

Barrio de Analco, Guadalajara

PIUE 8, District 1, Historic Centre, CP 44450

The proposed site in Analco is the eighth Special Urban Intervention Zone (PIUE) in Guadalajara. PIUEs legal framework is divided in two: each zone's boundaries is marked in the New Sustainable Urban Spaces Statute, within the [Metropolitan Management Programme \(POTMet\)](#), and its characteristics are outlined in Chapter IX, articles 116 - 121, in the [Comprehensive Management Regulations of the Municipality of Guadalajara](#).

Analco, which means 'on the other side of the river' in Nahuatl, was home to the Cazcans, an indigenous ethnic group known for hunting and rebellious spirit. The neighbourhood was founded by Franciscan missionaries in 1543,

and was recognised as a founding district of the city of Guadalajara.

Analco is now a consolidated neighbourhood, with two public squares, two municipal markets, various educational and health facilities, public government offices, wide street with cycle paths, and is well-connected via line 3 of the light rail network (LRT), and the the BRT that runs along Calzada Independencia Boulevard.

A major challenge is to reduce crime and violence rates in the area, which have arisen due to the neighbourhood being underutilised, and population decline.



Figure 1) Plan drawn up with information from the Municipal Land Registry.
Source: Ayuntamiento de Guadalajara

Site Area

The approximate area is 46 hectares, with 44 blocks and 1,279 buildings.

Key information

The area has a population of 3,416, according to the [2020 census](#), with a population density of 74 residents per hectare. The area is facing many security threats and safety concerns.

Regeneration priorities & expectations.

- (1) Improve connectivity between public spaces, taking advantage of the current urban layout to create superblocks.
- (2) Develop a redensification policy that proposes different housing options.

- (3) Promote Transit-Oriented Development (TOD) and expand MiBici to the Analco neighbourhood.
- (4) Promote mixed use development, incorporating the proximity model and improving local economic development.
- (5) Improve existing infrastructure and public service, whilst reactivating underutilised urban spaces.
- (6) Improve the area's environmental impact.
- (7) Improve community engagement to better understand and meet local needs.

Site presentation y redevelopment expectations



Figure 2) Aerial photograph of 2017, PIUE 8 Analco.
Source: Ayuntamiento de Guadalajara

The site is located in the city's is entirely in the downtown area, and is contained by Independencia Street on the east, Belisario Domínguez on the west, and Valentín Gómez Farias and Gante streets in the north and south It is adjacent to the San Juan de Dios district, an area that has become crowded for residents, due to the growth of commercial establishments.

In April 1992, the area experienced an [unprecedented tragedy](#) - a series of explosions along the main drainage line. In total, 11 kilometres of streets were damaged, 212 people died, 1,800 were injured and 69 were reported missing.

This was caused by gasoline leaks in the system, a result of poor drainage design and management, as well as the lack of supervision provided by gasoline storage companies. The explosions are commemorated every year, as the tragedy was a major event for the city in the 1990s.



Figure 3) Source: El Informador Newspaper

Social exclusion statistics reflect inhabitants' current living situation, with many lacking basic infrastructure and access to nearby public services. According to the National Population Council in 2010, generally the Municipality of Guadalajara has a very low deprivation level. However, this deprivation is distributed unequally within the municipal territory. Marginalised groups within Urban District 1 (Metropolitan Centre) (Figure 4) are distributed as follows: 41.29% of the population are not deprived and/or marginalised, 51.42% of the population are fairly deprived and/or marginalised, whilst 7.29% are considerably deprived and/or marginalised. [90% of the population](#) within the selected study area (Figure 1) find themselves within this 7.29%.

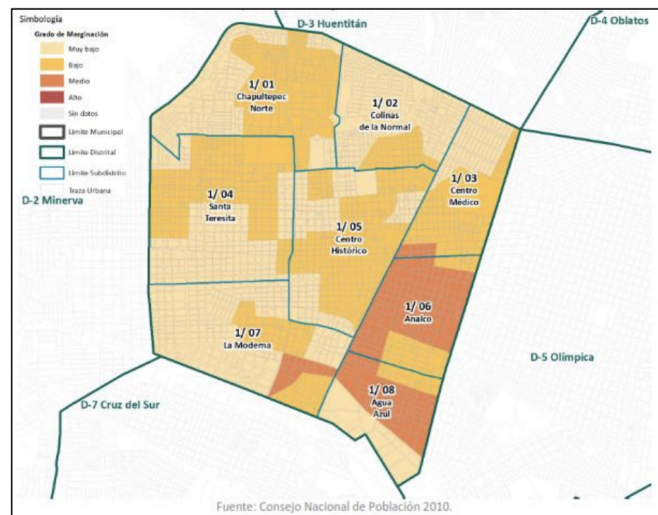


Figure 4) Partial Plan for Urban Development Guadalajara 2017 Source: Ayuntamiento de Guadalajara

In terms of mobility, the area is connected to three mass transit lines, and adjacent to the realm of public bicycle coverage. Students should propose cycle lanes on the two main roads, and shared bicycle and car lanes, within the study area. In general, the area's location allows for a range of alternative transport options to be incorporated, to better connect it to different parts of the metropolis.

It's therefore necessary for students to complement the strategies outlined in the city's [Partial Urban Development Plan](#).

- a) Structuring the pavements, pedestrian and cycling networks in the city, integrating these networks into the neighbourhoods of adjacent municipalities.
- b) Promote a new road culture for public transport drivers and motorists to raise awareness of respect for pedestrians and cyclists on roads where bicycles are shared with cars.
- c) Consolidate a network of bicycle lanes, mass bicycle parking facilities and public bicycle parking.
- d) Support the implementation of public bicycle systems to contribute to the reduction of incidents and improvements in public health.
- e) Green corridors with native species that provide sufficient shade for pedestrians and cyclists to enjoy.
- f) Redistribute the space allocated to cars on public roads in the perimeters of built cultural heritage protection.
- g) In conjunction with the Ministry of Mobility of the State of Jalisco, update road signage and signposting.
- h) Raise awareness and train public officials and the general population on disability culture and accessible infrastructure.

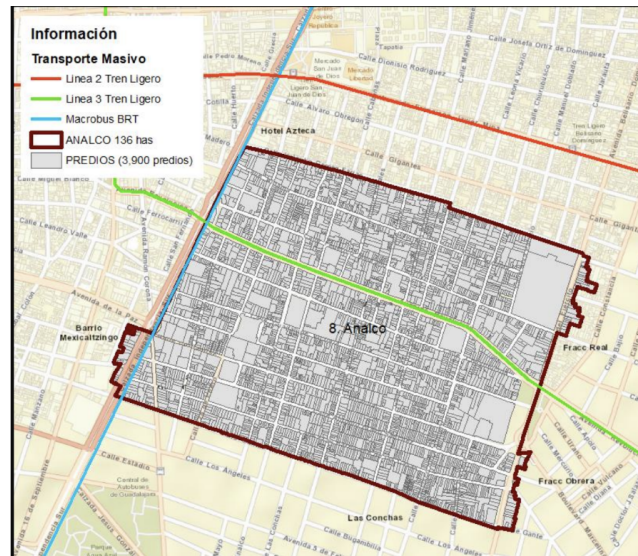


Figure 5) Figure 5) Mass Transit Line Information | Source: SITEUR

This project seeks to reduce social and security problems via implementing urban regeneration strategies that help build new uses for the area. This new urban model must comply with the city's [Partial Plan for Urban Development](#), District 1 Sub District 6 Analco.

The general objectives for this project are:

- Improve connectivity between public spaces and use the urban layout to create superblocks, boosting pedestrian areas for the population.
- A redensification policy to propose different housing typologies (rental housing, self-built housing, shared, social housing and co-housing) and others generated by [real estate and government partnership](#).
- Promote Transit-Oriented Development (TOD) and expand the public bicycle system (MiBici) to the Analco neighbourhood, in accordance with the lines of action of the [Integral Plan for Sustainable Mobility and Transport of the Guadalajara Metropolitan Area](#).
- Promote mixed uses development to generate an economy of proximity within the neighbourhood. Consolidate economic development poles or centralities within the municipality, in order to reinvest resources in the area.
- Improve existing infrastructure and prioritise the reactivation of underutilised urban spaces. For example, abandoned factories and buildings, vacant land, run-down buildings and empty flats identified in the map below.
- Prioritise protecting environment, cultural and built heritage, as well as climate adaptation measures. *For example, increase in temperature, droughts, forest fires, torrential rain disasters, food shortages, health risks, extreme poverty and lack of access to water.*
- Strengthen public services and generate cultural or sports spaces for families, with special attention to children and youth.
- Community engagement to identify local needs in the neighbourhoods, and understand local crafts, culture, and employment opportunities.

Students must submit all materials required by the competition, including: a **project plan**, a **graphic presentation**, and an **implementation plan**. In their projects, students should also focus on:

- Identify adequate urbanisation strategies that could be implemented.
- Develop a programme of implementable actions to preserve heritage, improve the environment, reduce urban risks, and boost energy efficiency of housing projects and properties located within the site area.

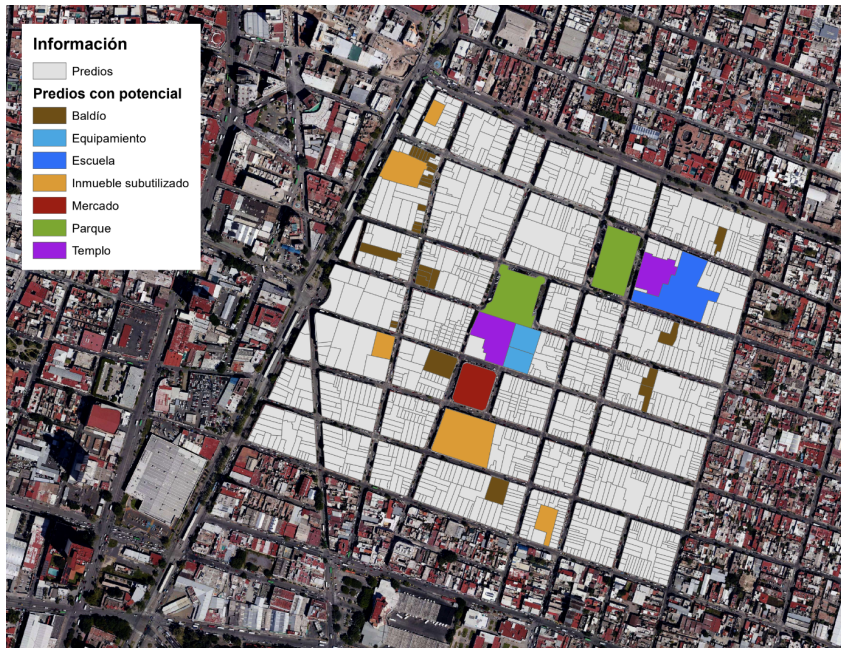


Figure 6) Map of properties that could be redeveloped Source: Directorate of Housing of Guadalajara.

Students can propose **completely new uses for the buildings identified as underutilised**. The facilities, schools, churches, parks and markets identified, already have a single function during the day. A community strategy could be proposed so that these buildings can have **multiple uses** and be used for different activities at different times of the day.



Figure 7) Source: Directorate of Housing, Guadalajara.

Climate priorities and environmental challenges

The climate risks and challenges for the neighbourhood are:

- (1) **Extreme weather events:** Increased frequency, duration and intensity of heat waves, possibility of significant cold periods, more frequent droughts, likelihood of increased torrential events and consequent flooding.
- (2) **Water and food shortages:** Contamination of water supply, and this being used for recreational use, reduced net water supplies and increased demand, impact on distribution, seasonality and transmission of food-borne diseases, contamination of groundwater, reduced food supply due to drought.
- (3) **Diseases:** Increased occurrence and spread of all types of infectious diseases.
- (4) **Air pollution:** Particulate matter could have the greatest impact on the increase of respiratory and cardiovascular diseases. Increase in pollen and fungal spores.
- (5) **Radiation:** Increased exposure to UV radiation, which increases problems such as cancer, skin diseases, cataracts, eye damage and immunological effects.

Therefore, students should consider the implementation of the following strategies (outlined in the [City's Climate Action Plan](#)) in their proposals:

1. Implement actions to **manage solid urban waste and wastewater** in the city, by focusing on reducing waste generation, (thus reducing emissions) and improving waste collection and treatment services.
2. Implement **an integrated, efficient and quality metropolitan transport system** by increasing infrastructure for mass and non-motorised mobility, aimed at strengthening an inclusive integrated mobility model that guarantees the movement of people with quality, safety and efficiency, as well as strengthening low-emission private mobility.
3. Promote the **efficient energy use** in the AMG in its buildings, infrastructure and productive activities by increasing the production and consumption of energy from renewable sources.
4. Transition to a metropolis that prioritises **climate-resilient and sustainable urban and economic development**, including actions focused on promoting safe urban growth, taking into account the potential impacts of climate change.
5. **Improve the quality of life of all citizens** by ensuring their adaptive and resilient capacity in the face of climate risks, with an emphasis on a preventive adaptation approach, including actions related to communication and education of the population on climate risks.
6. Institutionalise and mainstream participatory climate action at the metropolitan scale.
7. Accelerate climate implementation by mobilising and securing human, technical and financial resources.
8. Ensure progress in the implementation of climate action through effective management of the monitoring, evaluation, reporting and review system.

More environmental strategies can be found in the [Municipal Urban Development Programme](#). The document also lists public policy for planning, regulation and management of human settlements, population centres and land use, in accordance with the [General Law on Human Settlements, Land Use and Urban Development](#). The commitments are:

- **Urban mobility:** Increase accessible mobility options for all.
- **Environment:** Improve the environmental quality of the city by sorting waste, improving air quality and boosting urban tree cover.
- **Public space:** Improve the quality and quantity of public spaces, including both public facilities, and open spaces, to improve quality of life for residents.
- **Infrastructure:** Renovate the city's infrastructure to ensure it functions properly.
- **Land use management:** Establish equal conditions by correctly distributing land, production and infrastructure, whilst making administrative procedures more efficient.
- **Building and housing:** Contribute to housing re-densification by creating a low-density, compact, close, connected and inclusive city model.



Figure 8) Directorate of Housing, Guadalajara

Specific zoning regulations and other plans

Projects should be aligned with the legal framework outlined within the [Urban Development Plans of the Municipality of Guadalajara](#). This is because PIUEs are secondary zoning tools regulated by the Regulation for Integral Management of the Municipality of Guadalajara.

Urban Development Plan, Subdistrito 6 Analco.

Objectives outlined in this [Partial Plan for Urban Development](#) are aligned with those in the [Municipal Urban Development Programme Vision: Fifth Centenary](#), as well as the [Urban Development Plan Vision: Fifth Centenary](#).

The main objective outlined in these plans, is that of repopulating the municipality, particularly in central areas, and those with public transport corridors, to align with the [Development Axis 5 of the Municipal Development Plan](#), promoting an orderly and sustainable Guadalajara.

In order to achieve this objective, the Partial Plan establishes a series of strategies articulated through axes, sub-axes and lines of action, which include:

- I. Specify the zoning of areas that make up the population centre.
- II. Regulate conservation, improvement and growth actions in urban development programmes and plans.
- III. Specify the new uses that any urban development actions will generate.
- IV. Specify the rules for the use of land and properties.
- V. Regulate urbanisation and building to align with urban development actions.
- VI. Outline the responsibilities of land and property owners.
- VII. Establishment ways to monitor and evaluate interventions to ensure objectives are being fulfilled.

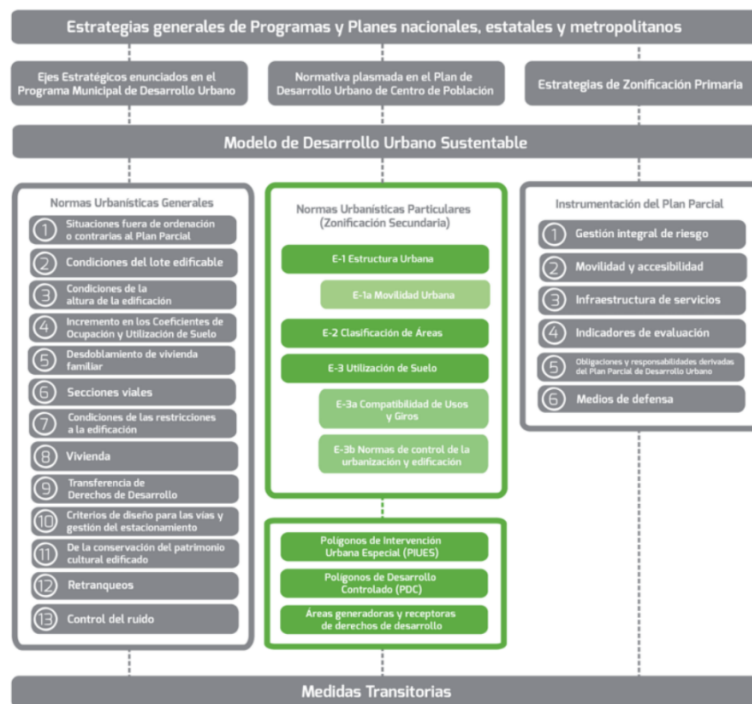


Figure 9) Partial Urban Development Plan, Subdistrict 6 Analco

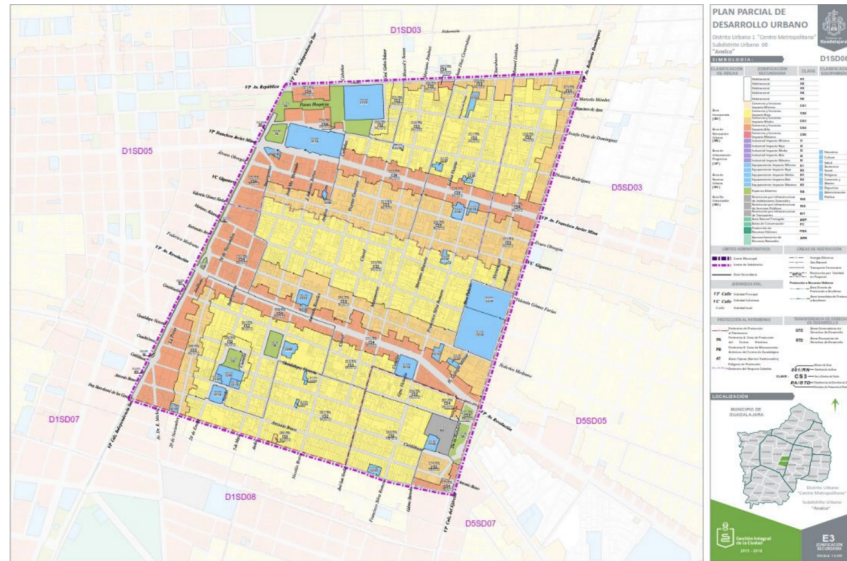


Figure 10) Partial Urban Development Plan, Subdistrict 6 Analcó

Language Requirements

Students should submit their projects in English or Spanish.

Prizes

Awards and celebration event for the winning project (*subject to resources*)



Figure 11) Directorate of Housing, Guadalajara