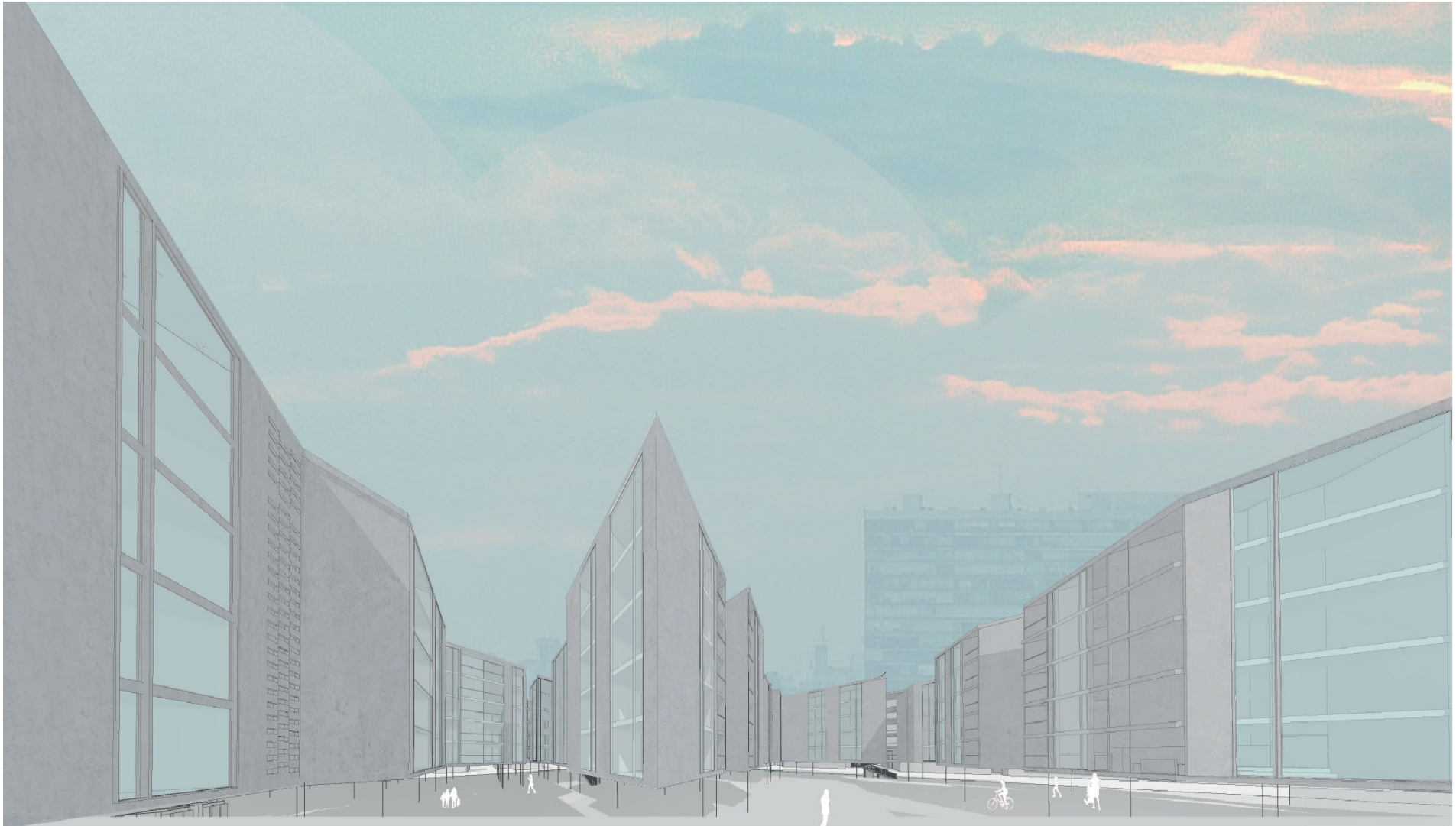


AV. DOCTOR VÉRTIZ #543 |
COL. NARVARTE PONIENTE |
ALCADÍA BENITO JUÁREZ | MEXICO CITY



The project's objective was to rehabilitate a building that belongs to ISSTE (Instituto de Seguridad y Servicios Sociales de los Trabajadores del Estado), located in Narvarte area. Since the original building was of an extremely low-density in a prime area for re-development, it was conceived as a mixed-use building, with emphasis in housing, specifically, affordable and inclusive housing, keeping in line ISSTE's ownership of the land. The concept then evolved into coming up with different types of housing units that could satisfy the needs of people spanning across different socio-economic levels, with the core principle of maintaining 70sqm as the absolute minimum for livable housing.

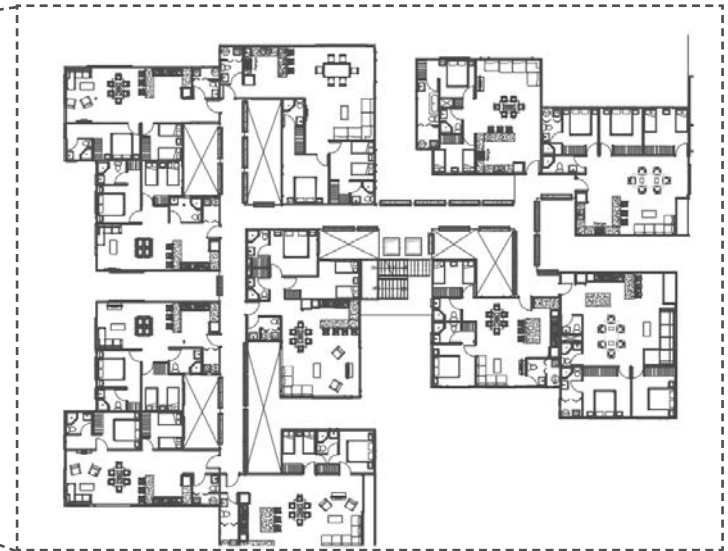
HOUSING UNIT PATIO ESPERANZA



The main concept behind this project is the re-densification of Mexico City as one of the possible venues to pursue to reduce the city's pollution problems as well as reducing its urban sprawl. This project intends to have 60% of its housing units designed to be accessible to lower and middle class people, specifically, those that are benefitted by ISSTE membership. have prices regulated by the real-estate free market with the initial payments subsidising the construction of the entire project. An affordable sales scheme is proposed, where at least 60% of the units are sold at a regulated price, previously established by ISSTE, and protected from free-market volatile prices, while the remaining 40% of the housing units, with more square meters, would have prices regulated by the real-estate free market with the initial payments subsidising the construction of the entire project.



Context Plan
S: 1:750



Type Building Floor Plan
S: 1:200



DESIGN INTENTIONS

FOVISSTE-DESTINED
HOUSING UNITS

75 - 85 M2



85 - 101 M2

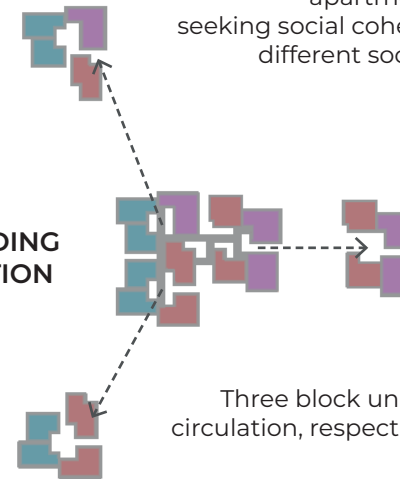


MARKET-PRICED
HOUSING UNITS



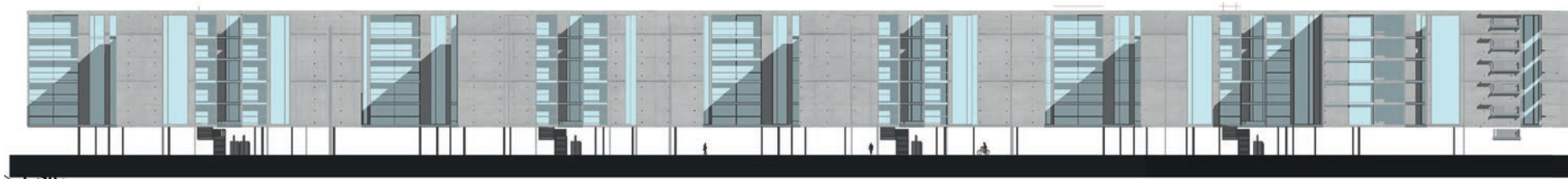
101 - 112 M2

TYPE BUILDING
COMPOSITION



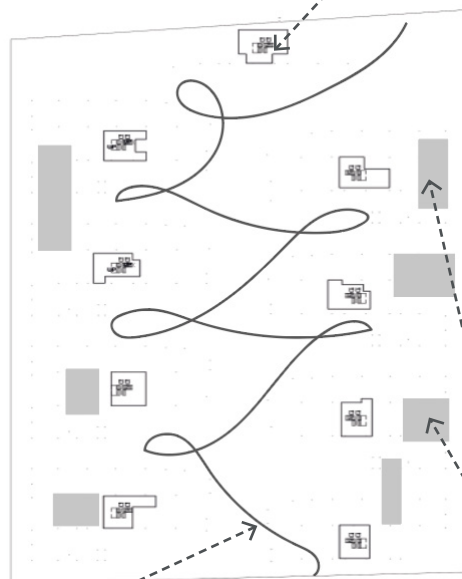
Block of different
apartment typologies,
seeking social cohesion among members of
different socioeconomic levels.

Three block union to reduce vertical
circulation, respecting the free ground floor.



East Facade - Towards Dr. Vértiz
S: 1:500

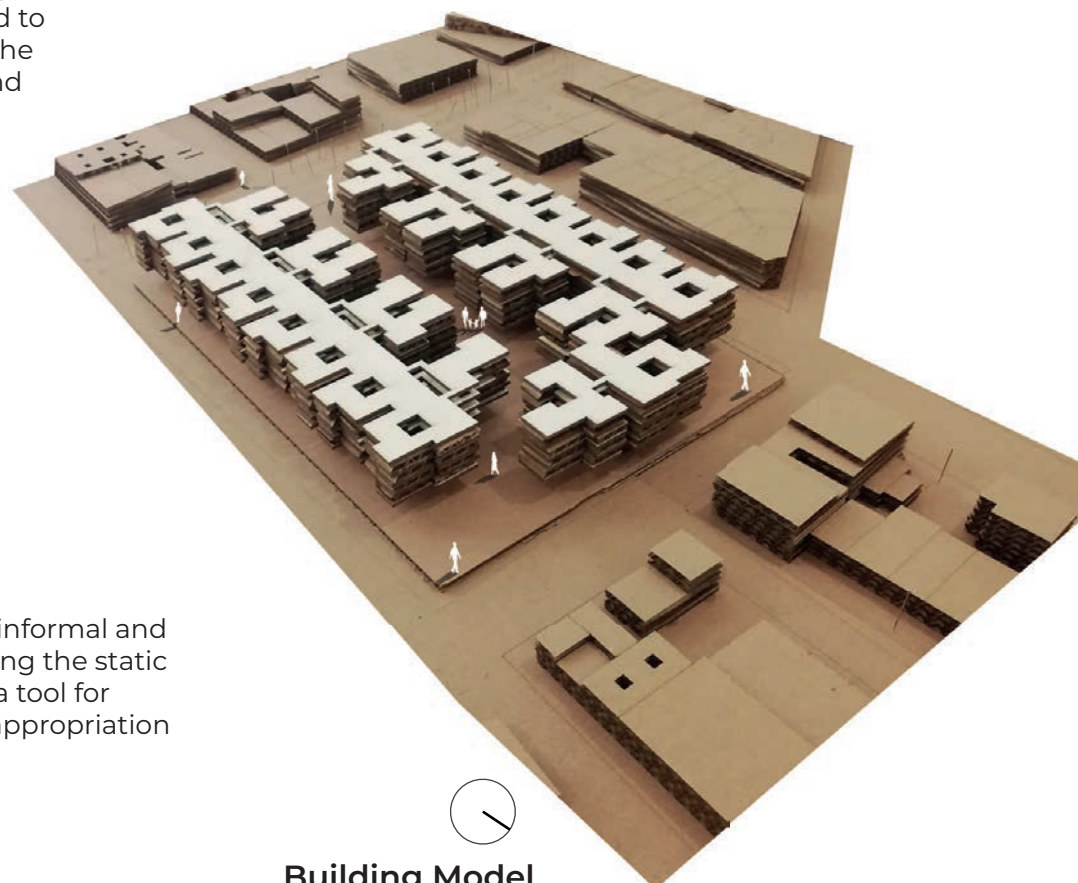
Different vestibules to access the housing levels, simulating structural confusion so that the pedestrian is encouraged to wander throughout the entirety of the ground floor



Pedestrian route suggested by the different patios that allow light on the ground floor

Ground Floor
S: 1:1,000

Possible areas for informal and street vendors, using the static structures as a tool for temporary space appropriation



Building Model



The ground floor proposes the full exploration of public space, in this case, the street. The street is the maximum expression of the public space since its the user who appropriates the space and modifies it according to their needs and wants, this being an iterative process, that is continuous and atemporal.