



Project Data

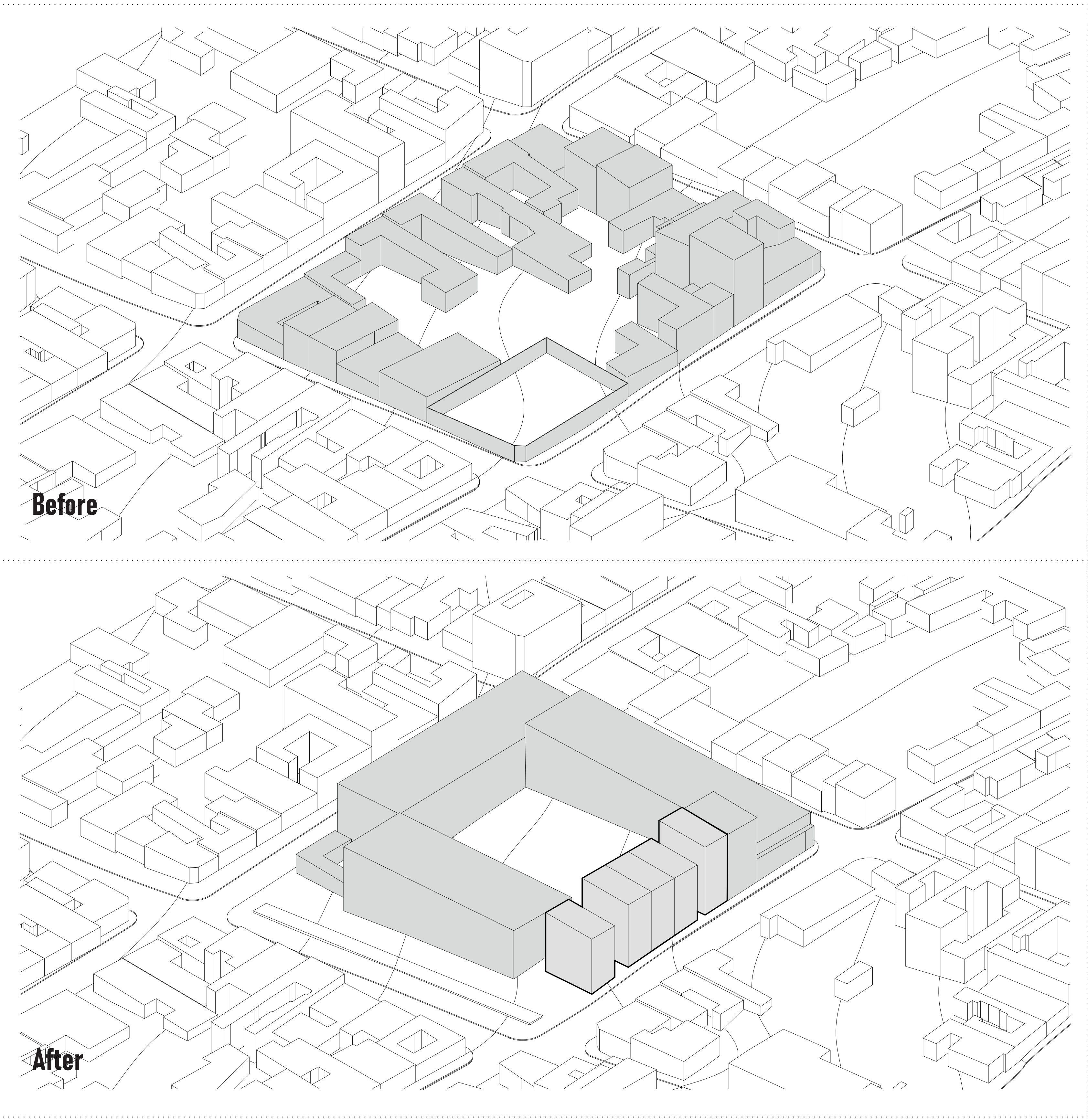
Area	525
Development ratio	0.71
Total built area	1496
Floor area ratio	2.85
Residential ratio	0.57
Commercial ratio	0.22
Other ratio	0.21

Area percentage per unit

Type A	11,23%
Type B	12,03%
Type C	24,06%
Type D	10,03%

Short story

Luis is an elderly man who was born in Fusagasuga. He grew up in this town until, when he turned 17, he decided to pack his bags and try his luck by moving to the big city. Back then, Bogotá wasn't as big as it is today, but it still was quite larger than home. After a couple of years, working short term jobs in at the market places unloading trucks and as a construction worker all over the city, Luis realized that his new place of residence was not of his liking. The city was cold, grey and rainy. He missed his family and friends and the cost of living was much higher than in the rural area. The lifestyle was also not what he wanted for himself. It was loud, traffic was hectic and the countryside felt so far away. The city was hostile and the people did not have the slow pace vibe that you would find in a smaller urban area. So then, still at a young age, he chose to make his way back to his home town to build his life back up. He worked in different businesses in town, trying to find his path. From a car repair shops to grocery stores. It was hard work, but he could walk everywhere and he knew many people who he would greet along the way to work. One day he finally stumbled onto a place that felt like his calling. He got a job as a bartender. Over the years he met many people and he was known for his kindness and honest work. A man you could rely on. Several years went by and he eventually retired from working at the bar. Fortunately, he was a financially responsible person and saved a lot of money for his retirement. By that point he gained a knack for business. So, he decided to start a hostel business close to the center of town. Initially, he lived in an apartment at the very top of the building he had turned into his source of income. With the city expansion, demand for the hostel grew exponentially. The business was doing better than he ever would've imagined. That motivated him to expand but the only available area was the apartment that became his home. Living close to his work place is very important to him, but he has struggled to find a house up for sale in his neighborhood. However, recently he heard of a real estate development project that promises to provide new spaces for living. He was interested by the proximity of the project to his business and the possibility of having a place that took into account his budget and needs as an elderly citizen. The apartment responds to Luis' needs through a spatially generous design that is thought to facilitate autonomy for elders and other people with reduced movement conditions. This is attractive to Luis because he does not have family living in Fusa anymore, which means that he can only depend on himself and maybe some neighbors. The project also facilitates and promotes the interaction among neighbors. Not only is it linked to a courtyard that works as a meeting point for the whole block, it also has a window system that uses panels to adjust privacy according to the wants and needs of those who live in the building. A set of plant pots in front of the windows also regulates privacy These plant pots are watered through a water collection system on the roofs. The project understands that gardens are important as stress relieving elements and they build community as gathering spaces.



Unit distribution