

Participatory Scenario Planning in São Paulo, Brazil

Corridor Context of the OUC Bairros do Tamanduatei Informal settlements

Development pressure Unchecked growth Threat of displacement

Large land tracts and infrastructures Fragmented and underutilized urban space

Historical and cultural resources At risk of deterioration

ZEIS 2,260,896 m²

Micro planning boundary

Brazilian cities transition from industrial to service sector economies, and evolve progressive tools to densify (OUCs), regenerate informal settlements (ZEIS), and construct social housing at scale (MCMV).





A Counter Proposal to Latin America's Mass Housing Turn

1. OUC Centro 2. OUC Agua Branca 3. OUC Faria Lima 4. OUC Aguas Espraiadas 5. OUC Bairros do Tamanduateí

Metropolitan Region 21.1 million inhabitants

Municipality

12.8 million

Planning Toolbox for the OUC Bairros do Tamanduatei

OUCBT 16,671,215 m² Macro planning boundary

 \searrow

Travessa Community design transect

MCMV Housing Parameters Housing and block types

Abstract

As Brazilian cities promote the redevelopment of high-growth transit corridors, adjacent informal settlements are at risk for displacement. To mitigate these dynamics, this project seeks to develop a scenario planning process that will help government, community, and private actors prioritize sites for infill redevelopment of Minha Casa Minha Vida (My House My Life, MCMV) housing. MCMV is a federal program that has been highly critiqued for constructing low-income housing on peripheral, isolated sites, and thus worsening social and spatial segregation. As an alternative, the proposal shown here explores how MCMV housing models can be used as infill redevelopment to regenerate the Tamanduateí industrial corridor in São Paulo. We test this proposal in the Operação Urbana Consorciada Bairros do Tamanduateí (OUCBT, lei 723/2015), a 4,000 acre strategic planning zone in São Paulo's eastern industrial crescent. Within the OUCBT, 14% of the land is designated as Zonas Especiais de Interesse Social (Zones of Special Social Interest, ZEIS), within which MCMV can be constructed.

The proposal shown here derives from a socially-engaged urban design process with residents of the Heliópolis favela, a community that is adjacent to, but excluded from, the OUCBT despite concentrating shared historic, social, and constructed resources. Therefore, the proposal is an opportunity to reconsider Heliópolis' future relationship to the OUCBT by establishing middlescale planning boundaries called travessas (paths) for improving connectivity within the OUC, structuring where OUC development happens and how; identify and prioritize sites for the infill construction of MCMV housing; develop and improve access to vital public infrastructures, remediate environmental resources, and build on the area's legacy of social movements and contemporary activism.



Workshop in the Heliopolis favela

Community Design Objectives

The travessas are grouped into four community design objectives that provide a substructure for evaluating how community interests inform proposed OUC district improvements, while still responding to unique site conditions. These objectives are:

Community Design Objective 1 Encourage adaptive building reuse

The Tamanduatei's industrial fabric is the common thread linking



the redevelopment of the OUC relative to travessa specific goals. Adapting existing historical structures while reblocking large tracts for enhanced human experiences will provide greater opportunities for integrating the Tamanduatei's regeneration into the surrounding urban fabric.

Community Design Objective 2

Maximize public infrastructure

The Tamanduateí is nested within São Paulo's inner core through a range of rail, water, and industrial infrastructures, however largely devoid of public infrastructures for serving non-industrial communities who live there. Reformatting large tracts for vital health, education, and recreational facilities will provide a dispersed support system for supplementing new housing construction.

Community Design Objective 3

Create, reclaim, and protect ecological resources

Owing to an industrial past, the Tamanduateí contains several brownfields and a highly polluted river that must be remediated to protect human health and enhance ecological diversity. Reclaiming open tracts already subject to flooding is an opportunity to establish a network of remediation zones for valuing natural environments within a dense urban setting.

Community Design Objective 4

Restore housing and collective resources

Heliópolis is characterized by a majority share of sound housing stock, with community identified pockets of high deterioration. Transforming the latter into park and civic spaces can maximize opportunities to connect Heliópolis to the larger corridor of which it is a vital part, while creating a mechanism for regenerating existing housing stock within informal environments.

Methods

This project is being undertaken in three phases. Phase one involved a civic data project about citizen participation, housing, and technology in informal settlements (www.chapa.io). Data from fieldbased surveys of social and physical attributes were translated into the development of building and development types. In Phase two, shown here, context-based building and development types were incorporated into a community-informed plan for the OUCBT. In phase three, scenario planning will be used to evaluate how these context-based building and development types impact conditions within the spatial travessas. As these types are applied, data are calculated on a per square meter basis to inform environmental, demographic, and financial indicators. Those indicators will inform the urban design process and guide decision-making among community, government, and private sector actors about future development in the Tamanduateí.

Findings

