


EL NUEVO POT

Territorial Order Plan

A city for people, a city for LIFE





We are thankful for and highlight the commitment and dedication of the Honorable Council of Medellin, the Territorial Planning Council for the Metropolitan Area of the Aburra Valley, the Advisory and Consulting Councils created for this purpose, Corantioquia, the trade and academic associations, and of the Local Administrative Boards LAB's and Community Action Boards CAB's, which hand-in-hand with broad social sectors and citizens helped prepare this map for the next several years.

A CITY FOR THE PEOPLE

A CITY FOR LIFE

we work with all sectors of society to define, scope and project one of the most valuable instruments for moving forward in the collective construction of the future of our city. We have submitted for discussion by the Honorable Council of Medellin the Territorial Ordering Plan (Territorial Order Plan - POT) TOP, a roadmap to consolidate a new model of life and equality from the urban and the rural points of view.

We have not come to this historic moment spontaneously. We recognize the unquestionable progress that Medellin has made over the past several years and the fact that the city has been recognized as an international laboratory for social transformation and innovation, but also as a place with huge contradictions, inequalities and violence.

This Territorial Order Plan – TOP - by itself does not solve all the problems that have accumulated over decades. What this TOP does is to implement the collective agreement that has been entered into by all sectors of society, which see themselves represented in the plan to enjoy a better city.

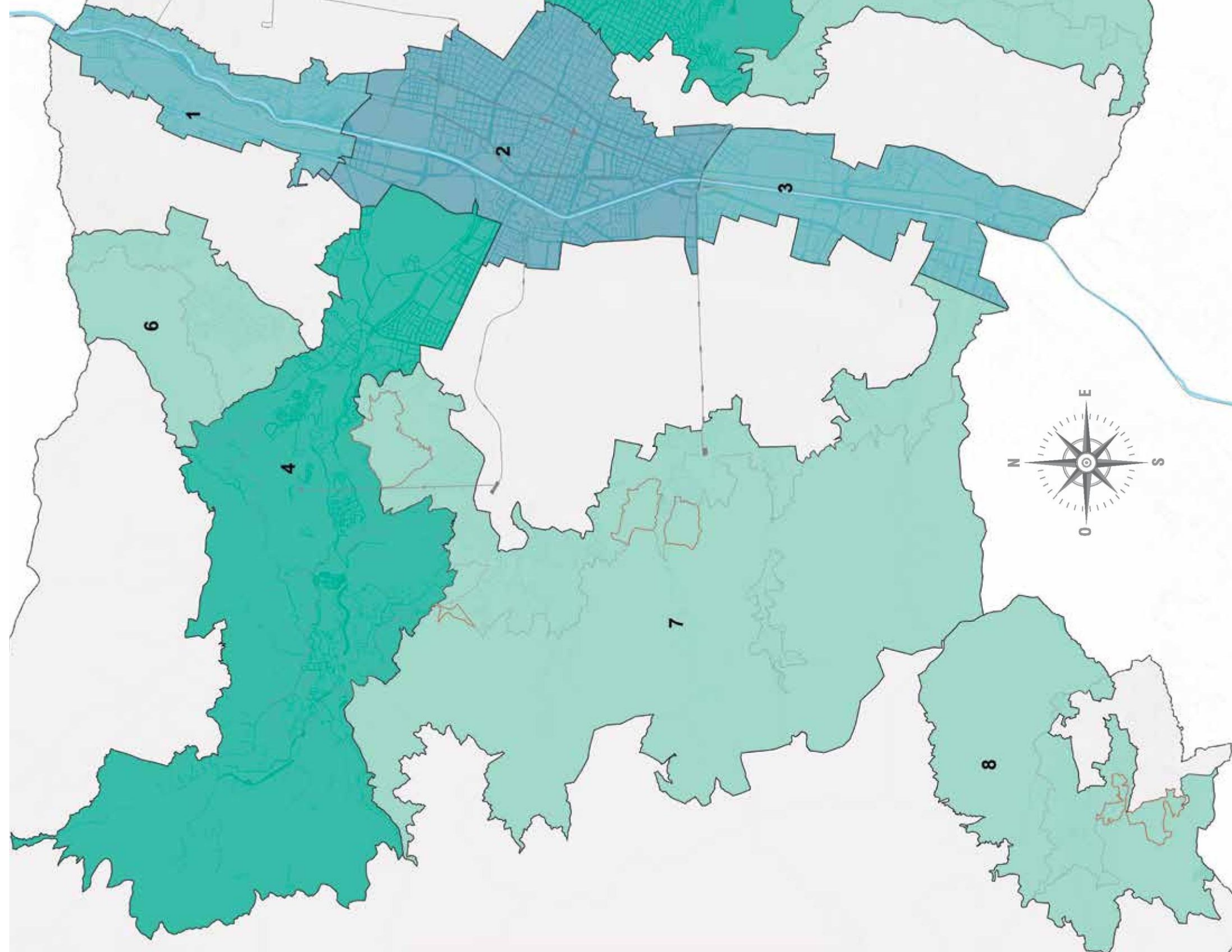
I would like to share with you the key points of what our administration seeks to achieve with this territorial order plan with the main objective being that the plan will become an effective and long-lasting tool so that Medellin can be a city for Life and Equality.

1. Sustainable mobility
2. High-quality public spaces
3. Articulation with the regional and metropolitan territories
4. Limits to urban growth along the periphery (Green belt)
5. A compact city that grows in wards and is conducive to peaceful coexistence
6. Protection and recovery of rural land
7. Ecologic and risk management structure
8. Recovery and revitalization of the downtown area as a center for the city and for the metropolitan area
9. System of centers and a healthy mix of land uses
10. Promotion of economic development and competitiveness through the territorial model
11. Habitat and housing policies
12. Management and financing instruments
13. Institutional adjustments to control the territory
14. Participative management

Today we have enough motives and common challenges to work as a team, to respect territorial rules, and to plan with a view to the future in order to achieve great results. History has given us an opportunity to be better as governors and as citizens so we can live in a territory that has dignity and equality.



Anibal Gaviria Correa
Mayor of Medellin



The new TOP defines areas for strategic interventions

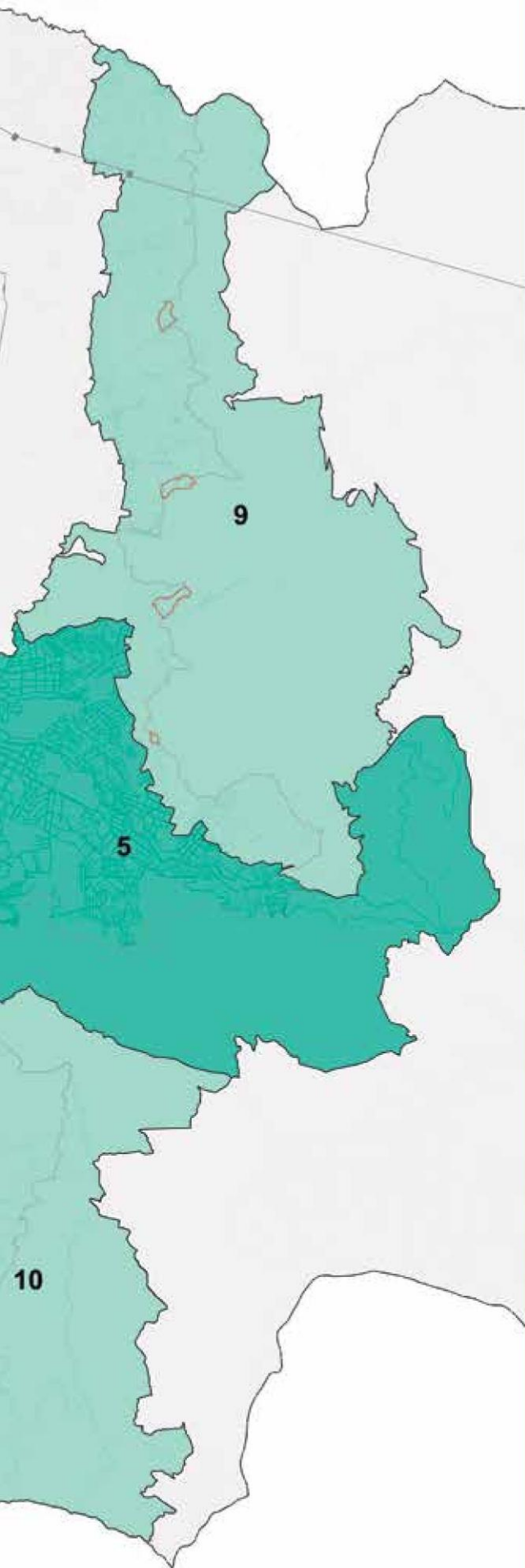
To achieve urban-rural and metropolitan-regional balance

Based on a set of Strategic Intervention Areas that, as urbanistic projects, define and consolidate the territorial model, the new TOP is structuring a more equitable, sustainable, compact city that grows inwards.

Actions are defined so the city can achieve appropriate physical and functional conditions in those areas where there are deficits and problems that lead to inequalities.

The TOP prioritizes the River, the Urban and Rural peripheries and the Stream Courses as Strategic Intervention Areas. For these areas, the plan proposes:

- » Turn the Medellín River into an environmental, mobility, and public space axis to promote citizen encounters.
- » Preserve the landscape as an environmental, cultural and economic asset through the Green Belt Project that includes a network of protected spaces.
- » Structure the environmental corridors of the Iguaná and Santa Elena streams to achieve environmental and urban sustainability through Integrated Urban Projects, Partial Plans, and Integrated Neighborhood Improvement Plans.



CONVENTIONS

RIVERSIDE STRATEGIC INTERVENTION AREA

1. Río norte
2. Río centro
3. Río sur

STREAM COURSES

4. Iguaá
5. Santa Elena

URBAN RURAL BORDER (URB)

6. North-west URB
7. South-west URB
8. San Antonio URB
9. North-east URB
10. South-east URB

TEACHING CITY

- ABC's of the Territorial Order Plan TOP

HEALTHY CITY

- The city for the pedestrian
- More bike paths to enjoy
- Public transport systems that do not pollute
- More high quality public spaces

SUSTAINABLE CITY

- Protection for guardian hills (Green Belt)
- Reclaim the river for Life
- Protection and recovery of urban land
- Healthy mix of land uses
- Recovery of the downtown area
- Articulation with regional territory

SAFE AND SECURE CITY

- Safe habitat and housing policies
- Institutional adjustments to control the territory

EQUITABLE CITY

- Promotion of equality in the city
- Promotion of economic development and competitiveness
- Participative management



EL NUEVO POT

Creates a **TEACHING CITY**

The new Territorial Order Plan TOP makes us realize that we have the right to have a more equitable city, in harmony with nature.

“School is everything under the sun”. This is why you should know the ABC’s of the new TOP and how it affects your life and the life of the entire city.



Buen Comienzo

What is the TOP?

It is a city pact that is used to craft a new skin for Medellín, which will define the city's future in the economic, environmental, urbanistic and social spheres, for 2014-2027. This citizens' agreement establishes rights and duties within the territory so that we can all enjoy a better city.

What is a TOP for?

For planning, in an orderly manner, the construction of our houses, schools, hospitals, roads, companies, parks, recreational facilities and areas of the city so that we can all have the right to enjoy them on an equal basis.



Parque de los Deseos

What is the Medellín that the TOP envisions like?

A city for the people, where you can walk or ride a bike, where you can find nearby all you need; a city where you can enjoy more public spaces, and where common interests and legality are priorities. A city where we are all committed to life.



Foto: www.medellinmedellin.com

“The keys to the Territorial Order Plan – TOP – should be equality and inclusion so we can come to an egalitarian city construct, with the same opportunities and ways to live in and inhabit the territory for everyone. A habitat where children and adults can enjoy every advantage that can be found in the city.

Cecilia Inés Moreno
Director of Habitat School
Universidad Nacional de Colombia, Medellín Campus



Metrocable

Do you know how the TOP is prepared?

The municipal mayor, through the Planning Directorate, is responsible for coordinating the timely preparation of the TOP. The project is then agreed with the various sectors, institutions and authorities in the city, including the citizens represented by the Territorial Planning Council, to arrive at a final document.

Do you know who approves the TOP?

After an agreement with all institutions and citizens is reached, the Territorial Order Plan goes to the Municipal Council which has 90 calendar days to discuss, modify and approve the TOP.

Do you know for how long the TOP is valid?

The TOP is valid for 12 years.

What is the TOP useful for?

The Territorial Order Plan is useful for:

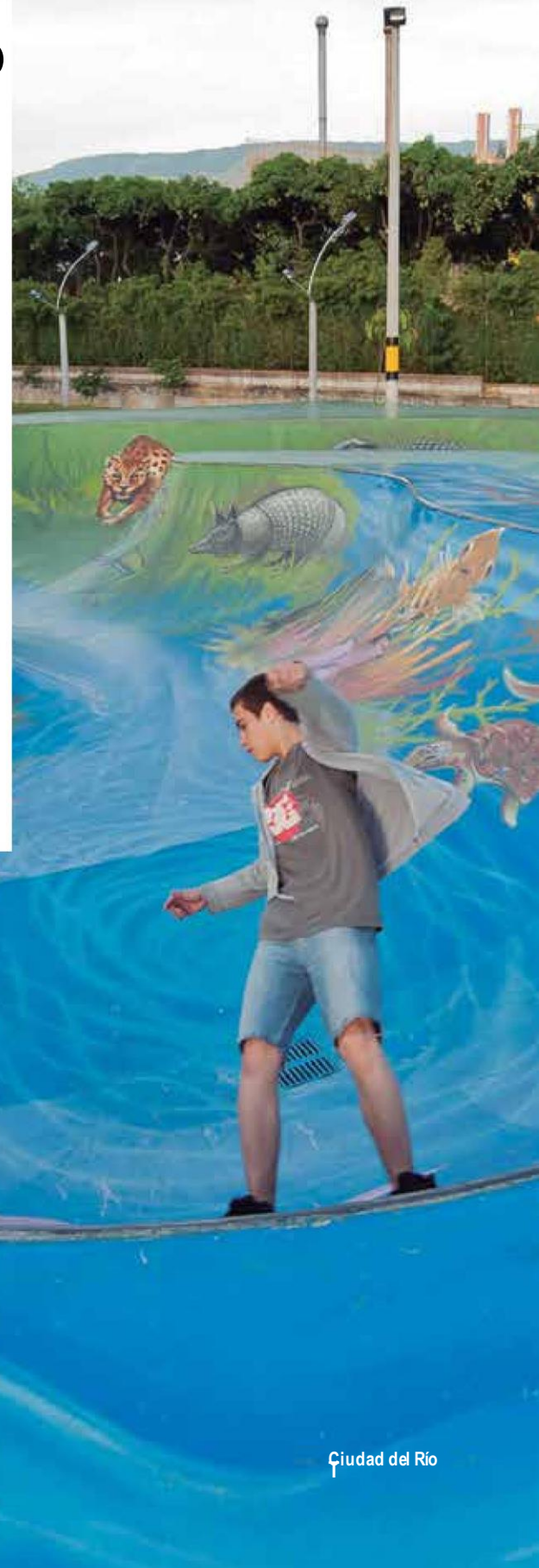
- Coordinating public and private investments in the territory.
- Monitoring the proper application of the regulations that give priority to the common over the individual good by applying the principles of equitable distribution of the burdens and benefits of urban development.
- Identifying and defining the key environmental factors, and for preserving the ecologic and cultural heritage.
- Organizing and coordinating the public resources for implementing infrastructure works and projects.
- Regulating the equitable and rational use of the land and improving the quality of life of the inhabitants.
- Developing a culture for disaster prevention and implementing efficient urbanistic actions.

How does the new TOP enable us to achieve the Medellín we envision?

The new Territorial Order Plan POT seeks a city for Life through

The following lines of action:

- The city for the pedestrian
- More bike paths to enjoy
- Public transport systems that do not pollute
- More high quality public spaces
- Protection for guardian hills (Green Belt)
- Reclaim the river for Life
- Protection and recovery of urban land
- Healthy mix of land uses
- Recovery of the downtown area
- Articulation with regional territory
- Safe habitat and housing policies
- Institutional adjustments to control the territory
- Promotion of equality in the city
- Promotion of economic development and competitiveness
- Participative management



EL NUEVO POT

PRIORITIZES THE CITY FOR THE PEDESTRIAN

The new POT plans a city to walk in. It is said that walking is the cheapest means of transportation and also the healthiest and least polluting. This is why in this new POT private cars are no longer on top of the pyramid and give priority to the pedestrian. If we walk more, our city will be healthier and more livable and the air we breathe will be better.

Wants a HEALTHY CITY

The POT proposes over 500 km in new sidewalks and pedestrian paths



Foto: Alcaldía de Medellín

“Our Territorial Order Plan is the expression of a desire for a sustainable territory, which we understand as the on-going construction of harmonious relationships between humans and their environment, between the pedestrian and his environment”.

María Elena Restrepo
Member of the TOP Advisory Committee



Pedestrian path Parque Arví
TOP

MULTIPLIES THE NUMBER OF BIKE PATHS

The new POT proposes 400 km of bike paths, integrated with the Metropolitan Mobility System, 10.000 electric assisted pedaling bicycles for the city with funds from allied institutions, and bike stations in all parking lots of the Integrated Transportation System of the Aburra Valley – ITSAV (SITVA) and in all public equipments.



Cycling to work



Foto: Celsa Contreras Gaitán

“Five years ago people told us that bicycles would never be an alternative in this car-addicted city. Today, the evidence shows exactly the opposite. While Medellín prepares to host the World Bicycle Forum in February, 2015, the citizens are beginning to surrender to the noble and majestic bicycle”.

Carlos Cadena Gaitán
La Ciudad Verde Colectiv

PROMOTES MEANS OF PUBLIC TRANSPORTATION THAT DO NOT POLLUTE

Integrated transport systems are proposed, such as the metro, metro-plus, metro-cable and the tramway.

300 km in corridors



Ayacucho tramway



Foto: www.eltiempo.com

"Vehicles taught us that if you build more roads, you will have more traffic".

Jan Gehl
Architect

DOUBLES PUBLIC SPACE FOR THE CITIZENS

By 2030, according to the Territorial Order Plan, Medellín will have 15.66 M² of effective public space per inhabitant. The city currently has only 3.97 M².

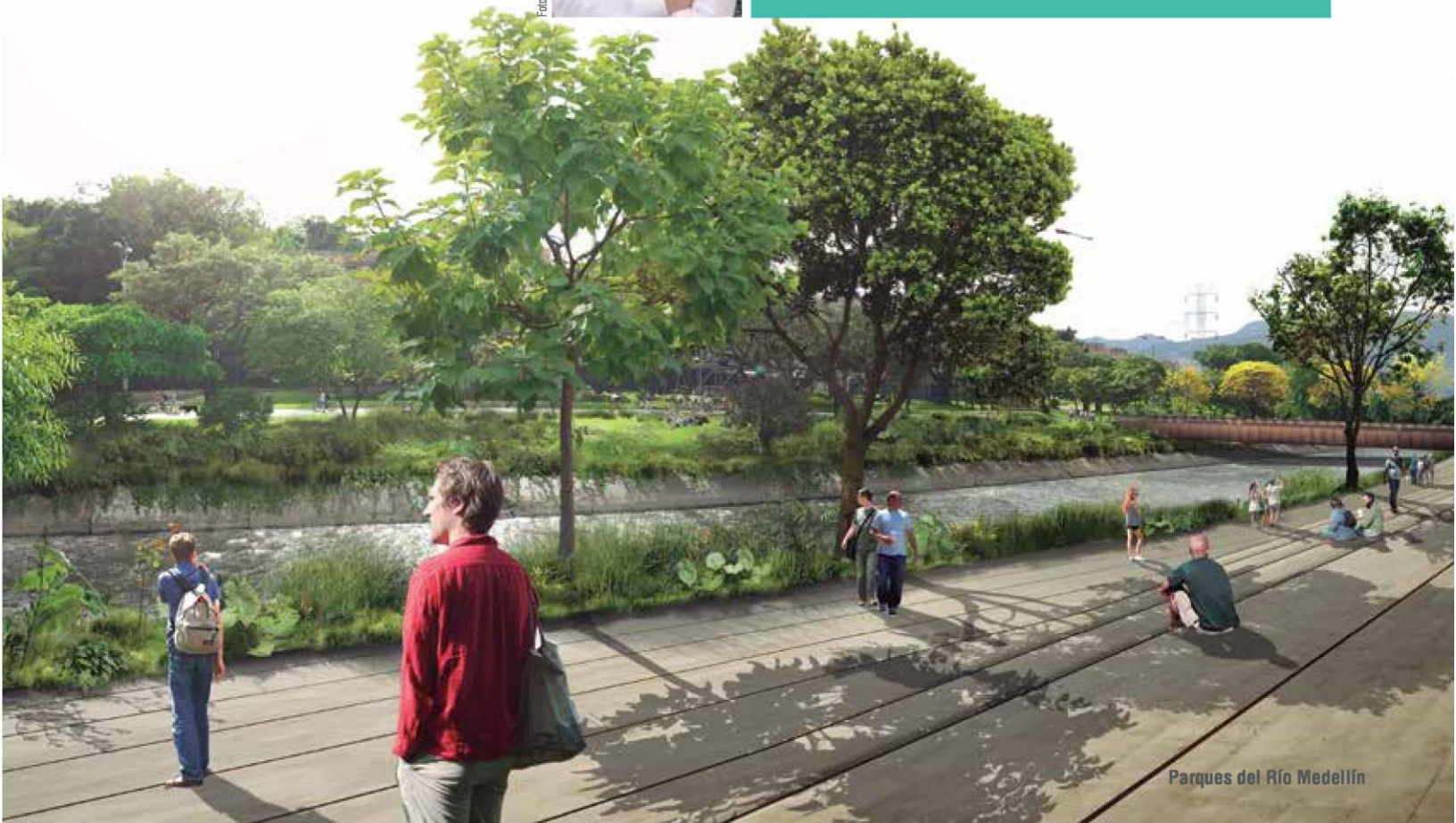


Foto: Alcaldía de Medellín

“Public spaces are, par excellence, the stage for equality because we all become equal in the public spaces”.

Aníbal Gaviria Correa

Mayor of Medellín



There will be more quality spaces for the citizens' enjoyment, recreation and leisure

EL NUEVO

POT

PROTECTS AND ENJOYS THE GUARDIAN HILLS

Medellin's protected areas represent 44.39% of the municipality's total area.. This shows the importance of preserving our natural resources for the wellbeing and quality of life of all

The Green Belt will make it possible to control the use of the land and to preserve natural and strategic areas both in the mountains and in the valley.

Proposes a SUSTAINABLE CITY



RECLAIMS OUR RIVER FOR LIFE

"The river has been both periphery and boundary for the city. During the first half of the last century, people spoke of 'Otrabanda' when referring to anything built on the western shore. What we want now is to bring both sides of the river closer together and to turn the river into a place of confluence that is integrated into the existing social fabric and gives it continuity. Obviously, the idea is to prioritize pedestrians and bicycles, although it will have to include mobility systems for vehicles. I must say that water will be a protagonist like never before and it will be the biggest element to be preserved. The plan includes actions to restore the river through a strategic project called 'River Parks'".

Foto www.ctbpersecom

Luis Fernando Arbeláez
Architect and Urbanist

RESPECTS RURAL LAND

The territory of Medellín is mainly rural. We must ensure the quality of life for rural communities based on their productive vocation, and economic and social sustainability in harmony with the environment.



Peripheral garden



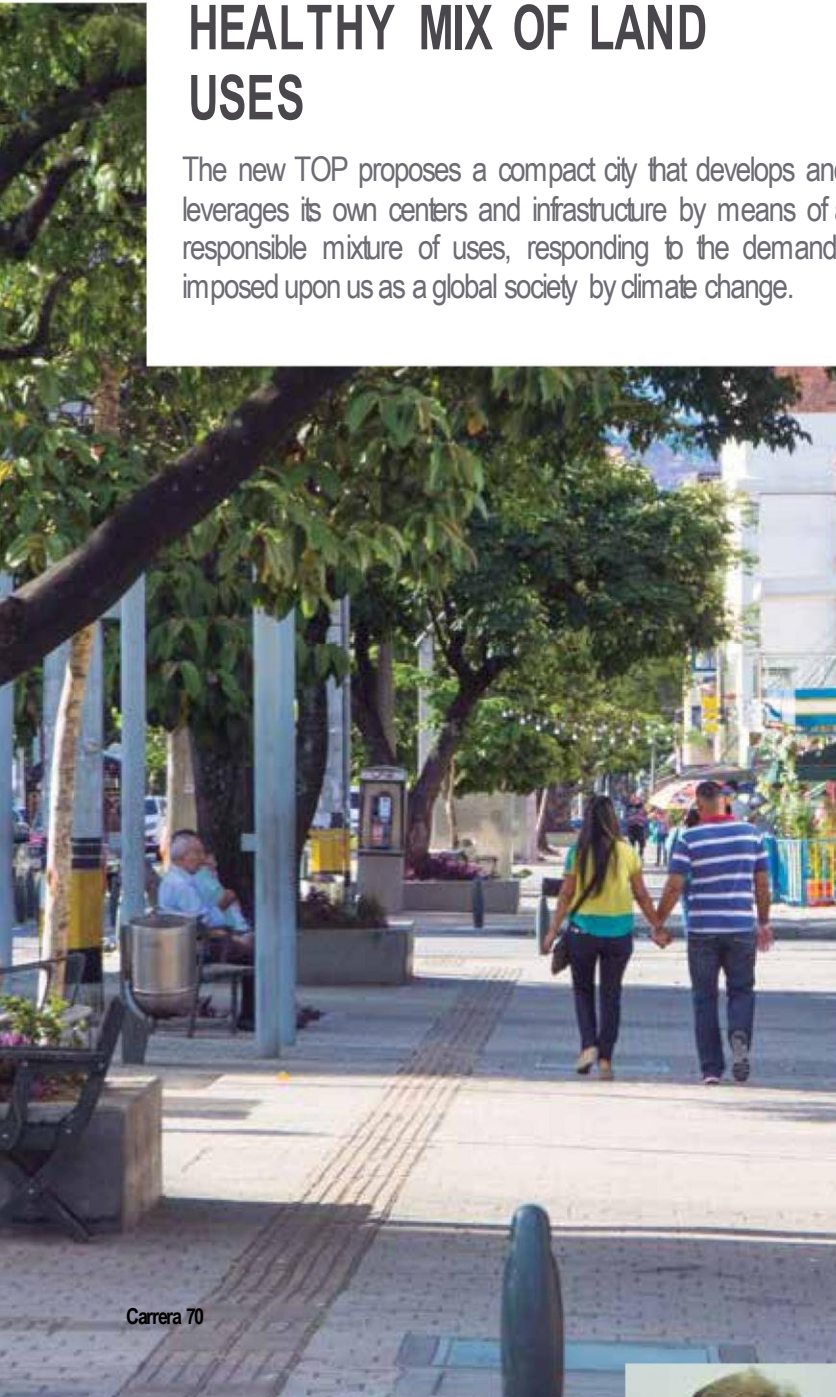
Foto: Alisdia de Medellín

“Rural land, which represents 70% of the territory of Medellín, produces natural resources that are important for life, such as water, and the food security of the city could be guaranteed by that land”.

Alex Mejia Echeverri
Territorial Advisor

HEALTHY MIX OF LAND USES

The new TOP proposes a compact city that develops and leverages its own centers and infrastructure by means of a responsible mixture of uses, responding to the demands imposed upon us as a global society by climate change.



Carrera 70

“The mixture of uses is a characteristic of compact, open and safe cities. The activities that are mixed with housing in the neighborhoods help improve its inhabitants’ daily lives,, make it possible to meet on and use the streets and the city. The mixture of uses is also the best and most efficient mobility policy because a significant number of the trips made to meet the community’s basic needs can be taken on foot within the same neighborhood, in friendly spaces and streets.

It is also a factor that helps build citizenship. The mixture of uses is only viable if there is an urban grid with streets, and therefore, with neighborhoods. The neighborhoods will only be such in the strict sense of the word if there is a healthy mixture of uses”.

Foto: Alcaldía de Medellín



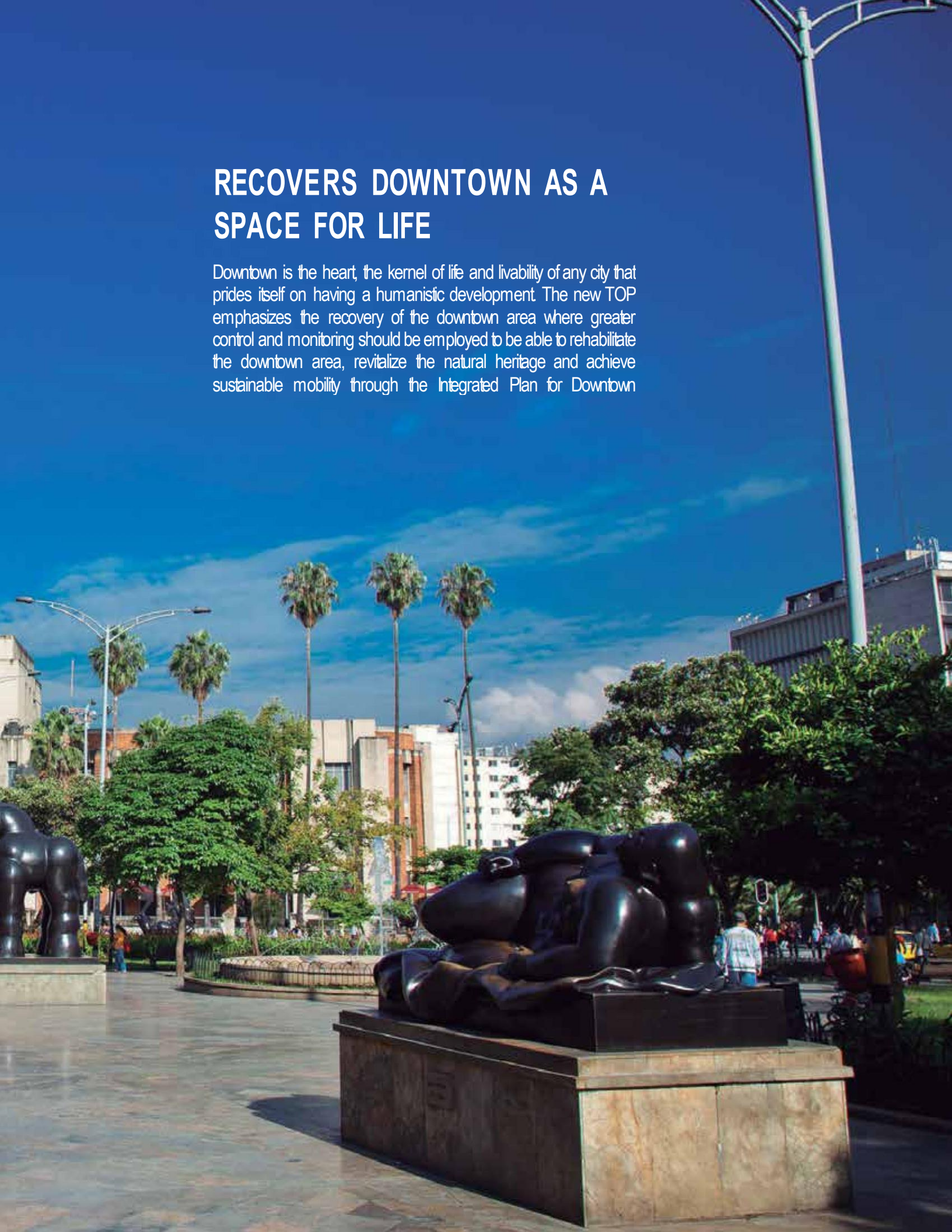
Zoraida Gaviria
Member of the TOP Advisory Council



Plaza BoteroP

RECOVERS DOWNTOWN AS A SPACE FOR LIFE

Downtown is the heart, the kernel of life and livability of any city that prides itself on having a humanistic development. The new TOP emphasizes the recovery of the downtown area where greater control and monitoring should be employed to be able to rehabilitate the downtown area, revitalize the natural heritage and achieve sustainable mobility through the Integrated Plan for Downtown



FACILITATES DIGNIFIED AND SAFE DWELLINGS

Recent tragic cases do not allow this issue to be delayed. We must guarantee the wellbeing and protect the lives of the inhabitants in the territory. Promote affordable and dignified housing to decrease the deficit, promoting dignified housing in the process of improvement, consolidation and construction of sustainable habitats.

Total dwellings created by the
Proposed TOP: 426.106

Advances towards a **SAFE CITY**

"It is extremely appropriate to establish an integrated, broad coverage approach to the safety and sustainability conditions of all new works and building carried out in the city and over the validation and monitoring practices for the existing ones".

Marco Aurelio Montes
Architect

Foto: Akaida del Meñín

INSTITUTIONAL ADJUSTMENTS TO CONTROL THE TERRITORY

This Territorial Order Plan includes management instruments that ensure equality by strengthening the institutions for urbanistic control, urbanistic obligations, urbanistic heritage management, and public spaces.



Foto: Alcaldía de Medellín

“Citizens have rights, but they also have duties. Making public officials or government solely responsible for urban affairs is not viable. The best cities are those where citizens, based on their own interests or projects, are respectful of urban development”.

Jorge Perez Jaramillo
Director of the Administrative Planning Department of Medellín

EL NUEVO POT

Defines an **EQUITABLE CITY**

PROMOTES EQUALITY IN THE TERRITORY

Proposes a city with a reasonable mixture of land uses that makes it possible to make an equitable distribution of the productive, commercial and service activities throughout the territory.



UVAS



Foto: Alcaldía de Medellín

“The problem with Medellín is inequality. This plan should help make a better distribution of wealth and employment”.

Françoise Coupé
President of the Territorial Planning Council

PROMOTES ECONOMIC DEVELOPMENT AND COMPETITIVENESS

The new TOP reflects the interests of all citizens and not just the interests of a few, or of certain powerful and influential groups. This is why the plan proposes an urban and rural evolution towards equality, safety, competitiveness and environmental sustainability



Render Medellín Innovation District



Foto: Alcaldía de Medellín

The TOP must recognize the city's economic vocation and the role that various economic sectors play in the creation of wealth and formal jobs for our city. And this recognition must place special emphasis on the industries that traditionally settled in Medellín which represents 20% of the jobs in the city, creating over 351.000 jobs".

Juan David Pérez
President of ANDI for ANDI

PARTICIPATIVE MANAGEMENT

The new TOP is the result of a citizen agreement that involved close to 50 thousand people. Training sessions, workshops and fora were the fertile ground where trade associations, business leaders, and social, educational, environmental and cultural organizations showed that the TOP belongs to everyone. There, the communities carried on a dialogue and expressed their feelings, their vision, and their hopes with respect to the future of the city..

As a result of the citizens' participation, the communities made 1.354 proposals during the meetings, of which 264 were made for the TOP.

The new TOP will be monitored by the community for accompaniment and evaluation purposes.



Filing the TOP

“This will not be the TOP of the complex technical exercises and endless analyses of each polygon and each use (which needs to be done) but the TOP that will pay special attention to the management and control mechanisms, of announcing not only the city we dream of, but rather the city we can manage and control; that will be the more responsible attitude towards the community”.



Foto: Alcaldía de Medellín

Aura Marleny Arcila

Coordinator of proponents of Committee Nr. 1 of the Council of Medellín



Foto: Alcaldía de Medellín

“The Territorial Order Plan is the last chance we have to think about the city where we want to live in the future”.

Jaime Cuartas Ochoa

President of the Council of Medellín

THANK YOU

The new POT, in the heart of a city that dreams about an urban transformation for life and equality

Visit www.medellin.gov.co and click on the **Plan de Ordenamiento Territorial** button to find more information about the new TOP.

Citizen help line C.A.M. 444 4144 · Centro Administrativo Municipal Calle 44 No. 52-165



Participate by contributing your ideas and opinions through webmaster@medellin.gov.co