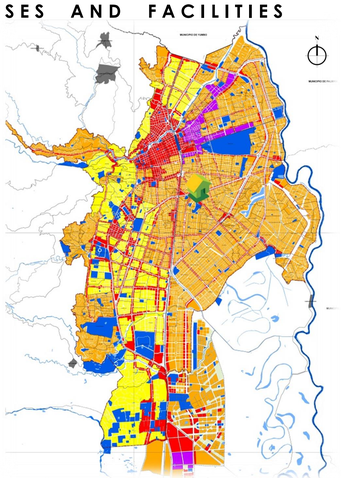
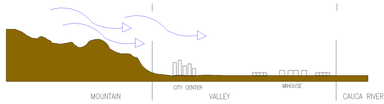
URBAN SECTOR NEIGHBORHOOD URBAN PROPOSAL

USES AND FACILITIES

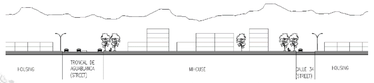


Source: P.O.T (Plan de Ordenamiento Territorial)

Source: MI HOUSE



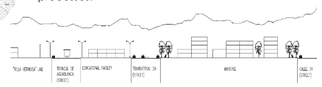
Source: MIHOUSE



Source: MIHOUSE

The project proposed by MIHOUSE is located in Cali´s oriental area. This area is highly residential, mostly conformed by low income households. It also has been presenting an spontaneous growth.

The sector has deteriorated areas due to the appearance of new commercial uses, unplanned services over the main streets and the decaying state of old houses derived from illegal urban processes.



Source: MIHOUSE

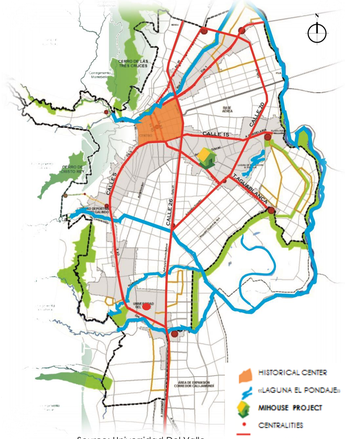
- MIXED
- INDUSTRIAL
- RESIDENTIAL NBT
- PREDOMINANTLY RESIDENTIAL
- PERIMETER TOWN
- HEADERS TOWN
- RIVERS
- WETLANDS
- PUBLIC SPACE PARTIAL PLANS
- MAJOR URBAN ROADS
- RAILWAY
- MI HOUSE PROJECT

IMPORTANT PLACES

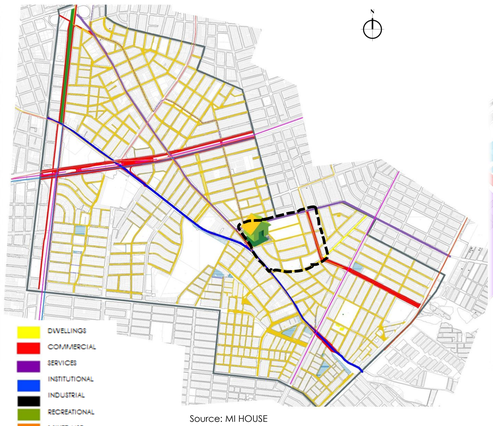
1. CAJA DE COMPENSACIÓN COMFANDI EL PRADO
2. VILLA NUEVA JAIL
3. EDUCATIONAL FACILITY

- DWELLINGS
- COMMERCIAL
- SERVICES
- INSTITUTIONAL
- INDUSTRIAL
- RECREATIONAL
- MIXED USE
- SECURITY
- MIHOUSE PROJECT

ACCESIBILITY



Source: Universidad Del Valle



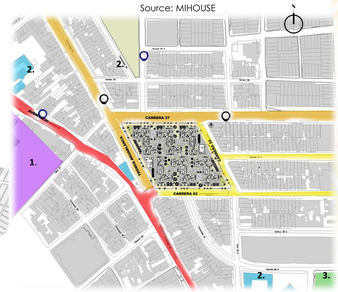
Source: MI HOUSE

- HISTORICAL CENTER
- LAGUNA EL PONDAJE
- MIHOUSE PROJECT
- CENTRALITIES
- MAIN STREET
- URBAN PERIMETER

- DWELLINGS
- COMMERCIAL
- SERVICES
- INSTITUTIONAL
- INDUSTRIAL
- RECREATIONAL
- MIXED USE
- SECURITY
- MIHOUSE PROJECT

The MIHOUSE project at "El Paraiso" neighbourhood has a great potential due to its strategic location between the central and eastern areas of the city. It is also connected to main streets like "Calle 26", "Autopista Sur-oriental", "Calle 70" and "Troncal de Aguablanca".

Source: MIHOUSE



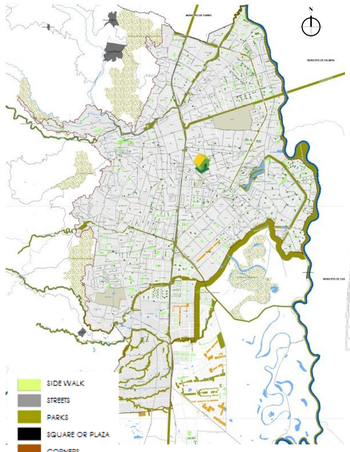
- VIA BARRIALES
- VIAS PRINCIPALES
- VIAS SECUNDARIAS

IMPORTANT PLACES

1. VILLA NUEVA JAIL
2. EDUCATIONAL FACILITY
3. SPORTS AREA

This sector of the city is provided with proper accessibility through public and private transportation. The public transportation includes regular buses and he local integrated bus system called "Sistema Integrado de Transporte Masivo" known as "MIO". The private solution includes cars and bikes. Both options guarantee a good connection with the rest of the city and a good accessibility to local, sectorial and urban infrastructure.

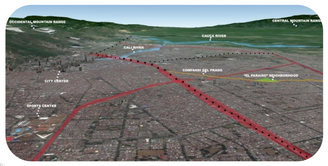
PUBLIC SPACES



Source: P.O.T (Plan de Ordenamiento Territorial)

Source: Taller de Proyectos VI (Reestructuración y renovación urbana de un área de primeria periferia en el área de influencia de la Troncal de Aguablanca)

- SIDE WALK
- STREETS
- PARKS
- SQUARE OR PLAZA
- CORNERS
- MIHOUSE PROJECT



Source: MIHOUSE

The public space both in the sector as in the city is scarce. It is notorious that the existent proportion is minimal taking into consideration the dimensions and the urban requirements.

Many of the neighbourhoods in the area are urged to improve or implement new public spaces that could cover the population´s needs and which could prevent the constant displacement of people to other city sectors in order to find such facilities. This is the case of "El Paraiso" neighbourhood, where MIHOUSE is located.

THE EXISTING PROBLEM

The urban proposal presented by MIHOUSE is developed in the real context of "El Paraiso" neighborhood in Cali, which provides a local representation of the problematic situation of social housing in Colombia and Latin America. This problematic consists in the large deficit of quality housing options for low income populations, plus the scarceness of proper land conditions for their location and development.

MIHOUSE considers that a quality social housing solution is not an isolated product. It should contribute to the cities´ sustainability, which is guaranteed with a balanced mix of residential, commercial, governmental, recreational, industrial and institutional facilities. "The location of households should facilitate its inhabitants the access to basic services, public spaces and recreation. They should not be just a shelter, but a city that permits its access to developing opportunities."[1]

MIHOUSE proposes to take advantage of urban areas going through deteriorating processes by providing them with new household projects and public spaces that could reverse the deteriorating dynamics into those of renovation and densification.

[1] Casa + casa + casa = ¿ciudad? Exposition. Germán Samper: a household investigation. Compilation by: María Cecilia O'Byrne Orozco y Marcela Isabel Ángel Samper. Bogotá, 2012.

Source: MIHOUSE

Source: MIHOUSE

GENERAL DATA	PROPOSAL 4 FLOORS	PROPOSAL 5 FLOORS
TOTAL AREA	10000 M2	10000 M2
NUMBER OF HOUSING	136	170
HOUSING DENSITY	136/hect	170/hect
OCCUPIED AREA	3182 M2	3182 M2
INDICE DE OCUPACIÓN	0,31	0,31
BUILT UP AREA	10540 M2	13722 M2
INDICE DE CONSTRUCCION	1,05	1,37

URBAN PROPOSAL	
CYCLING AREA	653,4 M2
PARKING LOT	540 M2
GREEN AREA	425,4
MULTIPLE FIELD	425,40
ELDER PARK	351
CHILDREN PARK	425,4
RECREATIONAL BUILDING	326,4
OUTSIDE COMMON AREAS	761,2
INSIDE COMMON AREAS	473

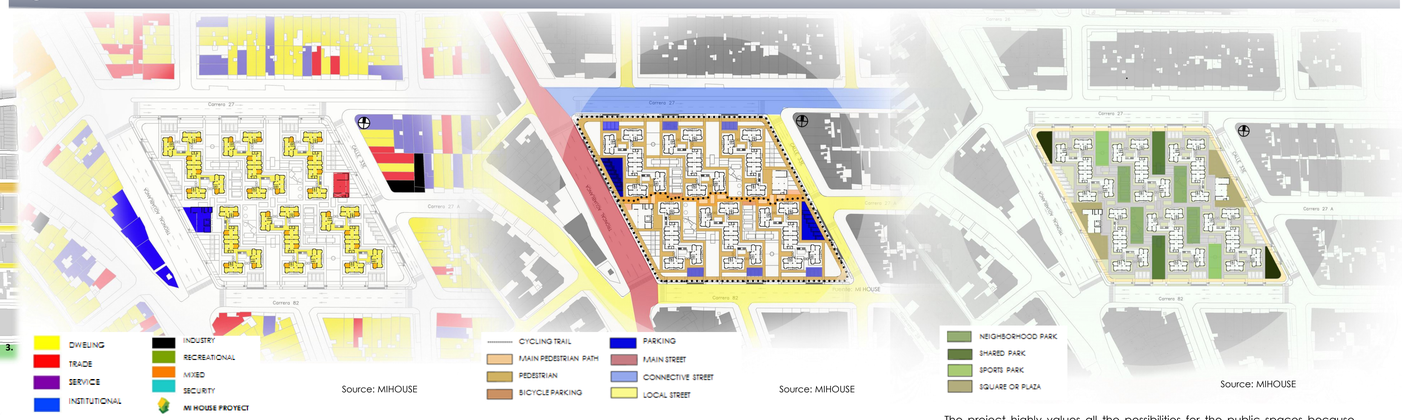
MIHOUSE proposes a group of dwellings conforming 4 to 5 storey buildings that surround public common areas. The group of buildings becomes a "Prototype", which is replicated to conform a housing set adaptable to different places, density requirements, and types of urban blocks. Thus, it could vary in height and number of dwellings.

The housing set is composed by 29 buildings (with 4 to 5 storey each) grouped around 8 parks with different uses (parks for recreational activities, landscape contemplation, among others) and 4 small squares.

The proposed density can vary depending on the needs. It can have between 148 dwellings per hectare in buildings up to 4 to 5 storeys, to 170 dwellings per hectare with 5 storey buildings. Buildings with more than 5 storeys are not proposed because they require elevators thus increasing the project costs.

Source: MIHOUSE

SET



- DWELLING
- TRADE
- SERVICE
- INSTITUTIONAL
- INDUSTRY
- RECREATIONAL
- MIXED
- SECURITY
- MI HOUSE PROJECT

Source: MIHOUSE

- CYCLING TRAIL
- MAIN PEDESTRIAN PATH
- PEDESTRIAN
- BICYCLE PARKING
- PARKING
- MAIN STREET
- CONNECTIVE STREET
- LOCAL STREET

Source: MIHOUSE

- NEIGHBORHOOD PARK
- SHARED PARK
- SPORTS PARK
- SQUARE OR PLAZA

Source: MIHOUSE

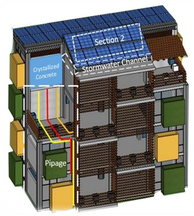
The set presents two facilities to complement the residential use (child care and mini-market). It is also taken into consideration the possibility to develop productive units in some of the apartments located on the first floors of the buildings, which can be transformed into service facilities or commercial stores to supply the neighbourhood's needs.

In MIHOUSE, it is proposed that vehicles only approach vehicular isles located at the delimiting streets, avoiding contact with internal pedestrian paths. Access to bikes are through the peripheral bike paths towards a main pedestrian axis. Inside the urban block, the approximation to the housing units is through a pedestrian path system.

The project highly values all the possibilities for the public spaces because they can provide inhabitants with areas for landscape contemplation, for socialization and for recreational activities which should be accessible to all the population. Autochthonous trees have also been taken into consideration for parks and green areas because they will promote the local avifauna and keep the city´s environmental corridors.

SUSTAINABLE USE OF NATURAL RESOURCES

WATER AND WASTE

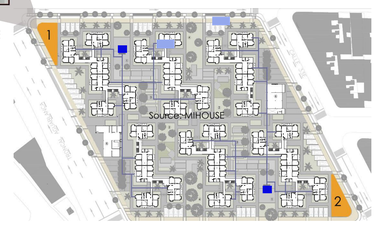


Strategies to Reduce Water Consumption

MIHOUSE will generate significant drinking water savings (of around 23%) by collecting rainwater that will be channeled to underground storage tanks. Rain harvesting aims to provide the water for the maintenance of green areas and residential gardens. These gardens will supply the inhabitants with food products, add to the household´s income, and are a mean to generate protected green environments.

- DRINKING WATER UNDERGROUND TANKS
- RAINWATER UNDERGROUND TANKS
- DRINKING WATER DISTRIBUTION SYSTEM
- SOLID WASTE TECHNICAL MANAGEMENT UNIT

Source: MIHOUSE



Source: MIHOUSE

Strategies for the Treatment of Solid Waste

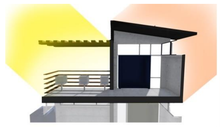
The aim is to reduce the solid waste for final disposal to approximately 6.54 ton/month.

There will be an implementation of solid waste management technical units in two key points (see 1 and 2 in the picture). These will be used for the separation, classification and storage of ordinary, organic and inorganic waste. There will also be two composting areas to treat organic waste. This will later be used as fertilizer in the gardens.

ENERGY

Strategies to reduce energy consumption

1. Taking advantage of natural illumination coming from sun light through the following elements:
   a. Having a correct window location
   b. Avoiding direct light in working areas
   c. Knowing the potential of natural light will permit the coordination between the use of natural and artificial illumination.
2. Using LED technologies due to their efficiency since there is no wasted energy through heat neither infrared light, compared to traditional light bulbs. In additional they have an efficiency of 90 and 100 lumens per watt.



Source: MIHOUSE

How does it work?

Solar panels are made up of many photovoltaic cells connected together so that an electric current producing a voltage and a certain intensity .

The inverter current (DC) to alternating current (AC) adapts the current generated by the panels, which is continuous with that used for household appliances , motors and light bulbs.