REGIONAL ANALYSIS

PROBLEMS

Social and economic segregation: Linear Segregation

- The periphery is built up of low-density fragments of large urban areas and is part of the intercity fringe.
- There is a disbalance between urban and peri-urban areas that e.g. leads to difficulties in transportation and accessibility.
- La Victoria is an exemplar of 'Subversion', in a sense that it has high criminality rate, poor housing stock and deteriorated social cohesion. Outcomes are rather similar worldwide and spacious, however it is an example of an inadequate and bad planning and public decision making.

MANIFESTATION

- Social and ethnic segregation
- Disbalance housing and economic structure
- Urban fragmentation

LA FERIA

It has been a rather successful example of a typical neighbourhood that failed architecturally and socially. It is situated extremely well and therefore it would not take much time to realize that, furthermore poor construction quality and the type of the materials used are a powerful argument to recreate it.

The community of La Victoria is much like an enclave. By its own design, it distorts the socio-spatial, economic and political process of 'others' by the forces of market economy, where market deregulation, decentralization and privatisation are all contributing factors to the social exclusion and lack of equal opportunities. The lack of willingness of the local politicians to solve the problems is shown by the large financial aid. In fact, the area has political and social exclusion rather than integration, manifesting itself in some profound ways. The social and spatial nature shows that poor quality, and as Richard Sennet once pointed out is can’t be separated from the condition of public domain as meaningless” (Sennet 2002) at the end he concluded that the localisation has high criminality rate, poor housing stock and deteriorated social cohesion.

Improving the city, despite the fact of planning misconceptions, is just one of the outcomes. Spatiality, quality, accessibility and socio-economic segregation are universal and therefore easy to predict and compare. Degradation of urban space is just one of the outcomes and as Richard Sennet once pointed out is can’t be separated from the condition of public domain as meaningless” (Sennet 2002) at the end he concluded that the localisation has high criminality rate, poor housing stock and deteriorated social cohesion.

There is a disbalance between urban and peri-urban areas that e.g. leads to difficulties in transportation and accessibility. The lack of willingness of the local politicians to solve the problems is shown by the large financial aid. In fact, the area has political and social exclusion rather than integration, manifesting itself in some profound ways. The social and spatial nature shows that poor quality, and as Richard Sennet once pointed out is can’t be separated from the condition of public domain as meaningless” (Sennet 2002) at the end he concluded that the localisation has high criminality rate, poor housing stock and deteriorated social cohesion.

THE COMMUNITY OF LA VICTORIA

Lo Valledor housing area is situated near large infrastructure and is extremely well connected to miscommunication and public transport and privatisation are all contributing factors to the social exclusion and lack of equal opportunities.

The localisation of La Victoria and municipality of PAC is slowly but steadily moving forward. New developments are mostly pro-drivers and not at the cost of public transport. Uneven distribution of wealth, quality, accessibility etc., and socio-economic segregation are universal and therefore easy to predict and compare. Degradation of urban space is just one of the outcomes and as Richard Sennet once pointed out is can’t be separated from the condition of public domain as meaningless” (Sennet 2002) at the end he concluded that the localisation has high criminality rate, poor housing stock and deteriorated social cohesion.

Considering all the developments that are taking place during the transition to a neoliberal economy where market deregulation, decentralization and privatisation are all contributing factors to the social exclusion and lack of equal opportunities. The localisation of La Victoria and municipality of PAC is slowly but steadily moving forward. New developments are mostly pro-drivers and not at the cost of public transport. Uneven distribution of wealth, quality, accessibility etc., and socio-economic segregation are universal and therefore easy to predict and compare. Degradation of urban space is just one of the outcomes and as Richard Sennet once pointed out is can’t be separated from the condition of public domain as meaningless” (Sennet 2002) at the end he concluded that the localisation has high criminality rate, poor housing stock and deteriorated social cohesion.

THE COMMUNITY OF LA VICTORIA

Lo Valledor housing area is situated near large infrastructure and is extremely well connected to miscommunication and public transport and privatisation are all contributing factors to the social exclusion and lack of equal opportunities. The localisation of La Victoria and municipality of PAC is slowly but steadily moving forward. New developments are mostly pro-drivers and not at the cost of public transport. Uneven distribution of wealth, quality, accessibility etc., and socio-economic segregation are universal and therefore easy to predict and compare. Degradation of urban space is just one of the outcomes and as Richard Sennet once pointed out is can’t be separated from the condition of public domain as meaningless” (Sennet 2002) at the end he concluded that the localisation has high criminality rate, poor housing stock and deteriorated social cohesion.

THE COMMUNITY OF LA VICTORIA

Lo Valledor housing area is situated near large infrastructure and is extremely well connected to miscommunication and public transport and privatisation are all contributing factors to the social exclusion and lack of equal opportunities. The localisation of La Victoria and municipality of PAC is slowly but steadily moving forward. New developments are mostly pro-drivers and not at the cost of public transport. Uneven distribution of wealth, quality, accessibility etc., and socio-economic segregation are universal and therefore easy to predict and compare. Degradation of urban space is just one of the outcomes and as Richard Sennet once pointed out is can’t be separated from the condition of public domain as meaningless” (Sennet 2002) at the end he concluded that the localisation has high criminality rate, poor housing stock and deteriorated social cohesion.

THE COMMUNITY OF LA VICTORIA

Lo Valledor housing area is situated near large infrastructure and is extremely well connected to miscommunication and public transport and privatisation are all contributing factors to the social exclusion and lack of equal opportunities. The localisation of La Victoria and municipality of PAC is slowly but steadily moving forward. New developments are mostly pro-drivers and not at the cost of public transport. Uneven distribution of wealth, quality, accessibility etc., and socio-economic segregation are universal and therefore easy to predict and compare. Degradation of urban space is just one of the outcomes and as Richard Sennet once pointed out is can’t be separated from the condition of public domain as meaningless” (Sennet 2002) at the end he concluded that the localisation has high criminality rate, poor housing stock and deteriorated social cohesion.

THE COMMUNITY OF LA VICTORIA

Lo Valledor housing area is situated near large infrastructure and is extremely well connected to miscommunication and public transport and privatisation are all contributing factors to the social exclusion and lack of equal opportunities. The localisation of La Victoria and municipality of PAC is slowly but steadily moving forward. New developments are mostly pro-drivers and not at the cost of public transport. Uneven distribution of wealth, quality, accessibility etc., and socio-economic segregation are universal and therefore easy to predict and compare. Degradation of urban space is just one of the outcomes and as Richard Sennet once pointed out is can’t be separated from the condition of public domain as meaningless” (Sennet 2002) at the end he concluded that the localisation has high criminality rate, poor housing stock and deteriorated social cohesion.
**CONCLUSIONS**

**Metropolitan Scale**
- La Victoria is well located in metropolitan infrastructure network.
- External streets all connect in 2 steps to two Autopistas.
- Internal streets do not connect to two Autopistas in 2 steps.
- Avenida Departamental has best (direct) connectivity to metropolitan infrastructure.

**Municipality Scale**
- On the east side the railway line functions as a barrier for integration of La Victoria's streets into metropolitan scale,
- On the west side two of La Victoria's three main streets connect to the district network in 2 steps: good connectivity to 4 surrounding comunas of PAC.

**Neighborhood Scale**
- Most analysed streets are well integrated in main street network of the neighbourhoods (Av. Departamental however is connected only through its parallel road).
- Connectivity of internal streets is poor, but that of communities between La Victoria, Lo Valledor and La Feria is a weakness (buses have problems getting between the three centres).
- Connectivity of Lourdes market is low, very poor.

**Street Scale**
- The dense grid structure of La Victoria allows for continuous connectivity on the entire neighbourhood scale for all streets continuous lines.
- San Joaquin and Lo Valledor streets are not continuous (many dead ends): less integrated internal street network.

**Modes of Production**

**Metropolitan Scale**
- Subcentres: Commerce and services, healthcare, military, industry, mixed use.
- Commerce and services: Commerce, Mainstreets, Highways.
- Settlements: Commerce, Mainstreets, Highways.

**Municipality Scale**
- Commerce and services: Commerce, Malls and malls, Health.
- Settlements: Commerce, Malls and malls, Health.

**Neighborhood Scale**
- Daily shopping in Lo Valledor market or Feria Libre on Galo Gonzales and Av. 2 de Abril.
- Lack of local modes of production (little commerce, few workshops and production spaces).
- Commercial activity located on the borders and incidentally inside the neighborhood.

**Street Scale**
- Commercial spaces occur in a row of informal shop houses, many shop houses accommodate to reception.
- Informal shop houses mainly along Av. 2 de Abril and Av. 30 OCTUBRE.
- Other activities are mainly for protection of advertisement.
**MORPHOLOGY**

**METROPOLITAN SCALE**
- Combination of varying morphologies and large infrastructure barriers results in loose, disconnected urban fragments.

**MUNICIPALITY SCALE**
- Increased island effect for La Victoria, San Joaquin, and Lo Valledor.

**NEIGHBORHOOD SCALE**
- Shifting morphologies cause discontinuities of the grid (between La Victoria and San Joaquin).
- The streets that divide two neighbourhoods show different morphologies (and thus an asymmetrical street profile).

**STREET SCALE**
- Building height of dwellings along external streets does not correspond to the width of the profile.
- Types and morphologies in La Victoria and San Joaquin do not interact with the public space.
- Backsides turned to the street; undefined left-over space between buildings.
La Victoria is subjected to municipal social-spatial segregation and fragmentation. My project takes Lefebvre’s “Right to the city” as a starting point and works towards a concrete concept. The “Right to the city” implies that residents, in this case of La Victoria, do not disadvantageously experience underlying structuring power relations; the “Right to the city” thus goes beyond merely participating in a limited arena. This philosophical concept is reflected in the final specific plan concept: a strategic planning framework based on an integrated vision considering the actors, process, and feasibility.

The framework consists of:

1. Vision
2. Spatial
3. Strategic

The intended effects are two-fold: namely: empowerment and institutional awareness.

1. Vision: Community Based Governance

This chapter discusses the actors involved and proposes an organizational model that supports a feasible local development strategy. In the battle for quality, reducing costs is one way to free budgets for additional quality measures. Since costs per dwelling are expensive, forms of collaboration soon lead to significant cost savings; a moderate-collective approach can thus lead to quality improvements.

3. Strategic formations La Victoria

In La Victoria the Community Council acts to form the second tier of local government under the Municipality INC. To gain influence on the municipal level the Community Council must position itself as the main organizing body in charge of formulating neighbourhood policies and as the official representative of the community in municipal and governmental institutions. In this capacity the Community Council can operate between the organisations participating in the renewal process and influence priorities in the neighbourhood. Functioning under the control of the Community Council is the Project Implementation Office that steers multiple, integrated renewal Projects. To actually enable the execution of an integrated strategy (that should be integral rather than sectoral) an adequate governmental apparatus is required. MINVU’s priorities are not focused on such small-scale interventions that cannot be realized by the municipality itself. As such setting up a small-scale Spatial Planning Executive Board that focuses entirely on specific small-scale interventions such relocating a bus stop, constructing a bridge and improving bypass connections.
DENSITY

The densification strategy consists of a set of density variables for the plots representing independently of each other. Two compact forms of intensification that prevent homogeneous sprawl. By linking densification with the development of the plots are not entirely with the availability of public transport and with dependent on each other for their success. Each mixed land uses as higher FSI on plots situated along the structural axes of La Victoria and San Joaquin, the maximization and optimization of land-use, infrastructure, and investments can be achieved.