Re-Intensification and requalification of the Villa Sur Park in La Victoria, Santiago de Chile

GREEN STITCHING
OF URBAN FRAGMENTS
LOCATION

World:
Latin America

Metropolitan region:
Santiago de Chile

Municipality:
Pedro Aguirre Cerda

Neighbourhood
La Victoria
Neo-Liberal developments in contemporary urban environments
Neo-Liberal developments in Public Space
Global economical shift from manufacturing economy to service economy
HISTORICAL ANALYSIS SANTIAGO DE CHILE

Displacement policy
Regime Pinochet 1973 1990
Polycentric city model: spatial and socio-economic segregation

HISTORICAL ANALYSIS SANTIAGO DE CHILE

Polycentric city model
spatial and socio-economic segregation

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CURRENT SITUATION  SANTIAGO DE CHILE

Political Fragmentation

Spatial Fragmentation
Metropolitan Scale: large open spaces near Central Business District of Santiago
CURRENT SITUATION  SANTIAGO DE CHILE

Municipal Scale: Urban open spaces
CURRENT SITUATION SANTIAGO DE CHILE

Metropolitan development: Parque Aguada

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CURRENT SITUATION  SANTIAGO DE CHILE

Municipal Stagnation in Pedro Aguirre Cerda (PAC) Parque Andre Jarlan
Local Alternative: Neighbourhood La Victoria Self Construction of Public Space
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LA VICTORIA CONNECTIVITY ON METROPOLITAN SCALE

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LA VICTORIA CONNECTIVITY ON MUNICIPAL SCALE
LA VICTORIA URBAN MANIFESTATIONS
CLAIMING SPACE

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URBAN ASYMMETRIES
LA VICTORIA CLAIMING SPACE
LA VICTORIA EXTERIORIZATION OF INTERIOR SPACES
- Providing an economically sustainable spatial and social participation program for open residue plots situated in stagnated municipalities.

- Spatial and social activation of the plot within la Victoria

- Creation of an improved, durable maintenance system
- Improve public safety on site and surroundings

- Intensification of the experience of public realm, the activities of meeting, socialising and discourse between the inhabitants of la Victoria and inhabitants surrounding neighbourhoods

- Protection of the La Victoria’s heritage against future external private developments

- Providing an alternative solution to the density problem present in La Victoria
The design and execution of a park which will operate as an area of green stitching (healing) by improving the quality of site, by initiating a process of permeation and integration on neighbourhood/municipal scale between la Victoria and surrounding neighbourhoods and by protecting La Victoria’s heritage and inhabitants against future metropolitan development projects.
1. Generic program
   - Community gardens

2. Site specific program
   - Housing
   - Commercial Facilities
   - Educational facilities
   - Pavillion: dinners/
   - Festivities/ Films/
   - Theme gardens
   - Playgrounds
   - Squares
   - Water points/ Helofyte philters
   - Busstop Transsantiago
CENTRE: subjectively significant location engendering sense of hereness
**DIRECTION:** subjectively significant continuity engendering a sense of thereness and future possibility of movement.
TRANSITION: *subjectively significant point or area of change engendering a sense of transformation in mood, atmosphere, level or function.*
AREA: subjectively significant realm engendering a sense of coherence and containment
SPATIAL DESIGN LAYERS

1. existing morphology/ infrastructure
2. routing
3. topologies
4. watersystem
5. community gardens
6. theme gardens
7. squares
8. trees
9. architectural elements
Precast concrete paving 600-900 mm broom finish

Coarse sand compacted 25mm

Hardcore well consolidated 100mm

Compacted ground
Rolled Gravel 10-20 diameter 50mm

Coarse sand compacted 25mm

Hardcore well consolidated 100mm

Compacted ground
SPATIAL DESIGN TOPOLOGIES  BUFFER WALL

PUBLIC

PRIVATE

PUBLIC

PRIVATE

PUBLIC

PRIVATE

PUBLIC

PRIVATE

PUBLIC
SPATIAL DESIGN TOPOLOGIES BUFFER HILL

promenaderesidential street HELOFYTE PHILTER railway boulevard municipal road valledor market

PUBLIC PUBLIC PRIVATE PUBLIC PUBLIC PRIVATE PUBLIC

housing residential street promenade HELOFYTE PHILTER railway boulevard municipal road valledor market
PRIVATE PUBLIC PUBLIC PUBLIC PUBLIC PUBLIC PRIVATE

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<table>
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<th>Housing</th>
<th>Residential Street</th>
<th>Square</th>
<th>Crossing</th>
<th>Railway</th>
<th>Square</th>
<th>Municipal Road</th>
<th>Industry</th>
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<td>Private</td>
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SPATIAL DESIGN WATERSYSTEM WATERHARVESTING

Pacific Ocean  Coastal Mountains (+ 3000m.)  Santiago de Chile (+ 500m.)  Andes Mountains (+ 7000m.)
SPATIAL DESIGN WATERSYSTEM PARK

Community garden
- Irrigation vegetation
- Absorption soil
- Evaporation

Helofyte philter- Cistern
- Water retention
- Water purification

Drainage
- Water collection
Gravel stratum 20 mm

Cast iron cover with 25 mm recess for filling

Sand 25 mm

Hardcore well consolidated

In situ concrete container

PVC outlet 150 dia. covered with coco stratum

In situ concrete base

Bituminous paint

Hollow block infilled with concrete mix

Precast concrete slab 450x 50

Concrete mix

Steel rod

Horizontal rod

Ties where rods join

Compacted hardcore + gravel

Concrete slab 150

Sump
1. Application

2. Assignment of gardens

3. Lease $40,- year plots
   Maintenance 3-5 years

4. New application/ assignments
   Change of user
1. Making the wooden frame for the gardens
2. Preparing bottom with anti-root fabric
3. Filling of frame with nutritive earth
4. Placing a raster for division of seeds/plants
5. Planting the seeds
6. Cutting chicken wire for vertical framework garden
7. Placing framework for climbing vegetable plants like tomatoes
8. Manual irrigation
9. Specific manual irrigation for plants which require extra watering
10. Plants at different stages of growth
11. Harvest time
12. The harvest: bunch of onions, ready for use
SPATIAL DESIGN COMMUNITY GARDENS DETAILS

- Teak pole
- Horizontal rod
- Teak board
- 1200-250-30 mm
- Bituminous layer
- Compacted ground
- Well consolidated 50mm
SPATIAL DESIGN COMMUNITY GARDENS DETAILS
SPATIAL DESIGN THEME GARDENS: DESERT GARDEN
SPATIAL DESIGN THEME GARDENS PLANTSHEME

- C4 Lolium perennium
- E1 Appalachian Redbud
- E10 Redbud Canadensis
- A7 Muscari Armeniacum
- A8 Narcissus Haveria
- A9 Narcissus Jenny
- A10 Scilla Liliatana
- A11 Tulipa Ile de France

Maintenance chart: 0 yr, 1 yr, 2 yrs, 3 yrs, 4 yrs, 5 yrs
Type A
Type B
SPATIAL DESIGN MASTERPLAN

**MINVU**
- subsidio espacios publicos
  - fondo solidario viviendas
  - $1,200,000,-
  - $15,000 per house
    - (within coop. of ten households)

**Microcredit**
- small means of production
  - workshop spaces
  - educational spaces
  - lunchroom
  - grocery store

**Community Gardens CPP**
- Lease of gardens $40,- per year
- Income for maintenance park

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FINANCE ORGANISATIONAL STRUCTURE

BOARD MAIPU/VILLA SUR  4 Board Members

REPRESENTATIVE PARK

PAC  PAC  COMM  COMM.

PUBLIC PARTICIPATION  maximum 50

COMMUNITY

LARGE MAINTENANCE PARK

LEGAL AND FINANCIAL ORGANISATION

ORGANISATION

SMALL MAINTENANCE PARK

APPLICATION

ASSIGNMENT BY LOTS

MEMBERSHIP GARDEN 3-5 YEARS
CONCLUSIONS
QUESTIONS ?...