REBINDING THE CENTRE
An urban restructure proposal of the Historical City Core of Managua through its cultural, landscape & heritage assets

EMMA GRÜN
P4 PRESENTATION OF THE GRADUATION PROJECT
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PRESENTATION STRUCTURE

ABSTRACT

PREVIEW

1. Project Aim & Approach

2. Problem Field & Methodology

3. PHASE 1 - Urban scale: Managua

4. PHASE 2 - Local scale: The Central Area

5. PHASE 3 - Intervention scale: The Historical Urban Core

6. Future Scope & Conclusion

OVERVIEW OF SCALES & LOCATION

Regional & National scale

Department & Municipal scale

City & Local scale
ABSTRACT

The process of the phenomena of urbanization within developing countries in Latin America, such as Nicaragua, has increased the appearance of urban informality in the socio-spatial structure.

Moreover, the lack of a clear planning framework has led Nicaraguan cities such as Managua, to an urban structure, which is no longer related to its context.

Thus, increasing social, urban and environmental vulnerability of the most susceptible part of the population.
In Managua, the sectoral approach to spatial planning development is causing urban growth to be directed through market-based initiatives, as well as fragmented and punctual public interventions. It lacks an inclusion of spatialization of regulations as tools to begin with the process of inclusion and assessment of values; to avoid the continuing loss of identity and sense of place of the city.
ABSTRACT

This resulted in the proposal of a new model of development that aims at integrated actions with a multi-dimensional, multi-actor and multi-scalar setting.

Overall, this thesis proposes to replace missing links with a flexible and dynamic frame that achieves integrated relations of systems and governance levels.
Proposals (Outcomes):

1. Analytical Framework
   (Reference to its application: sections A.3 -p.54- and B.3 -p.95- of Chapter II)

2. Local Development Strategy within a Regional Strategy
   (Reference to visions: city scale -p.70-, local scale -p.123- and intervention scale -p.178-)

3. Visions and Framework for specific local interventions
   (Section C.3 -p.159- Chapter III)

   (Chapter IV, section A -p.163-)
HYPOTHESIS

1. PROJECT AIM & APPROACH

2. PROBLEM FIELD & METHODOLOGY

3. PHASE 1 - MANAGUA

4. PHASE 2 - CENTRAL AREA

5. PHASE 3 - INTERVENTION

6. FUTURE SCOPE & CONCLUSION

Recuperation of the Historical Core by the recognition of its assets:
- Cultural landscape
- Spatial Structural role
- Citizen participation

Restoration of the urban structure’s:
- Sense of place
- Identity

Activation of the city’s urban restructuring initiatives
- Coordination of territorial objectives

Coherent urban form development:
- Sustainable
- Resilient
- Responsive to local needs
- Attractive & Competitive
Recognize the importance of the Historical City Core of Managua in relation to its city structure.

Reinforce the identity of the city towards generating a vision of urban structuring based on heritage and cultural landscape values.

PROBLEM STATEMENT

Planning framework for the urban development of the city of Managua

| Education & social progress | Business development | National tourism development | Health & sustainability | Metropolitan attractiveness | Local government & participatory democracy | Urban structure | Spatial identity |

Summary:

Lack of clear structural planning framework for the urban development of the city of Managua.

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

2- Low sustainable performance.
PROBLEM STATEMENT
Lack of clear structural planning framework for the urban development of the city of Managua.
1- Denied cohesive urban structure with a planning direction, which recognizes the potentials of its historical city core that today is a complex area with lost functional and structural values.

Managua had a unipolar urban structure: the city had a defined urban centre.

Managua originates from the shores of Lake Managua, organized under a regular and compact layout characteristic of the colonial city.

The structure of the city is transformed from unipolar to multipolar, signifying the change of an urban centre by one of several centres.

In creating this multi-polarity, in the margins and intended distance, there was a loss of the sense of history of the city: causing disorder and also loss of the functional sense of the city.

Polycentric model in Managua:
distributed clusters with a high level of dispersion.

Labour market fragmentation creates trips from all over the city with a random pattern of origin and destination flows.

Lack of recognition of the potentials of the city’s historical city core with its functional and structural values has generated throughout the years a disembedded network of market-based investments as its periphery.
PROBLEM STATEMENT

Lack of clear structural planning framework for the urban development of the city of Managua.

2- Low sustainable performance.

The new developments to the south of the city centre are causing significant changes in the patterns of drainage and infiltration due to increasing urbanization and deforestation, the effects of which result in the emergence of new flood zones, as well as increased sedimentation process on the shores of Lake Managua. This generates high environmental vulnerability in the historical city core area adding up to the existing social vulnerability it possesses.
PROBLEM STATEMENT
Nonetheless, in recent years due to the interest of the current government there has been a response through specific projects to this social vulnerability. However, these punctual projects lack an integrated view that includes environmental issues, cultural and historical values and the vision of the city as a whole.
1. PROJECT AIM & APPROACH

2. PROBLEM FIELD & METHODOLOGY

3. PHASE 1 - MANAGUA

4. PHASE 2 - CENTRAL AREA

5. PHASE 3 - INTERVENTION

6. FUTURE SCOPE & CONCLUSION

PRESENTATION STRUCTURE
PARTIAL METHODOLOGY: ANALYTICAL FRAMEWORK

Phase I
URBAN SCALE
Analytical Model Application
Managua’s Vision

Phase II
LOCAL SCALE
Analytical Model Application
Central Area Vision

Phase III
INTERVENTION SCALE
Problem Review
Local Development Strategy

The Historical Core as the heart of the City Centre
The Historical Core as Heritage Landscape
The Historical Core as Regenerator of Urban Form
PHASE I - CITY SCALE: MANAGUA

Managua’s Municipal Development Plan

Stakeholders Demands

Criteria

Solutions

INTEGRATED CONSERVATION APPROACH

Reading the City of Managua

The Historical Core as the heart of the City Centre
The Historical Core as Heritage Landscape
The Historical Core as Regenerator of Urban Form
1. **PROJECT AIM & APPROACH**

2. **PROBLEM FIELD & METHODOLOGY**

3. **PHASE 1 - CITY SCALE MANAGUA**

   - **UNILINEAR SYSTEM APPROACH**
     - Stakeholders
     - Demands
     - Reading the city
     - Criteria
     - Solutions

   - **INTEGRATED CONSERVATION APPROACH**
     - Managua’s Municipal Development Plan

4. **PHASE 2 - CENTRAL AREA**

5. **PHASE 3 - INTERVENTION**

6. **FUTURE SCOPE & CONCLUSION**

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**INTEGRATED APPROACH**

- Spatial organization & Urban design
- Environmental justice & Restoration
- Economic development & Social equity
PHASE I - CITY SCALE MANAGUA

Managua’s Municipal Development Plan (PGDM, 2002)

Results: Approaches based primarily on the demands and needs identified by the participating actors.

Content: The proposal comprises a Future Vision of the municipality of Managua and establishes development guidelines as starting points for local development management and general framework for all stakeholders based on its vision.
**PHASE I - CITY SCALE MANAGUA**

1. Managua in the region:
   **Aim:** Recognition of the participation of Managua in an integration process in metropolitan development.
   **Conclusions:**
   - Potential impacts: i.e. Enhancement of the city’s competitiveness.
   - Negative impacts: i.e. Increase socio-spatial polarization in metropolitan areas.

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**Main interregional flows in Central America**


**Remittances income in Central America**

2. Floating centres:

Aim: Study the urban structure, its the emerging centres and distribution of uses.

Conclusions:

Fragmented condition of the urban structure with a number of independently functioning centres that does not respond to the necessities of its citizens.

The centres are disconnected with their context and continue to give way to increased polarization, i.e. when large infrastructure investments are constructed.

Structure of Centres in Managua. Source: Made by the author.
3. Development polarization:

Aim: Recognize the type of spatial transformation

Conclusions:

- Discontinuous and disjointed poverty and marginalization throughout the fabric.
- Low density structure (43inhab./ha) in a car-based structure.
- Pattern of spatial segregation: “disembedded” layer into a “fortified network”.

Spatial interpretation of “fortified network” with overlay of spontaneous settlements. Source: Made by the author.
1. PROJECT AIM & APPROACH

2. PROBLEM FIELD & METHODOLOGY

3. PHASE 1 - MANAGUA

4. Diminished value of historical heritage:
   Aim: Recognize the new trends that affect the natural and cultural values of the city.
   Conclusions:
   High dispersion of habitat & urbanizing processes in areas with environmental risk.
   Growth areas are causing significant changes in the patterns of drainage and infiltration = Emergence of new flood zones and increased sedimentation process on the shores of Lake Managua.

4. Diminished value of historical heritage:
   Aim: Recognize the new trends that affect the natural and cultural values of the city.
   Conclusions:
   High dispersion of habitat & urbanizing processes in areas with environmental risk.
   Growth areas are causing significant changes in the patterns of drainage and infiltration = Emergence of new flood zones and increased sedimentation process on the shores of Lake Managua.

relation of urban growth and the environmental context of the Managua Lake water basin. Source: Made by the author.
PHASE I - CITY SCALE MANAGUA

4. Diminished value of historical heritage:
   
   **Aim:** Recognize the new trends that affect the natural and cultural values of the city.
   
   **Conclusions:**
   
   Decaying Heritage values without any restoration or rebinding program.
   
   Lack of inclusion of the Historical City Core within a spatial planning framework of the city as a whole.

Touristic sites within the urban tissue of Managua. Source: INTUR, redrawn by the author.
PHASE I - CITY SCALE: MANAGUA

1. PROJECT AIM & APPROACH
2. PROBLEM FIELD & METHODOLOGY
3. PHASE 1 - MANAGUA
4. PHASE 2 - CENTRAL AREA
5. PHASE 3 - INTERVENTION
6. FUTURE SCOPE & CONCLUSION

**INTEGRATED APPROACH**

** Functions **

** Accessibility **

** Historical Heritage **

** Social networks **

** Analytical Model Application **

** Problem Review **

** Local Development Strategy **

** Urban Scale **

** Managua’s Vision **

** Local Scale **

** Central Area Vision **

** Intervention Scale **

** The Historical Core as the heart of the City Centre **

** The Historical Core as Heritage Landscape **

** The Historical Core as Regenerator of Urban Form **

** Analytical Model Application **
PHASE I - CITY SCALE MANAGUA
BUILDING UP THE STRATEGY

1. PROJECT AIM & APPROACH
2. PROBLEM FIELD & METHODOLOGY
3. PHASE 1 - MANAGUA
4. PHASE 2 - CENTRAL AREA
5. PHASE 3 - INTERVENTION
6. FUTURE SCOPE & CONCLUSION
The vision of Managua is based on the conformation of a network of urban centres that cluster functions and road infrastructure lines that organize the city in a coherent and efficient way. The Central Area of the city, hosting the Historical Core Area, is portrayed as the main urban core area through the recuperation of its functional primacy and in the outer ring of road network the urban centres with regional mobility importance are located. Also, the increase of pedestrian walk-ability in the city will be enhanced with the creation of conditions for neighbourhood centres. Alleviating land use incompatibilities and presenting equidistant mobility hierarchy for all the population.

It also follows the strategy to densify the existing urban fabric and the articulation of the urban structure starting from the centres of functions and facilities. The relocation of high risk informal settlements will provide opportunity areas for permeable and protection borders for the water structure to preserve and enhance the existing natural environment. Also the terminal system of public transportation will provide distributional nodes needed to organize the service efficiently.
PHASE II - LOCAL SCALE: THE CENTRAL AREA OF MANAGUA

The Historical Core as the heart of the City Centre
The Historical Core as Heritage Landscape
The Historical Core as Regenerator of Urban Form

Managua's Municipal Development Plan
PPQU for the North - Central sector

Current Conditions Central Area of Managua
Stakeholders Demands

Criteria
Solutions

INTEGRATED CONSERVATION APPROACH

1. PROJECT AIM & APPROACH
2. PROBLEM FIELD & METHODOLOGY
3. PHASE 1 - MANAGUA
4. PHASE 2 - CENTRAL AREA
5. PHASE 3 - INTERVENTION
6. FUTURE SCOPE & CONCLUSION
Managua needs its main centre recovered and reconstructed, respecting its cultural and historical values. The Central Area is presented as a special area for intervention, that needs its own regulations.

Vision granted for the Historical Core and its surrounding context

Enforces the cultural component within its boundaries.

Images source: Maps 5 and 13 of the PPOU North-Central, Municipality of Managua.
+ Environmental framework: the central basin of the Managua lake. The environmental stakeholders require the construction of runoff retention areas with permeable areas on the higher part of the basin.

+ Application of city demands such as densification to respond to housing shortage, protection of urban life to environment hazards, conformation of the centre, identity of the city and slum upgrading.
Main challenges for spatial interventions: high risk seismic zone areas; stagnated decay; informalization process; and need of inclusion of slum upgrading process.

Problematic overview in the Central Area of Managua. Source: Made by the author.

General Urban Form

Landscape & Geomorphological features

Informal Settlements
1. **PROJECT AIM & APPROACH**

2. **PROBLEM FIELD & METHODOLOGY**

3. **PHASE 1 - MANAGUA**

4. **PHASE 2 - CENTRAL AREA**

5. **PHASE 3 - INTERVENTION**

6. **FUTURE SCOPE & CONCLUSION**

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**PHASE II - CENTRAL AREA**

- **Main opportunity areas:** The vacant land, the high dynamic and attractive areas, the scenic value, the green spaces and public parks and plazas and the lake’s shore, which add to the qualitative value of the area.

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- **Networks**
- **Nodes**
- **Functions, cultural & historical values**
- **Informal settlements**
- **Landscape and geomorphological features**

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**Opportunities overview in the Central Area of Managua.** Source: Made by the author.
PHASE II - LOCAL SCALE: THE CENTRAL AREA OF MANAGUA

INTEGRATED APPROACH

1. PROJECT AIM & APPROACH
2. PROBLEM
FIELD & METHODOLOGY
3. PHASE 1 - MANAGUA
4. PHASE 2 - CENTRAL AREA
5. PHASE 3 - INTERVENTION
6. FUTURE SCOPE & CONCLUSION

The Historical Core as the heart of the City Centre
The Historical Core as Heritage Landscape
The Historical Core as Regenerator of Urban Form

Accessibility
Functions
Historical heritage
Social networks

- Social networks
- Accessibility
- Functions
- Historical heritage
PHASE II - CENTRAL AREA

VISION

(1) Urban environments
- Civic area: holding the Historical and Governmental Cores.
- Reservoir areas conformed by the lakeshore of the Managua Lake and the Tiscapa Lagoon.
- The main district uses: The Malecón area, the stadium area and the Oriental Market.
- The Mix Use integration blocks: in the perimeter of main mix-use corridors. These blocks vary in densities and functions, depending on the area of focus.
- Urban Neighbourhoods: as consolidated urban tissue with predominant residential use.
PHASE II - CENTRAL AREA
VISION
(2) Seismic Zoning Opportunities

- Shift of vision of the seismic areas as problems towards assessing them as opportunity areas.

- Depending on the seismic zoning there are specifications i.e. for example permitted location of low density residential areas or constructions in general.

- Lower areas of densification waves that go from east to west as gradual peaks of densification in plausible areas.
PHASE II - CENTRAL AREA

VISION

(3) Urban Identity Consolidation

- Consolidation of Cultural Core by activating, restructuring, enhancing axis towards and through the core’s area.

- Creation of landmarks focus views and vistas.

- Densification areas reviewed

- Grid consolidation which invites equal flows and connection of islands (fragments).

- Community character enhancement and strengthening of the sense of belonging.
PHASE III - INTERVENTION SCALE

The Historical Core as the heart of the City Centre
The Historical Core as Heritage Landscape
The Historical Core as Regenerator of Urban Form
WHY THE HISTORICAL CORE?

- City identity: gravitational axis, city’s formal urban beginning.
- Conglomeration of cultural heritage assets, that have city scale coverage radius.
- Gathered city scale challenges: fragmented islands of poor and private and public spaces: inaccessible / lack of visibility of areas of high value: environmental (seismic and flood) risks: stagnated decaying and complex areas.
- Lack of planning framework that enhances its assets and promotes clear guidelines for its restructure as a whole and within the city structure.

Existing lost identity of the Historical Core within the city structure’s market based growth and dispersion.

Aim: rebinding the Historical Core towards regaining its structural role and city identity through its assets.
PHASE III - INTERVENTION SCALE
MAJOR CHALLENGES: ACCESSIBILITY FOCUS

Insufficient alternative transportation modes

Traffic dominated areas

Lack of connectivity
PHASE III - INTERVENTION SCALE
MAJOR CHALLENGES: ACCESSIBILITY FOCUS

Unintegrated lake shore

Lack of hierarchy and visibility of heritage values

Stand alone plazas
PHASE III - INTERVENTION SCALE

MAJOR CHALLENGES: ACCESSIBILITY FOCUS

Sub-utilization of strategic sites
Lack of active / street diversity
Low quality public spaces

Vulnerable areas and inhabitants

Functionally divided area
MAJOR CHALLENGES & OPPORTUNITIES
Higher level of influence

Environmental values

- Emergence of new flood zones in the Central Area as a response to changes in the patterns of drainage and infiltration due to increasing urbanization and deforestation in the higher parts of the Managua Lake’s water basin.
- High vulnerability of the lake shore buildings, dwellings and landmarks due to water level rise.
- Lack of coordinated planning for the environmental regional scale. This has created conflicts such as low environmental performance or duplications of administration and facilities.

Urban green networks

- Diminished existing green character of the area and the city.
  - Lack of promotion of cultural landscape.
  - Fragmented movement patterns within public spaces and lack of value of these as social integration areas.
  - Disconnection of Historical Core and its surrounding local residential areas and diminished character within the city.

Seismic zoning

- Seismic faults add to the flood risk and urban growth challenges brought by the geographic and morphological conditions the city is placed in.
  - Lack of translation of seismic zoning studies to spatial scenarios of the vulnerable land.
  - Insufficient transformation of high risk seismic land towards valuable and responsive functions that serve the city and the inhabitants needs.
  - Lack of overview of the opportunities of the seismic land and recurrence in avoiding to acknowledge this risk and build upon it creating a higher risk and lower resilience of the city.

- The Historical Core is located in a wonderful setting for recreational activities.
- The lake shore is a high valuable environmental and geomorphological value that promotes uniqueness and high attraction towards the city if integrated and designed correctly.
- Reservoir areas within the urban fabric such as the Tiscapa Lagoon promote a different type of attraction and touristic promotion.

- Turn existing green spaces into designed permeable areas to reduce strength of run-offs.
  - Redesign and construct innovative stormwater techniques in public spaces to manage the flooding that often occurs with heavy rainfall.
  - Integration of the unique natural systems within the restructuring of the Centre, to conserve and enhance the health of natural systems and areas of environmental significance.

- Vacant land due to high risk seismic zoning that can be transformed into functions that support urban functions such as parking lots.
  - Opportunity to establish a green network connecting these affected plots to create public space networks to serve the need of green area per inhabitant.
  - Create a densification wave that embraces the seismic land towards the city’s resilience.
PHASE III - INTERVENTION SCALE

1. PROJECT AIM & APPROACH

2. PROBLEM FIELD & METHODOLOGY

3. PHASE 1 - MANAGUA

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6. FUTURE SCOPE & CONCLUSION

The Historical Core as the heart of the City Centre
The Historical Core as Heritage Landscape
The Historical Core as Regenerator of Urban Form
PHASE III - INTERVENTION SCALE
BUILDING UP THE STRATEGY

- Understand the implications of the vision in a manageable testing ground.
- Overview the systems and their relations between each other.
- Assure the inclusion of local communities demands as well as the correct translation of visions and principles.

INTEGRATED CONSERVATION APPROACH

1. PROJECT AIM & APPROACH
2. PROBLEM FIELD & METHODOLOGY
3. PHASE 1 - MANAGUA
4. PHASE 2 - CENTRAL AREA
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6. FUTURE SCOPE & CONCLUSION
PHASE III - INTERVENTION SCALE
INTERRELATION WITH CENTRAL AREA’S VISION

1. PROJECT AIM & APPROACH

2. PROBLEM FIELD & METHODOLOGY

3. PHASE 1 - MANAGUA

4. PHASE 2 - CENTRAL AREA

5. PHASE 3 - INTERVENTION

6. FUTURE SCOPE & CONCLUSION

Re-establish the city grid to the lake front

Improve access through Public Transportation

Provide better access for alternative transportation modes

Categorize streets

Re-establish the city grid to the lake front

Improve access through Public Transportation

Provide better access for alternative transportation modes

Categorize streets

Accessibility within the historical core of Managua

Architectural Heritage

Culture & Sports

Park

Monument

Primary Road City Structure

Category: Mainly vehicular traffic

Primary Road Local Structure

Category: Public transport hierarchy

Local connectivity structure (grid)

Category: Pedestrian and vehicular

Main pedestrian pathways

Main cycling routes
PHASE III - INTERVENTION SCALE
INTERRELATION WITH CENTRAL AREA’S VISION

1. PROJECT AIM & APPROACH
2. PROBLEM FIELD & METHODOLOGY
3. PHASE 1 - MANAGUA
4. PHASE 2 - CENTRAL AREA
5. PHASE 3 - INTERVENTION
6. FUTURE SCOPE & CONCLUSION

Lakefront reservoir area and coastal drive urbanization barrier

Maintain and improve the Historical Core’s character

Open space networks

Reinforce Historical Core’s uniqueness within Managua
Mix - use within residential areas and main road network axis with active frontage

Expansion of the role of arts and culture

Clean internal accessibility within the urban fabric

Gradual densification and social groups diversification
The types of interventions:

- **Assurance**: maintain and preserve the existing context and its current urban configuration.

- **Consolidation**: maintenance and strengthening of the current land use and decrease its stagnated decay through restructuring and improvement actions.

- **Reconstruction**: new development and densification projects within rehabilitated plots for their intensive, formal and permanent use.

- **Recovery**: rescue of natural, landscape and scenic settings towards their protection and balanced exploitation for public recreation.

- **Transformation**: change in land use in consolidated areas due to environmental risk or strategic importance.
1. **PROJECT AIM & APPROACH**

2. **PROBLEM FIELD & METHODOLOGY**

3. **PHASE 1 - MANAGUA**

4. **PHASE 2 - CENTRAL AREA**

5. **PHASE 3 - INTERVENTION**

6. **FUTURE SCOPE & CONCLUSION**

**SUBJECT REVIEW AND SPATIAL QUALITY OF THE VISION**

**Phase I**
- **URBAN SCALE**
  - Analytical Model Application
  - Managua's Vision

**Phase II**
- **LOCAL SCALE**
  - Analytical Model Application
  - Central Area Vision

**Phase III**
- **INTERVENTION SCALE**
  - Problem Review
  - Local Development Strategy

- The Historical Core as the heart of the City Centre
- The Historical Core as Heritage Landscape
- The Historical Core as Regenerator of Urban Form
SUBJECT REVIEW AND SPATIAL QUALITY OF THE VISION
A- THE HISTORICAL CORE AS THE HEART OF THE CITY CENTRE

1. Reclaim the streets

STRATEGY
- Enhance the public realm
- Promote the elements that will activate dynamics and complement cultural uses
- Introduce the quality space required to attract visitors and create a sense of place
- Combination of new initiatives with old (or existing) values that the sense of place will transform into urban identity.

Author’s impression and design guidelines to pedestrian street Avenida Sandino.
SUBJECT REVIEW AND SPATIAL QUALITY OF THE VISION
A- THE HISTORICAL CORE AS THE HEART OF THE CITY CENTRE

2. Nodes and Landmarks: Where is this place?

STRATEGY
- Recognition of the context as the main standard of design:
  The result was a series of small interventions that can bring character and visual recognition of physical-natural features
- Focal points and their design: promotion of citizen participation and citizen pride.
- Within the cultural core it is important to permit awareness with the surroundings: character and cohesiveness to the area as a whole.

Author’s impression and design guidelines for public space on seismic ground.
SUBJECT REVIEW AND SPATIAL QUALITY OF THE VISION
B- THE HISTORICAL CORE AS HERITAGE LANDSCAPE

Boundaries
- All pedestrian area
- Pavement pattern
- Main entrances hierarchy with clear paving demarcations
- Location of information signs that will provide orientation and relevant information about the site.
- Perimeter framed by tree planters, and public transportation stops/routes.

Cohesion
- Interconnection through a larger scale as context
- Parks and open spaces within a network that provides recreation and resilience opportunities
- Inclusion of the Historical Core within the design of a consolidated centre within the Central Area

Visibility
- Physical visibility: Preservation of vistas; Clear pedestrian routes; Views towards orientation landmarks
- Cultural (in)visibility: Agglomerating the main cultural uses, functions and performances within its boundaries

Based on the three guiding principles of (i) boundaries, (ii) cohesion and (iii) visibility, Garden in her paper “The Heritagescape: Looking at Landscapes of the Past” (2006) allows the identification of the tangible components that make up a heritage site.
SUBJECT REVIEW AND SPATIAL QUALITY OF THE VISION
C- THE HISTORICAL CORE AS REGENERATOR OF URBAN FORM

- Restructuring’s formal value due its historical layout and the role this area plays within the morphology and structure of Managua.

- Approaches proposed that conform the model to initiate strategies in other areas of the city are presented.

- Based on the urban centres defined in the city scale vision within this thesis and represents how the model of this proposal can be replicated to other centres towards reaching the aims described below.

Representation of the Historical Core as the activator for other initiatives.
FUTURE SCOPE & CONCLUSIONS
FUTURE SCOPE & CONCLUSIONS

Potentials of this relationship as well as the continuation of the model of strategic urban proposal based on the integration of systems approach and multilevel governance.

- Ability to achieve a more balanced development between different areas of the metropolitan region.

- Achieving greater articulation and connectivity between these metropolitan areas, enhancing their competitiveness.

- Establishment of a Central American network of metropolitan areas that would add their resources and potentials facing the globalization process.

- Stimulate the development of corridors linking these metropolitan areas.

- It would constitute the basis for the creation of new forms of urban development.

- Tendency to decrease segregation of the local communities and achieve coordinate territorial objectives.
FUTURE SCOPE & CONCLUSIONS

Key Messages:

- Managua’s spatial planning should:
  - Have a defined clear vision with an integrated approach.
  - Base its development principles in commonly agreed territorial objectives reached within a Multilevel Governance model.
  - Carry out in harmony with the planning of the adjoining natural systems and territories.
  - Become part of a model region for sustainable development based on Territorial Integration, which encompasses “vertical integration”—policy coherence across spatial scales, and “horizontal integration”—policy coherence between neighbouring authorities (nations, states, regions etc) and areas with some shared interest.
QUESTIONS?

THANK YOU FOR YOUR ATTENTION!

QUESTIONS?