The Land Use Plan and The Green Corridor in Cali
An Urban Transformation Opportunity

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Urban Segregation and Planning

Planning in a city like Cali comes with a lot of challenges: high urban segregation, poverty, weak institutional framework, high migration of low income populations. On the other hand, there are a lot of opportunities due to it’s geographic and environmental conditions, as well as its underused areas such as the old train corridor. The Land Use Plan or Plan de Ordenamiento Territorial – POT, the main planning instrument in Colombia, resumed its revisions in 2014 for the development of an urban and regional transformative project: The Green Corridor or Corredor Verde.
Santiago de Cali / Municipal Context

**SOCIOECONOMIC STRATA**

**DENSITY**
(Habs per hectare - net)

**PUBLIC SPACE PER CITIZEN**

Source: Cali en cifras 2015. DAPM Santiago de Cali


Source: www.caliescribe.com

Source: www.conciviles.com/proyectos/infraestructura-vial

Source: www.mapio.net

Source: casas.mitula.com.co

Source: www.Skycraperscity.com

Source: www.elespectador.com.co

Source: www.elpais.com.co
Santiago de Cali / Municipal Context

JOBS DISTRIBUTION

ECONOMIC DISTRICTS

PUBLIC FACILITIES DISTRIBUTION

Source: Cámara de Comercio de Cali, 2014


Santiago de Cali / Projects + Linked Regulations

Strategic Project
Green Corridor

Regional Mobility Potential Project – Tram Train

Mass Transit Integrated System

Strategic Projects

Public Realm Projects
Bicycle Paths Network

Public Facilities Program
Public Space Program

Improving Neighborhood Programs

Source: DAPM Santiago de Cali, 2016
Promote several interconnected centers with projects and regulations: nodes, centers and corridors
Bring housing close to services, densify in well served areas, focus on mass transit corridors
Regulate the role of the private sector towards a common interest
Transportation: key to promote equity, allow access to goods and services
Santiago de Cali / The Green Corridor: A Transformation Driver

- North-South orientation to articulate the environmental corridors (rivers) that traverse the city
- Ecological connectivity axis that will shape the public space locally and regionally
- Regional public space. public facilities and infrastructure driver

Source: Anteproyecto Corredor Verde, Espacio Colectivo (Arquitectos) + OPUS
Santiago de Cali / The Green Corridor: A Transformation Driver

Source: DAPM Santiago de Cali, 2014

**Economic development with regional potential**

**Articulates different transportation modes**

**Connects urban expansion areas**

**Regional: 65 Km aprox**

**Cali: 29 Km (24 Km north-south, 5 Km east)**

**Social housing: Goverment promotion, no parking requirements, does not pay for greater buildable area**

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**SOCIOECONOMIC STRATA IN THE AREA OF INFLUENCE**

**DENSITY IN THE AREA OF INFLUENCE**

**ECONOMIC DISTRICTS AREA OF INFLUENCE**
INTEGRATES THE CITY AND ITS STRATEGIC PIECES, LINKS MARGINALISED AREAS, GIVES ACCESS TO URBAN SERVICES – STRATEGIC PROJECTS BOOSTER PRIORITIZES WALKING, BIKING AND PUBLIC TRANSPORTATION

1. Regional educational node
2. Mariano Ramos, urban elements cross section (rivers, arterial thoroughfares)
3. Santa Elena Market Place
4. Regional Business Center

Lessons Learned and Conclusions

To overcome urban segregation, linked actions are required.

Mobility plays a leading role by giving access to goods and services (mass transit systems, bicycle infrastructure, pedestrian networks – intermodality).

Land use policies and regulations that promote housing developments in areas with access to mass transit and services (jobs, public facilities, public spaces).

Create incentives to engage the private sector. Public investments and the private initiative must be guided in the same direction.