International Forum: Remaking Emerging Cities to Guide Urban Growth and Infrastructure

Wednesday, July 24, 2019 | 8:30am
MANAGING GROWTH SUSTAINABLY AND WITH EQUALITY

Case Study: Bogotá D.C.

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OUR GROWTH
HOW WE HAVE BEEN GROWING

**BOGOTÁ**

- **82,795** acres in 2005
- **6516** acres
- **205 sqft/hab**
- **1,387,894** inhabitants

**METROPOLITAN AREA**

- **19,311** acres in 2005
- **48.170** acres
- **2,250 sqft/hab**
- **932,727** inhabitants

Source: Bogotá Region municipalities urban footprint (traduction), IDOM, 2017.
WE RAN OUT OF “READY TO BE DEVELOPED” LAND
BOGOTÁ’S LAND PRICE INCREASE DUE TO SUPPLY RESTRICTIONS

CPI + 4.1%

CPI + 11.9%

Source: IPSB – BANREP, 2016
% OF INCOME SPENT ON HOUSING

Source: Multipurpose survey 2017 (EM17)
Homes initiated in Bogotá and its neighboring municipalities | 2013-2018

In the last years priority social housing has been concentrated in Bogotá, but we haven’t built enough units.

In informal housing extensions of more than 323 sqft | 2012 - 2018

- **Informal housing extensions per year**
  - **19,667**
  - Distributed mainly in informal neighbourhoods

- **Formal Housing Initiations**
  - **36,862**

Source: SDP; Bogotá Water Company; Cadastre of Bogotá.
LOOKING FORWARD...
### 2031 New Households Forecast

#### Migration

<table>
<thead>
<tr>
<th>Scenario</th>
<th>1</th>
<th>2</th>
<th>3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Venezuelan migration falling to 75%</td>
<td>875,068</td>
<td>892,949</td>
<td>907,189</td>
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<tr>
<td>Venezuelan migration falling to 50%</td>
<td>816,736</td>
<td>834,617</td>
<td>848,857</td>
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<tr>
<td>No migration from Venezuela</td>
<td>796,115</td>
<td>813,996</td>
<td>829,236</td>
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#### Population Growth

Source: SDP
WHERE TO GROW?
SOCIO-ECONOMIC DEVELOPMENT

**GDP**

- MUNICIPALITIES: 14.3%
- BOGOTÁ: 85.7%

SOCIAL SUPPORT

**PUBLIC BUDGET**

- MUNICIPALITIES: 11.9%
- BOGOTÁ: 88.1%

Source: DNP, 2016; DNP, 2017;
## Prioritizing Growth (Dense and Close)

<table>
<thead>
<tr>
<th>Step</th>
<th>Description</th>
<th>Homes</th>
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<tbody>
<tr>
<td>1</td>
<td>Densify existing city</td>
<td>307,980</td>
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<tr>
<td>2</td>
<td>Current expansion projects</td>
<td>341,615</td>
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<tr>
<td>3</td>
<td>Additional planned expansion</td>
<td>Subject to the execution of current projects</td>
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NORTH CITY AND LAGOS DE TORCA: AN ENVIRONMENT-BASED URBAN PLAN
USE LARGE, SIGNATURE PHOTOS

SUBA - COTA AVENUE SECTOR
A GREEN BELT WAS ESTABLISHED IN 2000
AGRICULTURE: 906 acres
CIVIC AND COMMUNITY FACILITIES: 316 acres
CONSTRUCTIONS: 318 acres
New constructions are allowed with a low density model, subject to the approval of CAR.

CONEJERA ESTATE: 341 acres

Resolution 1021 of 2012 - Ministry of Culture
ONLY 45% OF THE AREA WOULD BE DEVELOPED AS FUTURE FORESTS

1,566 acres
CHANGING THE GREEN BELT FOR AN URBAN RESERVE
1. Protects and connects all past and existing habitats in the area
2. Connectivity model based on habitat quality and matrix effect
3. Maximizes access and citizens interaction with nature
4. Analyses ecosystem services
5. Generates a network of artificial wetlands that manage rain water
PROPOSAL OF CONNECTIVITY: LAS MERCEDES FOREST
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PROPOSAL OF CONNECTIVITY: ECOLOGICAL CONNECTORS
CONNECTED WITH A SYSTEM THAT STRENGTHENS THE IDENTIFIES RUTES
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PROPOSAL OF CONNECTIVITY: ECOCLOGICAL CONNECTORS
The proposal of the Municipality will restore 2,456 acres of forests in the Reserve.

Reference ecosystem model of the Andean Plain Forest with wet to very humid rainfall regime in the northern zone of the high plateau of Bogotá.
The proposal will recover **328 acres** of lost wetlands.
Current shape of the Thomas van der Hammen Reserve
3,449 acres
906 acres of agriculture that will remain private
316 acres of country clubs and private schools
318 acres of existing buildings: residential, industrial and commercial
341 acres of the plan for La Conejera Estate, that allows new buildings in low density.
Only 1,566 acres of future forests and wetlands

CURRENT PLAN
The proposal is designed to maintain 79% of the environmental area of the current plan.
Lagos de Torca guarantees the connectivity with the Eastern Mountains.
THE PROPOSAL

1,490 acres of ecological corridors, habitats and 555 acres of public parks
THE PROPOSAL

677 acres of educational institutions and sports facilities
THE PROPOSAL

A network of habitats, ecological corridors and public parks for citizens
**CURRENT PLAN**

- **3,450 acres in total**
  - **1,567 acres of proposed forests and wetlands**
  - **1,322 acres to be public, without funding**

**PROPOSAL**

- **4,226 acres in total**
  - **2,728 acres of proposed forests and wetlands**
  - **3,546 acres to be public, funded by development**
THE CITY INSIDE THE NEW URBAN RESERVE
THE CITY INSIDE THE NEW URBAN RESERVE

1) 450,000 HOMES
2) 50% OF UNITS WITH AFFORDABLE HOUSING
3) 6,424 acres OF PUBLIC SPACE (100% of population at less than 10 min walking)
4) DENSE CITY WITH MIXED USE
5) WALKABLE / BIKEABLE CITY WITH BICYCLE LANES AND GENEROUS SIDEWALKS
6) ACCESS TO PUBLIC TRANSPORTATION
SPEAKER CONTACT

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Your connection to information and expertise on new urban park models, practices, and innovative partnerships.

Members have access to a suite of highly-curated resources specifically designed for the parks community including:

- Webinars
- Online resource library
- Urban park study tours
- Advocacy tools
- Discounted registration to Greater & Greener

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