

Life after fences

Negotiating low-income gated communities in Bogotá

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TU Delft


1



**SEGURIDAD!
TRANQUILIDAD!**

ESTO ES LO QUE OFRECEMOS EN LA.

CIUDADELA PRIVADA "LA CANCIONETA"



CON: • Las ventajas de los apartamentos,
• Las comodidades de las casas,
• Parque privado para usted,
• Vigilancia permanente.

VAYASE DE VACACIONES Y DEJE SU CASA SOLA

SU CASA, SU CARRO Y EL DE SUS AMIGOS SIEMPRE SEGUROS!!!

VISITENOS: Transversal 44b, No. 100-49
ii EN EL NORTE DE LA CIUDAD!!

INFORMES: *Isaza Restrepo Londoño & cia.*
CARRERA 15 No. 77-50 PISO 5º TEL: 56-26-23
Res. 0550 25 / III / 76 - Superbancaria
El Tiempo

**SECURITY!
TRANQUILITY!**

THAT IS WHAT WE OFFER IN THE

PRIVATE CITADEL "THE LITTLE SONG"

WITH: -The advantages of apartments.
-The comfort of houses.
-A private park for you
-Permanent surveillance [security]

GO ON VACATION AND LEAVE YOUR HOUSE ALONE

YOUR HOUSE, YOUR CAR AND YOUR FRIENDS' ALWAYS SAFE!

IN THE NORTH OF THE CITY!

1976

Manifesto of gated lifestyle

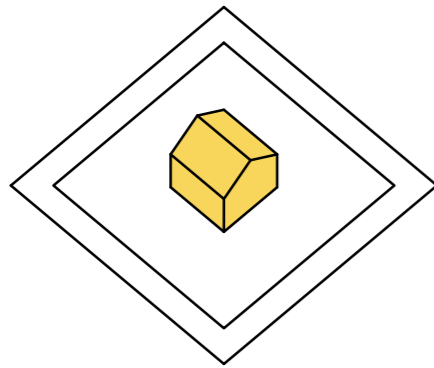




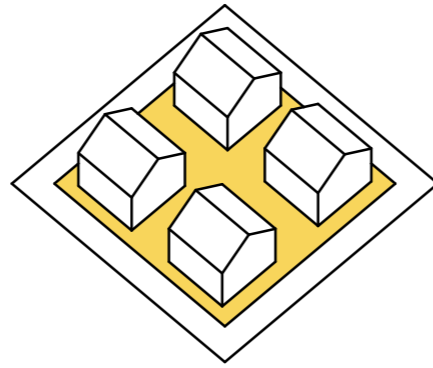
gated community



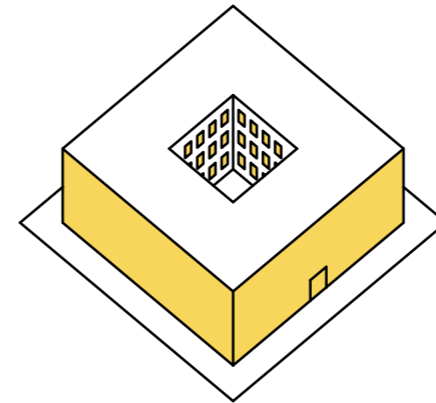
spatial model



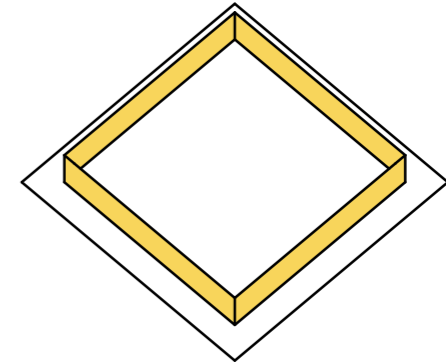
Residential



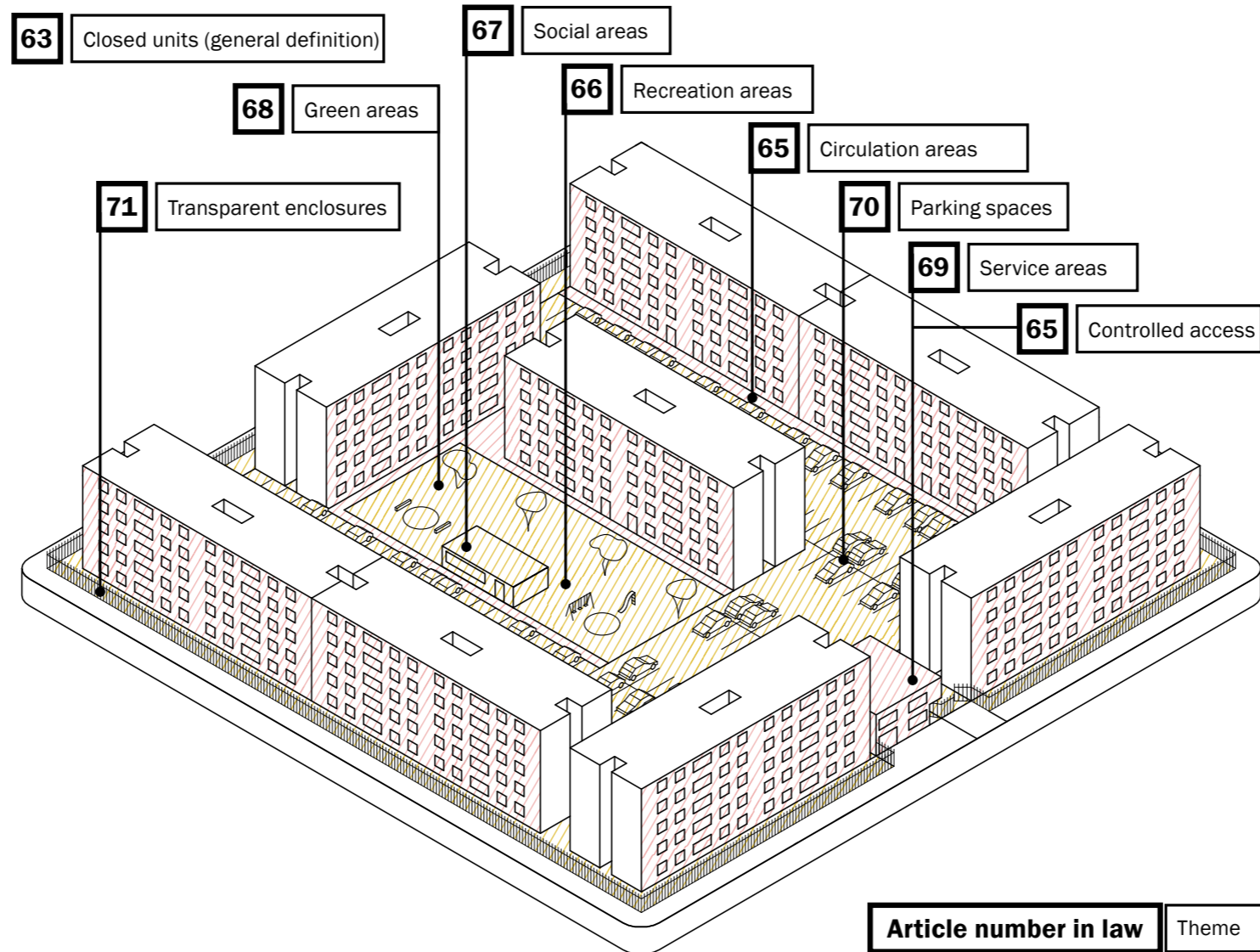
Collective



Anti-urban



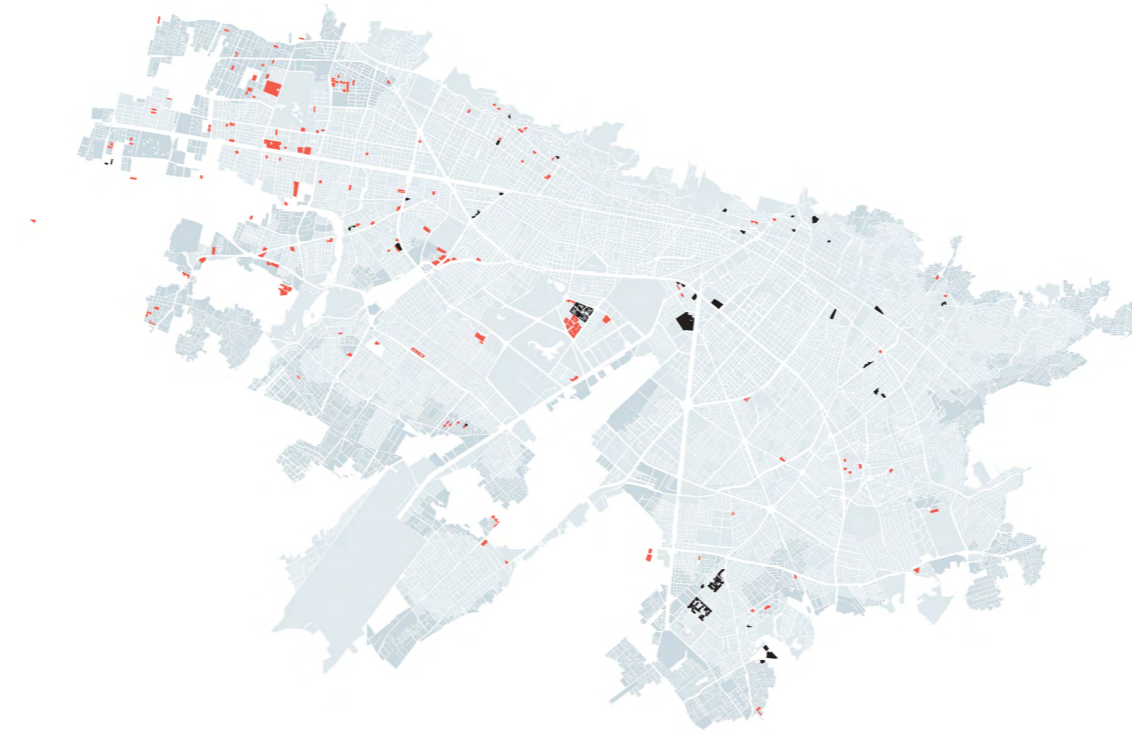
Enclosed



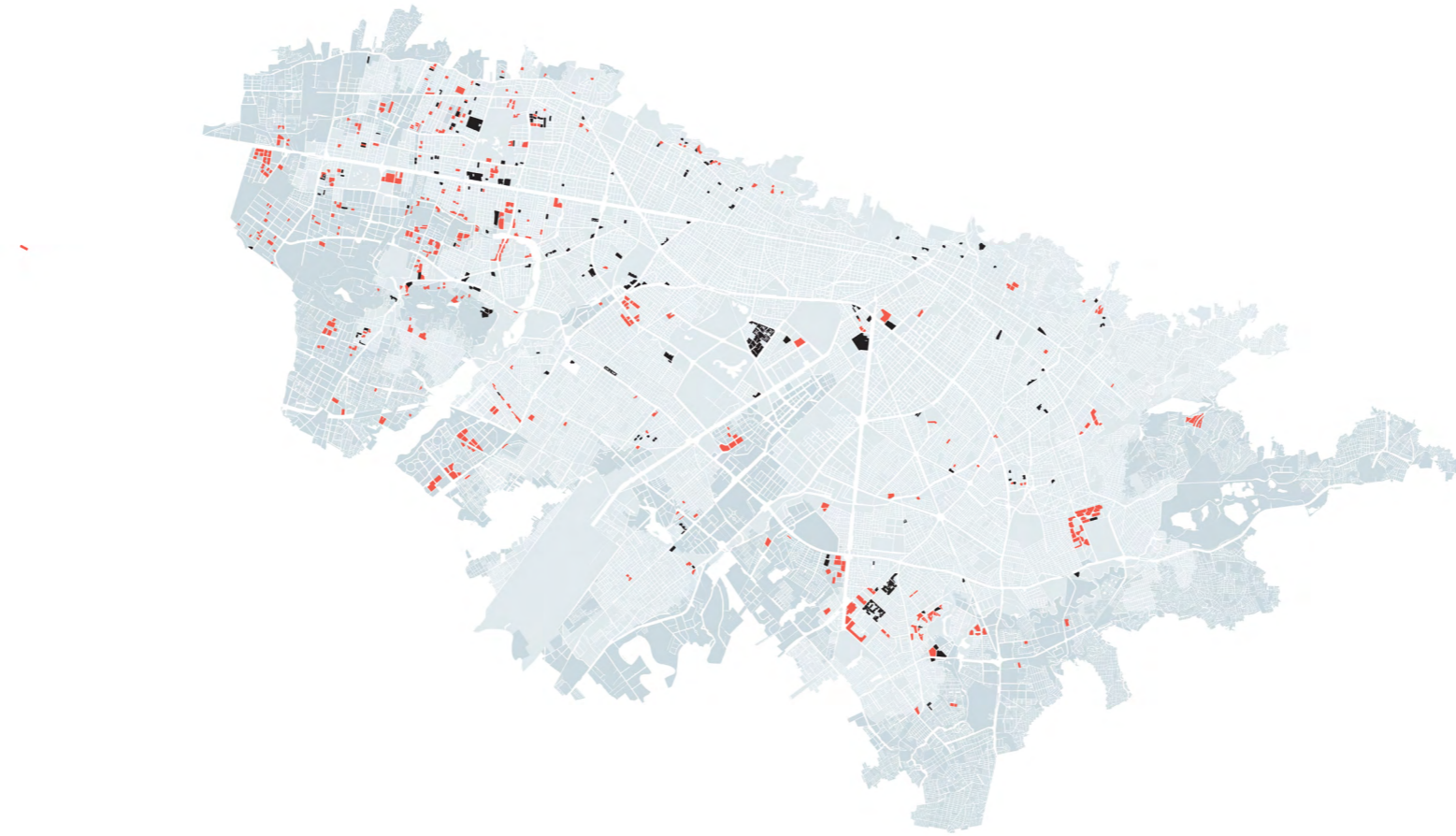
2001
Defined by law



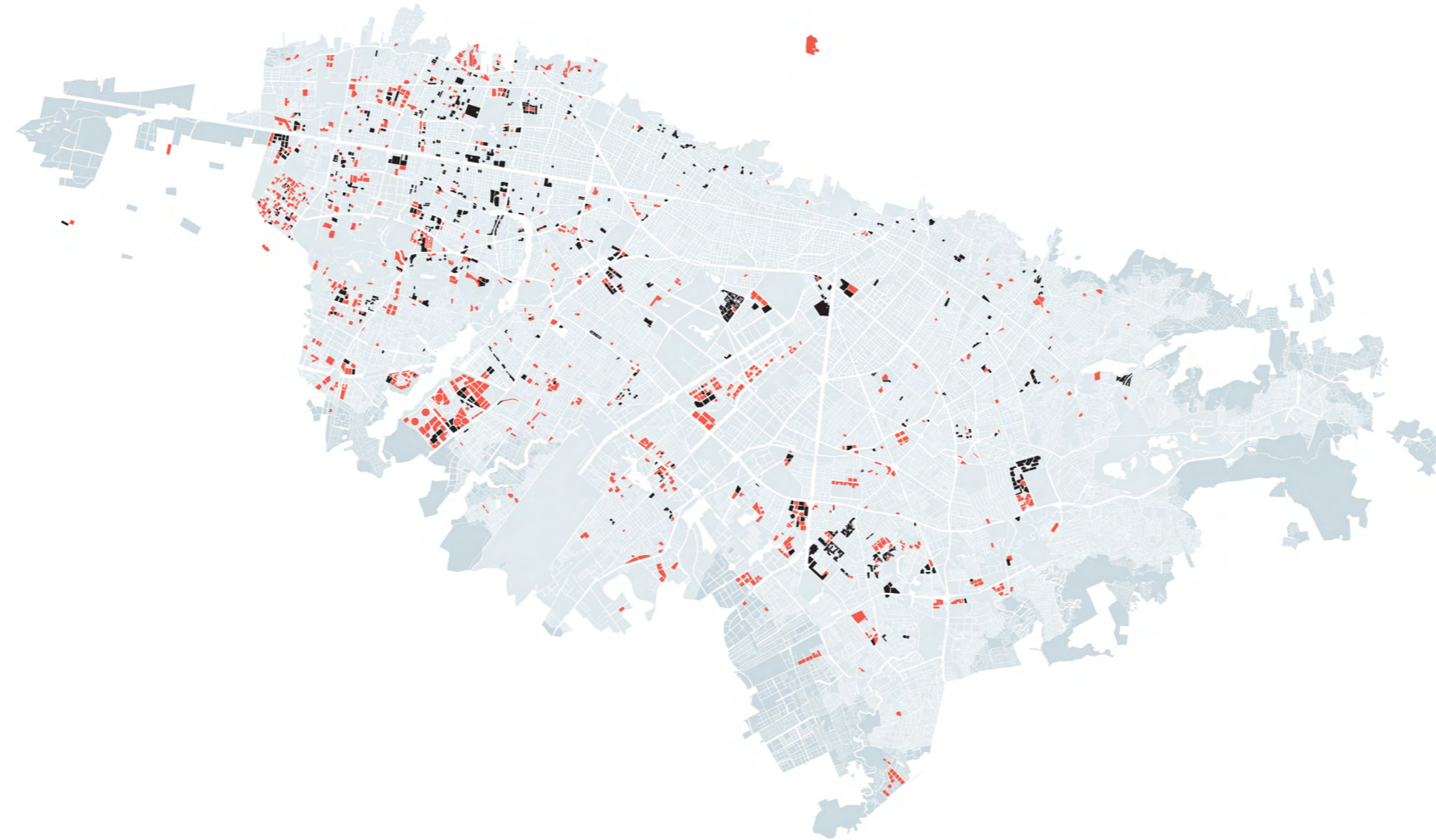
A model for all



1973 - 1982
Normative definition

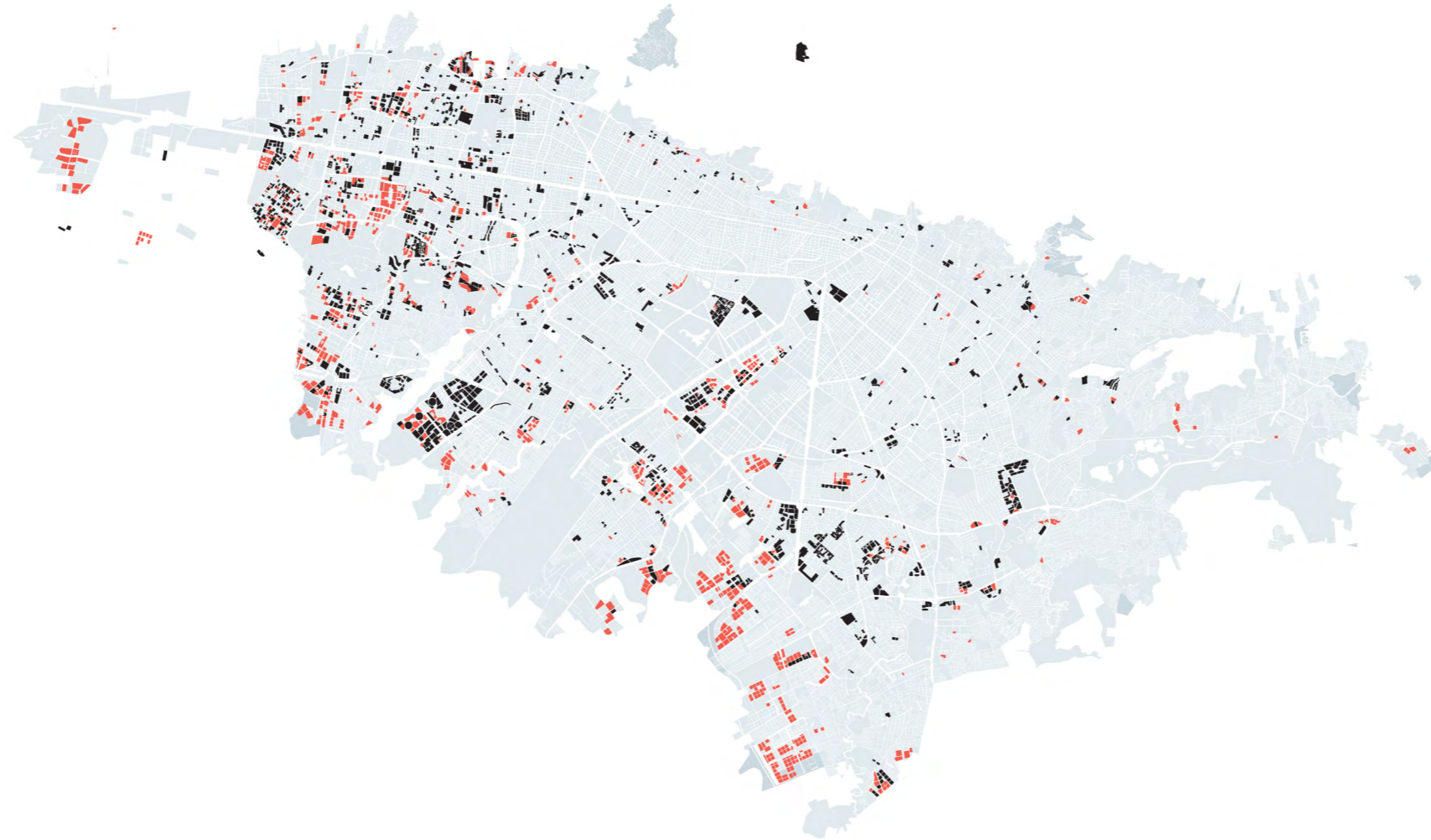


1983 - 1991
Popularization



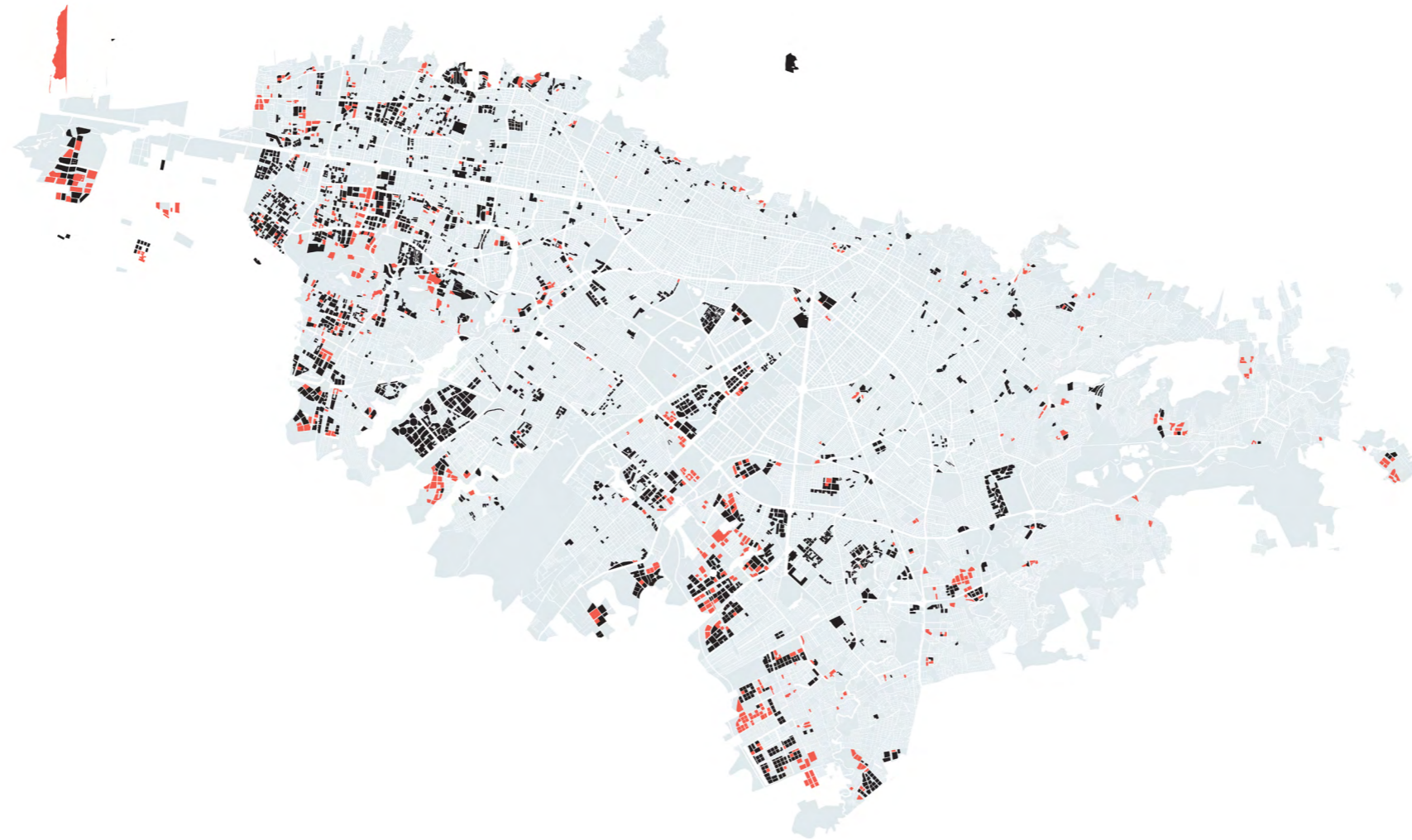
1992 - 2000

Reaching the district scale



2001 - 2008

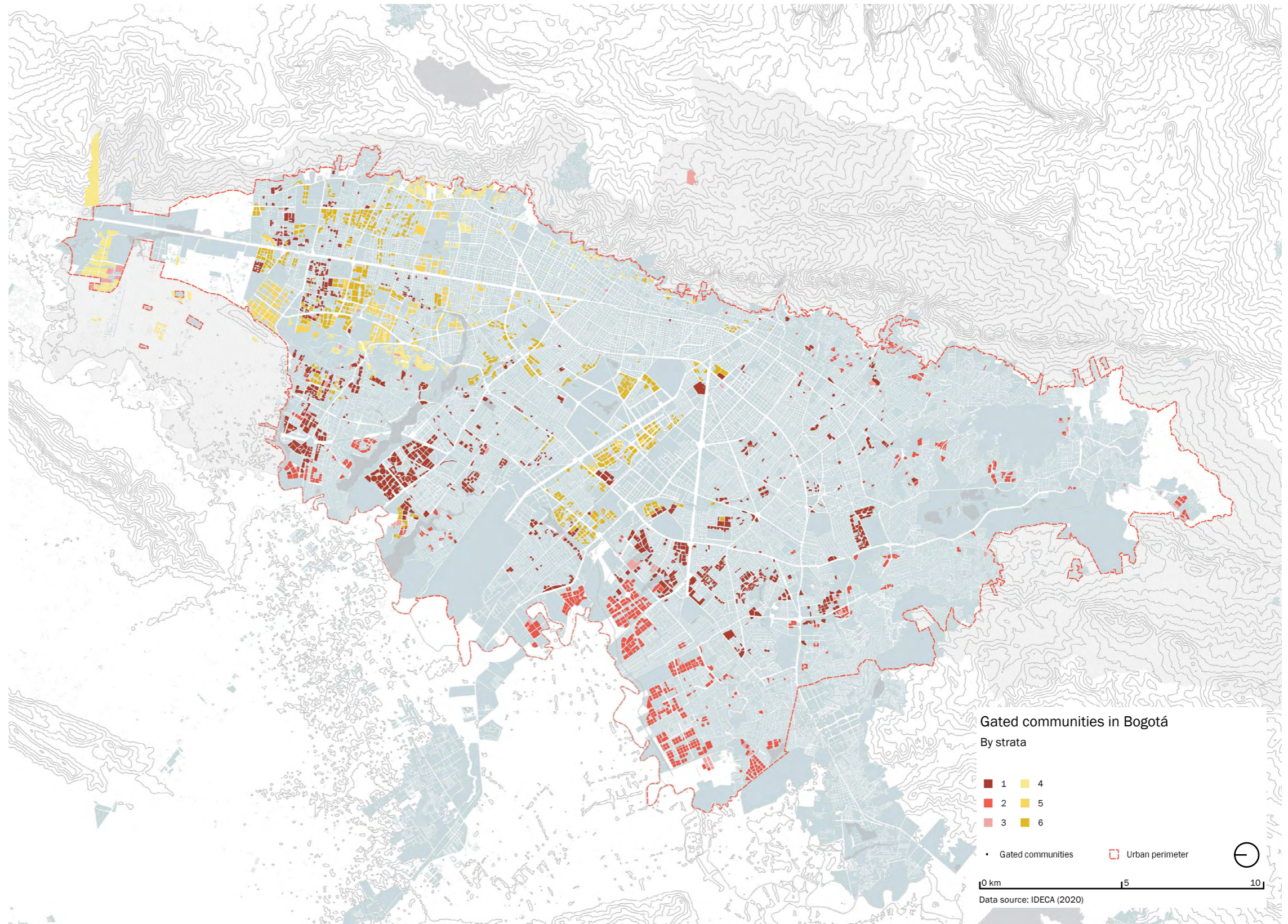
Consolidation of the gated model



2009 - 2017

Mega-scale

Replication



3500

gated communities

38%

of the city's households

gated community



lifestyle model

security

green spaces and rural environments

collective amenities and services

location

design and finishes

financial advantages

technology

class

emotions and lifestyle

TORRES DE GRANADA
 EL COMPLEJO RESIDENCIAL CERRADO



**BELLAS FAMILIAS
 TIERRA FLORIDA
 GENTE BONITA...**

DEPORTES Y JUEGOS - MULTIPLES PARQUES

GENEROSOS APARTAMENTOS
 DESDE 111 HASTA 130m²

- Tres alcobas • Principal con baño • Salón comedor
- Chumenea • Cocina integral • Estufa eléctrica y a gas
- Patio de ropas • Alcoba de servicio con baño • Alfombrados
- Carpintería en finos acabados
- Semisótano de parqueo, con entrada y salida independiente
- Gimnasio con sauna • Salones de uso múltiple
- 2 canchas de squash • Cancha de tenis • Parques infantiles

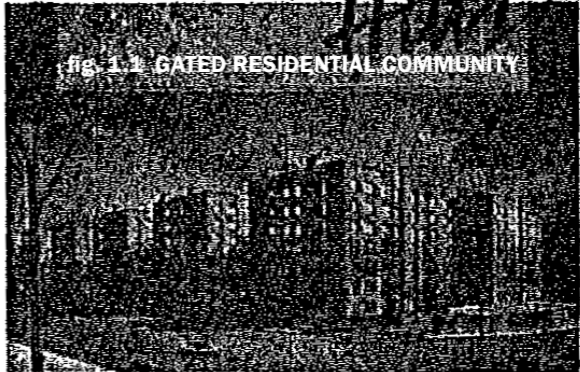
Precios desde 74 millones Cuota inicial 30% diferida..
 Financiación 70% con CONCASA



Avenida 13 N° 144-48

Construye y Venda
 Constructora
NELEKONAR
 Avenida 13 No. 144-48
 Tels.: 2167365 - 6253770
 2743648

TORRES DE GRANADA
 fig. 1.1 GATED RESIDENTIAL COMMUNITY



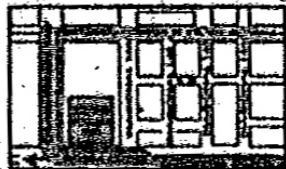
**BEAUTIFUL FAMILIES
 FLOWERY LAND
 PRETTY PEOPLE...**

SPORTS AND GAMES - MULTIPLE PARKS

GENEROUS APARTMENTS
 FROM 111 TO 130 M²

- Three bedrooms • Main with bathroom • Living room
- Fireplace • Built-in kitchen • Electric and gas stove
- Clothes patio • Service bedroom with bathroom • Carpeted
- Carpentry with fine finishes
- Semi-basement parking, with independent entrance and exit
- Gym with sauna • Multi-use rooms
- 2 squash courts • Tennis court • Playgrounds

Prices from 74 million. Initial installment 30% deferred
 Financing 70% CONCASA



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 Constructora
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 2743648

1994

A statement of social status

“Now is the time, improve your life”



behance.net/SusanSnow

2017

Housing solution / Formal inclusion



An urban model with political value

gated community



closed city

programmed

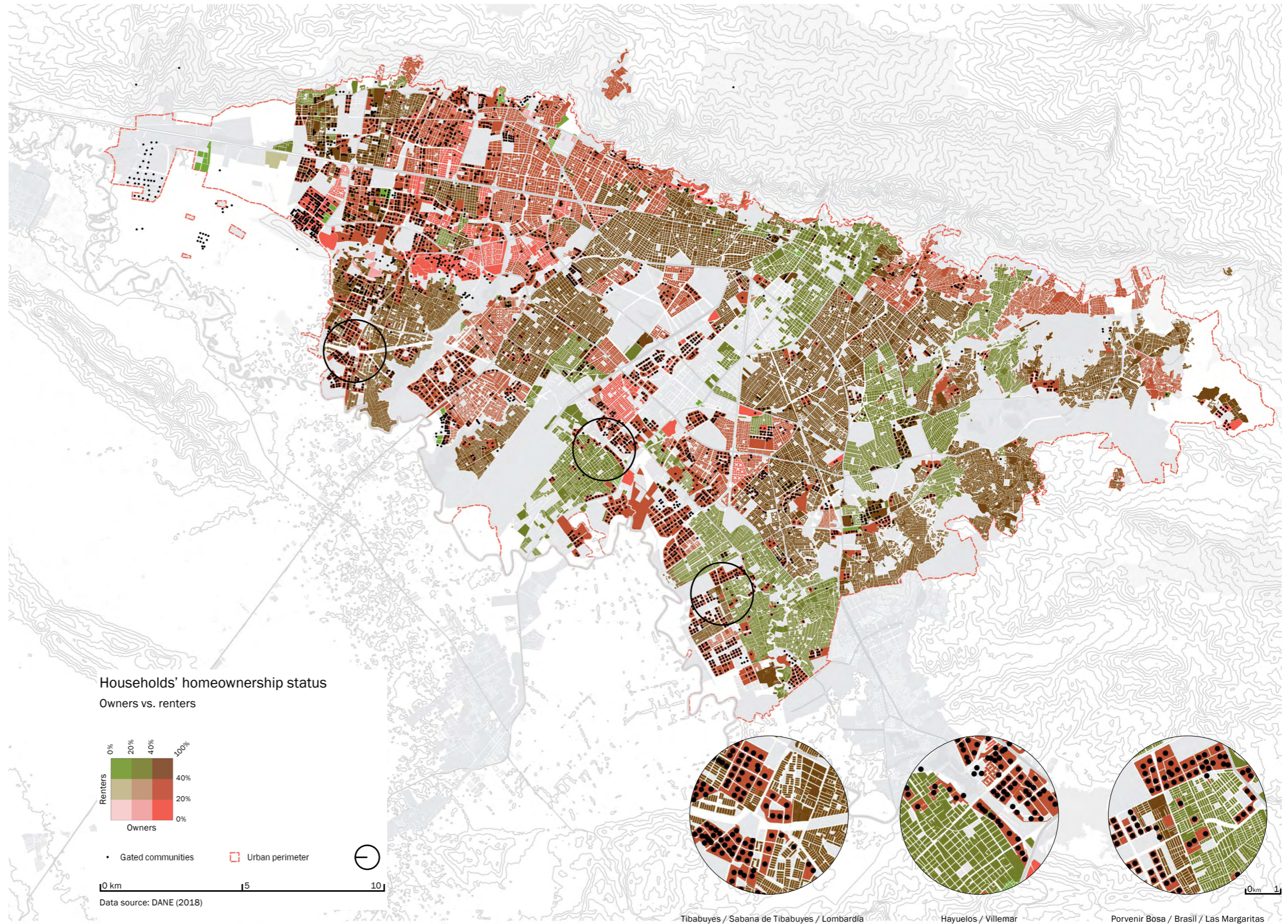
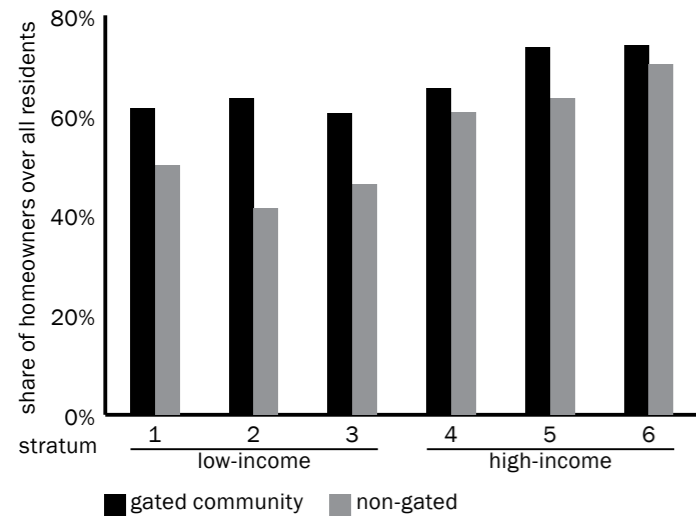
commodified

complete

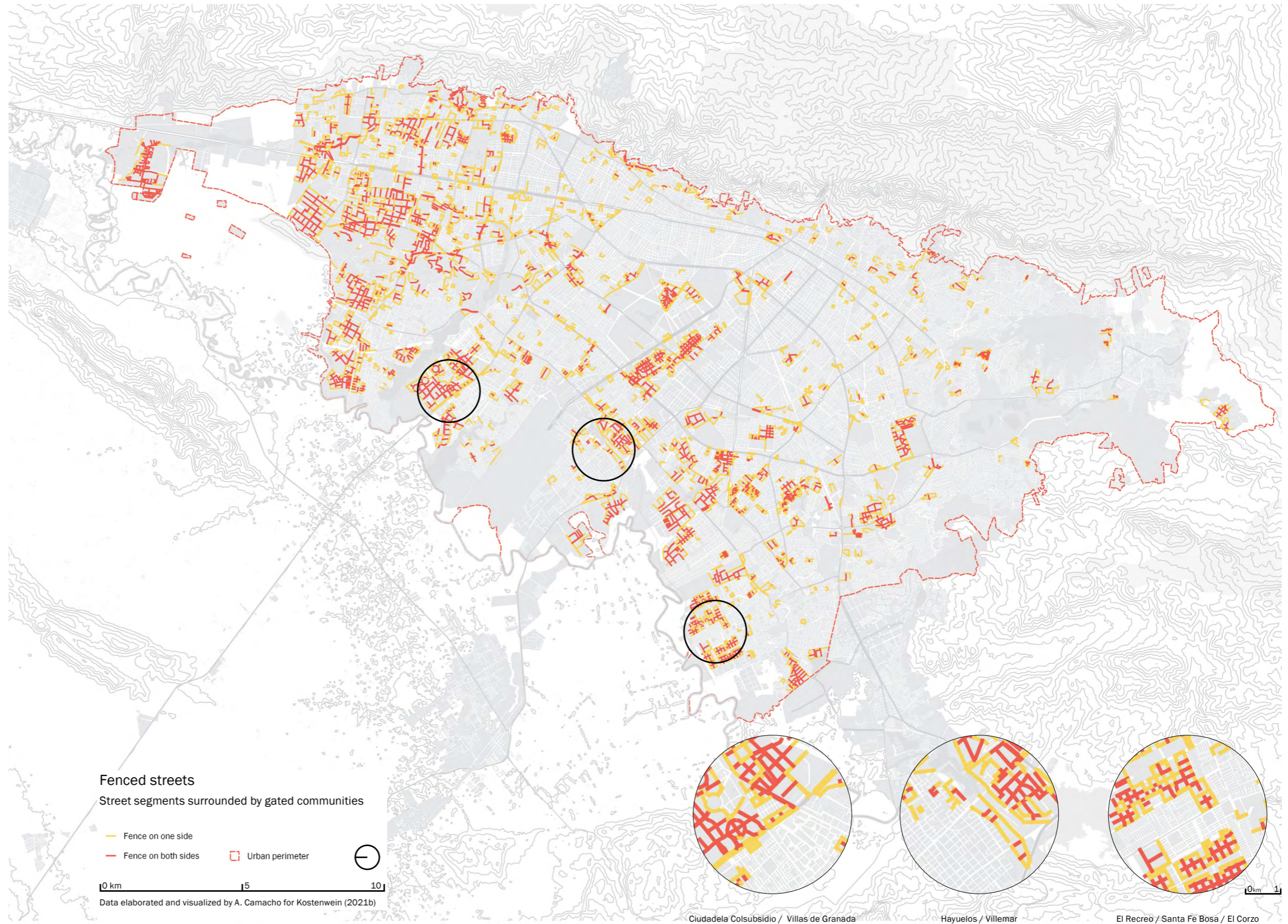
excluding

Economy: housing as a commodity

Ownership status of residents



Difference:
excluding public spaces



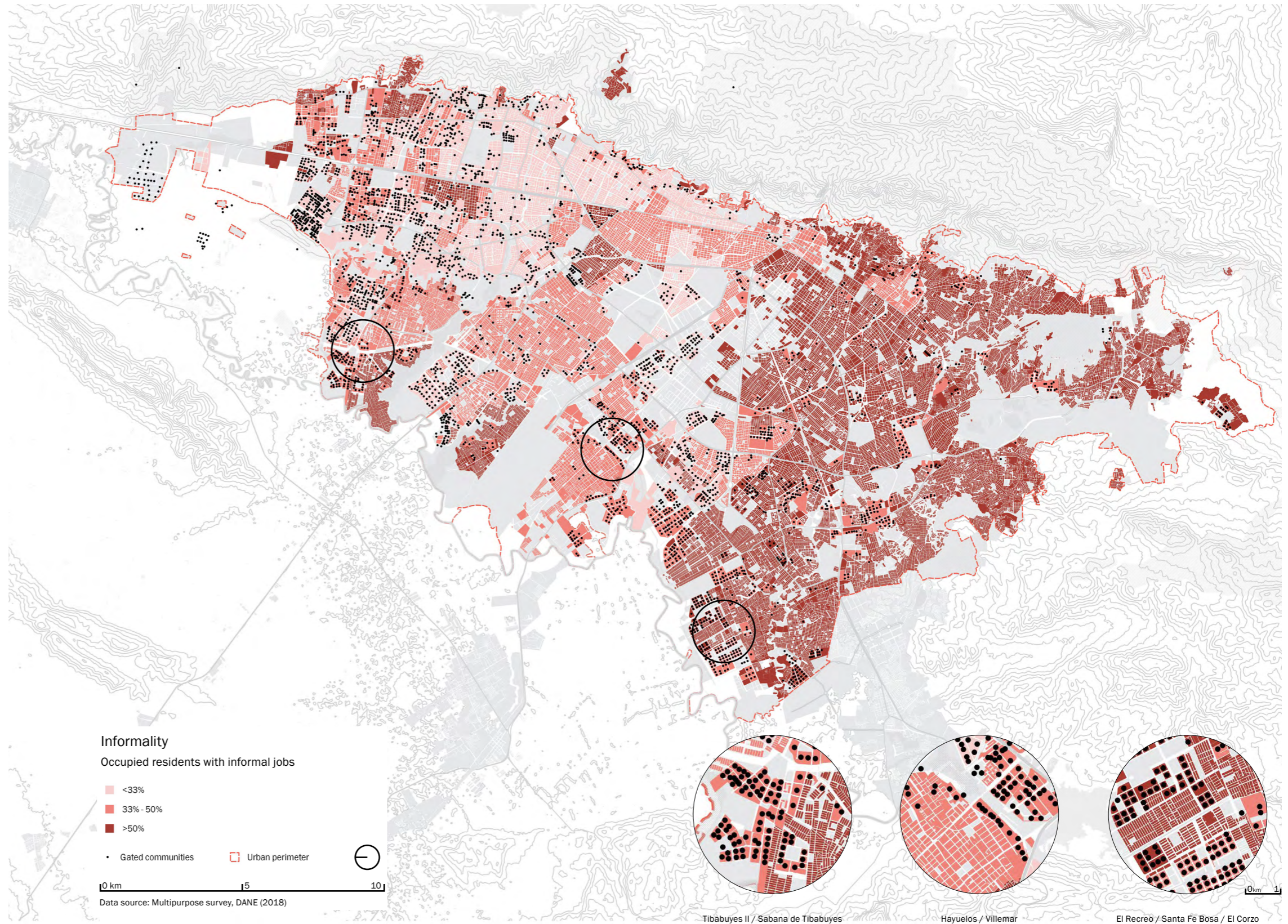


1360 km
of fences

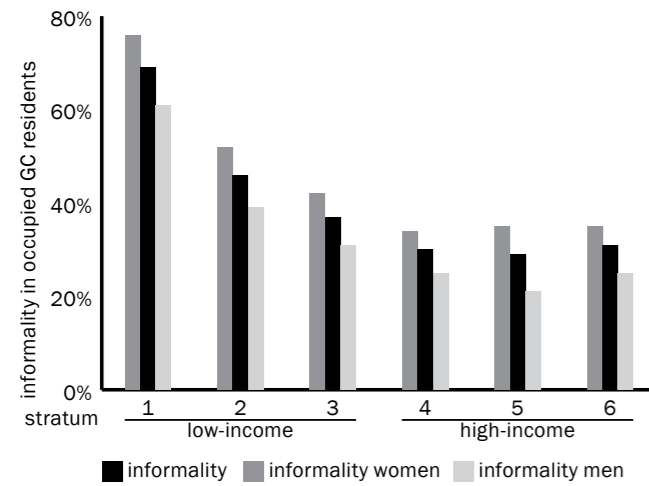


Public spaces? Social spaces? Productive spaces?

Informality

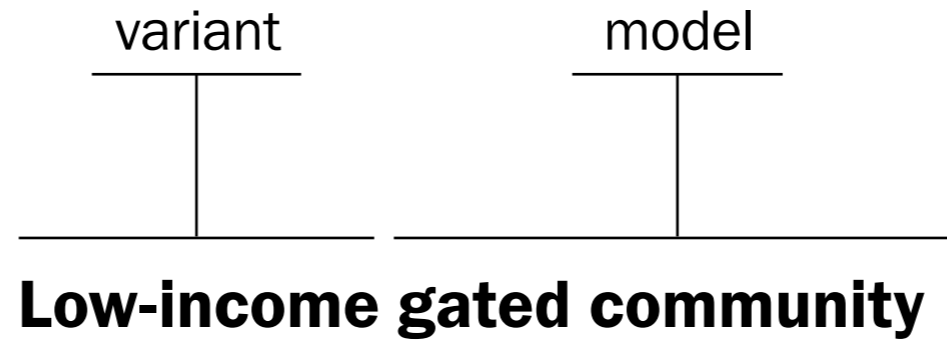


Informality among occupied GC residents





Arquitectura expandida + Golpe de barrio



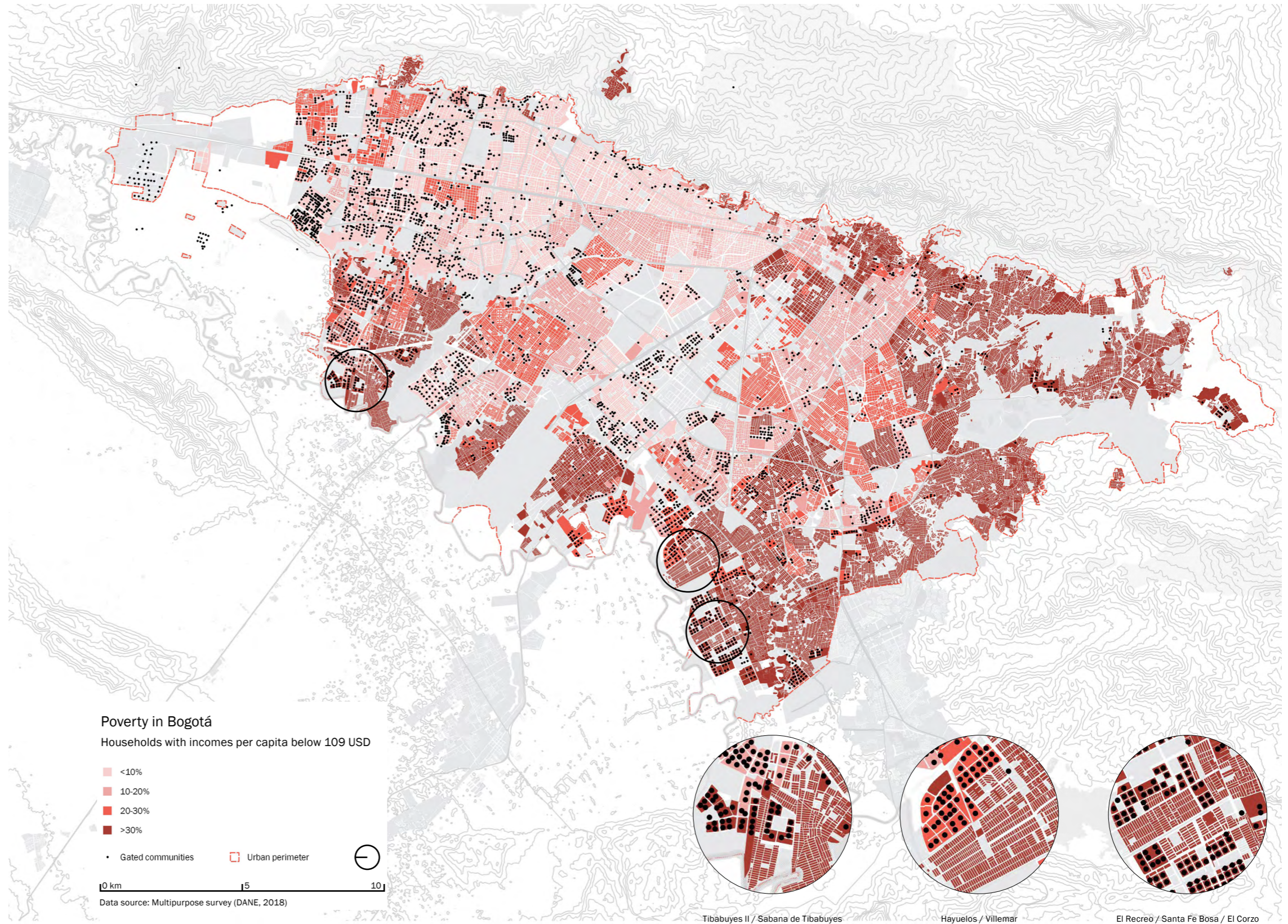
Low-income residents

Dependence on public infrastructure and services

Mix of formality and informality

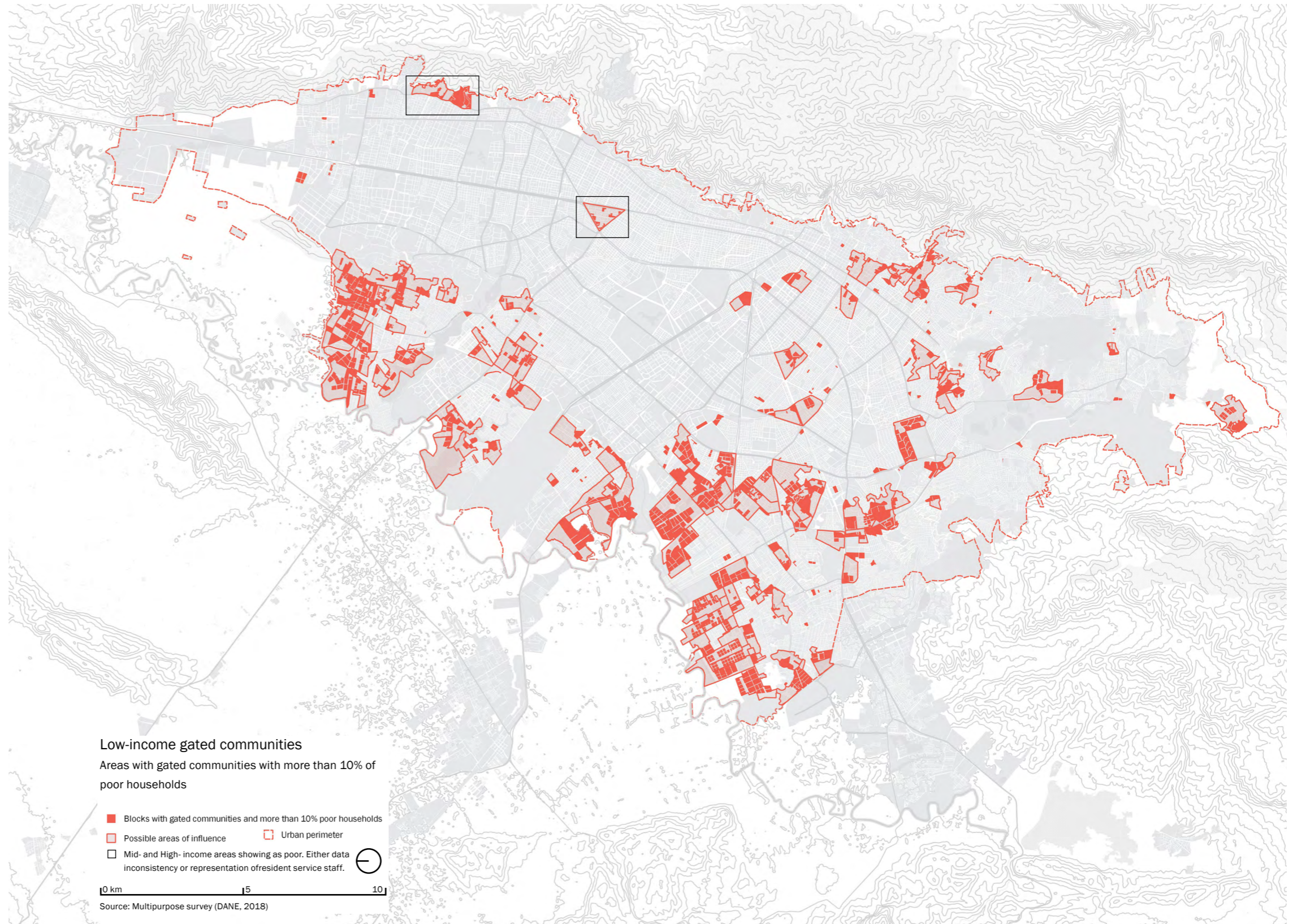
Overregulated

Poverty

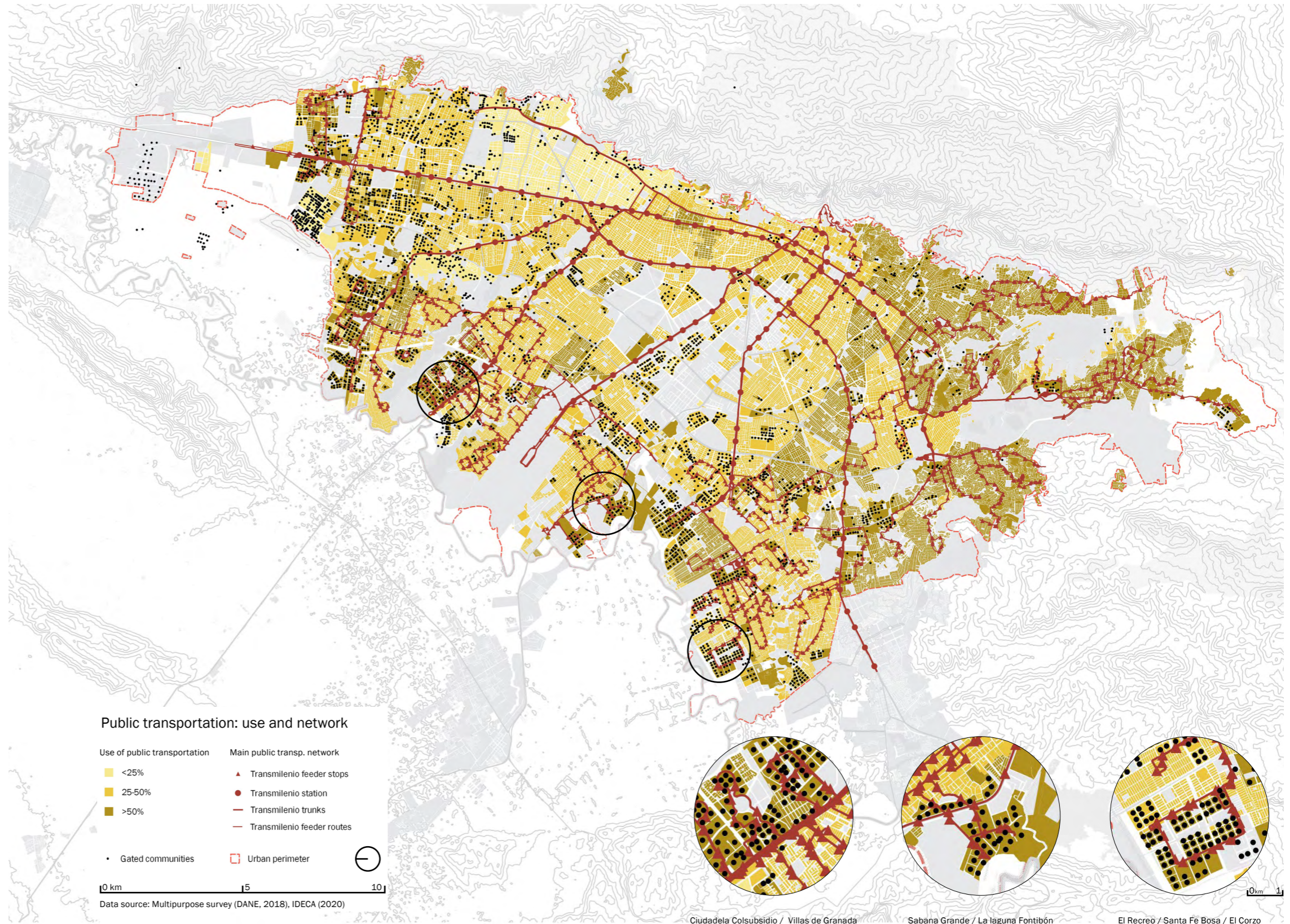


20%
of Bogotá's poor households
live in gated communities.

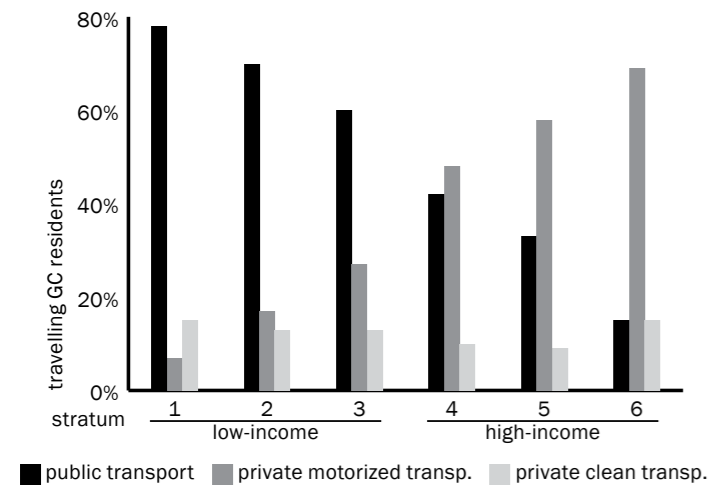
Low-income gated communities



Dependence on public transport

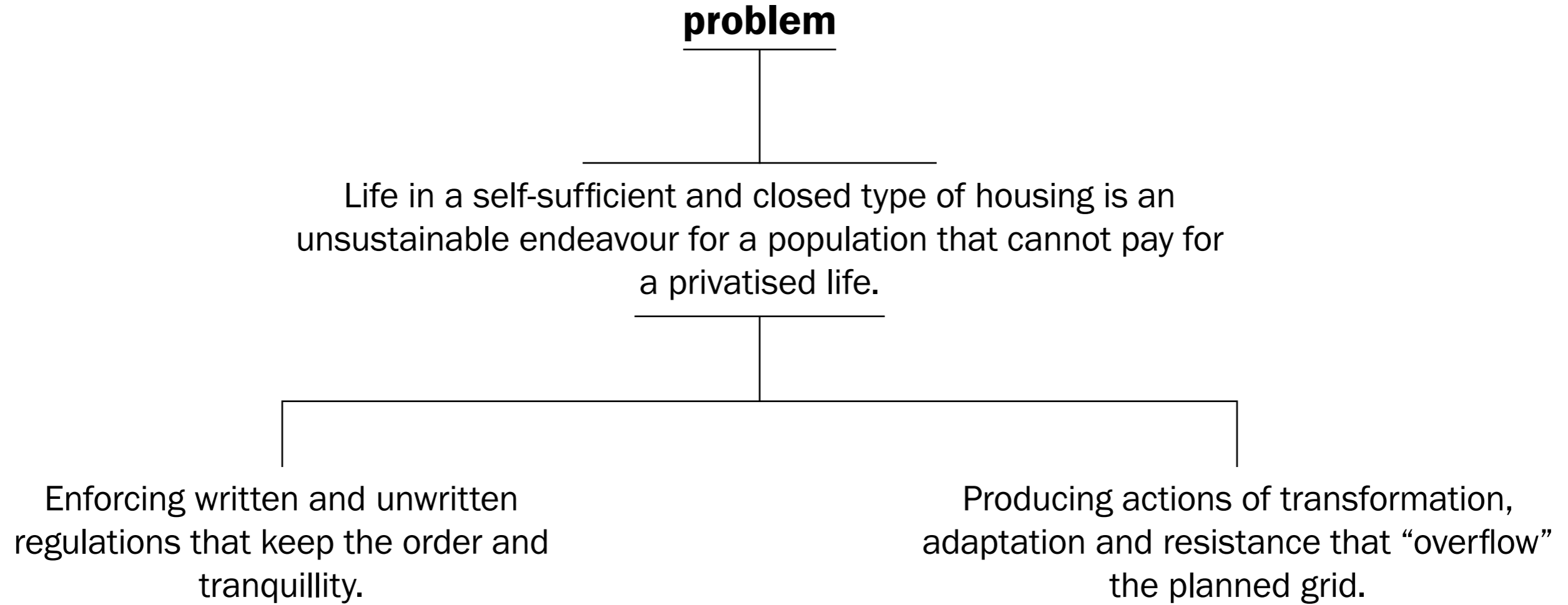


Means of transport used by travelling GC residents





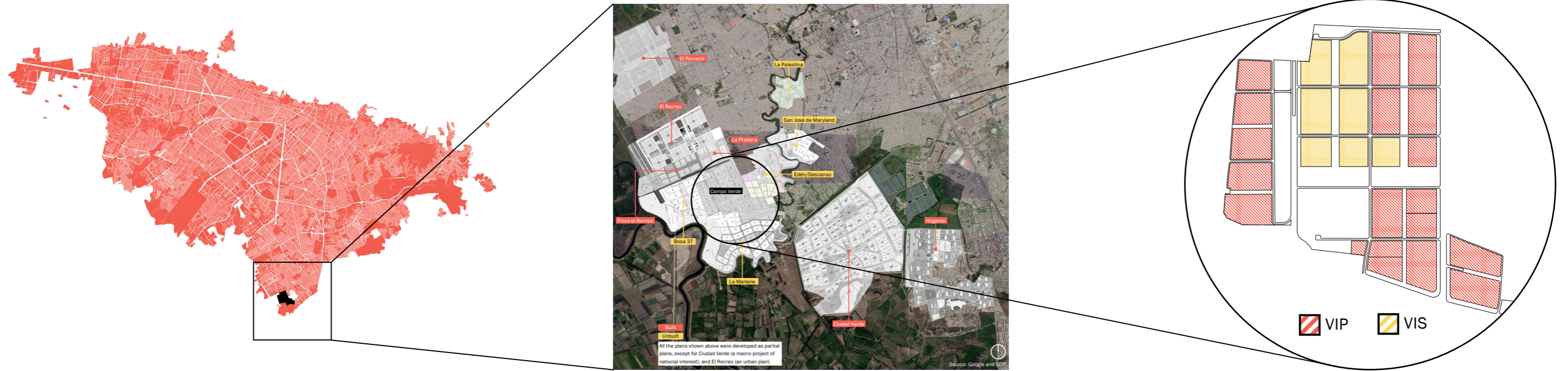
One model, two worlds





Arquitectura expandida + Golpe de barrio

Case selection: Campo Verde / Parques de Bogotá



12

urban plans

500 000

residents (approx.)

26

gated communities

45 135

Residents (approx.)

Campo Verde: a promised plan

Names of gated communities of Campo Verde, and the objects they designate

01 Sauco / Sambucus

02 Avellana / Hazelnut

03 Villa Verde / Green Villa

04 Senderos de Campo Verde / Paths of campo Verde

05 Nogal / Walnut

06 Sol de la Sabana / Savanna sun

07 Caoba / Mahogany

08 Alcaparro / Caper

09 Arrayán / Myrtle

10 Cerezo / Cherry blossom

11 Urapán / Chinese ash

12 Aliso

13 Roble / Oak

14 Cedro / Cedar

15 Sauce / Willow

16 Reserva de Campo Verde / Campo Verde Reservation

17 Manzano / Apple tree

18 Valle del sol / Sun valley

19 Eucalipto / Eucalyptus

20 Manantial del Sol / Spring of the sun

21 Bugainvillea / Bougainvillea

22 Paseo del Sol / Sun walk

23 Puerta del Sol / Door of the sun

24 Campano / Rain tree

25 Guayacán

26 Pino / Pine

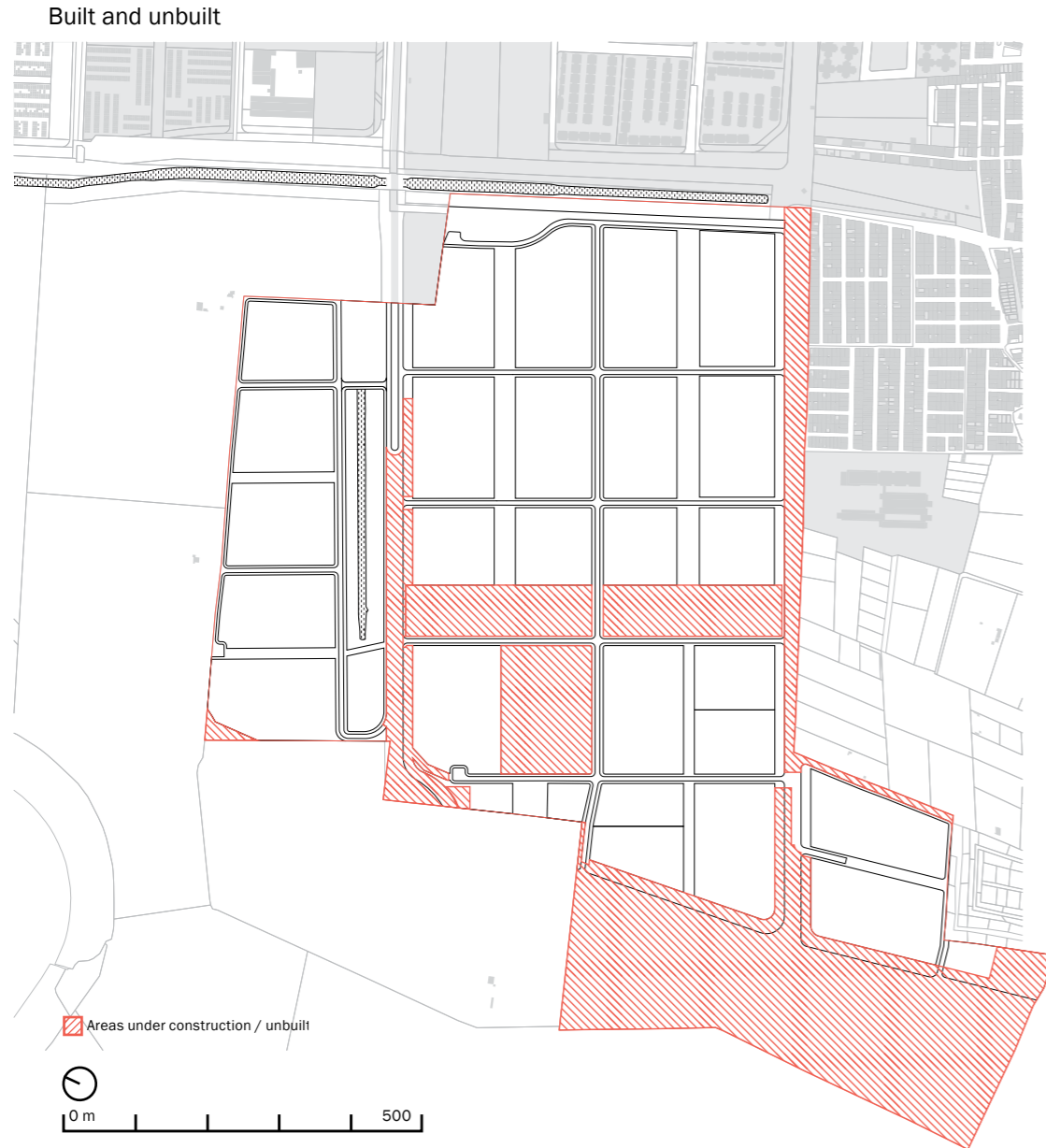
Sales render



Peliminary visualization



Parques de Bogotá: a dream halfway through

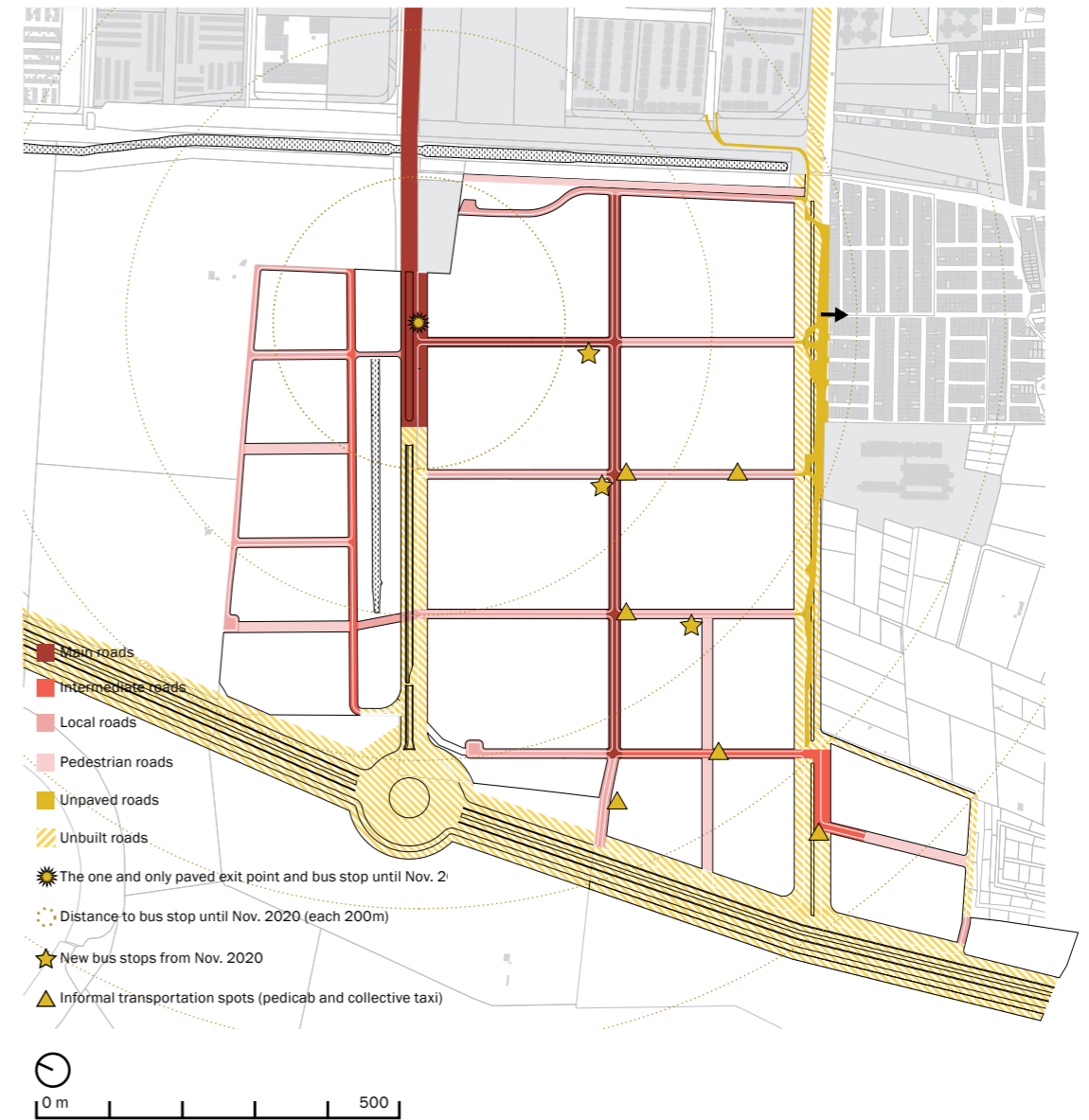


Roads and transport

Planned road system

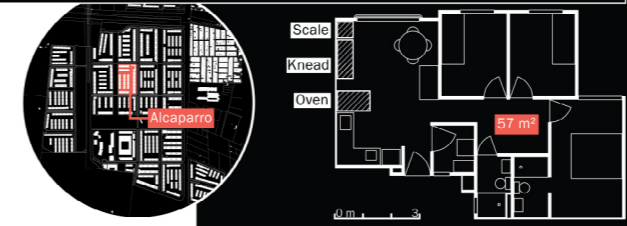


Existing road and transportation system

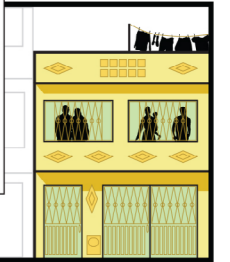


Geraldine, Carlos, and Tommy's pizza

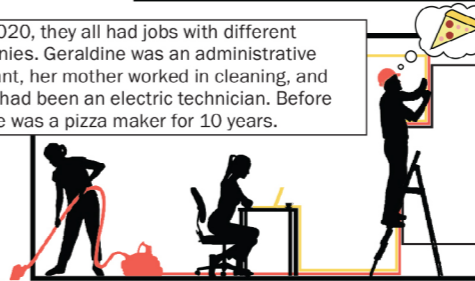
Geraldine has lived in Alcaparro, one of the few VIS projects of Campo Verde, with her father (Carlos), mother, brother, and little son.



Before that, they used to live in a house in a nearby neighbourhood. There, they rented one of the floors of a house, where they only had two rooms. They moved to Alcaparro searching for more space, more security, and a better environment for the kid.



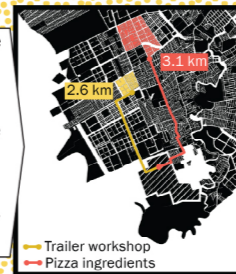
Until 2020, they all had jobs with different companies. Geraldine was an administrative assistant, her mother worked in cleaning, and Carlos had been an electric technician. Before that, he was a pizza maker for 10 years.



This experience came in handy when, with the pandemic, all their contracts were terminated, and their last resource was to set up a pizza-making business, Tommy's Pizza, in their house. Later, they expanded it to a trailer in the sidewalk of the street in front of their apartment, which is also the main road of the neighbourhood.



As Carlos says, in Parques de Bogotá "everything you need is found. At least the normal stuff, because if you need something from a chain store or something like it, then you have to go further." That is why the trailer was not built there, and the ingredients for pizza are bought elsewhere.



When they started, Geraldine distributed flyers around the neighbourhood.



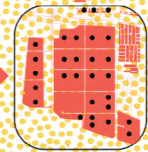
Today, she is also in charge of making the deliveries in a bike.



Most deals are made through Whatsapp and Facebook.



This limits her range to Parques de Bogotá and its surroundings.



There are around 20 similar trailers in that street. Some neighbours complain because "it is becoming a market square," and that makes Carlos think that eventually the police will try to move them out.



The trailer is outside all the time. Now that the business has thrived, the family hired an employee to make and sell small portions to passersby. Full-sized deliveries are still prepared in the apartment.



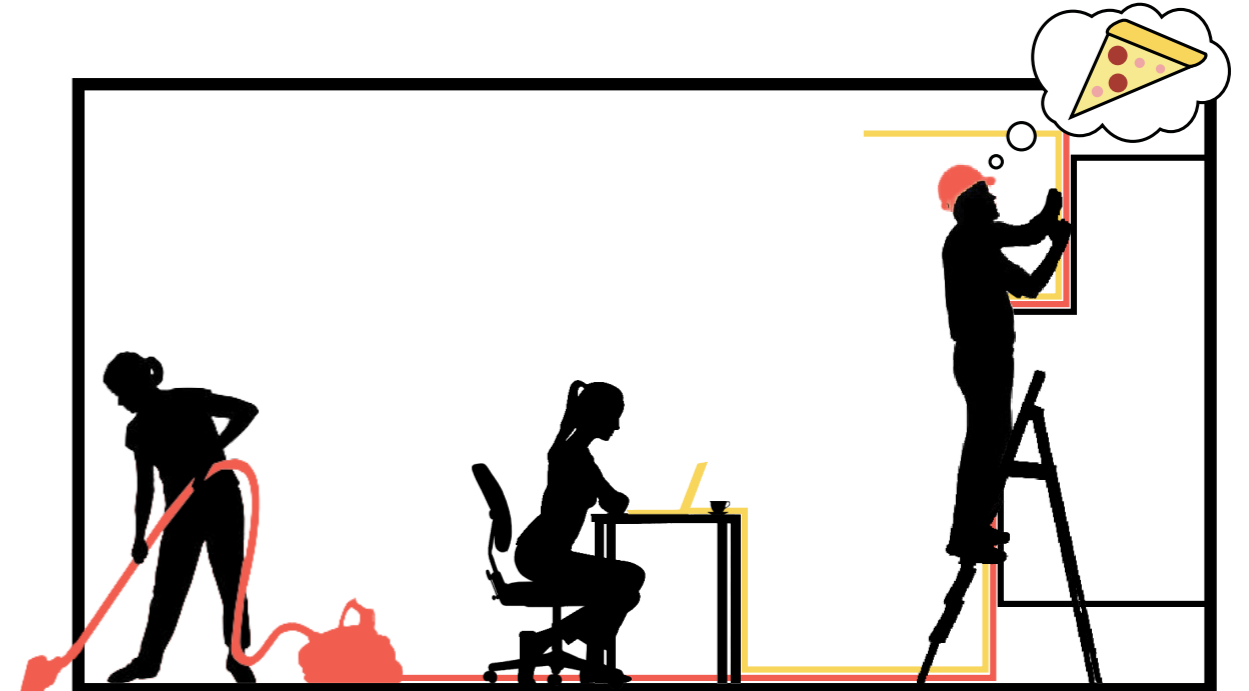
"We use an extension to have light in the trailer. Because there comes an hour when that trailer is completely dark...and one of those trailers without light is nothing," says Carlos.

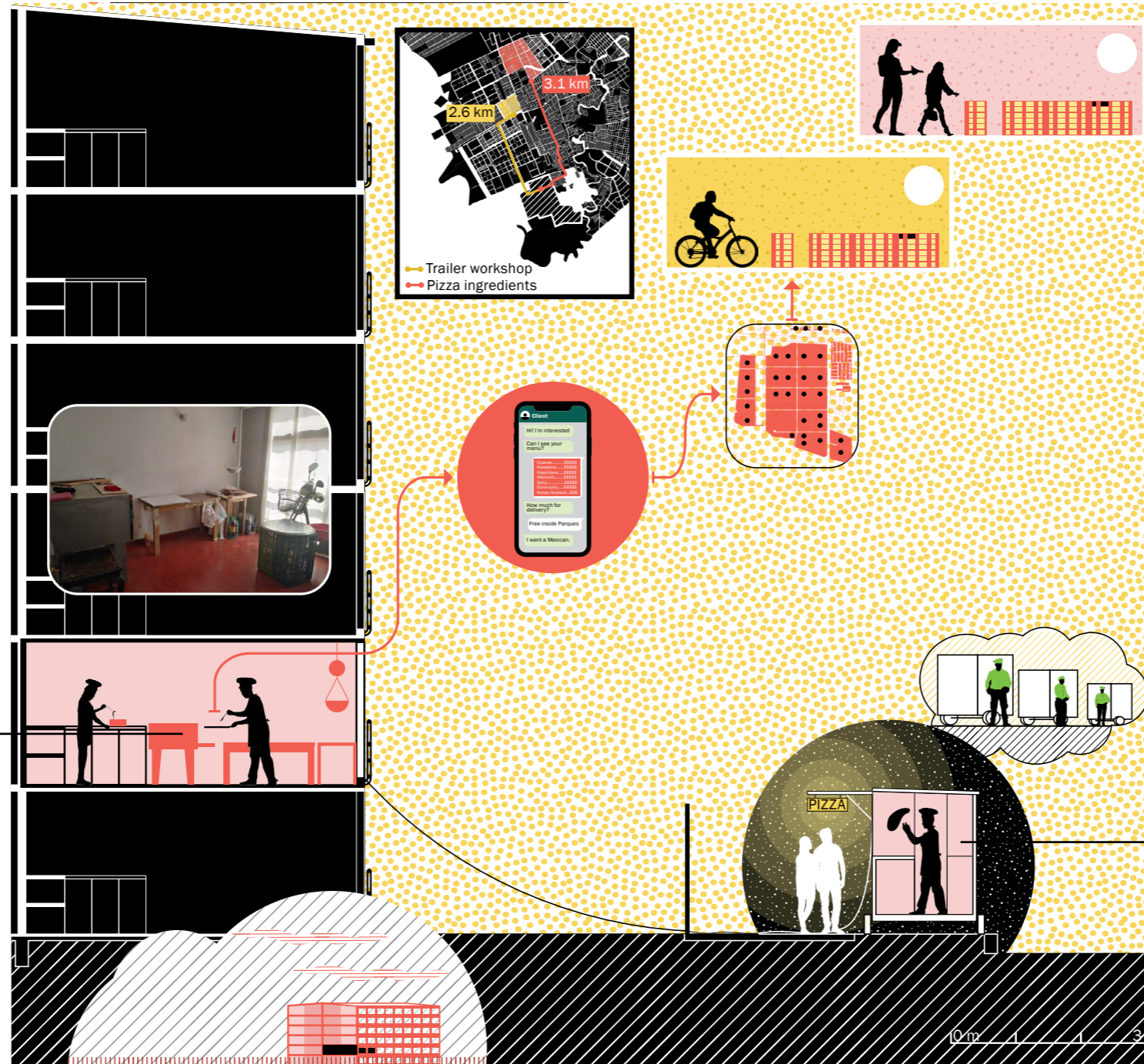


Geraldine's family thinks of buying a similar apartment in the same area. In the beginning they had some reservations about life in a gated community, but now they are convinced.

They also plan to keep with the pizza business after the pandemic. "This has already become a family challenge which we can live off and, additionally, we create jobs," says Geraldine.



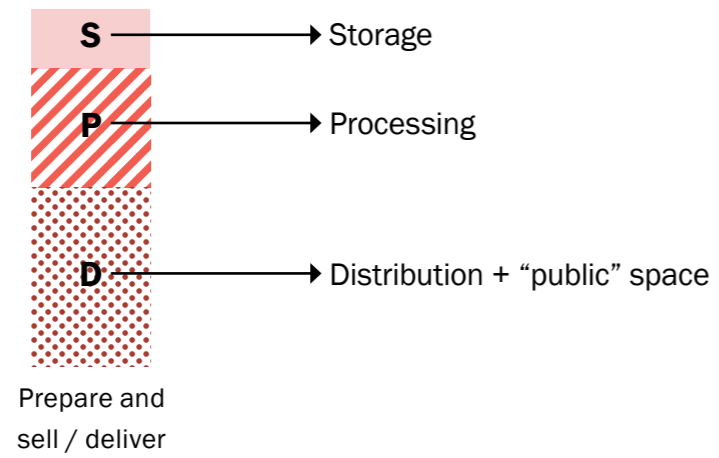




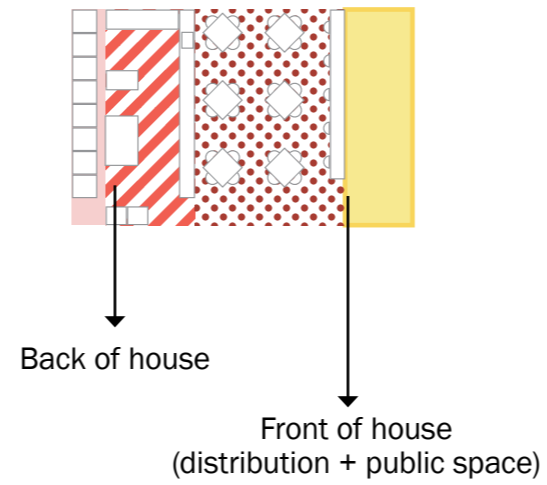


Configuration

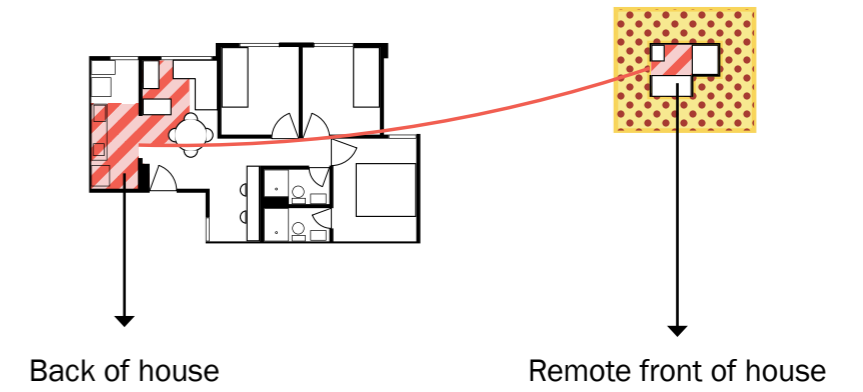
Typology



Traditional configuration

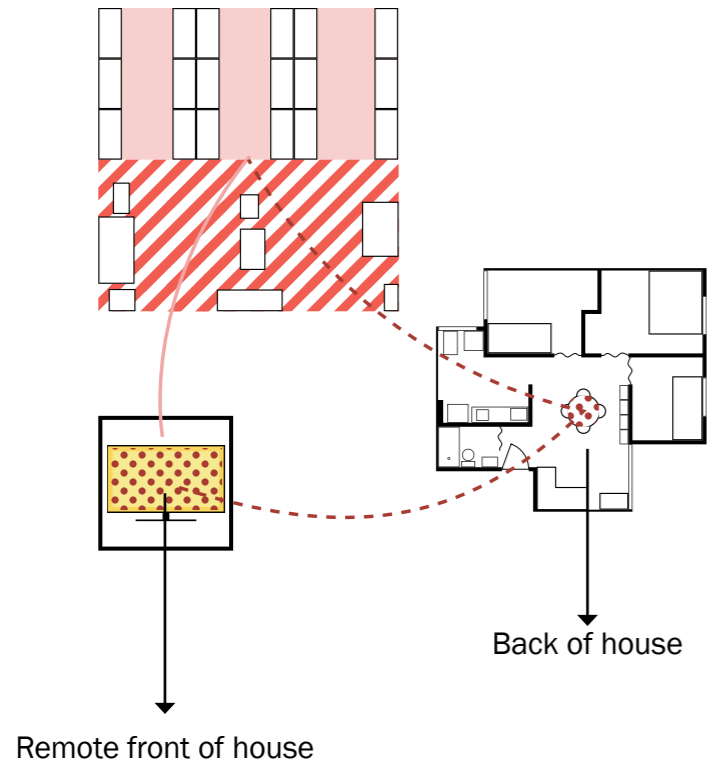


Campo Verde configuration

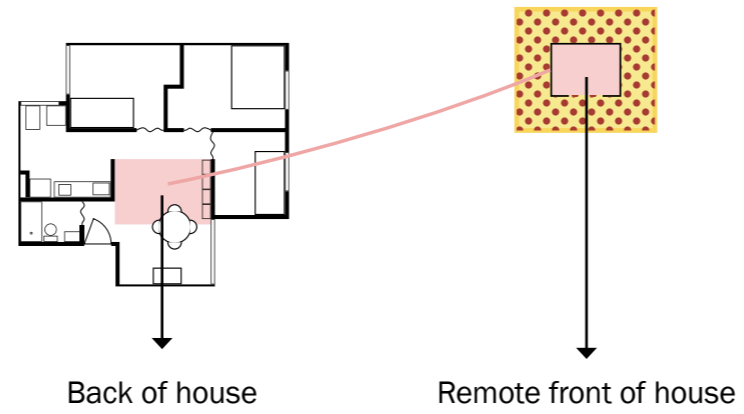


Campo Verde configurations

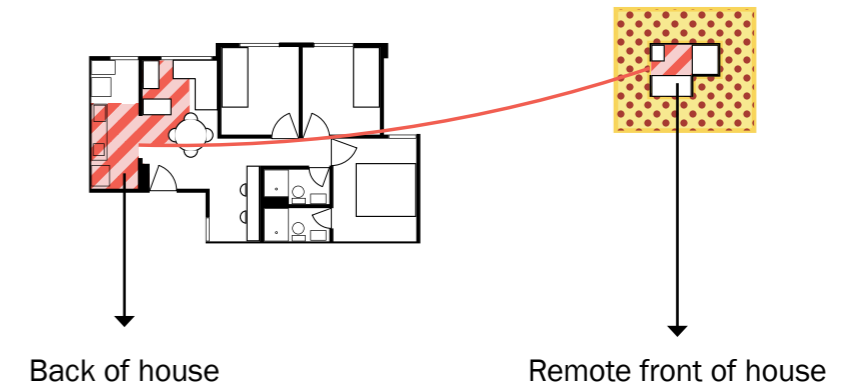
Trading and services



Store and sell



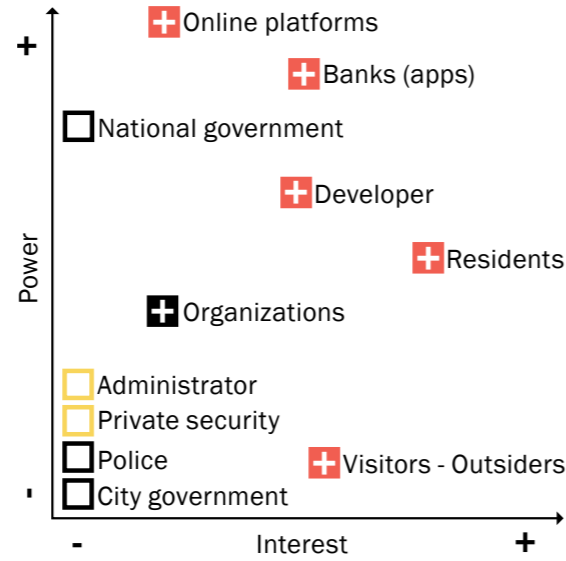
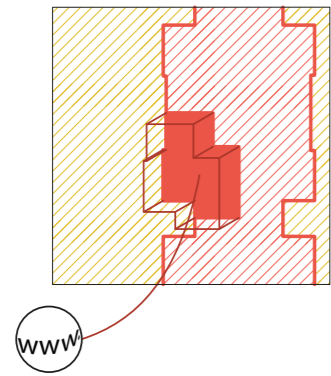
Prepare and serve / deliver



Split Back of House / Front of House

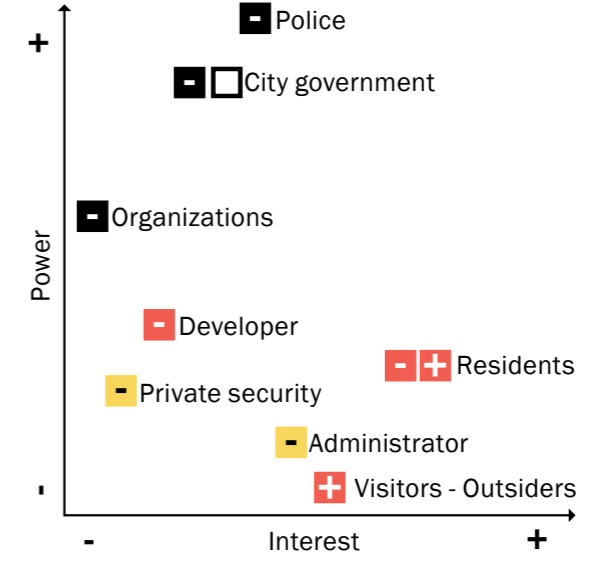
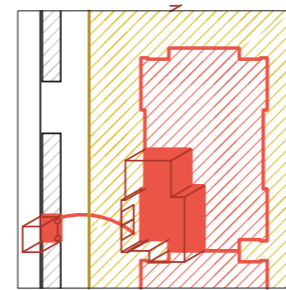


Productive overflow = adapting to the split between front and back



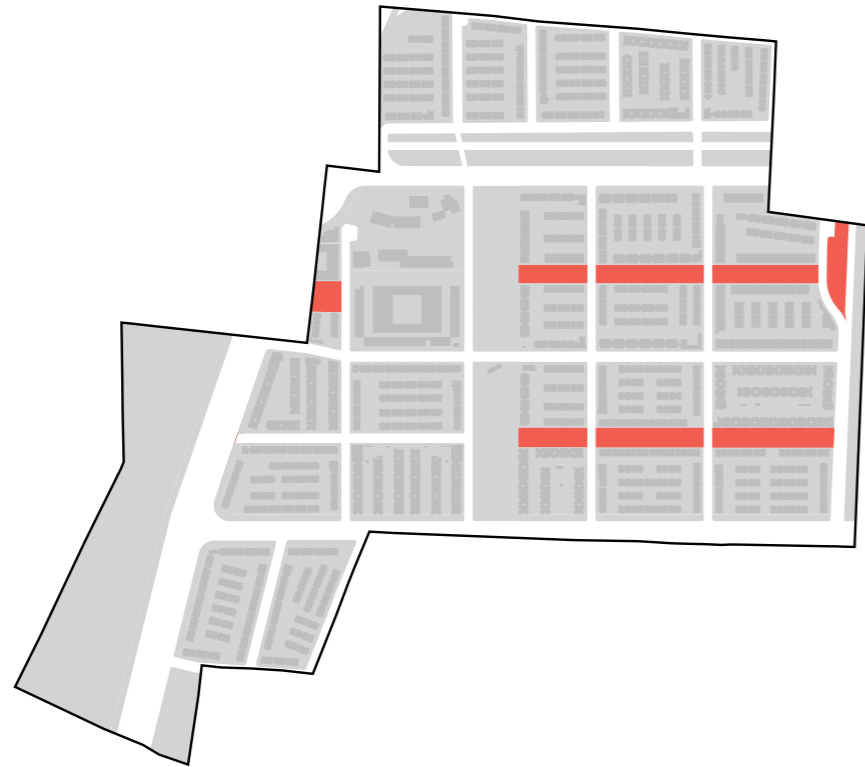
Stakeholders

□ Neutral + Supporter - Contradictor



Unstable conditions

Social overflow: Public / Local parks



Manuel Martínez



Manuel Martínez



Marcela Ramírez



Arquitectura expandida

Social overflow: Collective / Covered spaces



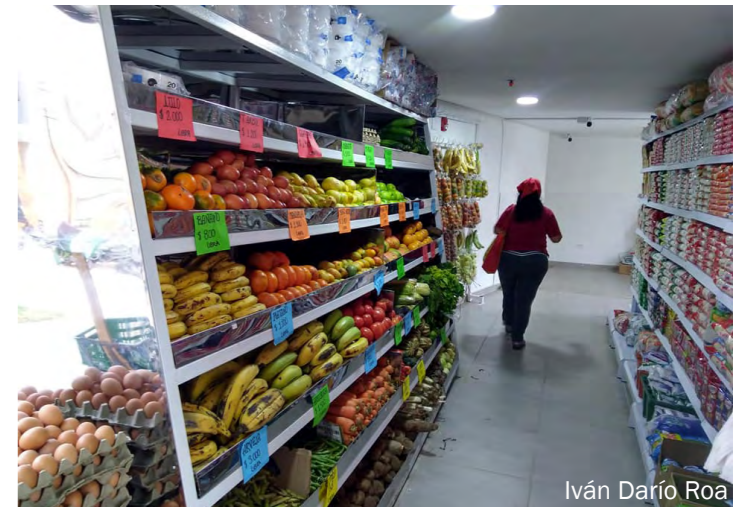
Iván Darío Roa



Herederos del baile



Iván Darío Roa

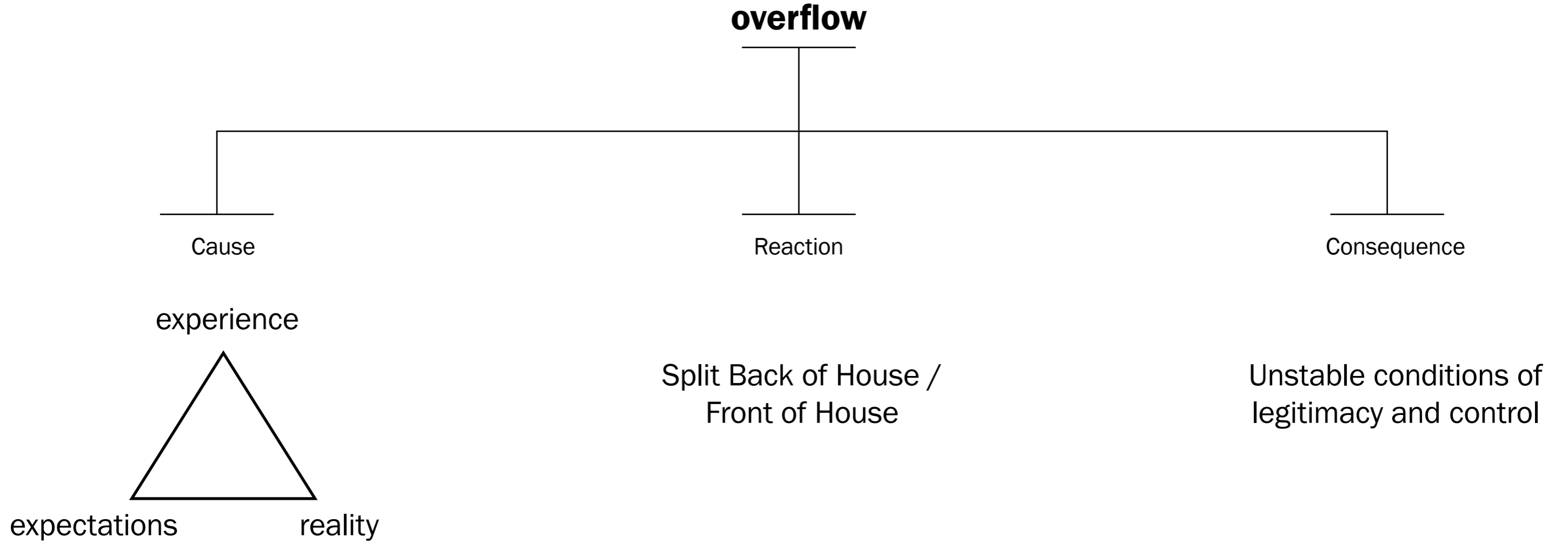


Iván Darío Roa

Social overflow = absorb activity towards interior / difficult occupation of orphan front



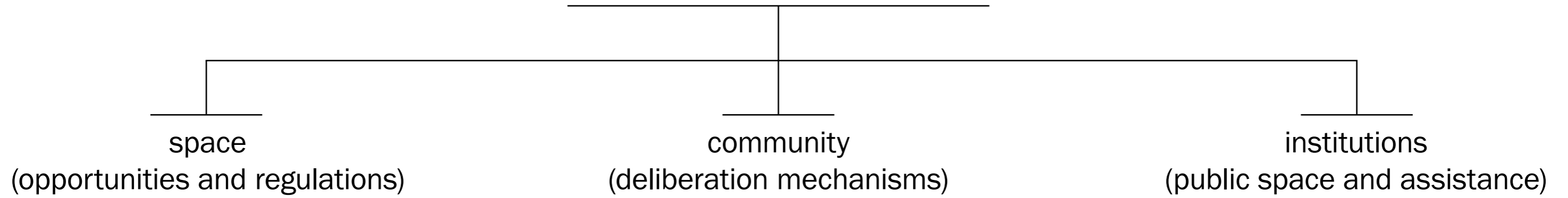
Unstable conditions



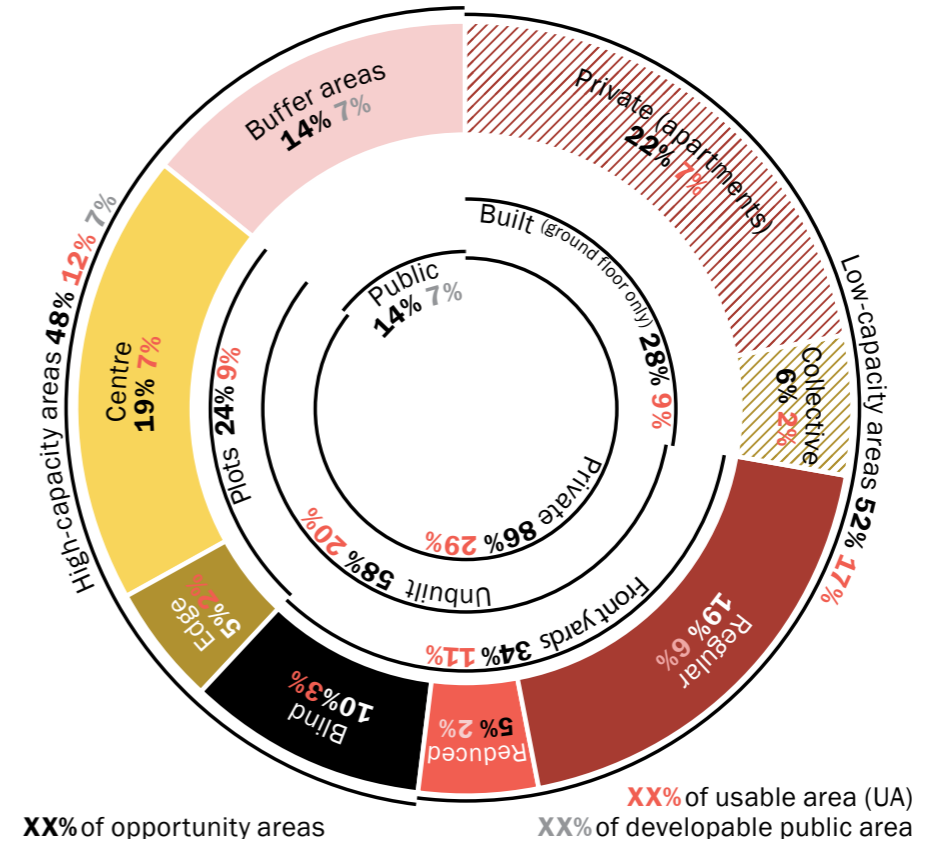
question

how to create the place for overflow?

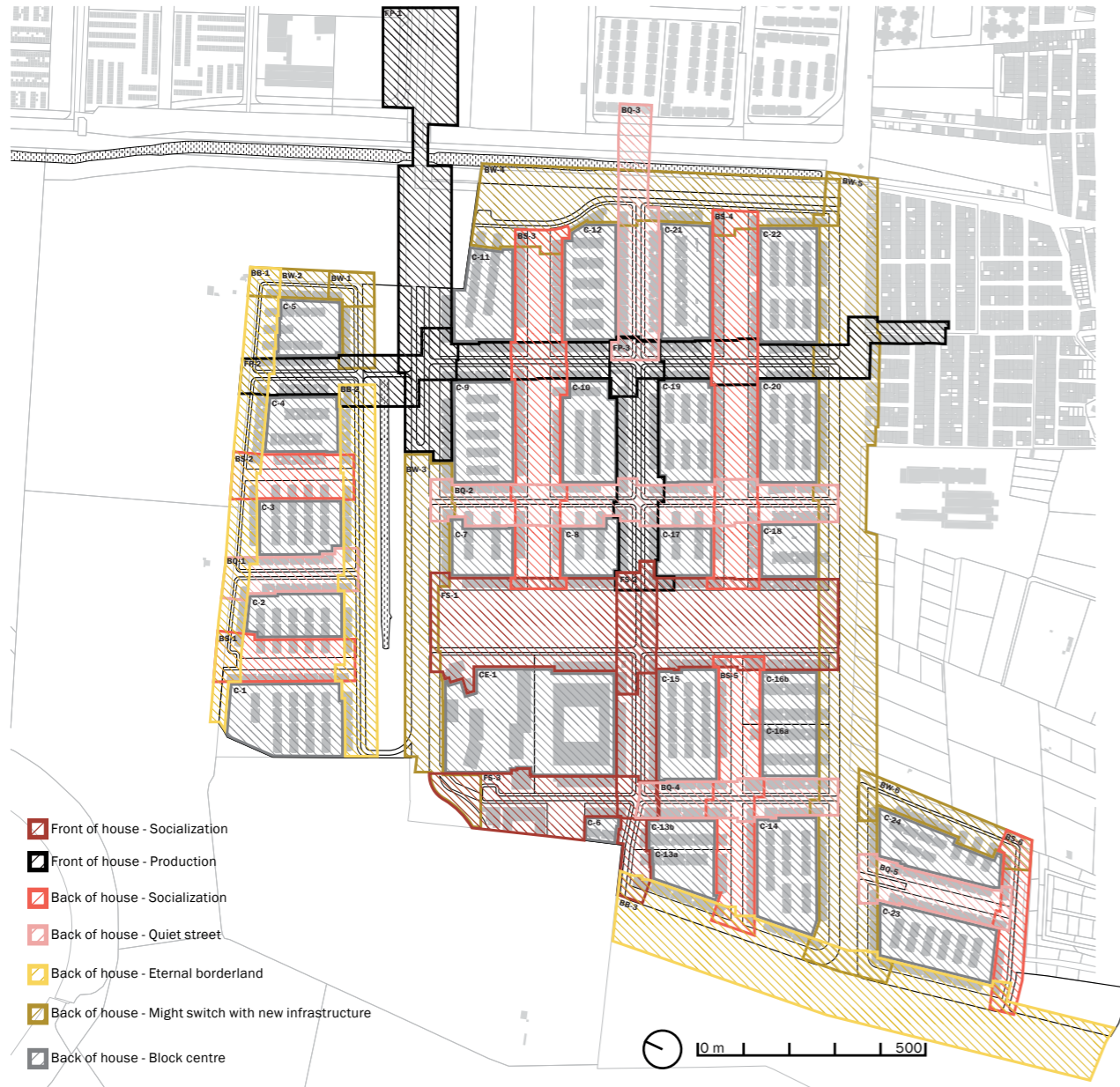
framework for negotiation



Find the areas of opportunity

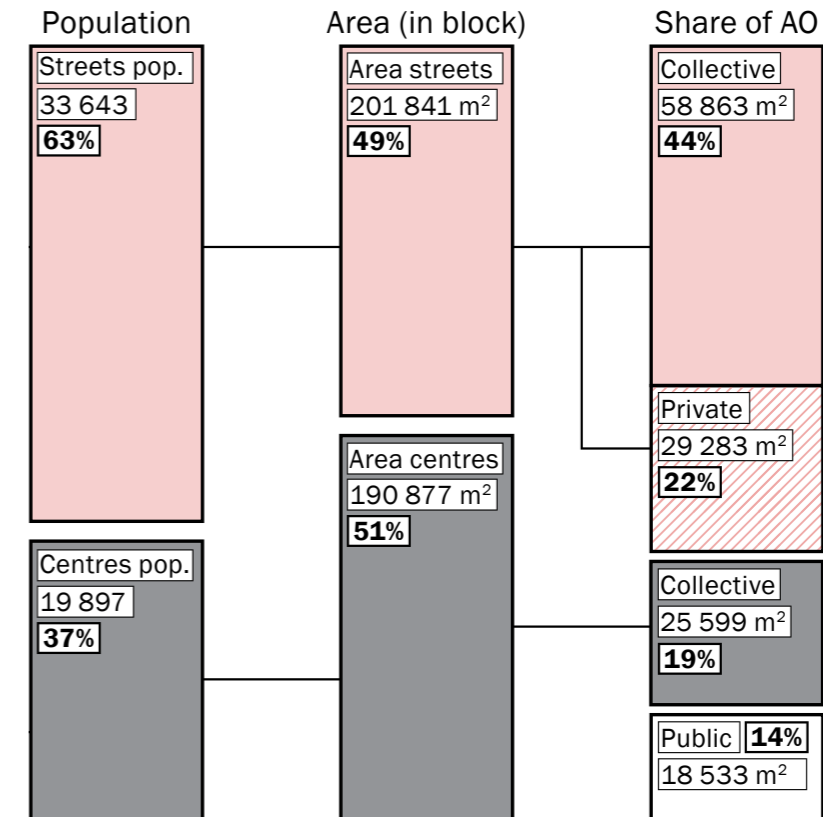


Street-based division of land



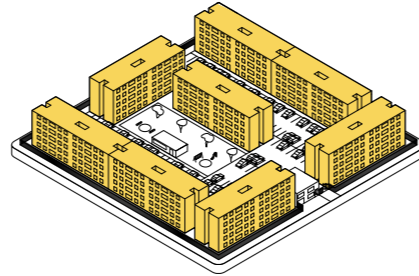
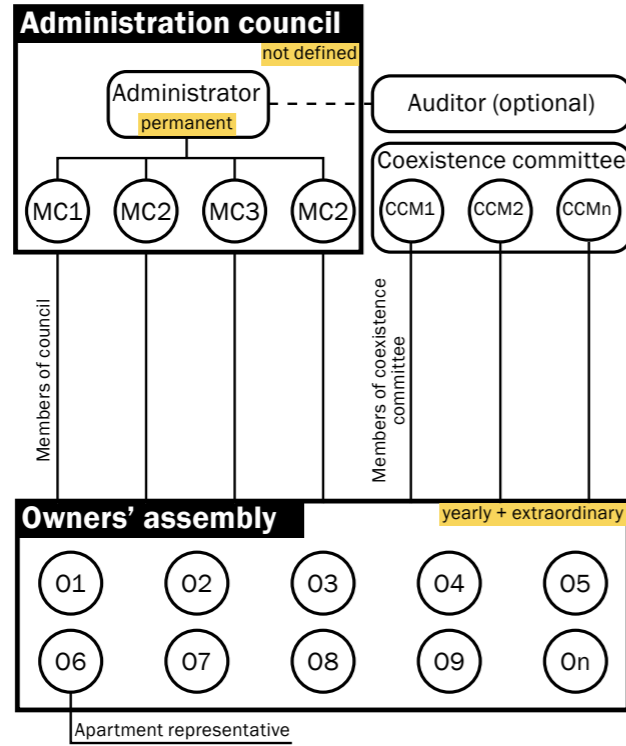
63%

of people live within streets

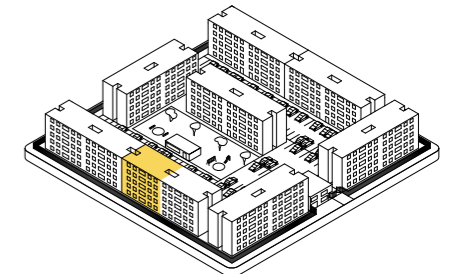
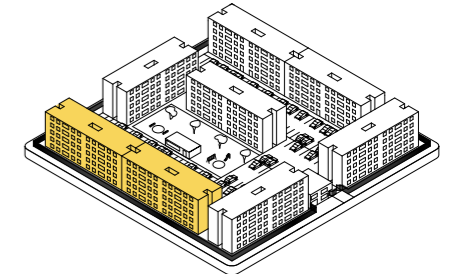
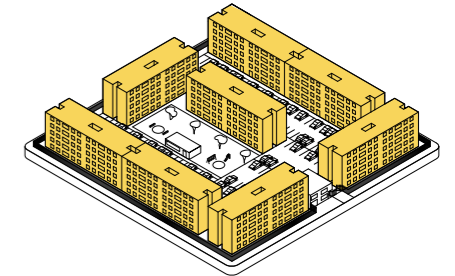
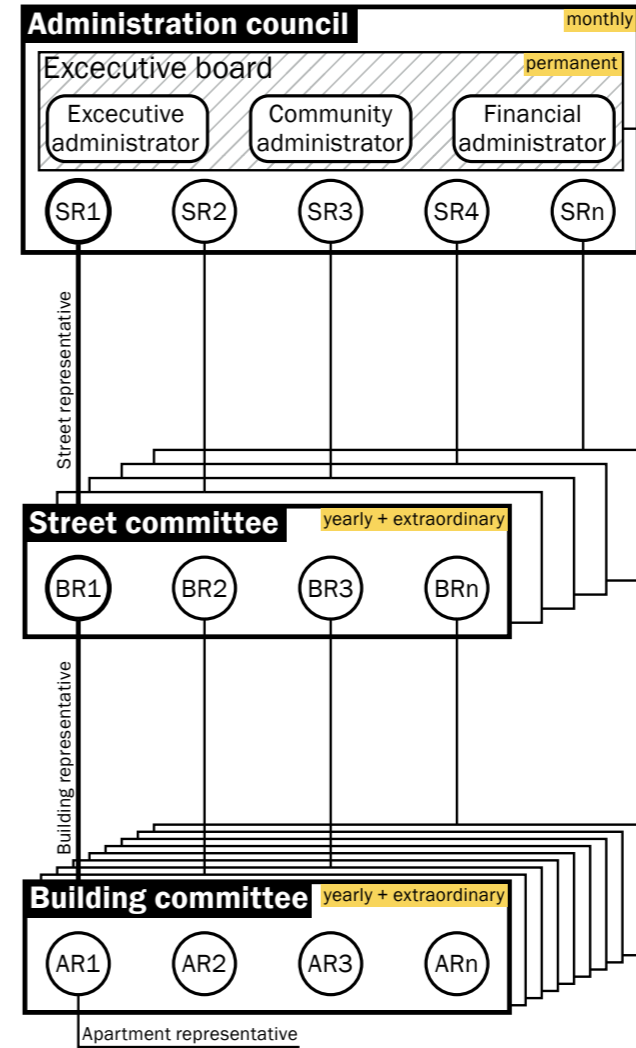


Community deliberation

Current

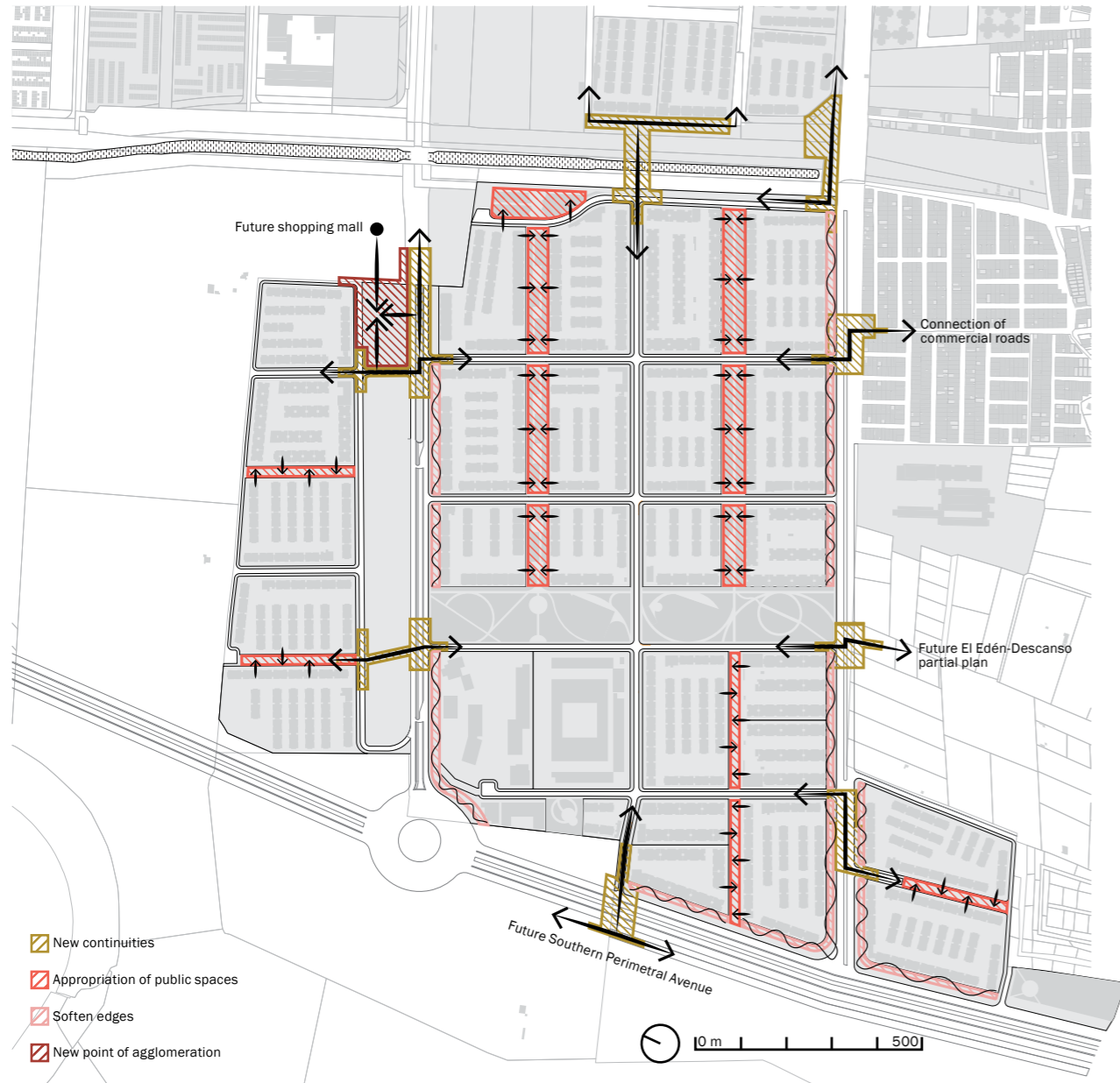


Proposed



Reduce the decision making density

Public institutions / Special Public Space Plans



New continuities



Appropriation

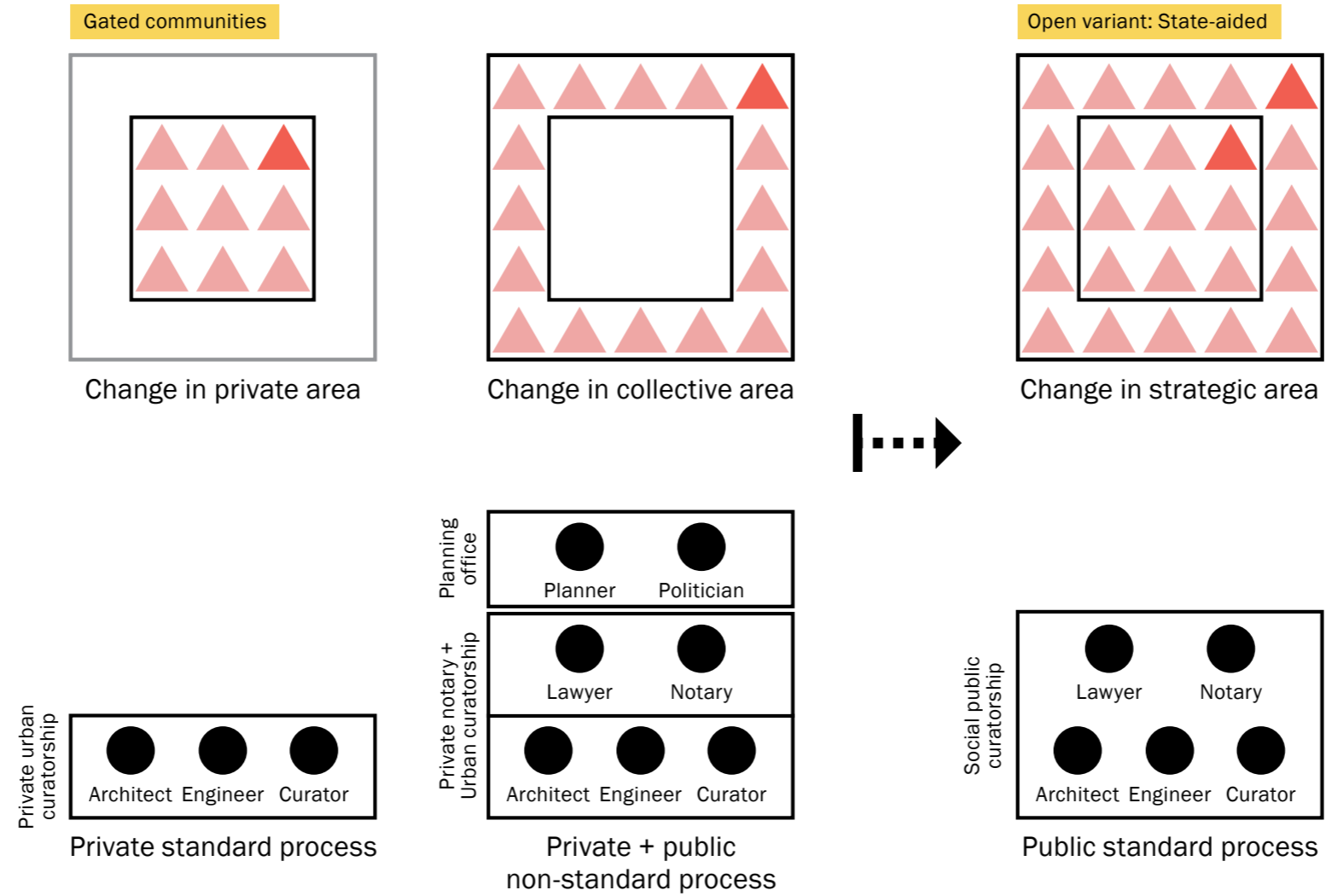


Soften edges

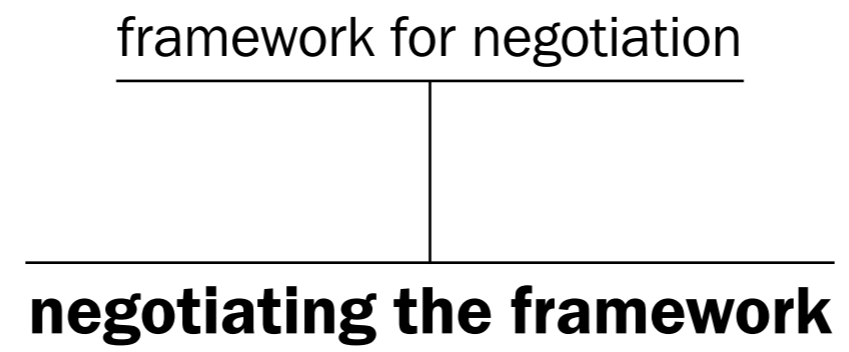


Coordinate actions on public space through special plans

Institutional procedure / Social public curatorship

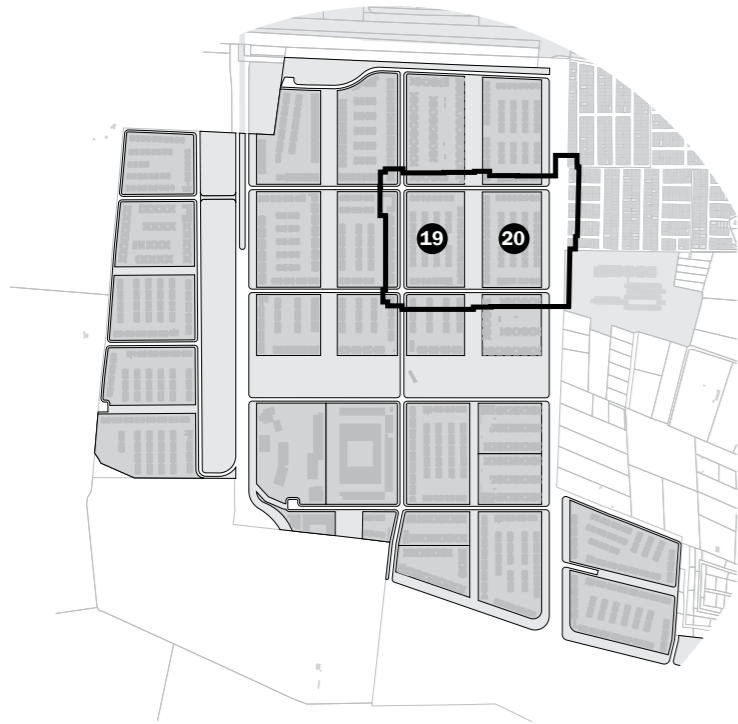


Adapt existing institutions to provide technical and legal assistance

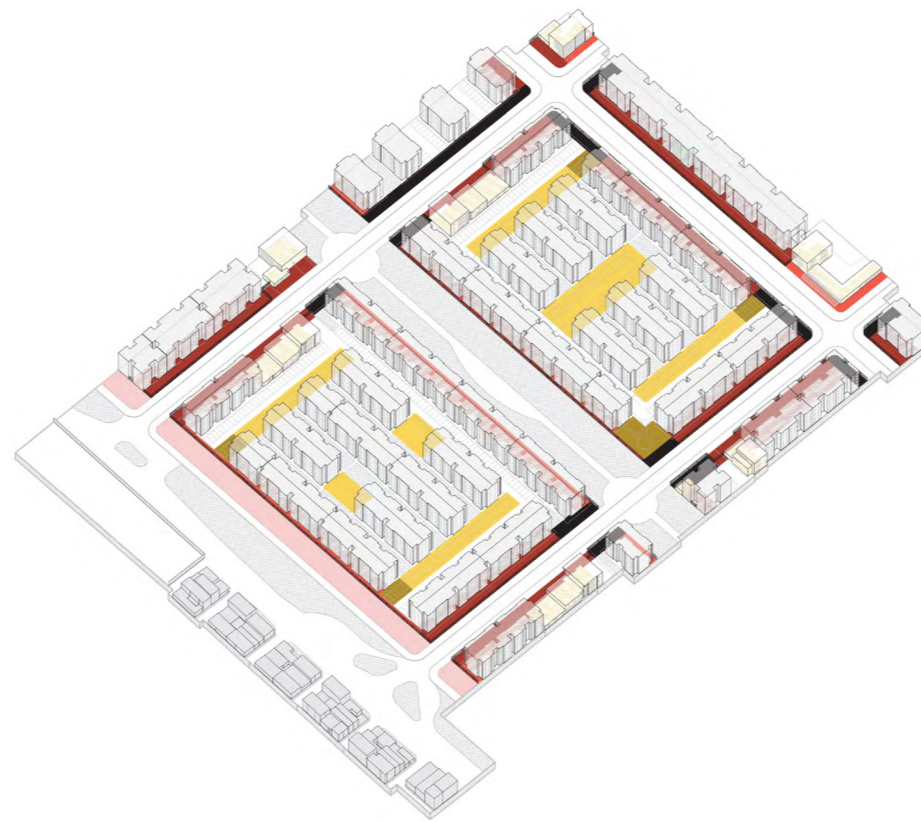


Sample selection

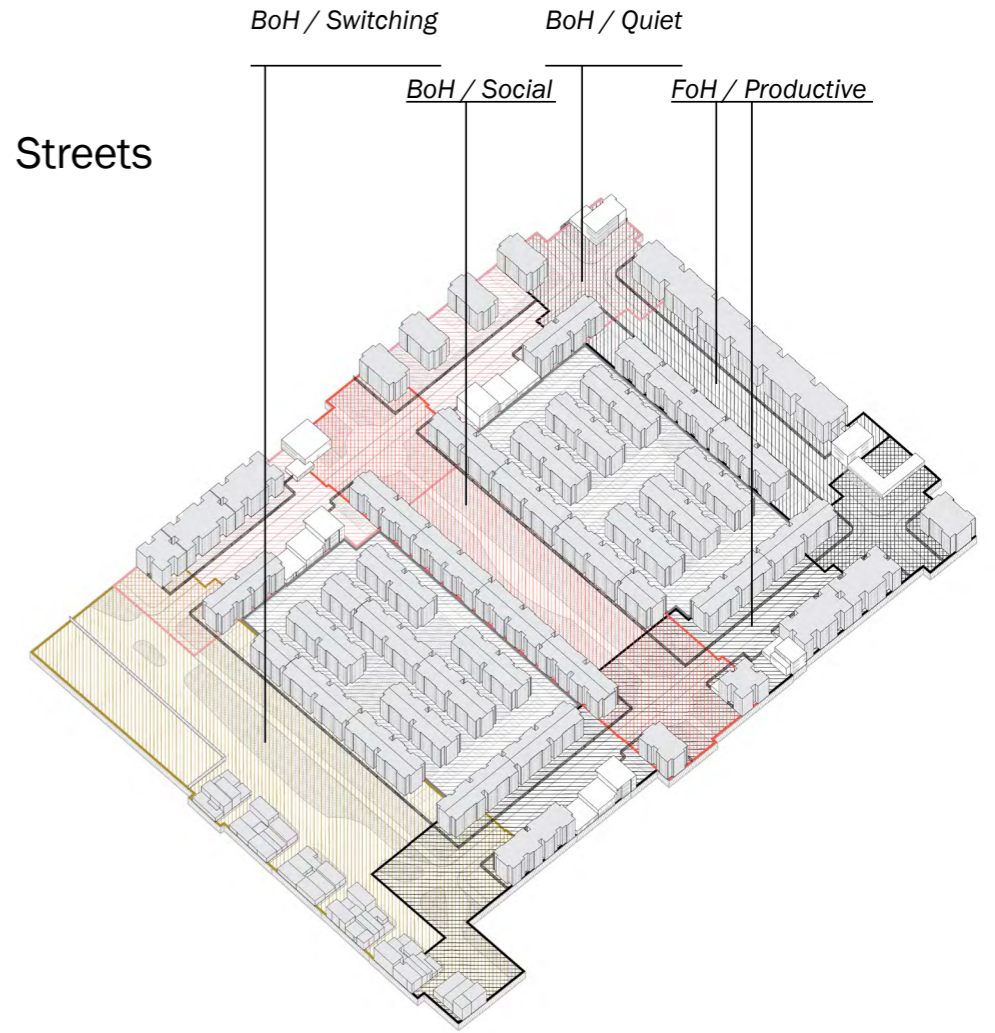
Location



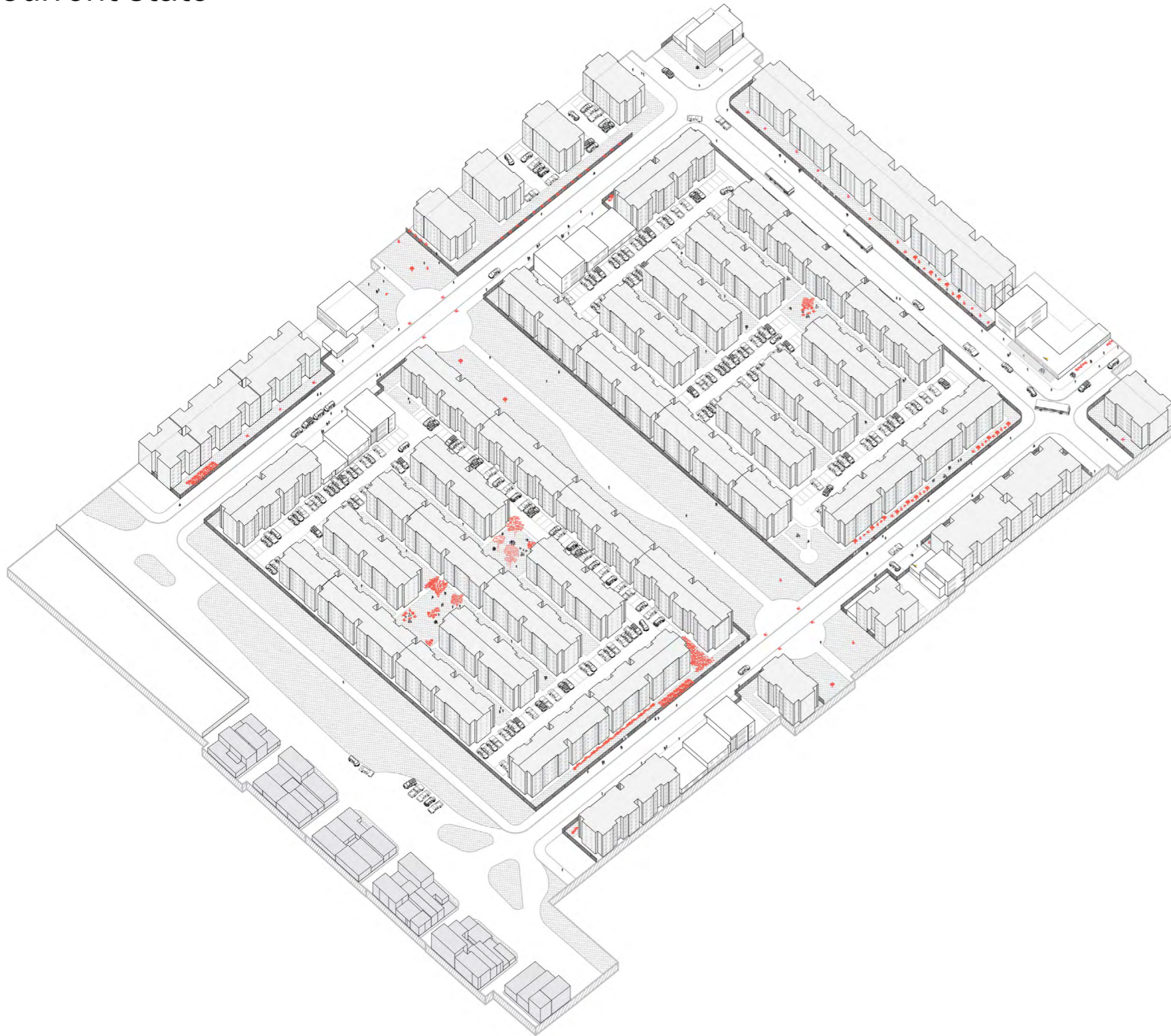
Areas of opportunity



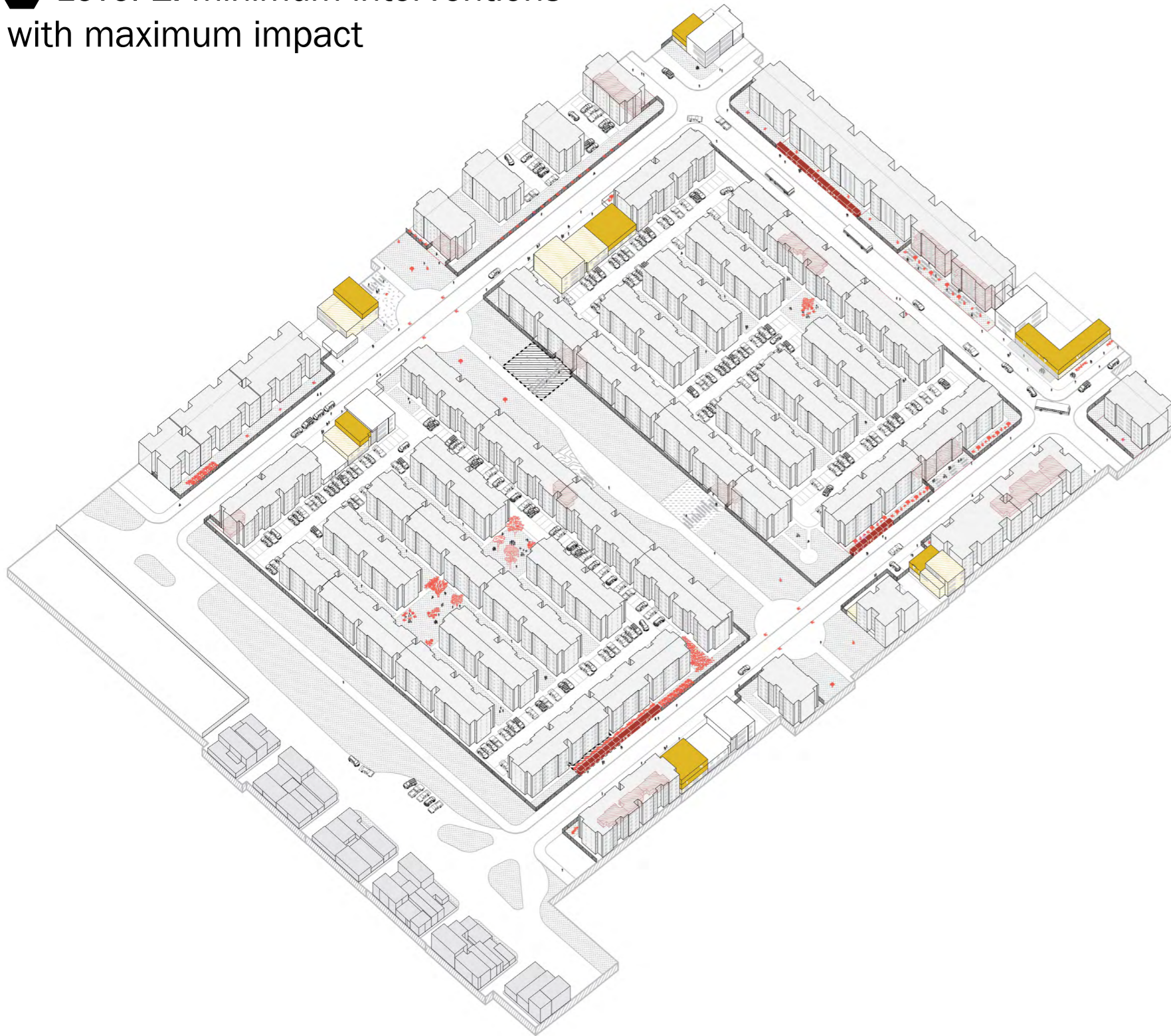
Streets



Current state



1 Level 1: minimum interventions with maximum impact

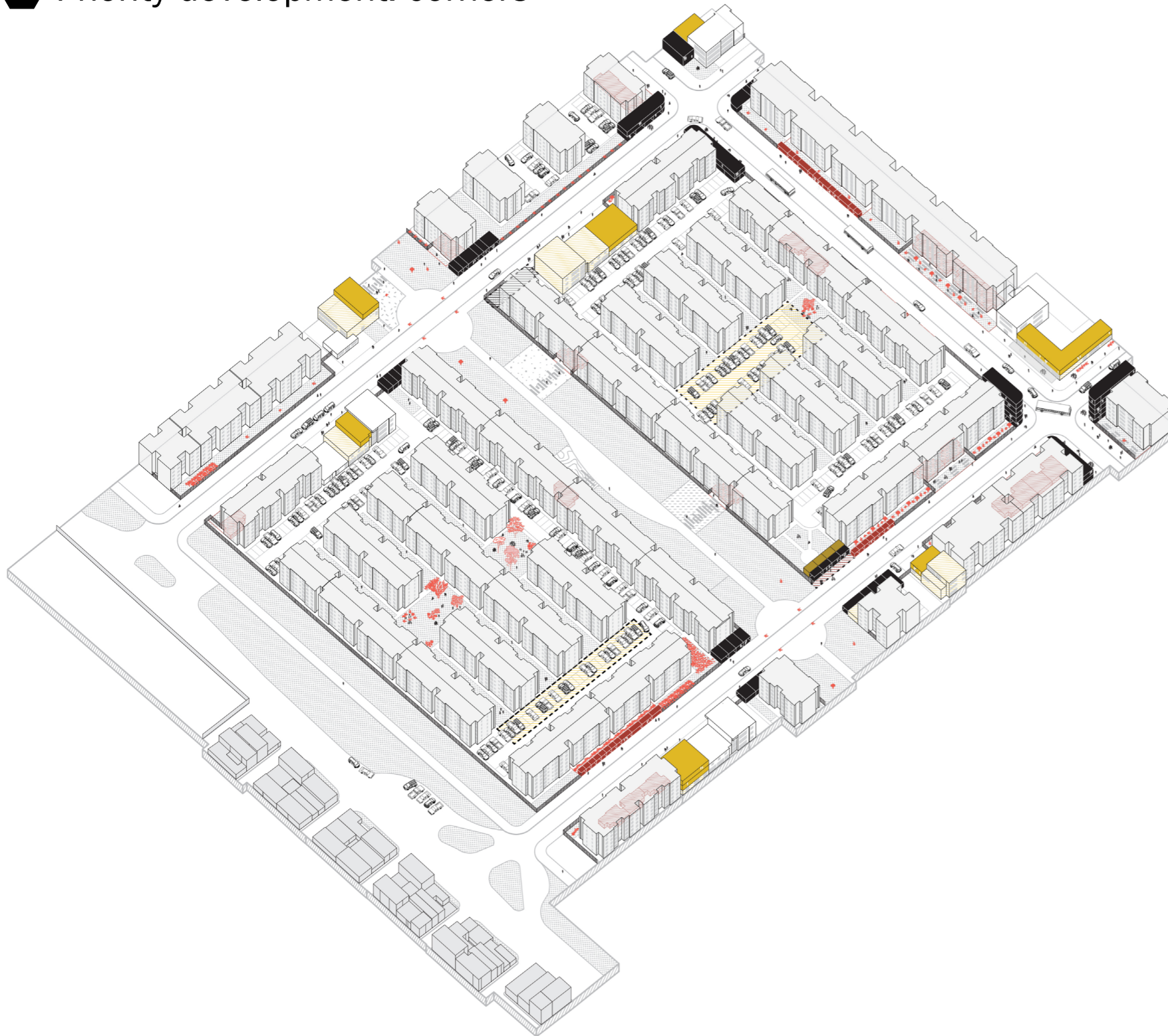


View a: Productive FoH

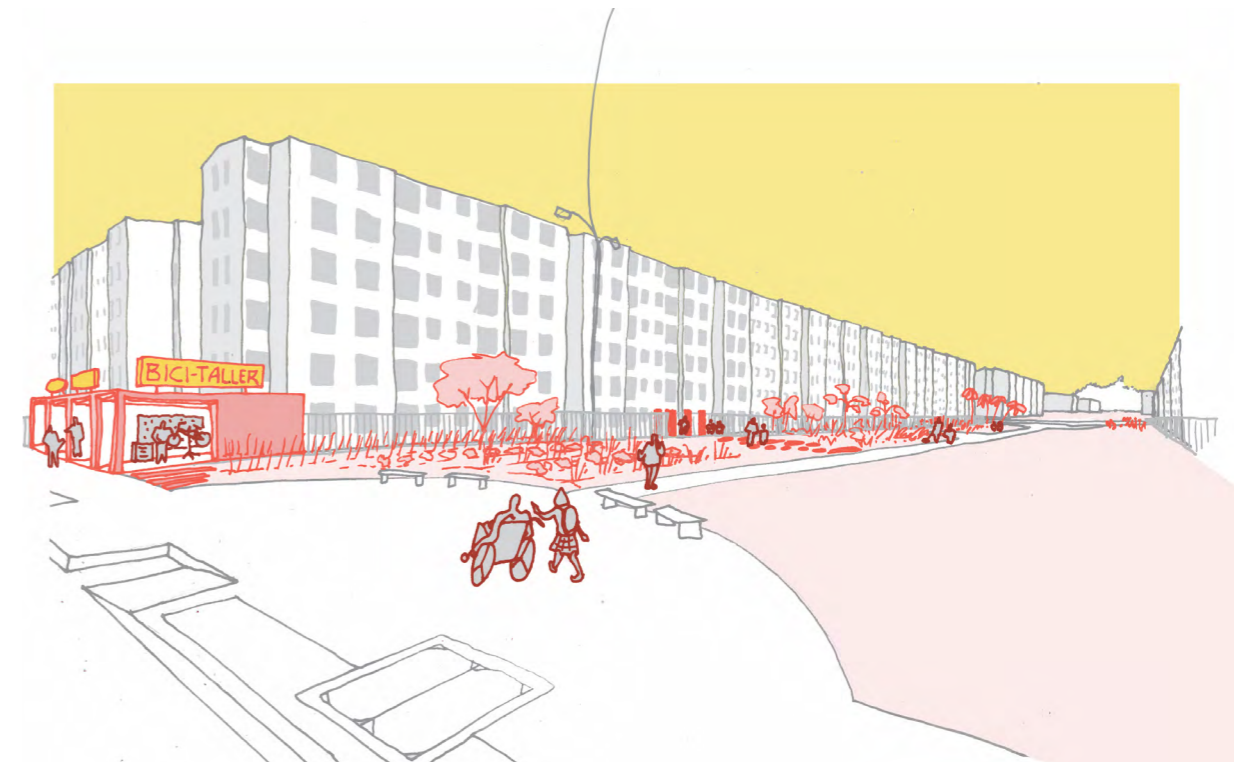


View b: Social BoH

C Priority development: corners

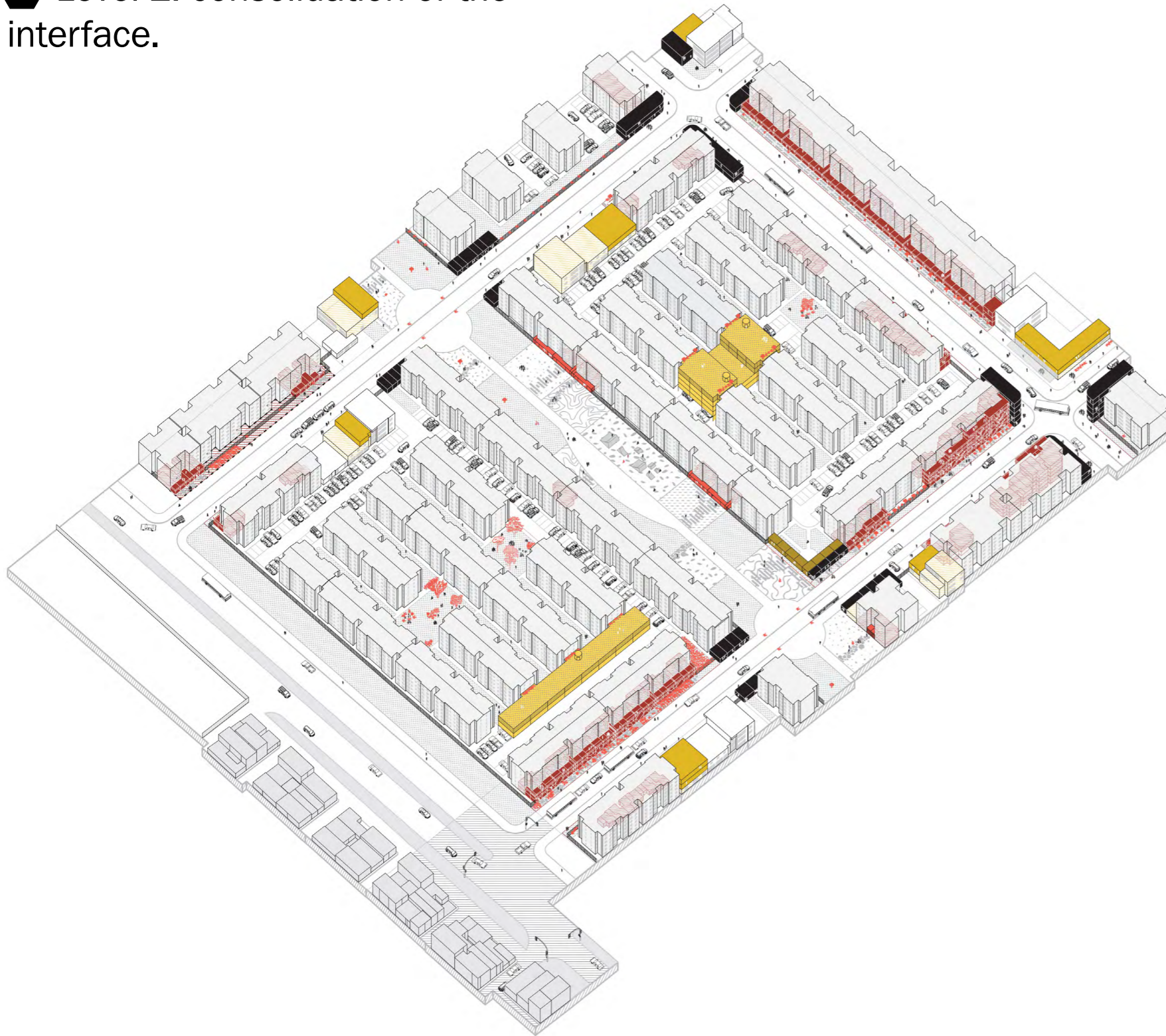


View a: Productive FoH

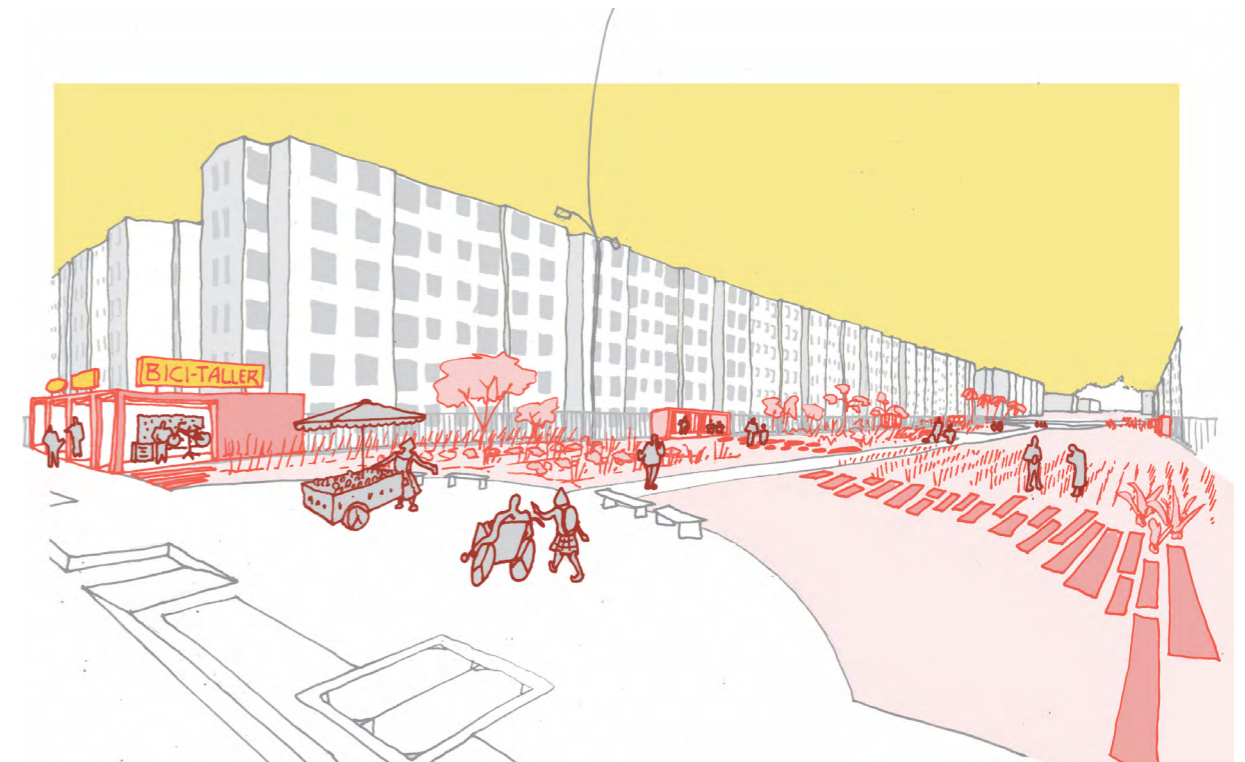


View b: Social BoH

2 Level 2: consolidation of the interface.

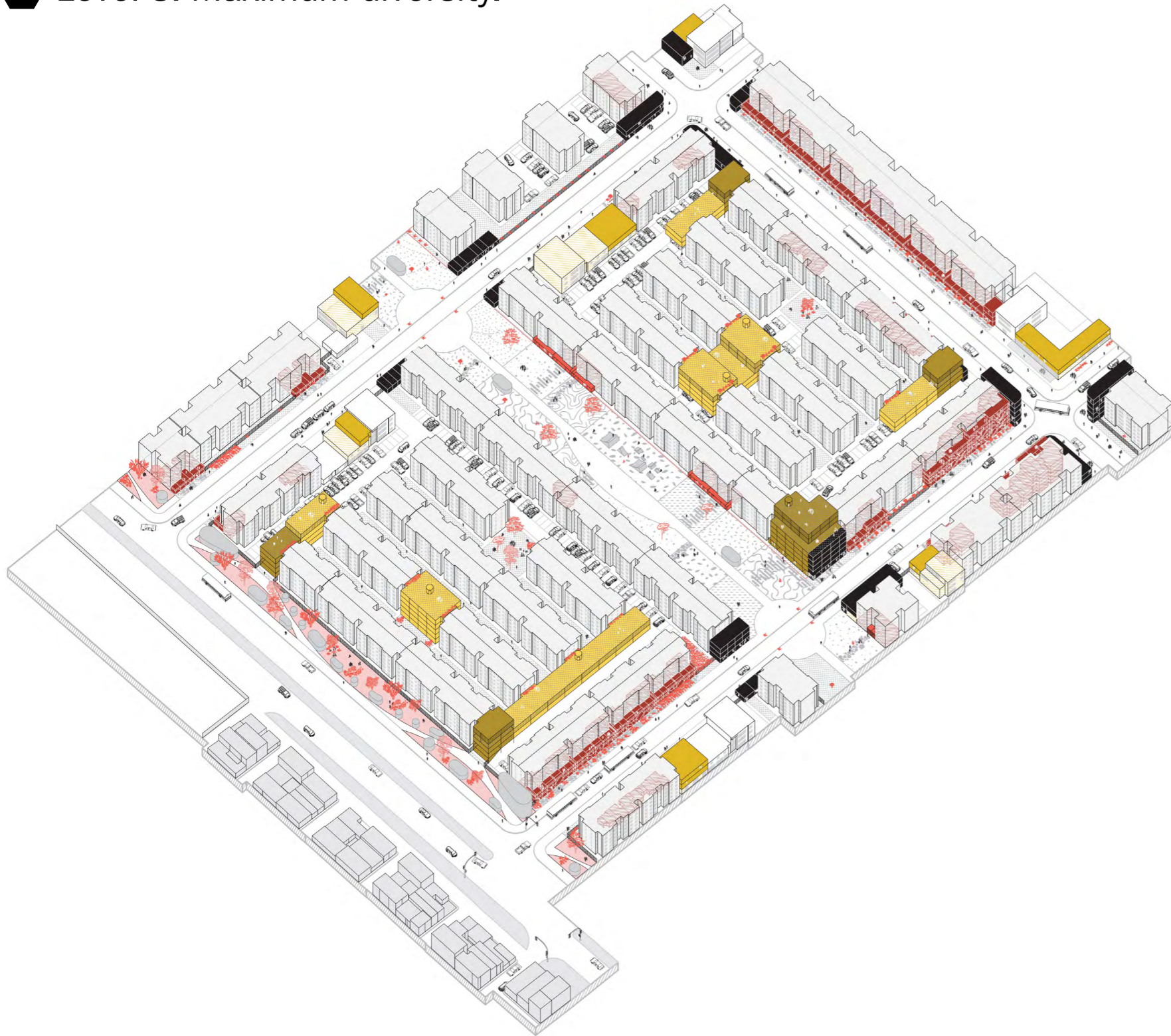


View a: Productive FoH

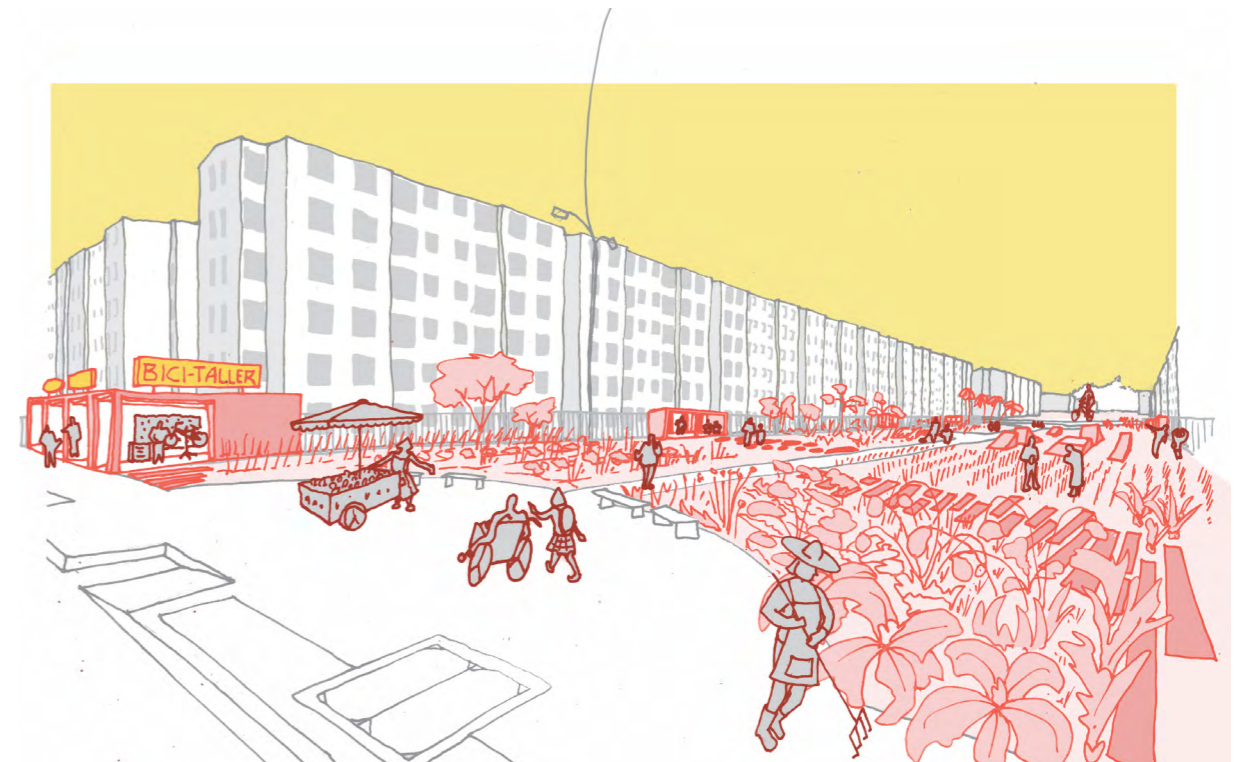


View b: Social BoH

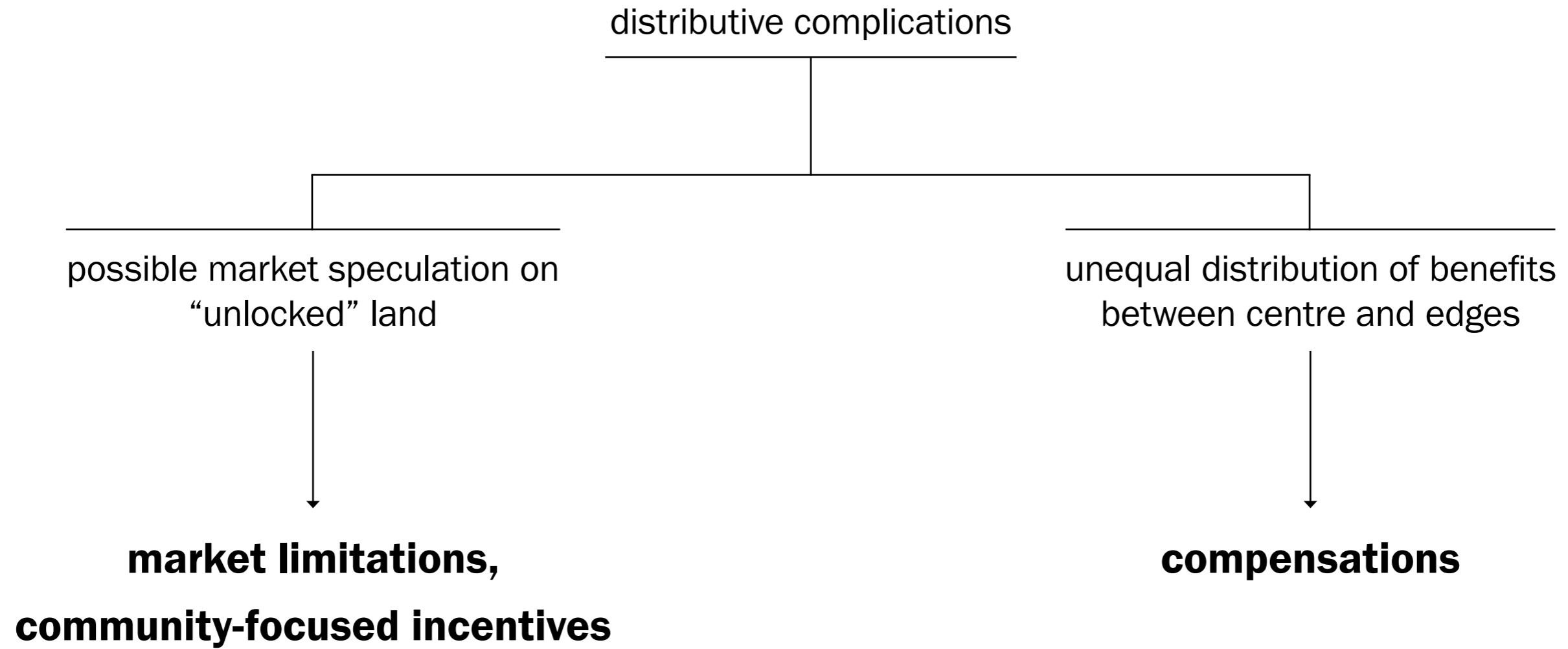
3 Level 3: Maximum diversity.



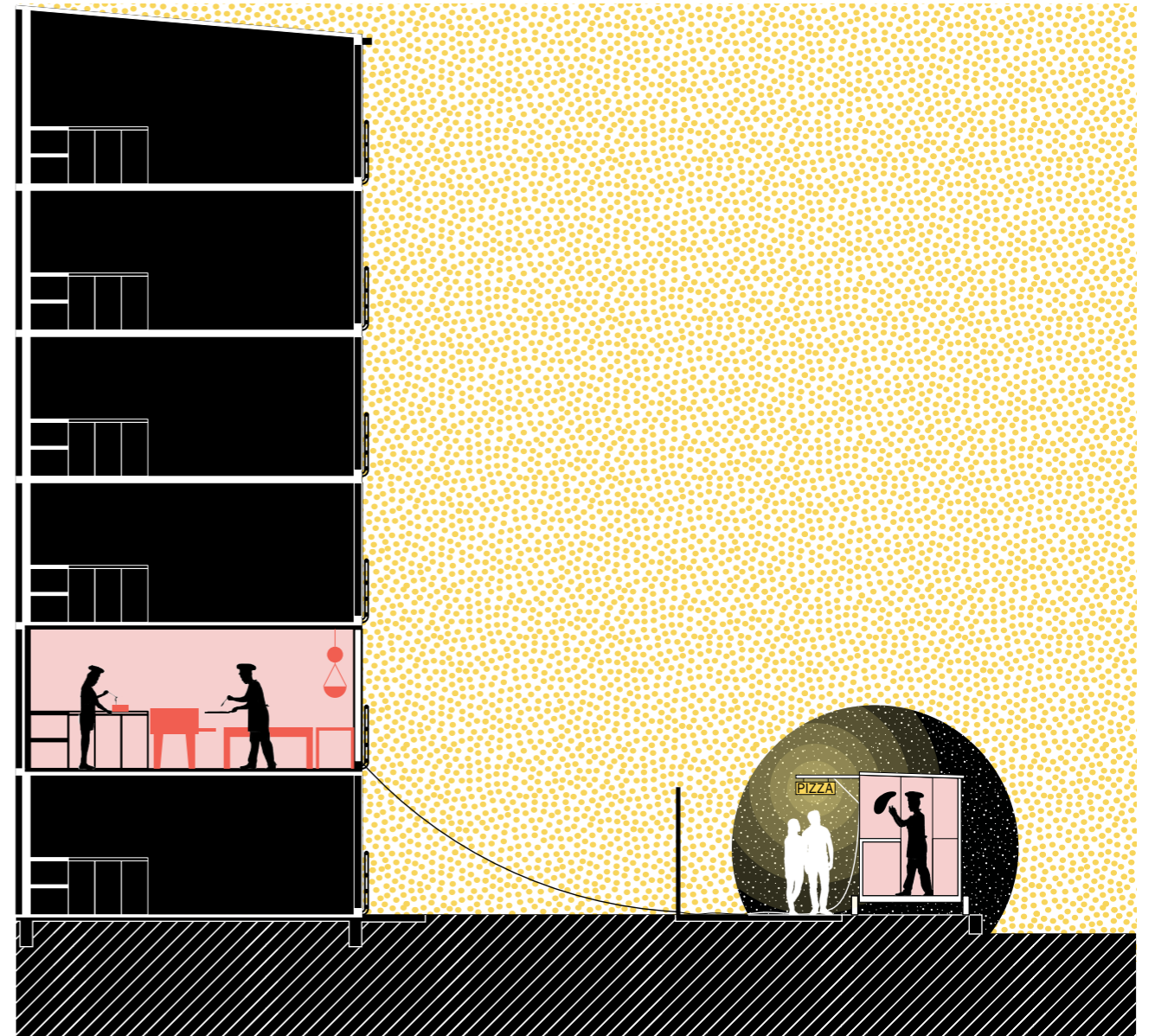
View a: Productive FoH



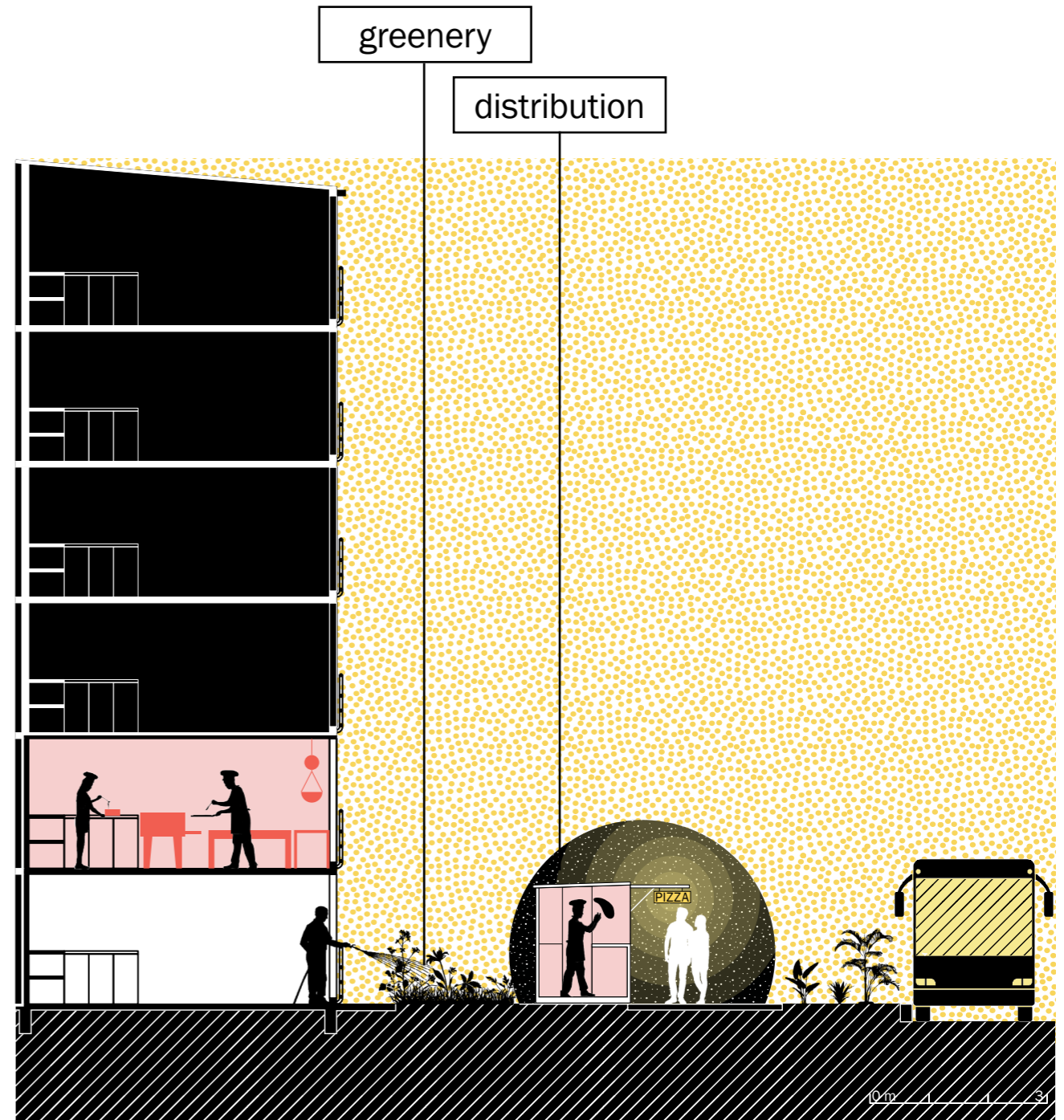
View b: Social BoH



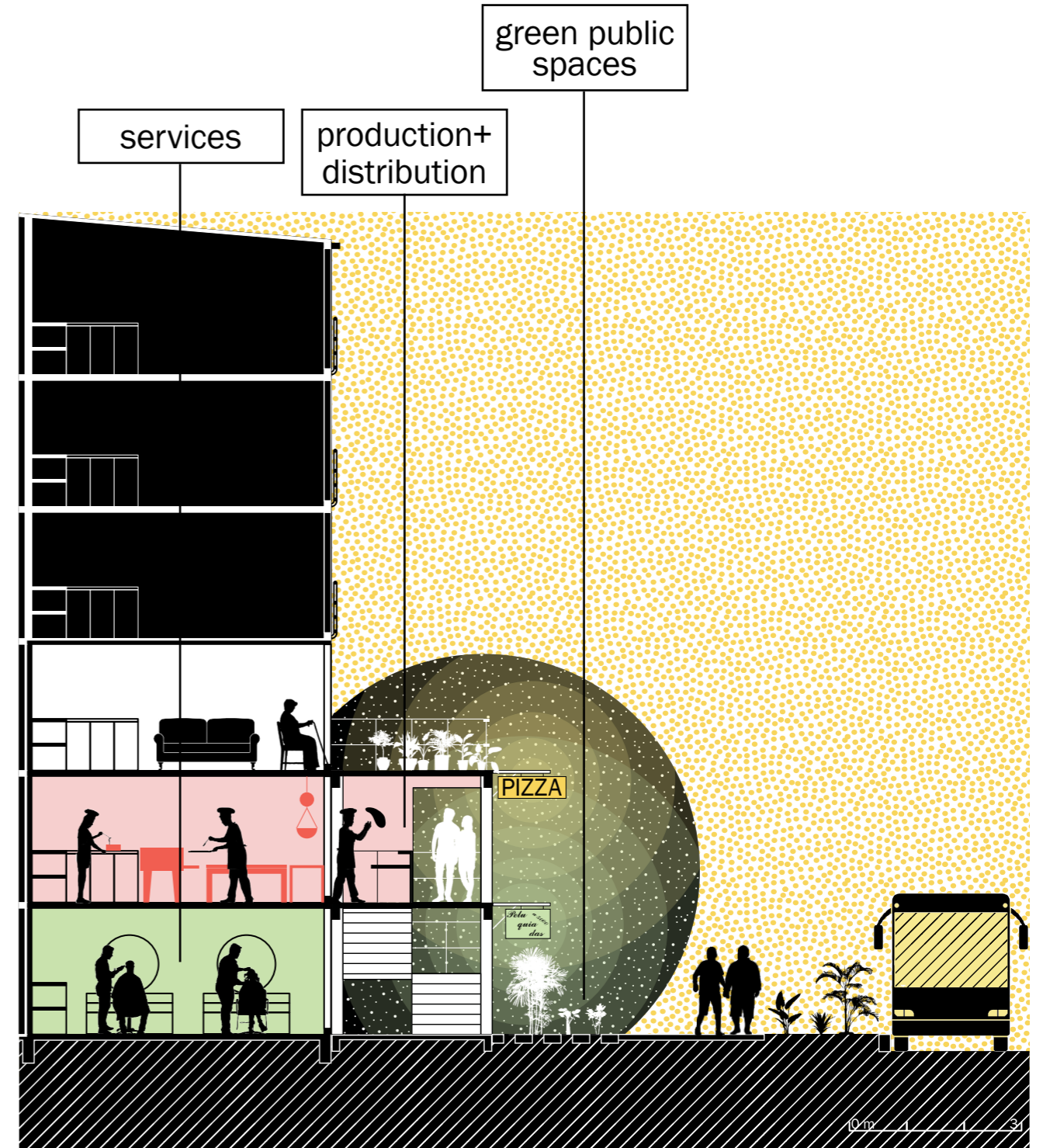
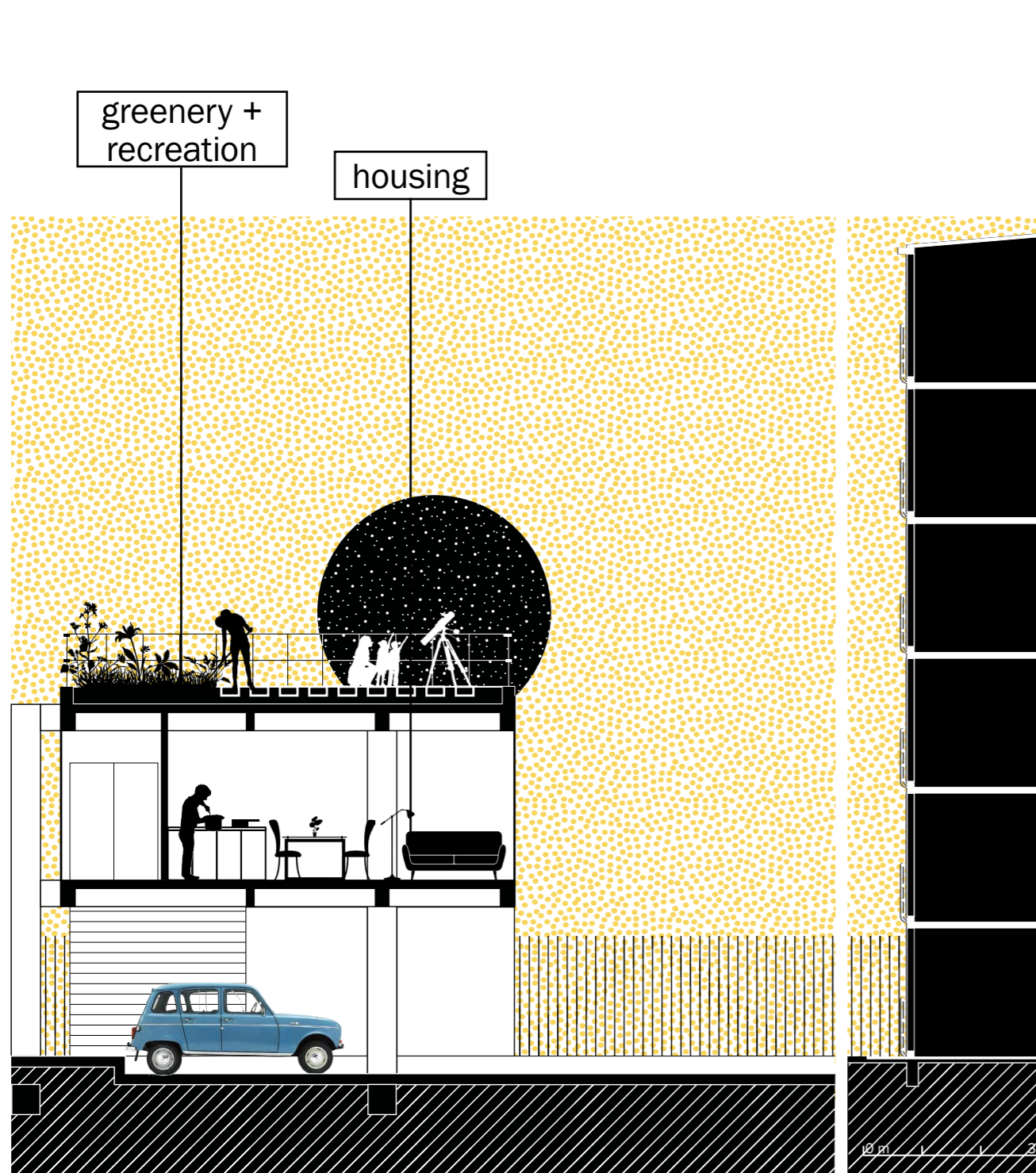
Geraldine's scene, revisited



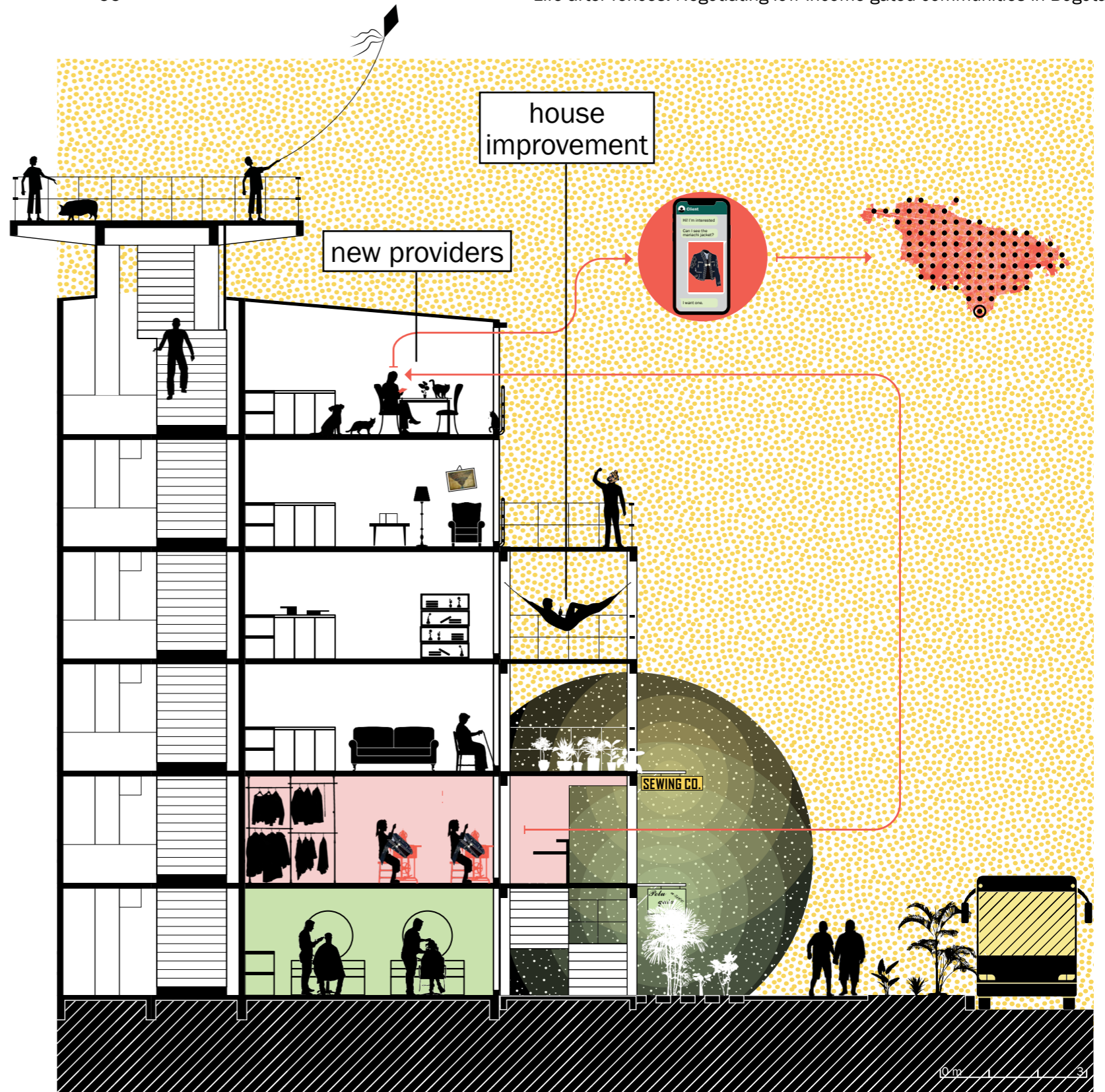
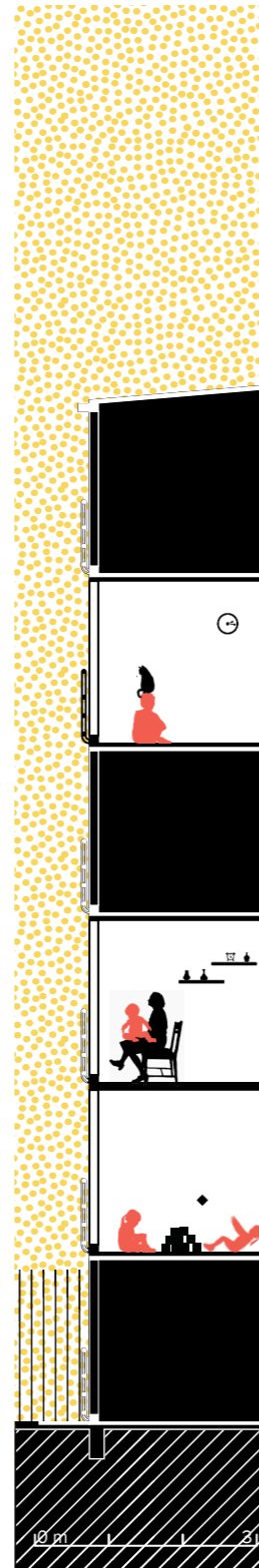
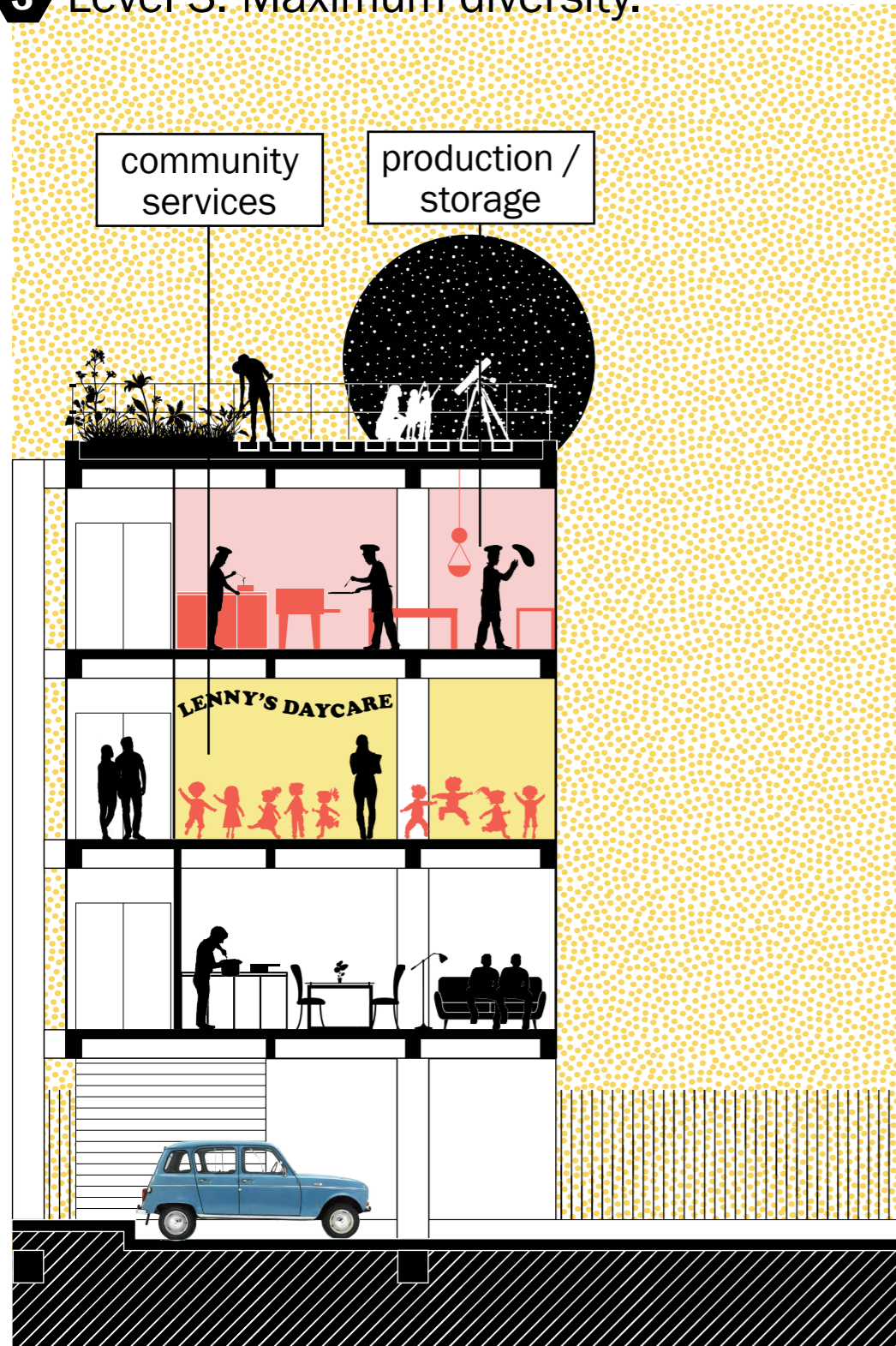
1 Level 1: minimum interventions with maximum impact



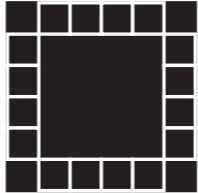


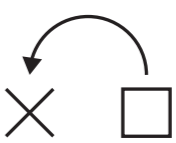


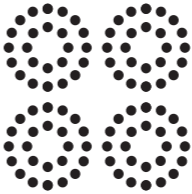
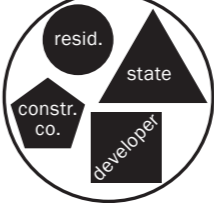



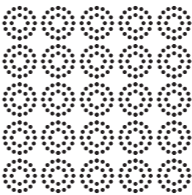
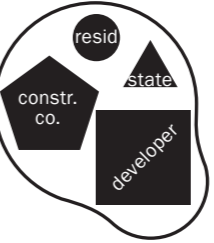
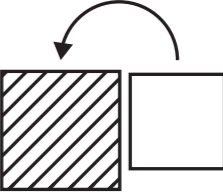


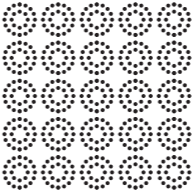
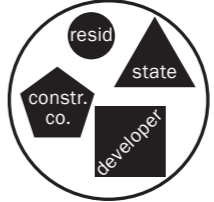
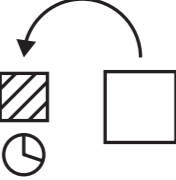

2 Level 2: consolidation of the interface.





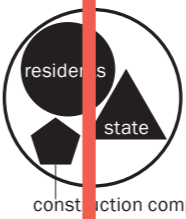
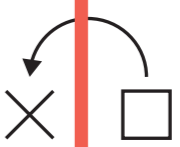

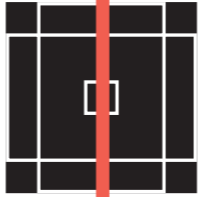
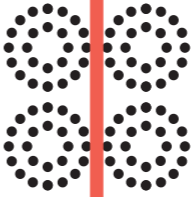
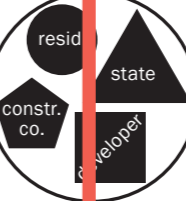
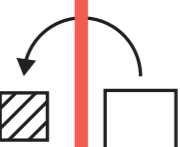


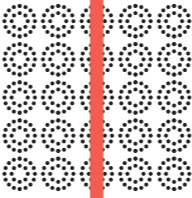
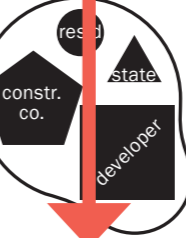
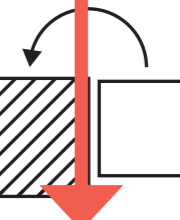


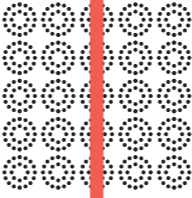
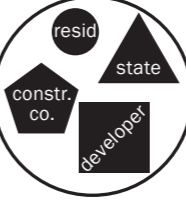
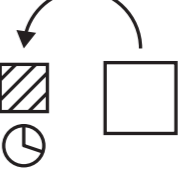

3 Level 3: Maximum diversity.



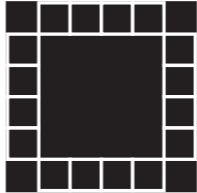


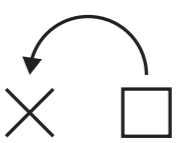


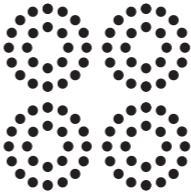
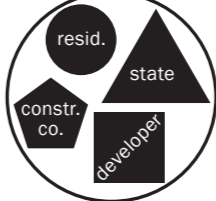



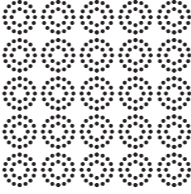
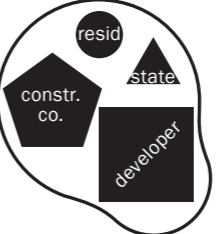
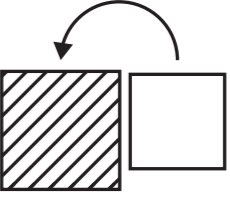


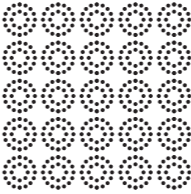
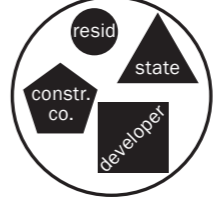
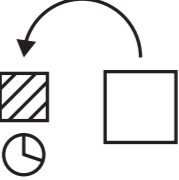

Comparing levels

Level of transf.	Grain / Aim	Level of deliberation	Stakeholder interaction	Compensation	Regulatory changes needed
1	 <p>Fine grain / Increase contact with street</p>	 <p>Small [building]</p>	 <p>Community centred</p>	 <p>None</p>	 <p>National + city</p>
2	 <p>Medium grain / Optimise existing spaces for existing uses</p>	 <p>Medium [street]</p>	 <p>State dependent</p>	 <p>Reduced</p>	 <p>National + city</p>
3	 <p>Coarse grain / Create new spaces for new uses</p>	 <p>Large [condominium]</p>	 <p>Developer dependent</p>	 <p>Increased</p>	 <p>City</p>
C	 <p>Fine grain [localized] / Use potential of corners</p>	 <p>Large [condominium]</p>	 <p>No clear protagonist</p>	 <p>Reduced + Delayed</p>	 <p>City</p>

A linear sequence?

Level of transf.	Grain / Aim	Level of deliberation	Stakeholder interaction	Compensation	Regulatory changes needed
1	 Fine grain / Increase contact with street	 Small [building]	 Community centred	 None	 National + city
2	 Medium grain / Optimise existing spaces for existing uses	 Medium [street]	 State dependent	 Reduced	 National + city
3	 Coarse grain / Create new spaces for new uses	 Large [condominium]	 Developer dependent	 Increased	 City
C	 Fine grain [localized] / Use potential of corners	 Large [condominium]	 No clear protagonism	 Reduced + Delayed	 City

“Entry points”

	Level of transf.	Grain / Aim	Level of deliberation	Stakeholder interaction	Compensation	Regulatory changes needed
urban planner →	1	 <p>Fine grain / Increase contact with street</p>	 <p>Small [building]</p>	 <p>Community centred</p>	 <p>None</p>	 <p>National + city</p>
community org. →	2	 <p>Medium grain / Optimise existing spaces for existing uses</p>	 <p>Medium [street]</p>	 <p>State dependent</p>	 <p>Reduced</p>	 <p>National + city</p>
developer →	3	 <p>Coarse grain / Create new spaces for new uses</p>	 <p>Large [condominium]</p>	 <p>Developer dependent</p>	 <p>Increased</p>	 <p>City</p>
politician →	C	 <p>Fine grain [localized] / Use potential of corners</p>	 <p>Large [condominium]</p>	 <p>No clear protagonist</p>	 <p>Reduced + Delayed</p>	 <p>City</p>

allows for gradual development and
entry points for different actors



open city

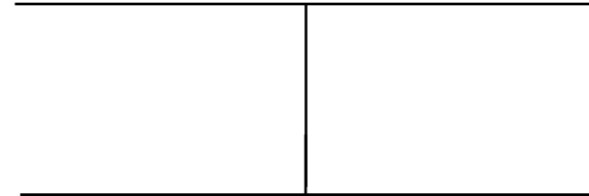
programmable

dialogical

incomplete

inclusive

social complication




residents' fear of losing the
order and lifestyle they paid for

**SEGURIDAD!
TRANQUILIDAD!**

ESTO ES LO QUE OFRECEMOS EN LA.

CIUDADELA PRIVADA "LA CANCIONETA"



CON:

- Las ventajas de los apartamentos.
- Las comodidades de las casas.
- Parque privado para usted.
- Vigilancia permanente.

VAYASE DE VACACIONES Y DEJE SU CASA SOLA

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Res. 0550 25 / III / 76 - Superbancaria
El Tiempo

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TRANQUILITY!**

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PRIVATE CITADEL "THE LITTLE SONG"

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- The advantages of apartments.
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- A private park for you
- Permanent surveillance [security]

GO ON VACATION AND LEAVE YOUR HOUSE ALONE

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IN THE NORTH OF THE CITY!

A new language

¡Parques de Bogotá is transforming!

This **is** Parques de Bogotá



...and it **could become** this in the future.



Your neighbourhood is going to **improve**, and you can be the **protagonist** of that **change**.

The mayor's office invites the **community** to join the Parques de Bogotá **urban improvement program**.

Why participate?

The tranquility of a place that has **everything** for your family.

The security of walking through streets that **are not lonely**.

The comfort of living **close** to your work

The advantages of deciding the **future** of your neighbourhood

The opportunity to **valorise** your house

Get informed and participate

Ask the administrator of your community and attend the informational meetings.

For more information, visit www.habitatbogota.gov.co/mejoramiento



future research

Which mechanisms could make communities less dependent on traditional market actors?

Which are the legal and regulatory implications of framework, especially regarding private property rights?

How could condominium communities become producers of welfare and not just maintainers of infrastructure?



