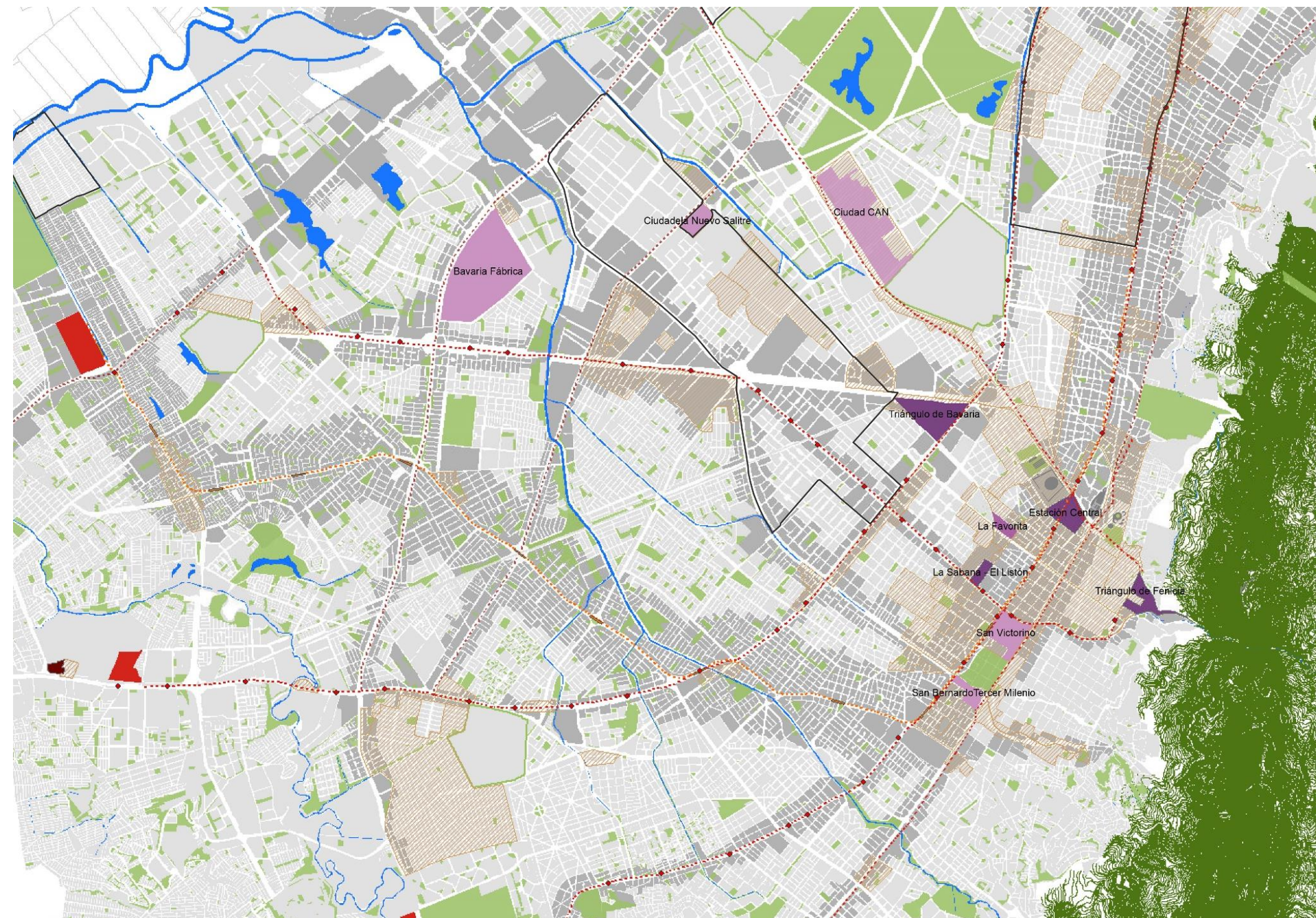
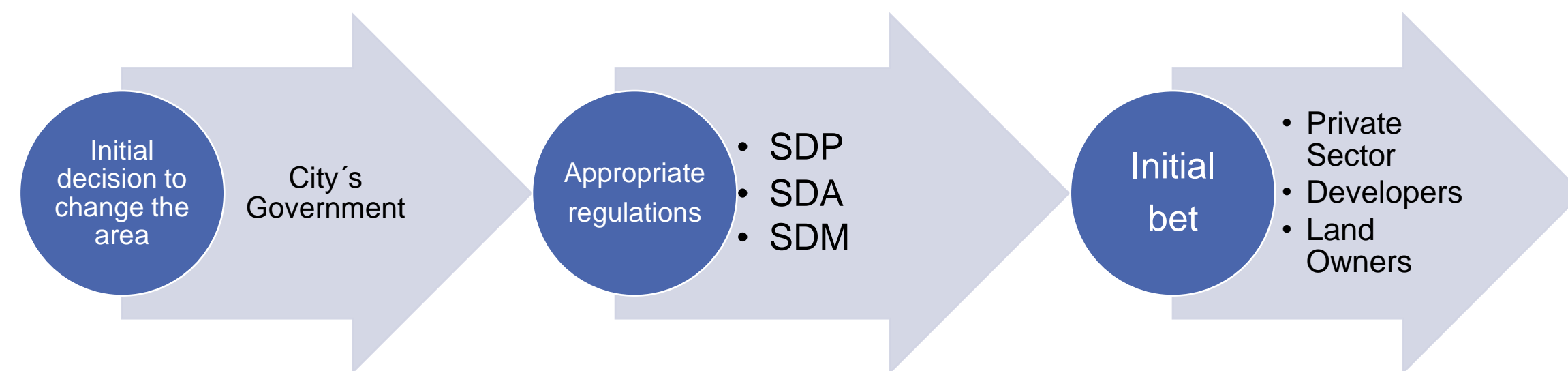
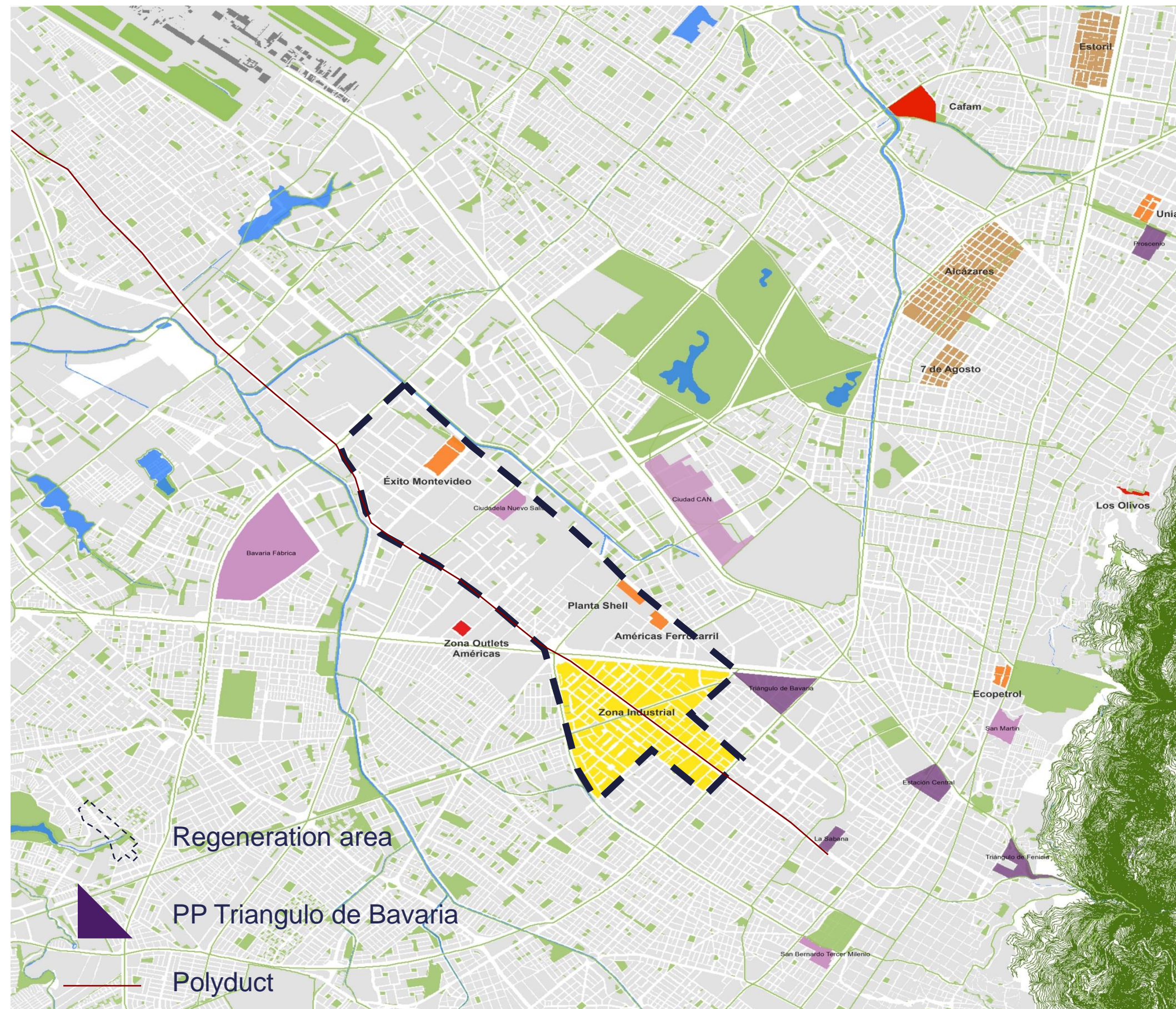


Institutional setting: POT, Areas of Urban Regeneration and Partial Plans

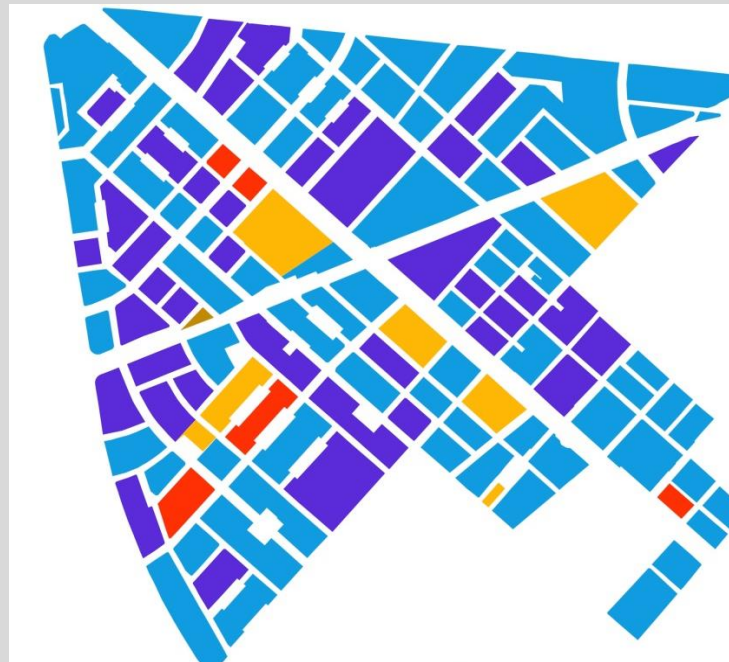
1. To incorporate the area into the Urban Regeneration areas, established into the City Master Plan (POT)
2. Partial Plan – “Triángulo de Bavaria”
3. Stakeholders involved in the process:



Starting point – Main challenge to be addressed

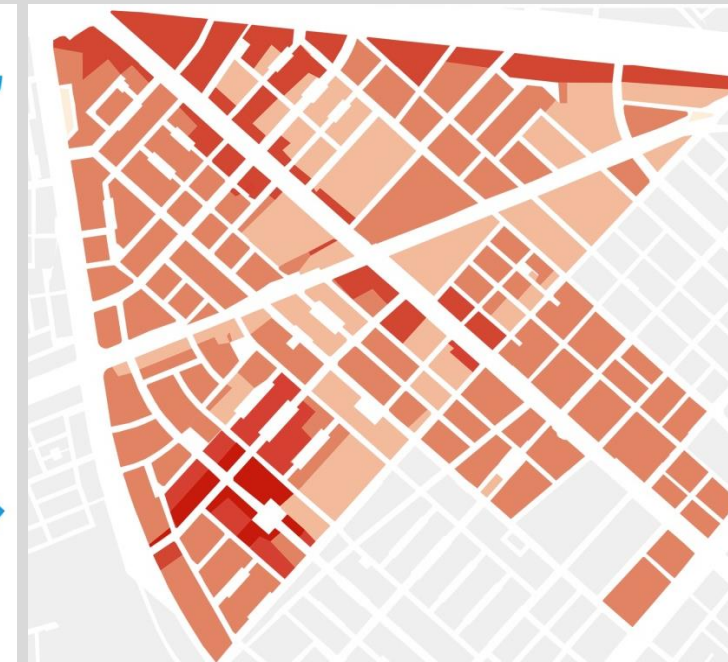


Land use



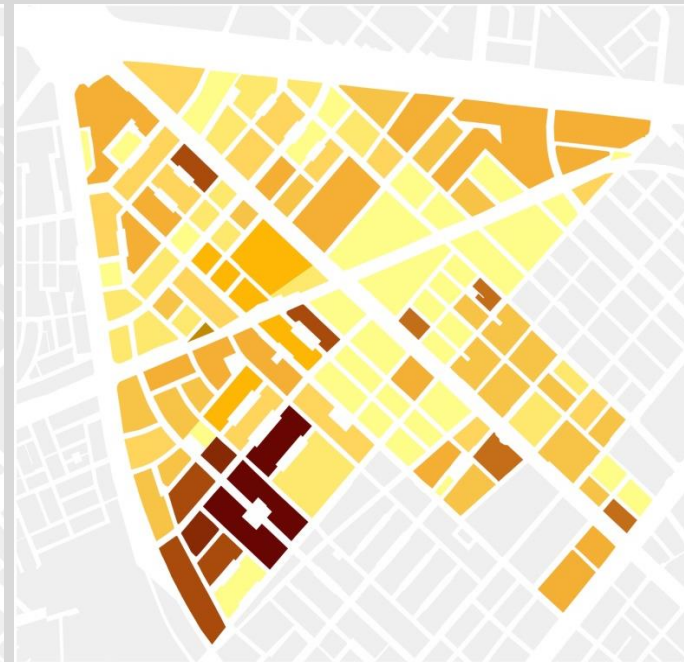
Industry
Services
Urban Services
Retail

Land value



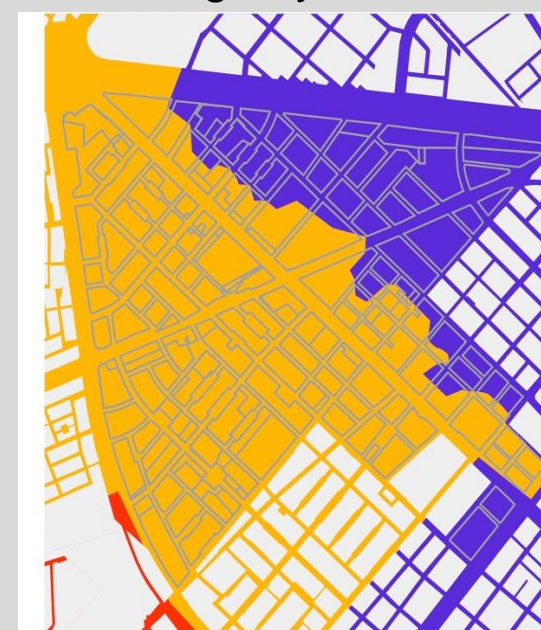
More than 3.100.000
Until 3.100.000
Until 1.500.000
Until 1.000.000
Until 500.000

Land owners



753 - 1501
344 - 752
109 - 343
54 - 108
41 - 53
23 - 40
16 - 22
11 - 15
5 - 10
1 - 4

Sewerage system



Moderated
Restricted
High

Water supply



High

Energy supply



High

Parks



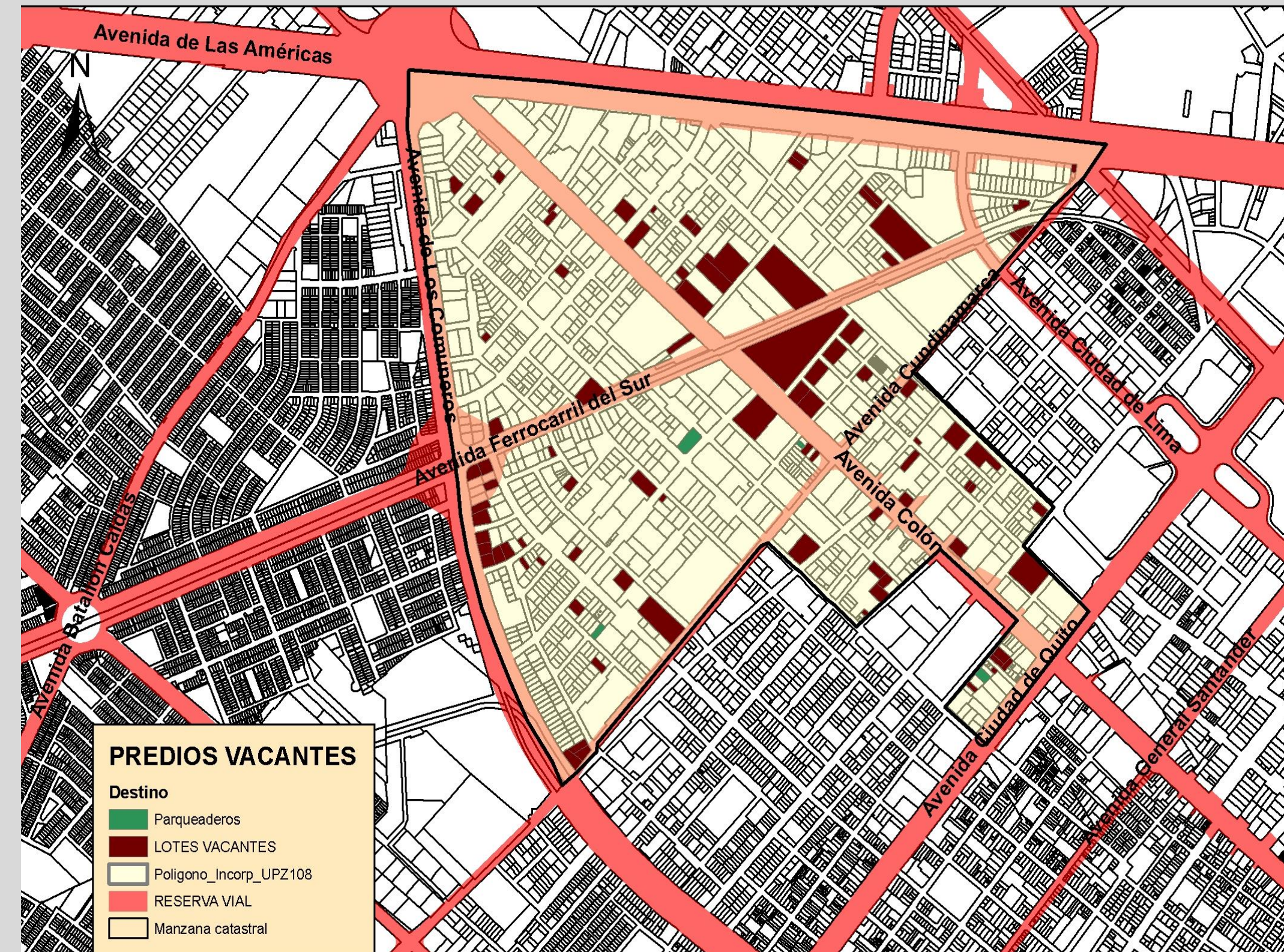
Area of influence 250 m
Area of influence 500 m

SDA:

- The location of a polyduct on the edge of the regeneration area
- The lack of regulations and the definition of a formal process for the management and treatment of contaminated soils

SDP:

- Efficient management of the area (multiple land owners)
- Who will make the initial bet and will believe in a new development in a deprived and dangerous area?



SDA:

- The implementation of roundtable discussions between the Private and Public sectors in order to achieve commitment and responsibilities for soil remediation.

SDP:

- Partial Plans as the tool to consolidate land owners in one single urban operation and urban design
- Incorporation of the zone in a Regeneration Area to promote those operations



Partial Plan Triángulo de Bavaria in numbers:

- Total Area: 19,4 Ha
- 2,17 Ha of public space
- 2,60 Ha of open private areas
- 0,87 Ha urban services
- 3.001 housing units
- 584 social housing units
- 36.797 m2 of retail
- 182.788 m2 of services and offices
- 53.896 m2 cultural and religious buildings



SDA:

- The approval of the first partial plan of “Puente Aranda Industrial Zone” that set ground for the following plans, being a reference in terms of obligations regarding soil remediation.
- Sustainability – Reduction of CO2

SDP:

Results - Approval of the 1st Partial Plan

Outcomes:

- First private sector investment and bet in Puente Aranda – Legal Security based on Urban regulation
- Re-densification of a very well located and connected area
- Public sector (Public and alternative transportation)



SDA:

- The private sector is the main ally. It has the resources and the interest to speed up the process for changing the land use and urban development regulations/policies.

SDP:

- Public and private sector need to be working side by side (in coordination)
- The public sector has the responsibility to make hard decisions that enable change



SDA:

- How to respond, in a timely manner, to the City's need regarding the land use transformation in order to achieve an integrated urban development?



SDP:

- Which percentage of the traditional industrial fabric should be maintained?
- How to bring private sector investment in traditional industrial areas when the densification is not desirable?