



CATEGORY 1

POLICIES, REGULATORY FRAMEWORKS AND INSTITUTIONAL AGREEMENTS FOR THE STRATEGIC HOUSING AGENDA (NUA AND SDG11)

ECO-EFFICIENCY TOOL (HEE*)

ORGANIZATION

MUNICIPALITY OF THE METROPOLITAN DISTRICT OF QUITO - TERRITORY, HABITAT AND HOUSING DEPARTMENT (MDMQ)



ECUADOR



SCOPE: METROPOLITAN, METROPOLITAN DISTRICT OF QUITO

CONTEXT

PROBLEM

FOR THE CITY OF QUITO EMISSIONS FROM TRANSPORT HAVE A LARGE IMPACT ON THE CITY'S ECOLOGICAL FOOTPRINT. THIS SITUATION IS AGGRAVATED BY AN ACCELERATED GROWTH AND AN INTENSE REAL ESTATE EXPANSION TOWARDS THE PERIPHERAL RURAL AND PERI-URBAN AREAS, FORCING ITS INHABITANTS TO COMMUTE FOR LONG PERIODS OF TIME BETWEEN THEIR RESIDENCES AND WORKPLACES. FOR THE MUNICIPALITY OF THE METROPOLITAN DISTRICT OF QUITO IT HAS BEEN NECESSARY TO CREATE A TOOL THAT OPTIMIZES PUBLIC TRANSPORT, ORIENTING QUITO TOWARDS A MORE COMPACT, DIVERSE, AND EFFICIENT CITY.

PROJECT

THE MDMQ HAS DEVELOPED A TOOL THAT AIMS TO TRANSFORM QUITO INTO A DENSER, MORE COMPACT AND DIVERSE CITY, ESPECIALLY IN URBAN AREAS DIRECTLY INFLUENCED BY INTEGRATED PUBLIC TRANSPORT SYSTEMS. THE TOOL ALLOWS AN INCREASE IN BUILDING HEIGHT, ABOVE THE ESTABLISHED HEIGHT IN THE LAND USE AND OCCUPATION PLAN, FOR NEW BUILDINGS TO BE DEVELOPED IN AREAS CLOSE TO PUBLIC TRANSPORT SYSTEMS AND COMPLYING WITH ENVIRONMENTALLY RESPONSIBLE DESIGN PARAMETERS.

RESULTS

REACHED

- » 16 AUTHORIZED BUILDINGS WITH AN INCREASE IN BUILDABILITY WITH 5 FLOORS ON AVERAGE, APPROXIMATELY 1,000 HOUSES, RAISING APPROXIMATELY 3.5 MILLION DOLLARS, FOR THE PURCHASE OF A PERMIT TO INCREASE BUILDABILITY AT A WALKING DISTANCE OF HIGH-CAPACITY PUBLIC TRANSPORTATION.

EXPECTED

- » 7 BUILDINGS WITH BUILDABLE INCREASE UNDER REVIEW FOR 2018; 10 MORE BUILDINGS ARE EXPECTED BY THE END OF 2018;
- » ESTIMATED 7.2 MILLION DOLLARS BY THE END OF 2018. EXPECTING TO REACH 11 MILLION BY 2019/2020. SIGNIFICANT FUNDS TO FINANCE PRIORITY WORKS AND URBAN IMPROVEMENTS FOR THE CITY;
- » SUSTAINABLE BUILDINGS WITH RAINWATER REUSE AND WATER TREATMENT SYSTEMS;
- » ENERGY SAVINGS AND ELECTRICITY GENERATION WILL REDUCE EMISSIONS FOR UP TO 23,579 TONS OF CO2 EQUIVALENT;
- » AROUND 10% OF THE BUILDINGS' USEFUL AREAS COMPLY WITH "DIVERSITY OF USES" AND 20% OF THE BUILDINGS' GROUND FLOORS AND COVERED AREAS WILL HAVE VEGETATION COVERS.

