URBAN ASYMMETRIES: ECATEPEC
Strategies to counter neoliberal urbanization in Ecatepec, Mexico City.
[Graduation presentation Carlos García-Sancho & Phillip Lühl, July 3rd 2009, Faculty of Architecture TU Delft]
INTRODUCTION
Metropolitan scale
[Case study Mexico City]

- 24 mln inhabitants
- based on former lake Texcoco
- relationship city and lake
NEOLIBERAL URBANIZATION
Metropolitan scale
[Low density urban sprawl]
NEOLIBERAL URBANIZATION
Metropolitan scale
[City centre redevelopment]
NEOLIBERAL URBANIZATION
Metropolitan scale
[New economic centralities]
NEOLIBERAL URBANIZATION
Metropolitan scale
[Emergence of gated communities]
SITE
Case study Ecatepec Municipality

- 1.6 mln inhabitants officially
- estimated 3 mln inhabitants
- whithin EDOMEX
SITE
Municipal scale
[Historical development]
SITE
Municipal scale
[Two Housing Models: informal]
SITE
Municipal scale
[Two Housing Models: informal]
SITE
Municipal scale
[Two Housing Models: formal]
SITE
Municipal scale
[Two Housing Models: conflict]
URBAN VOIDS
Neighborhood scale
[El Caracol]
SITE
Neighborhood scale
[Case study - Las Americas]
POWER RELATIONS
Global scale
[Actors]

U.S.A.

ARA

MEXICAN REPUBLIC (FEDERAL STATE)

INFONAVIT

P.R.I.

P.R.D.

private investment

political corruption

political disputes

state credits

[Actors]
HOUSING PROVISION
Metropolitan scale
[Economical model]
EXISTING URBAN DEVELOPMENT PLAN
Municipal scale
[Zoning & actors]
ALTERNATIVE PROPOSAL
Municipal scale
[Legal framework & urban design]

1. Legal Framework for Urban Development
2. Making El Caracol Productive
3. Urbanizing Wasteland
4. Densifying Las Americas

CASAS ARA
VISOMEX*
MUNICIPALITY
COOP CARACOL*
CONAGUA
ALTERNATIVE PROPOSAL
1. Legal framework
[Cooperative model]
ALTERNATIVE PROPOSAL

1. Legal framework
   [Cooperative model]
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[Cooperative model]
ALTERNATIVE PROPOSAL

1. Legal framework
   [Cooperative model]
ALTERNATIVE PROPOSAL

2. Making El Caracol productive
[Water-based agriculture]
38 ha total
38 ha x 1.2 m = 456,000 m³ water

1.6 ha per plot
17 x 1.6 ha = 27 ha agricultural fields
70% land
30% water
30% x 456,000 m³ = 137,000 m³ water

<table>
<thead>
<tr>
<th>Crop</th>
<th>1.6 ha plot</th>
<th>1.6 ha plot</th>
<th>Labour/day = 4 hours</th>
<th>Labour/day = 4 hours</th>
</tr>
</thead>
<tbody>
<tr>
<td>maize</td>
<td>yield/ha = 3-5 ton</td>
<td>yield/ha = 3-5 ton</td>
<td>$24,000</td>
<td>$24,000</td>
</tr>
<tr>
<td></td>
<td>1/ha/month = $15,000</td>
<td>1/ha/month = $15,000</td>
<td>40 hours</td>
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<tr>
<td>flowers</td>
<td>yield/ha = 6-8 ton</td>
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<td>40 hours</td>
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<tr>
<td>fish</td>
<td>yield/ha = 10 ton</td>
<td>yield/ha = 10 ton</td>
<td>$96,000</td>
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<td>1/ha/month = $48,000</td>
<td>40 hours</td>
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</tr>
</tbody>
</table>
ALTERNATIVE PROPOSAL
Temporalities
[Phase 01 2010-2015]
ALTERNATIVE PROPOSAL
Temporalities
[Phase 02 2015-2020]
URBANIZING THE WASTELAND
Land use
[Developers scenario]
URBANIZING THE WASTELAND

Land use: Non-polluting industrial
[Municipal scenario]
URBANIZING THE WASTELAND

Land use: Mixed-use housing

[Alternative proposal]
ALTERNATIVE PROPOSAL

3. Urbanizing the wasteland

[Urbanization process]
ALTERNATIVE PROPOSAL
3. Urbanizing the wasteland
[Urbanization process]
ALTERNATIVE PROPOSAL

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[Urbanization process]
ALTERNATIVE PROPOSAL
3. Urbanizing the wasteland
[Economic model]
ALTERNATIVE PROPOSAL
3. Urbanizing the wasteland
[Economic model]
ALTERNATIVE PROPOSAL
Housing principles
[Owners cooperative & rental]
ALTERNATIVE PROPOSAL
Architectural project [Groundfloor plan & West elevation]
ALTERNATIVE PROPOSAL
4. Densifying Las Americas [Economic model]

CONSTRUCTOR

$ 1.8 m

$ 2.3 m

construction costs
0.6 m per unit
0.6 500 per m² (n) × 80 %

GROSS PROFIT
$ 0.25 m

MUNICIPALITY ECATEPEC (EDOMEX)

FEDERAL STATE

CONSTRUCTION

built 350 m²
4 UNITS + COMMUNAL SPACE
per 75 m² unit
+150 m² MIXED USE

social housing
rental program
for LOW INCOME

CEDE excessive public
space for the construction
of housing.

municipal planning:

regional planning

conditions over
design and profit

joint credit
ALTERNATIVE PROPOSAL
4. Densifying Las Americas

[Economic model]