

# CHIMALHUACÁN. MÉXICO

HOW TO REGENERATE AN URBAN FABRIC RESULTING FROM ACCELERATED PROCESSES OF IRREGULAR SETTLEMENT



CHIMALHUACÁN. ESTADO DE MÉXICO.  
MEXICO.

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“Chimalhuacán is a municipality where the disorganised actions of man turn against its inhabitants on a daily basis due to the appearance of areas of high vulnerability.” (Chimalhuacán Council, 2009)

The high demographic growth suffered in Chimalhuacán

during the last four decades (9,85% annually), higher than any other nucleus in the country, has come with an accelerated urban growth settling illegally and irregularly in spaces unfit for human development. The important shortage of basic infrastructures, facilities, green areas and public spaces has serious unbalanced



### STRATEGIES FOR OPPTA DEBATE :

**LOCATION:**

**POPULATION:**

**AREA OF REFLECTION:**

**INTERVENTION AREA:**

**OBSERVERS:**

**COLLABORATORS:**

**INTERLOCUTORS:**

### DE CÓMO REGENERAR UN TEJIDO URBANO RESULTADO DE PROCESOS ACCELERADOS DE ASENTAMIENTOS IRREGULARES

**CHIMALHUACÁN. Municipality of Chimalhuacán. Metropolitan Area of the Valley of Mexico. State of Mexico, MEXICO.**

**596.000 inb.**

**7.633 ha**

**159 ha**

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**ANA ZAZO, ALBERTO ÁLVAREZ, ROZANA MONTIEL Y GABRIEL SÁNCHEZ**

**MEXICAN EMBASSY IN SPAIN**



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### URBANISATION PROCESS

During the seventies an important change in the local demographic process, a consequence of migrational attraction, accelerated the urbanising process on this, once rural, territory.

Its addition to the metropolitan body in the seventies turned it into a dormitory town of Mexico City, making it lose its own identity.

The elevated annual growth rate (average of 9,8%), more than any other urban nucleus in the country, generated the population to increase from 20.000 inhabitants in 1970 to 596.000 in 2009.

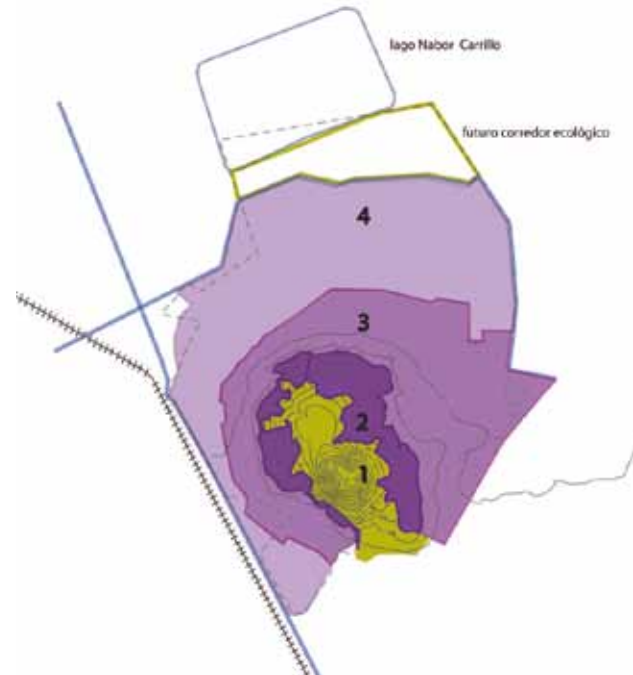
The urbanisation of the municipality developed anarchically which came the lack of structure to give hierarchy and organise the whole of the urban fabric and its functions.

Its growth has materialised in four rings around the Chimalhuachi hills, each one with different characteristics with regards to urban fabric, density and socioeconomic conditions, which differentiates and disconnects them from each other.

Moreover, its dependence to Mexico City has lead to a lack of productive activities, within the municipality, able to provide certain economic independence and development.



CHIMALHUACÁN URBAN FABRIC TODAY



RING DISPOSITION OF THE URBAN FABRIC



# CHIMALHUACÁN. MÉXICO

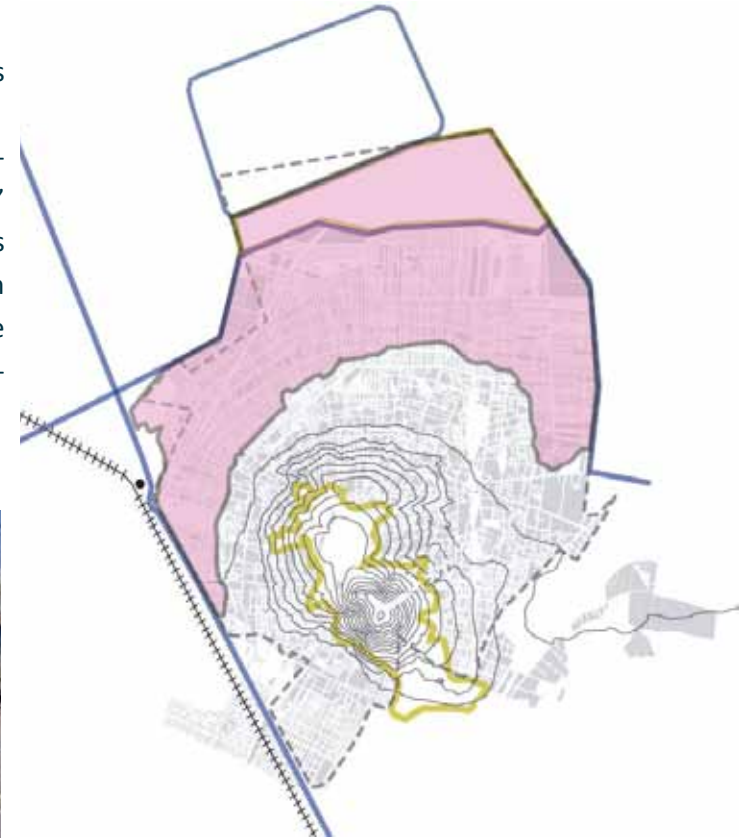
## HOW TO REGENERATE AN URBAN FABRIC RESULTING FROM ACCELERATED PROCESSES OF IRREGULAR SETTLEMENT

### CURRENT CONDITIONS: RISKS AND THREATS

The main alterations of the natural environment have been the drainage of Lake Texcoco, on which the urbanisation progressed, and the occupation of the slopes of the Chimalhuachi hills. These have created areas of high vulnerability with important risk factors: floods, landslides and overflowing of drainage systems in the rainy season; contamination of superficial waters, diseases caused by dumping grounds and flooding of the road-

ways or landslides in the mining areas along the slopes of the hills, among others.

The current urban planning mechanisms have contributed towards improving the municipality's inhabitants' living conditions. However, the current circumstances require complementary proposals to mitigate maximum emergency conditions and, at the same time, to define a set of urban conditions inclined to foster gradual community integration.



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### SCALES, STRATEGIES, TIMEFRAMES AND OVERALL GOAL

OPPTA proposes to reflect on how it is possible to regenerate an defragmented urban fabric, which has suffered an anthropic phenomenon capable of destabilising urban and territorial sustainability, through the strategic redensification of private spaces and the superposition of a new network of basic infrastructures, facilities and green public areas, thus mitigating emergency situations of the area and establishing particular urban conditions to increase social cohesion.

### THREE SCALES OF INTERVENTION:

(L) Municipality ambit - scale: 1/XXX

(M) Urban fabric - scale: 1/XXX

(S) Neighbourhood/Vicinity Unit - scale: 1/XXX

### THREE INTERVENTION STRATEGIES:

(1) Articulation: By means of a network of infrastructures which allow different levels of exchange and secure accessibility. the structuring and hierarchisation of the urban fabric.

(2) Integration: By means of a network of facilities, pu-

blic spaces and green areas which foster the diverse forms of community identity and participation.

(3) Replicability: By means of defining interventions which are capable of being repeated in other contexts.

### THREE TIMEFRAMES:

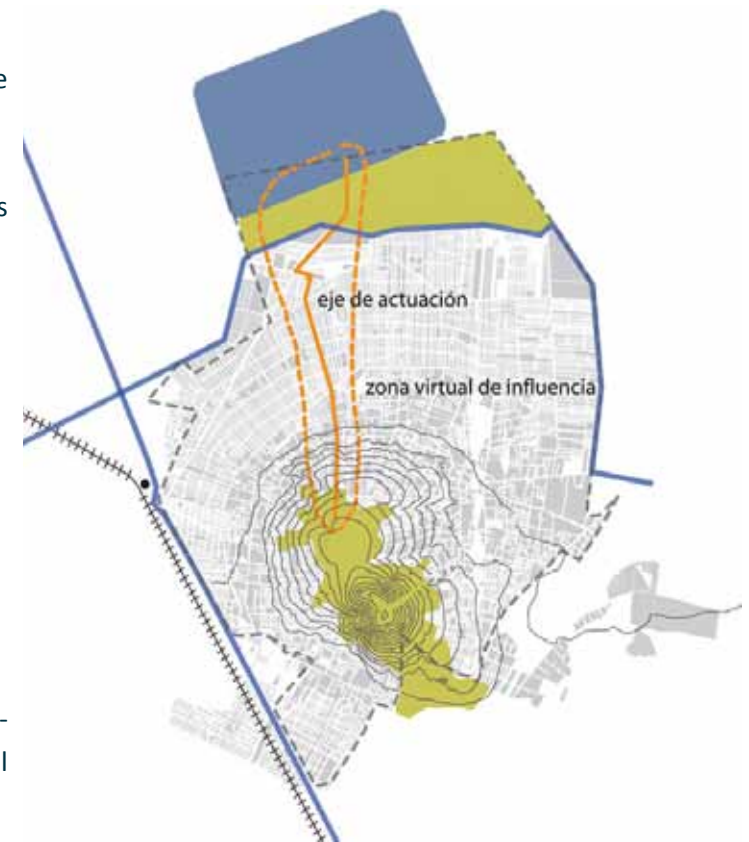
(i) Short term: Emergency interventions.

(ii) Medium term: Consolidation of interventions.

(iii) Long term: Development of an urban image.

One goal: **URBAN AND TERRITORIAL SUSTAINABILITY**

To be understood as the balance between: social development, economic development and environmental sustainability.



INTERVENTION PROPOSED AXIS AND INFLUENCE AREA

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### OPPTA QUESTIONS

OPPTA proposes 9 questions as the result of combining the three scales with the three strategies:

#### (L) MUNICIPALITY SCALE

Which interventions are proposed to improve accessibility of the urban structure?

Which strategies are proposed to improve the quality of the urban environment?

Which investments are proposed to foster the areas development?

#### (M) URBAN FABRIC SCALE

Which interventions are proposed to revitalise the different fabrics?

Which strategies are proposed to integrate public spaces in the fabrics?

Which investments are proposed to stimulate the activities of each fabric?

#### (S) VICINITY/NEIGHBOURHOOD SCALE

Which interventions are proposed to improve the en-

vironment of the vicinity units?

Which strategies are proposed to favour social cohesion?

Which investments are proposed to obtain an equal repercussion?

*Furthermore, it would be desirable for the proposals to go for a solution which improves the urban and territorial sustainability within the three proposed frameworks.*

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DOCUMENTATION  
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