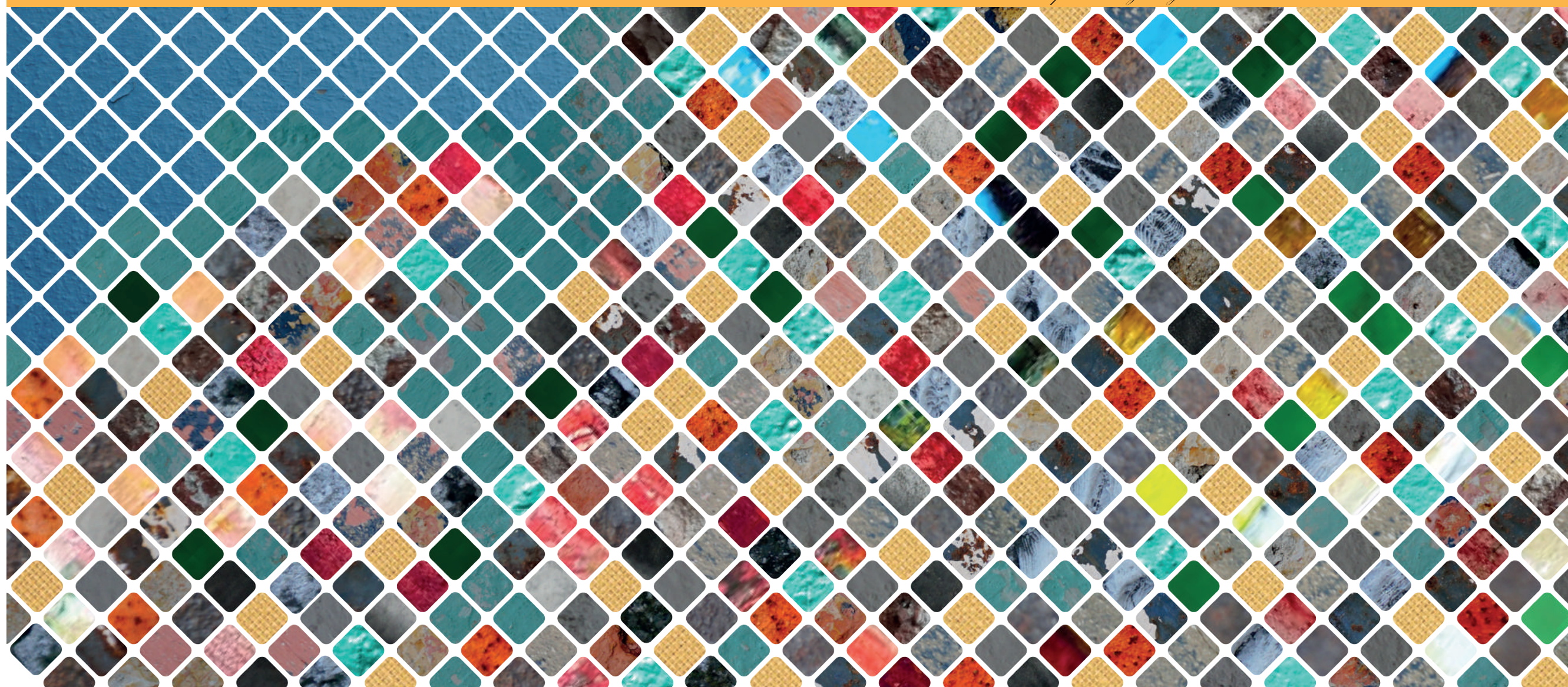


VEDADO

*Complex Projects graduation studio 2016*







**HAVANA**  
VEDADO

CP

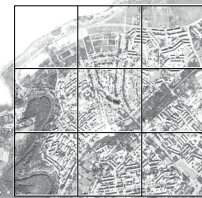
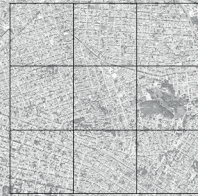
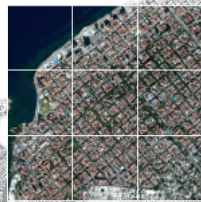




HAVANA | VEDADO











## GENERAL INFORMATION

built from 1859  
23.000 inhabitants  
  
bourgeois dream

## PHYSICAL

Modern Grid System  
built by 100m x 100m  
blocks  
5,2 km<sup>2</sup>; 2,0 km x 2,0 km  
consists by 440 blocks

## MENTAL

'Cultural Heart of the City'  
'the Rigid Grid Context'  
'Modern Area in Havana'  
'Lifestyle Focused  
Community'























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Complex Projects

Complex Projects investigates settlements around the world that are often ambiguous in their development and embedded in the process of globalization. Students and teachers are encouraged to look critically at their surroundings; to gather, organize, and question the complex forces that ultimately manifest themselves into our built environment. In Complex Projects we are interested in the study of different urban conditions; core or peripheral, dynamic or stagnant, traditional or without history, anonymous or famous; these are the contemporary postmodern realities we must confront as a profession.

The role of the architect is changing more than ever before and our profession needs to cultivate a strong, critical and analytical approach to the design process. The

contemporary architect today must learn to see the world through many lenses: as a planner, organizer, politician, economist, philosopher, strategist, humanitarian, and visionary. The contemporary architect today must also learn to operate within many different scales and cultural contexts. The complexity of these parameters converges more into a philosophy of design enabling students to unpack virtually any set of design constraints and react more thoughtfully to the conditions around them.

Jurgen Habermas once wrote, “In the process of an enlightenment there can only be participants” This concept is central to how teachers and students work together to ask critical questions and engage intelligently in an increasingly complex world.

With:

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Cuba

Cuba was once described by Christopher Columbus in1492 as: “This is the loveliest land ever beheld by human eyes.” Since then it has been a place of desire, inspiration and political ideologies.

Originally established in 1514 on Cuba’s southern coast, San Cristóbal de la Habana had been moved by 1519 to its present-day location on the island’s north coast, at the mouth of a deep and spacious harbour with a narrow, protected harbour channel. Before long, Havana had become the most important port in the Spanish colonial empire, a natural final gathering place for the resupply and embarkation of the Spanish fleet before returning to the Old Country laden with bounty. By 1607, Havana had been declared the capital of colonial Cuba, and by the early 1700s, it was the third-largest city in the Spanish empire, behind Mexico City and Lima.

Subsequent centuries saw Havana grow steadily in wealth, size, and prominence. Havana was luckily spared the bulk of the violence and fighting that occurred in Cuba’s Wars of Independence, and later revolutionary war. Following the sinking of the USS Maine in Havana harbour in 1898, a long period of direct U.S. control and indirect U.S. influence followed. This period saw the first indications of suburban sprawl and the growing importance of the western neighbourhoods of Vedado and Miramar. This era was also marked by a strong presence of mob activity, with the likes of Al Capone, Meyer Lansky, and Lucky Luciano setting up shop in Havana.

Havana has been largely frozen in time in the wake of the 1959 Revolution. Decades of economic crisis and shortages have left much of Havana in severe decay and decomposition. The great exception to this rule is La Habana Vieja, where parts have been meticulously restored to much of its colonial glory, using a percentage of tourism receipts from the Old City hotels. Although the situation in Havana is beginning to change, with the recent boom in tourism and tourism-related growth, what

new construction has occurred over the past 40 years has largely borne the drab architectural stamp of the former Soviet Union and its central state planning. Luckily, most of this has taken place outside the boundaries of the city centre. Today, Havana, with some 2.5 million inhabitants, is the largest city in the Caribbean and Cuba’s undisputed political, business, and cultural centre.

Havana has through the economic and political sanctions since 1959, found its self with a very unique situation of preservation through lack of means. The city did not experience any apost WW2 reconstruction and development, nor did it experience the vast commercial development that dominates the cost lines of in the 70’s and 80’s as happened in many other Caribbean cities. Simply put Havana has not had much development in general, only a selective restoration of the historic centre to promote it’s modest tourism industry. Just outside this compact zone in the historic city centre the urban fabric is literally crumbling; it’s infrastructure, it’s buildings and government. The people in Cuba have a love hate relationship with their country. They are fiercely proud, but on the other hand they know they are living in comparative poverty and the situation is not getting better. There is also a huge lack of basic necessities like access to water due to the a leaky infrastructure from the 1920’s. About 50% of the drinking water is lost before it makes it to people households. The natural beauty is also being threatened, the Harbour was once a pristine fishing bay is heavily polluted by industry and raw sewage is often dumped directly into the bay. This city needs to be upgraded, but the question is how? How to keep the rich layers of history and modernize at the same time. How do you to create planning policies that innovate and enrich the city and its inhabitants? How to do you learn from the mistakes of other soulless commercial developments in the Caribbean cities?

La Habana, Vedado

The cultural heart of the city, graceful Vedado draws the crowds with its palatial hotels, contemporary art galleries, exciting (and sometimes incomprehensible) theatre productions and live music concerts, not to mention its glut of restaurants, bars and nightspots.

Loosely defined as the area running west of Calzada de Infanta up to the Río Almendares, Vedado is less ramshackle than other parts of the city. Tall 1950s buildings and battered hot rods parked outside glass-fronted stores lend the downtown area a strongly North American air, contrasted with the classical ambience of nineteenth-century mansions; the general impression is of an incompletely sealed time capsule, where the decades and centuries all run together. Vedado is fairly easy to negotiate, laid out on a grid system divided by four main thoroughfares: the broad and handsome boulevards Avenida de los Presidentes (also called Calle G) and Paseo,

running north to south, and the more prosaic Linea and Calle 23 running east to west. The most prominent sector is modern La Rampa – the name given to a busy section of Calle 23 immediately west from the Malecón, as well as the streets just to the north and south. Presenting a rather bland uniformity that’s absent from the rest of Vedado, it’s a relatively small space, trailing along the eastern part of the Malecón and spanning just a couple of streets inland. A little to the south of La Rampa proper is the elegant Universidad de La Habana, attended by orderly students who personify the virtues of post-Revolution education.





# Vedado fascinations

Works

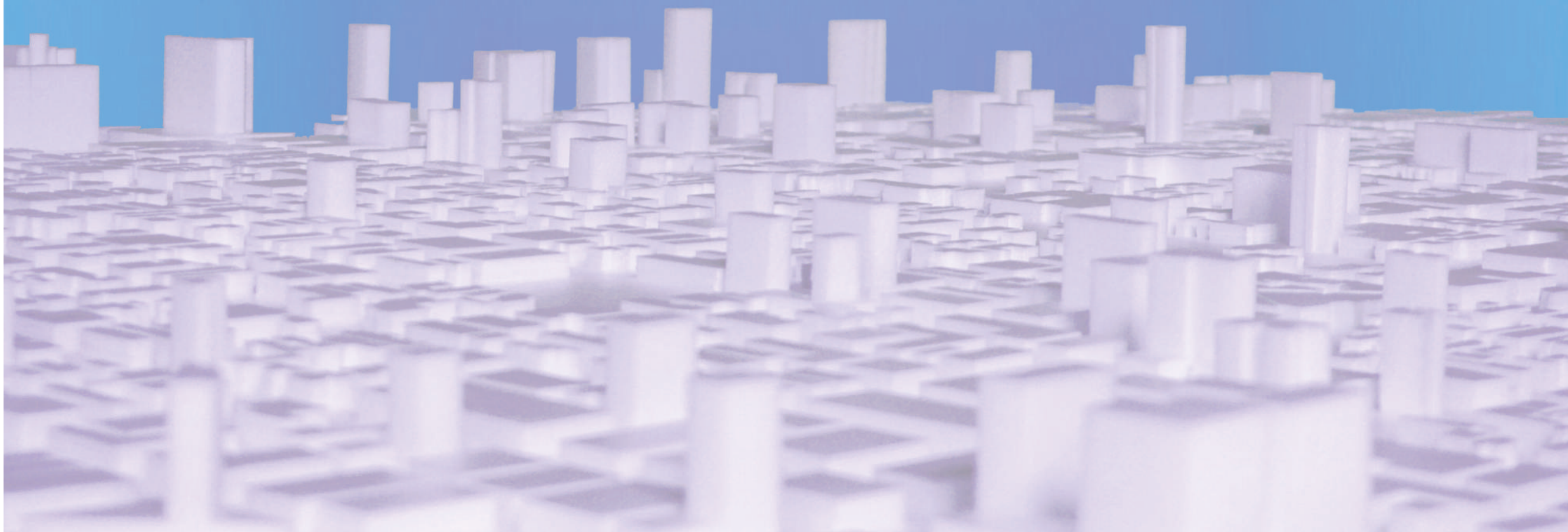






26

Vedado fascinations



27

Vedado fascinations





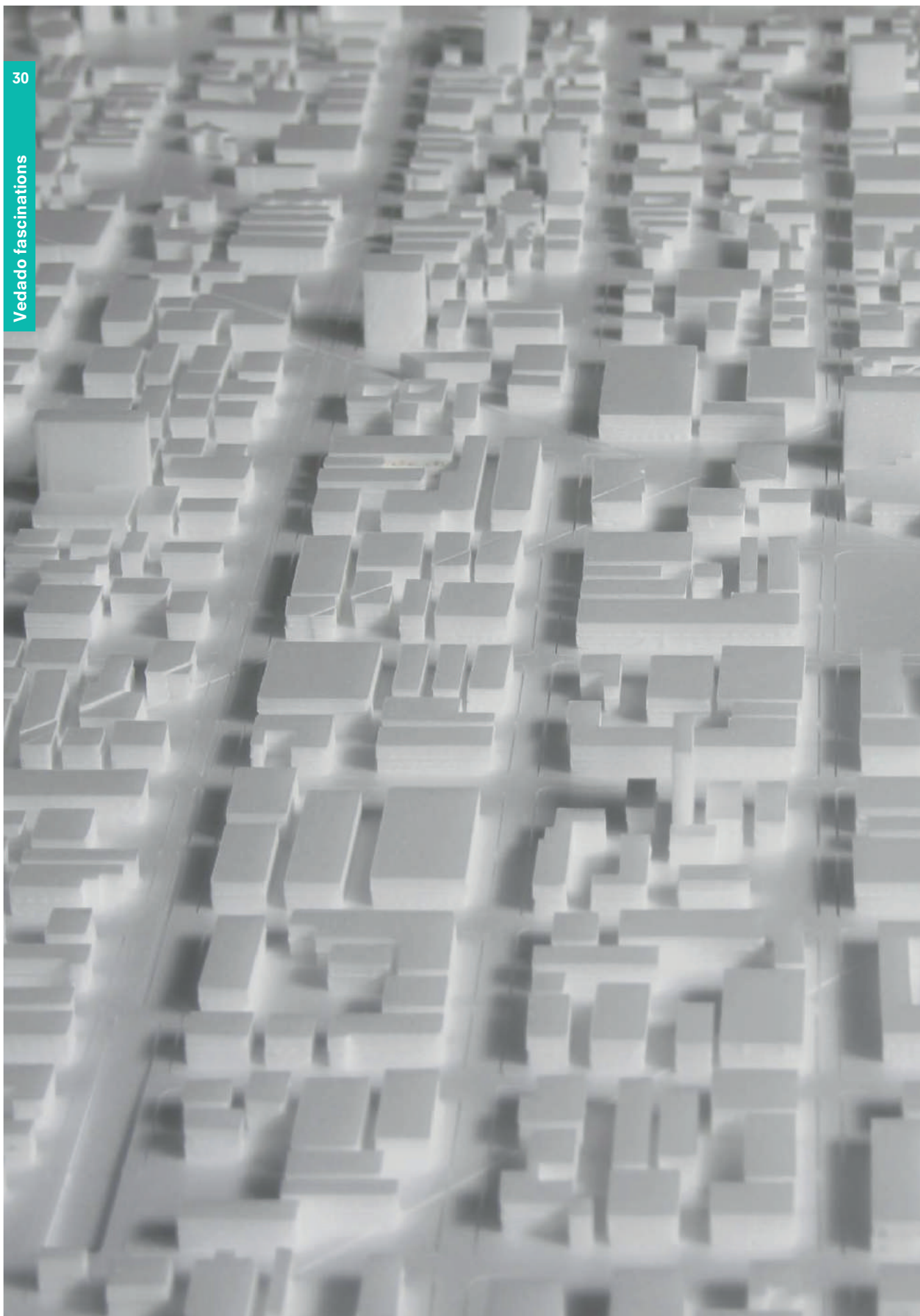






30

Vedado fascinations



1:1000 model

31

Vedado fascinations



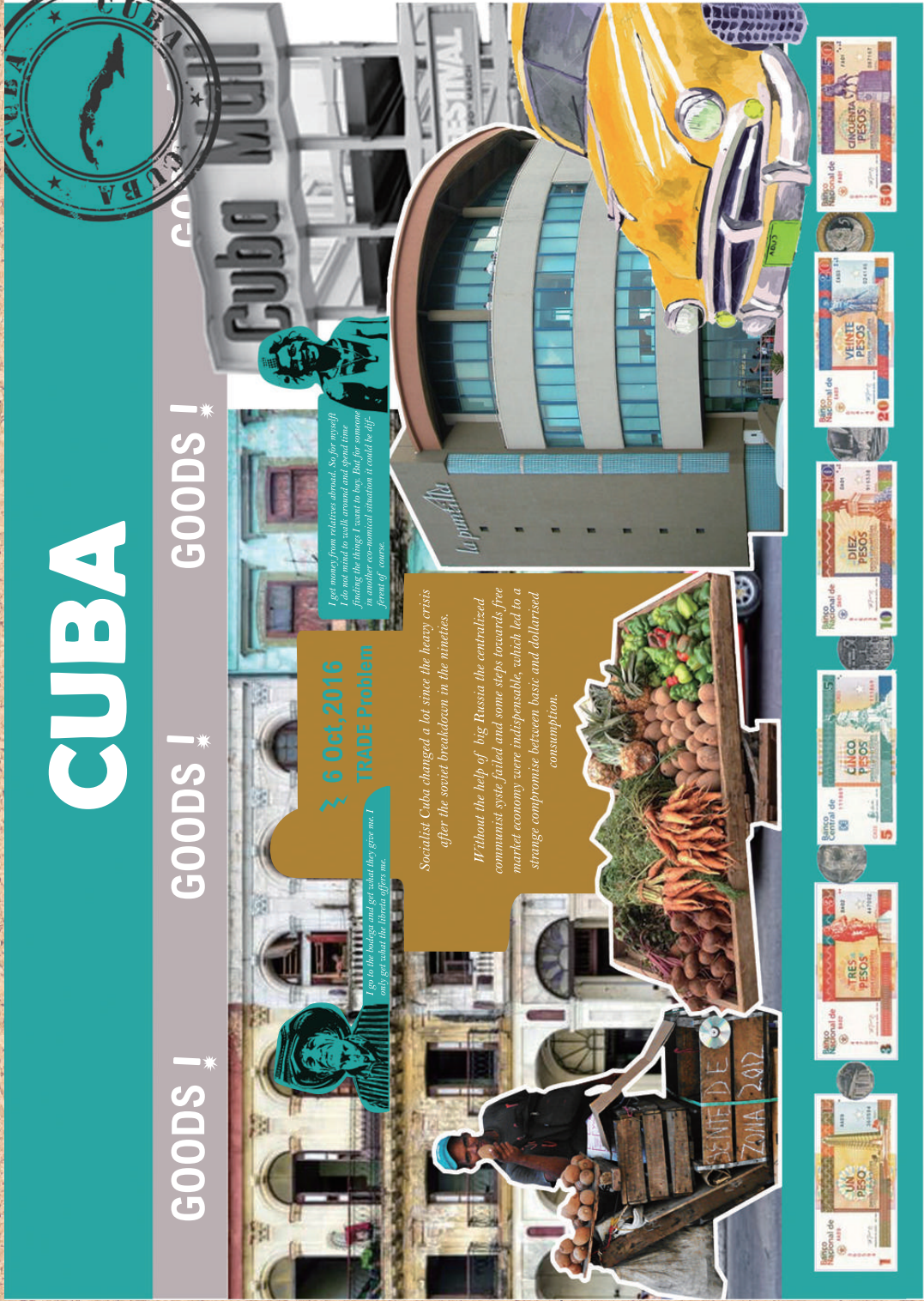
70 cm

2,1 m





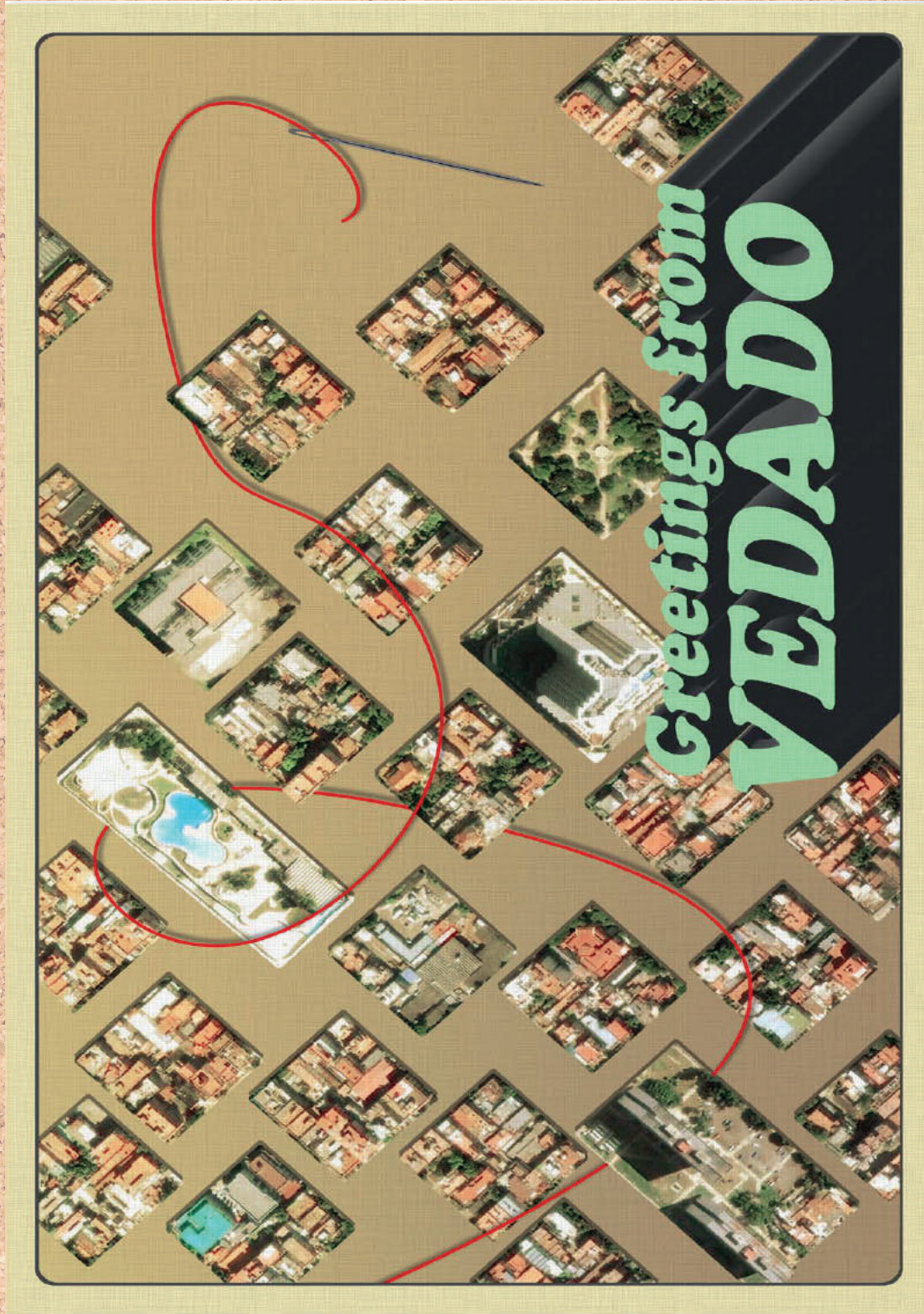
Johan Lagnefeldt - Urban Grid



Mengyu Li - Economy







Robin Cals - Building Blocks



Panayiotis Hadjigergis - Tourism





Wei Huang - Public Space

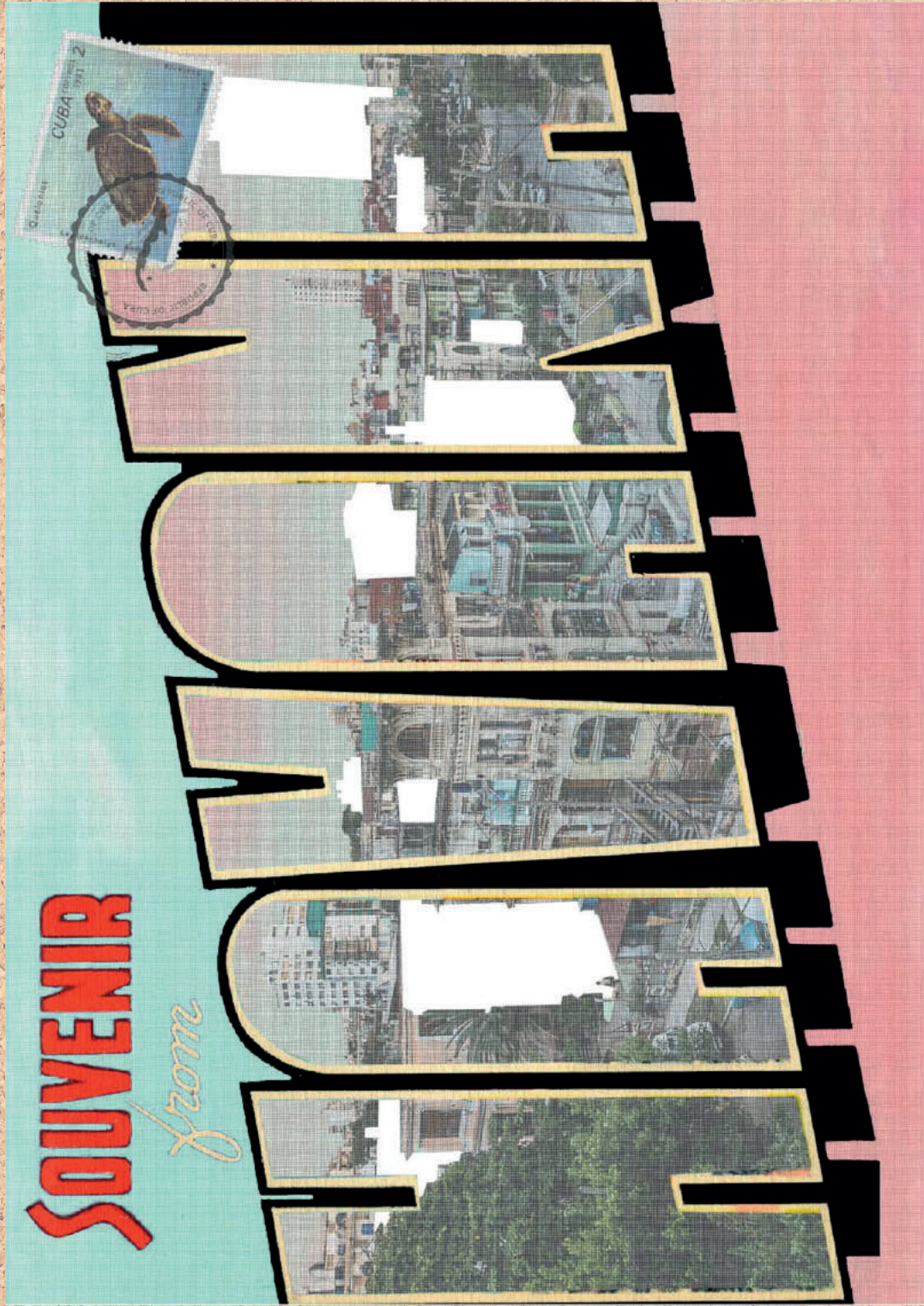


Yuwei Sun - Healthcare



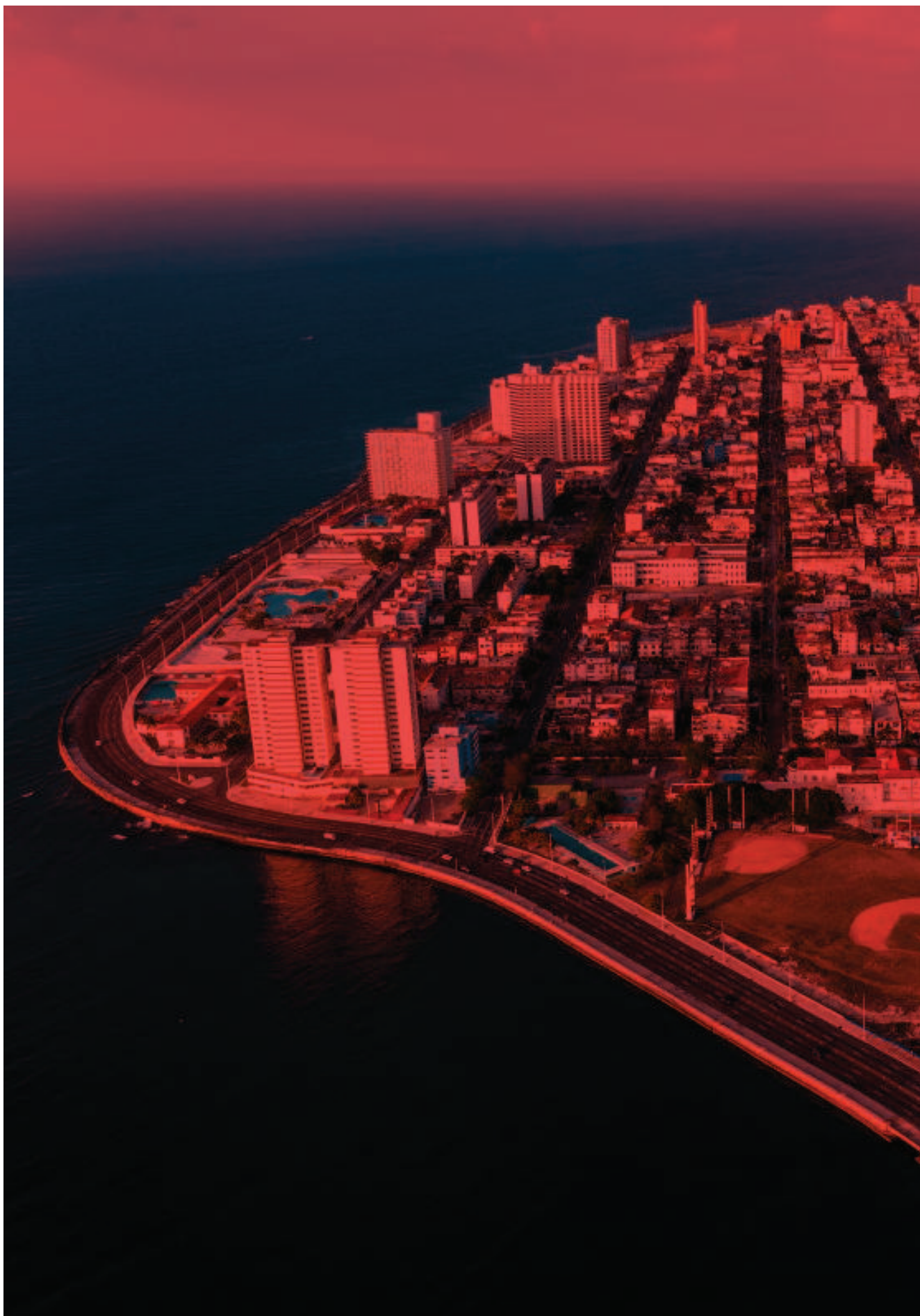


Melisa Silva - Natural Features



Andreas Root - Architecture & Decay





# A forbidden land

Morphology





A forbidden land



43

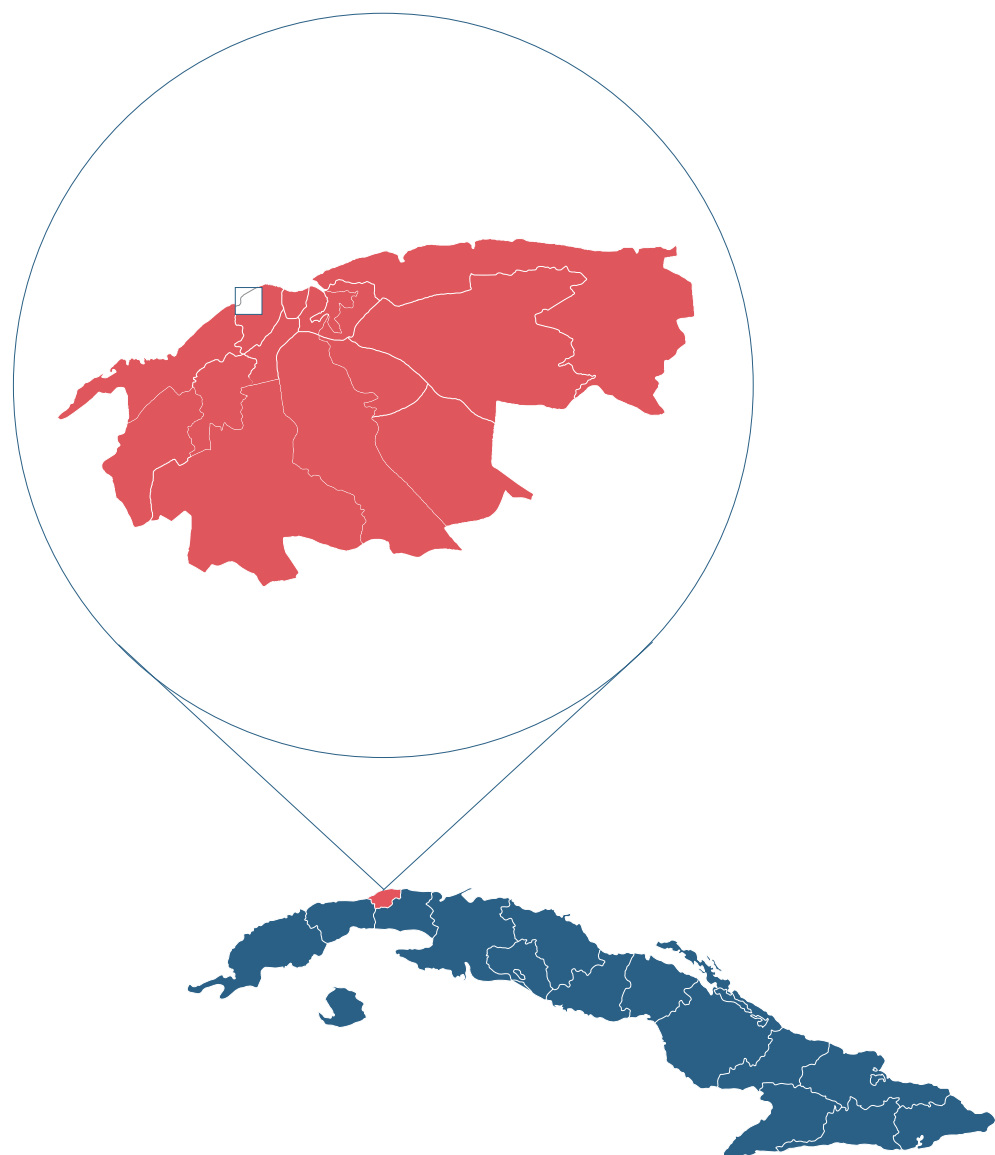


A forbidden land





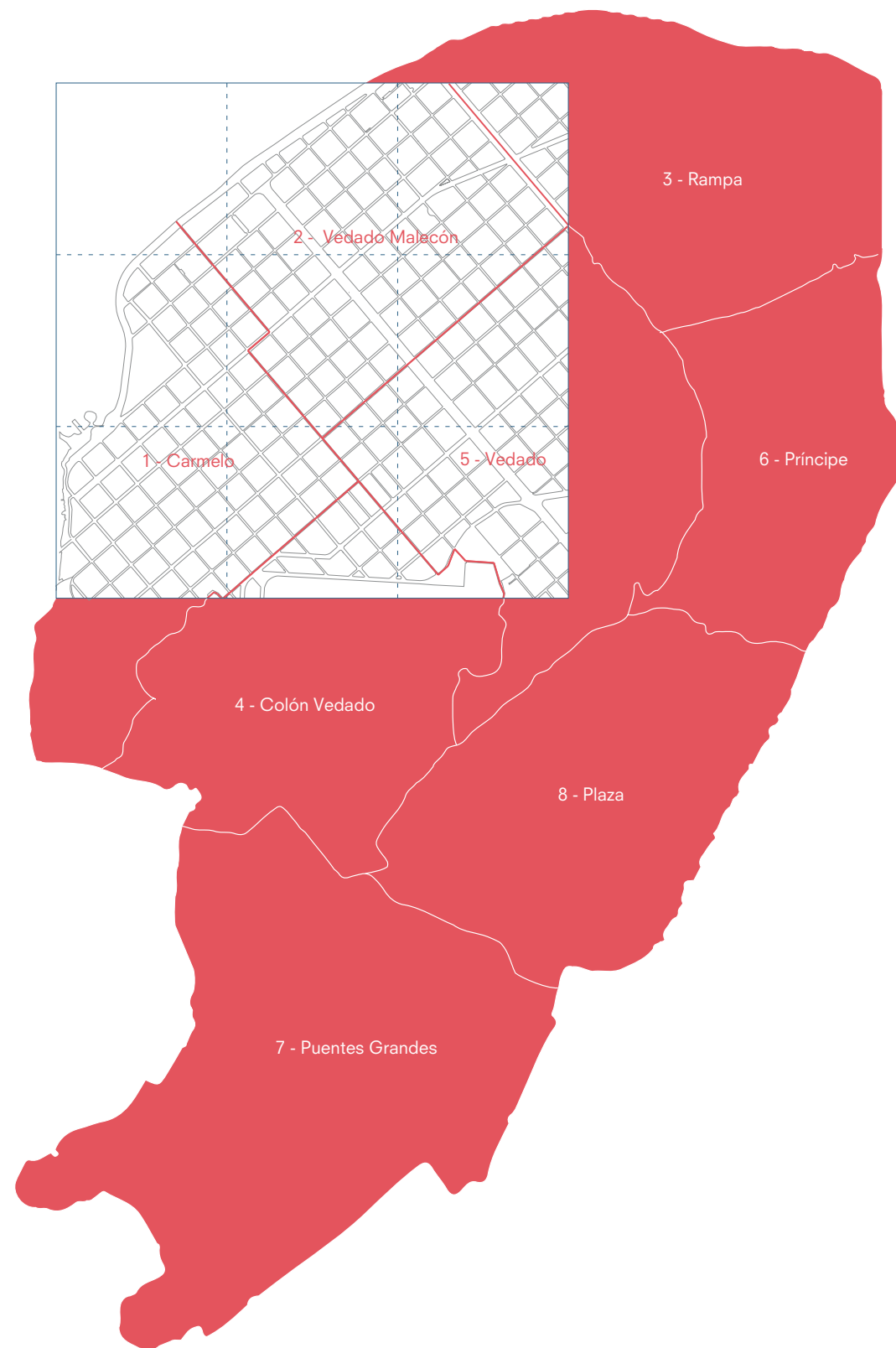




### Location of Vedado in Cuba

Cuba is divided in 16 provinces. La Habana is the main province, the capital city of the country. La Habana is divided in 12 “consejos” or municipalities. El Vedado fits within Consejo Plaza la Revolución. Each consejo is made up by different neighbourhoods and the study site for El Vedado carries five of these, even though the whole area is simply known as “El Vedado”.

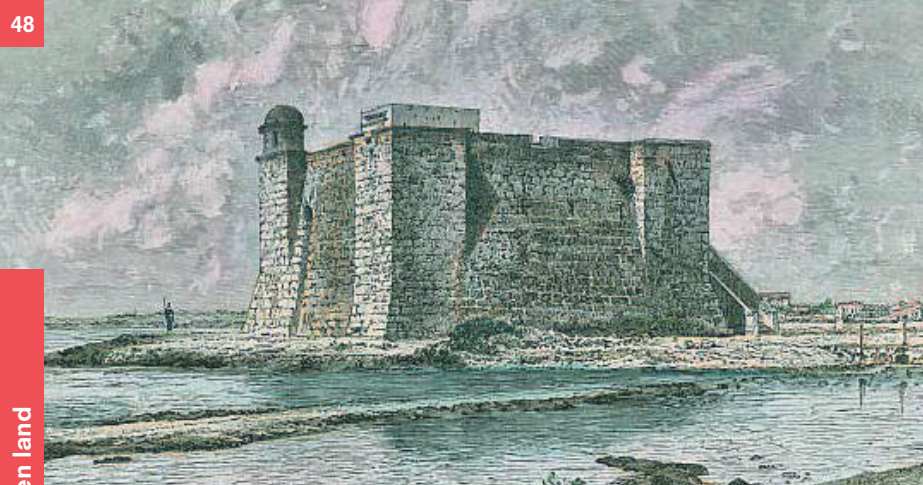
- Cuba
- Habana
- Vedado project boundary
- Neighbourhood limit







48



Santa Dorotea de la Luna de la Chorrera (Torreón de la Chorrera) 1646

A forbidden land

## El Vedado Foundation

In 1565, Jacques de Sores attacked El Vedado territory as it was the perfect entry to go inland through the Casiguagua River, today known as the Almendares River. Luckily the French failed the attack and Havana Town Council had the opportunity to reinforce its security against the enemy. Measures were based on banning the use of El Vedado area for any activity such as cattle breeding, hunting or felling trees to lower the attention of the place and weaken any potential access point. A defense tower 'Torreón de la Chorrera' was later built for further protection. For three centuries El Vedado's purpose was set to preserve a wooded band as a natural defense barrier from the costal area. Thorny bushes were planted in the borders of the area to forbid town people to come in and pirates to disembark. This is exactly where its name El Vedado comes from, meaning 'forbidden land'.

49



A forbidden land





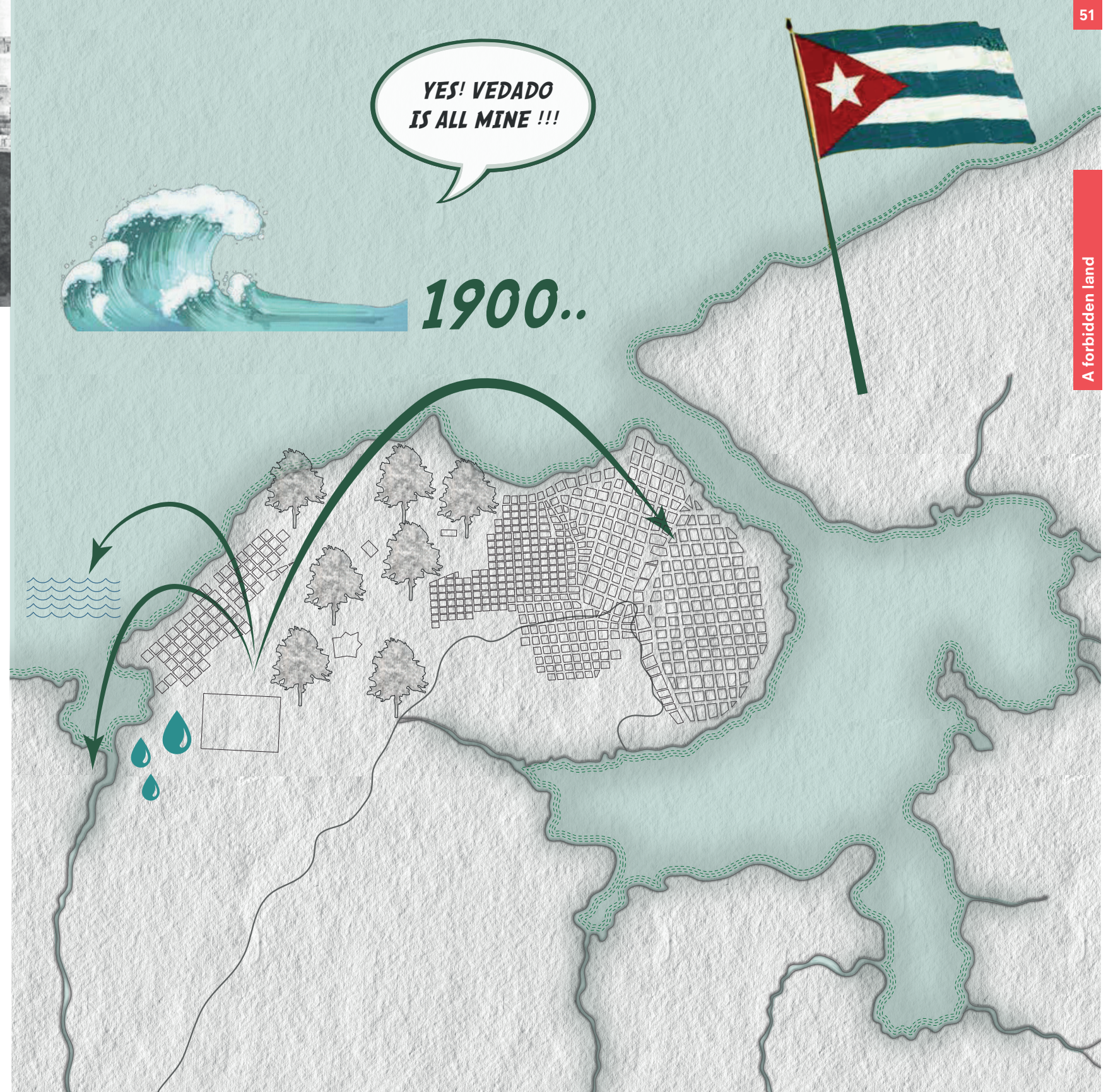
A forbidden land

In 1952, Malecón wall reached Vedado as source of “protection” from the water

## El Vedado Foundation

In the 19th century, the area’s proximity to natural features became a driving force to reconsider the use of El Vedado and so the foundation of El Vedado as the most innovative and hygienic proposal in Cuba began. It was advertised for the rich by holding rich resources, like proximity to fresh water, proximity to waterfront, greenery and in addition proximity to Old Havana.

Although pirates were no longer present in the 1900’s, the natural hazards, especially those water-related, became the new ‘enemy’ for Vedado. These have been shaking the urban settlement with massive floods and storms ever since.



A forbidden land





52

53

44%(30)  
cold front

28%(19)  
hurricane

22%(15)  
extratropical  
cyclone

6%(4)  
tropical  
storm

A forbidden land

1900

2003

A forbidden land

### 103 year period - 68 floods in La Habana

Habana is located on a high risk area of tropical hazards that cause high frequency of intense water penetrations. Massive rainfall and tropical cyclones are the main cause of the floods.

#### Flooding risk level caused by tropical cyclones

- very high risk
- high risk
- moderate risk
- low risk
- limit area

low wave



2.5 - 4.00

moderate



4 - 5.00

high / strong



6.00 <

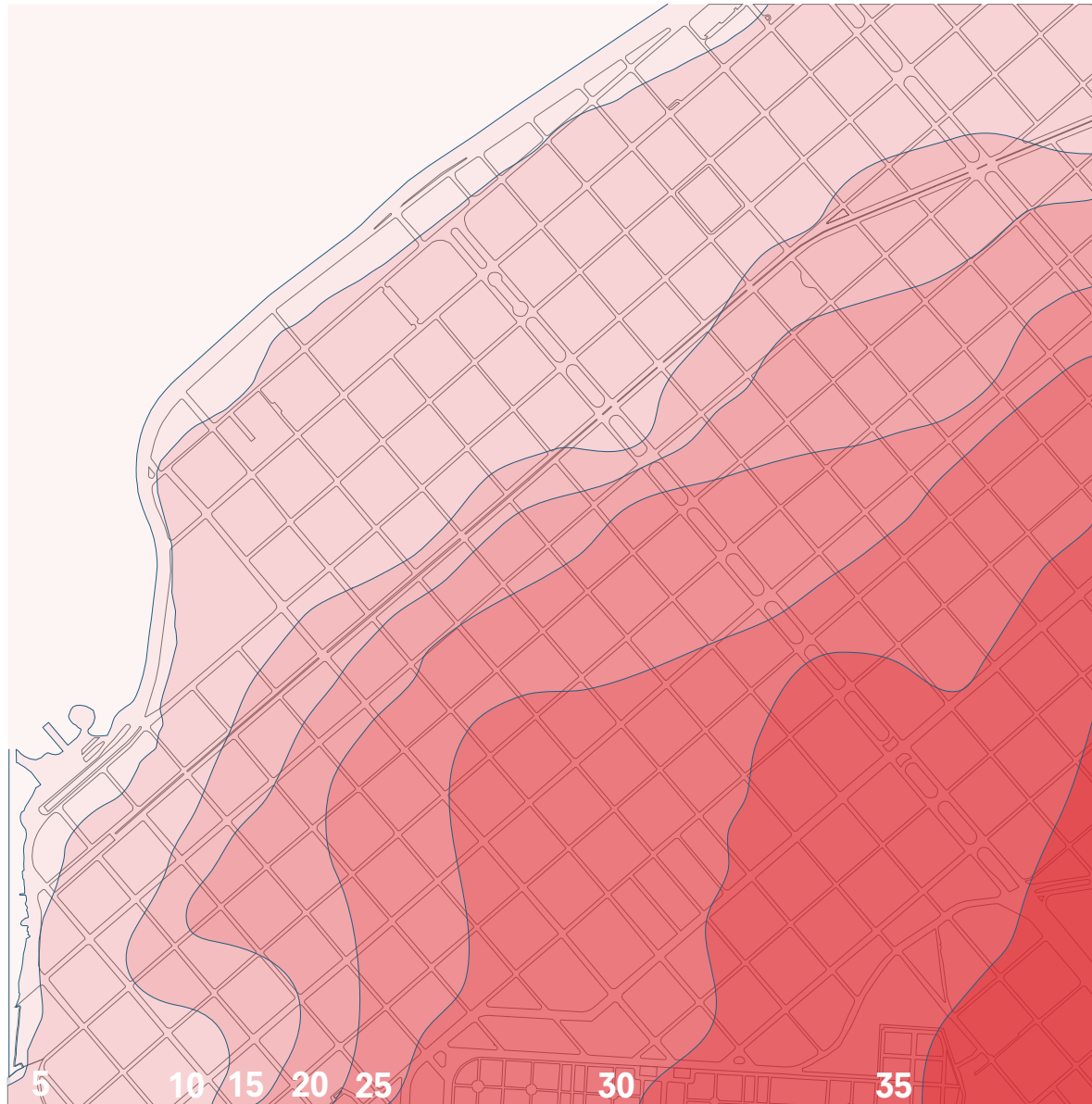






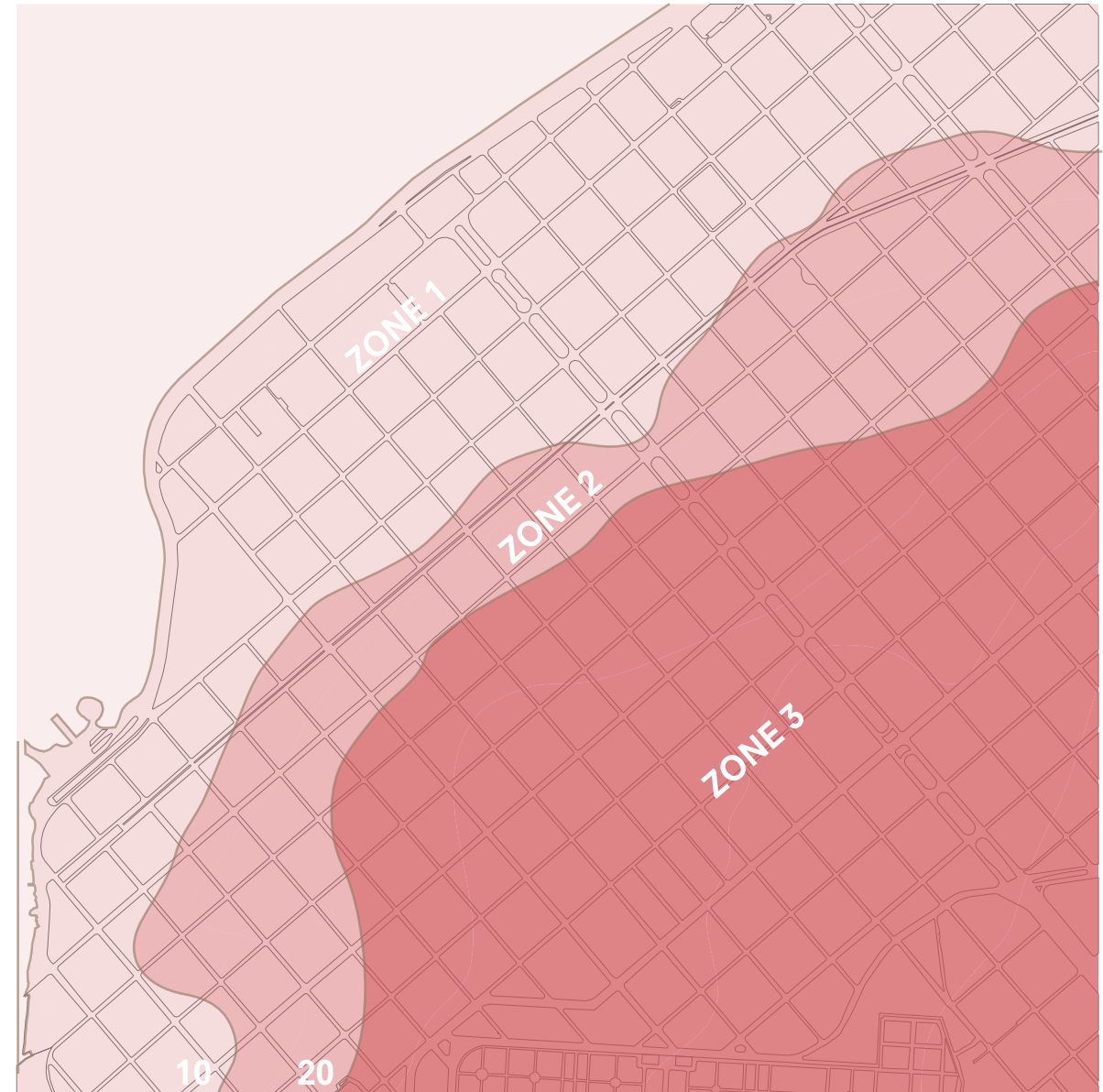
54

A forbidden land



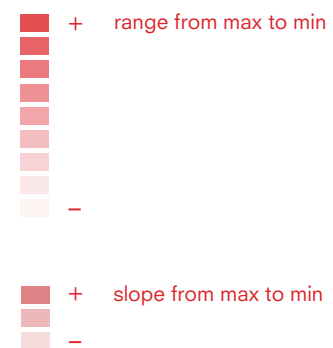
55

A forbidden land



## Topography

Cuba in general presents a plane topography as found in Vedado. In the 2km site study area 35 meter difference is found from the end tip of the neighbourhood to the coastline. There is a wide length between topographical curve 0 to 10 presenting a vulnerable area for flooding.







Hurricane strike in other Cuba areas

56

Light Hurricane strike in Havana

Strong Hurricane strike in Havana

## Memories from 'Ciclon del 1926'

57

A forbidden land

A forbidden land

1952. Oct  
Fox Hurricane

1972. Nov  
Laura Hurricane

1980. Aug  
Allen Hurricane

1996. Oct  
Lily Hurricane  
1999. Oct  
Irene Hurricane

2002. Nov  
Lily Hurricane  
2004. Aug  
Charley Hurricane  
2007. Oct  
Ernesto Hurricane  
2007. Nov  
Noel Hurricane  
2008. Palomo Hurricane

2012. Oct  
Sandy Hurricane

1985. Oct  
Kate Hurricane

1998. Oct  
Georges Hurricane  
2001. Nov  
Michelle Hurricane  
170 mm  
2002. Nov  
(2) Isadore Hurricane  
2004. Sep  
Ivan Hurricane  
2005. Jul  
Dennis Hurricane  
\$1000,000,000 worth the trouble  
(Aug) Rita Hurricane  
2008. Aug  
Gustav Hurricane  
Ike Hurricane  
Fay Tropical Storm  
2010. Oct  
Paula Hurricane

1910. Oct  
Del 18 Hurricane

1924. Oct  
Ten Hurricane

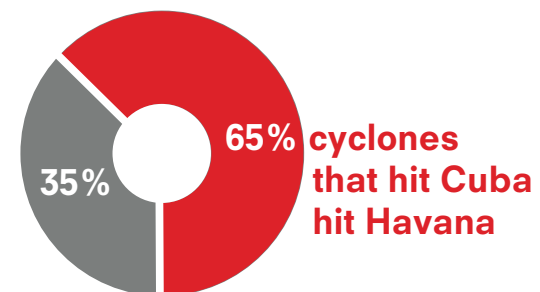
1926. Oct  
Ciclon del 26 Hurricane  
600 dead, 300 millions of dollars worth of loss  
510 mm

1932. Nov  
Santa Cruz del Sur Hurricane  
3,300 dead, 40 million of dollars worth of loss  
600 mm

1944. Oct  
Ciclon del 18 Hurricane  
Century Storm  
300 dead, 14 hr of 200 km/h winds, 262 km/h being the second worst in the world  
200 mm

1963. Oct  
Flora Hurricane  
Century Storm  
Damaged 30,000 houses, 500 economical and social centers  
200 mm

### How is Havana affected by frequent cyclones?



1988. Sep  
Gilbert Hurricane  
Storm of the century

1993. Oct  
sequence of Hurricanes  
Storm of the century

2005. Sep  
Wilma Hurricane  
Worst floods in the past 28 years, 800 m deep inland, 640,000 from all tisk areas  
150 mm

2016. Jan  
Cold Front  
Provoke worst floods in the past 10 years

Category 1	119 - 153 Km/h
Category 2	154 - 177 Km/h
Category 3	178 - 209 Km/h
Category 4	210 - 249 Km/h
Category 5	250 - or + Km/h



600 dead people



winds of 270 km/h



\$300 million worth of loss

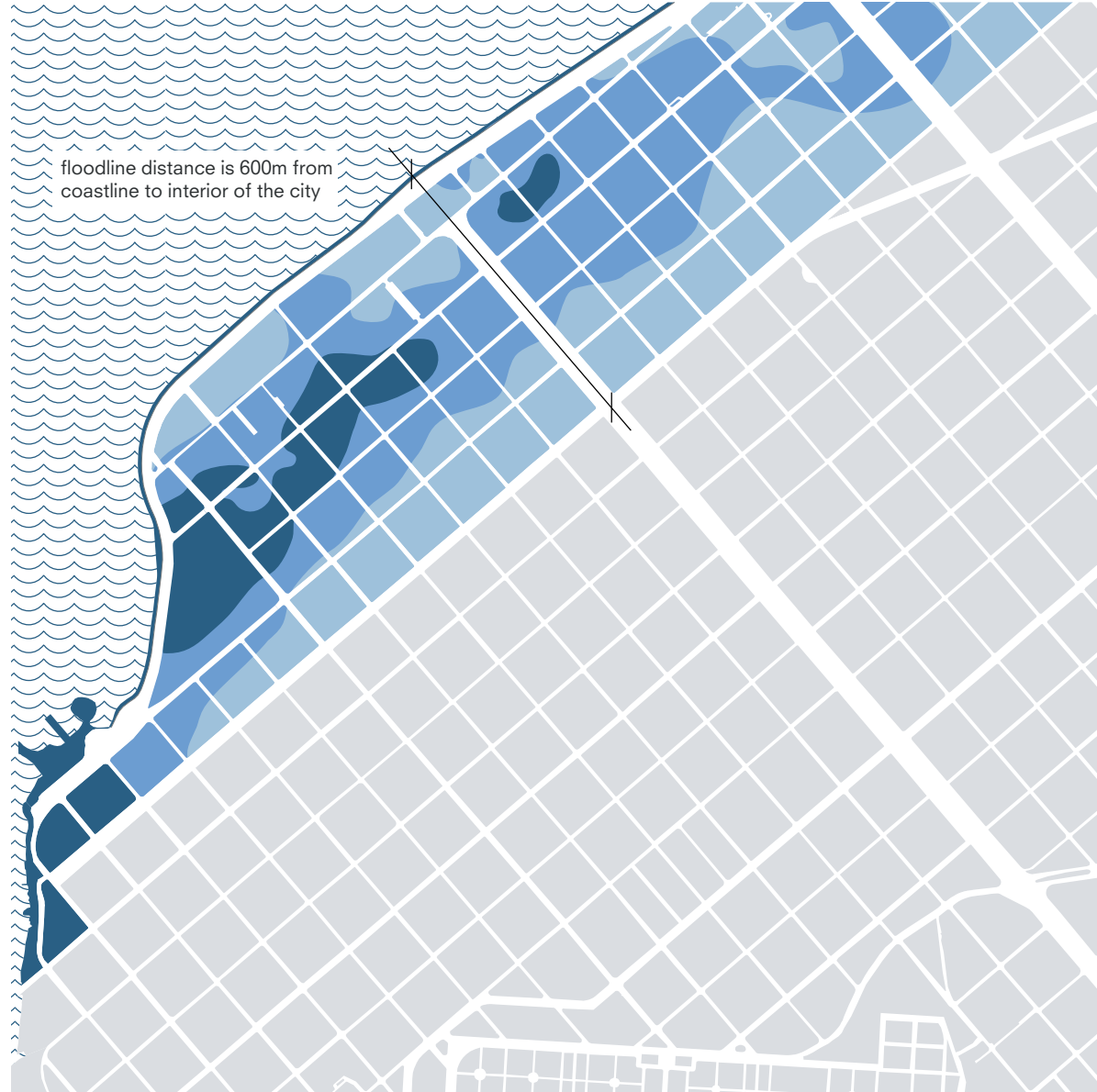






58

A forbidden land



## Floodline and Flood Intensity

- north atlantic ocean
- light flooding area
- moderate flooding area
- severe flooding area
- interior city blocks

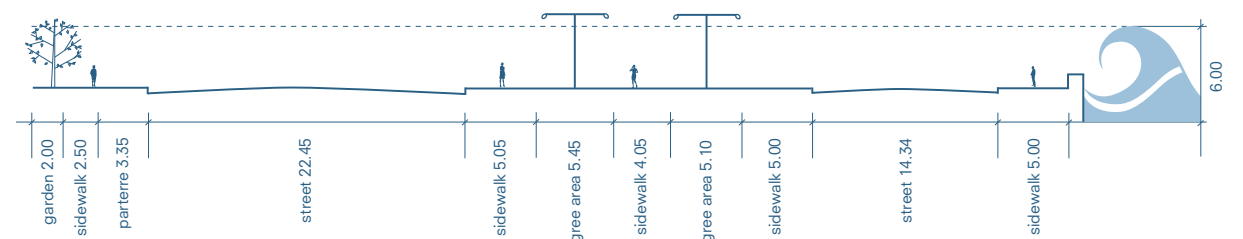


59

A forbidden land



Floodings in Vedado can be explain by three main points (1) Rain intensity exceeds drainage system probability (2) Sea level rise meets the end of rainwater drainage system (3) Floodline zone receives the water runoff from the rest of the city

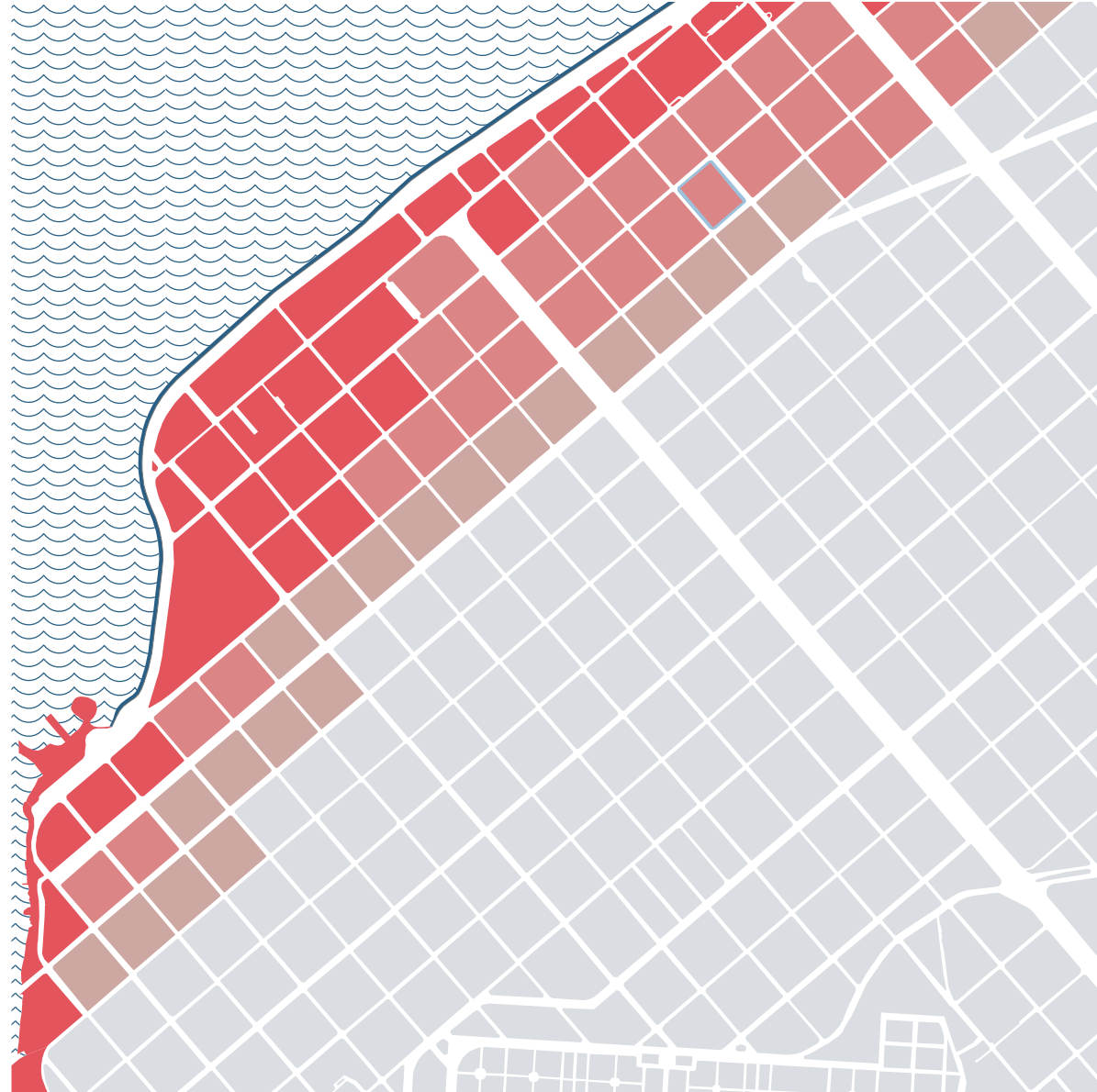











60

A forbidden land



## Flooding risk areas

-  north atlantic ocean
-  area beyond flood line
-  high risk area
-  moderate risk area
-  low risk area



61

A forbidden land











# The perfect grid

Urban fabric





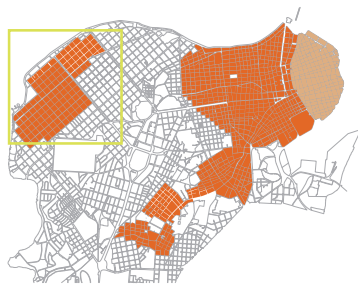


## 66 City Expansion

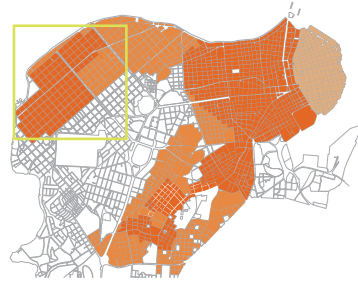
Around 1700



Around 1860

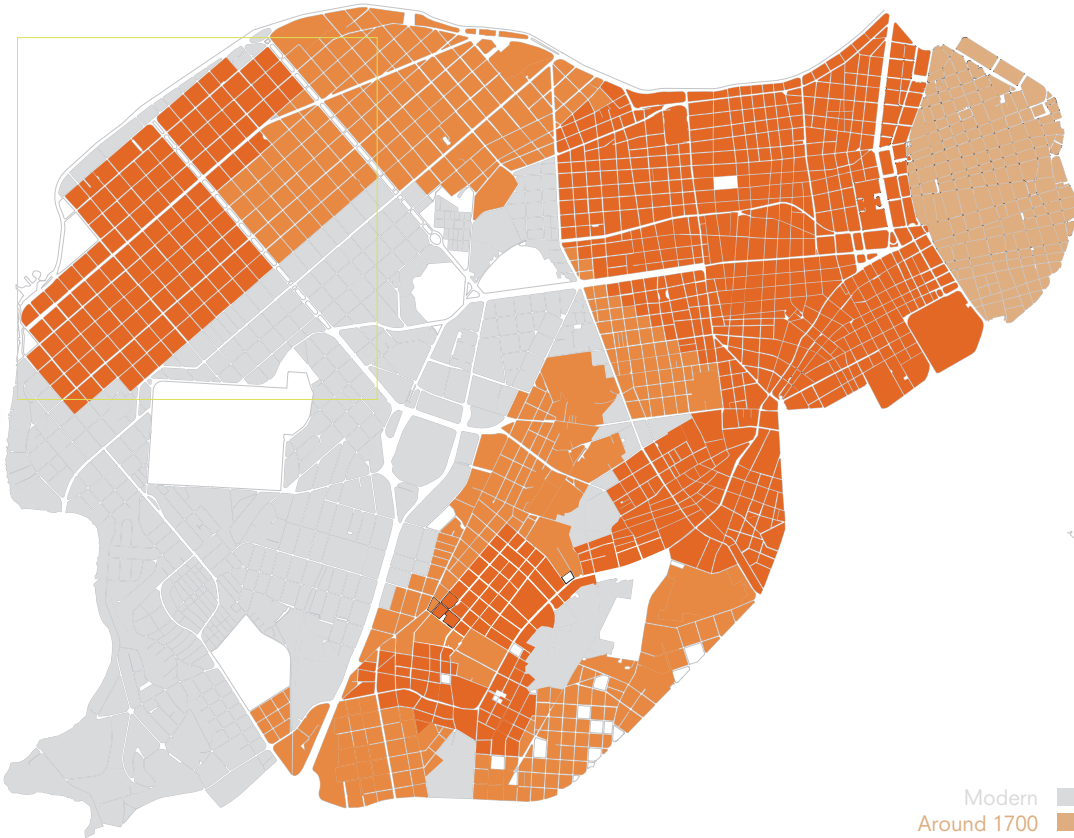


Around 1880



The perfect grid

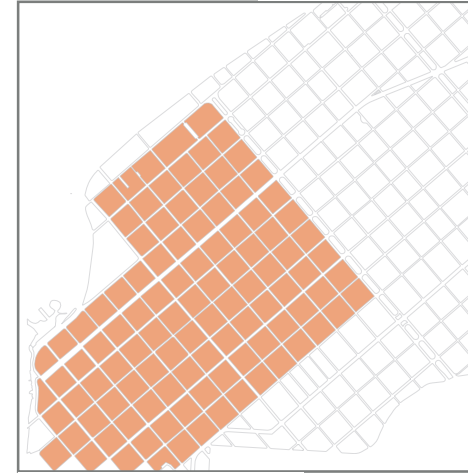
Modern



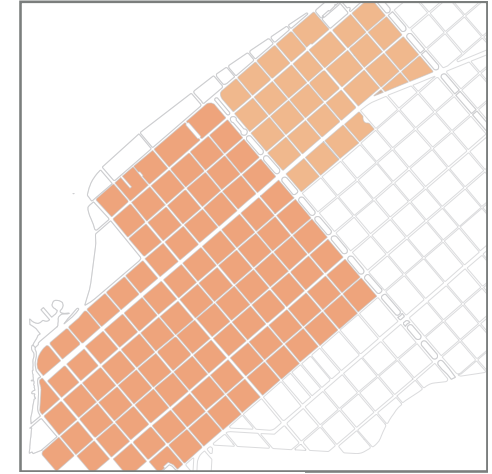
Modern  
Around 1700  
Around 1700  
Around 1700

67

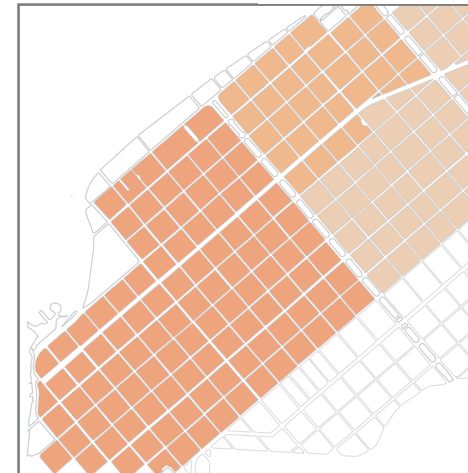
1859 EL CARMELO



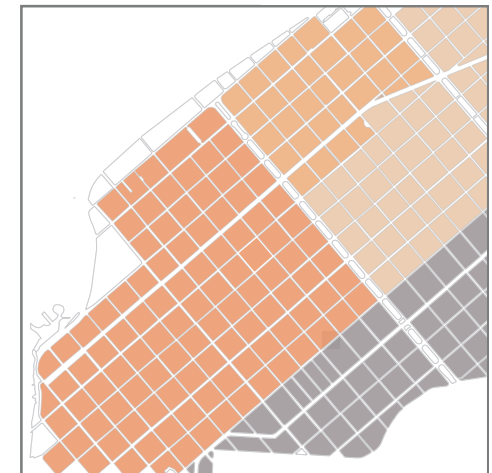
1860 EL VEDADO



1878 MEDIDA



Later



Modern  
1878 MEDIDA  
1860 EL VEDADO  
1859 EL CARMELO

The perfect grid



## Phases of Malecon Seawall Boulevard

Construction of the Havana Malecon began in 1901. At the start of the 20th century the buildings along Havana's then ramshackle coastal road were constantly affected by northern weather systems and northern "barrios" of the city would often flood during the winter months.

3 1948-1952



Between 1948 and 1952 to the mouth of the Almendares River

during these decades there would be, for the most part, a 27 year hiatus, in which the Malecon was left basically untouched. This situation severely affected direct coastal transit into, what were then, the booming upper-class neighborhoods of Playa and Miramar. So in 1948, with financial help from numerous private entrepreneurs, the Malecon road construction recommenced until its conclusion in 1952 at the mouth of the Almendares River.

2 1902-1921



Between 1902 and 1921 as far as the Monument to the Victims of the USS Maine

The second section and rather more complicated on an engineering standpoint was started 1902 and completed in 1921. This stretch completed the Malecon up to the Monument to the Victims of the USS Maine.

1 1901-1902



In 1901 and 1902, from the Paseo del Prado to Calle Crespo

It was the American US Navy Civil Engineers, in conjunction with the US military who constructed the initial 2 stretches of the Havana Malecon seawall. The first stretch was built between 1901 and 1902 and covered the distance between the Paseo del Prado corner to Calle Crespo.



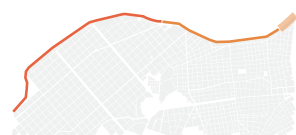
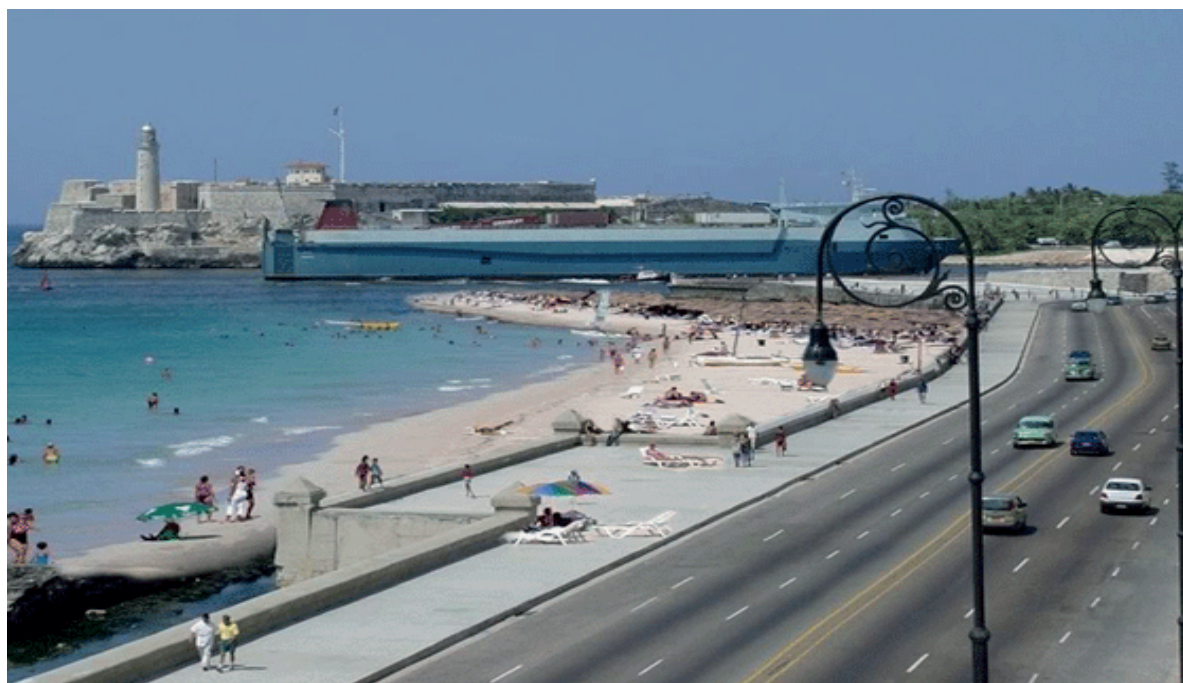




70



The perfect grid

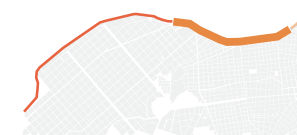


1901 Phase One.  
It was the American US Navy Civil Engineers, in conjunction with the US military who constructed the initial 2 stretches of the Havana Malecon seawall. The first stretch was built between the Paseo del Prado corner to Calle Crespo.

71



The perfect grid



1920  
The second section and rather more complicated on an engineering standpoint was started 1902 and completed in 1921. This stretch completed the Malecon up to the Monument to the Victims of the USS Maine.





72

New York City  
Commisioners Plan 1811

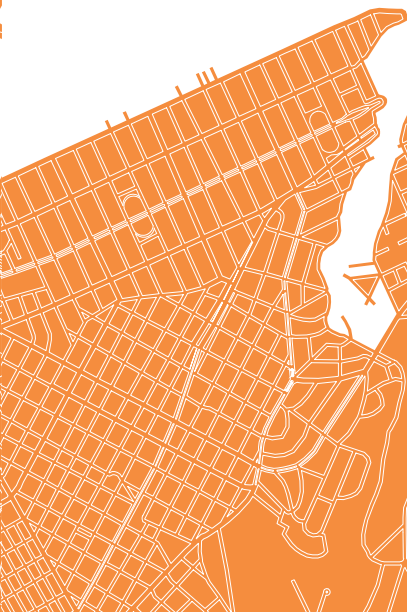


The perfect grid



Barcelona  
L'Eixample  
Alfonso Cerdà 1859

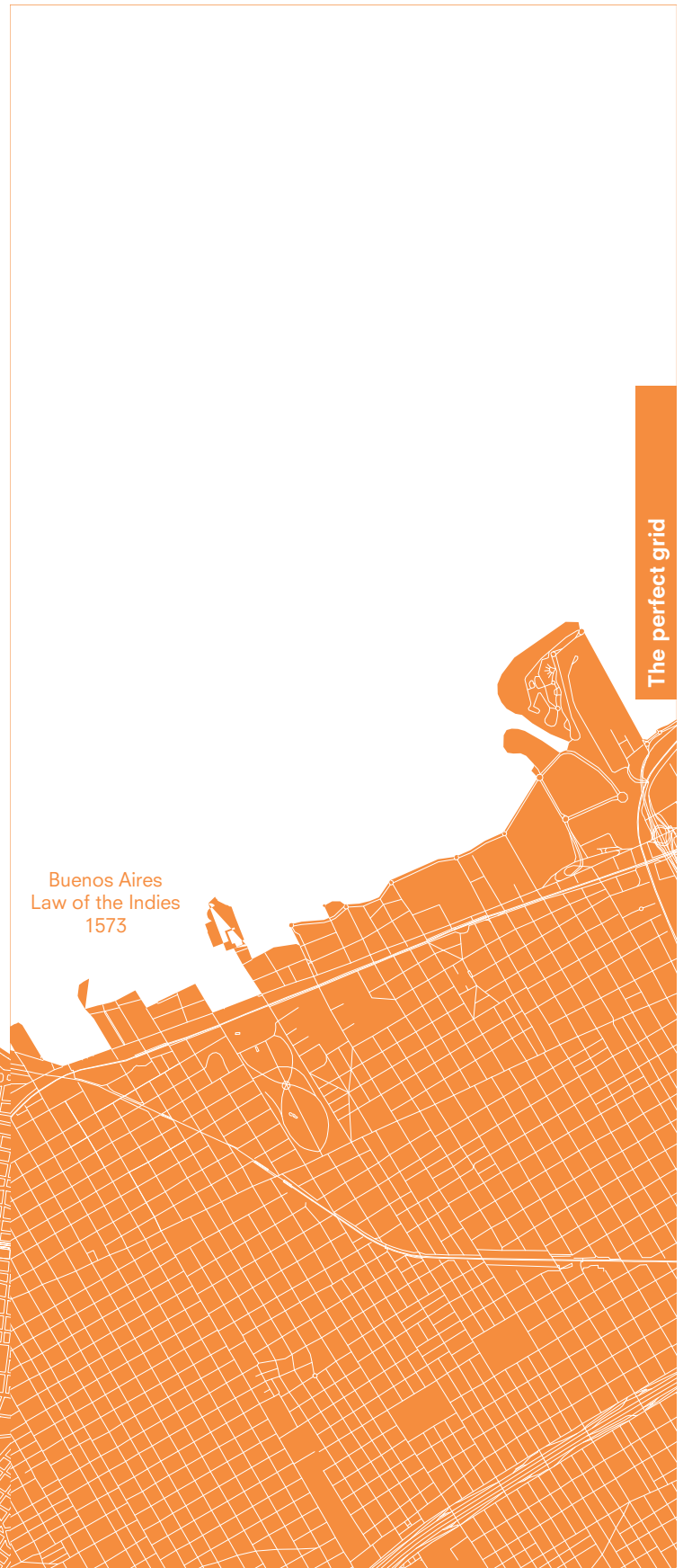
Havana Vedado  
Luis Ibello Bosque  
1859



Buenos Aires  
Law of the Indies  
1573

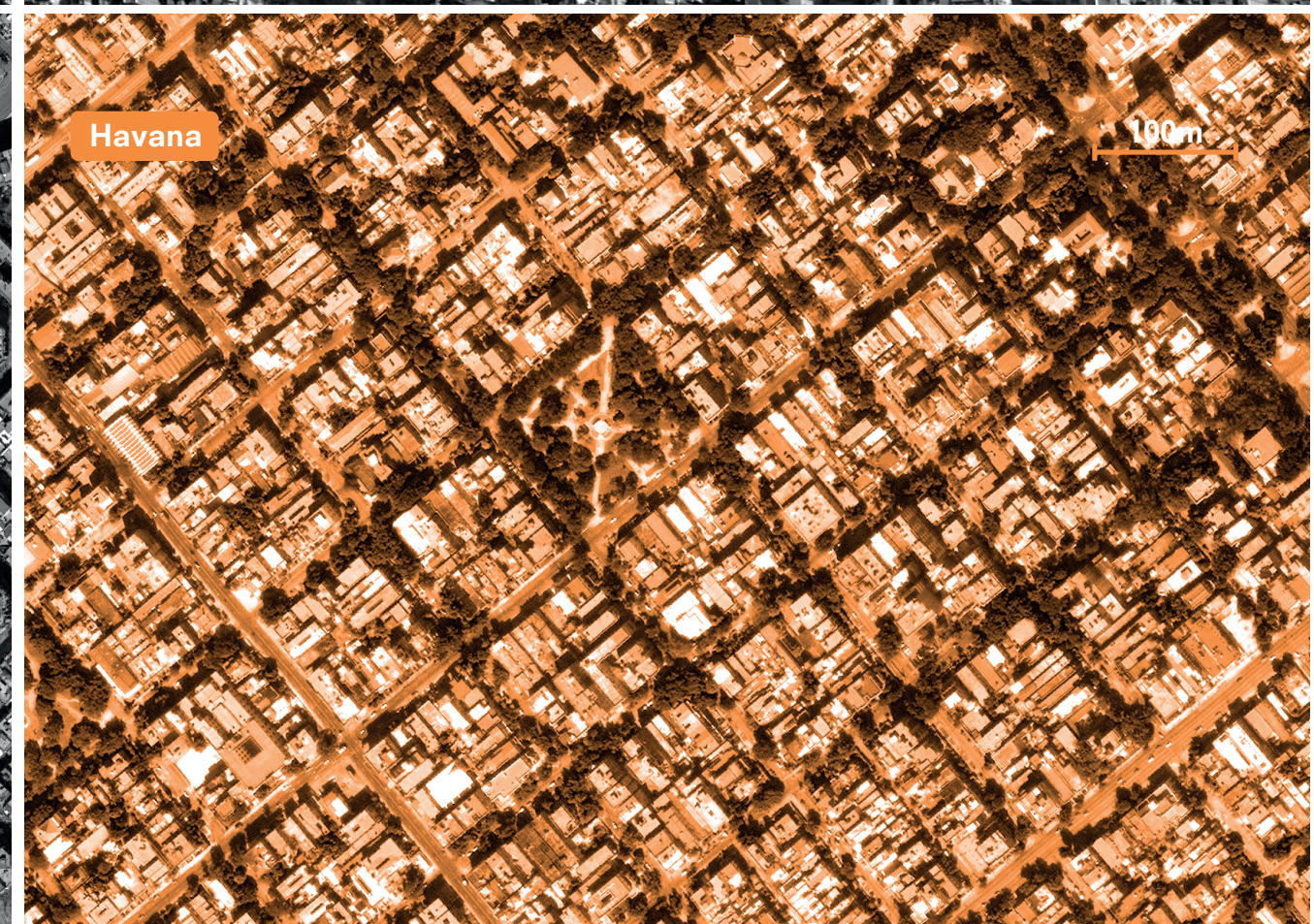
## Comparison of urban grids

73



The perfect grid





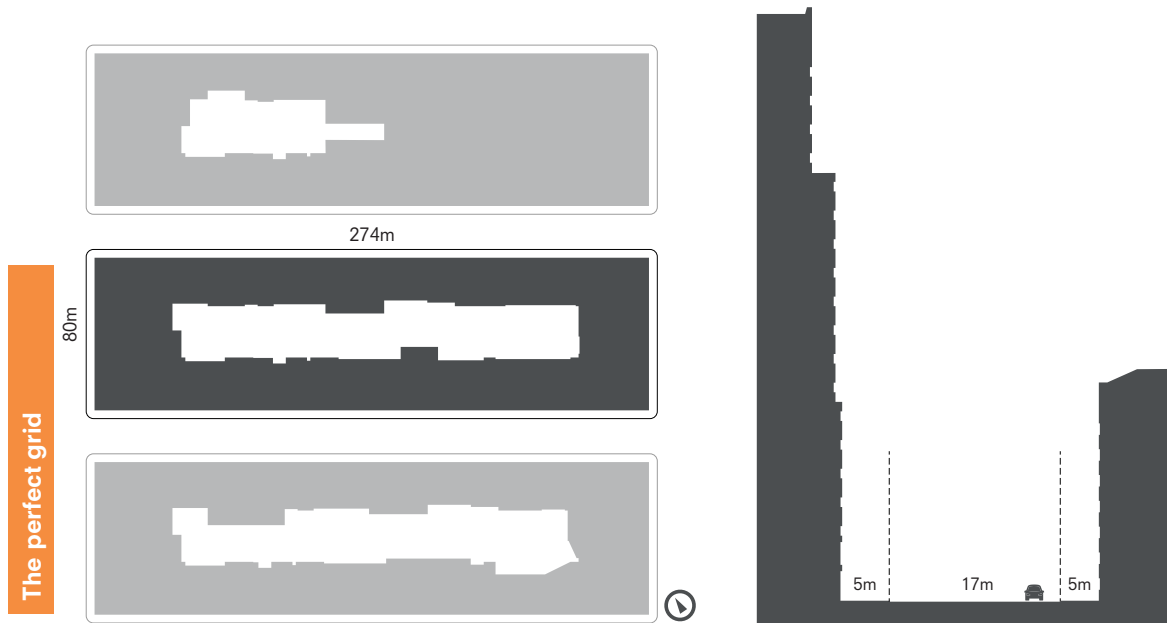




## 76 Comparison of urban grid blocks

### New York (Manhattan)

Big variety of building heights, create 'street canyons' blocking sunlight to lower floors. Similar blocks mainly with open space in the centre



### Buenos Aires

Combination of one grid from the 16th century and a modern 1930s grid with widened streets at fixed intervals. Streets are predominantly narrow, and blocks are very dense.



### Barcelona

Highly regular organization. Originally planned to be 50-50 built-unbuilt but many courtyards have been infilled



### Havana

Regular grid, low regularity within each block. Open spaces both close to the street and as back courtyards. Green buffer around most blocks plus extra open space in front of many







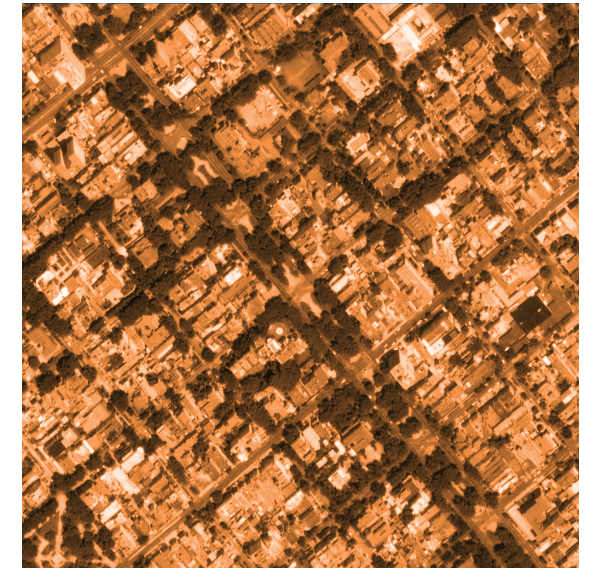
Alamar



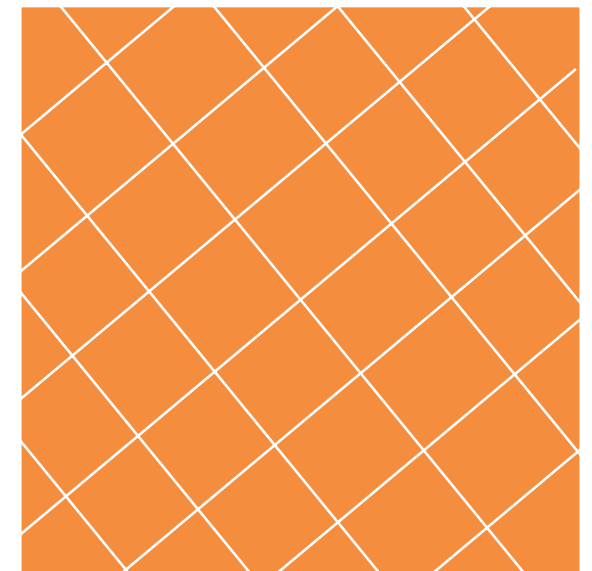
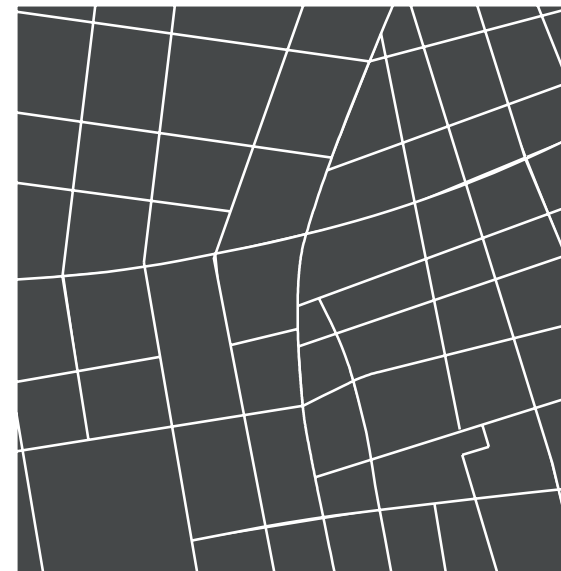
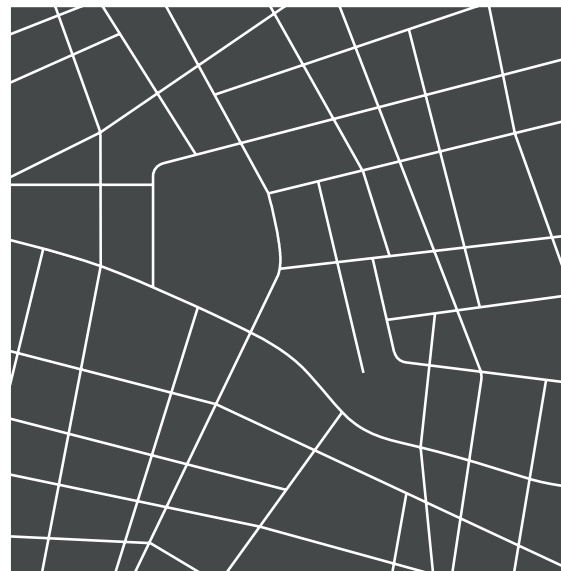
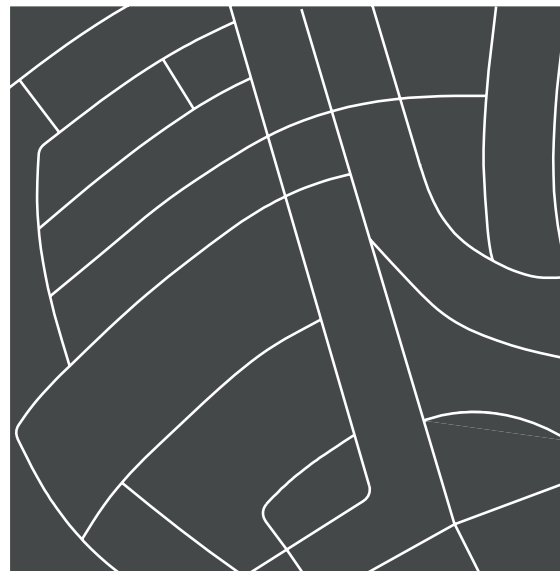
Miramar



Habana Vieja



El Vedado



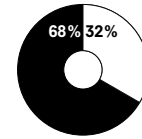




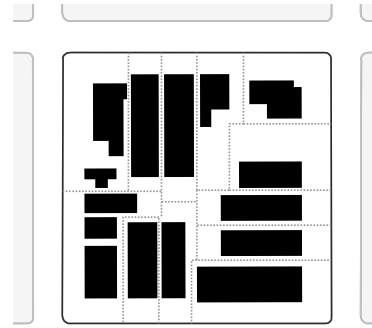
80

## Built / unbuilt percentages

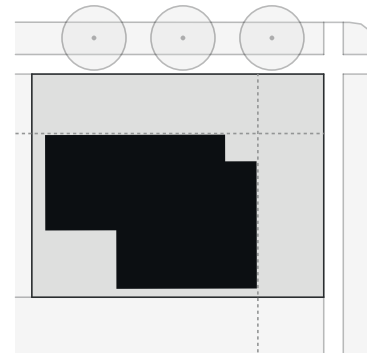
On all scales, from the Vedado area to plots, the built / unbuilt percentages is around **68% / 32%**. Some blocks have more built percentages. The so-called 'compact blocks' show around 85% built floorarea. The plots have a 'border' of 5 meters which should not be built.



El Vedado



building blocks

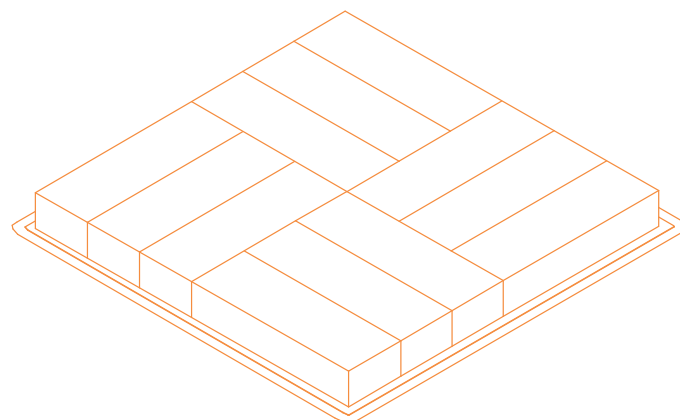
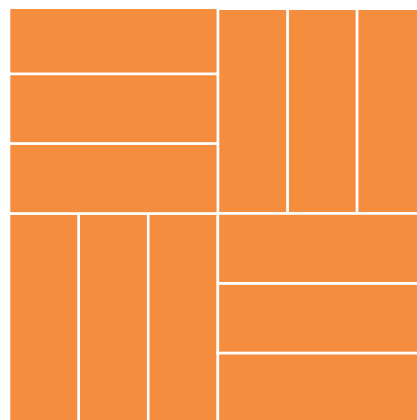


plots

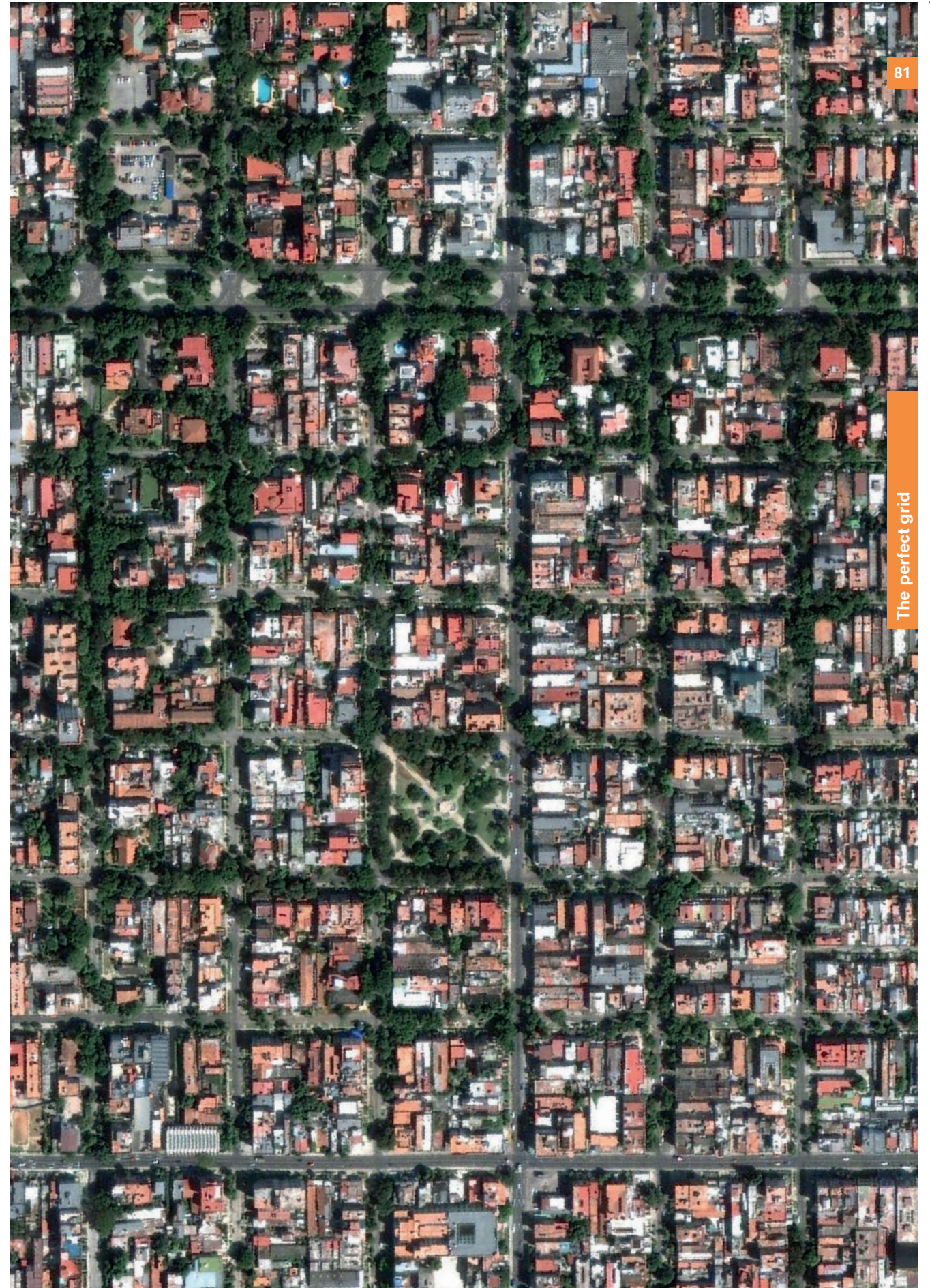
The perfect grid

## Swastika principle

In the original city parceling each block is subdivided into 12 lots distributed semmetrically in each quarter of the block in the for of a swastika. This way, each of the surrounding streets has three front facades. In the original project of 1859, the three plots had a width of 22,6 meters, 13,7 meters and 13,7 meters. However, succesive segregations of plots emerged with other models, such as a cross, bands and quarters. Reaching for example 20 or more plots in the average block.



81



The perfect grid



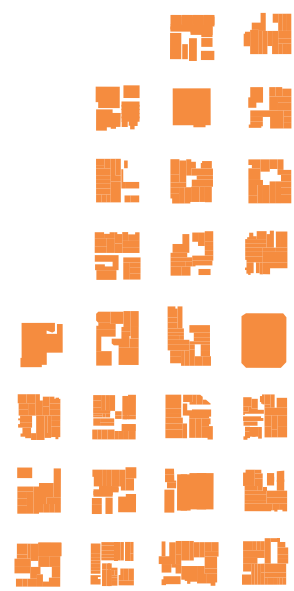


82

## Compact block / Semi compact blocks

All buildingblocks in Vedado can be roughly divided into two categories: The compact blocks and the semi-compact blocks. The compact version show built / unbuilt percentages up to 81% built. The semi-compact block is around 68% built. On this spread a catalogus of all Vedado blocks is shown. 14% of the blocks is considered to be compact, 86% is semi-compact.

The perfect grid



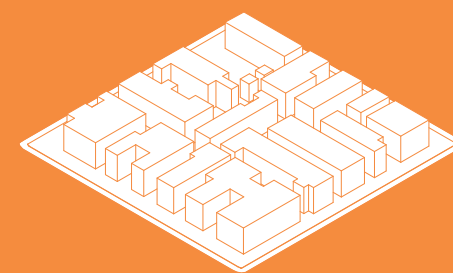
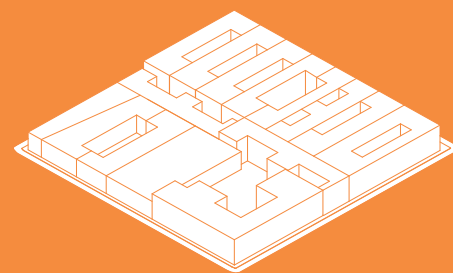
Compact block  
**14%**  
(27 blocks)

83

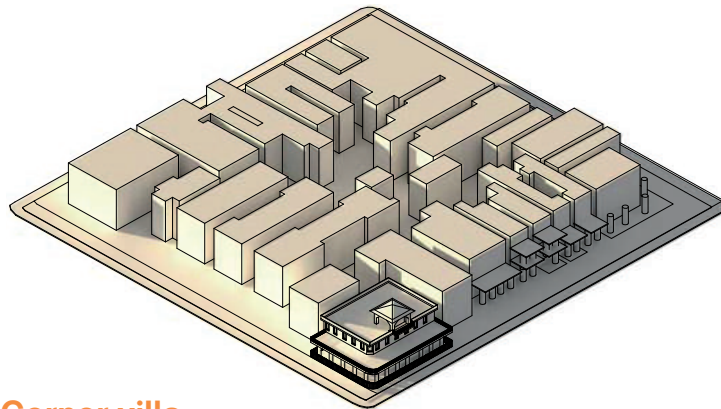


Semi-compact  
**86%**  
(169 blocks)

The perfect grid

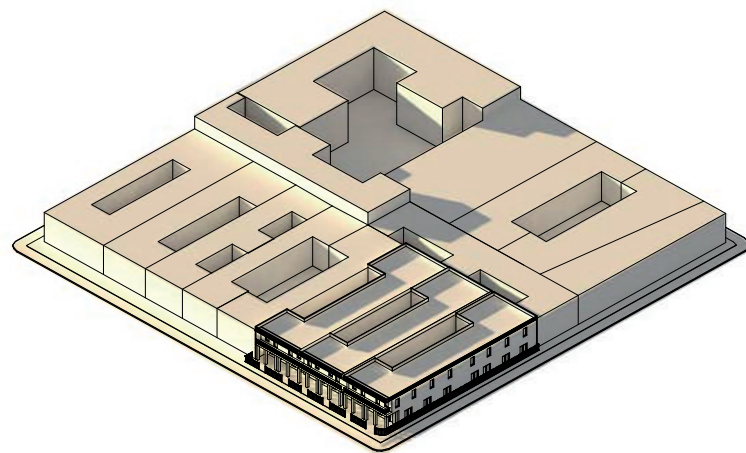






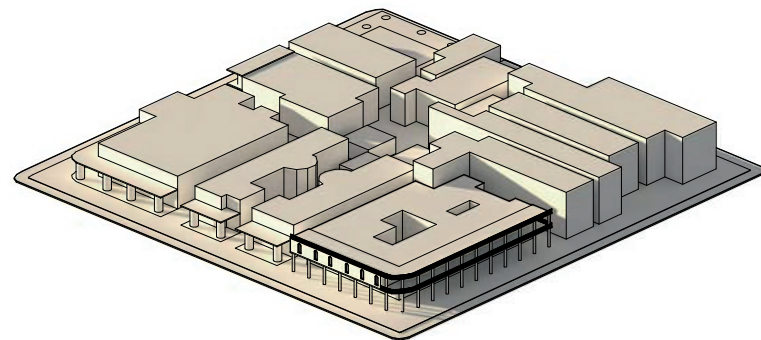
### Corner villa

High architectural and urban value, usually located on a corner, with more than 33% of exposed surface looking for privacy and greatest possible isolation from public space. Typically eclectic or neoclassic buildings, generously proportioned, no more than three floors high. It manifests a formal language through gates, gazebos and setbacks, normally used to high light and qualify the entry and corner.



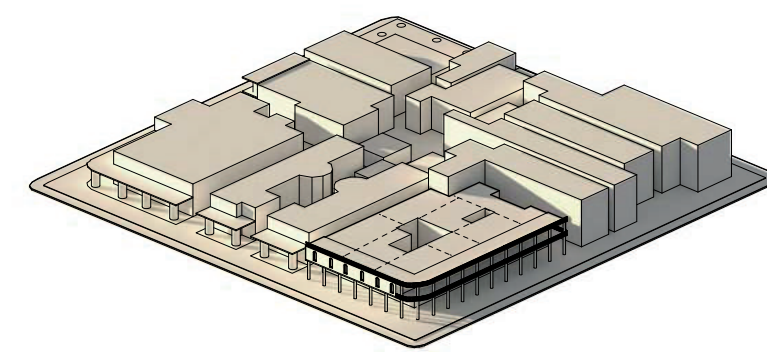
### Family house

Common in small plots of approximately square or rectangular shapes, without exceeding 3 floors. Often allowed setbacks to improve the spatial expressive appearance. It is common to find a coherent facade structure with similar aligned interiors.



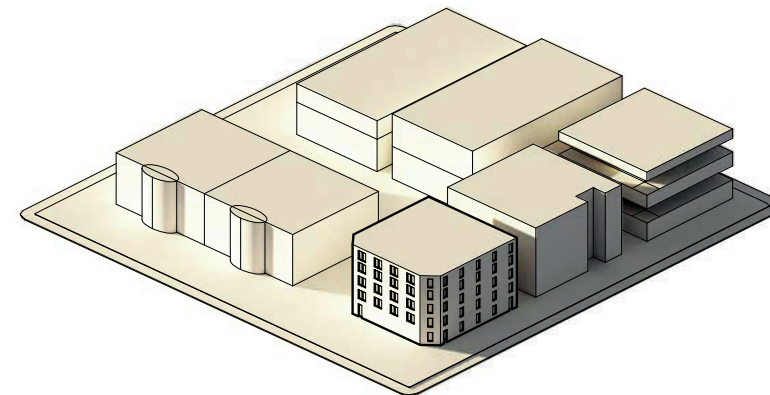
### Common housing

Occupy the original plots of 14 m in front to 50 m total. They are of rectangular proportions and variable height between 1 - 2 levels. Respecting separations and alignments and often have portals in the facade, but ultimately they are not homogeneous in appearance.



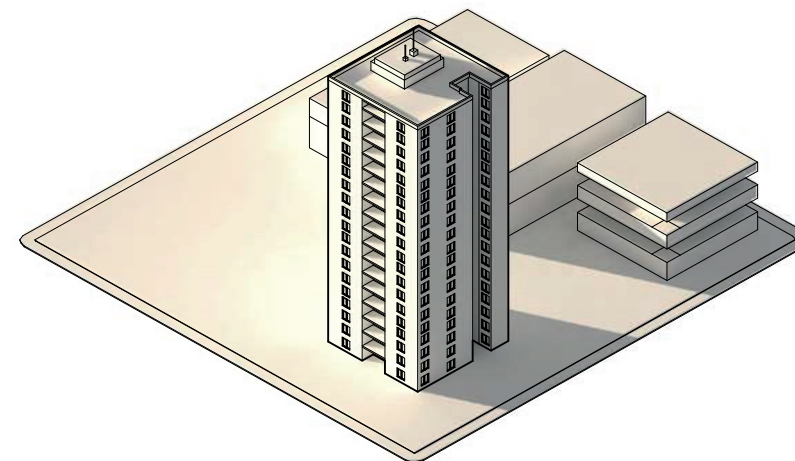
### Divided housing

They are the result of the subdivision of the most common plots of which where thereonwards divided in their interiors to house many families. Usually they appear as paired sharing courtyards or portals, or in larger groups. They are usually arranged in very similar ways and often occupy most of the plot.



### Multifamily housing

Buildings 3, 4 or 5 floors quadrangular and rectangular, recognized by their maximum adaptation to the plot. They are placed in sets of plots adjacent to each other with similar dimensions. Maximum occupancy of the plot and sometimes even violate regulations on urban conditions. The portal is usually closed with glass or simply have an interior portal or lobby access to the street offering an almost continuous facade.



### Towers

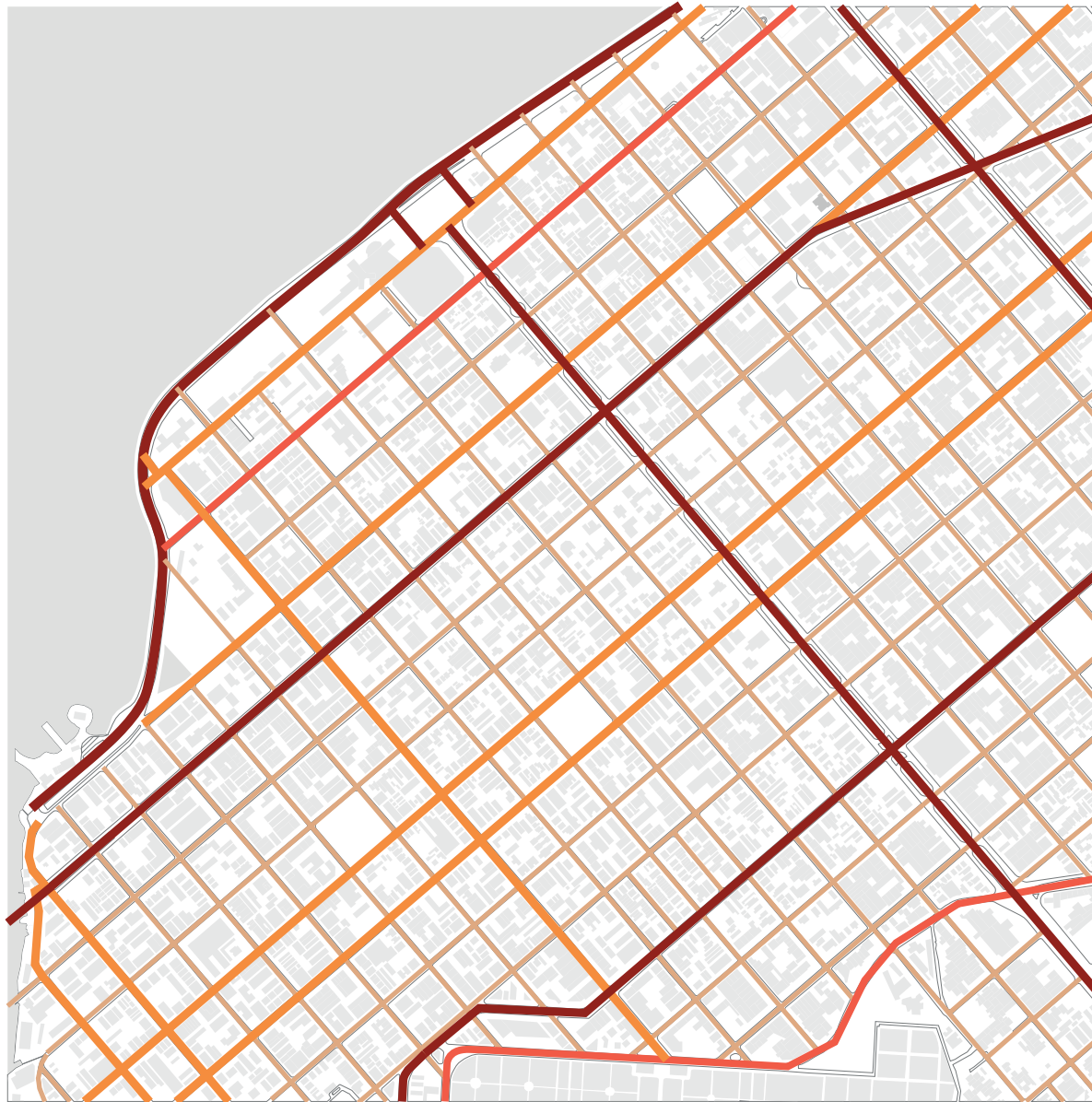
The towers also tend to be located in the corners, preferably with facades facing major streets and occupy almost the whole plot. They are either square or take a quite unique form. Seldom featuring a facade portal. The maximum height, more than 10 plants and up to 30, yields the buildings that break with the general profile of El Vedado.





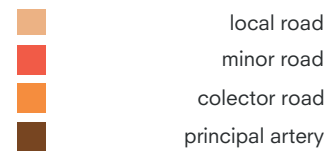
86

The perfect grid



## Street Category

There are four types of roads in Vedado categorized by their use, speed and widths which go from 23 meters wide maximum to 2 meter wide minimum.

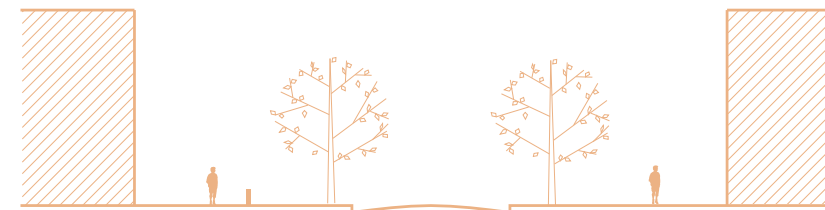


local road  
minor road  
colector road  
principal artery



87

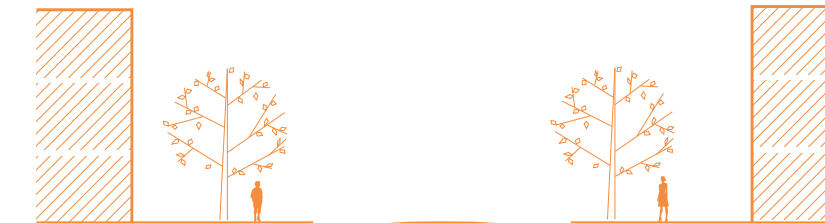
The perfect grid



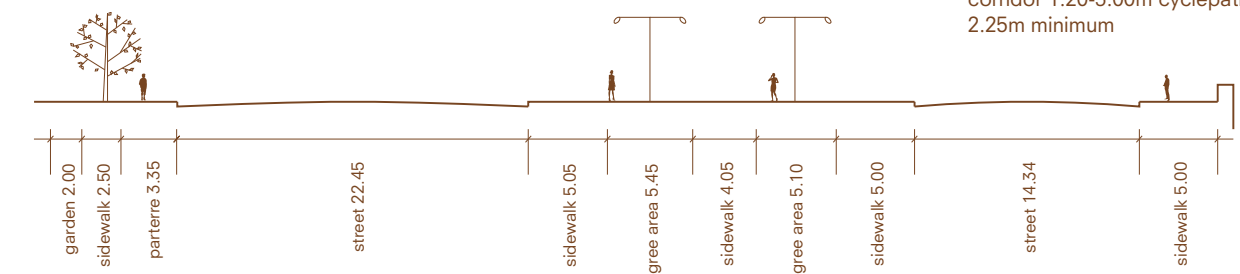
portal 4.00  
garden 5.00  
sidewalk 1.70  
parterre 2.80  
street 7.00  
parterre 2.80  
sidewalk 1.70  
garden 5.00  
portal 4.00



portal 4.00  
garden 2.00  
sidewalk 2.00  
street 12.10  
sidewalk 2.00  
portal 4.00



garden 5.00  
sidewalk 2.50  
street 11.00  
sidewalk 2.50  
garden 5.00  
portal 4.00



garden 2.00  
sidewalk 2.50  
parterre 3.35  
street 22.45  
sidewalk 5.05  
gree area 5.45  
sidewalk 4.05  
gree area 5.10  
sidewalk 5.00  
street 14.34  
sidewalk 5.00

## Local Street

### Section 8th street

**Use** Residential and comercial - NO omnibus allowed  
**Speed** 30 to 50 km/h  
**Widths** Streets 6.00-7.00m wide (2 lane max. 3-3.50 m each) parterras and sidewalks 1.50 minimum

## Minor Street

### section of 3rd street

**Use** regular collective transport  
**Speed** 60 to 69 km/h  
**Widths** Streets from 12.00-14.00m wide (4 lane max. 3.50 m each) sidewalk 1.50 minimum

## Colector Street

### section 17th street

**Use** Residential and comercial and other / collective public transport  
**Speed** 50 to 60 Km/h  
**Widths** Street from 6.00-14.00m wide (2-4 lanes 3-3.50m each) parterres and sidewalk 1.50m minimum

## Principal Artery

### Section El Malecón

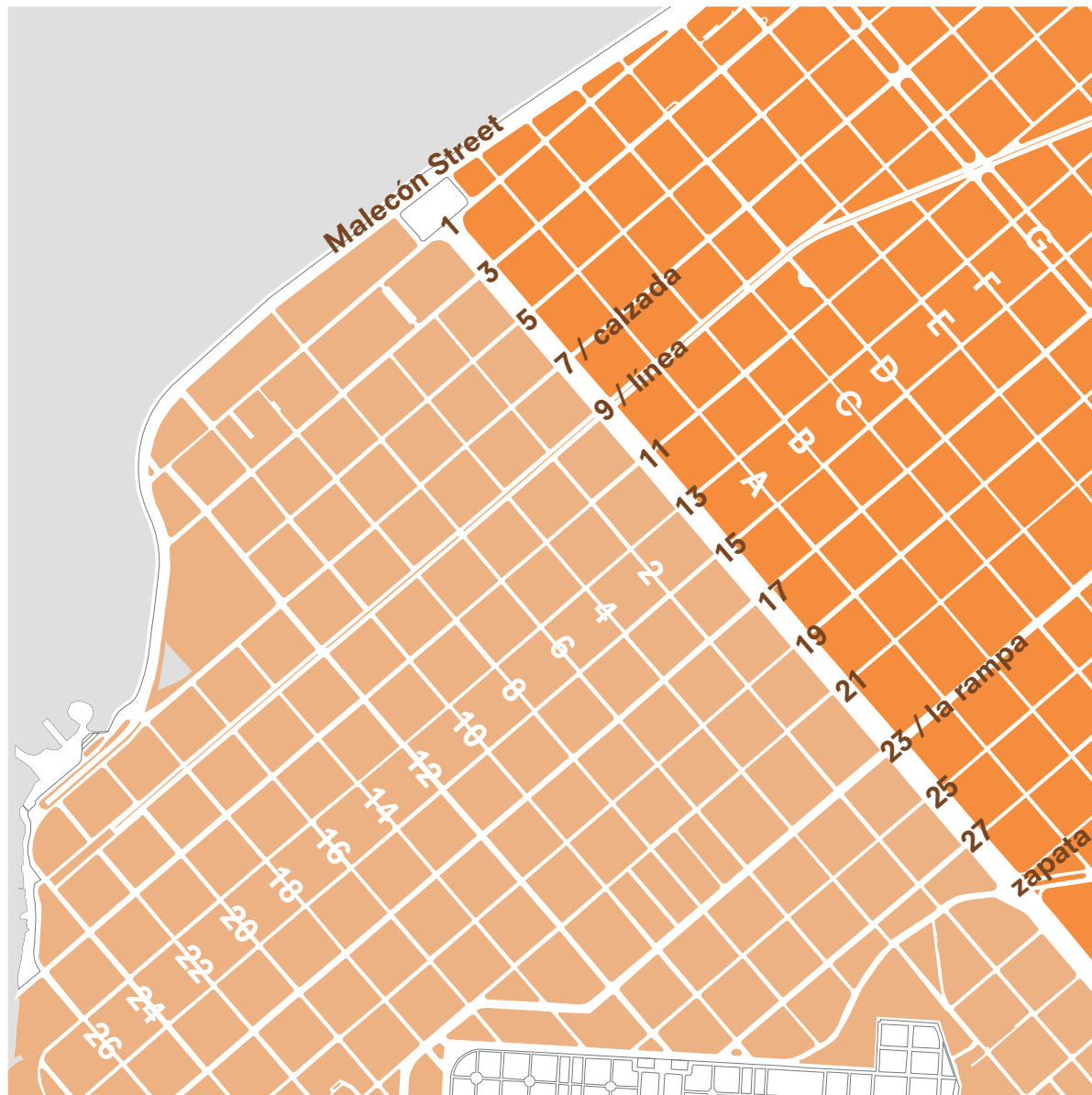
**Use** Regular collective transport + semiexpress  
**Speed** 70 to 80 Km/h  
**Widths** Street from 14.00-23.00m wide (4-6 lanes. 3.50m each) central corridor 1.20-3.00m cyclepath 2.25m minimum





88

The perfect grid



### Street Names

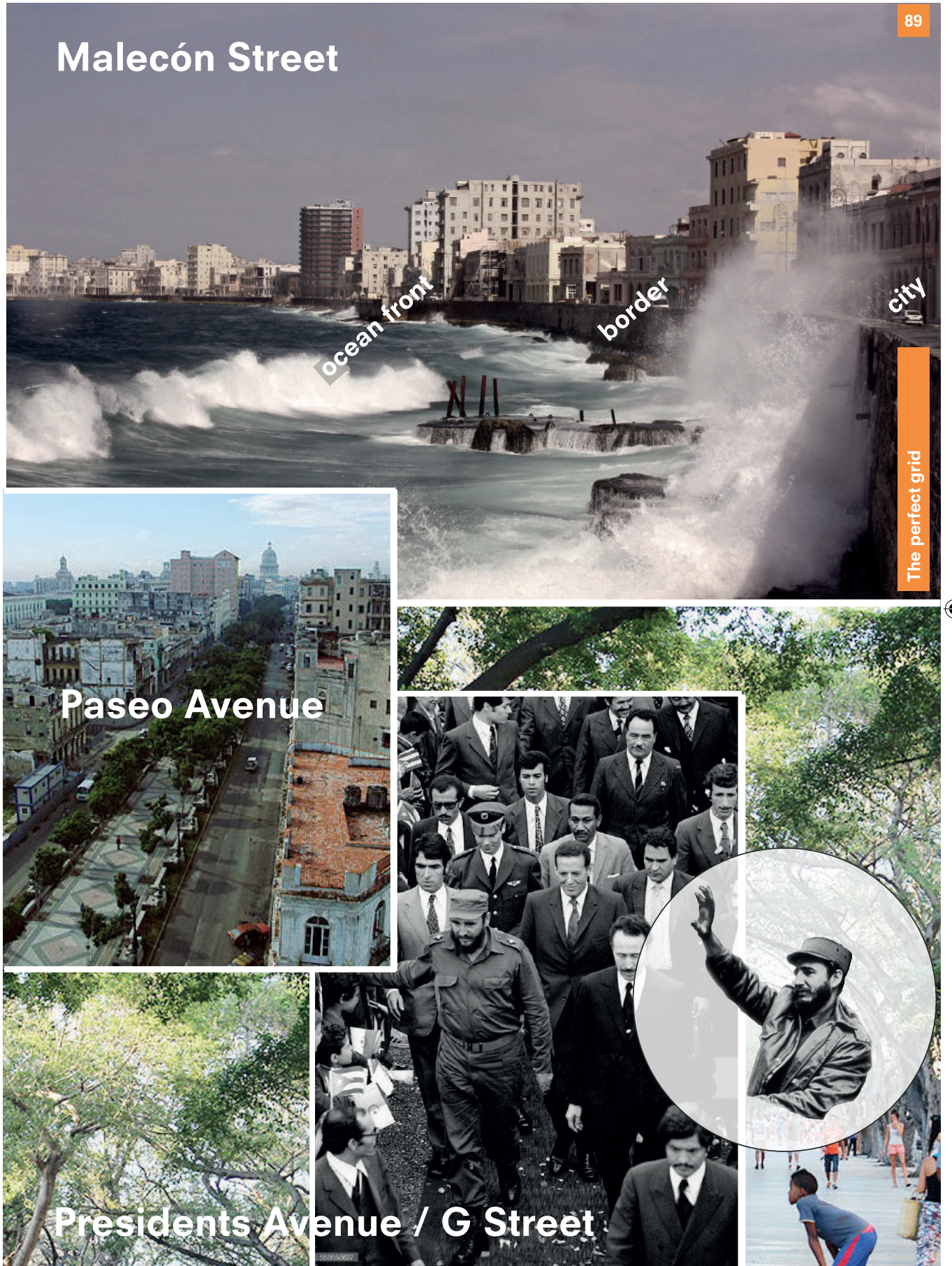
Street naming is related to contemporary developments and reveals the American influence as for example Manhattan streets name and numbering.

development A  
development B  
join project A & B

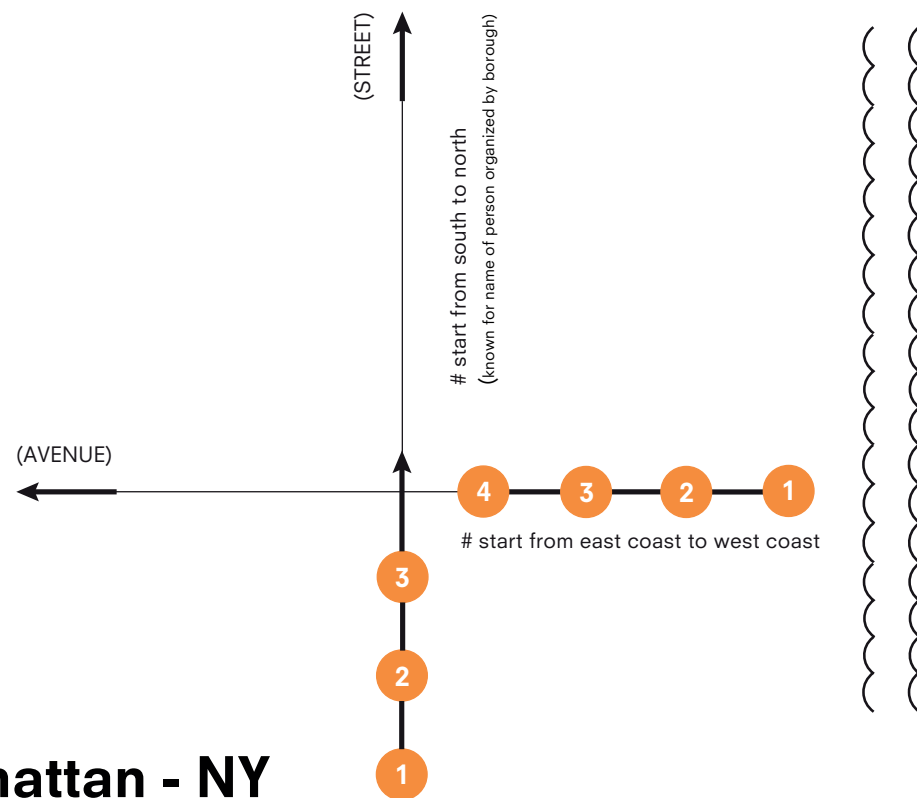


89

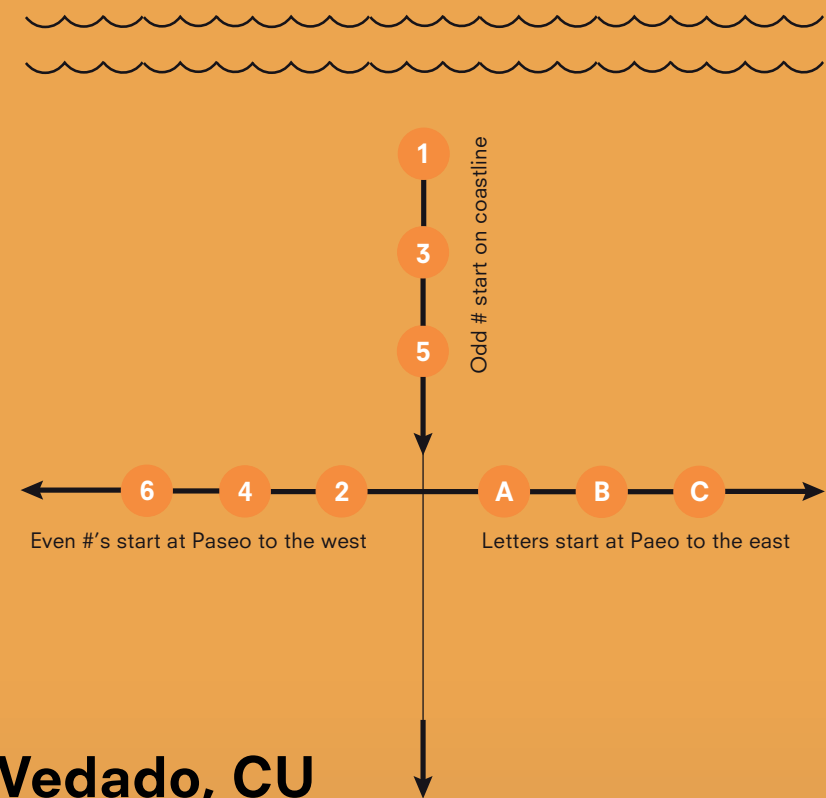
The perfect grid







## Manhattan - NY



## El Vedado, CU







92

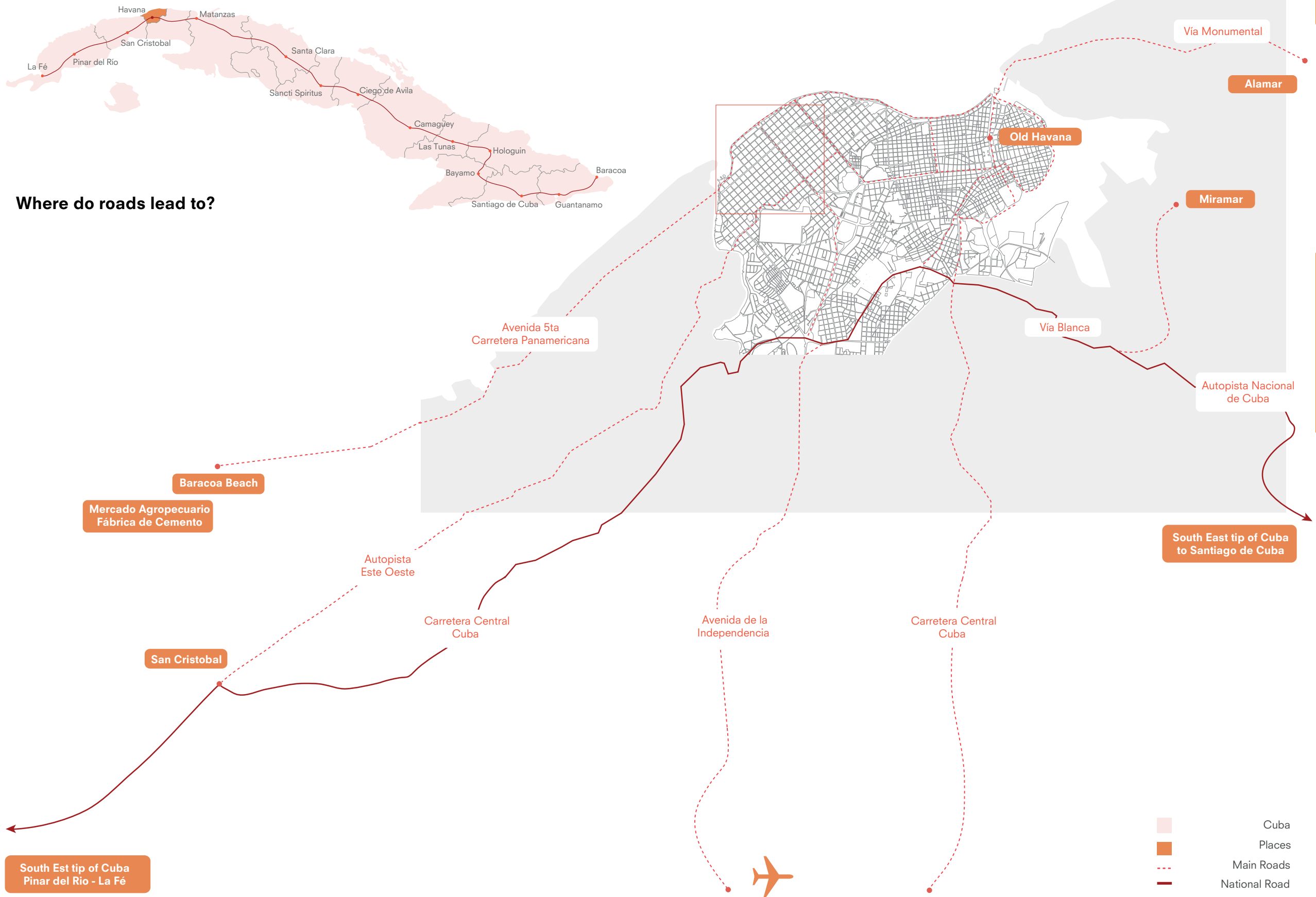
93



Where do roads lead to?

The perfect grid

The perfect grid

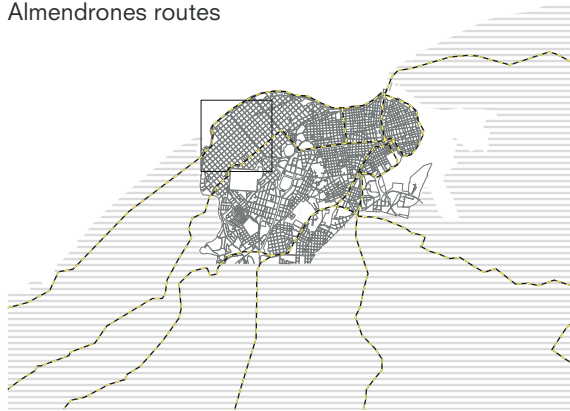


- Cuba
- Places
- Main Roads
- National Road

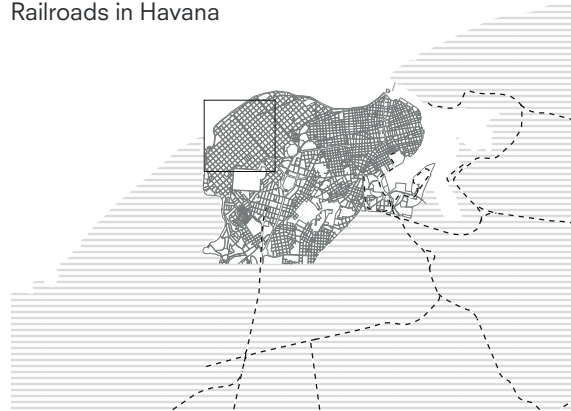




## 94 Almendrones routes

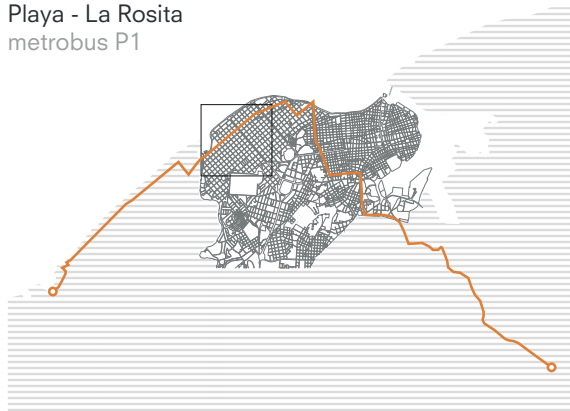


## Railroads in Havana

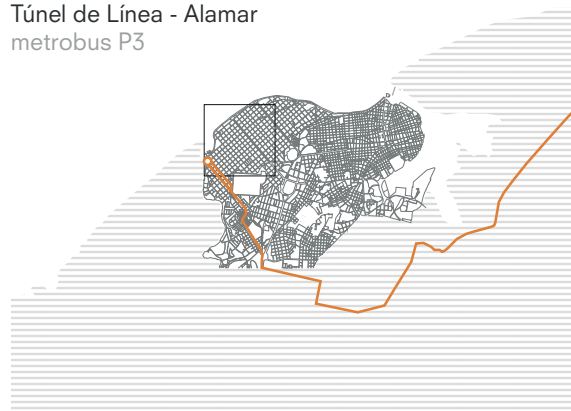


The perfect grid

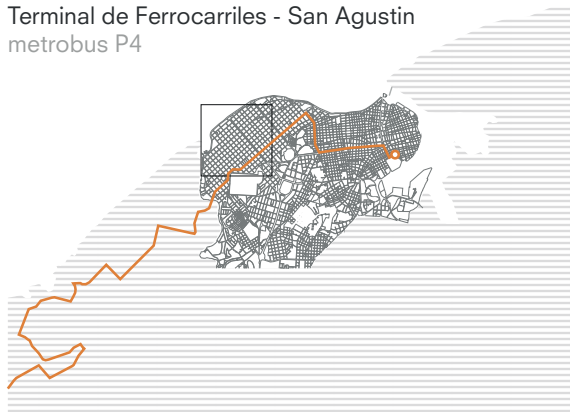
## Playa - La Rosita metrobus P1



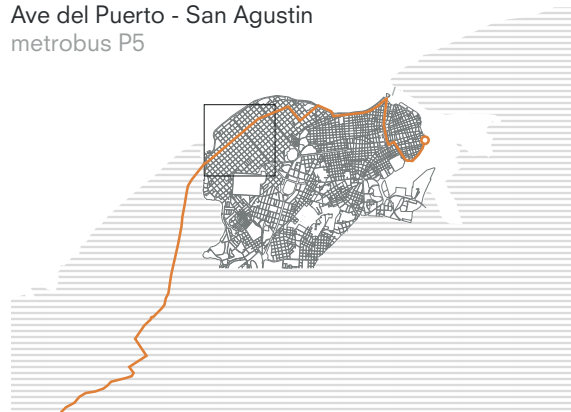
## Túnel de Línea - Alamar metrobus P3



## Terminal de Ferrocarriles - San Agustín metrobus P4

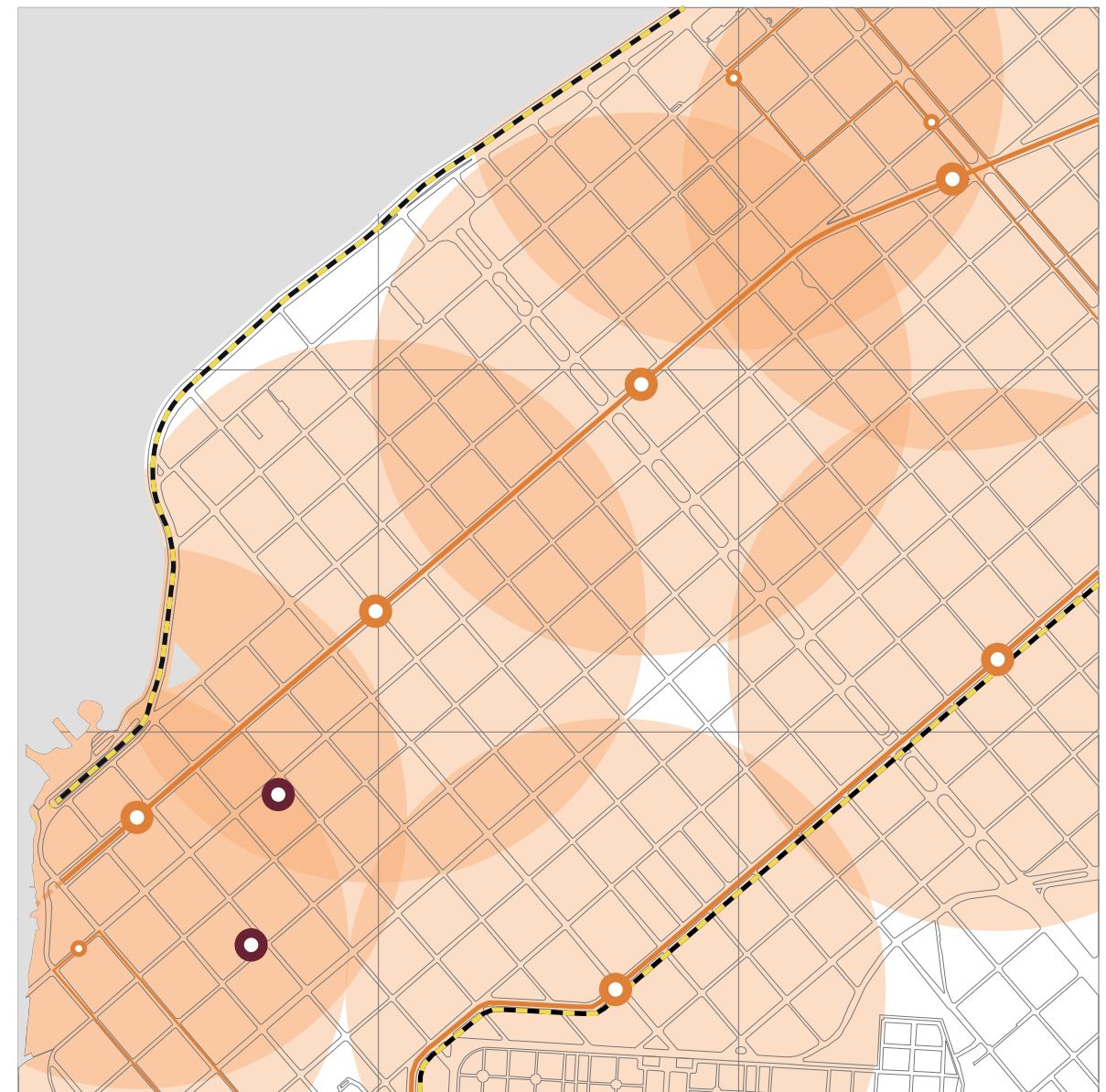


## Ave del Puerto - San Agustín metrobus P5



## 95

The perfect grid



## Public transportation

In Vedado is always a busstop within 5 minute walkingdistance. Fixed almendrones routes are on El Malecón and Calle 23. Furthermore there are some GETA (grupo especial de transporte alternativa) pick-up points. These are not that clearly presented to the non-locals.

- busline
- busstop
- GETA pick-up point
- almendrones route
- 5 minute walkingdistance to busstops





### Omnibus / Guaguas

state driven

**Used by** locals and tourists

**Costs** 25 cuban centavos - 1 peso

**Passengers** 50 - 70 people

**Area** all of Havana



### Metrobus / Camellos

was state driven, is now abolished

**Used by** locals and tourists

**Costs** 25 cuban centavos - 1 peso

**Passengers** 200 - 300 people

**Area** all of Havana



### Truck transport

**Used by** locals that work in outskirts

**Costs** 25 cuban centavos - 1 peso

**Passengers** 50 - 100 people

**Area** outskirts of Havana



### Bici Taxi / Tourist transportation

**Used by** tourists

**Costs** 1 - 20 CUC

**Passengers** 2 - 6 people

**Area** Havana Vleja, Centro Habana and Vedado



### Almendrones

**Used by** locals and tourists

**Costs** 10 cuban pesos

**Passengers** 4 - 6 people

**Area** fixed routes through Havana



### GETA

Grupo Especial de Transporte Alternativa

**Used by** locals

**Costs** free

**Passengers** 4 - 6 people

**Area** towards the outskirts of Havana



### Taxis

**Used by** mostly tourists

**Costs** 4 CUC for 10 minute ride

**Passengers** 4 - 6 people

**Area** all of Havana



### Company busses

**Used by** employers of big firms

**Costs** free

**Passengers** 30 - 60 people

**Area** all of Havana

# PUBLIC TRANSPORTATION

## Numberplates in Cuba



-  Top-level functionaries of the government
-  Foreign political institutions:  
D: diplomatic, C: consules, E: employees
-  International tourism
-  Minint: ministerio del interior  
(part of the military)
-  Cuban citizens & foreigners  
(particulares)
-  Provisional replacement of lost number  
plates, or during reparation
-  Authorized foreigners  
Foreign enterprises  
Free zone operations  
Religious institutions  
Foreign representatives
-  Entitled cuban citizens  
Organisations of the state  
Governmental organisations  
Political organisations  
Cuban trading companies  
Mixed enterprises  
Civil non-profit institutions  
Civil service institutions  
Cooperative credit associations
-  Authorized functionaries
-  Military

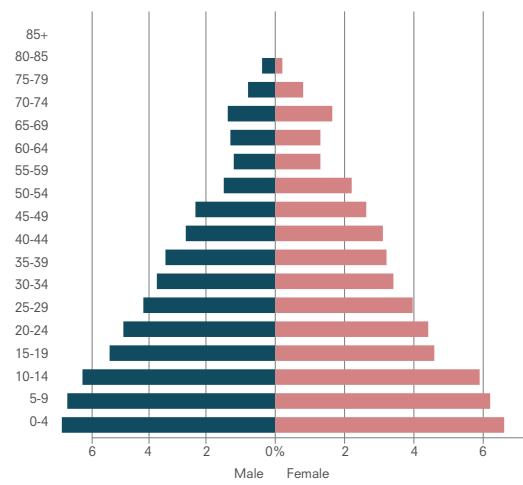




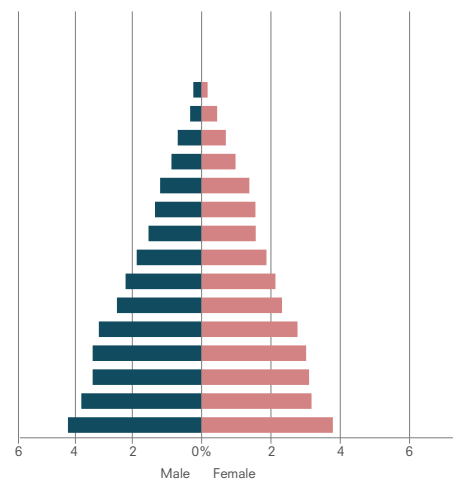
# A public utopia

State assets

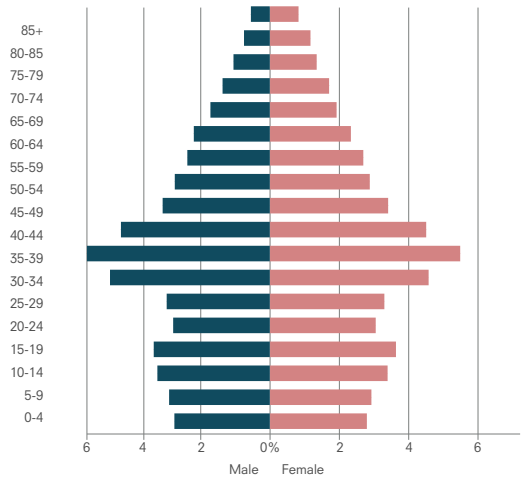




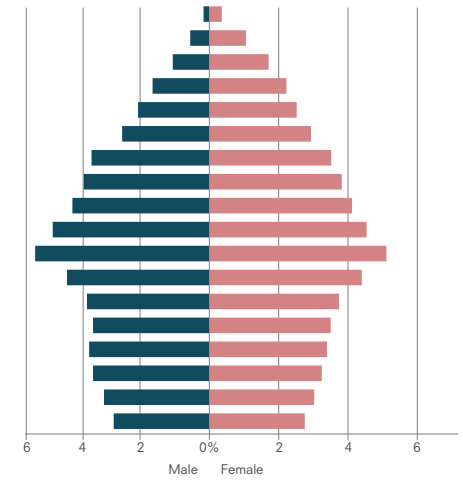
Cuba 1953



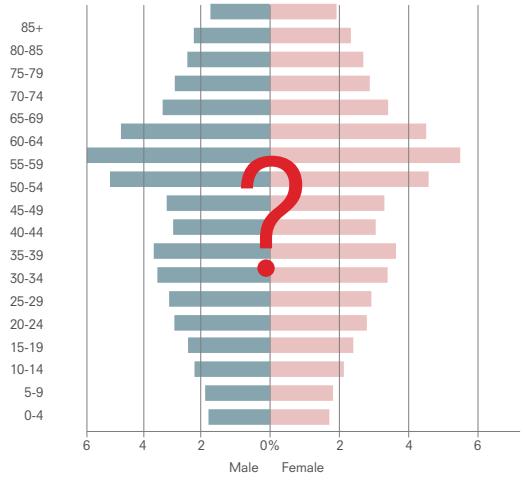
Netherlands 1953



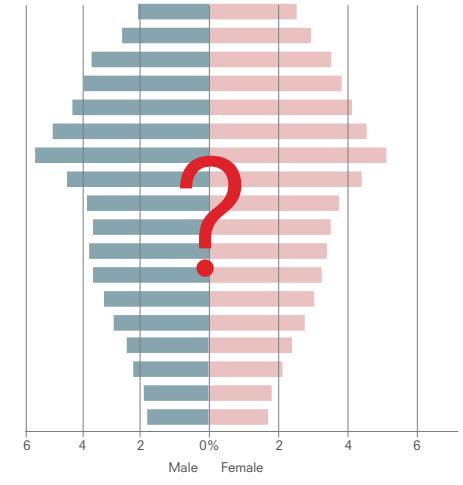
Cuba 2005



Netherlands 2005



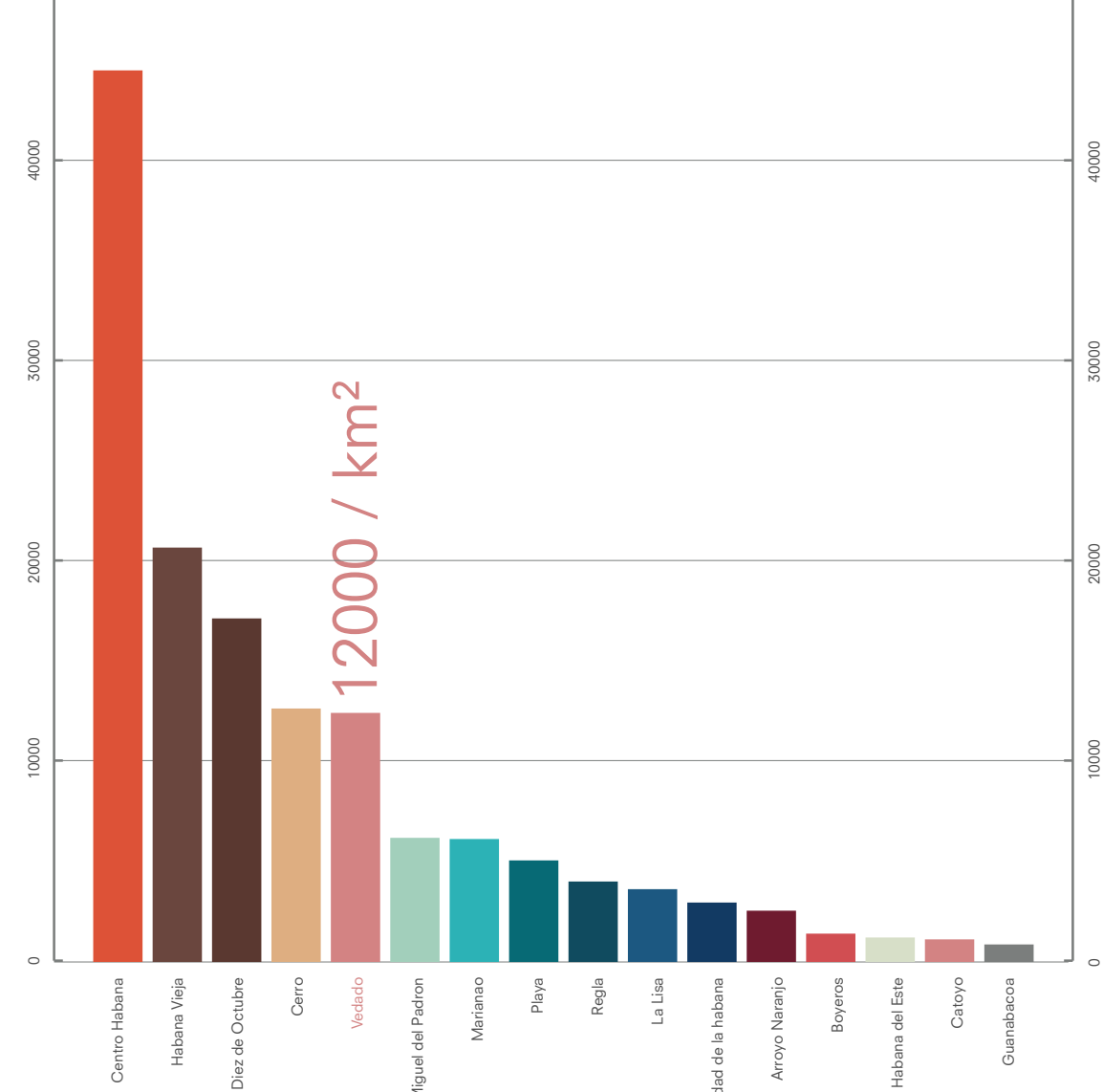
Cuba 2025



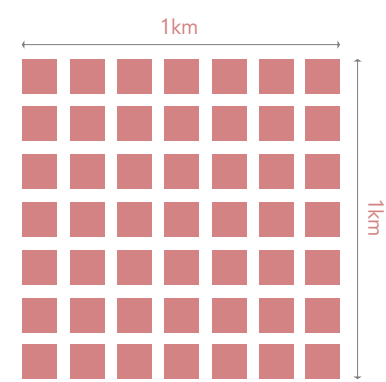
Netherlands 2025

### Demographic Data

Comparing with Netherlands



### Population density / km²



**Vedado**  
1km² ≈ 50 blocks ≈ 12000 people





1961 US embargo with Cuba  
— GDP



1972 Cuba becomes part of USSR for economic system



1991 Collapse of USSR



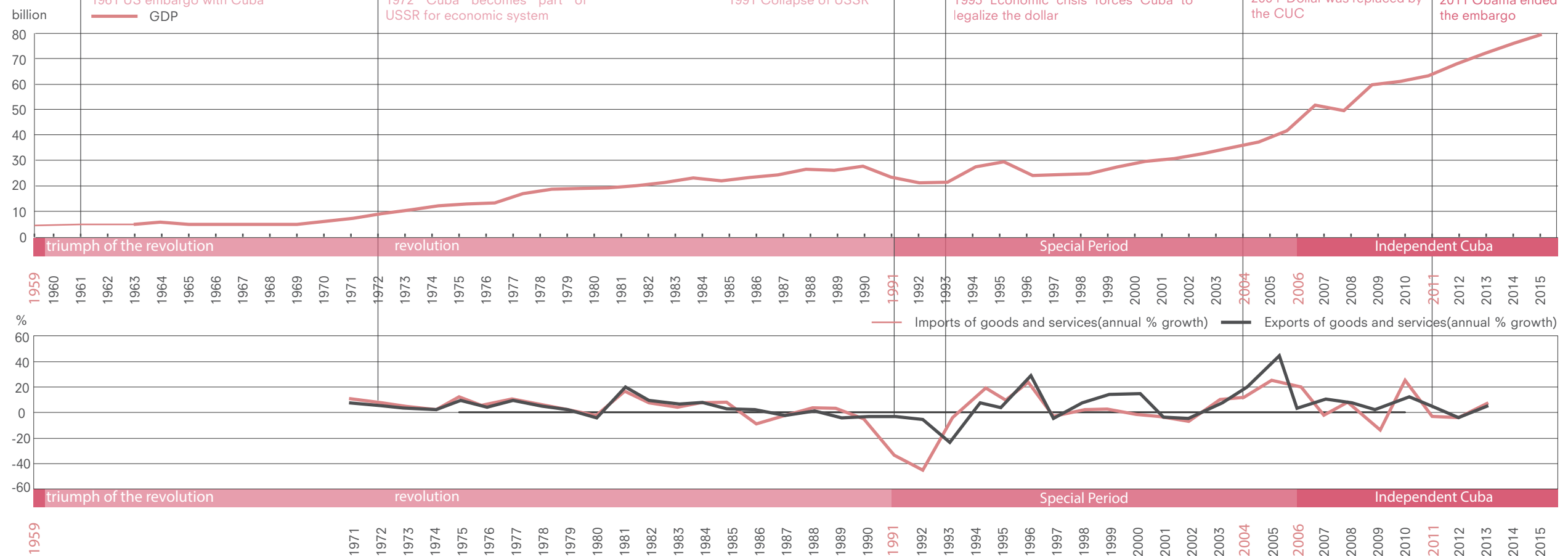
1993 Economic crisis forces Cuba to legalize the dollar



2004 Dollar was replaced by the CUC



2011 Obama ended the embargo

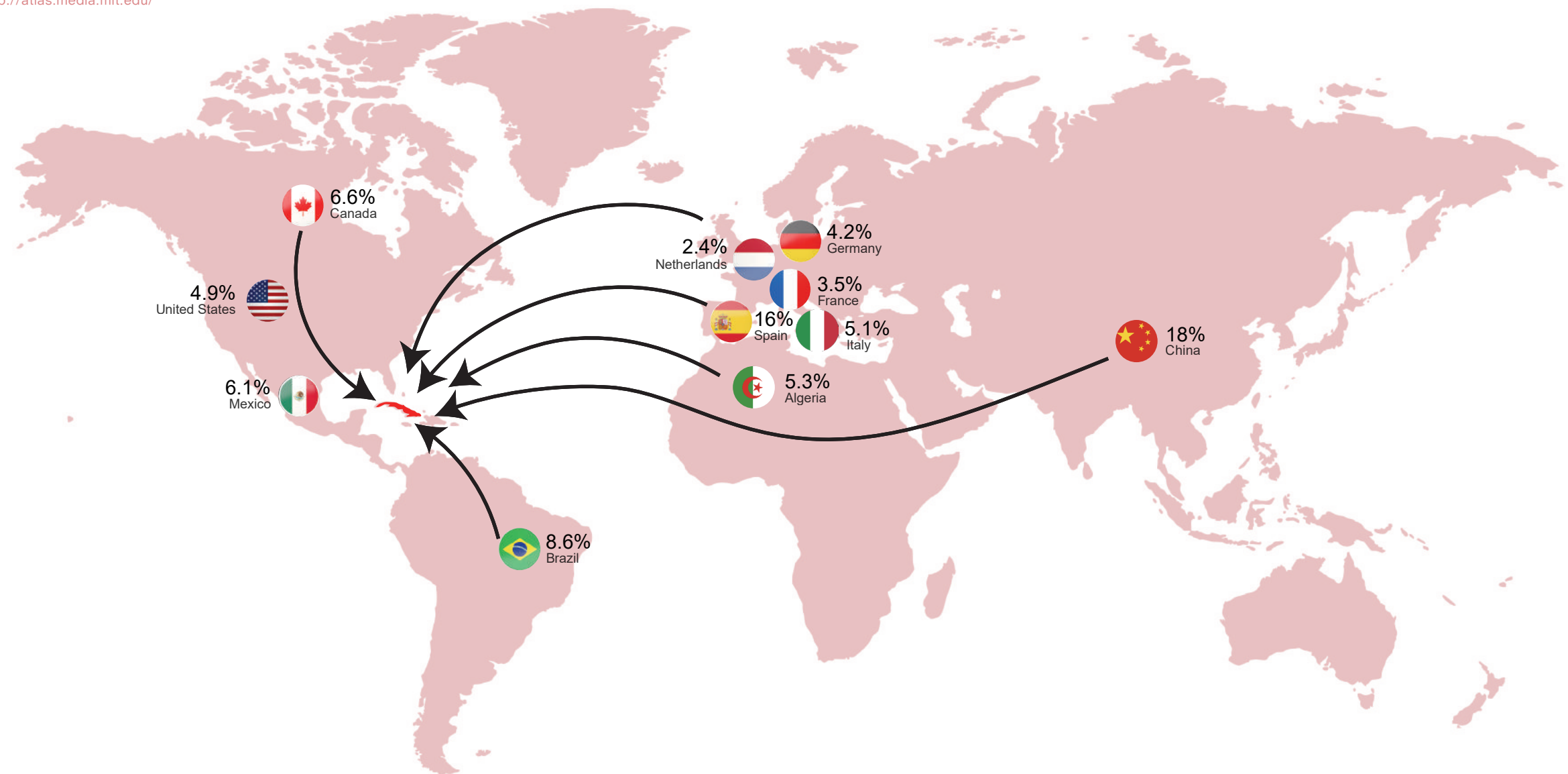


## Cuba Economy

Cuba's economy has been depended on foreign trade, mostly the export of agricultural products, for instance, sugar, tobacco, etc. During the economy development in Cuba, the Cuban revolution has cleared the way for economic progress. In the pre-revolutionary period in Cuba, agriculture played the main role in Cuba's economy. In 1972, being part of the USSR, Cuba's economy gained a quicker development and the trade was shifted to socialist countries. However, the collapse of USSR in 1991 struck on Cuba's economy. And the economic reforms in 1993 helped the economy revocer a bit. The diplomatic relationship in 2011 indicated a new phase of Cuba's economy.

source:  
<http://data.worldbank.org/indicator/NE.EXP.GNFS.KD.ZG?locations=CU>  
<http://data.worldbank.org/indicator/NE.IMP.GNFS.KD.ZG?locations=CU>





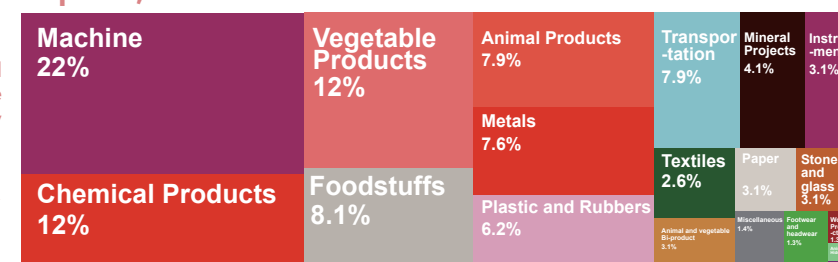
## International Trade

Cuba is the largest importer in the world.

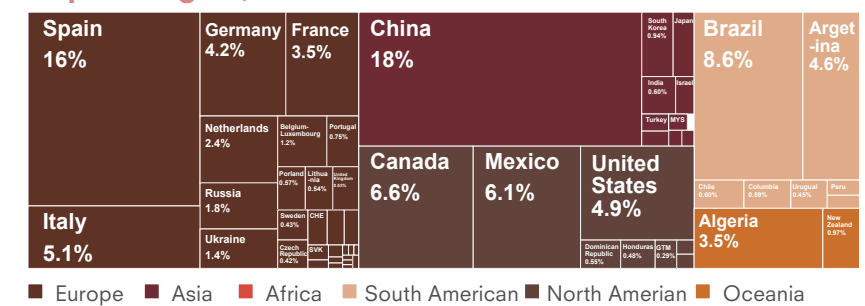
During the last five years the imports of Cuba have increased at an annualized rate of 3.7%, from \$4.94B in 2009 to \$5.91B in 2014. The most recent imports are led by Wheat which represent 3.96% of the total imports of Cuba, followed by Refined Petroleum, which account for 3.87%.

The top import origins of Cuba are China (\$1.05B), Spain (\$920M), Brazil (\$507M), Canada (\$389M) and Mexico (\$360M).

## Imports, 2014



### Import origins, 2014

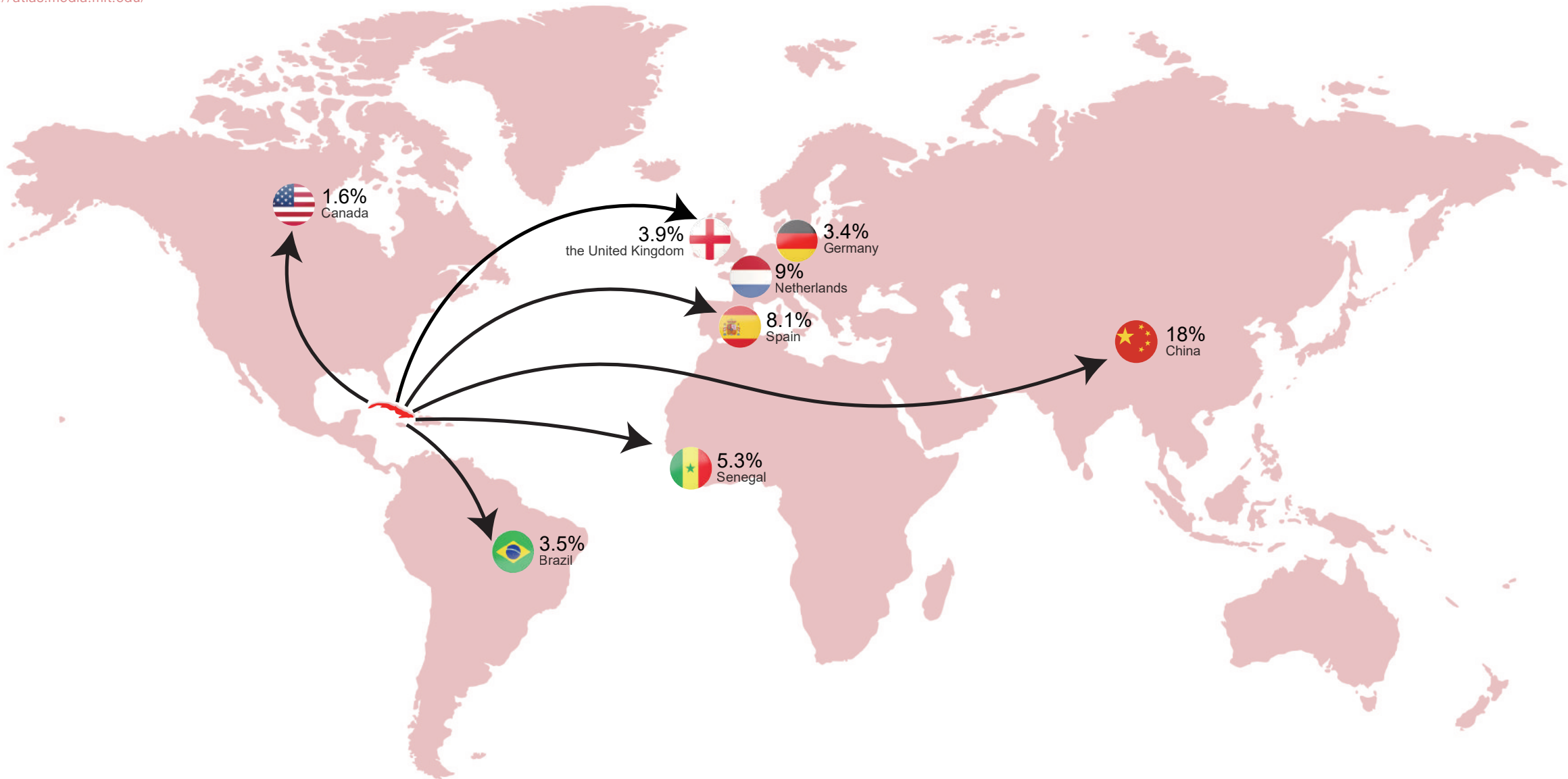




106 Top export destinations of Cuba, 2014

source: <http://atlas.media.mit.edu/>

107

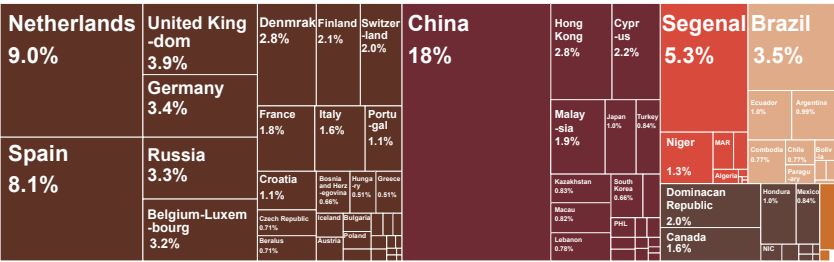
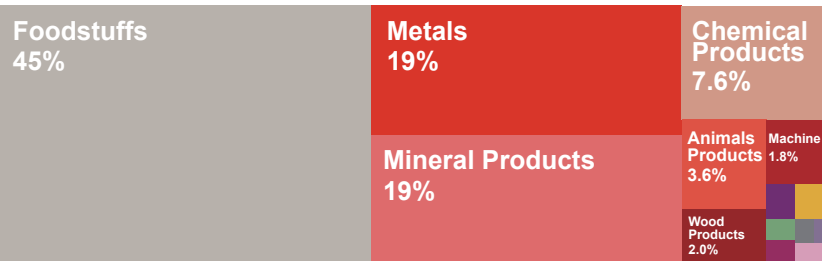


International Trade

Cuba is the 140th largest export economy in the world. In 2014, Cuba exported \$1.74B and imported \$5.91B, resulting in a negative trade balance of \$4.17B.

The top exports of Cuba are Raw Sugar(\$392M), Refined Petroleum (\$314M), Rolled Tobacco (\$236M), Hard Liquor (\$116M) and Raw Nickel (\$108M).

The top export destinations of Cuba are China (\$311M), the Netherlands (\$157M), Spain (\$141M), Senegal (\$92M) and the United Kingdom (\$67.3M).



■ Europe ■ Asia ■ Africa ■ South American ■ North American ■ Oceania





Peso Convertible

Peso Cubano

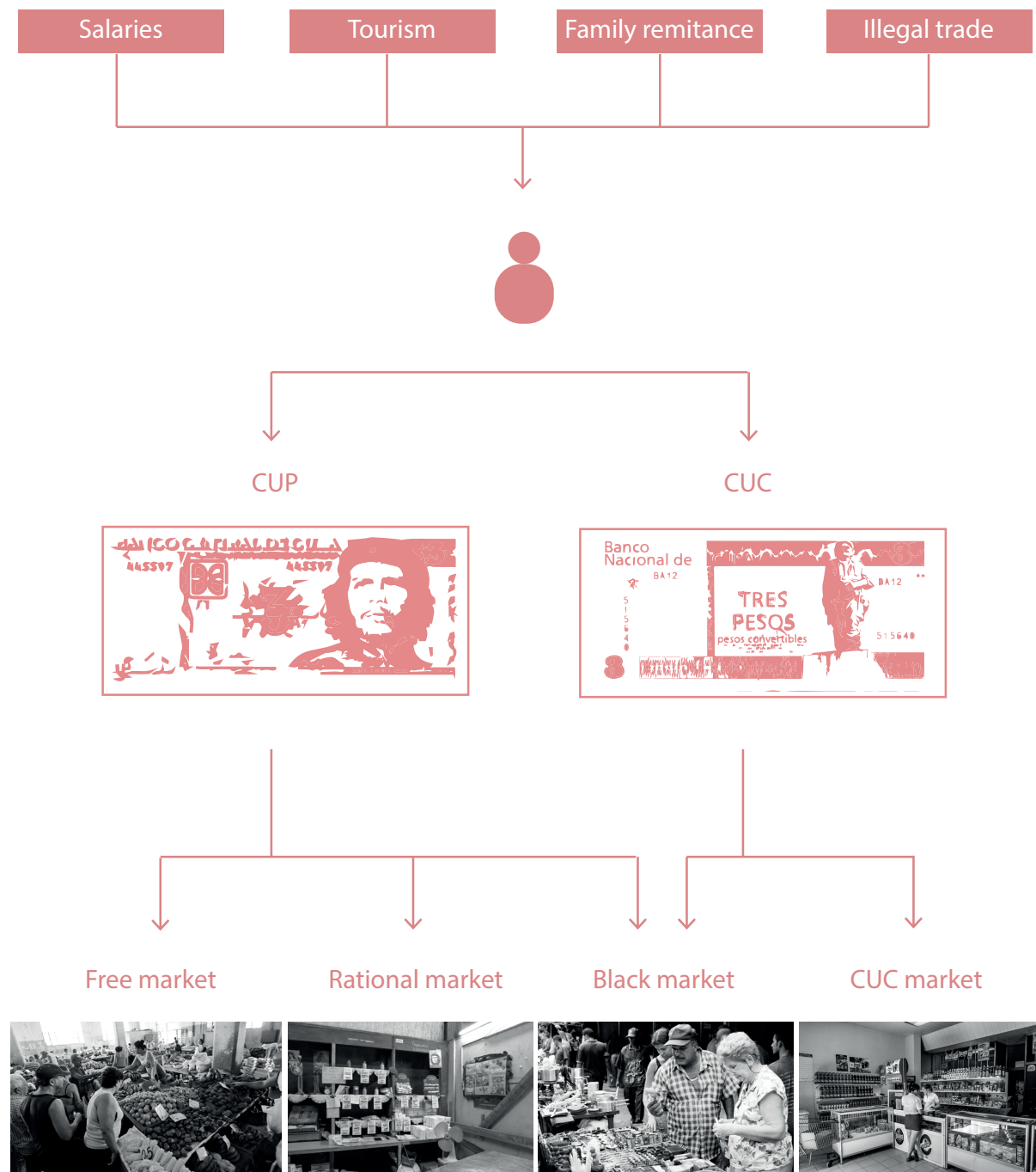
## Double Currency

Cuba currently operates two currencies: the old Peso Cubano(CUP) and the Peso Convertible(CUC) that replaced the US dollars.

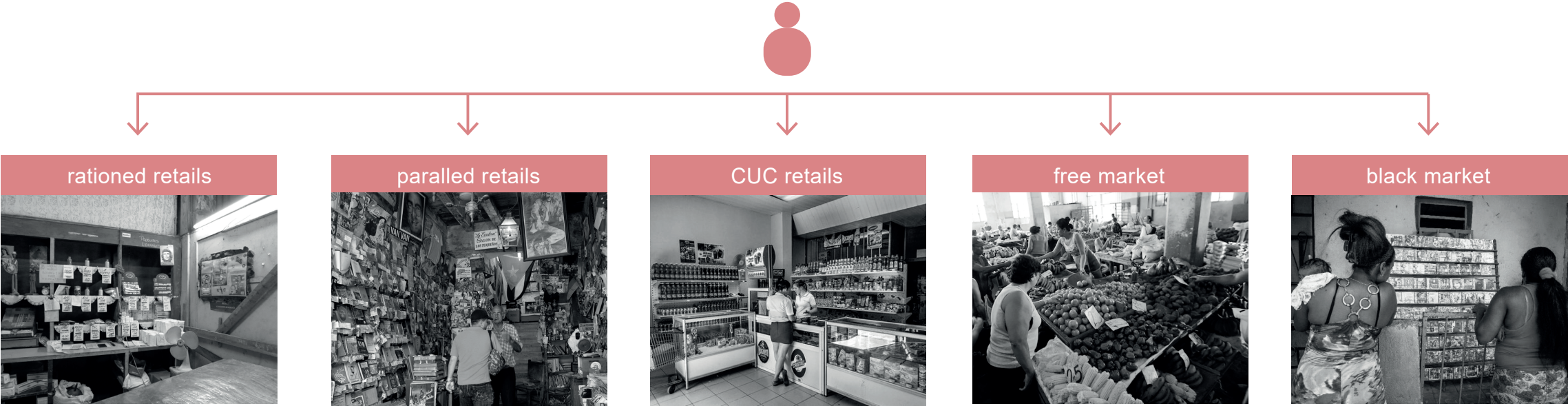
In history, the Cuban government decided to legalize the US dollar when Cuba's economy decreased to a heavy crisis after the Soviet breakdown in the early nineties. In 2004, dollar was replaced by the Peso Convertible(CUC) since Cuban didn't want the Cuban economy to be based on the currency of their main enemy.

In 2013, the Cuban Government has announced it is taking steps to unify the country's two currencies. It is a bold and challenging undertaking, but it might just come to be the defining achievement of Raul Castro's presidency.

## Retail system overview

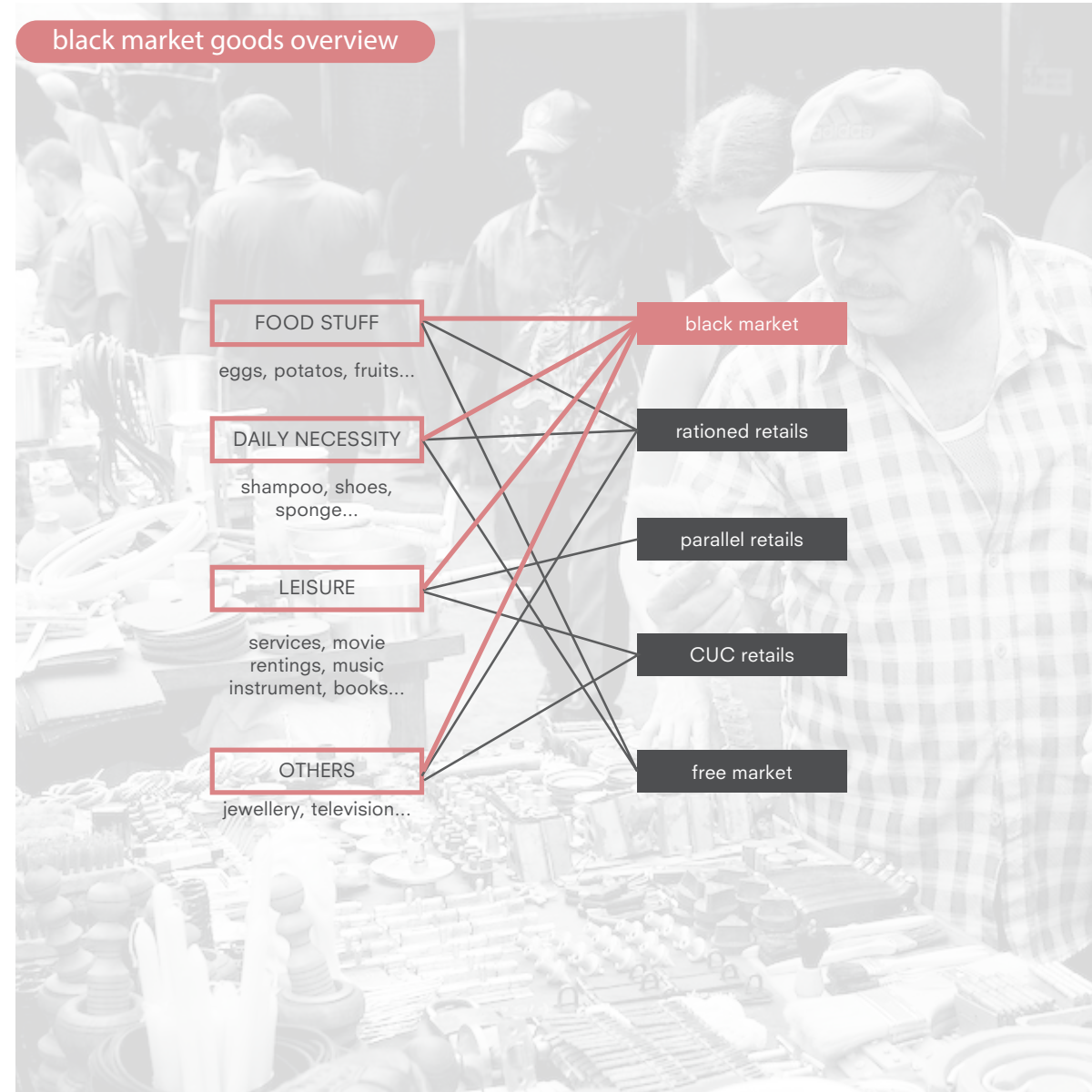






A public utopia	examples	bodega carniceria	libreria	tourist areas	agromercado street sell	movie renting street sell
	time	1962	1973	1993	after the nineties	1959
	character	state-driven	state-driven& private	state-driven	private	informal
	currency	libreta CUP	CUP	CUC	CUP	CUC&CUP
	product (from)	regional, national, imported goods	national product (low quality)	imported goods	mainly agriculture	home-made, smuggling, unofficial way of getting goods from commerce
	price	\$	\$\$\$	\$\$\$\$\$\$\$\$\$	\$\$\$\$\$	\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$

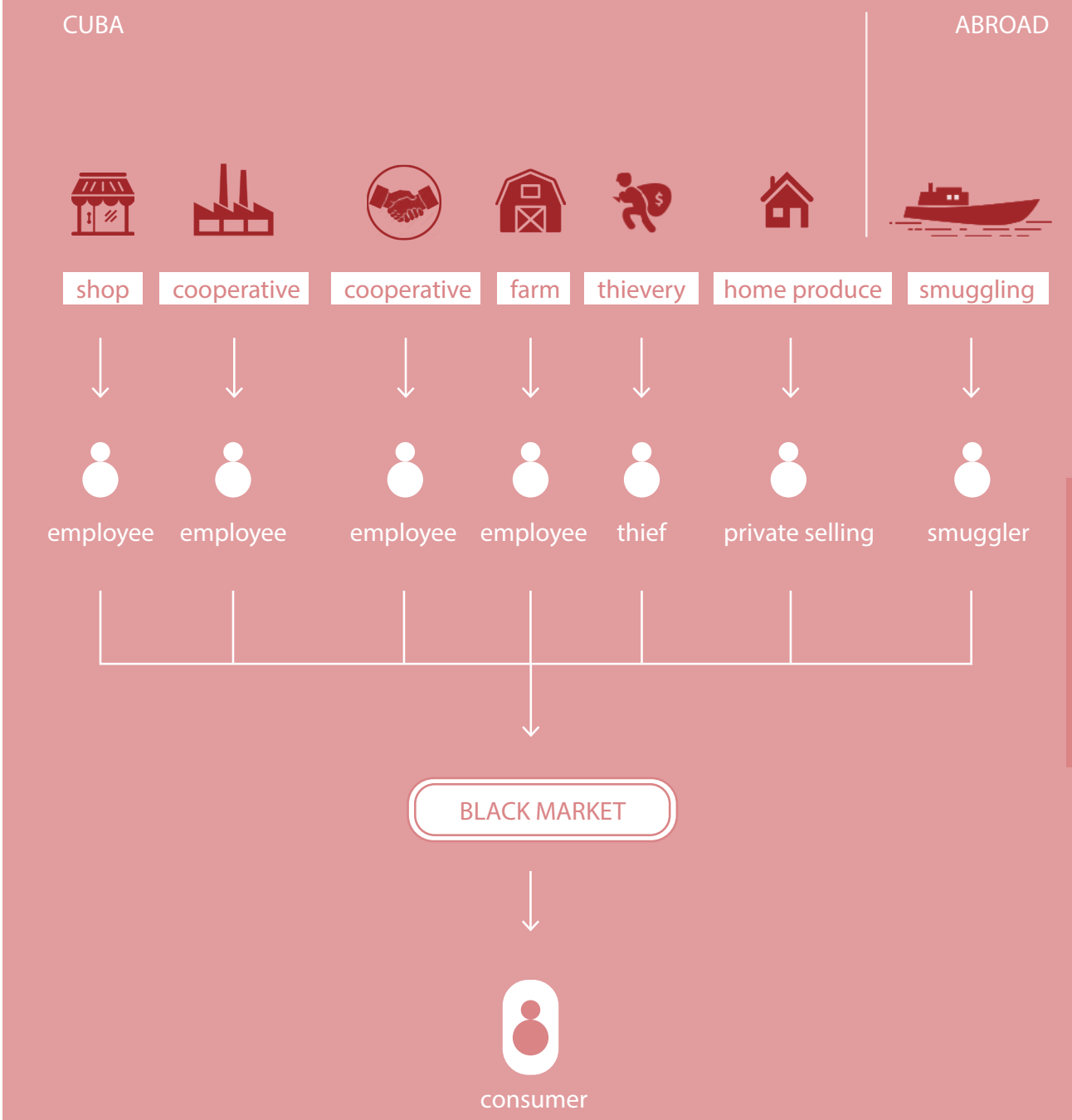




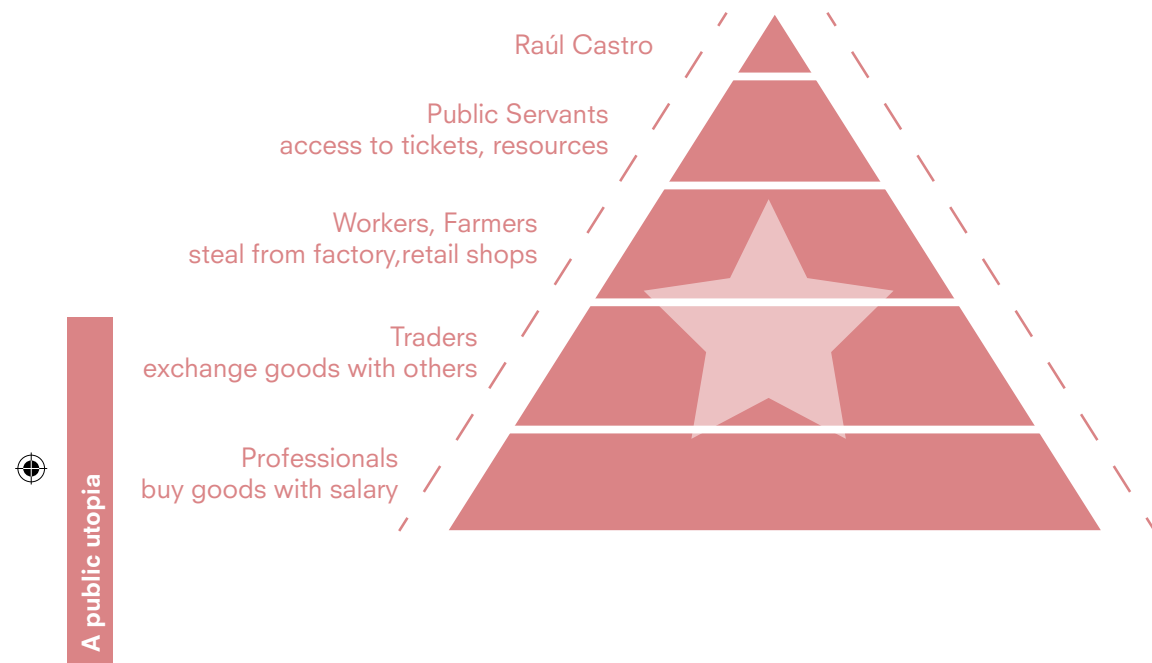
## Black Market

Informal economic activities are an everyday reality across Cuba regardless of their levels of economic development. Most of products sold on the informal market are got in misappropriate ways, for instance, thievery by employees from their workplace.

Most historial accounts of Cuba' s black market started from the year 1968 . And it took center stage in the early 1990s when the USSR collapsed. Later, in response to the unprecedented crisis in Cuba, the government enacted a series of reforms to resuscitate the fading economy. Though these reforms diminished the size of black market, it still constitutes an important source of basic household goods and additional income for most Cubans.







## Social Status

In Cuba, everyone is equal and the government gives Cubans equal food every month. If you want to have more foods or materials, you need to work to earn monthly salary. On the other hand, a lack of material leads to a fact-- material is fortune. In some degree, having access to resources means one Cuban could owe more fortune.

Following the perspective of access to resources, the social status could be divided into four levels. At the top is of course Rual Castro. Then, public servants that work for the government, they could have tickets and other staffs instead of queing or following the rules. Thirdly, workers who are employed by the factories or shops, they would steal goods directly from the factories or shops. Meahwhile, there's a trade exchange system among them in black market. For instance, if you have wooden furnitures, you could use it to exchange the eggs. At the bottom, the social status is professions such as doctors, architects.



“  
When money starts to play a role,  
what will happen in the future?  
”





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A public utopia

A public utopia

## Construction Condition

Property developers are queuing up to pounce as Cuba opens its doors to the world. Proposals for Havana's old harbour are described as 'Las Vegas meets Miami in the Caribbean'.

Meanwhile, Havana is beguiling from a distance, especially its old colonial buildings bathed in tropical sunshine. But up close this city is crumbling. Officials say that on average two buildings completely collapse in Havana every month.

[www.cubahomeforsale.com](http://www.cubahomeforsale.com)







118



“  
How long will we have to wait? We need to get out. People ask me if I'm not afraid to live here. Of course I'm afraid, but this is my house so where can I go.”

Mrs Torriente

“  
Not everyone is in the same situation, economically and the state clearly has to help those most in need.”

Marbelis Velazquez, Provincial housing official

119



“  
We had nowhere else to go. The conditions were terrible. But it was that, or live in the street - and we have children. We needed a roof over our heads.”

Resident of a collapsed building in Havana

“  
I sometimes go outside because I'm afraid the building won't hold.”

Jose Ramon, Pensioner

A public utopia



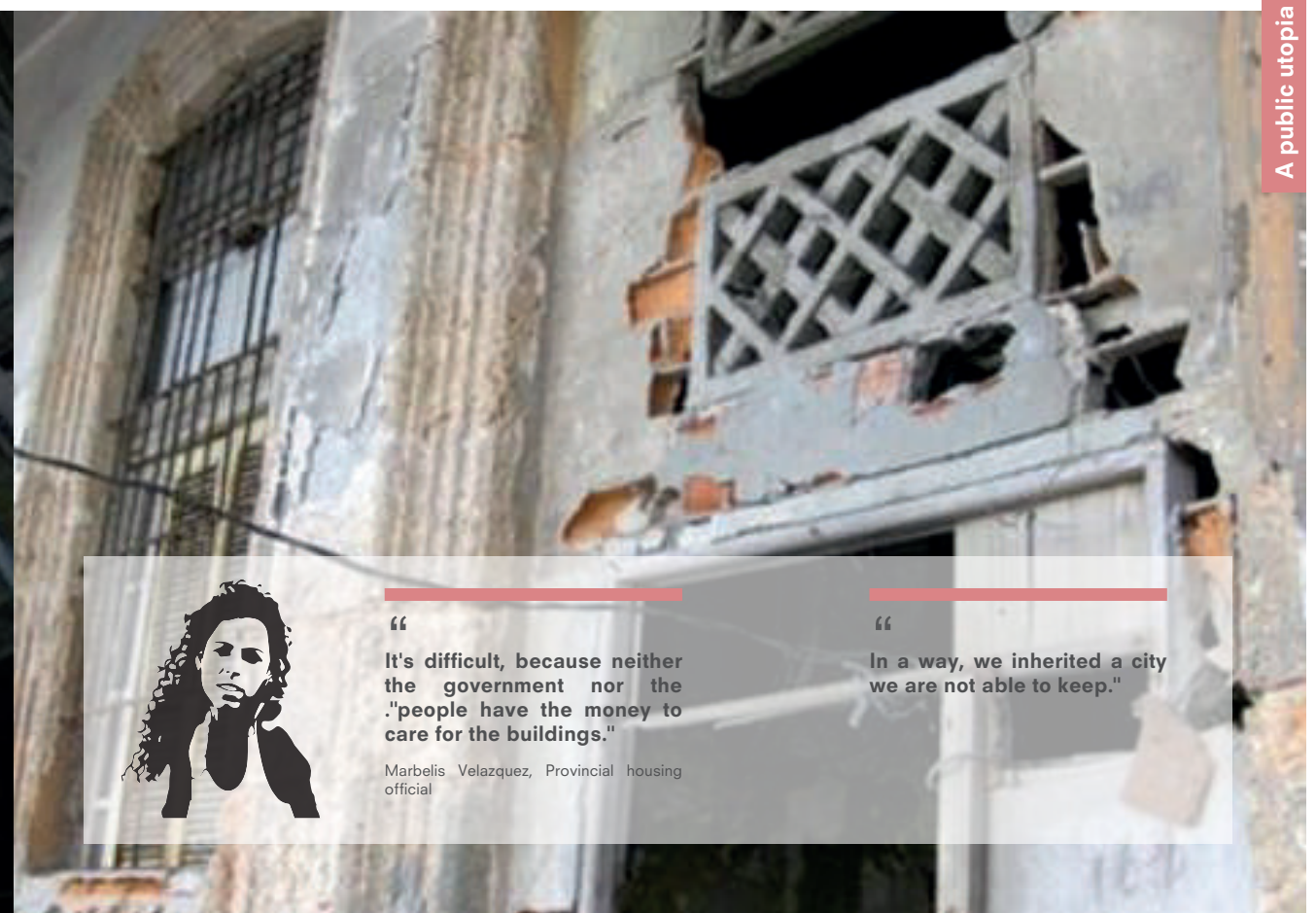
“  
Buildings are crumbling because they're old. Then there's the salt spray, humidity, termites, hurricanes and overcrowding.”

Mrs Torriente

“  
There are many kinds of problems and sometimes altogether.”

Marbelis Velazquez, Provincial housing official

A public utopia



“  
It's difficult, because neither the government nor the people have the money to care for the buildings.”

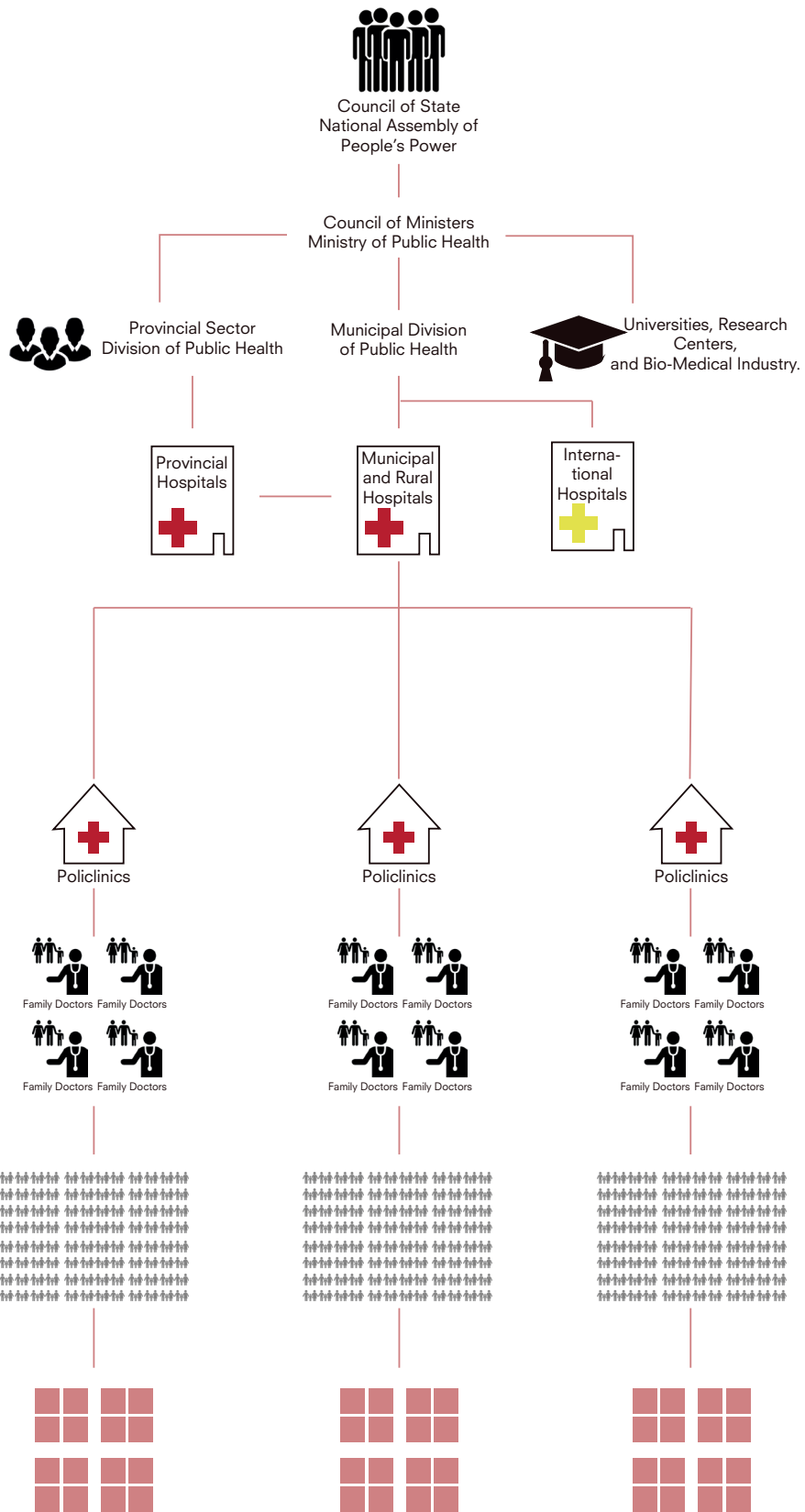
Marbelis Velazquez, Provincial housing official

“  
In a way, we inherited a city we are not able to keep.”

Marbelis Velazquez, Provincial housing official







PEOPLE

GOVERNMENT

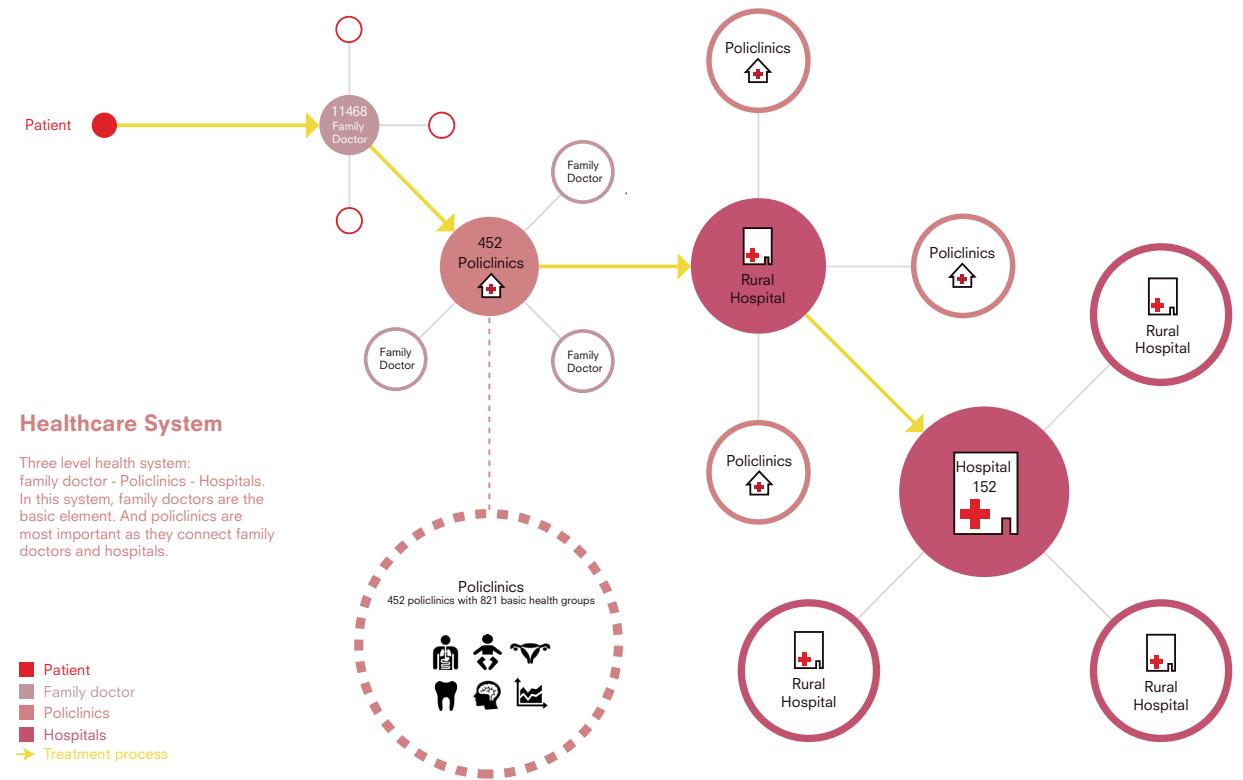
HOSPITALS  
152 hospitals (38 642 beds)

POLYCLINICS  
452 polyclinics with  
821 basic health groups  
(composed of  
an internal medicine specialist,  
a paediatrician,  
a gynecobstetrician,  
a dentist,  
a psychologist  
and a statistician-informatics)

FAMILY DOCTORS  
11468 family doctors  
and nurse team in cuba

INHABITANT  
1095 inhabitants for  
each family doctor team

BLOCKS  
4 blocks for each  
family doctor team

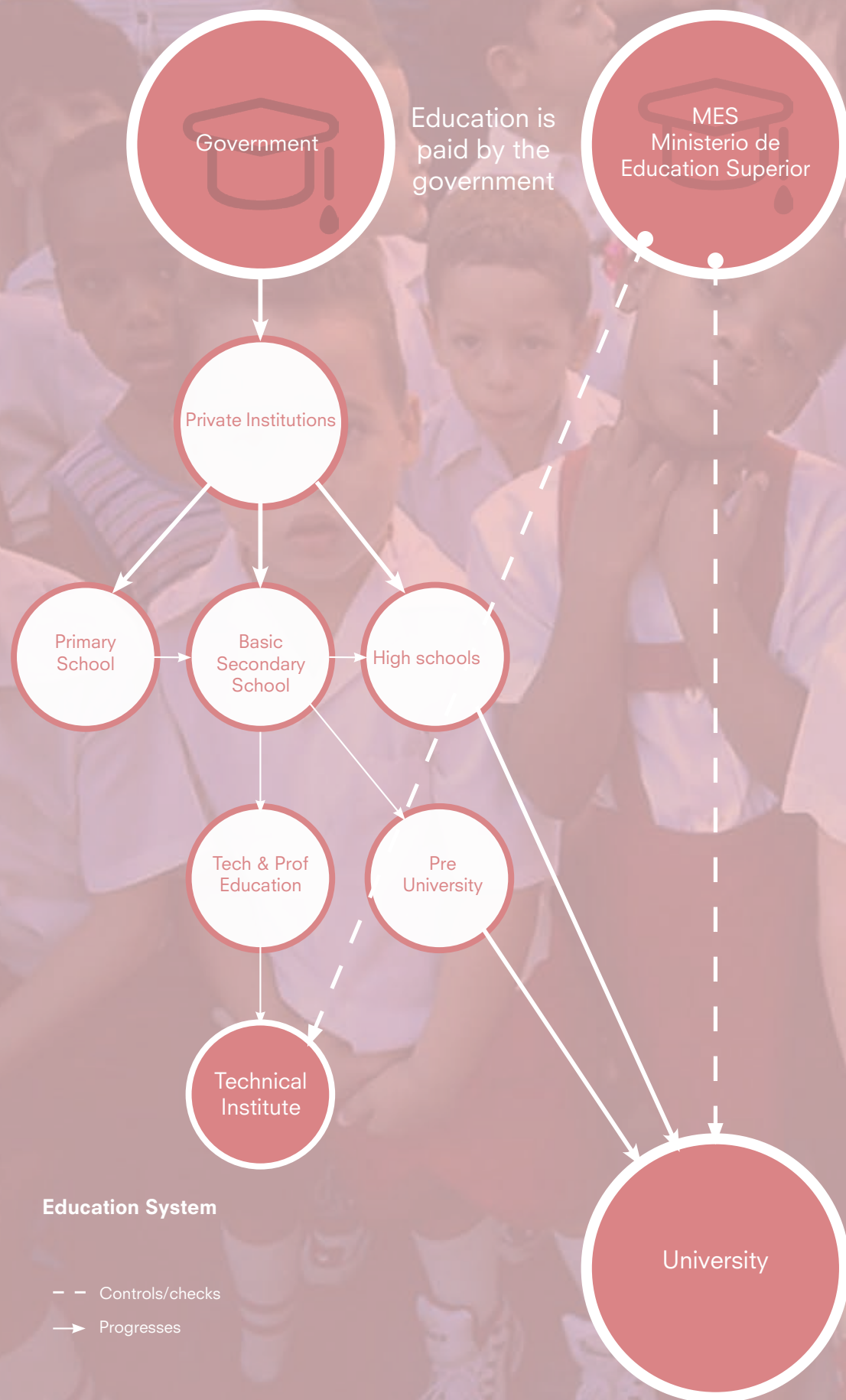


### Healthcare System

Three level health system:  
family doctor - Polyclinics - Hospitals.  
In this system, family doctors are the  
basic element. And polyclinics are  
most important as they connect family  
doctors and hospitals.

- Patient
- Family doctor
- Polyclinics
- Hospitals
- ➔ Treatment process





**Education (Cuba)**

47 Universities

112.000 Students

\$ 13% of National budget on Education

Requirements University:

- Men have served in the military
- Cleared by Committee for the defense of the revolution
- Good political standing

**Education (Netherlands)**

18 Universities

276.000 Students

\$ 6,2% of National budget on Education

Requirements University:

- finished primary and secondary school



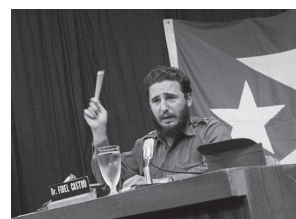
## BASIS

## LIMITATION

## DEVELOPMENT

**Pre-revolutionary Cuba**

nearly 90 percent of the population was nominally Roman Catholic in pre-revolutionary Cuba, the number of practicing Roman Catholics was probably less than 10 percent.

**1959**

Religious people were not allowed to join the Cuban Communist Party.

**1962**

The government of Fidel Castro seized and shut down more than 400 Catholic schools.

**1960s-1970s**

Many people lost interest in religion.

**1985**

In a best-selling book called *Fidel y la Religion*, Fidel Castro claimed responsibility for excluding non-atheists from Communist Party membership.

**In the years following the collapse of the Soviet Union**

The state adopted a more conciliatory position towards religion and lessened its promotion of atheism.

**1991**

The Communist Party began to allow believers into its ranks.

**1992**

The constitution removed the definition of Cuba as being a state based on Marxism-Leninism, and article 42 was added, which prohibited discrimination on the basis of religious belief. Small worship centres were legally permitted to exist again.

**Early 1990s**

Cuba had fewer priests per inhabitant than any other Latin American country.

**1996**

President Fidel Castro invited Pope John Paul II to visit Cuba.

**1997**

Christmas was officially recognized as a holiday for the first time since 1969, and then was permanently reinstated as a national holiday.

**1998**

Pope John Paul II paid a historic visit to the island.

Unfortunately, the improvements did not continue once the Pope left the island.

**2008**

The relief work of Caritas and various parishes after the 2008 hurricanes has earned the Church some additional street credibility.

**2008**

The first Russian Orthodox Church in Cuba opened during an official ceremony attended by Raul Castro.

**2012**

Pope Benedict XVI concluded his first official visit to Cuba, meeting with former President Fidel Castro and holding a mass before a multitude gathered in Havana's Revolution Plaza.

**2012**

the first country-wide religious procession was held since the Cuban revolution, to mark the 400th anniversary of the Virgin of Charity's appearance in Cuba.

**Increasing Freedom**

The Catholic Church continued to publish periodicals that sometimes included criticism of official social and economic policies. As in previous years, the Catholic Church also received permission to broadcast Christmas and Easter messages on state-run radio stations and, in 2011, a televised mass on September 8, the feast day of the Virgin of Charity of El Cobre, the country's patron saint. The Council of Churches, the government-recognized Protestant umbrella organization, was authorized to host monthly two hour-long radio broadcasts.



Religion in Cuba (2010)

**80% Jewishes reside in Havana.**

The Jewish community has 1,500 members, 1,200 of whom reside in Havana

**House church**

In response to strict restrictions on the construction of new buildings, many religious organizations used private homes, known as "house churches," for religious services.



Cuba has an elected national legislature, the National Assembly of People's Power (Asamblea Nacional del Poder Popular), which has 612 members, elected every 5 years and holds brief sessions to ratify decisions by executive branch. National Assembly of People's Power have the highest power in Cuba. They can elect president who is Chief of State, Head of Government, Prime Minister, First Secretary of the Party of Cuba(CPC)], and Commander in Chief of the Cuban armed forces.

- President
- First Vice President
- Vice President
- Member of National Assembly
- Member of Permanent Commissions
- Secretary
- Ground forces
- Naval forces
- Air and air defence forces
- other paramilitary bodies
- Ministers

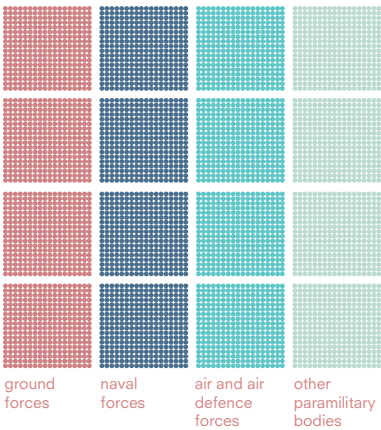
5 years. 2 times/year

612 PEOPLE

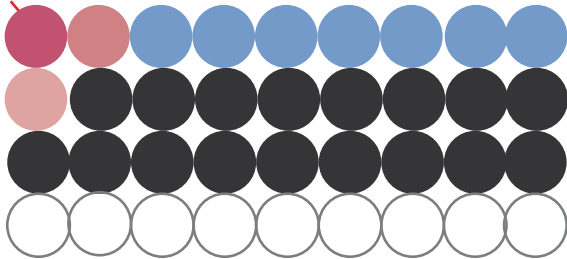
National Assembly of People's Power  
Permanent Commissions

President

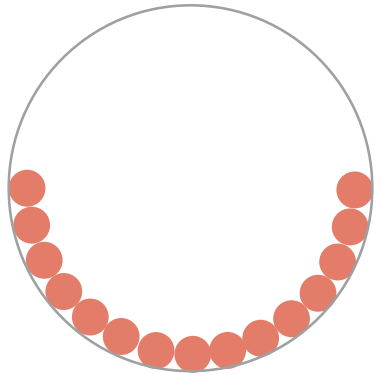
Party



The Cuban Revolutionary Armed Forces

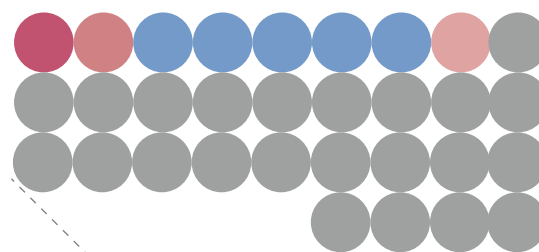


Executive power is exercised by the government



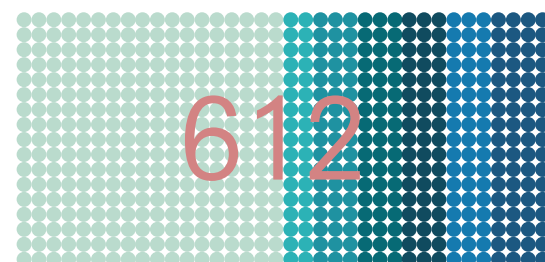
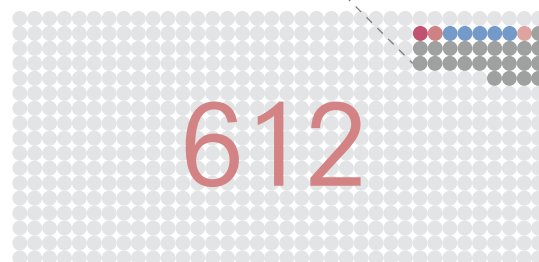
The People's Supreme Court  
the highest judicial body





5 years. 2 times/year

Up to 50% of the candidates must be chosen by the Municipal Assemblies. The candidates are otherwise proposed by nominating assemblies, which comprise representatives of workers, youth, women, students and farmers as well as members of the Committees for the Defense of the Revolution.



## National Assembly of People's Power

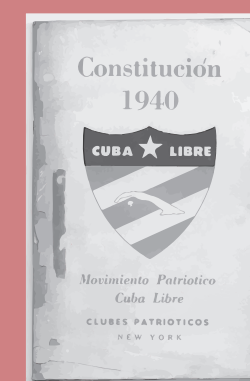
The Assembly is a unicameral (one-chamber) parliament and the only body in Cuba that is vested with both constituent and legislative authority (although the government may pass decrees that have the force of law). It holds two regular sessions a year, which are public unless the Assembly itself votes to hold them behind closed doors for reasons of state. It has permanent commissions to look after issues of legislative interest at times when the Assembly is not in session.

- President
- First Vice President
- Vice President
- Member of National Assembly



The National Assembly has the power to amend the Constitution; to pass, amend, and repeal laws; to debate and approve national plans for economic development, the State budget, credit and financial programs; and to set guidelines for domestic and foreign policies. It hears the reports from national government and administration agencies and can also grant amnesties. Among its permanent or temporary commissions are those in charge of issues concerning the economy, the sugar industry, food production, industries, transportation and communications, constructions, foreign affairs, public health, defense, and interior order. The National Assembly also has permanent departments that oversee the work of the Commissions, Local Assemblies, Judicial Affairs, and Administration.

The Assembly itself elects the 31 members of the Council of State; their terms expire when a new Assembly is elected. The assembly elects the President, Vice President and Secretary of the Council of State, who must report to the National Assembly on all its work and tasks. It also elects the Council of Ministers, the members of the Supreme Court, and the Attorney General's Office of Cuba.





The President

The Executive Committee

The Council of Ministers

Ministry of Foreign Affairs, FARC, Ministry of Internal Affairs, Ministry of Justice, Ministry of Public Health, Ministry of Labor and Social Security, Ministry of Communications, Ministry of Culture, Ministry of Education, Ministry of Higher Education, Ministry of Tourism, Ministry of Economy and Planning, Ministry of Agriculture, Science and Technology Ministry of Commerce, Ministry of Foreign Affairs, Ministry of Foreign Trade and Foreign Trade, Ministry of Internal Trade, Ministry of Communications, Ministry of Construction, Ministry of Finance and Price, Ministry of Food Industry, Ministry of Industry and Energy, Ministry of Energy and Mineral Resources, National Water Resources Commission, Central Bank, General Audit Office, The National Bureau of Statistics, the Radio and Television Bureau and the National Sports, Sports and Entertainment Commission

response to

National Assembly of People's Power

## Council of Ministers

The Council of Ministers (Spanish: Consejo de ministros), also referred to as simply the Cabinet of Cuba, is the highest ranking executive and administrative body of the Republic of Cuba, and constitutes the nation's government. The council of Ministers proposes general plans for economic and social development, which are in turn authorized by the National Assembly twice yearly. The Council also directs Cuba's foreign policy and its relations with other governments; approves international treaties before passing them over for ratification of the Council of State; directs and oversees foreign trade and the State budget. The Council of Ministers enforces laws authorized by the National Assembly, which are passed by the Council of State.

- President
- First Vice President
- Vice President
- Heads of the national ministries
- Secretary
- Others



### Current Council of Ministers

Position	Incumbent
Council president and President of State	<i>General Raúl Castro Ruz</i>
General Secretary of the Central Committee of the PCC	<i>Miguel Díaz-Canel Bermúdez Mario</i>
First Vice President of Council of Ministers	<i>José Ramón Machado Ventura</i>
Deputy Secretary of the Central Committee of the PCC	<i>Ramiro Valdés Menéndez</i>
Vice Presidents of Council of Ministers	<i>Div. Gen Antonio Enrique Lussón Batlle</i>
	<i>Adel Onofre Yzquierdo Rodríguez</i>
	<i>Marino Alberto Murillo Jorge</i>
Vice Presidents of Council of Ministers	<i>Ricardo Cabrisas Ruiz</i>
and Executive Committee	<i>Ulises Rosales del Toro</i>
Minister of Economy and Planning	<i>Adel Onofre Yzquierdo Rodríguez</i>
Minister of the Interior	<i>Carlos Fernández Gondín</i>
Minister of Foreign Affairs	<i>Bruno Eduardo Rodríguez Parrilla</i>
Minister of Justice	<i>Maria Esther Reus Gonzalez</i>
Minister of the Revolutionary Armed Forces	<i>Corps General Leopoldo Cintra Frías</i>
Minister of Public Health	<i>Roberto Morales Ojeda</i>
Minister of Labor and Social Security	<i>Margarita Marlene González Fernández</i>
Minister of Agriculture	<i>Gustavo Rodríguez Rollero</i>
Minister of Education	<i>Ena Elsa Velazquez Cobiella</i>
Minister of Energy and Mines	<i>Alfredo López Valdés</i>
Minister of Culture	<i>Julián González Toledo</i>
Minister of Higher Education	<i>Rodolfo Alarcon Ortiz</i>
President of the Cuban Radio and Television Institute	<i>Danylo Sirio López</i>
President of the National Institute of Sports, P.E. and Rec	<i>Julio Christian Jiménez Molina</i>
President of the National Hydraulic Resources Institute	<i>Inés María Chapman Waug</i>









## Obama's motorcade driving through the Vedado neighborhood

1. To get ready for the president, the streets along his route from the airport have been swept and cleaned.
2. Homes have been repainted by the government in the neighborhood of Vedado, which the Obama motorcade will drive by.
3. Dozens of new street lights have gone up along the Malecón.



## Places Obama visited







136

137



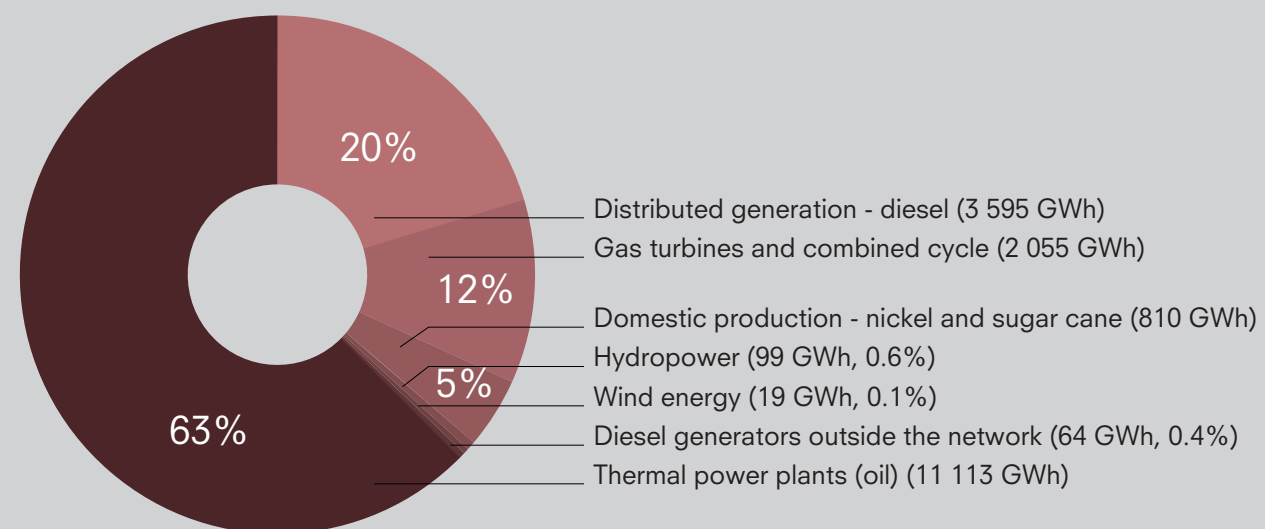
A public utopia

A public utopia



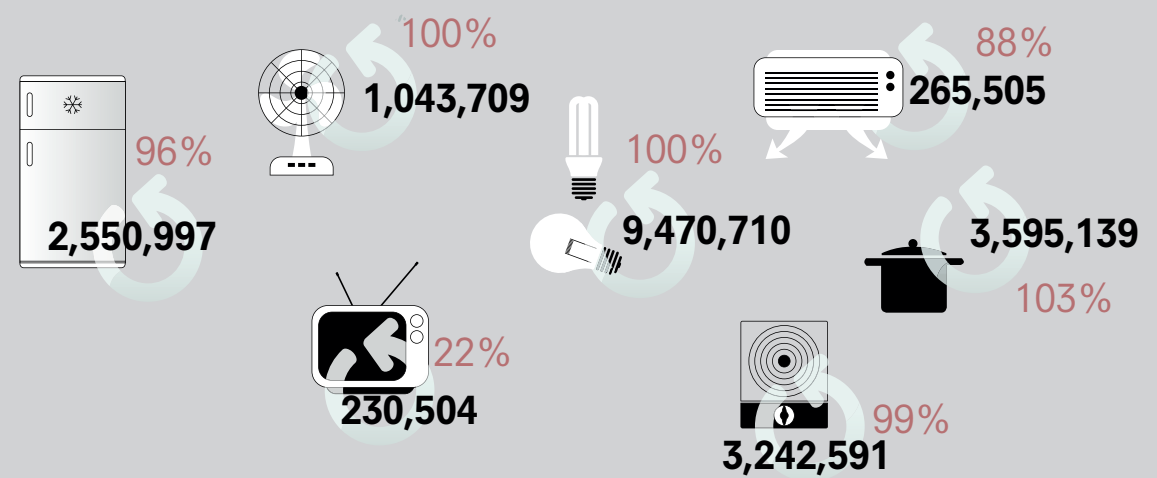


### Power generation (2011)



### Number of exchanged device during the energy revolution

Share in the total number of existing devices







# Life in the forbidden land

Program





142

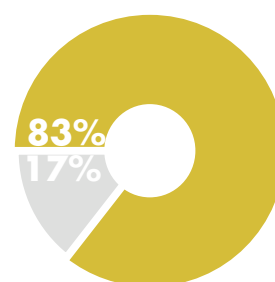
Life in the forbidden land



ESC 1:13.000

## Built Spaces

There is small part of the site covered by sea, which means the possibility of urban extantion to the water area.



Water vs Land

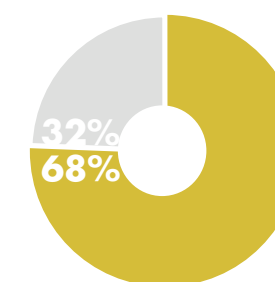
4410000m<sup>2</sup>

143

Life in the forbidden land



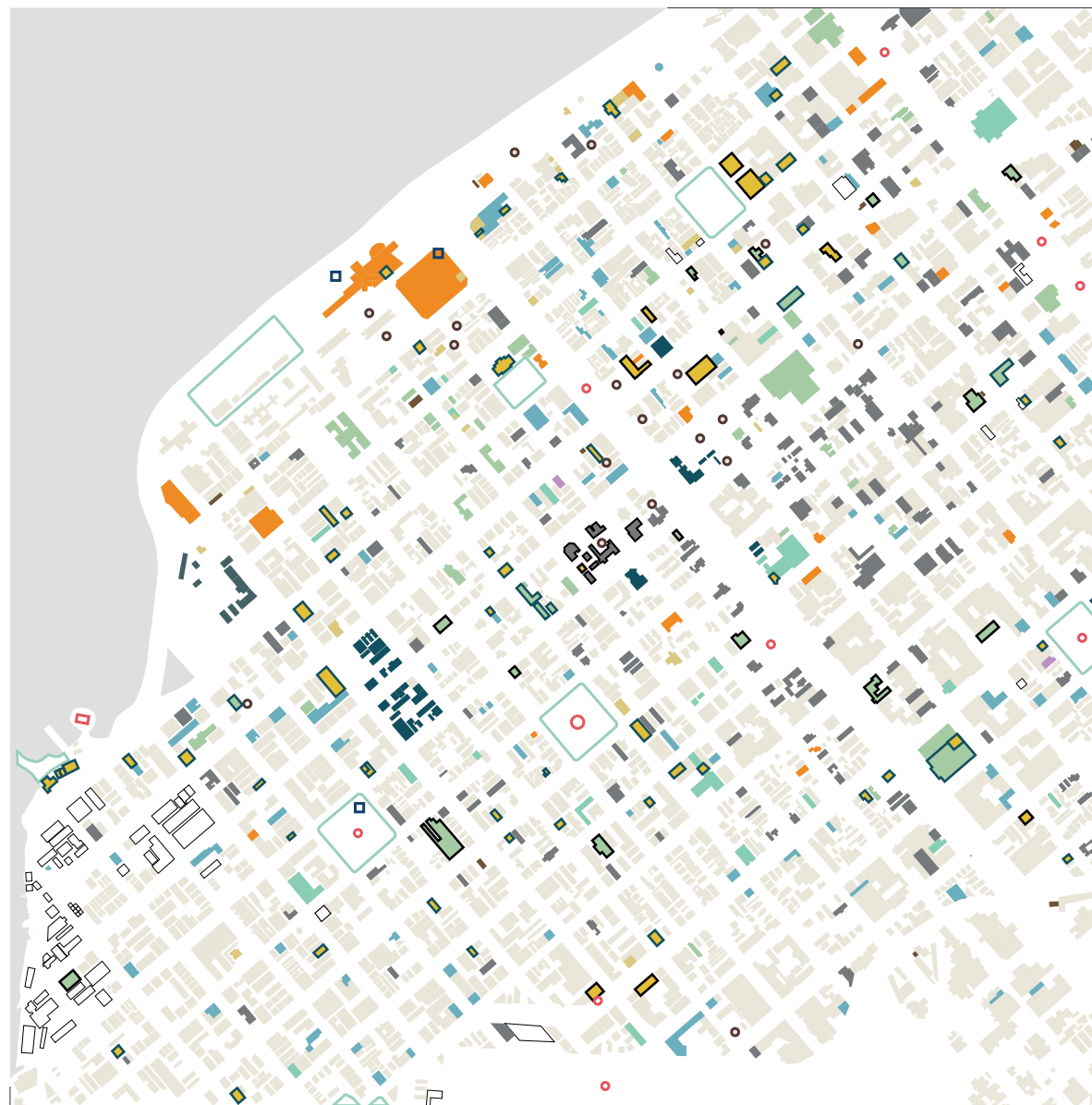
## Unbuilt Spaces



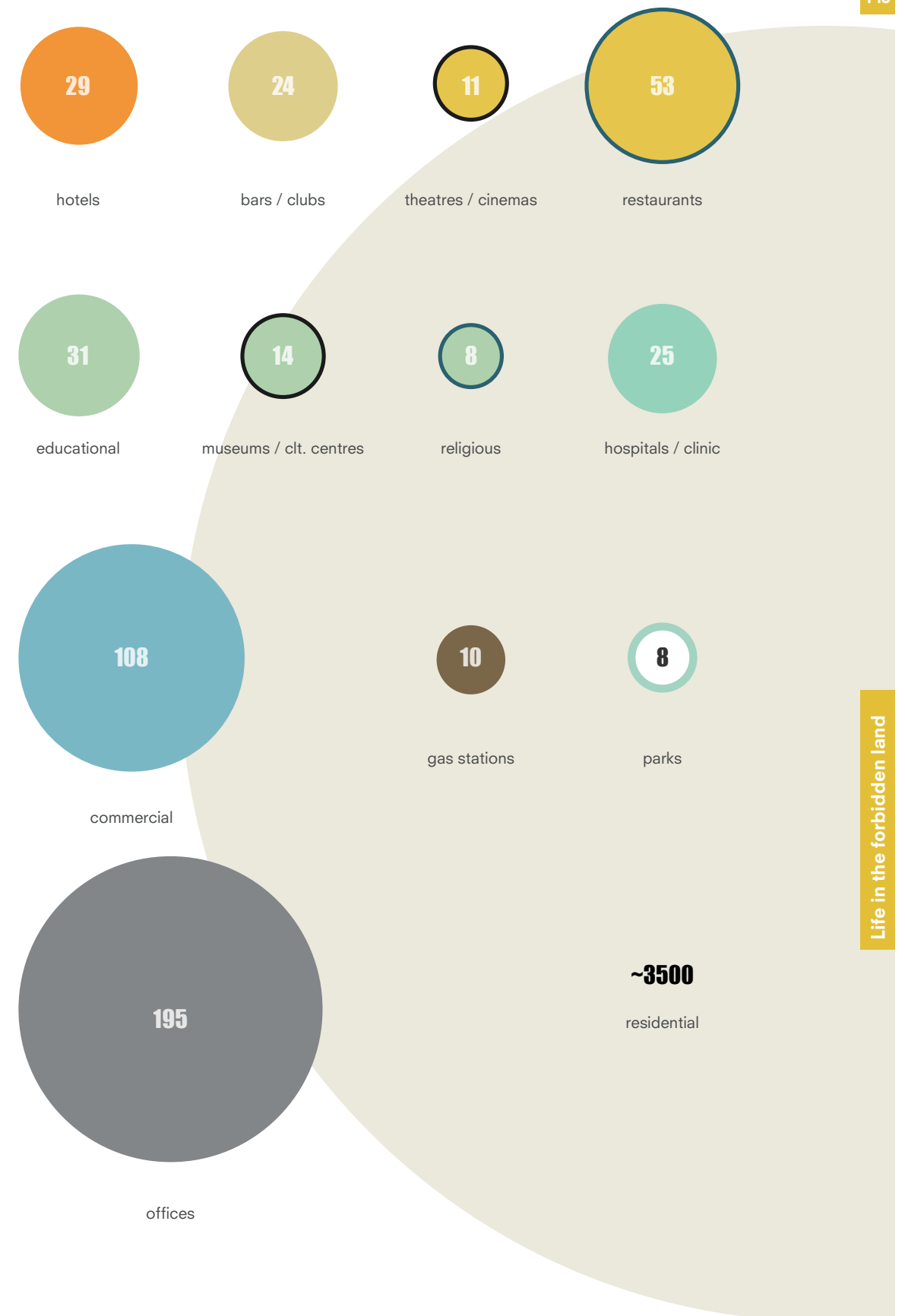
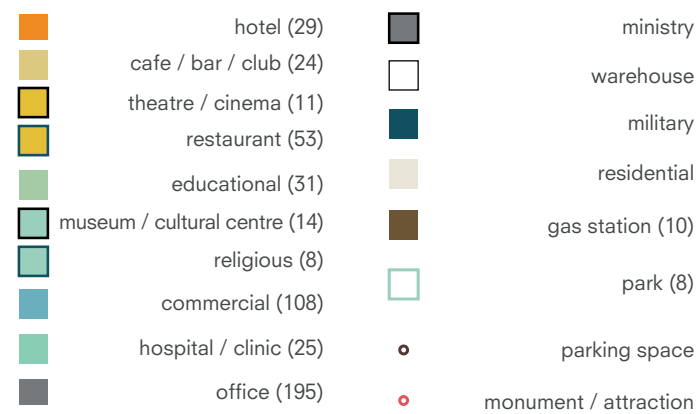
Built vs Unbuilt

3666677m<sup>2</sup>

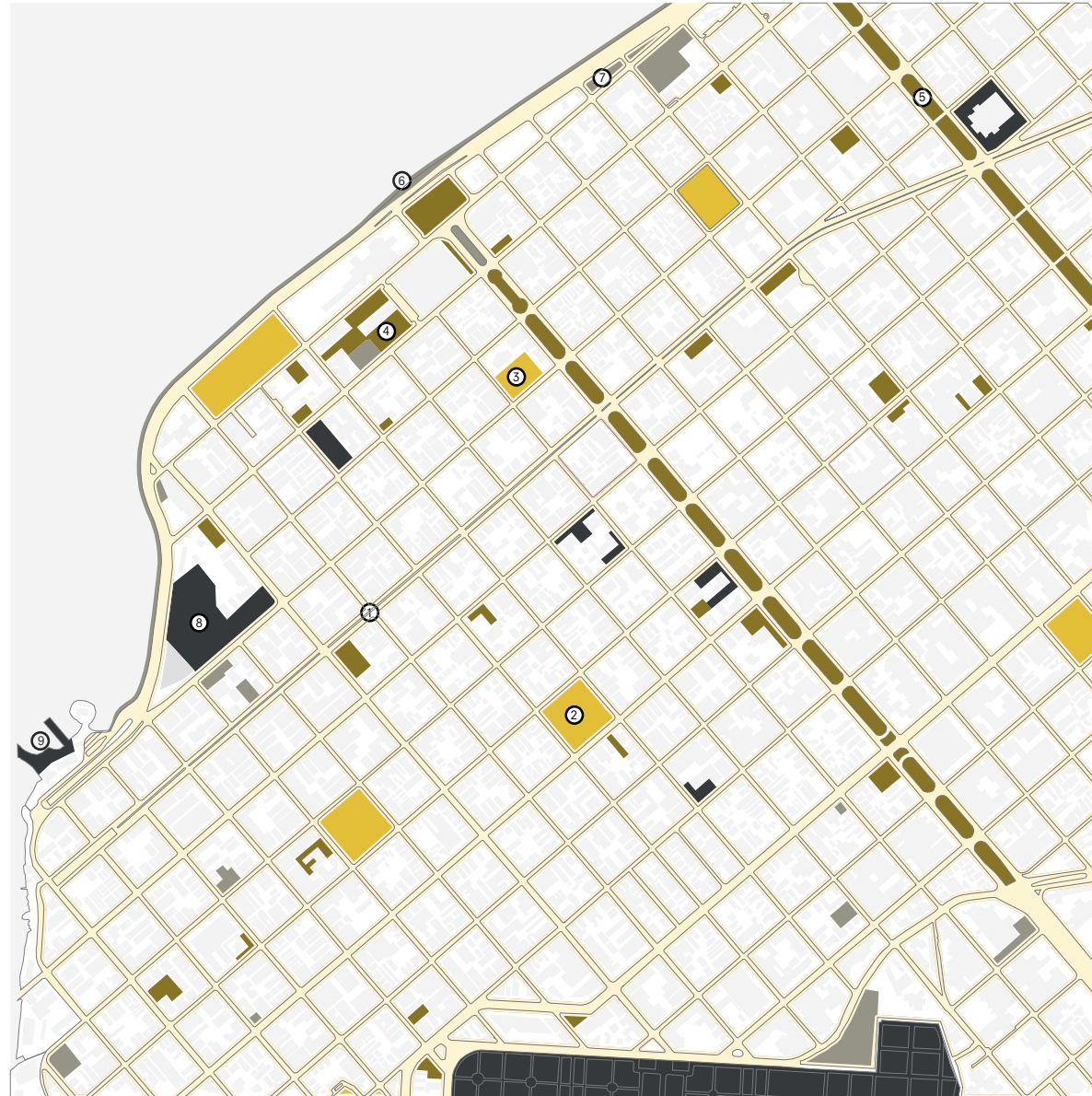




## Land Use



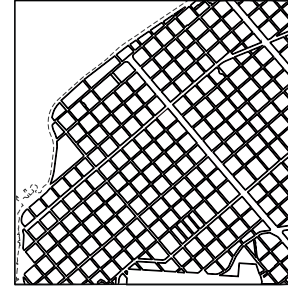




## Public Space

A combination of community focused lifestyle and ideology, as well as a favourable climate result in Havana having public spaces. Streets, markets, parks, and plain open areas act as public space hosting numbers of activities.

- street and pavement with green buffer
- park (8)
- defined public space / greenery
- undefined leftover space
- fenced public space

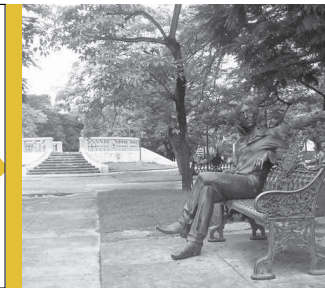
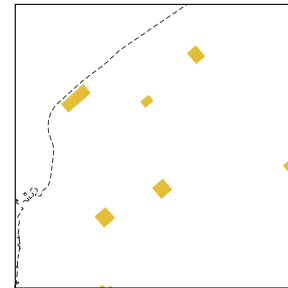


1. Calle Linea



5m buffers of pavement and greenery

## Street & Pavement

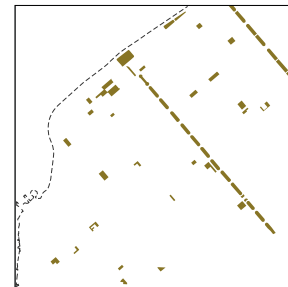


2. John Lennon Park



3. Trotcha Park

## Park



4. Green space next to resi high-rise



5. Patches of greenery in Avenida del Pres.

## Defined public space

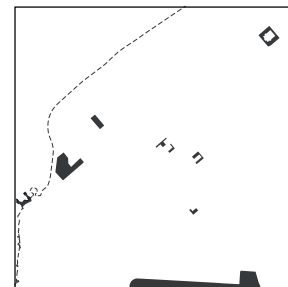


6. The Malecon esplanade



7. Leftover space

## Undefined leftover space



8. Social club "José Antonio Echeverría"



9. La Isla Japonesa Garden

## Fenced public space





## 148 Public space activities

bus waiting times up to 1.5h - bus stops become a good place for social interaction

most times bus stops are not just used only by people waiting for buses



149

gathering spot

fishing

low tide extends the Malecon waterfront

24h activity

space primarily designed for cars

disrepair

swimming



Life in the forbidden land

strong customer connections

household products sold on street corner

temporary setup

not designated market space



agromercados covering gaps in government provision of goods

high quality produce

no price tags

Life in the forbidden land



wide age range mix

informal gathering space







## 150 Public spaces through time



Malecon 1993

151



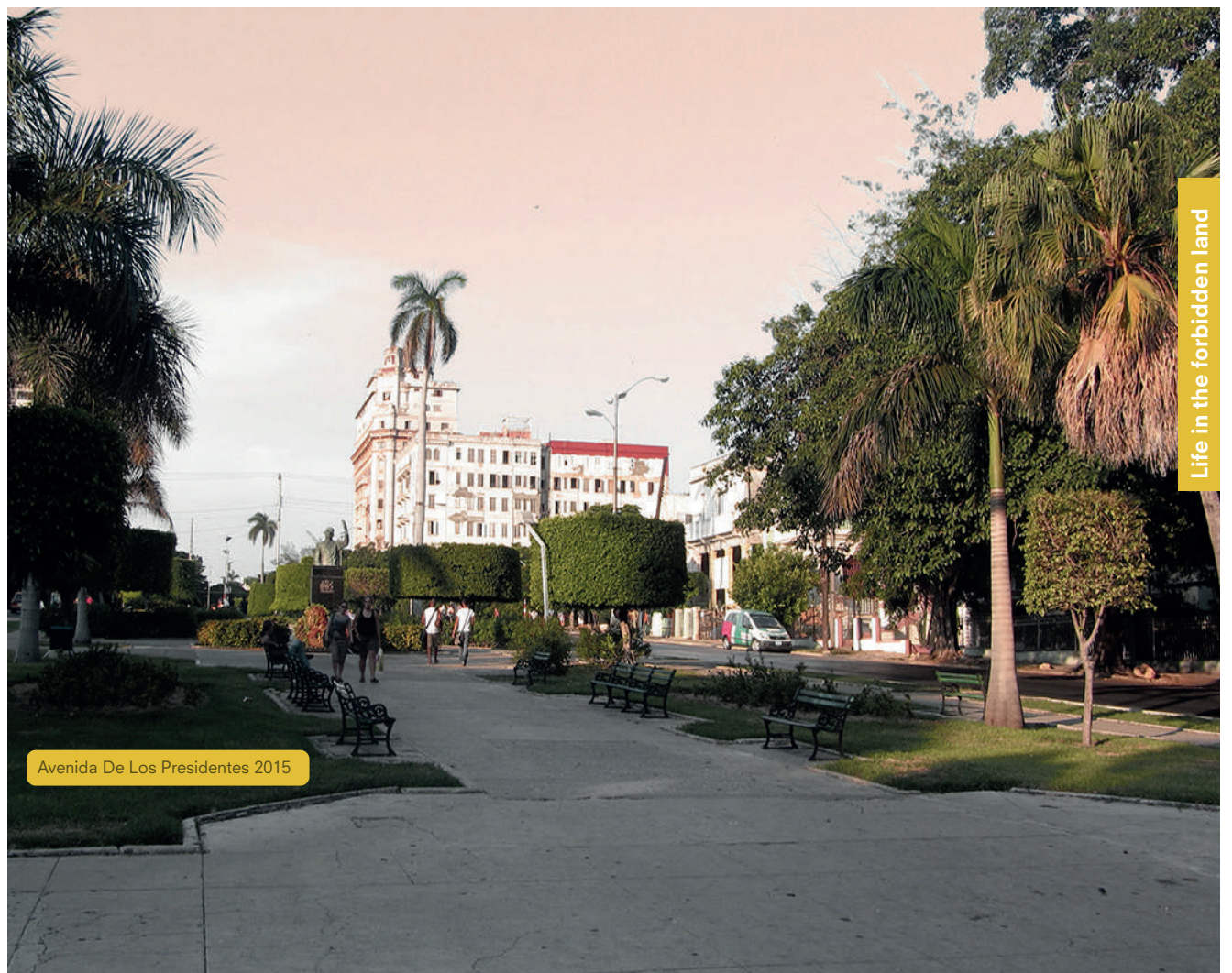
Malecon 2013

## Life in the forbidden land



Avenida De Los Presidentes 1989

## Life in the forbidden land



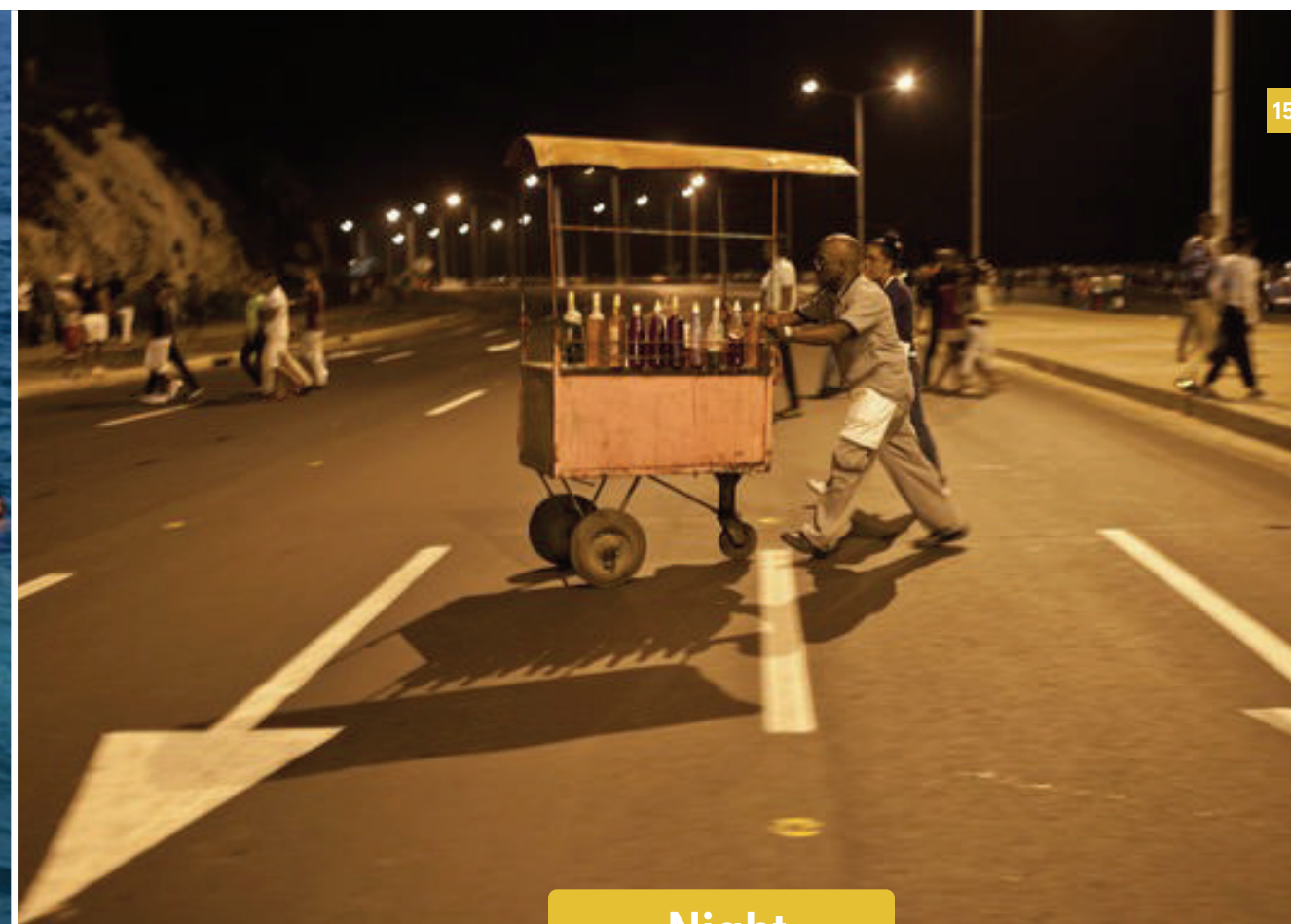
Avenida De Los Presidentes 2015

Compared to the booming growth of early 20th century, there have been a very limited number of public infrastructure regeneration projects in the last few decades. This has left the urban environment development at a stand still, with public space largely unchanged and in slow deterioration. However they still host vibrant activities throughout the day [next page]





Day



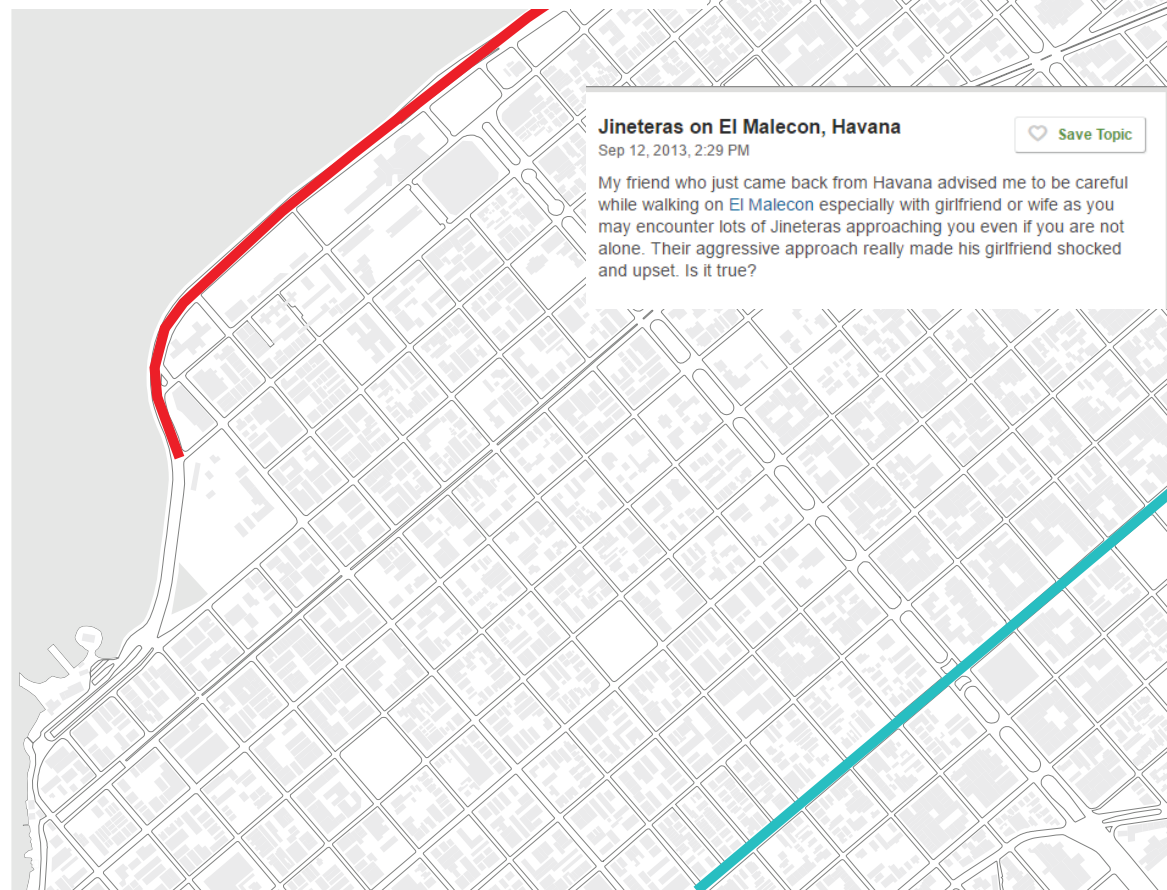
Night





## “Look out for jineteros”

Review of [Vedado](#)



### Jineteras on El Malecon, Havana

Sep 12, 2013, 2:29 PM

 Save Topic

My friend who just came back from Havana advised me to be careful while walking on El Malecon especially with girlfriend or wife as you may encounter lots of Jineteras approaching you even if you are not alone. Their aggressive approach really made his girlfriend shocked and upset. Is it true?

officers as a way of staying safe. Damarys, a thirty-one-year-old teacher I met at Café Sofia along [La Rampa](#), told me she has to be careful choosing which men to leave the bar with, because once she is seen walking with them in the street she will have to pay the officer on duty for his silence.

### Jineteras/Pingueros and the Havana sex trade

The revolution in Cuba put an end to what had become a quite blooming sex trade with open prostitution in Havana. Between 1959 and 1990 prostitution was kept at a low level of visibility and numbers. After the start of the “Special period”, the need for other means of making money rather than government help meant a special type of profession known as “Jineteros” (“Jockeys” in Spanish). These are individuals acting in less legal activities and often specialize in hustling tourists, such as street scammers and prostitutes.

This special case of illegal profession means that there is less of a stigma being referred to as a Jinetero/a and being referred to as a criminal or a prostitute. Male prostitutes are sometimes referred to as “Pinguinos” (“Penguins” in Spanish).

As Cuba opens up there is an ever increasing number of foreign tourists going to Cuba to engage in sexual tourism, i.e. buying sex from prostitutes.

Main venues for prostitution in Havana:

-  Malecon
-  La Rampa







## WiFi hotspots

Locations of WiFi hotspots in Vedado. A growing number of Cubans is gathering around these hotspots to connect to the internet using laptops and smartphones. As a result, adjacent public spaces act as social hubs of increasing popularity.



WiFi hotspot  
adjacent gathering space



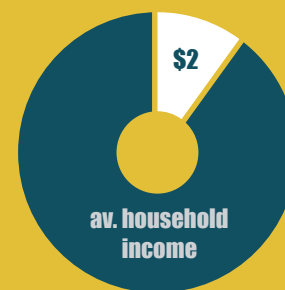
WiFi hotspots set up for the first time in June 2015 (35 in Cuba)



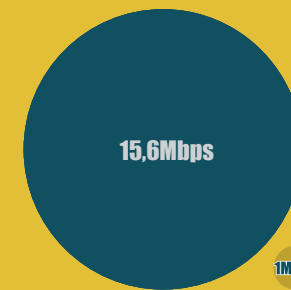
Internet access in homes is still forbidden



Intention to provide WiFi along the Malecon by 2017



\$2/h (average monthly household income = \$20)  
black market price = \$1/h



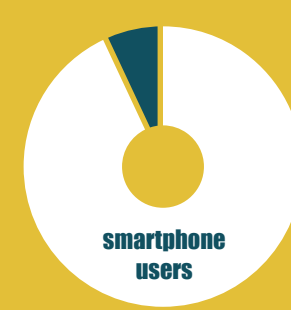
Max speed 1Mbps/user (av. internet speed in NL = 15.6Mbps)



1 hotspot support a maximum of 100 users at a time



39% of users use NAUTA daily, 70% at least once a week



93% WiFi users connect using smartphones



46% of users travel more than 5km for a hotspot

## Internet censorship

All material intended for publication on the Internet must first be approved by the National Registry of Serial Publications. However rather than focusing on complex filtering systems, the government relies on high cost and slow connection to restrict widespread access. A common circumvent is to store online content (such as news articles, videos, classified ads) on USB drives which are then circulated amongst friends and relatives. Some use a 'speak to tweet' system by which Cubans can call a phone number in the US and record an anonymous message that automatically gets posted in text format on Twitter or Facebook.

In terms of actual censorship, some services are blocked such as YouTube, WhatsApp and Skype, as well as some content such as anti-governmental blogs.





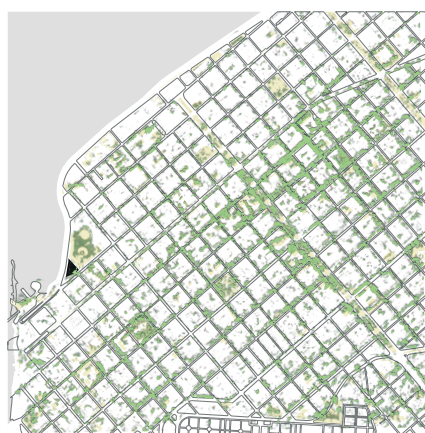


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Life in the forbidden land

## Green spaces

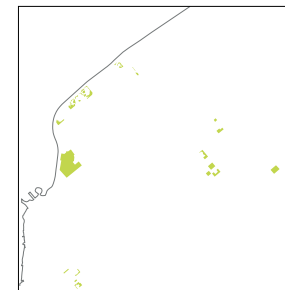


- private green space
- boulevard
- green around blocks
- seperate garden
- park

159



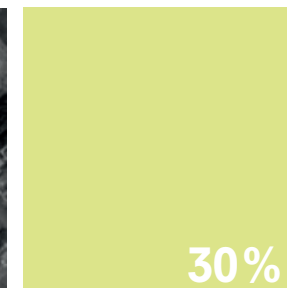
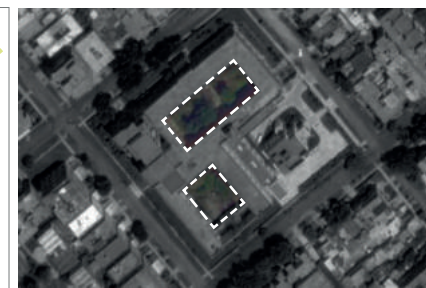
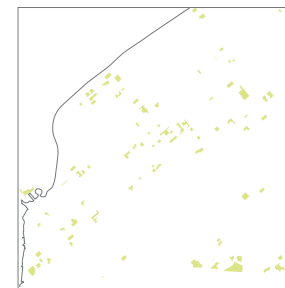
26% parks



private  
green  
spaces



19% boulevard



30% separate  
garden



12% green  
around  
blocks

Life in the forbidden land





160

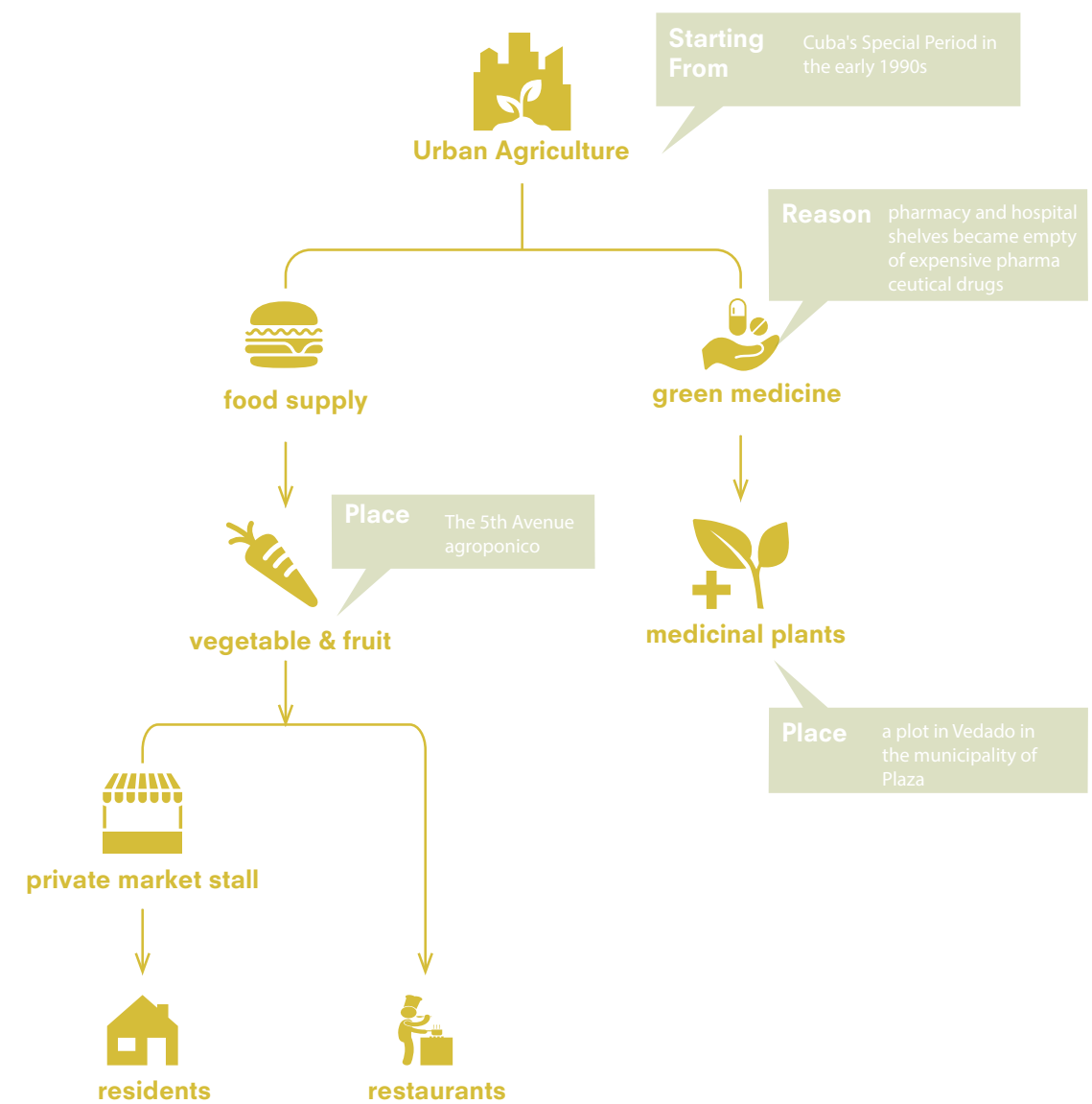


Life in the forbidden land

## Urban Agriculture in Vedado

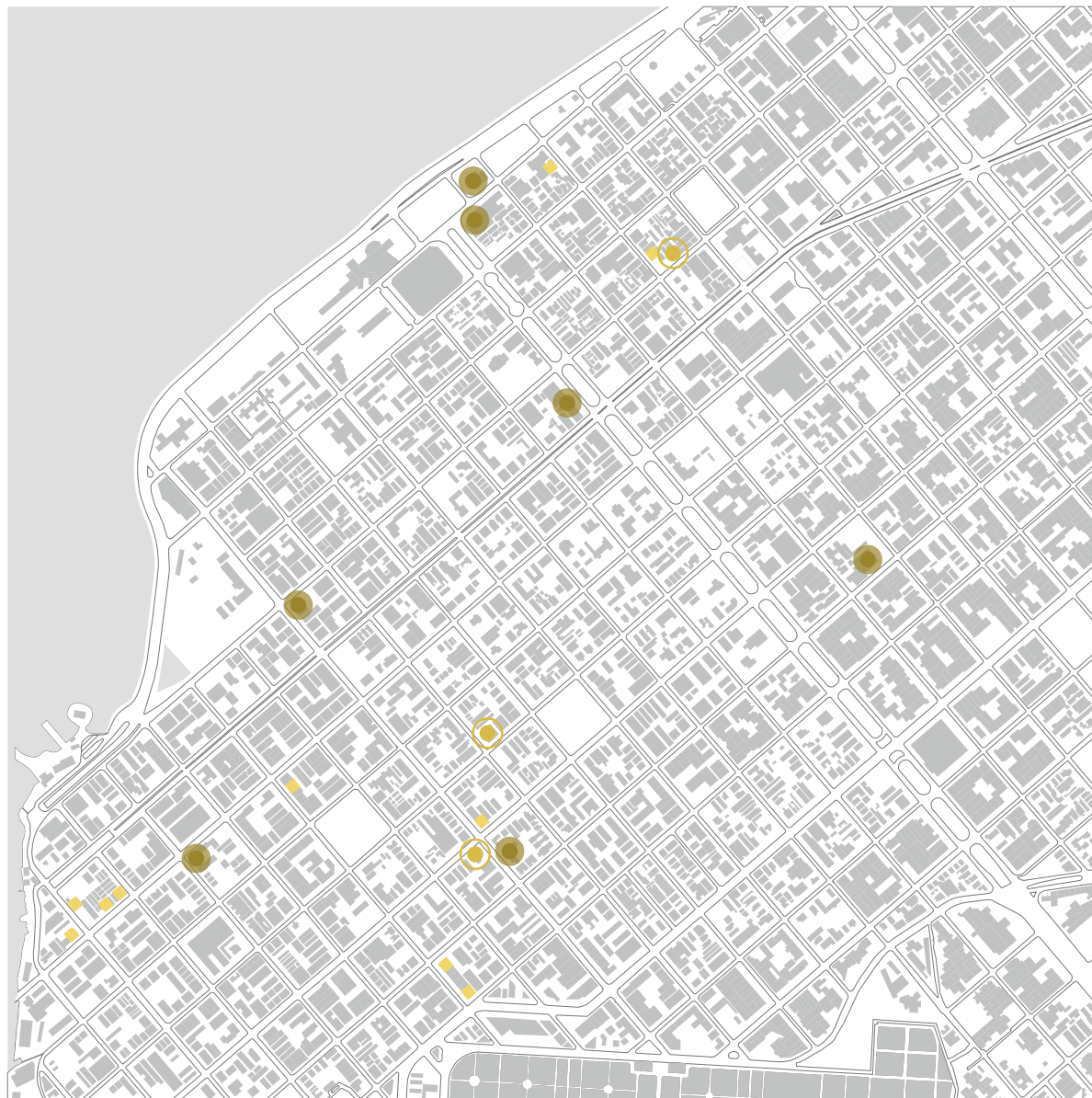
161

1. Green medicine in Cuba is not a gentle holistic trend, but born of the stark reality of economic collapse, as pharmacy and hospital shelves became empty of expensive pharmaceutical drugs. For the last ten years, the Cuban government has endorsed and aggressively promoted the cost-effective medicine provided by herbs, homeopathy and acupuncture.
2. The private market stalls play an important role in supplying this hard-to-find produce to a wider majority of Havana residents, who did not always have the access (or the money) to shop from the farms in the same way as the restaurants.
3. The creation of these farms laid the foundation for the recent culinary revolution in Cuba.



Life in the forbidden land





Life in the forbidden land

## Retail Distribution

There is no obvious of commercial center in Medado. Most cafes and retails are close to street. Along the Malecon coastline and Calle 12, there are more retai shops compared to other areas.

- retail
- ⊙ market
- informal retail



70%  
(7)  
retail



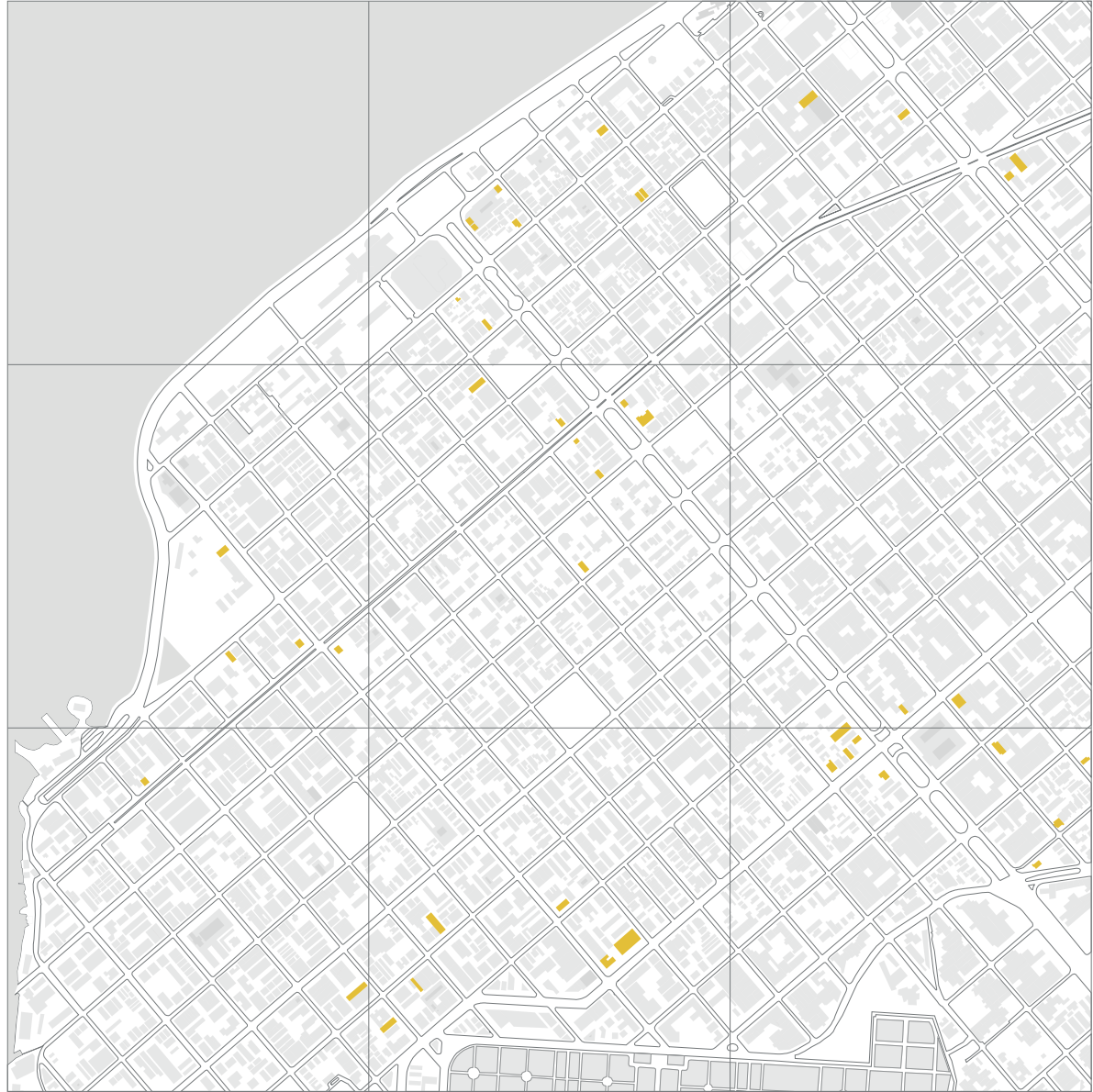
30%  
(3)  
market



???  
informal retail

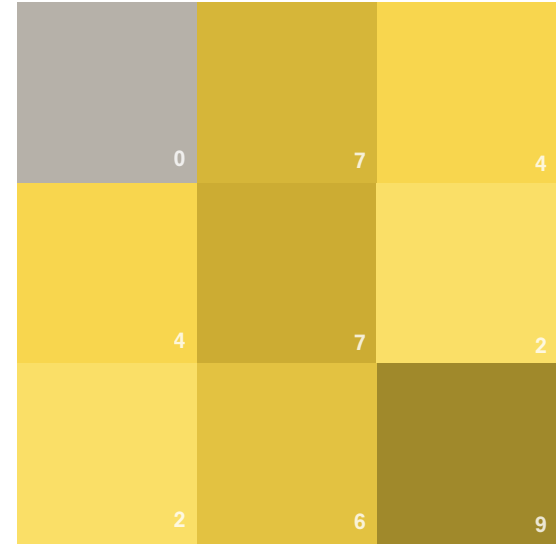
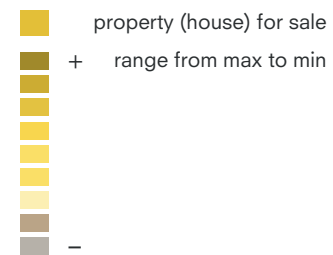
Life in the forbidden land



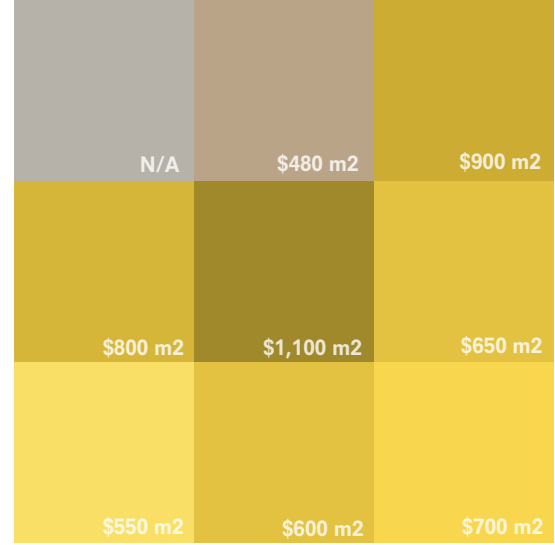


### What determines residential property landvalue?

There is an unresolved question for what is actually determining landvalue for residential properties in El Vedado. This variables are likley to change with the release of the US Embargo, but is relevant to understand which are these traits today, in order to follow the downfall or upraise of property value in the near future.

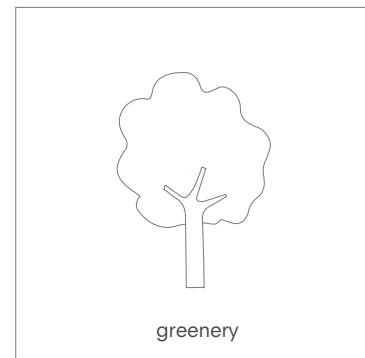


number of property for sale

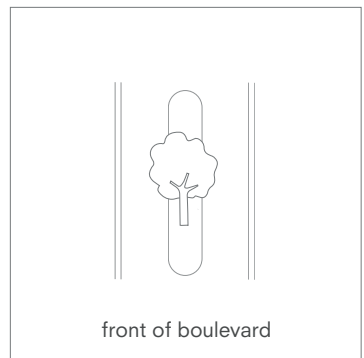


landvalue by property price

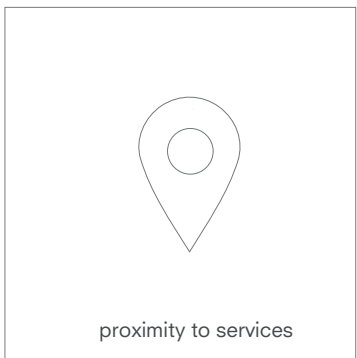
### determinants high price



greenery

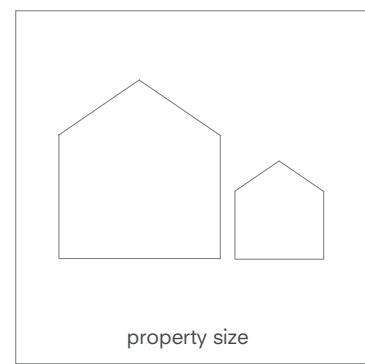


front of boulevard

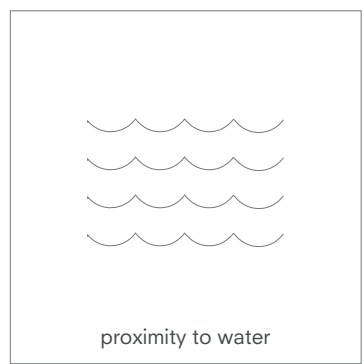


proximity to services

### determinants low price



property size



proximity to water





**gabinohome** Houses for Sale In Vedado

166

**Casa En Nuevo Vedado, 5 Cuarto, 4 Banos, Vedado**  
edison norte Vedado - Havana - Cuba | See Map  
5 Rooms 4 Bathrooms m² 600  
320,000 US\$  
Contact

**Havana - Vedado Luxury Apartment, Vedado**  
Calle 25, entre K y L Vedado - Havana - Cuba | See Map  
3 Rooms 2 Bathrooms m² 140  
160,000 US\$  
Contact

**Sold Apartment Opposite The National Hotel, Vedado**  
Calle O entre 19 y 21 Vedado - Havana - Cuba | See Map  
4 Rooms 3 Bathrooms m² 180  
150,000 €  
Contact

**Large House In Vedado 6 Bedrooms 3 Bathrooms, Vedado**  
Calle 25 Vedado - Havana - Cuba | See Map  
6 Rooms 3 Bathrooms m² 180  
80,000 €  
Contact

Rooms for Rent  
Apartments for rent  
Houses for Rent  
Cottages  
Hotels  
Houses for Sale

For Foreigners?

For Cuban's?

CUC0 CUC800000

Introduzca la ubicación...

☐ Apartamento  
☐ Casa de playa  
☐ Finca  
☐ Propiedad horizontal  
☐ Casa  
☐ Terreno  
☐ Local comercial

Número de cuartos  
Número de baños  
Amueblada  
Superficie (sq. m)  
Año de construcción

Buscar por títulos o ID de referencia

En total 577 resultados **Búsqueda**

★ Propiedad de la semana

Ubicaciones más populares: Vedado (163 inmuebles), Miramar (49 inmuebles), La Sierra (46 inmuebles)

Encontradas 577 propiedades Precio creciente

40,000 CUC, 110,000 CUC, 125,000 CUC, 325,000 CUC, 35,000 CUC, 15,000 CUC, 120,000 CUC, 230,000 CUC, 35,000 CUC, 250,000 CUC, 45,000 CUC, 40,000 CUC, 45,000 CUC, 125,000 CUC, 95,000 CUC, 120,000 CUC



Home / Casa en Venta en Cuba / La Habana / Plaza de la Revolución

Por el Techo, El portal inmobiliario de Cuba

Inicio Compra - Venta Alquileres y Alojamientos Servicios Sede

Publicar una propiedad

Buscar

Home / Casa en Venta en Cuba / La Habana / Plaza de la Revolución

Casa en Venta en Plaza de la Revolución

Municipios de La Habana: Arroyo Naranjo Boyeros Centro Habana Cerro Cotorro Diez de Octubre Guanabacoa La Habana del Este La Habana Vieja La Lisa Marianao Playa Plaza de la Revolución Regla San Miguel del Padrón

Tipos de Inmuebles: Apartamentos Casas Casas en la Playa Casas independientes Cuartos Locales Mansiones Otros Residencial para extranjeros Terrenos

Mostrando del 1 - 6 de 33 casas

**Se vende casa en el Vedado, su oportunidad** - Venta  
La Habana - Plaza de la Revolución  
170 000 €  
Se vende un excelente inmueble en la planta alta de un biplanta ubicado en 5ta. vedado, confácil acceso a Galerías Paseo, Malecón, Hotel Meliá Cohiba, banco, farmacia y casa de cambio.  
Venta  
Area: 215m² 2 3 5

**Se vende la biplanta completa** - Venta  
La Habana - Plaza de la Revolución  
110 000 €  
Se vende casa en la planta alta de un biplanta. Tiene sala, saleta, comedor, cocina auxiliar, cocina principal, 4 dormitorios, 2 baños, pasillo interior, terraza techada, pasillo lateral sin techar, no  
Venta  
Area: 170m² 2 3 4

**Se vende casa en el Vedado en 70000** - Venta  
La Habana - Plaza de la Revolución  
70 000 €  
Se vende la planta alta de una casa biplanta de estilo colonial. Construida en el año 1940, con 105 metros cuadrados de área total.  
Venta  
Area: 106m² 2 3

**Se vende la planta baja de una biplanta** - Venta  
La Habana - Plaza de la Revolución  
120 000 €  
La casa está totalmente ventilada y mantiene su originalidad del año 1935 compuesta por: Jardín, sala, comedor, cocina, pasillos laterales, 5 habitaciones, 2 baños.  
Venta  
Area: 357m² 2 3 5

**Casa con colindancias en Plaza de la Revolución - 125 metros** - Venta  
La Habana - Plaza de la Revolución  
60 000 €  
Casa colonial compuesta por jardín, portal, sala, 2 baños, 3 habitaciones, patio, esta muy ventilada.  
Venta  
Area: 125m² 2 3

**Se vende una casa en el Vedado** - Venta  
La Habana - Plaza de la Revolución  
120 000 €  
Se vende una casa con colindancias en la zona del Vedado cercana a Línea y con fácil acceso a cualquier zona de La Habana. Construida en el año 1972 aproximadamente.  
Venta  
Area: 295m² 3 3

1 2 3 4 5 6 siguiente último

Nuestra misión  
PorelTecho.com ha sido diseñado y construido especialmente para facilitar el proceso de compraventa, alquiler o permuta de inmuebles, teniendo en cuenta las condiciones objetivas del mercado inmobiliario cubano. Pretende brindar un servicio integral en la gestión inmobiliaria para el mercado cubano.

Búsquedas más usuales  
• Alquilar casa en La Habana  
• Comprar casa en La Habana  
• Comprar casa en Santiago de Cuba  
• Venta de casas en Pinar del Río

Empresa  
• PorelTecho.com  
• Contáctenos  
• Legal  
• Política de privacidad

Ciudad de la Habana. (Cuba)  
Paseo, 57 E/ 3ª y 5ª Vedado  
info@poreltecho.com  
Teléfono: +53 5 2721048.

average price range

Ciudad de la Habana. (Cuba)  
Paseo, 57 E/ 3ª y 5ª Vedado  
info@poreltecho.com  
Teléfono: +53 5 2721048.

Life in the forbidden land

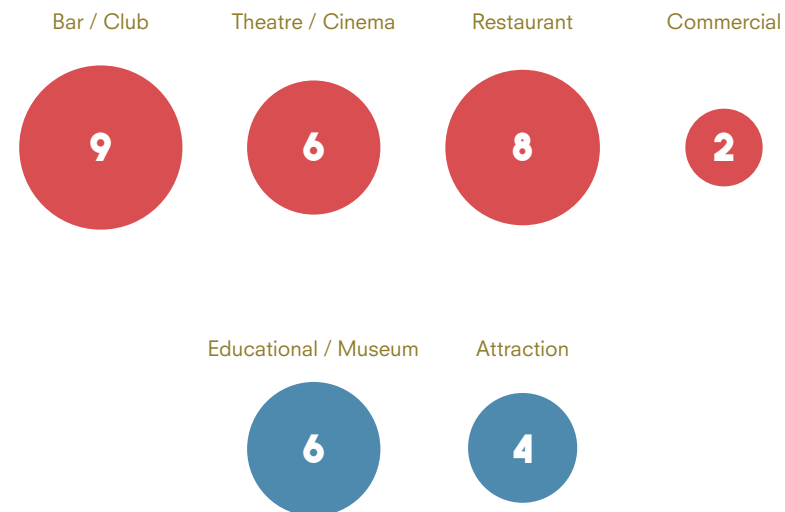




## Tourist attractions

The map shows the most prominent locations for tourists according to travel websites such as Lonely Planet and Trip Advisor. Vedado seems to lack important historical monuments compared to other tourist hotspots like Havana Vieja. Its main attractions consist of bars, clubs, restaurants, as well as museums and cultural centres.

- Leisure**
-  bar / club / music venue (9)
  -  theatre / cinema (6)
  -  restaurant (8)
  -  commercial (2)
- Sights**
-  museum / cultural centre (6)
  -  monument / attraction (4)



Vedado's image towards potential tourists: a westernized upcoming area, known for its nightlife as well as cultural attractions





# How eclecticism crumbles

Architecture





Havana Yacht club before the Revolution

1950



Ministry of Interior building before Revolution

1958



Havan Yacht club at present time

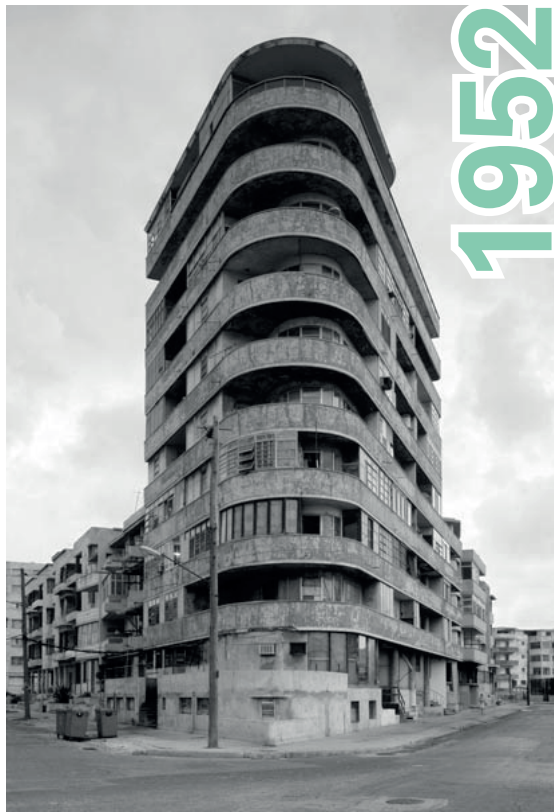
now



Building gained iconographic and popular charcater after application of El Che mural in 1995

now





Building was designed to have open balconies



Havana Hilton with the original facade with open balconies



Havana Libre with closed mirror glass facade



Users have closed balconies with materials available



Iconic and innovative character in Vedado



In present day the building is found in very bad shape





NEOCLASSICISM

BEAUX ARTS/ART NOUVEAU

ART DECO

ECLECTICISM

MODERNISM

REVOLUTION

POSTREVOLUTIONARY / CONTEMPORARY



Art Nouveau

Leonardo Morales Y Pedroso



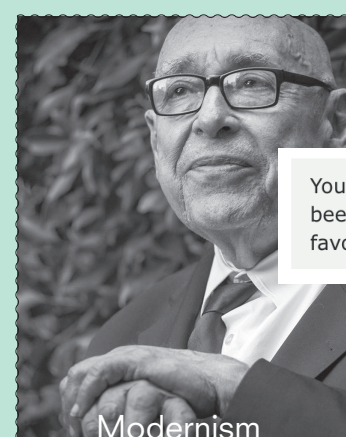
Art Deco

Esteban Rodríguez Castell



Eclecticism

William Rutherford Mead



Modernism

Ricardo Porro

You realize that you've been accused of something. And then you realize that you have been judged. And then you realize you are guilty. And nobody tells you. [on falling out of favor with the Communist government of Cuba]

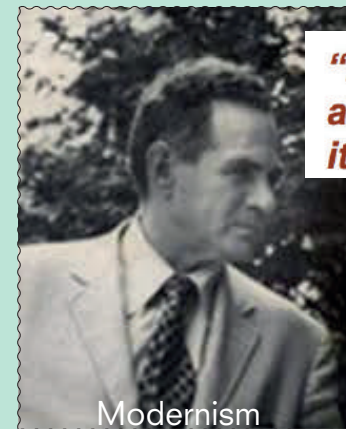
## Architecture Styles Overview

Within the architecture styles in Cuba there can be two major phases distinguished. One starting from the beginning of world war one and ending just before world war two. The other main phases beginning after world war two up until the revolution in 1960. Havana, and especially Vedado is characterised by great architectural expressions from all the styles above. It manifests ornamental Art Nouveau and Catalanian influenced buildings such as the Tennis Club and Marie Curie hospital by Morales who was Havana's first graduate from the Universidad la Habana. Furthermore eclectic bursts such as the American designed Hotel Nacional by Mead and White. Modernistic input by Ricardo Porro and Mansions along the Malecon by Romañach. After the revolution architecture hit an all time low. However this saved Vedado from becoming a "las vegas" like scenery.



Eclecticism

Eugenio Rayneri



Modernism

Mario Romañach

**"Modernity does not contradict tradition, it is actually the most developed instance of tradition itself."**





# Art Nouveau & ...

178



1900

Catalonian influenced art Nouveau, brought by immigrants

## Architecture Style Typologies

Cuba's early to mid-twentieth-century modern architecture movement can be seen as having two major phases. The first began a few years before World War I and continued to World War II. While it paid homage to Beaux-Arts influences with eclectic Cuban interruptions, it also formulated and developed new design ideas that were expressions of the ever-increasing interest in American engineering techniques and architectural trends

How eclecticism crumbles



Museum of decorative art, Vedado



Vedado House, Beaux Arts influenced



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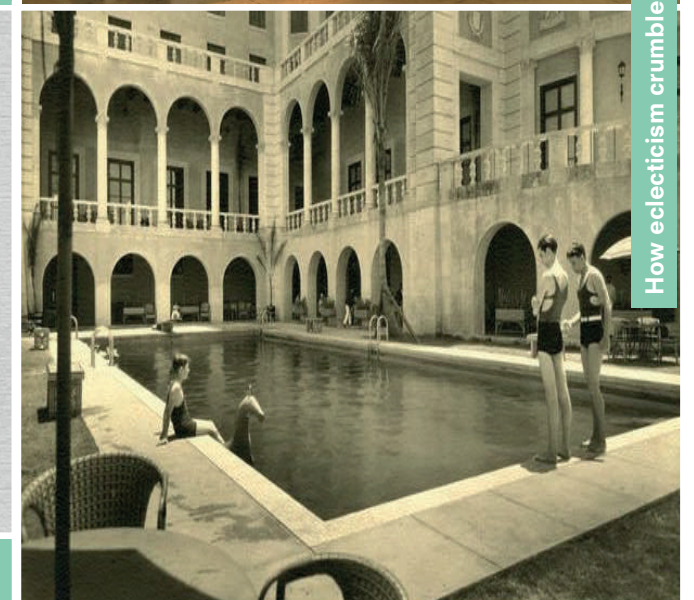
How eclecticism crumbles



Habana: Hotel Nacional

Havana: National Hotel

Hotel Nacional 1930





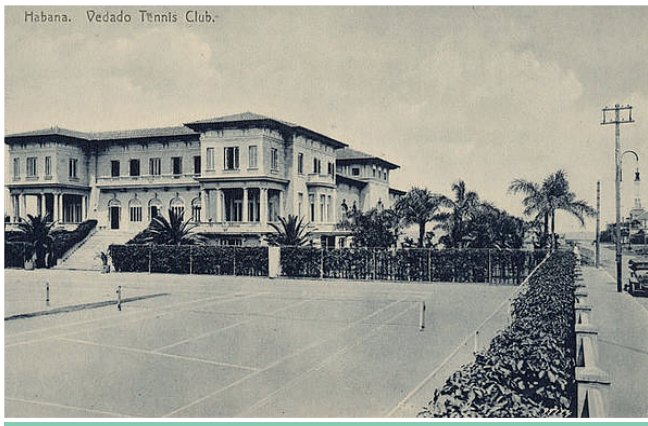


How eclecticism crumbles

Art Deco house, popular in the beginning of the twentieth century

## Architecture Style Typologies

Havana was Cuba's center of learning, culture, and architectural experimentation. Regardless of the proliferation of new wealth and construction, much of the earliest twentieth-century architecture was stylistically transitional and continued to pay at least partial allegiance to the historic colonial models and neoclassicism of the previous century. Reconciliation between urban architects who considered themselves early modernists and those who still thought of themselves as traditionalists resulted in a surprising outpouring of architectural styles that became known as Cuban Eclecticism. The island's leading architects of the day, such as Leonardo Morales, Raúl Otero, Evelio Govantes, Félix Cabarrocas, and Eugenio Rayneri, practiced Cuban Eclecticism.



Vedado Tennis Club



Instituto Tecnical Militar



Casa de La Amistad



Place de La Revolution



Cementerio Cristóbal Colón

How eclecticism crumbles





# Modernism & ...

182

1950



Casa Font / Mario Romanach

## Architecture Style Typologies

The second phase lasted from World War II to the mid-1960s and, under the impact of rectilinear cubism, emphasized the theories of modernist architects such as, notably, Ludwig Mies van der Rohe, Frank Lloyd Wright, Walter Gropius, and Le Corbusier, the high priest of the genre. By the late 1950s Cuba's modern movement had reached maturity and ushered in a mature International Style and an assimilation of a repertory of modern regionalist forms. The climax came with the 1959 revolution's political realignment, which culminated in the closing of Havana's School of Architecture in 1965. The revolution is what some people call, the saving grace of Havana's architecture. With the closing of the architecture school, the trade slowly deceased together with the urge to build new buildings because of the lack of economic prosperity.

How eclecticism crumbles



Cine Yara



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Edificio Bacardi



Solimar Building



How eclecticism crumbles





How eclecticism crumbles

## Building heights

The early phases of the construction of Malecon were characterized by single or double storey buildings before the 1920s and the rise of three to four storeys until the 1950s. Due to increasing demand for floor space and El Vedado's urban district popularity after the 1950s, gave rise to skyscrapers.

■	50+ m (27 - 1%)
■	20 - 50 m (101 - 3%)
■	0 - 20 m (3452 - 96%)



Linea y E (1959)  
residential  
97m - 26 floors



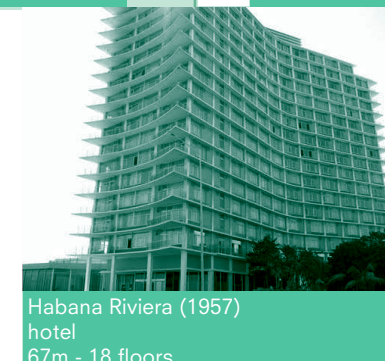
Edificio Atlantic (2000)  
residential  
97m - 25 floors



Melia Cohiba (1994)  
hotel  
82m - 22 floors



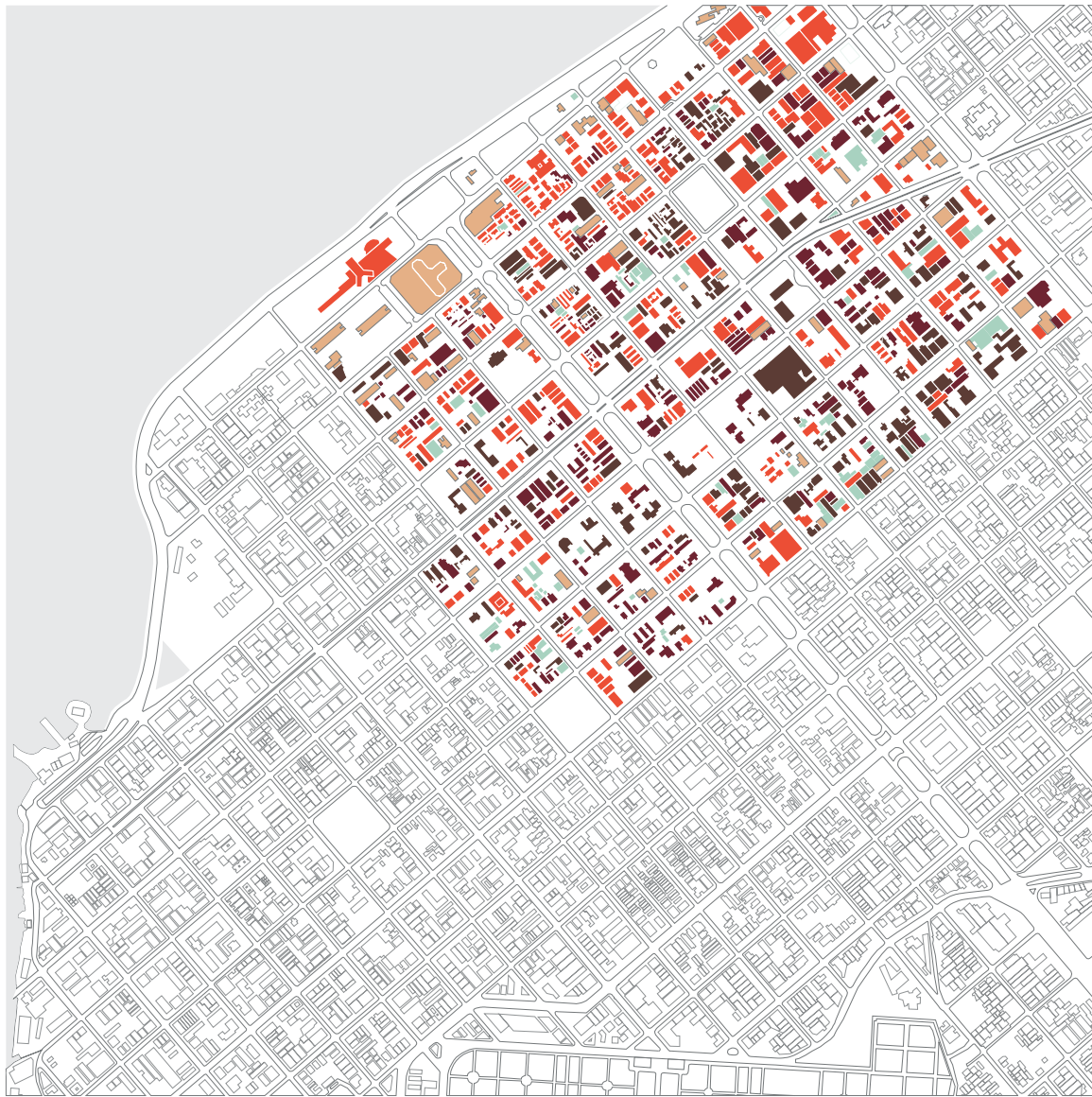
Edificio Giron (1967)  
residential  
67m - 18 floors



Habana Riviera (1957)  
hotel  
67m - 18 floors

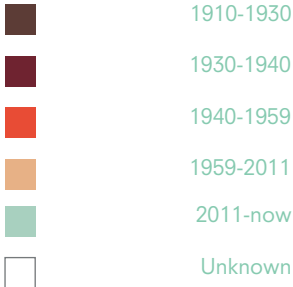
How eclecticism crumbles





### Building Age

In the early 1900's, the built environment consisted of mainly lowrise due to legislation within building code and limits regarding building height. After 1931 three- and four-story buildings were legalised. From 1953 residential flats increased in demand and high rise was permitted, localised mostly along important axes and along the coast. With a booming industry during American occupation.







204-001 La Habana Vieja



204-002 Castillo de los Tres Reyes del Morro



204-006 Torreón de San Lázaro



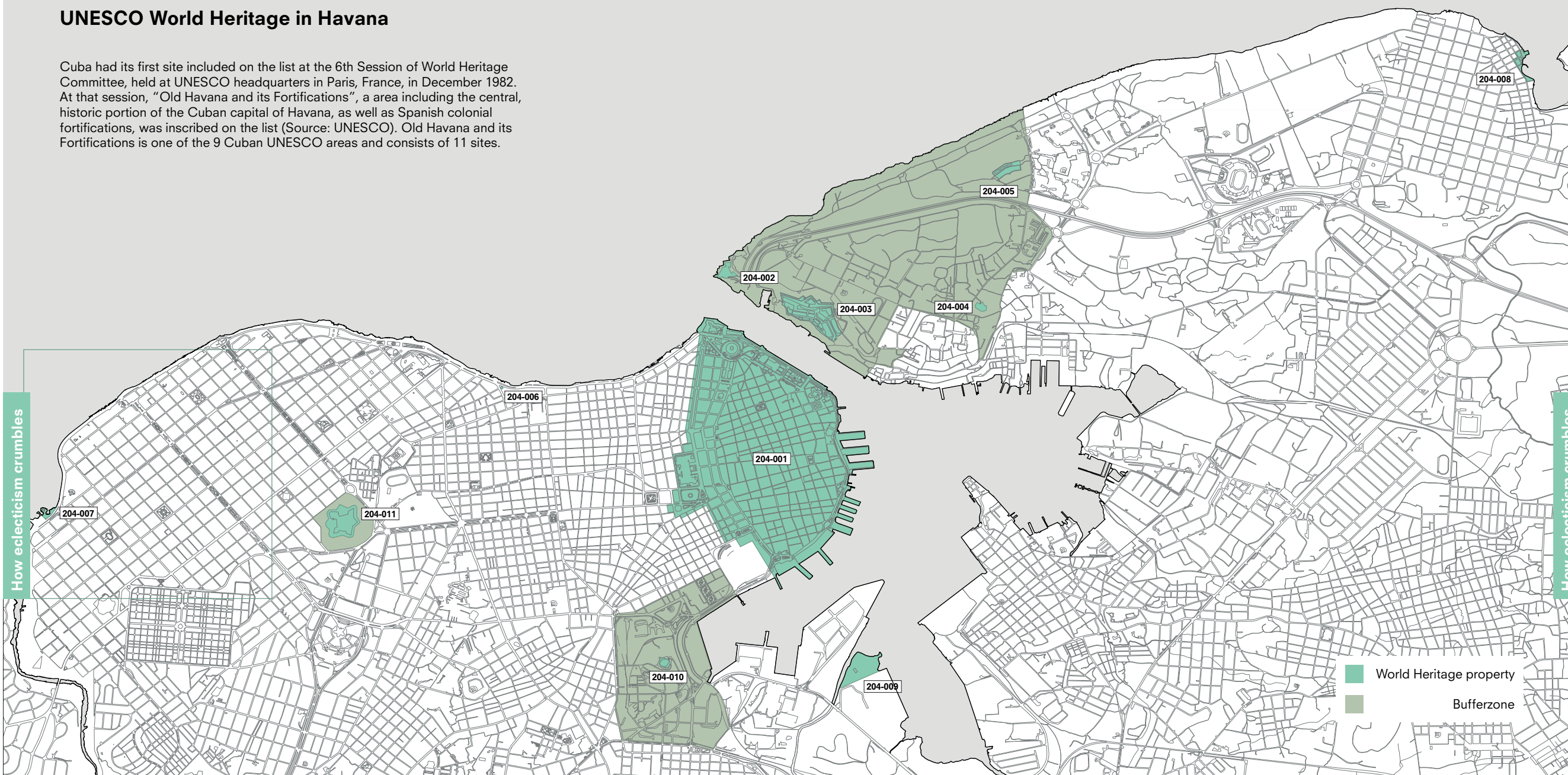
204-007 Castillo de Santa Dorotea  
de Luna de la Chorrera



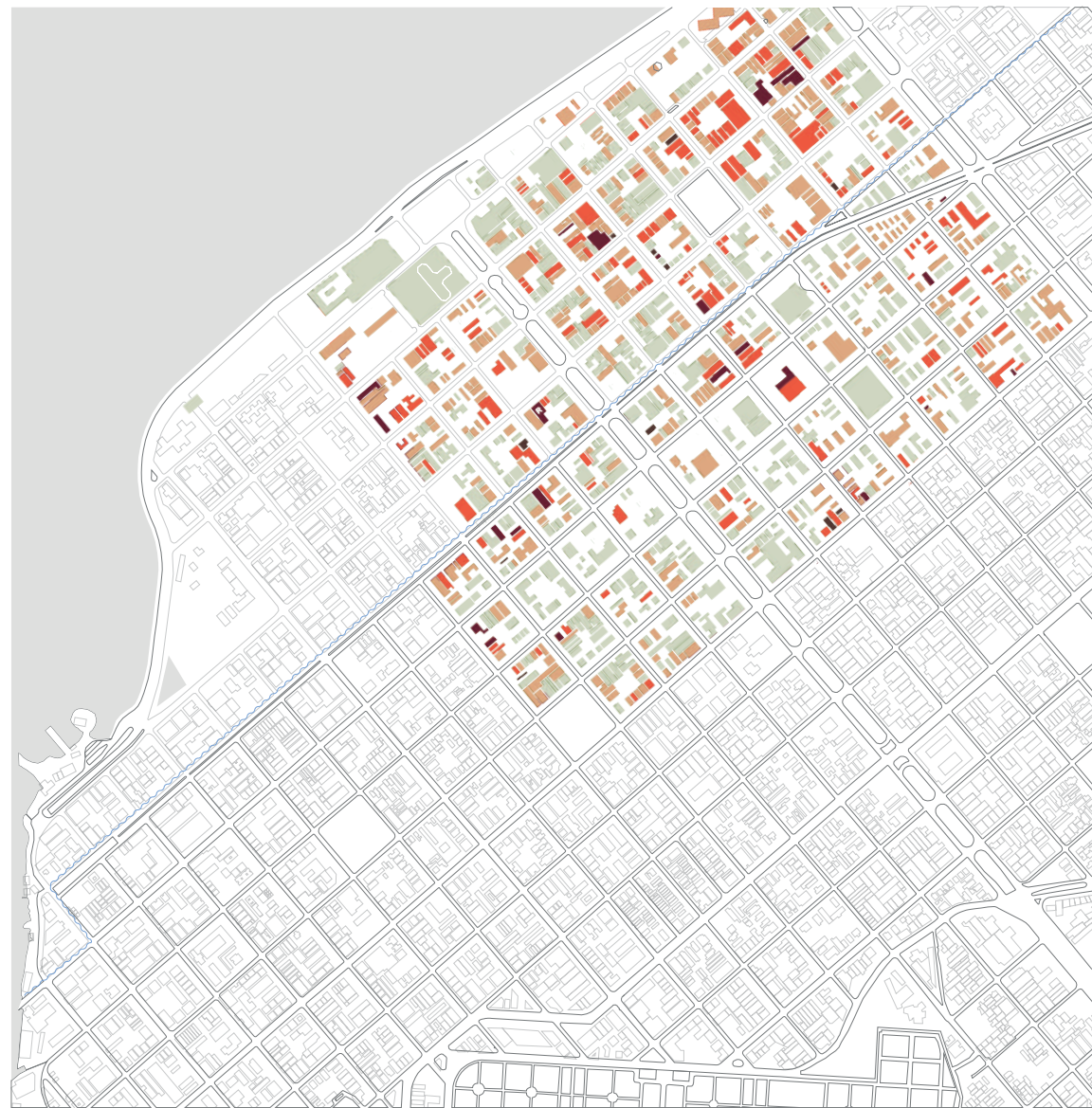
204-011 Castillo del Principe

## UNESCO World Heritage in Havana

Cuba had its first site included on the list at the 6th Session of World Heritage Committee, held at UNESCO headquarters in Paris, France, in December 1982. At that session, "Old Havana and its Fortifications", a area including the central, historic portion of the Cuban capital of Havana, as well as Spanish colonial fortifications, was inscribed on the list (Source: UNESCO). Old Havana and its Fortifications is one of the 9 Cuban UNESCO areas and consists of 11 sites.

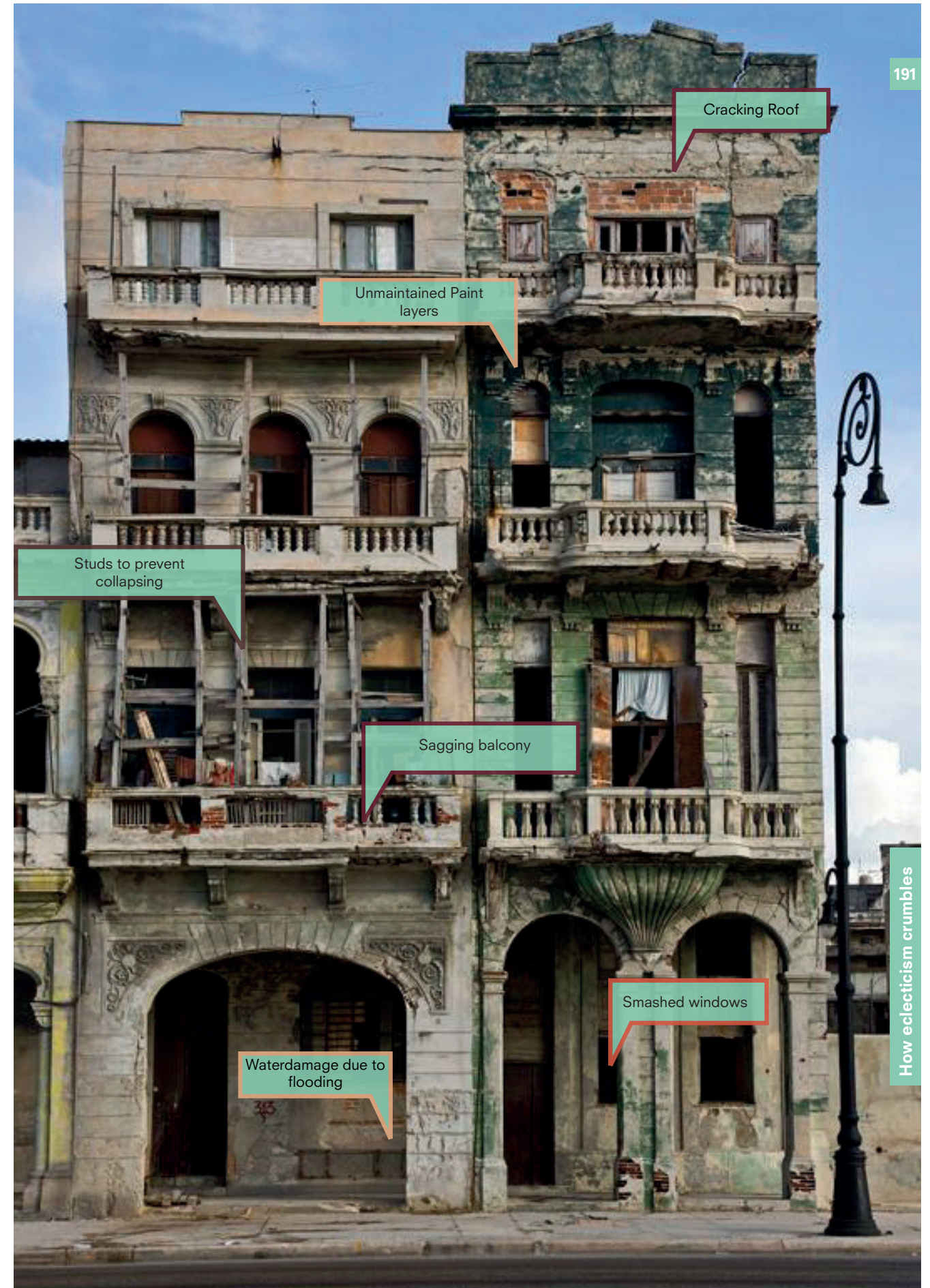






## Neglect & Decay

Three buildings collapse each day because of neglect and indolent maintenance. Due to high percentages of upper-class "residencias", nearly 80% of the buildings are well preserved or only lightly damaged. Most damaged buildings date from 1930 and earlier. Due to flooding up to Calle 7 buildings within this flooding area are highly affected. Mostly buildings from the Neoclassicist style, Art Deco and Beaux Arts styles are decaying due to neglect. Also catalonian, and colonial architecture gets swiped away and with it, the historical and cultural heritage of Havana and Vedado.



Cracking Roof

Unmaintained Paint layers

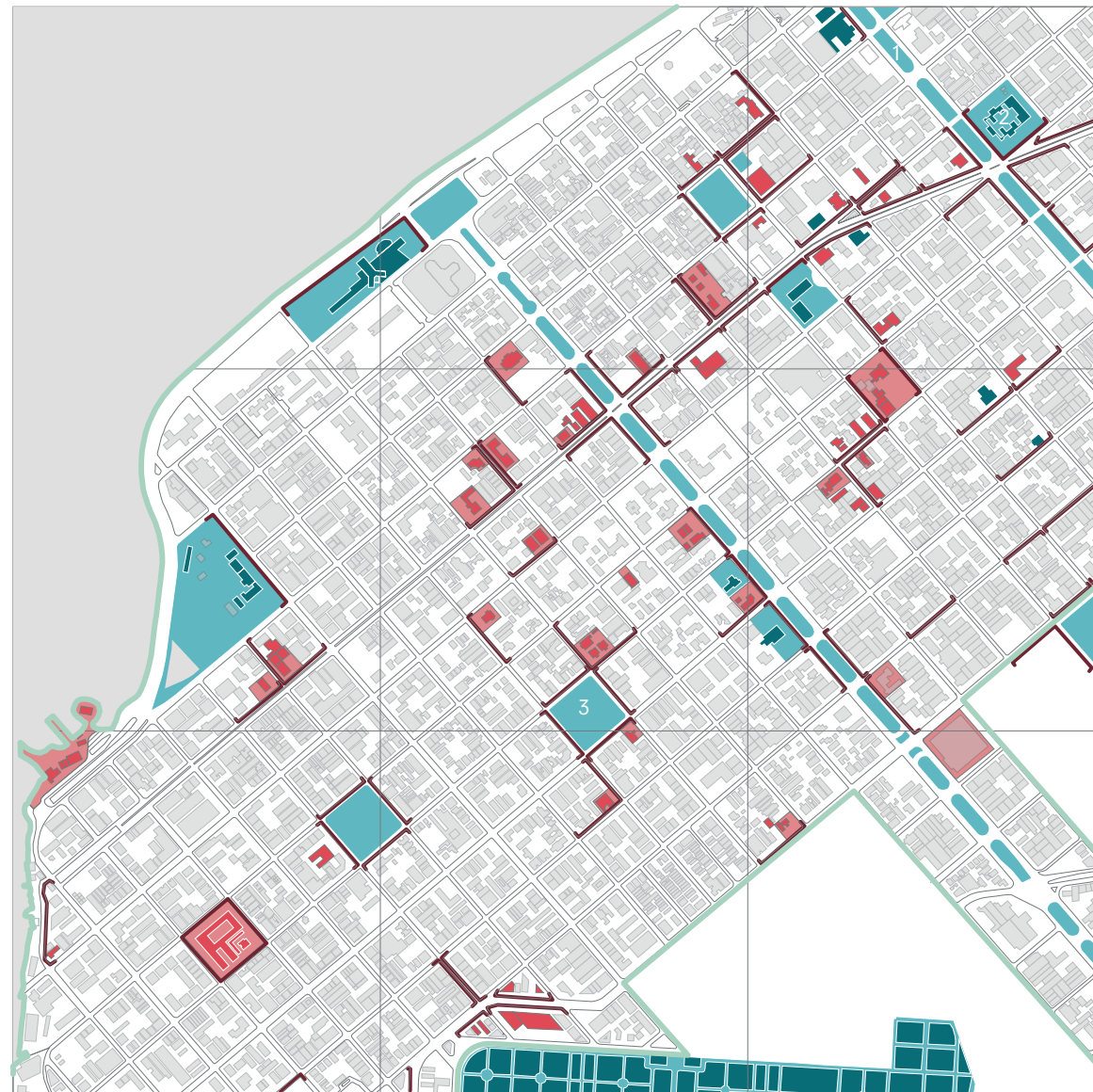
Studs to prevent collapsing

Sagging balcony

Waterdamage due to flooding

Smashed windows





## Preservation & Heritage

In Havana, three buildings collapse every single day. Historic preservation has become a key strategy and innovative tool for the revitalization and sustainable economic development of distressed urban neighborhoods of Havana and rural areas in Cuba. In 1980 Havana was listed as a UNESCO World Heritage Site due to its aesthetical beauty and cultural significance. In order to preserve heritage buildings and sites, while developing sustainable tourism, Cuba created an innovative model to leverage tourism for historic preservation. Habaguanex is a corporation that partners with the Office of the City Historian to operate tourism activities in Old Havana and utilize the funds for construction and restoration projects.

- Preservation area I
- Preservation area II
- Heritage level I
- Heritage level II
- Limit of preservation area
- Facades preserved due to surrounding heritage



1: Avenida de los Presidentes



2: Hospital Gineco-Obstétrico América Arias



3: Parc Lennon





# Vedado Times

Stories





**New Vedado's Architecture**

A day in Vedado. In the house of architect Juan Gonzalez's parents in law. A tour in an amazing early modernistic house, that back in the days housed several families. Now in the neighborhood of New Vedado, the house was occupied by a single family. It consists of several living room, an upstairs office and 2 kitchen. The house according to Juan, was left as original as possible to try and preserve its history. only paint finishes were done to stylistically preserve its aesthetics. Close to the a house Ricardo Porro designed this was significant for the architecture of the hilly landscape in the upscale neighborhood







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## Parque/Hotel Trotcha

While strolling through Vedado, near Paseo, I came across a ruin located in parque Trotcha. A park on the border of typical Vedado upscale villa's, American influenced hotels and simple residential buildings. A woman came up to me and saw my interest in the decayed and neglected building. In extremely lacking spanish I tried to ask her what it embodied before this great state of decay. She told me it once was the first hotel in Vedado, Gran Hotel Trotcha. She explained how this was the entrance that was left, a cafeteria underneath the canopy and a stairs towards the entrance. Now used as a park it shows the empathy the residents still have for their historical buildings.

Vedado Times

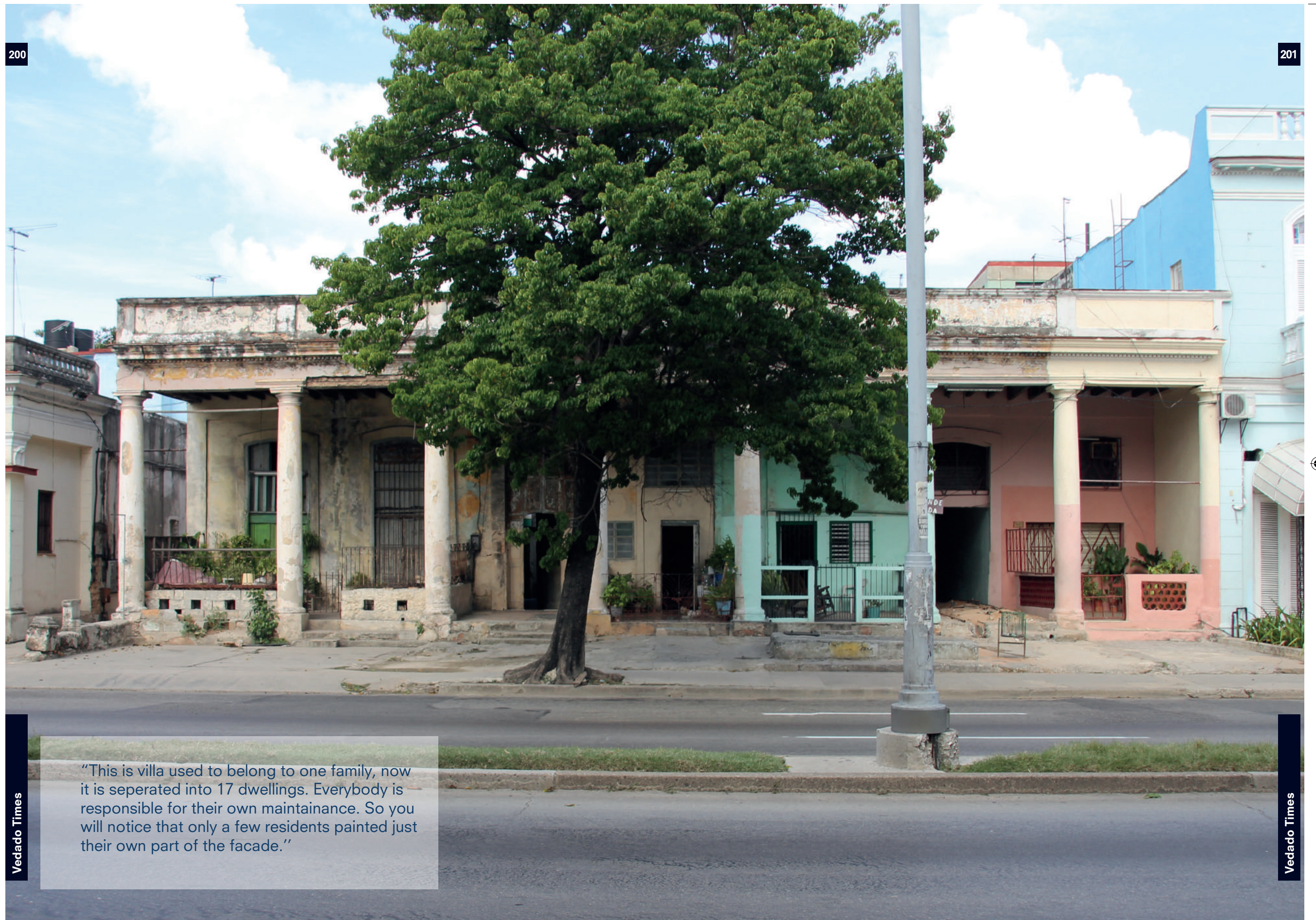
Vedado Times





200

201



Vedado Times

"This is villa used to belong to one family, now it is seperated into 17 dwellings. Everybody is responsible for their own maintainance. So you will notice that only a few residents painted just their own part of the facade."

Vedado Times







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## Flooding Evidence

"I try to fix my house every now and then but the salt is stronger. It is embedded in the walls and destroys any cover... floods keep showing up, so it's a vicious cycle."

- Virginia Morales, 2016

Vedado Times

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Vedado Times





204



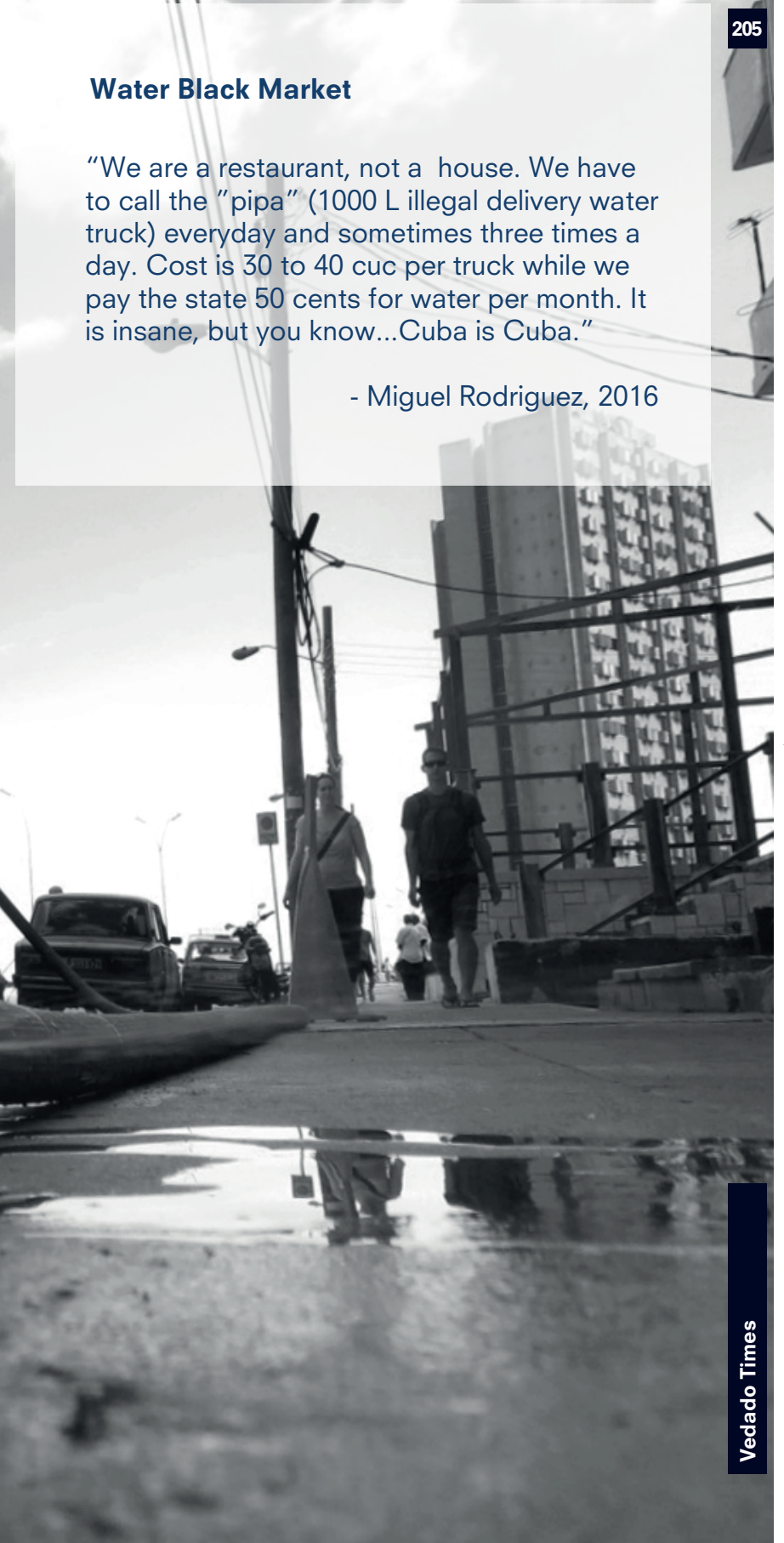
Vedado Times

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## Water Black Market

"We are a restaurant, not a house. We have to call the "pipa" (1000 L illegal delivery water truck) everyday and sometimes three times a day. Cost is 30 to 40 cuc per truck while we pay the state 50 cents for water per month. It is insane, but you know...Cuba is Cuba."

- Miguel Rodriguez, 2016



Vedado Times







### Agression of Privacy Vieja

In Old Havana, a man just half-naked on the street in a community to fix a car, which gave the street, a kind of public spaces, a special layer of definition. The normally private behavior is freely embedded into the public space.



### Limitation of Living Scale Vedado

Everyday life is loosely restricted into a small area, centralized by their own home in Vedado.







208

209



People in Havana can wait up to one hour per trip for a bus. Bus stops become places to socialize. Sometimes residents living nearby may come to the bus stop only for chatting. The chairs in this bus stop create space for people to stay face-to-face and chat. There are also people sitting around the bus stop. No one in this image is checking their phones or iPads. This also happens in train stations. These “stations” have become important public spaces in this country.

Vedado Times

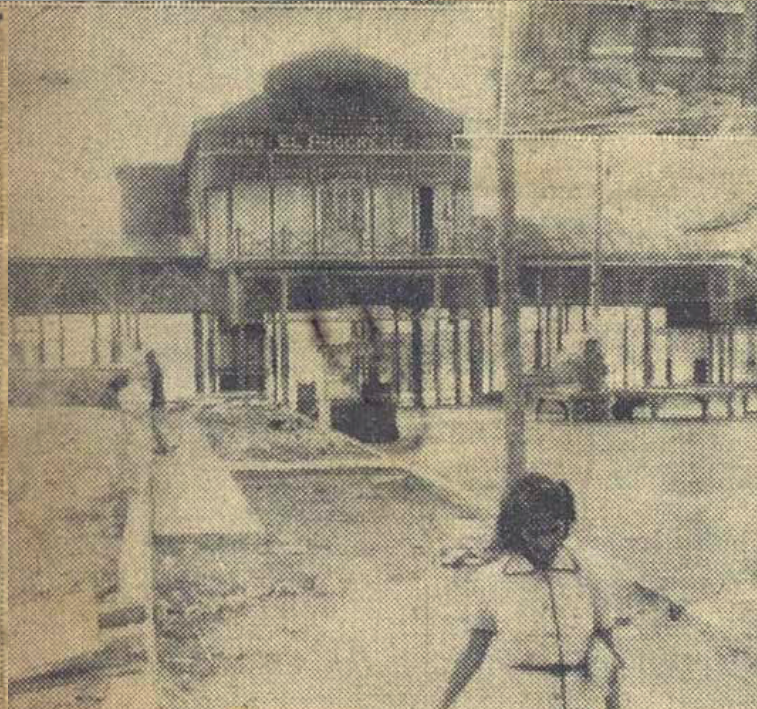
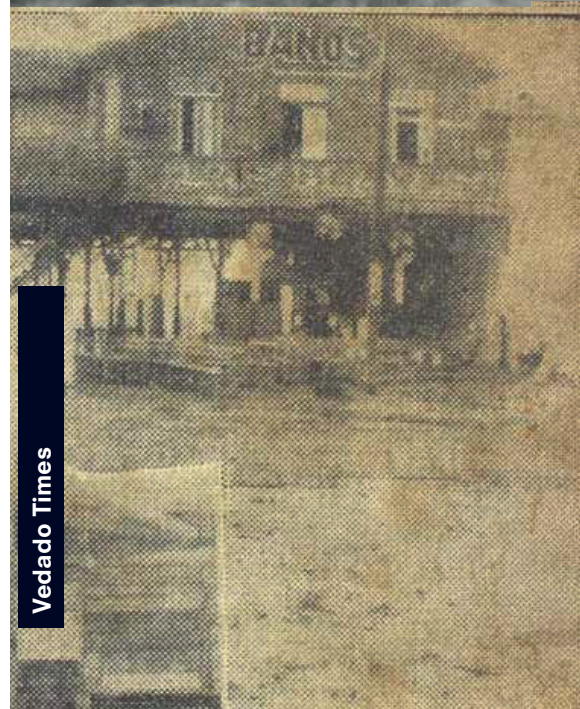
Vedado Times







210



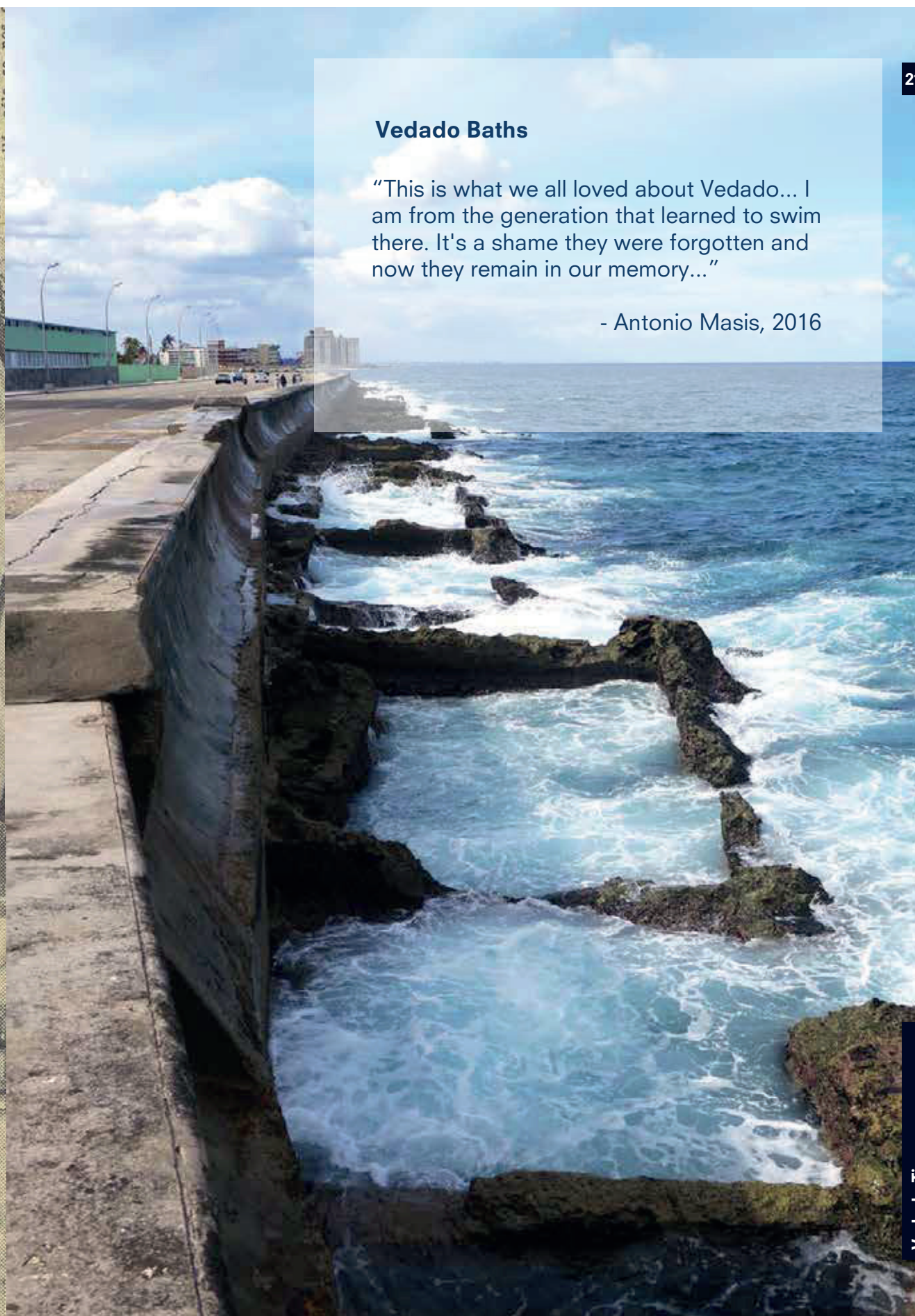
Vedado Times

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## Vedado Baths

"This is what we all loved about Vedado... I am from the generation that learned to swim there. It's a shame they were forgotten and now they remain in our memory..."

- Antonio Masis, 2016



Vedado Times





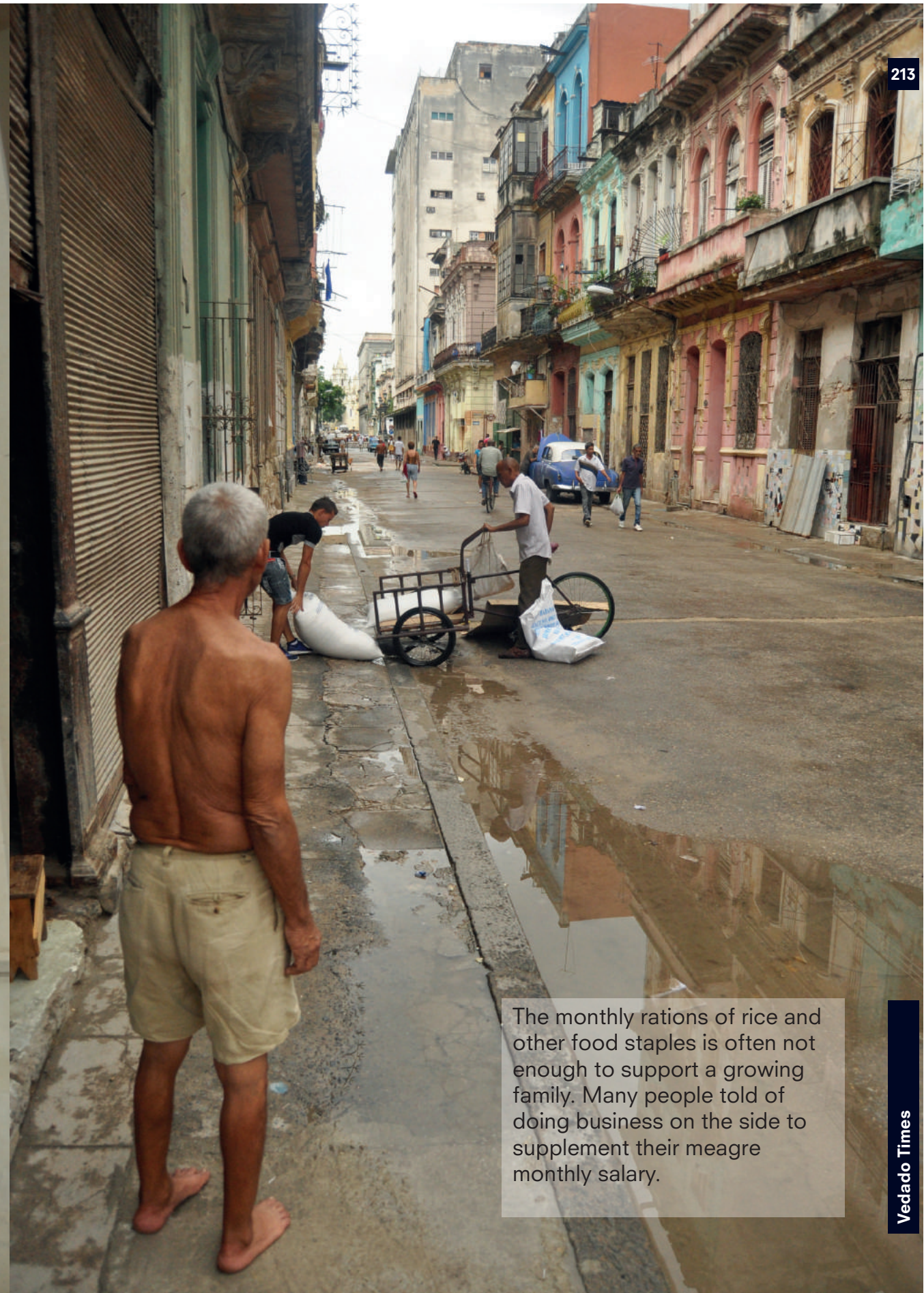
212

Shaded from the scorching sun and blistering rain, using the public space to practice the national passion of boxing.



Vedado Times

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The monthly rations of rice and other food staples is often not enough to support a growing family. Many people told of doing business on the side to supplement their meagre monthly salary.

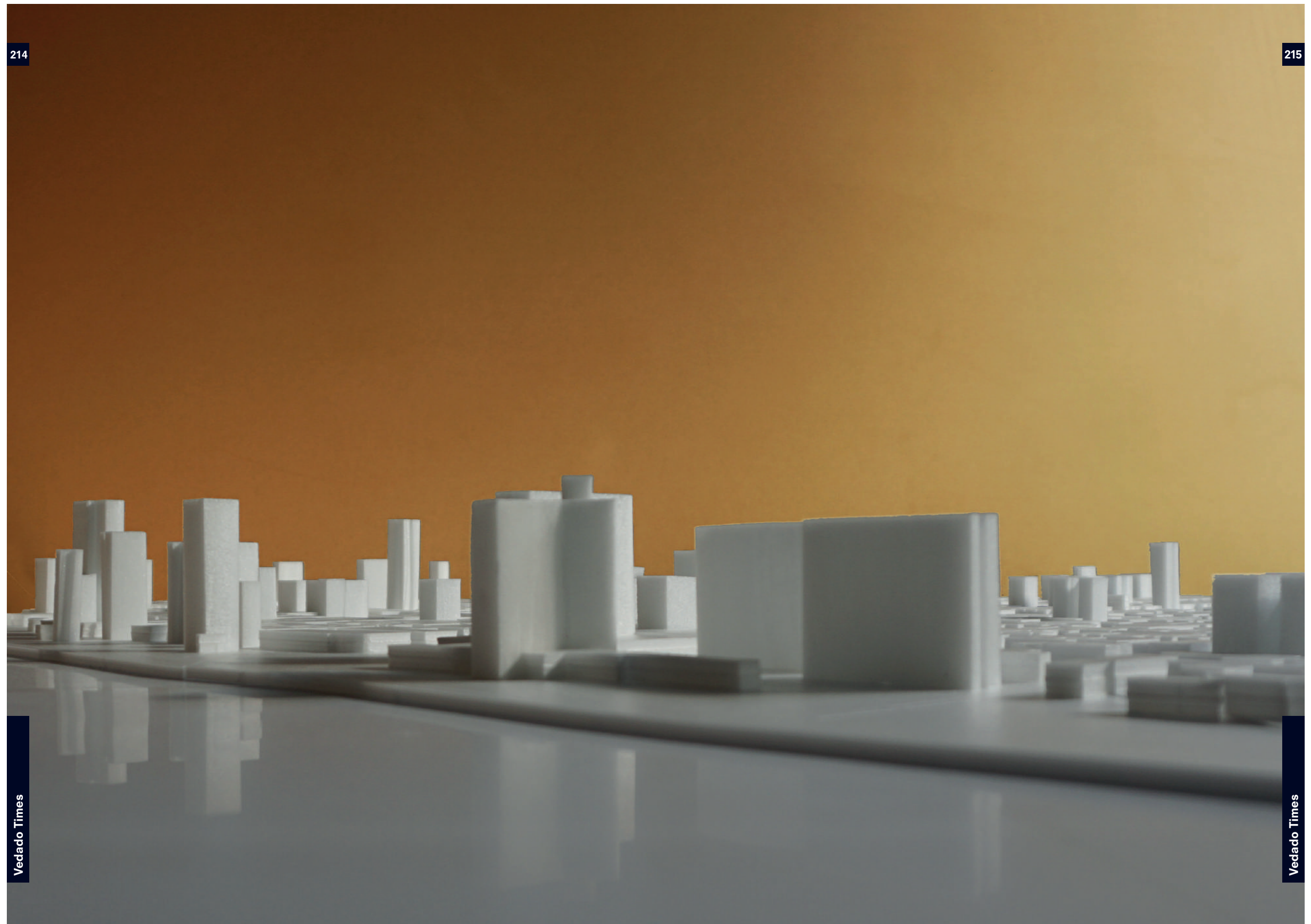
Vedado Times





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Vedado Times

Vedado Times

