

STARTING POINT

- Contribute to a **compact, integrated and connected** city; **to face current urbanization trends that have led to an increase in unplanned urban sprawl.**
- Provide opportunities for population to remain in the area; **as an inclusive outcome with a 75% of the community agreement.**
- Improve relationship between city and community; **to increase governance level through the participatory process.**
- Provide alternative business models for city regeneration; **because public finances cannot meet the needs on their own.**
- Test legal and administrative framework; **to measure if it is flexible enough to apply the LR tool.**



INSTITUTIONAL SETTINGS

Colombia?

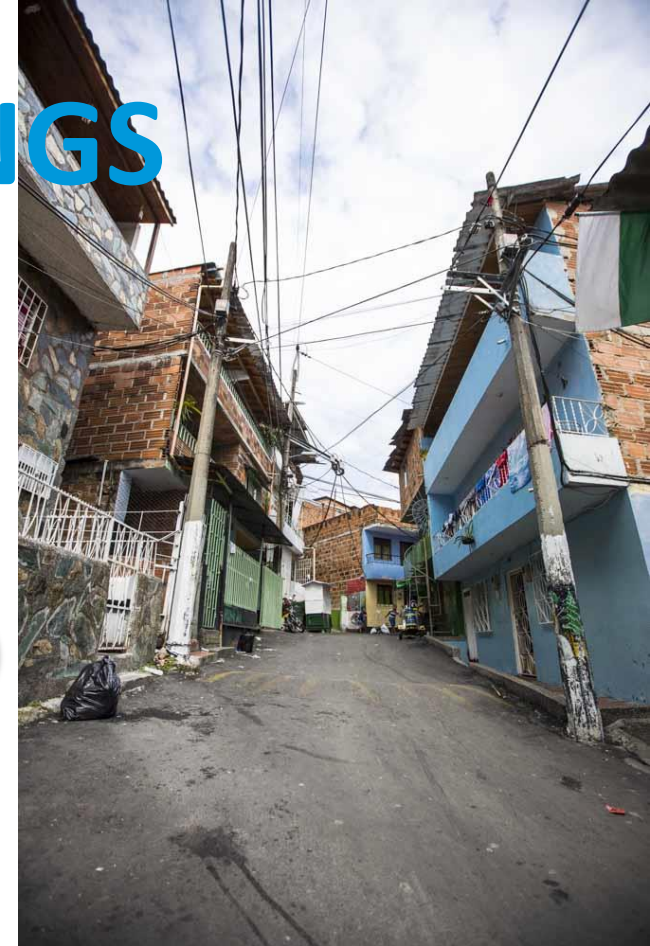
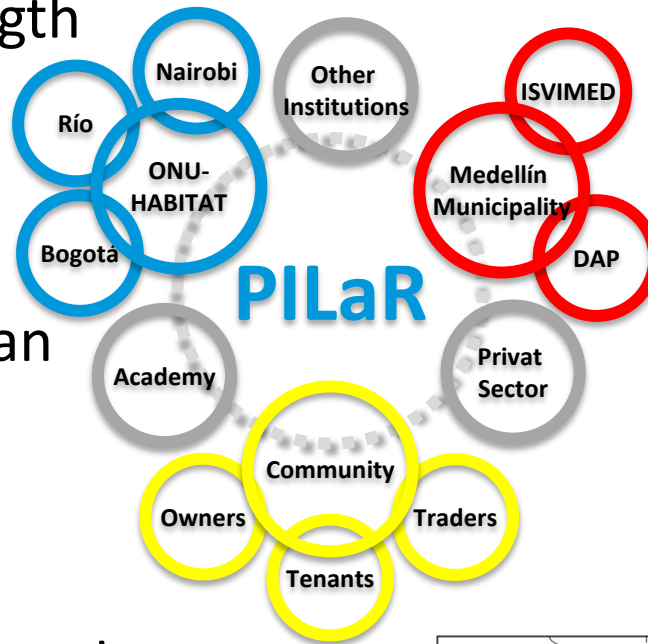
- Institutional strength
- Comprehensive legal framework

Medellín?

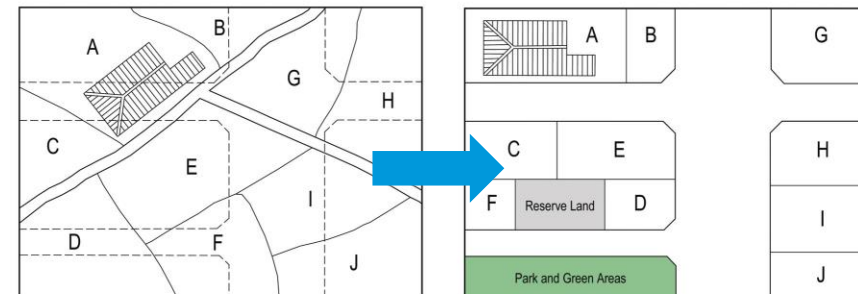
- Experience in urban renewal projects
- Political will

La Candelaria?

- Planning tool adopted
- Community will
- Urban and socioeconomic needs to be attended



Land Readjustment

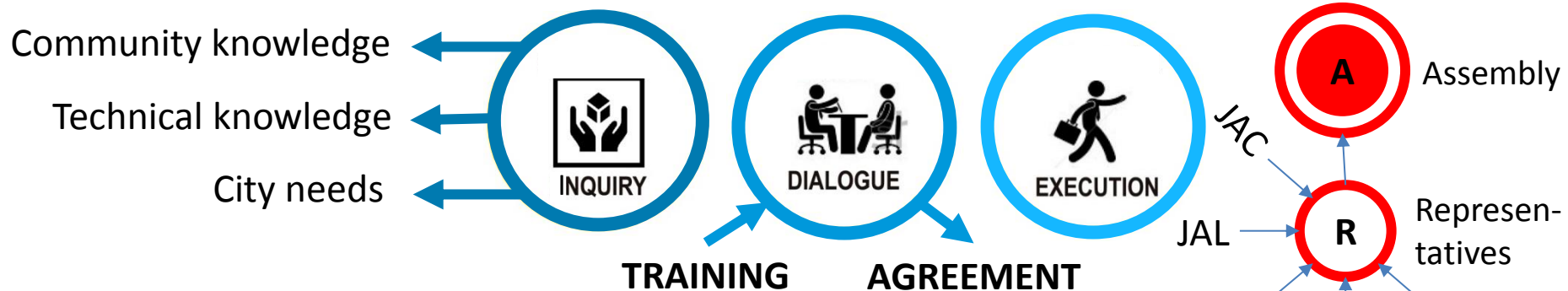


APPROACH



Participatory process

How much participation to be participatory?



Inclusive outcomes

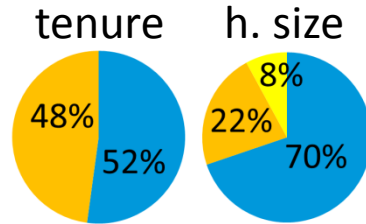
How much inclusion to be inclusive?

According to

- Rights?
- Needs?
- Justice?

OUTPUTS

Characterisation



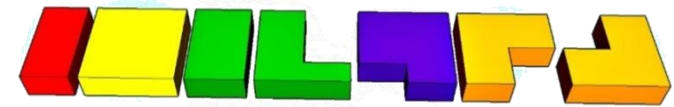
Problems

Objetives

Strategies

Logic Framework

Multi-typology exchange model



Urban Proposal, in line with **UN new urban agenda**

- | | | |
|------------------------------------|--------------------------------|--------------------------------|
| 1. Adequate space for streets | 30% | streets + external connections |
| 2. High density | C 20% | public space x7 |
| 3. Mixed land-use | D 3% | facilities x10 |
| 4. Social mix | A 841 | relocated housing |
| 5. Limited land-use specialization | B 520 | commercial housing |
| | B 11 000 m ² | commercial use |
- > 390h/ha.

LESSONS



- A specific and reliable census is essential as a starting point, it feeds all other aspects of the project: communication strategy, urban design, legal instrument and financial model
- On a poor socioeconomical context, developing Land Readjustment is complex, no tenant contribution, low financial capacity and no value sharing is possible
- On this context, political will and public/private balance is needed
- Even with a good legal framework, law flexibility and open-minded Public Administration is needed. Rule by law vs. Rule of law
- We are never sure that we are not going to generate speculation or gentrification

FOLLOW UP



How to ensure that project will be developed?

- Political will, despite government changes
- Project defined on Land Use Plan
- Assigned municipal budget
- **Citizen oversight committee**