

## STUDIO BRIEF LIMA MEGACITY.2

### Transformation of the Alicorp Plant into a high-density urban hub

With a population of approaching soon 10 million, Lima together with the Seaport of Callao constitutes one of the five largest cities of the Americas. Given that there is currently no official urban development plan, Lima grows rapidly and in an uncontrolled manner. The studio aims to develop urban visions and design proposals, contributing to the challenge of maintaining and making the megacity livable and sustainable.

Regarding the evolution and contemporary urban condition, Lima is an exemplary case to further develop formal and informal modes of urbanism and architecture. Lima's formally planned city is mainly developed on traditional urban models based on the grid and morphology of city blocks. In contrast, the informally emerged city is coined by self-built homes and neighborhoods, the so called Barriadas. Lima evolved as a horizontal city with one to five storey buildings constructed both in formal and informal modes. Due to the ongoing urban growth and economic boom as well as the lack of space to expand, Lima converts itself into a vertical city. The horizontal urban fabric is increasingly replaced by high-rise complexes and super blocks that often have an inhuman scale, mono-functional use, gated grounds, and a lack of public and green spaces. The studio will address the need for high-density development. The market-driven urban exploitation will be questioned critically by envisioning qualitative and human urban design and architectural proposals. The challenge posed with the increased density is to create spatial, functional and social compact urban districts, while providing and securing ample open spaces.

#### Project area

The industrial area we chose as our project area is advantageously located between the city center, the seaport and the airport, and

constitutes one of the major land reserves in Lima. The area is characterized by factories, warehouses, port infrastructures, containers, rail tracks, office buildings, commercial centers and informal markets. The existing industrial zone forms a barrier, isolating two adjacent residential areas. The one in the South consists of formally planned housing districts, and the other in the North of informally evolved Barriadas. Both residential areas suffer from the industrial activities, pollution, noise, waste, lack of security and public space. Moreover, three major corridors separate the areas: a large avenue (Av. Argentina), a cargo rail line (Streets 28 de Julio - Meiggs), and the river Rimac. These separating elements need restructuring in order to have the potential to act as connectors of the isolated areas. Due to economic and functional reasons, heavy and large-scale industries are moving out of the area and are mainly relocating in an expanding industrial zone North of the seaport. This process is accelerated through a rezoning of the area by the municipality and increasing land prices. Hence, many parcels on our project area are already abandoned and available for urban development.

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### **Design site**

Located at the junction Av. Argentina (Lima - Callao) and Av. Elmer Faucett (Airport - Coasta Verde), our 30 hectare design site constitutes one of the largest parcels within our project area. It is owned by Alicorp S.A.A., a leading food and consumer goods company, which is part of the Romero Group and has production facilities situated there. Given the central location of our site, the Alicorp estate and its surrounding has the potential to be transformed into a high-density urban district as well as transportation, business and commercial hub, serving the evolving urban development along Av. Argentina.

The studio will develop concepts for a high-density mixed-use hub that connects business and housing with small-scale enterprises, non-polluting industries and urban amenities. Drawing on the results of our previous studio, we will elaborate urban design and architectural proposals. The redevelopment of our site will be structured in phases and seeks for a relatedness with its urban context. Our concepts will be based on a mixture of formal and informal modes of urbanism, large

and small scale structures as well as low-budget/high-culture and high-budget/low culture uses. The existing qualities of our site and its surrounding can be enhanced in a number of ways: empty fields can be developed into state-of-the-art building ensembles, sheds can be used as temporary spaces for urban pioneers, former factories can be transformed into community and cultural centers, rail tracks into bike and jogging lanes, and the river shore upgraded into a recreational park.

Our site has to be reconceived as a connecting element for the sustainable growth of the multi-cultural megacity. Its shared public spaces have to be developed in accordance with the surrounding neighborhoods. The goal is to design a high-density and high-quality urban quarter, comprising living, working and leisure spaces. Our proposals should respect the idiosyncrasies and many identities already present on the site.

### **Partners**

The studio will be conducted in partnership with University Ricardo Palma. Our collaboration will be accompanied by a series of lectures, inputs and workshops with local experts such as architects and landscape architects, planners, historians, sociologists, economists, and artists. The overall goal of our joined endeavors seek to find answers to the challenges of Lima as well as other megacities in Latin America and our globalized world.

### **Keywords**

megacities, urban growth, urbanization, high-density mixed-use developments, hybrid building typologies, large-scale transportation junctions, hubs, urban transformation and revaluation, (re-) densification, waste lands, formal/ informal, controlled/ uncontrolled, top-down/ bottom-up, fixed/ flexibel, open/ closed, static/ dynamic, regulated/ self-organized, durable/ temporary, official/ in-official, state / private, global/ local urbanism.

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