

**ECTP-CEU**

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Maison des Sciences de l'Homme

*Cities and the Olympic Games, what benefits for the territories and their populations over the long term?*

**The experience  
of Post-Olympic Athens:  
Lessons learned from Olympics 2004**

**Elias Beriatos**

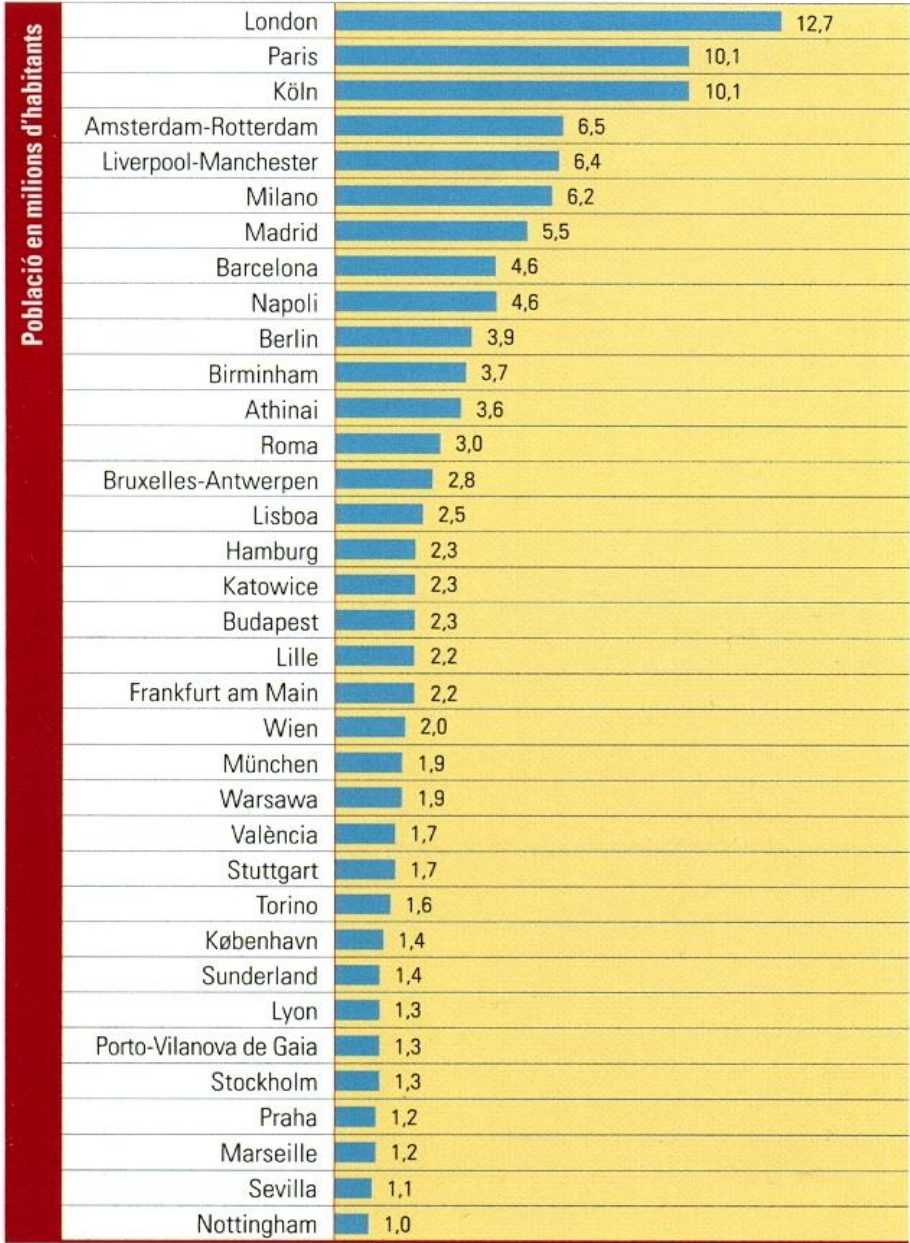
University of Thessaly, Greece

- ATHENS-THE FIGURES
- Athens (**regarding population**) is a **medium sized metropolis** of Mediterranean and of European continent (“regional metropolis ” )
- **Population of Metropolitan AREA**  
Athens Basin = 3,5 million
- **Population of Metropolitan REGION**  
Attiki = 4.0 million
- Even though Athens has been the capital of Greece from the beginning of the 19th century, it has only been growing into a **metropolitan centre** mainly **after the post-war period** during which Greece achieved high economic growth rates.
- About **35% of the country's population is concentrated in Athens** while its special power and influence on the **economic, cultural, social and political** weight is much bigger(70%)
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- **ATHENS AND THE GREEK DESERT ....**(F. Gravier)

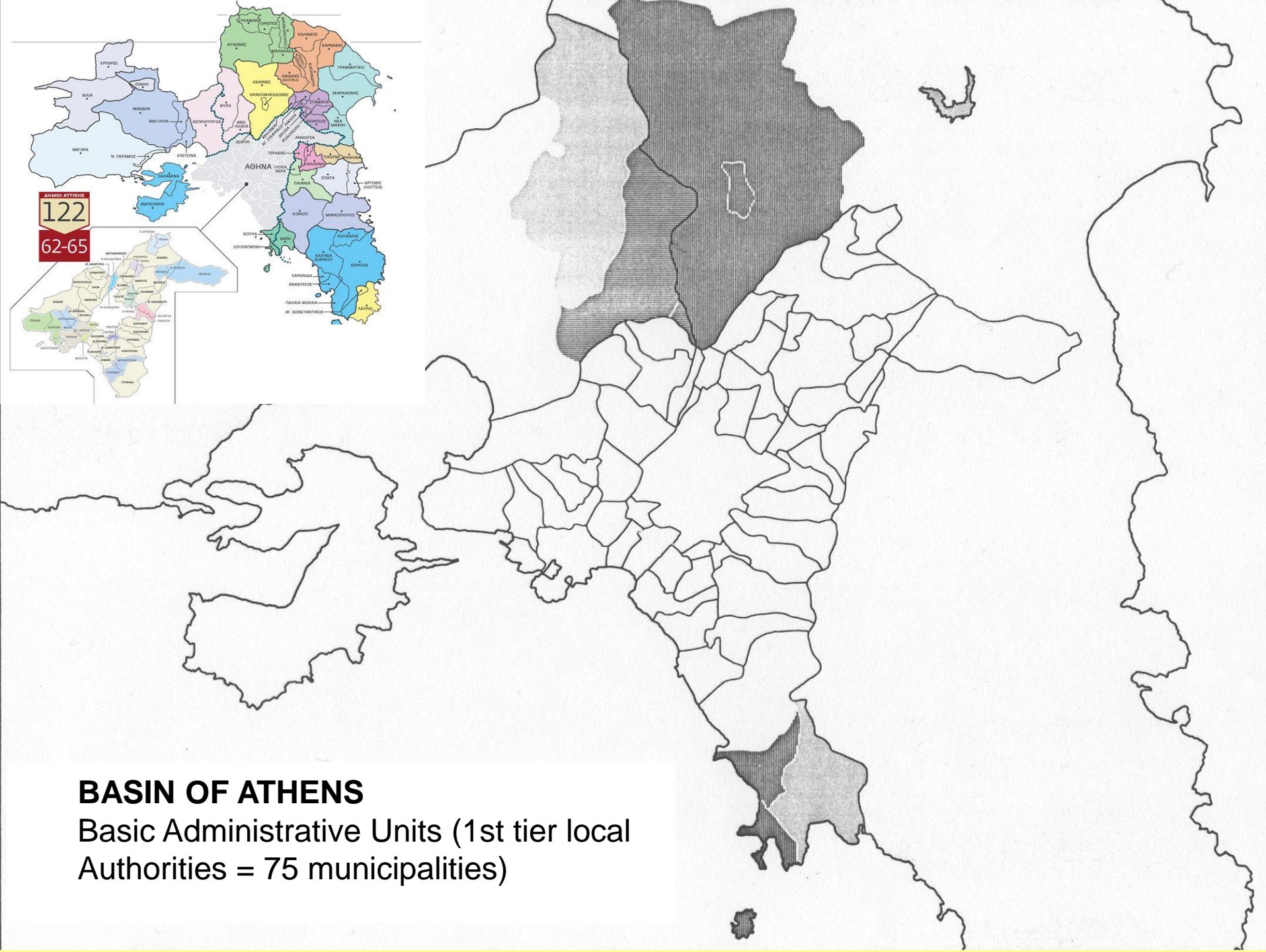
# Població i densitat de les grans metròpolis

Población y densidad de las grandes metrópolis

Population and density of large metropolises



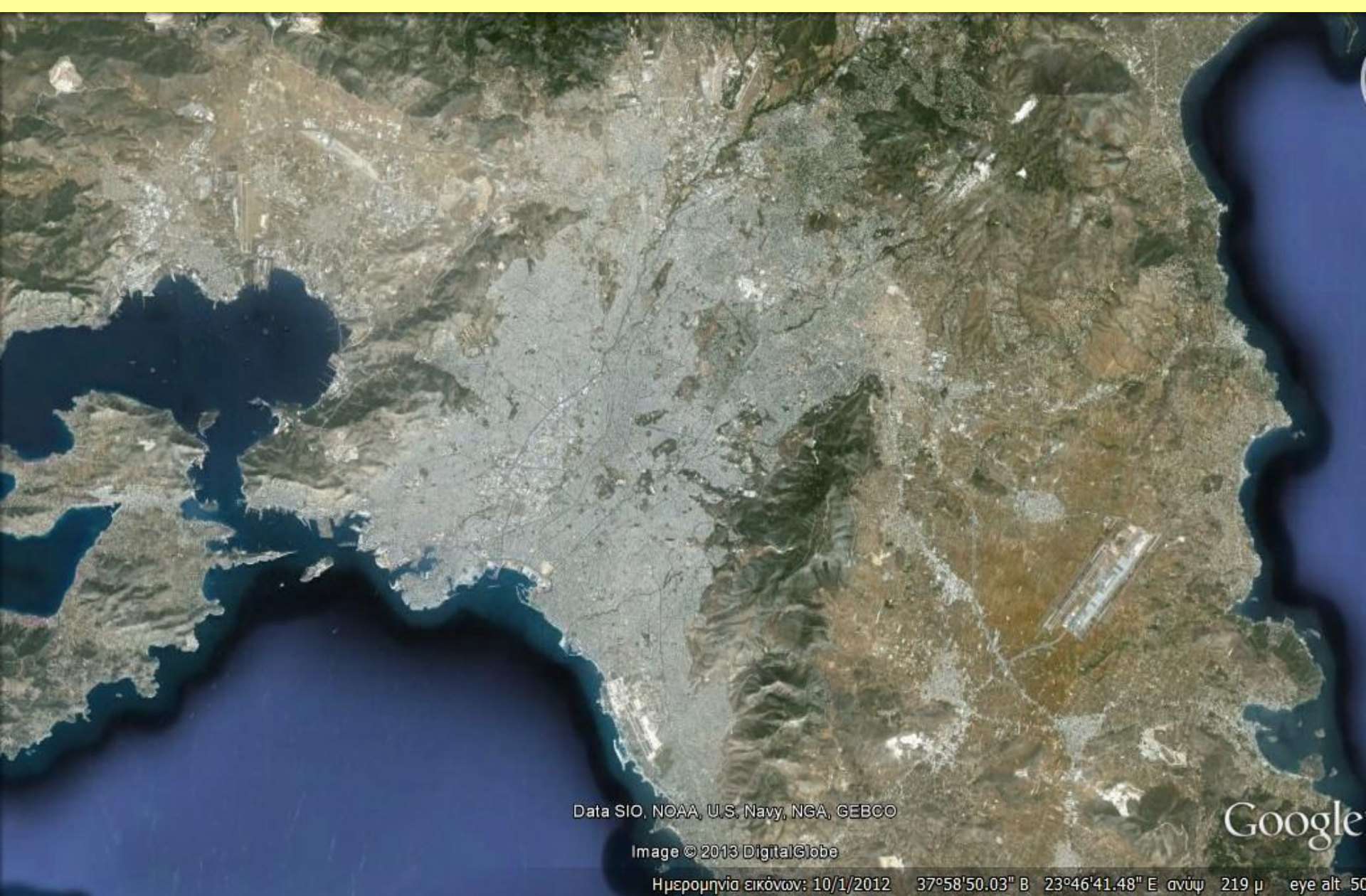




## **BASIN OF ATHENS**

Basic Administrative Units (1st tier local Authorities = 75 municipalities)





**ATHENS AGGLOMERATION IN ATHENS BASIN**

**The real city**



# Sprawl: Informal –illegal urban development



Rural-Urban  
Continuum  
'**Rurbain**' in Attiki



# A patchwork of 'urban villages'



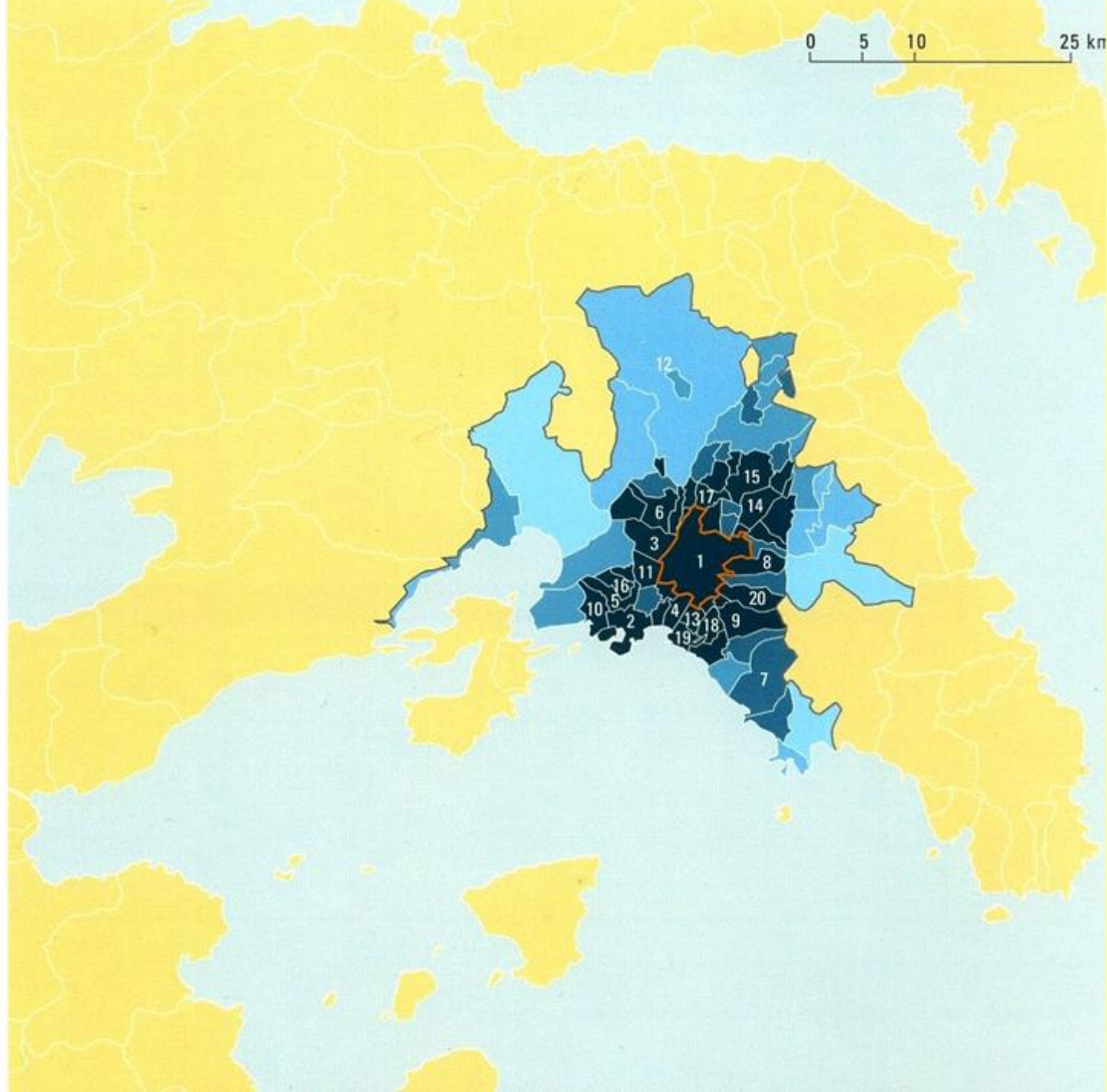
## OFFICIAL CITY PLANS IN ATHENS AGGLOMERATION

City plans followed the **informal urban development** "Urban villages"

0 5 10 25 km

-  Aglomeració 2006
-  Aglomeració 2000
-  Ciutat Central
-  Número ciutat taula

**Densitat de població**







# Main periods of Urban Development in Athens

## After 2<sup>nd</sup> world war

<i>Periods</i>	<i>Type of urban development</i>
1 <sup>st</sup> 1950-1974	‘Wild’ uncontrolled urbanization / <b>rural exodus</b> A divided Metropolis/ <b>Urban Patchwork</b> ’
2 <sup>nd</sup> 1975-1995	New regime -3 <sup>rd</sup> Greek Republic. New legislation for urban and spatial policy “Planning revolution” - Urban reconstruction operation 1 <sup>st</sup> master plan of Athens 1985 (legal document)
3 <sup>rd</sup> 1996-2004	<b>3<sup>rd</sup> CSF projects and Olympic games preparations.</b>
4 <sup>th</sup> 2005- 2016	<b>4<sup>th</sup> CSF projects- post Olympic period ECONOMIC CRISIS !!!!!</b>



# 1996-2004 Towards Olympic Games

The Government allocated for the Games **5 billion Euros**. More than 50% (**2,605,490.000 Euros**) were spent on urban intervention projects.

- Olympic Games provided a **tremendous impulse** accelerating the completion of many projects **that would have otherwise remained on the Greek calends!**
- A characteristic example of the pressure applied by the International Olympic Committee to Greece is the construction of the **tram in Athens (which began in 2002 only two years before the Games** as well as the **suburban railway**

- **The STRATEGY : a ‘Scattered Model’**
- In Athens –due to time pressures but also due to particular administrative and social conditions– a ‘**scattered model**’ and a strategy of ‘**multi-nuclear urban reshaping and regeneration**’ were adopted.
- This planning model leads to a different handling of the Olympic’s legacy at the post-Olympic period.
- The planning model adopted was **different /opposite** from that of **Barcelona**, where all efforts were focused in a large downgraded area.
- In Athens –**even though there were downgraded areas**– the projects connected with the Games, are found scattered in the entire urban tissue.



- **The spatial CONCEPT - The principal poles**
- the city's historical Centre **(C)** ,
- the Faliron bay **(F)** at the seafront,
- the central Olympic complex / installations **(O)** in Marousi ,
- the Olympic village **(V)** in the northern part of city at the roots of mountain Parnitha,
- **Three of these poles were connected via a ring shape transport system that ran through the main trunk of the urban tissue.**
- **Besides, there were other installations outside the basin's metropolitan area in the wider region of Attica (Marathon, etc).**

# MASTER PLAN OF THE "ATHENS 2004" PROPOSAL PLAN MASSE DE LA PROPOSITION POUR "ATHÈNES 2004"

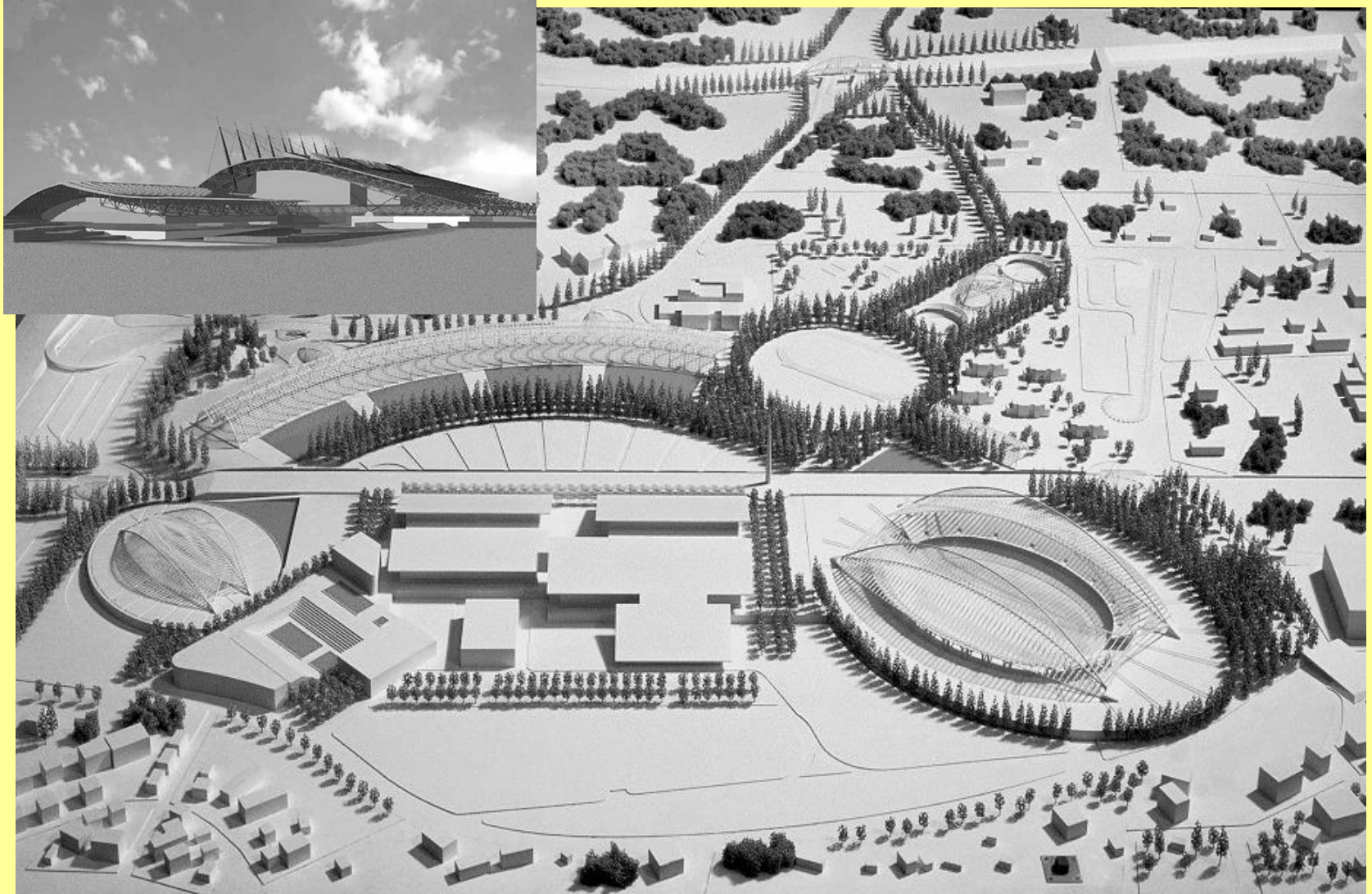


**LEGENDE :** The city's historic Centre (C) , the Faliron bay (F) at the seafront, the central Olympic installations (O) in Marousi ,the Olympic village (V) in the northern part of city at the roots of mountain Parnitha,





The greater area of Attica: the agglomeration of Athens (area coloured in white) and the large Olympic venues (small areas and dots coloured in black).



***Athens' Olympic Sports main Complex:*** The central venue of Olympic Games including the **main stadium**, the **International Radio and Television Centre** and the main **Press centre**. **Santiago Calatrava** has designed the reconstruction of existing infrastructure (e.g. the old stadium) as well as public open spaces in the site as a whole.





**Olympic  
village**



# Classification of projects and investments.

Project category	Total number of projects	Total investment (in million Euros)	Percentage of total investment
<b>BH</b> projects	21	127.35	4.89 %
<b>ID</b> projects	25	1,577.17	60.53%
<b>NC</b> - all other projects	14	900.97	34.58%
<b>Competitive projects: (BH + ID) projects</b>	<b>46</b>	<b>1,704.51</b>	<b>65.42%</b>
<b>Total sum</b>	<b>60</b>	<b>2,605.49</b>	<b>100%</b>

## Table Interpretations:

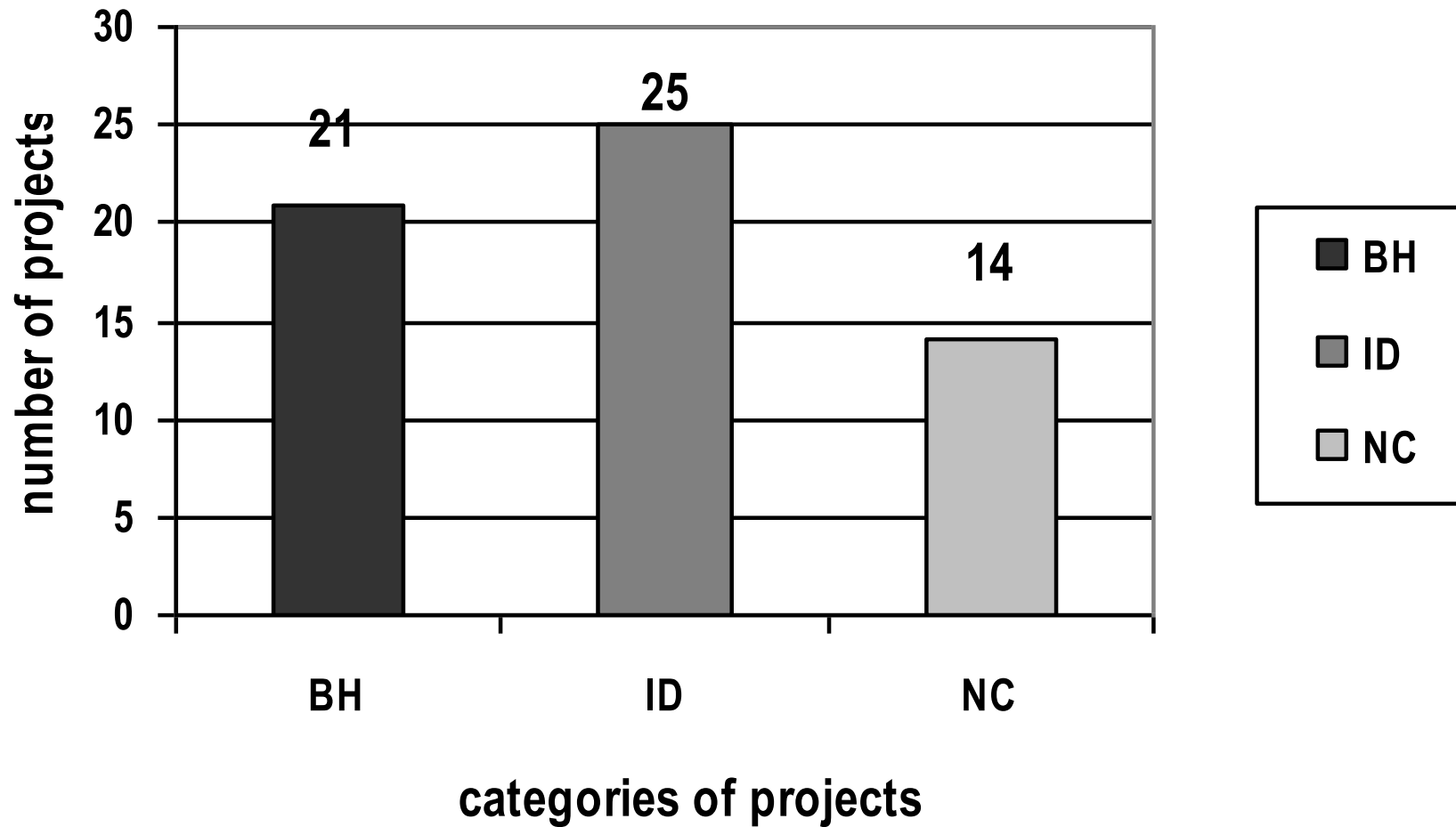
**BH – Projects enhancing built heritage**

**ID – Projects based on innovative design of space**

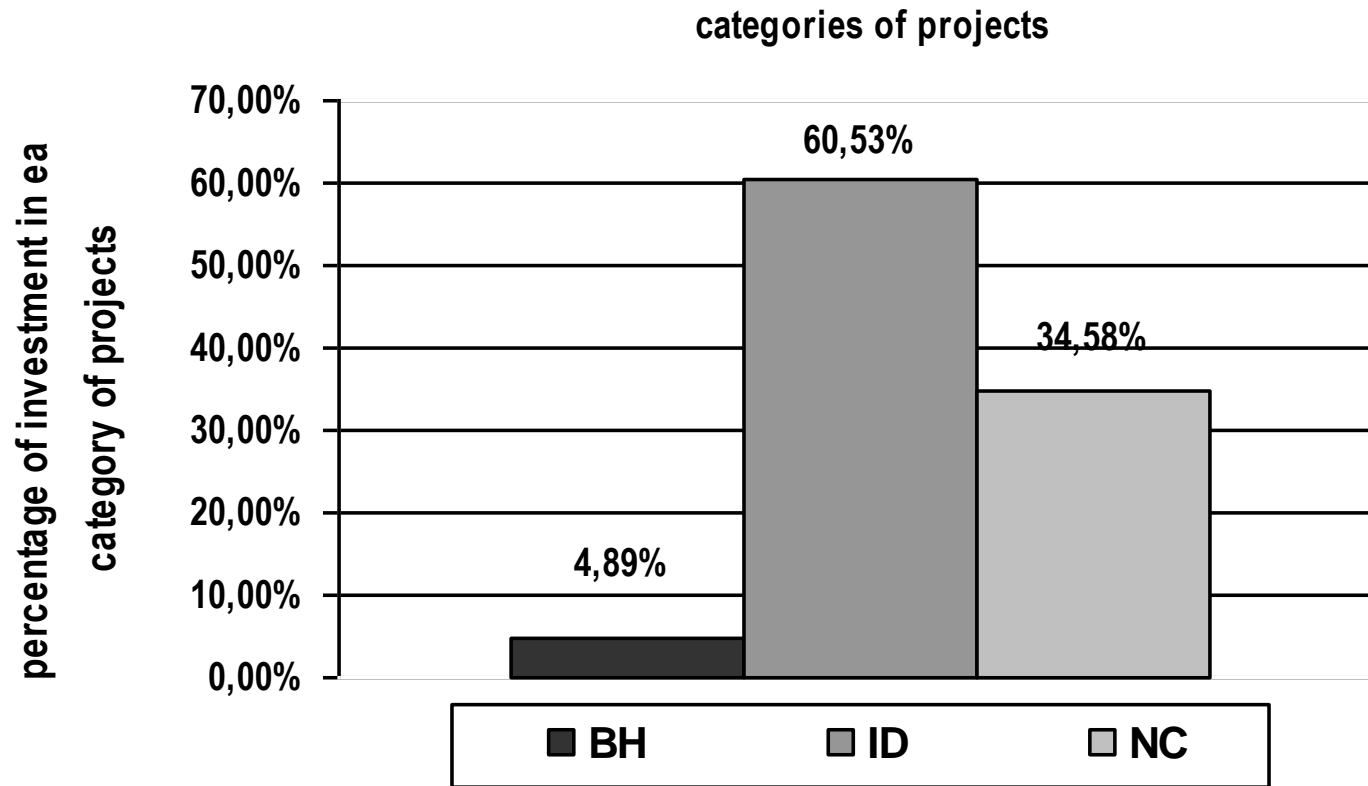
**NC – Non-competitive projects in terms of landscape transformations**

In the total number of projects, those projects that had been partly classified in two categories (e.g. BH and ID) were counted here as two separate projects. This explains why the total number of projects is not 55 but 60.



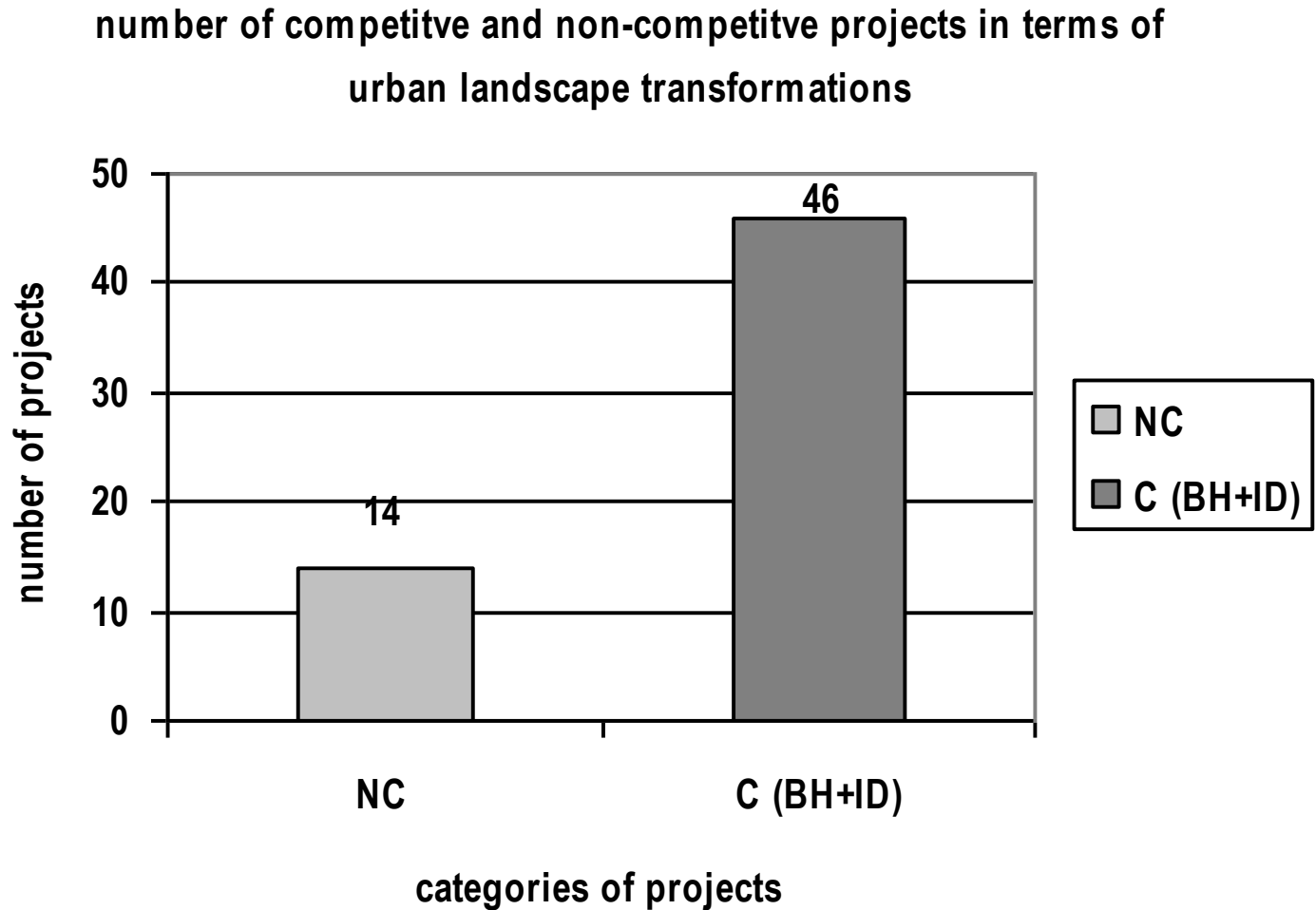


The number of competitive and non-competitive projects in terms of urban landscape transformations



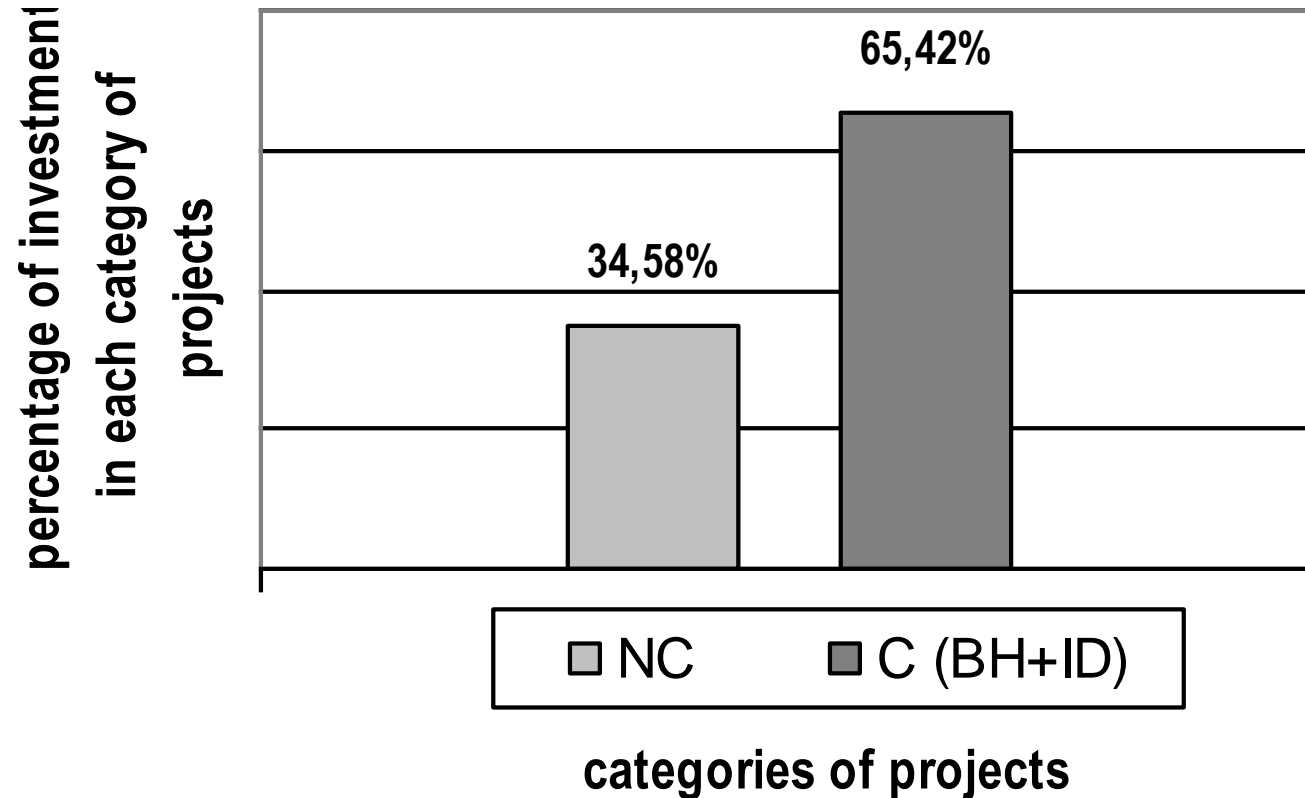
**The percentage of investment in each category of projects: Built heritage, Innovative Design, all other projects**





The number of projects in in competitive and non-competitive projects

**Two main categories of projects;  
'competitive' and 'non-competitive'  
in terms of urban landscape transformations**



**Percentage of total investment in competitive and non-competitive projects in terms of urban landscape transformations**



# 2004-2016 Post-Olympic Athens

- **Major problems**
- of legal, administrative, organisational character (co-ordination, synergies etc.)
- **Institutions involved, were mainly**

Olympic Games Organising Committee (prime minister)

Ministry of Culture- Olympic Games Secretariat - secretariat of Sports

Ministry of Environment Planning and Public Works (YPEHODE)-

Secretariat of Public Works that undertook the largest load,

Ministry of Transports with its various organizations and services.

## Main questions for Olympic legacy

- Whether the Olympic projects have contributed to the **real needs of the city?**
- Which projects were in accordance to the objectives of the **city's Master Plan** and which were not?

- **POSITIVE EFFECTS**

- the improvement of the city's transport infrastructures, **metro, tramway**, airport, highways
- the construction of many buildings for athletic and other uses,
- renovation of public spaces
- restoration of buildings' façades even by clearing them from the illegal and non aesthetic **billboards**.

- **NEGATIVES EFFECTS**

the loss of free terrains,

the failure to increase the urban green spaces

the failure to enhance the seafront in all its extent,

the non-exploitation of the new possibilities **(RES etc.)** in the construction of the Olympic Village

There were important opportunities for the city (**concerning environmental issues**) that went to waste



## URBAN CENTER – HISTORIC CORE Renovation and unification of archeological sites

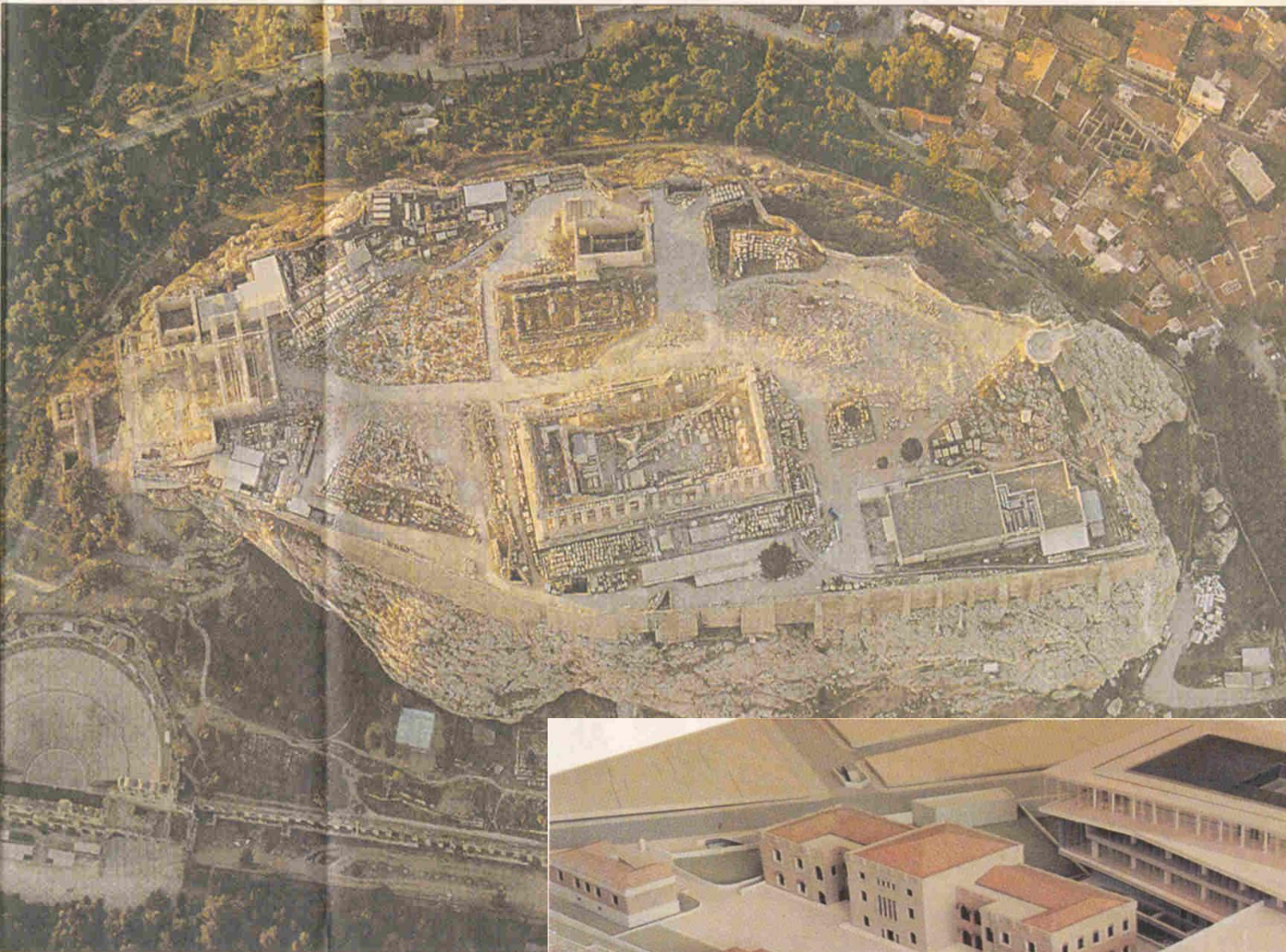
The historical centre of Athens. The map shows the most important historical sites such as the sites of Acropolis, the ancient Agora, the ancient cemetery of Keramikos, the traditional residential neighbourhood of Plaka and important neo-classical public buildings in the centre of the city. It also shows the '*archaeological promenade*' (shown as a thin grey line) designed to integrate the most important built heritage sites.





**At the cliffs of Acropolis: the restoration of the site**





# **NEW Museum of Acropolis**



Η τελευταία μακέτα του νέου, υπεράυχρονου Μουσείου της Ακρόπολης.

**Before renovation**



**After renovation**



**Restoration of Neo-classical buildings in Plaka (the famous historic neighborhood of Athens )**



**before**



**after**



**Removal of advertising panels and billboards from building facades .**

before



before



before



after



after



after



**Restoration and façade renovation of buildings of Neo-classical style and other buildings of modern styles in the historical centre**





**SEA FRONT - Falliron bay area**  
**Renewal for cultural and recreational activities**  
**(Opera house, national library, parks etc. )**





Olive Grove  
(*Eleonas*)

Land Use Plan

## INFILL DEVELOPMENT ?

Fractures of urban tissue, abandoned and vacant spaces, **brownfields**, **greyfields**, sites in damaged condition with negative impact in their surroundings



# Urban mobility and PublicTransport Systems

- Public transport (**underground, tram, suburban railway**) constitute the most **valuable 'heritage' of the Olympic Games.**

Integration of Metro and the old Electric Railway has still not been realized. (their management is still done by two different companies)

For the **Metro, Tramway** and the new **Athens Airport**, special institutions were established, given the lack of know-how and experience of the public administration

On the other hand Highways had negative effects





**TRANSPORTATION** infrastructure –highways  
The inevitable **LosAngelesization** of Athens



- **Built Environment- The missed opportunities**
- Concerning **Green spaces**, Athens missed **a unique opportunity** to acquire an environmental and ecological identity
- The thousands of **trees and bushes** planted during the period of the Games have dried out! (plants needing plenty of water were used in a city with semi-dry climate....)
- No use of **Renewable Energy Sources** in comparison to **Australia's Sydney** where 40% of the Olympic's village energy was from **sun and wind**!
- There was no use of **ecological vehicles** running on electricity or natural gas, as in Sydney where there was a fleet of 240 such vehicles.
- **Generally, with pretext the time pressure and the tight time-schedules, were followed practices not compatible with the vision of a Green Olympic Games.**

# Recent Efforts

## Establishment of 'Olympic Real Estates SA'

### Systematic effort of utilizing installations- 3 categories:

- (a) those that will remain for **athletic** activities (e.g. the central installations),
- (b) those that will be used exclusively for **cultural** or related activities such as conferences,
- (c) those that will constitute poles of attraction for new modern **commercial and economic activities** (international exhibitions, etc)- private sector's contribution could be decisive.

### Examples of proposed new uses through public competition

- **Ministry of Health** in the Media centre,
- **Commercial centre and the Sports Museum** in the Radio-Television Centre,
- **Bowling and Cinema Centres** in the roofed stadium,
- **University installations (laboratories etc)** in the Weight Lifting Centre
- **Conference Centre** in the Tae Kwon Do roofed gym,
- **Concerts and spectacles** in the Badminton Roofed Gym

# Conclusions

- **Post-Olympic Athens** (a metropolitan area **tourism, recreation, culture, trade**), 12 years after the games is still trying to enhance its Olympic heritage
- The **Olympic Games** certainly gave a new impetus to the growth of the **building construction sector** as well as to the tertiary activities and, mainly, to tourism.
- **BUT** There were important opportunities for the city **concerning environmental issues** that went to waste
- **Natural and built Environment** **was not the main concern**
- No systematic and serious planning studies have been made for the **next day** after the games
- **Once again, it was proved that good planning and management (and not financing) is the decisive factor for the realization of large urban projects on the occasion of mega – events**



Thank you