An urban restructuring proposal of the Historical City Core of Managua through its cultural, landscape & heritage assets

WHERE?
OVERVIEW OF SCALES & LOCATION

Managua's Central Area lake shore in 2004

WHAT?
AIM
Recognize the importance of the Historical City Core in relation to Managua’s city structure as a reinforcement of the identity of the city towards generating a vision of urban structuring based on heritage and cultural landscape values that empowers its opportunities, solves functional inclusion and a better environmental performance.

Recuperation of the Historical Core by the recognition of its assets
Cultural Landscape - Spatial Structural role: Citizen participation
Restoration of the urban structure’s
Identity
Activation of the city’s urban restructuring
initiatives
Implementation of urban form development
Sustainable, Resilient, Responsive to local needs, Attractive & Competitive

HOW?
HYPOTHESIS

METHODOLOGY AND APPROACH

PROPOSALS

VISION URBAN SCALE

Focus 1: Accessibility
Re-validating the city grid to the lake-front
Downgrading vehicular traffic barriers
Improve access through public transportation
Provide buffer access for alternative transportation modes
Category streets

Focus 2: Cultural Heritage
Open space networks.
Lakeside pedestrian area and coastal area urbanization barriers
Maintain and improve the Historical Core’s character
Reinforce Historical Core’s uniqueness within the spatial structure
Exploit scenic views

Focus 3: Functions dynamic and flexibility
Close internal accessibility within the urban fabric
Equal distribution of facilities and services
Participation democracy guided by bottom-up leadership
Promote security of tenure, sense of belonging and community ties
Improve landscapes and pedestrian pathways

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OBJECTIVE IMAGE LOCAL SCALE

INTERVENTION SCALE

WHERE?

INTERVENTION SCALE

Nodes and Landmarks: Where is this place?

WHY?

PROBLEM STATEMENT

Planning framework for the urban development of the city of Managua

1. Denied cohesive urban structure with a planning direction, which recognizes the potential of its historical city core that today is a complex area with tall functional and structural values.

2. Low sustainable performance

3. Fragmented and present projects that lack integrated solutions and the wake of the city as a whole

SUMMARY OF HISTORICAL CORE’S CHALLENGES

Lack of connectivity

Transit-oriented development

Traffic dominated areas

Insufficient alternative transportation modes

Lack of hierarchy and visibility of heritage values

Stand-alone plazas

Lack of urban footprint and street diversity

Low-quality public spaces

Sub-utilization of strategic sites

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Unadequate design and esthetics

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Aim: rebinding the Historical Core towards regaining its structural role and city identity through its assets.

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