London, the United Kingdom: Verso, 1995, pp. 78-9.

⁷ Michiel Dehaene & Lieven De Cauter, ‘The space of play’, in Michiel Dehaene & Lieven De Cauter (eds.), *Heterotopia and the City, public space in a postcivil society*, Taylor & Francis e-library, 2008, p. 92.

⁸ Foucault, ‘Of Other’, pp. 46-49.

⁹ <http://www.citylab.com/cityfixer/2016/02/copenhagen-paper-island-waterfront-redevelopment-creative-business-copenhagenize/463137/>



Figure 1: Copenhagen Street Food as the Gathering Plane for the Citizens.

Source: <http://www.dac.dk/da/dac-life/copenhagen-x-galleri/cases/papiroeen/>

Heterotopologic Third Space over Paper Island – Copenhagen Street Food

In preliminary stage, PI's transformation designed over cultural facilities according to synergic working logic with Royal Danish Theatre's (RDT) stages. Jens Kvorning who is a professor from Royal Danish Academy of Architecture (KARCH) confessed the fatality of the idea 'We have learned especially with the Opera (RDT) to the great cultural institution does not always create a lot of life around it.' After certain success of PI, Kvorning suggested to transfer the logic of casual and informal common space into RDT's culture-based facilities.¹⁰ Well, how can a warehouse accomplish to convert into significant spot for daily life cycle without being gentrified? Dan Husted who holds a significant role within the entrepreneurship and design process, and can be one of the most convenient people, listening to his imaginations about the CSF. Husted, describes his desired atmosphere by the diversity in profession and collaborative working conditions. 'We want this to be a democratic space, where Michelin-starred chefs go up against amateurs' 'There is an exciting mix of people who are starting off small and want to grow into something big, and those who are already big and want to get back to their roots'. Visitors can encounter even with Jens Rahbek -the founder of the famous Sticks'n'Sushi restaurants in Copenhagen-serving the Japanese Street Food to them.¹¹ Each entrepreneur takes the same amount of support from the administration and handles with equal responsibility without any hierarchical system. Egalitarian structure also reflects into the visitor allowance principles. One of the main intention in the making of PI is expanding the street rituals into the warehouse without any restrictions (the entrance, and spending time within the complex, is free, at all times).

¹⁰ <http://politiken.dk/kultur/ECE2057923/bylivseksper-papiroeen-kan-blive-nyhavn-version-20/>

¹¹ <https://scandinaviantraveler.com/en/food-drink/copenhagen-street-food-meet-the-street-gourmets-of-papiroeen>

Heterotopologic third place, analyzes the structural production and material world of surrounding regions. Then, the outputs of these processes become the inputs of the production processes. Using industrial codes as structural elements, circulation linkage between elements, open or closed spatial descriptions etc. also, are defined within the language of hybridization. PI settles in a lot that is quite segregated, with limited transportation options (only one bus line stops in the region, the boats rarely work between downtown and islet, and the unfinished walking/cycling bridge reaching from downtown, which is a long route) The warehouse cannot present a case of interconnectivity with the neighbor lots. Therefore, inserted industrial references should be analyzed from building scale. For instance, Dan Husted constructed all food trucks and stands from unused shipping containers, recycled materials such as doors and windows that are found near the site. His action explains the leave-no-trace logic behind the nomadic settlements. ‘After getting out, all parts can be dismantled to reuse them.’¹² (Figure 2)



Figure 2: Elemental Temporality inside the Copenhagen Street Food.

Source: <http://www.dac.dk/da/dac-life/copenhagen-x-galleri/cases/papiroeen/>

David Altheide has claimed that the ordinary dining is converted into a ‘happening, emphasized with attractive demonstrative ways’. Moreover, Altheide has also expanded his criticism by saying that food, loses a part of its own importance, by becoming a dynamic of the experience economy.¹³ Altheide’s critical approach is actually crucial in terms of unveiling the perspective of neo-capitalism. In the development stage, the tools of the capitalist system perform to insert all of their spatial and conceptual principles into the cycle of the leisure economy. On the other side, hybridized economy accepts each programmatic element, provided they have their own authentic nature, to configure a dynamic composition. Therefore, heterotopologic third place have to set up a sustainable economic chain. For example, in ordinary lifestyle centers, tenants are chosen from the highest rent or brand value. How this situation presents itself in PI though, is that, each

¹² <http://www.coolhunting.com/food-drink/the-best-of-copenhagen-street-food>

¹³ David L. Altheide, ‘Media participation in everyday life’, *Leisure Sciences*, 19/1, 1997, p. 21.

truck occupies the same footprint (9 m²) and pays the same monthly rent (2500 DKK). Egalitarian policy, encourages tenants to implement authentic concepts and protect independency. Moreover, CSF makes an effort to stimulate the 'autonomous space character' with a donation campaign to preserve the authentic Danish cuisine via purchased waters, and self-currency system via special coins. Management planning of CSF, is leaning towards sustainability rather than making profit. Consequently, the Food Committee in CSF determined the infrequent must-to-do list for renting applicants. The first part is mainly related to the conceptual explanation (open kitchen allowing the preparation process to be seen, price list which has to offer main course from 50DKK to provide maximum affordability). Second part seeks efficient solutions about sustainability strategies (delivery from local and fresh producers, vegetarian /vegan alternatives) and maximized percentage of organic ingredients (products that do not include industrial additives; which rules out the ready-made or frozen products).¹⁴ Application, can be accepted, provided the applicant satisfies each standard that is stated as fundamental.

Heterotopologic third place can be opposable or changeable within its atmosphere. Organizational network animates the daily life cycle periodically. Operational system generates hybridized existence scenarios dynamically. Sociological and spatial analysis of surrounding territories are used for breaking the homogenization. Sharp boundaries between common /private space, logically and physically removes in heterotopologic third place. Besides, Copenhagen has already been familiar with hybridized transformation practices in this decade. Superkilen, operated by BIG (architecture), Topotek1 (landscape architecture) and Superflex (art-based group) also have designed with similar prescriptions. District of Superkilen, where the immigrants generally settle in, holds the title of being the most cosmopolitan part of Copenhagen. Therefore, because of the conditions that lead to the temporality and even invisibility of the newcomers, they are having a hard time forming a sense of belonging. Superkilen project, brought together elements of recreation areas from all over the world. This diverse composition reminds the habitants that they breathe under the same sky while also exist as their own particularity. Also in PI, gathering all kinds of citizens under the same roof was aimed, primarily. The idea of common space is supported by price regulations, spatial arrangements and additional cultural activities in PI. (Figure 3) Street food concept also, has been preferred with a similar intention; to maximize affordability. (Figure 4) Marc Auge's decoding may be helpful to clarify how personal attitudes can be shaped within integrative spaces. The spatial configuration of non-place encourages aloneness and being generic, rather than group interaction or being characteristic. The visitor may be affected and even exhausted from yesterday's incidents or tomorrow's predictions. Anyway, while the visitor is in there, the atmosphere of non-place guarantees getting rid of such anxieties. The visitor also temporarily experiences 'the passive amusement from identity-loss' and 'the more active satisfaction from role-playing'; and so does the other participants.¹⁵

¹⁴ <http://copenhagenstreetfood.dk/en/rent-stall/>

¹⁵ Auge, *Non-Places*, p. 103.

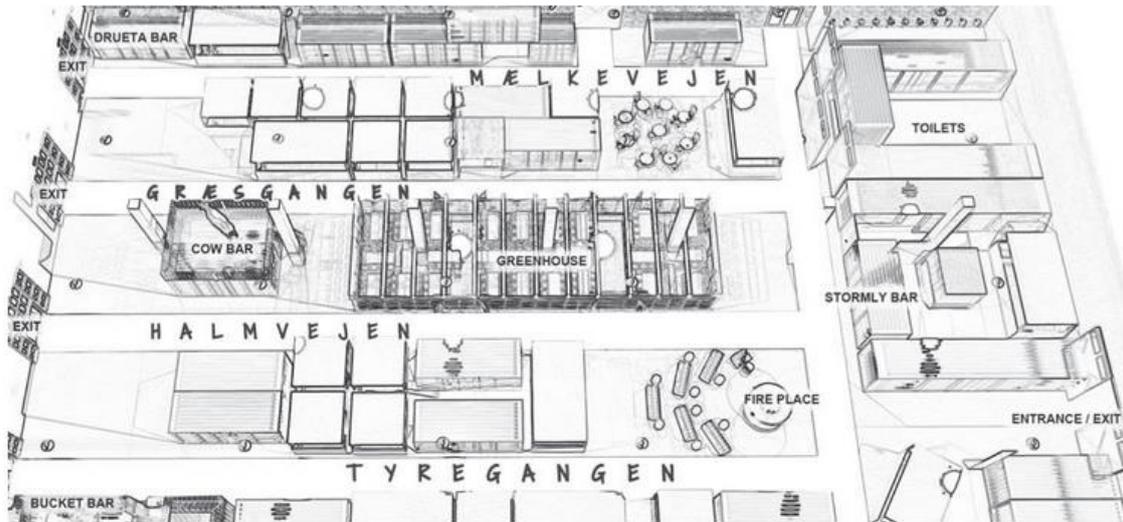


Figure 3: Axonometric Explanation for the Copenhagen Street Food.

Source: <http://wearelifetravel.com/copenhagenstreetfoodpaperisland/>



Figure 4: Street Atmosphere inside of the Copenhagen Street Food.

Source: Author.

Near Future Forecasts About Paper Island's Lot

The spatial arrangement, which generates spaces that do not possess contradictions within its own elements, follows three basic principles in terms of strategy. The first one is behaving non-interdependent to each other, the second principle is supporting each other via communal life practices, and the last one is providing a suitable environment of free expression, without enhancing individualization. PI-CSF has achieved the listed requirements thanks to the welcoming formula. However, what about the near future predictions or the imaginations of developers and even authorized people? Will they also aim to maintain the collaborative spirit inside? Or will they translate the inviting casual language into the limited admission of the lifestyle centers in the gated communities? Kathleen Kern's statement can be beneficial to clarify the general picture in mind. Lifestyle centers offer an urbanized type of leisure to clients, who are from specified income groups. Furthermore, the artificially climated quasi-public amenities protect consumers to encounter with the underground facts of street life such as panhandlers, homelesses or ragamuffins.¹⁶ Redeveloper establishment By&Havn, published up-to-date renders to public attention, to challenge the possible reactions. As it can be seen from the captures, the unpredicted success of PI, may have had an effect on sustaining some of the current elements such as the street food hall (CSF) in COBE Architecture Office's redevelopment project proposal. Nevertheless, CSF was apparently surrounded by a swimming pool, an event hall, a green courtyard and exactly an abundance of housing units with limited accessibility and stylish appearance.¹⁷ Obviously, COBE afforded to balance between quasi-common spaces (in order to satisfy the citizens' expectations) and high income dwellings (for making profit, by keeping the entity valuable). (Figure 5)

Copenhagen's Technical and Environmental Mayor Morten Kabell also made a written statement to demonstrate his point of view about the mentioned discussion. 'PI is the last remaining structure for reminding the industrial eras of the inner harbour to its inhabitants. They can only internalize the environment thanks to the improvements that are respectful to the urban memory, in other words, without the creative destruction method.' Kabell, has positioned himself on the opposite side; against the redevelopment plan, through the critical thinking of the proposal. Although Kabell is also one of the representatives of the governmental institutions, he can express personal opinions, thanks to the political opposition with City Mayor's party. "Copenhagen must not become too mundane and polished. Therefore, I will condense the fight to preserve one of the paper island's old industrial halls as a living example of the area's history. At the same time, we require to recycle as much as possible from the existing halls in the future construction." Within construction phase of redevelopment project, Kabell also has warned the commons about price boom and appealing into the limited income class because of PI's characteristic location in urban context. Kabell also has offered to reserve a minimum of 25 percent of housing unit as affordable, for providing dweller diversity within lot. Augmented interaction between distinctive user groups, also becomes available through this suggestion.¹⁸

¹⁶ Kathleen Kern, 'Heterotopia of the theme park street', in Michiel Dehaene & Lieven De Caeter (eds.), *Heterotopia and the City, public space in a postcivil society*, Taylor & Francis e-library, 2008, p. 105.

¹⁷ <http://www.citylab.com/cityfixer/2016/02/copenhagen-paper-island-waterfront-redevelopment-creative-business-copenhagenize/463137/>

¹⁸ <http://kabell.kk.dk/artikel/mere-af-den-oprindelige-papir-skjal-bevares>



Figure 5: Render from the Future Development Proposal of COBE.

Source: <http://www.cobe.dk/project/christiansholm#3040>

To sum up, this article has attempted to reveal the protector role of heterotopologic third spaces from the destructive effects of gentrification. Particularly, post-industrial territories may have a tendency for arranging hybridized atmospheres with satisfactory content. ‘Diversity and peace coexisting under the same shelter’ motto can also be benefitted, for activating a sustainable daily life cycle with surroundings. PI-CSF, have been selected as case studies to deepen the analysis about democratic and welcoming space creation. Copenhagen might be one of the most influential case to search democratic urban politic. Article in Citylab demonstrated Copenhagen’s position compared with possible reactions of other metropolises. ‘The value of Paper Island’s land is so great that few cities could resist the temptation to squeeze maximum profit from it. And while other cities would have allowed redevelopment immediately, Copenhagen should be applauded for encouraging some less obviously profitable uses¹⁹ Nevertheless, Copenhagen cityscape also faces with near future troubles because of neo-capitalism’s development strategies. The situation can also be grasped holistically by taking attention also over counter possibilities (creative destruction method). As a last suggestion, the outcome of this paper, as a way of uncovering the system, can be translated to expose urban development networks of other metropolises. Thanks to the vicious circle, the explained system can even be transferred into another post-industrial territory where the effects that are of tension of the period is severe. Local codes of that territory, also should be integrated into the system.

Hilde Heynen’s statement may be sufficient to summarize the pushing power of heterotopologic third place. ‘Pursuing the idea of heterotopia offers a productive strategy to investigate these conditions, because it introduces a third term in situations where strict

¹⁹ <http://www.citylab.com/cityfixer/2016/02/copenhagen-paper-island-waterfront-redevelopment-creative-business-copenhagenize/463137/>

dichotomies – such as public/private; urban/rural or local/global – no longer provide viable frameworks for analysis.²⁰

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²⁰ Hilde Heynen, 'Heterotopia Unfolded?', in Michiel Dehaene & Lieven De Cauter (eds.), *Heterotopia and the City, public space in a postcivil society*, Taylor & Francis e-library, 2008, p. 312.