

ESQUEMA DEL PROCESO DE ORGANIZACIÓN DE LA COMUNIDAD PARA UNA PARTICIPACIÓN EFICAZ DURANTE LA PRIMERA ETAPA (CONSTRUCCIÓN DE INFRAESTRUCTURA Y "CREACIÓN DE COMUNIDAD")

Figura 7.1.2. Opciones de organización.
Figure 7.1.2. Organizational options.

8. CONCLUSIONS AND RECOMMENDATIONS.

With the present document, JICA submits to the Executive Unit all complementary technical documents of the Project. By the same token, all responsibilities established in the technical cooperation agreement, and responsibilities for the execution and development of the Project are in charge of the Executive Unit and the beneficiaries of the project themselves.

For the later construction stages and running of the Project, there are five key subjects, whose development is essential so that the objectives exposed in the study are accomplished.

8.1. Organization of the Community.

This theme is fundamental for the Project's success. The community must find ways to organize itself so that it can participate in the development of the following activities:

8.1.1. Construction of the Project.

There must be a follow up so that proposed design specifications are done accordingly, especially for the sake of the stability of the terrain (slopes, gabions, cuts, fillings, etc.). Likewise, the structural and seismic-resistant designs of all constructions must be applied.

8.1.2. Legal Configuration of Co-Property.

The characteristics of the project call for an association of co-owners. In its statutes, in addition to defining the themes that are common for this kind of association, the management of areas and constructions such as squares, community room, and workshops, must be defined. These areas are given by the Municipality under a contract of loan and restitution (commodate) so that the community uses them profitably. Statutes that define the responsibilities of the **Village of Life and Work** community toward the Municipality must be clearly established.

8.1.3. Project Development .

Funds for the project are limited and it is possible that some elements of design be delayed. Therefore, the community must establish methods to obtain funds, as well as allocate and manage them not only for the most immediate execution of design works, but also for later complementary improvements such as urban furnishing (i.e., benches, garbage cans, street signs, etc.) and improvements in public areas.

8.2. Support Committee.

The Steering Committee proposed in a meeting to convoke public and private entities as advisors and supporters of the Project. For example, the Chamber of Commerce, Colombia's Handicrafts, Confenaico, the Colombian Association of Architects, the Red Cross, Compartir Foundation, etc. These entities should follow the development of the Project from its first stages. JICA approves of this initiative and suggests support for the following aspects:

8.2.1. Technical Support.

It should be given during the first stage of the construction and later on with other works. It is also needed for maintenance routines and for use of equipment, spaces, and facilities.

8.2.2. Legal Support.

It is needed, first, to organize the community, and then, to give advise in management of conflicts.

8.2.3. Economic Support.

The idea is to give advise in how to get resources and handle them for construction, training for the community, investments, and promotion of productive activities, etc.

8.3. Setting of an Operative Structure for Emergency Procedures.

The project must become a center of support for emergency assistance in the sector. This requires the organization of the community, the Executive Unit, and the Support Committee. They would work together in order to guarantee funds for the construction of the community room, the acquisition and use of emergency equipment (water tank, power plant, and communication devises), and a permanent training to the community.

8.4. Setting of an Operative Structure for the Productive Development of the Project.

In addition to defining the type of productive organization and projection that the community will adopt for its development in the long run (see attached document from the Compartir Foundation), there are at least three aspects that need special attention in the short run:

8.4.1. Allocation of Areas.

Very clear rules must be established to a) allocate areas of workshops and commercial activities to beneficiaries, and b) set a price for rent of space per square meter. Areas must be classified taking into account a) the compatibility among productive activities, b) needs, c) availability of utility networks (power, special installations, etc.) and d) the characteristics of the equipment to be used.

8.4.2. Design of Internal Rules and Mechanisms to Enforce Them.

Internal adaptations of workshops, the construction of divisions, placement of signs and advertisement, installation of equipment, maintenance rules, industrial safety, cleanliness, and security must be regulated.

8.4.3. Events.

Organization is needed for the promotion of training activities, fairs and events, and their respective advertisement.

8.5. Operation and Maintenance.

In addition to finishing pending works, special attention is needed to develop the following points:

8.5.1. Housing Extension Control.

Complying with all seismic-resistant requirements established in housing design is a major priority.

8.5.2. West Avenue Design.

The community must be alert to know which width the Avenue will finally have (31 or 48mts.). If necessary, the community must also know the extensions and furnishing of roads and sidewalks.

8.5.3. Venus Stream Park.

The park must be built according to the conditions of the Project and PORTE.

9. PROJECT. SELECTION OF DRAWINGS.

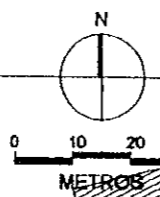
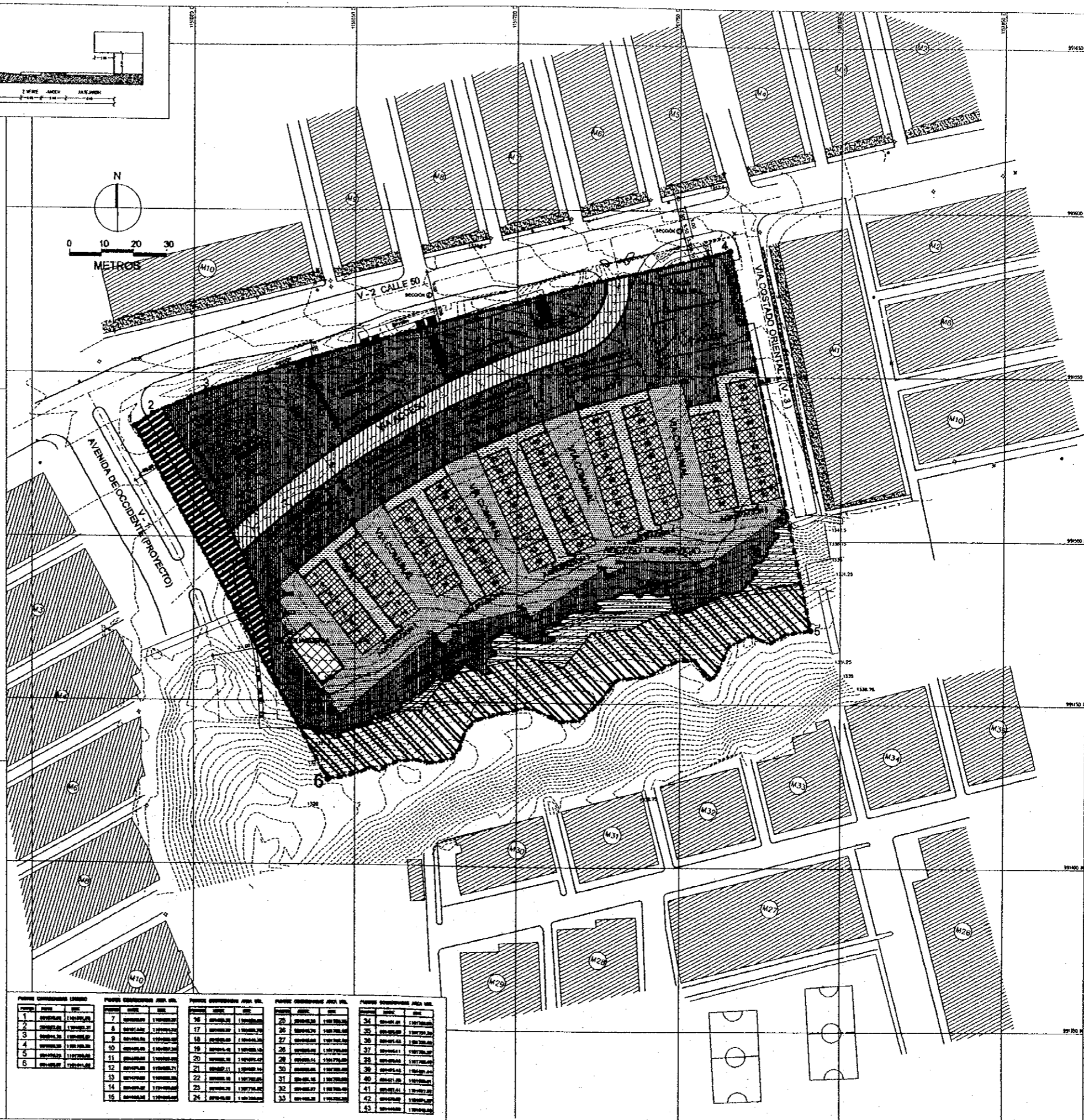
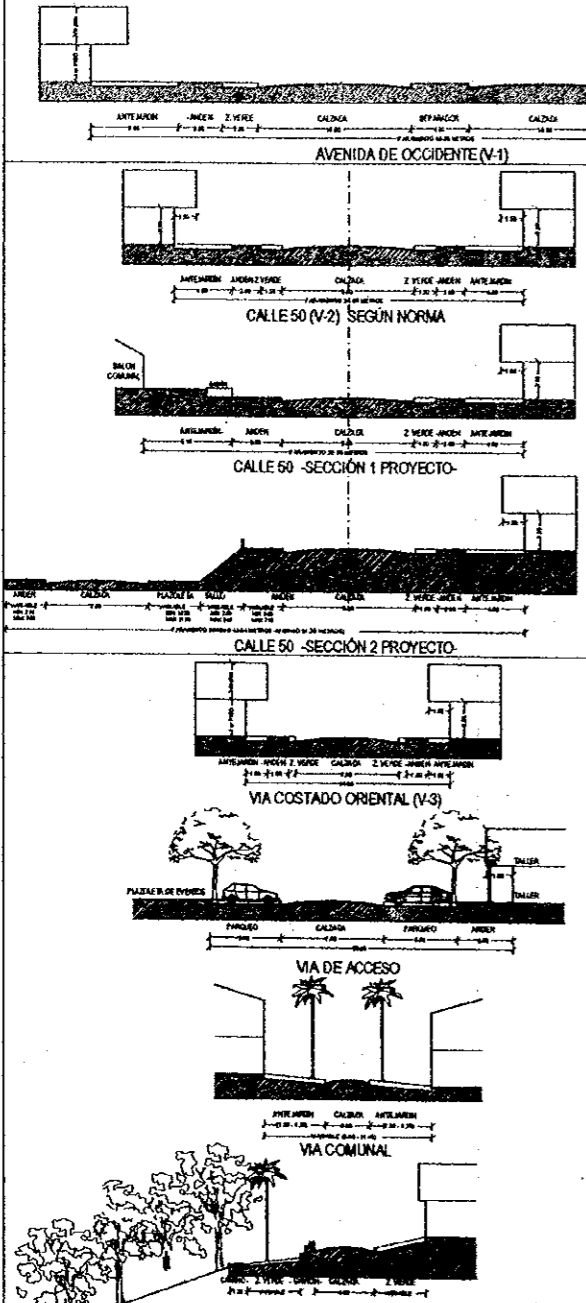
Urban Design

U-2	General architectural drawing of road areas and cross - sections
U-6	General architectural drawing first floor - references
U-7	General architectural drawing of roof covers with house extensions
U-8	General plant with extension of sidewalk (50 th Street – West Avenue)
U-8A	Cross - sections and facades 1
U-8B	Cross - sections and facades 2

Architecture

A-1	Housing 1
A-2	Housing 2
A-3	Workshops 1
A-4	Workshops 2
A-5	Community Room 1
A-6	Community Room 2
A-7	Day-Care Center 1
A-8	Day-Care Center 2
A-9	Commerce 1
A-10	Commerce 2

CORTES VIALES Escala 1:200



CAMINO QUEBRADA / ACCESO DE SERVICIO

CARACTERISTICAS DEL TERRENO

NO. ITEM	DESCRIPCION	AREA	VALOR	VALOR TOTAL
1	AREA BRANCA DEL LOTE	21,293.84	100	
2	AREA NO DISPONIBLE			
3	AREA DE RESERVA PARA PASADIZO	737.80		
4	AREA DE PASADIZO Y AREA DE BARRERA EN VAO	2,050.00		
5	AREA DE PASADIZO PARA PLAN VAL	847.37		
6	TOTAL AREA NO DISPONIBLE	3,635.17	16	
7	AREA META LANZABLE (PLANOS 1-3)	17,433.87	83	
8	AREA META LANZABLE			
9	AREA META LANZABLE			
10	AREA META LANZABLE			
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ALCALDIA MUNICIPAL DE ARMENIA
 JICA AGENCIA DE COOPERACION INTERNACIONAL DEL JAPON
 U. TEMPORAL MARIO NORIEGA & ASOCIADOS LTDA. GOEBERTUS ESTRADA S en C

Villa de la Vida y el Trabajo
 Municipio de Armenia
 Calle 50 - Av. de Occidente

PROYECTO URBANISTICO

TEMA:
 Diseño Urbanístico

CONTIENE:
 - PLANO URBANISTICO
 - CORTES VIALES
 - CUADRO DE AREAS
 - MOJONES

OBSERVACIONES:

RESPONSABLE DISEÑO:
Mario A. Noriega T.
 MATRICULA: 17841 CND
 Vo.Bo. JICA

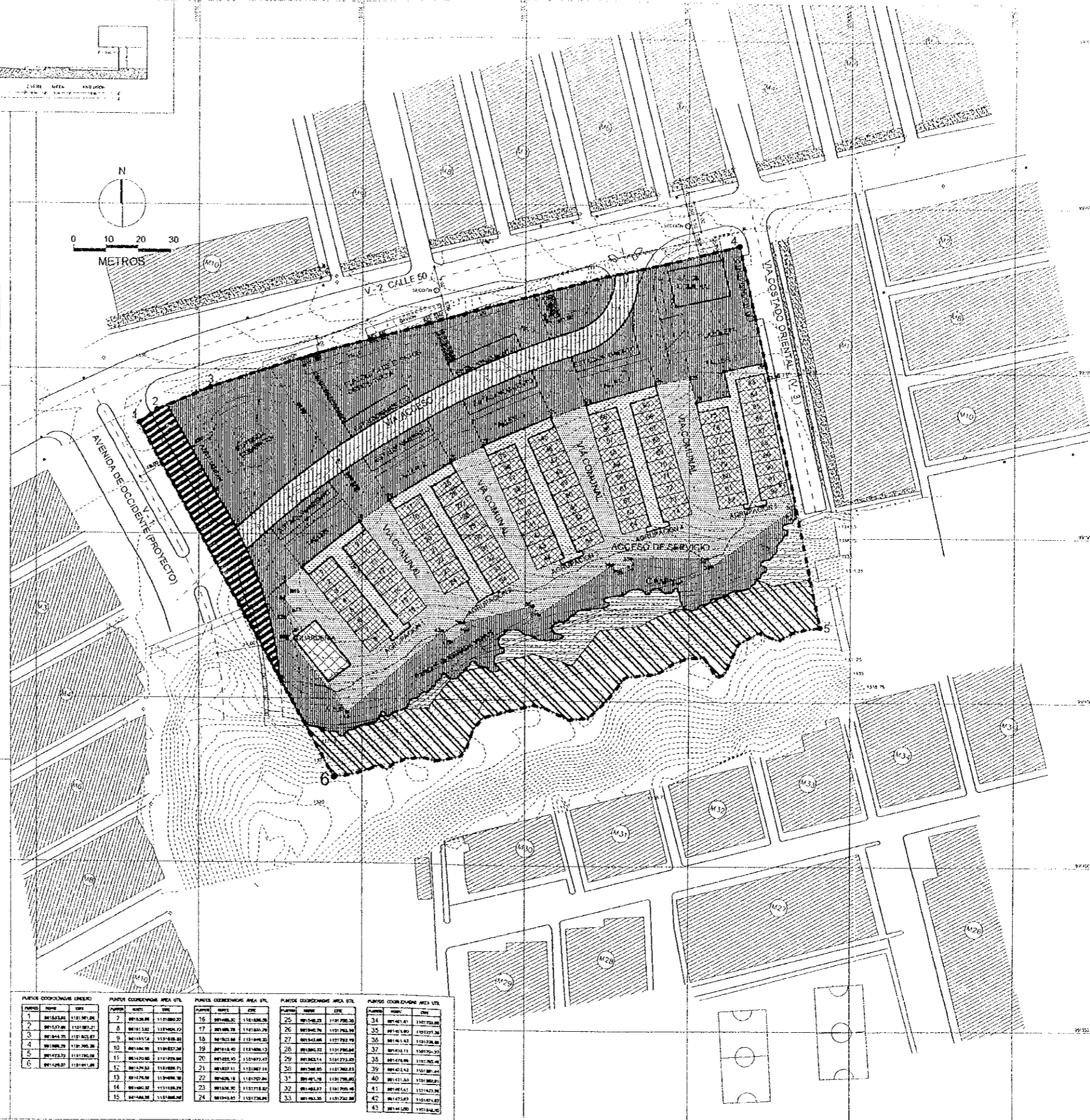
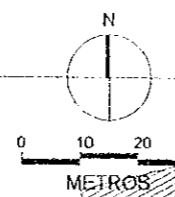
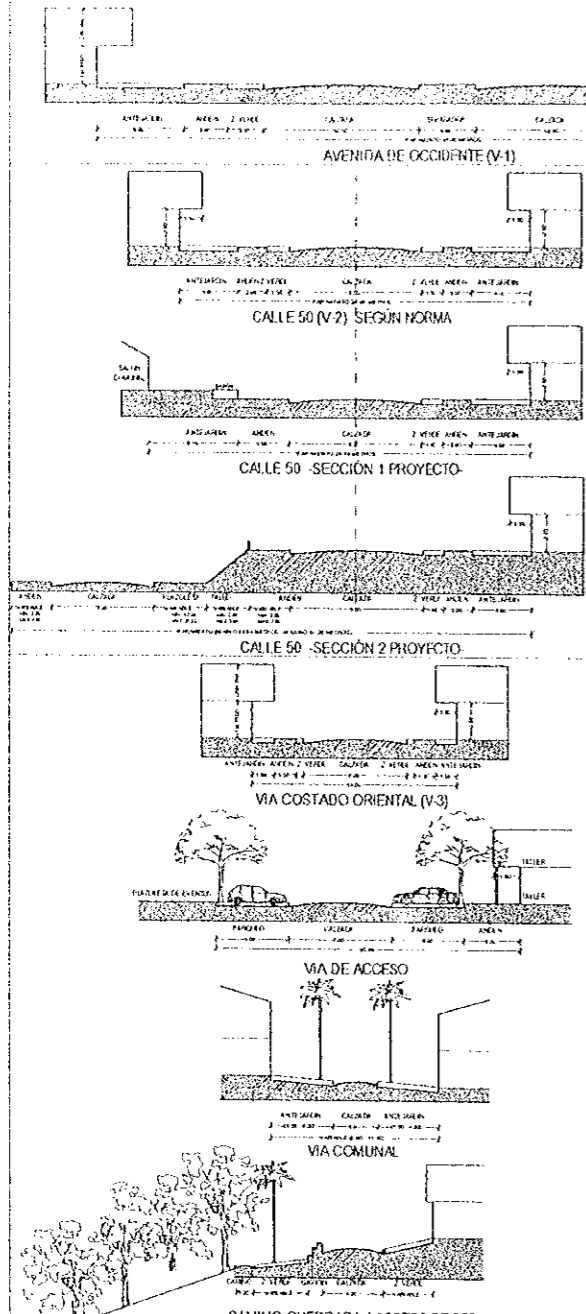
Vo.Bo. UNIDAD EJECUTORA

Vo.Bo. CURADURA

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 PLANO No. U-2

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 DE: U-10

CORTES VIALES Escala 1:200



CAMINO QUEBRADA / ACCESO DE SERVICIO

CARACTERISTICAS DEL TERRENO

NO. LOTE	DESCRIPCION	HA	NO. LOTE	DESCRIPCION	HA
1	AREA BRUJA DEL LOTE	21,283.04	100		
2	AREA NO ESTIMABLE				
2.1	AREA NO ESTIMABLE POR PENDIENTE	707.80			
2.2	AREA DE PROTECCION Y MANTENIMIENTO DE QUEBRADA 10 MET	2,000.00			
2.3	AREA DE PROTECCION POR PLUV. MET.	547.37			
	TOTAL AREA NO ESTIMABLE	3,055.17	10		
	AREA NETA URBANIZABLE (DETERMINA 1-3)	17,433.87	82		
AREA CUBIERTA TIPO A					
A.1	ZONAS VERDES	5,428.06			
A.2	ZONAS COMPLEJAS CONSTRUYAS	1,217.53			
A.3	MAS	1,033.53			
A.4	PANORAMA	765.00			
A.5	AREA NO ESTIMABLE	1,828.50			
	TOTAL CUBIERTA TIPO A	10,122.62	56		
	AREA UTIL	7,311.25	42		
	AREA NETA URBANIZABLE	17,433.87	100		
AREA CUBIERTA TIPO B					
B.1	AREA VERDES COMPLEJAS	1,006.60			
B.2	COMPLEJAS	147.82			
	TOTAL CUBIERTA B	1,204.52	17		
	MAS COMPLEJAS	3,008.93	41		
	AREA OCUPADA POR VEHICULO	3,027.80	42		
	TOTAL AREA UTIL	7,311.25	100		
INDICADORES					
1	INDICE DE COBERTURA	42			
2	INDICE DE COBERTURA	45			

PUNTO COORDENADO LINEA 1			PUNTO COORDENADO AREA UTIL			PUNTO COORDENADO AREA UTIL			PUNTO COORDENADO AREA UTIL			PUNTO COORDENADO AREA UTIL		
NUMERO	COORDENADA X	COORDENADA Y	NUMERO	COORDENADA X	COORDENADA Y	NUMERO	COORDENADA X	COORDENADA Y	NUMERO	COORDENADA X	COORDENADA Y	NUMERO	COORDENADA X	COORDENADA Y
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3	811542.52	1151361.02	9	811527.88	1151361.02	18	811490.24	1151361.06	27	811553.24	1151361.06	36	811486.33	1151361.06
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JICA AGENCIA DE COOPERACION INTERNACIONAL DEL JAPON

U. TEMPORAL MARIO NORIEGA & ASOCIADOS LTDA. GOEBERTUS ESTRADA S en C

Villa de la Vida y el Trabajo

Municipio de Armenia Calle 50 - Av. de Occidente

PROYECTO URBANISTICO

TEMA: Diseño Urbanistico

CONTIENE: - PLANO URBANISTICO - CORTES VIALES - CUADRO DE AREAS - MOJONES

RESPONSABLE: DISEÑO: Mario A. Noriega T. MATRÍCULA: 17841 CASO NOBO: JICA NOBO: URBAL: EJECUTORIA NOBO: ELPASADIA

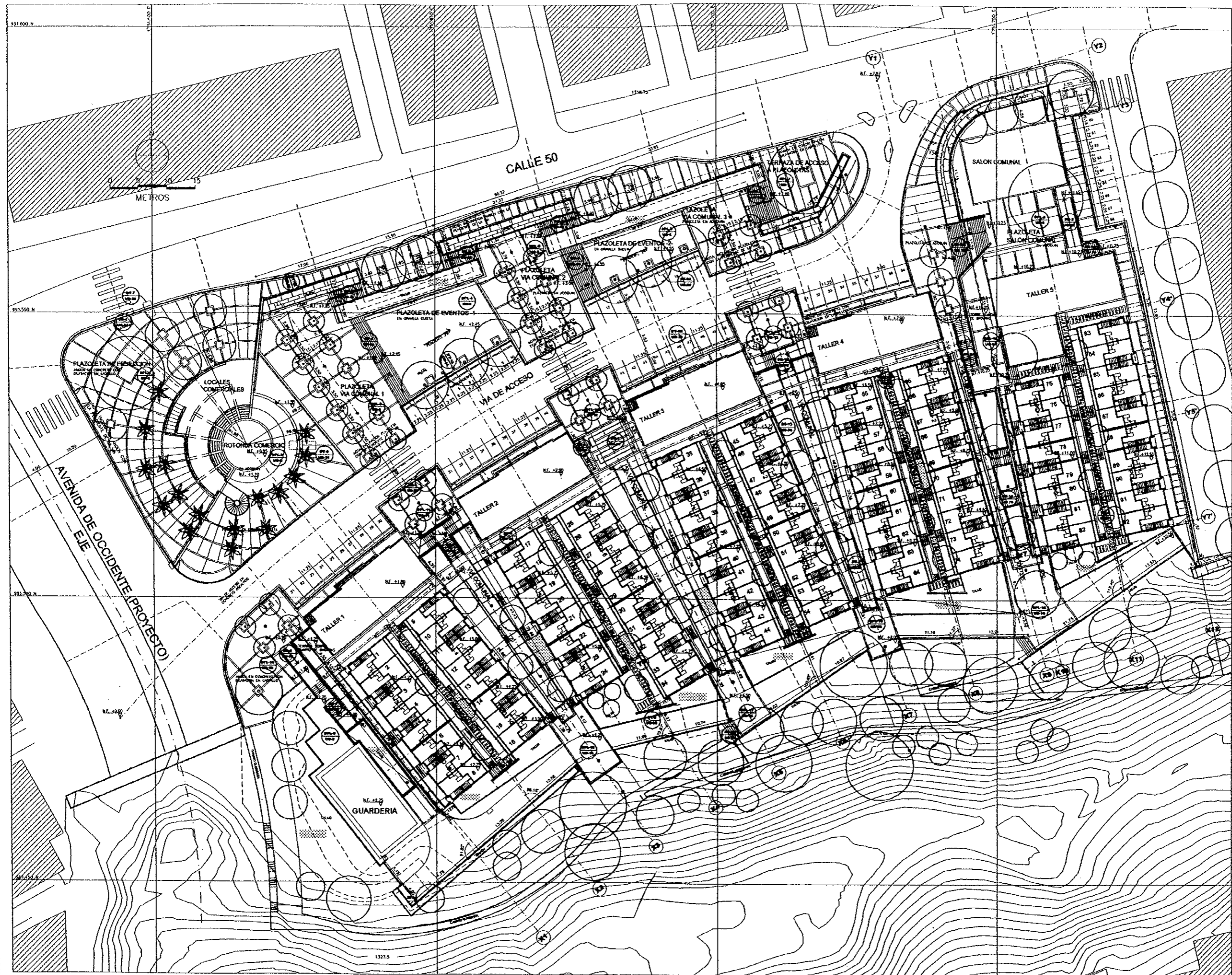
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PLANO No: U-2

CE: U-10



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V. TEMPORAL
MARIO NORIEGA & ASOCIADOS LTDA.
ROBERTUS ESTRADA S en C

Villa de la Vida y el Trabajo

Municipio de Armenia
Calle 50 - Av. de Occidente

PROYECTO URBANISTICO

TEMA:
Diseño Urbano

CONTIENE:
Planta General - primer piso
Referencias

OBSERVACIONES:

RESPONSABLE DISEÑO:

Mario A. Noriega T.
MATRÍCULA: 17981 CND
Vo.Bo. JICA

Vo.Bo. UNIDAD EJECUTORA

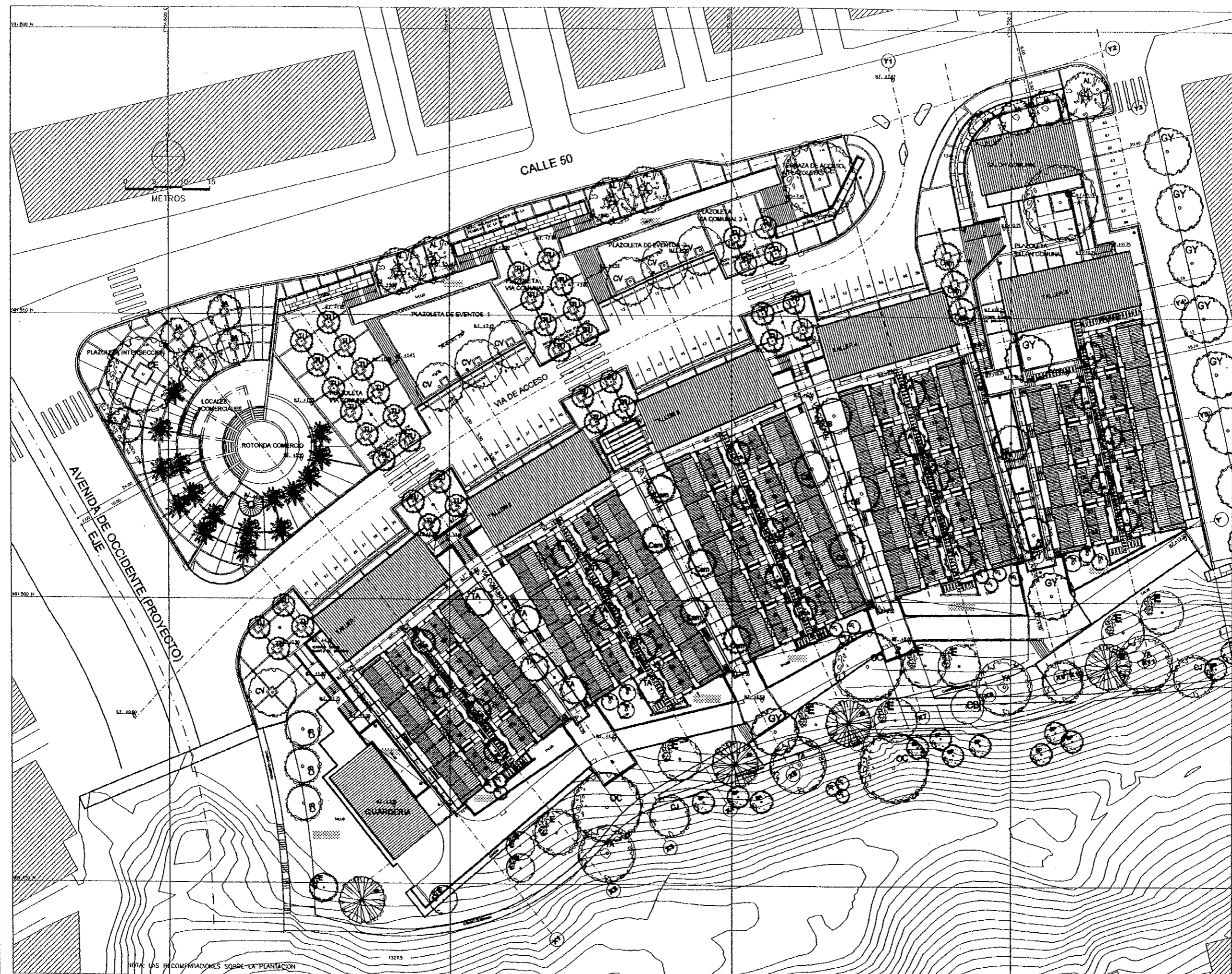
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NOTA: LAS RECOMENDACIONES SOBRE LA PLANTACION



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U. TEMPORAL
MARIO NORIEGA & ASOCIADOS LTDA.
GOEBERTUS ESTRADA S en C

Villa de la Vida y el Trabajo

Municipio de Armenia
Calle 50 - Av. de Occidente

PROYECTO URBANISTICO

TEMA:
Diseño Urbano

CONTIENE:
Planta cubiertas
Ampliación viviendas

OBSERVACIONES:

RESPONSABLE DISEÑO:

Mario A. Noriega T.
MATRÍCULA: 17841 OND
Vo.Bo. JICA

Vo.Bo. UNIDAD EJECUTORA

Vo.Bo. CURADURIA

DIGITALIZO:
P.C.C.

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27 - 11 - 2000

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U-7 U-10



NOTA: LAS RECOMENDACIONES SOBRE LA PLANTACION



ALCALDIA MUNICIPAL DE ARMENIA



U. TEMPORAL
MARIO NORIEGA & ASOCIADOS LTDA.
 COBERTOS ESTRADA S on C

Villa de la Vida y el Trabajo

Municipio de Armenia
 Calle 50 - Av. de Occidente

PROYECTO URBANISTICO

TEMA:
 Diseño Urbano

CONTIENE:
 Planta General
 Referencias
 Ampliación anden cl. 50 - Av. Occ.
 (31 metros paramento)

OBSERVACIONES:

RESPONSABLE DISEÑO:

Mario A. Noriega T.
 MATRICULA: 17841 CND
 Vo.Bo. BCA

Vo.Bo. UNIDAD EJECUTORA

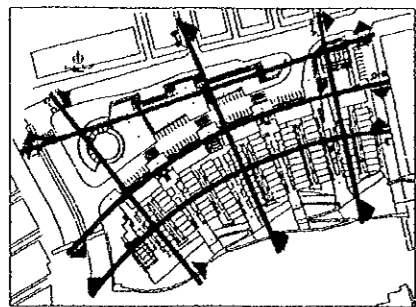
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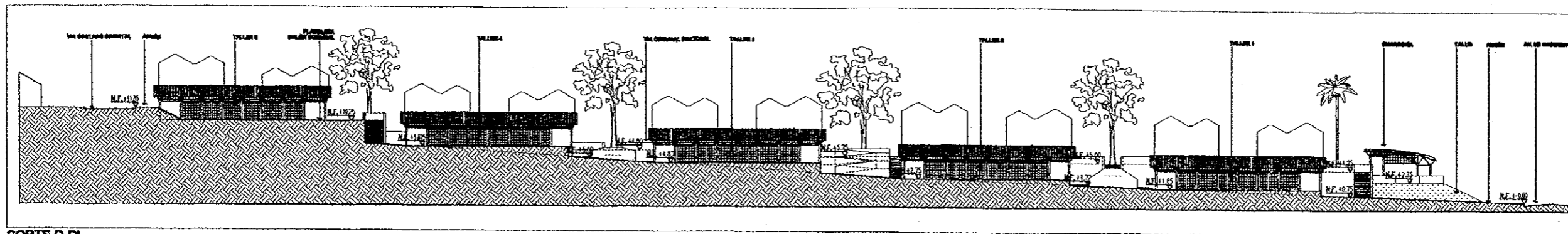
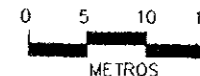
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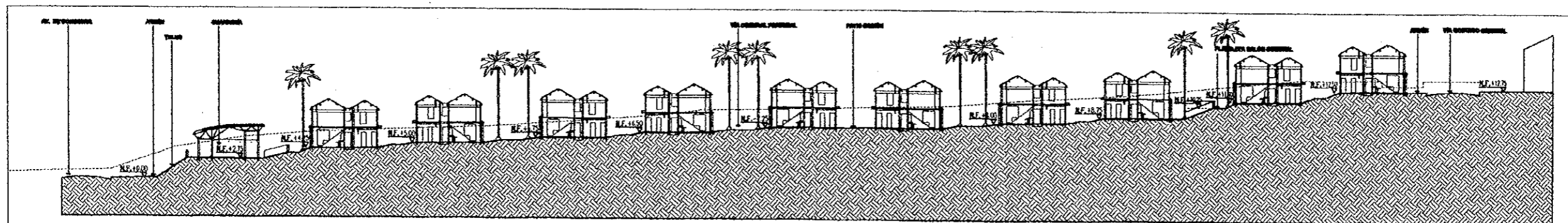
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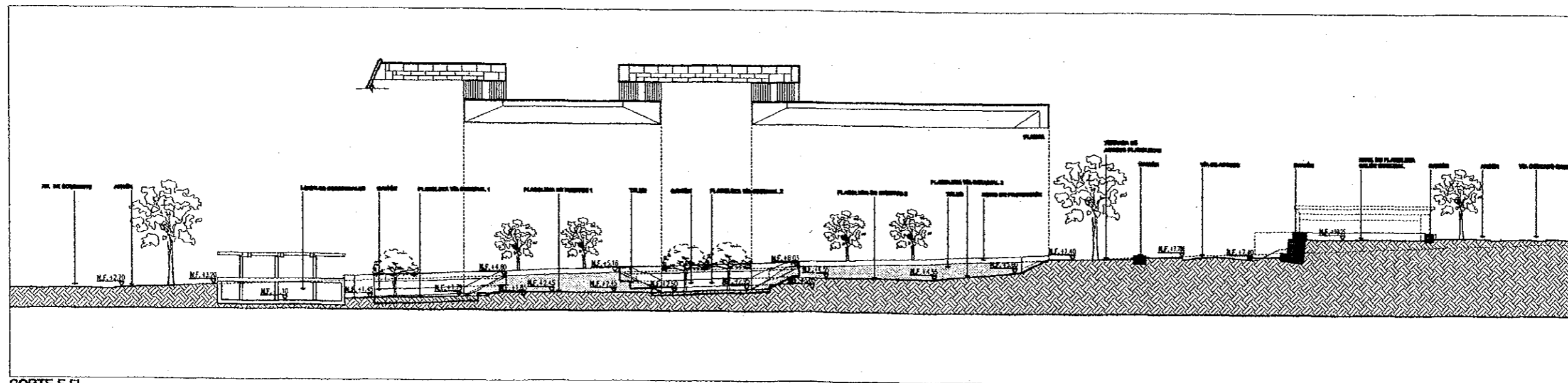
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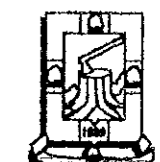
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CORTE E-E'



CORTE F-F'



ALCALDIA MUNICIPAL DE ARMENIA



CONSEJO DE COORDINACIÓN INTERNACIONAL DEL JAPÓN

U. TERRAZAS, RAMIRO DOMÍNGUEZ & ASOCIADOS LTDA. CONSULTORES ESTADÍSTICOS S o C

Villa de la Vida y el Trabajo

Municipio de Armenia
Calle 88 - Av. de Occidente

PROYECTO URBANÍSTICO

TEMA: Diseño Urbanístico

CONTIENE: Cortes Generales 2

OBSERVACIONES:

RESPONSABLE DISEÑO:

Merito A. Noriega T.
MATRICULA: 1781 010

Vo.Bo. JICA

Vo.Bo. UNIDAD EJECUTORA

Vo.Bo. CURADURIA

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PLANO No. DE:

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ALCALDIA MUNICIPAL DE AMBOYNA

UNIVERSIDAD NACIONAL DE SAN MARCOS

INSTITUTO NACIONAL DE INVESTIGACIONES Y SERVICIOS TECNOLÓGICOS

ALUMNO: ALVARO HERRERA S. SANCHEZ

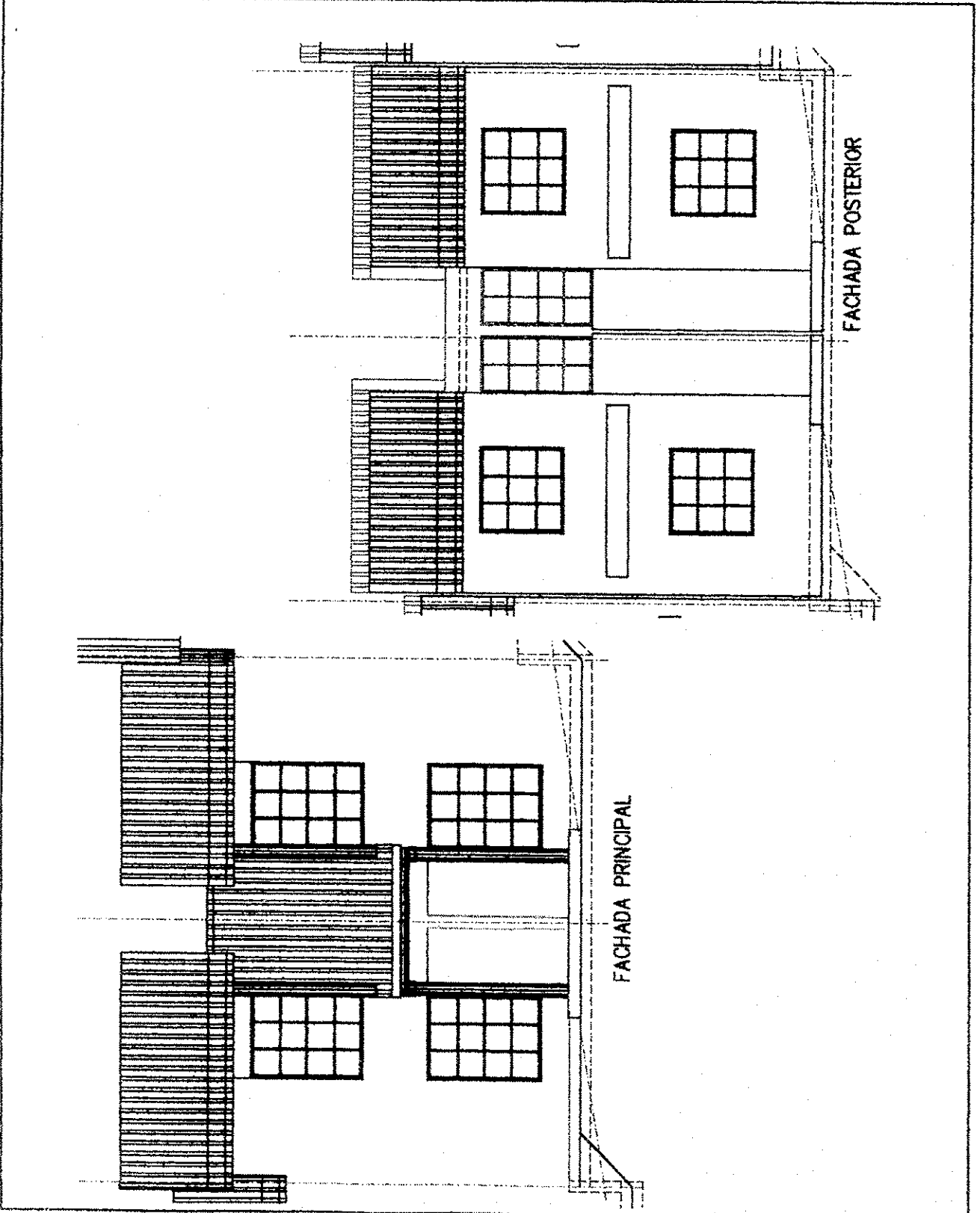
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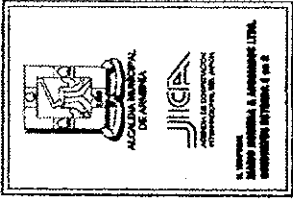
Villa de la Vida y el Trabajo

Municipio de Amboyna
Calle 107 - Av. de Independencia

ARQUITECTO	WILLY H. COBERTUS
DISEÑO CASAS	WILLY H. COBERTUS
CLIENTE	WILLY H. COBERTUS
FACHADAS	WILLY H. COBERTUS
FECHA	1990
ESCALA	1:100
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PROYECTO	1990 DYC
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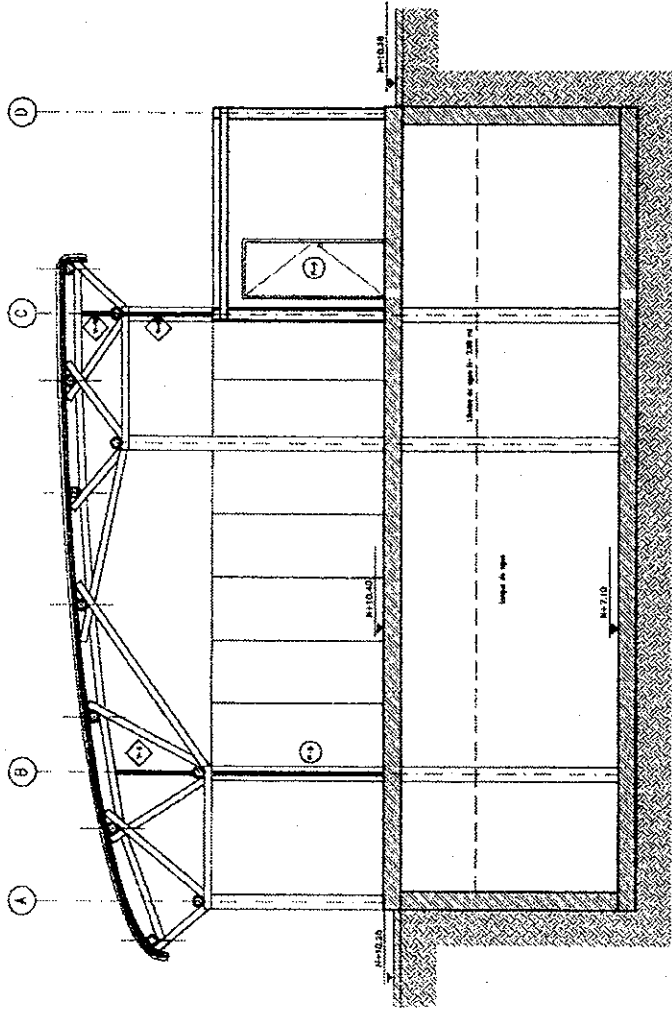




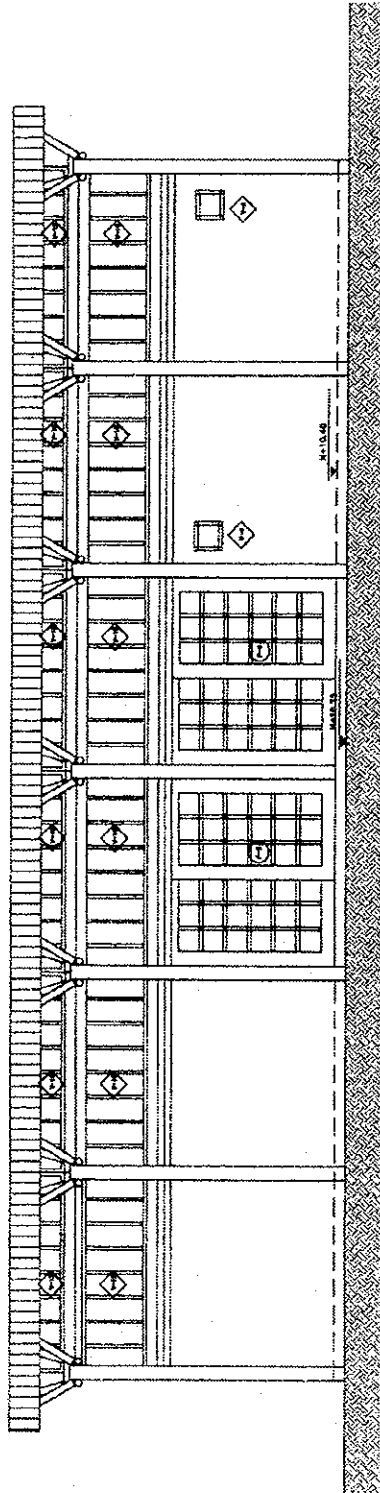
Villa
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y el Trabajo

ARQUITECTO:
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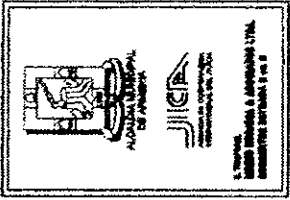
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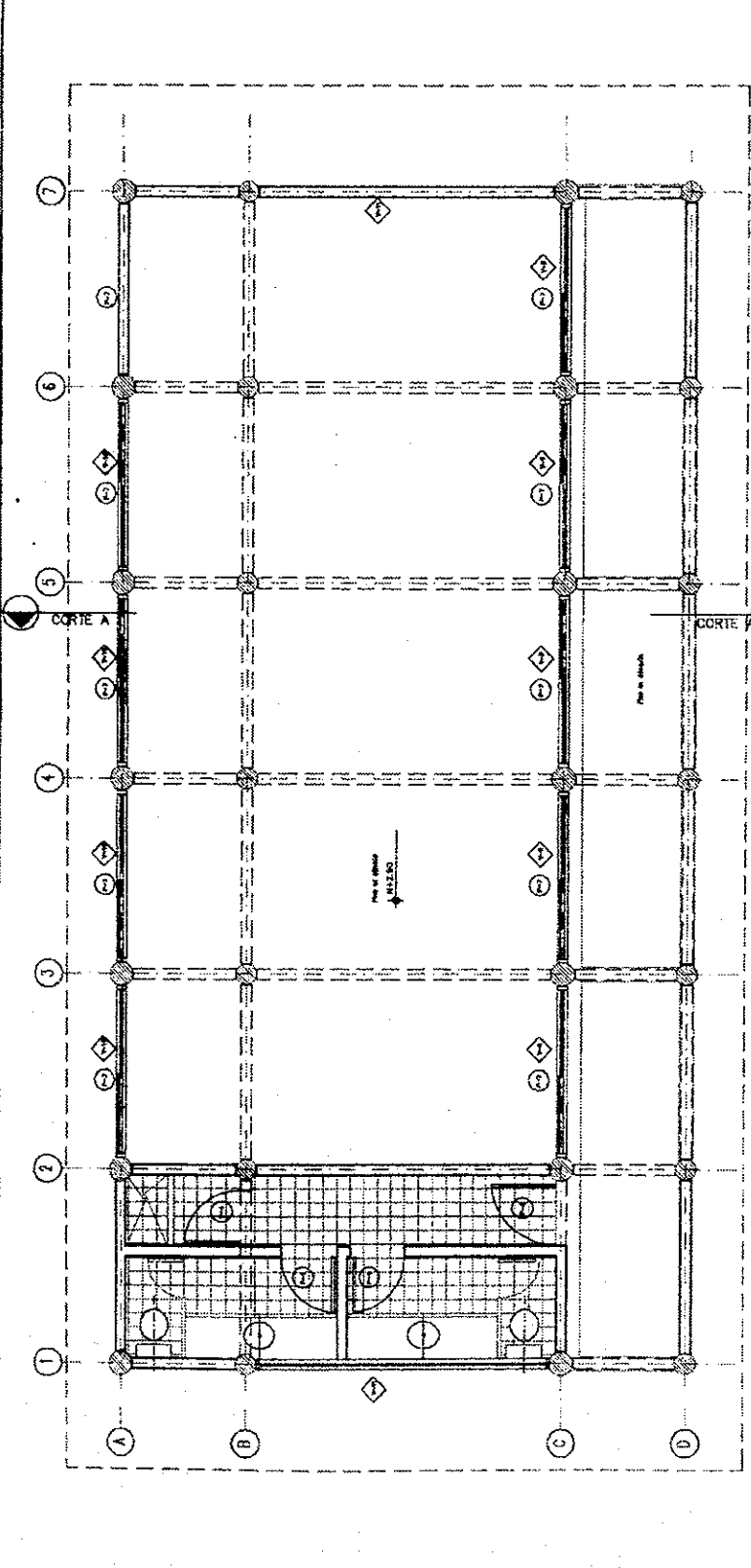
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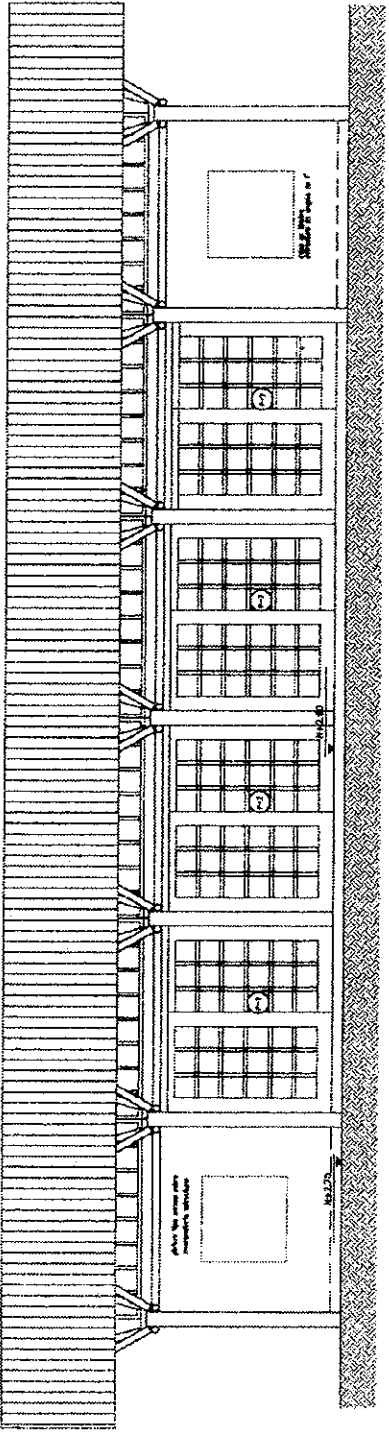
Villa de la Vida y el Trabajo
 Instituto de Previsión Social
 Calle 80 - 1.º de Santiago

ARQUITECTO
 WILLEM H. GOEBERTUS
 DISEÑO ESPACIOS DOMANIALES
 PLANTA, SEÑAL Y FACHADA GUARDERIA

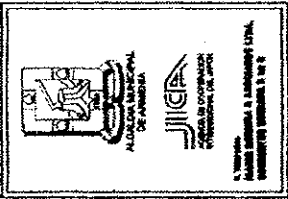
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PLANTA



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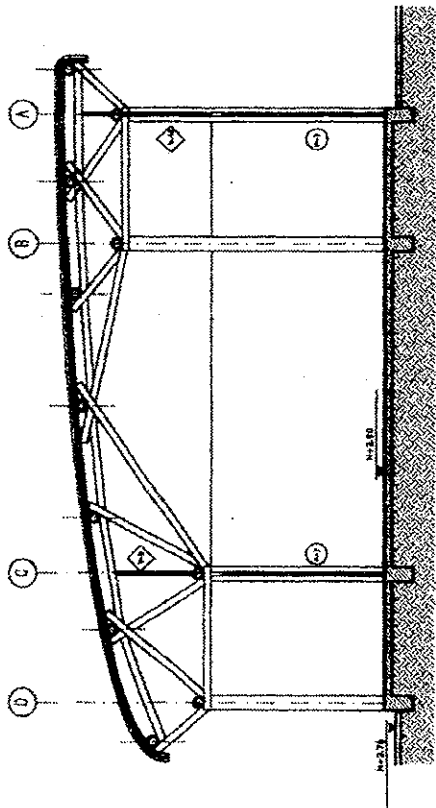


Villa
 de la Vida
 y el Trabajo

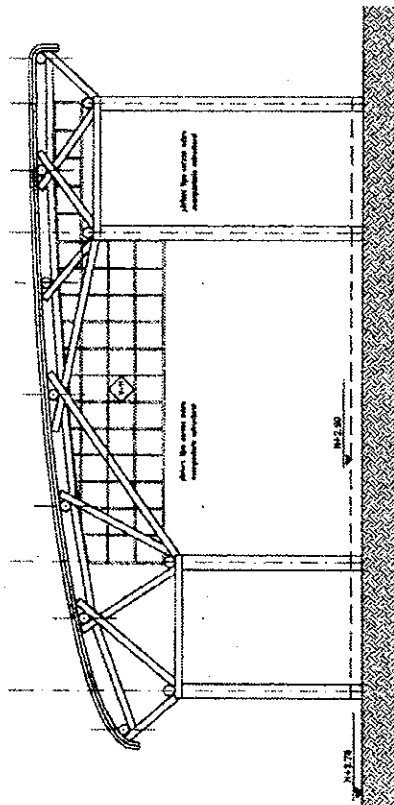
Proyecto de Obra
 Urbanización N.º 10, de Guadalupe

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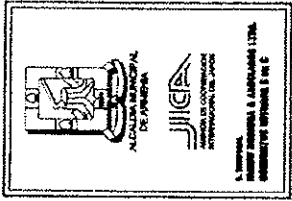
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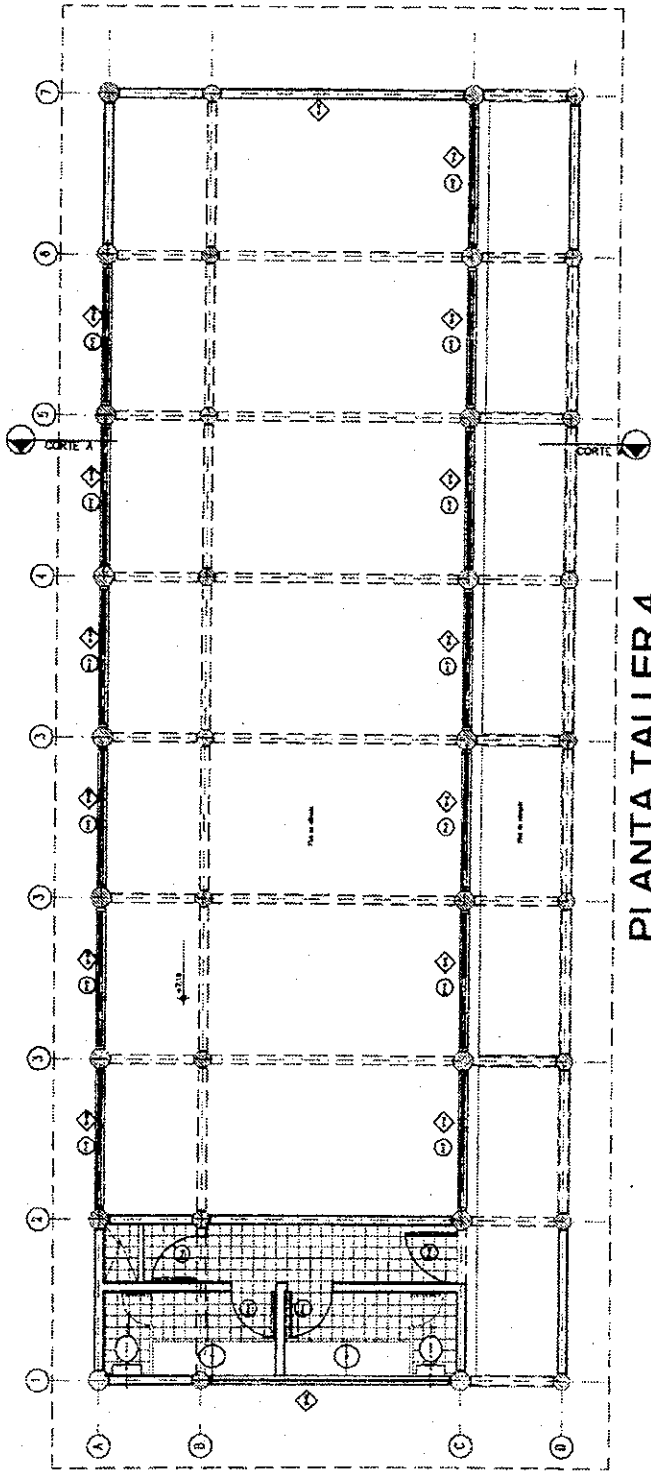
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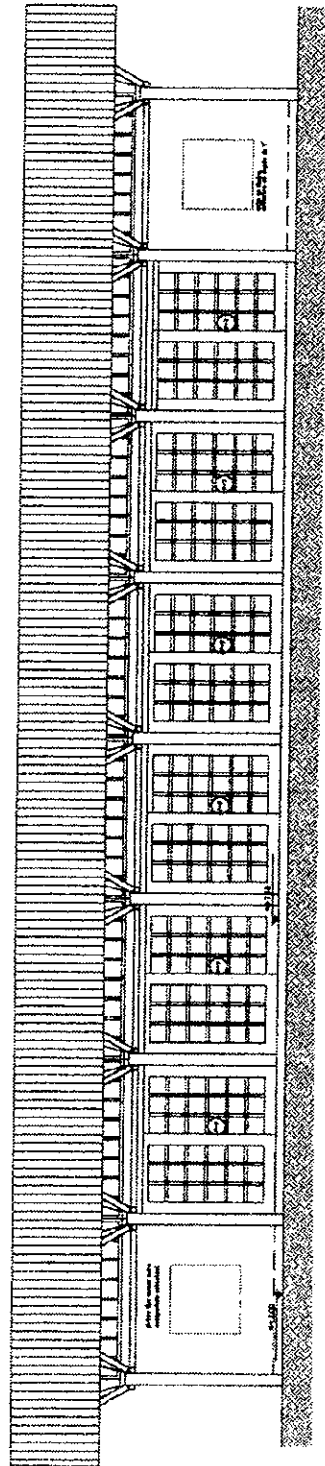
Villa
 de la Vida
 y el Trabajo
 Dirección de Planeación
 Calle 10. N. No. 100

ARQUITECTO
 DISEÑO ESPACIOS COMUNALES
 PLANTA 1º PISO Y
 FACHADA TALLER
 WILLEM H. GONZALEZ
 Avenida 54.132 CAD
 Telf. 011

PROYECTO	TALLER LARGO
FECHA	NOVIEMBRE
PLANTA No.	10
AÑO	A-10



PLANTA TALLER 4



FACHADA ACCESO

PROJECT TEAM

Japanese Consultant Team

JICA

JAPAN INTERNATIONAL COOPERATION AGENCY IN COLOMBIA

Main Resident Representative: Toshiaki Furuya

Second Resident Representative: Naoki Kamijo

Resident Representative Assistant: Kimio Fukazawa

Technical Cooperation Advisor: Juan Manuel Mosquera

Armenia's Artisans Plan Temporary Advisor: Hugo Fehrenbach

YAMASHITA SEKKEI INC.

Architect: Osamu Suzuki

RPI REGIONAL PLANNING INTERNATIONAL CO. LTD.

Regional and Urban Planning: Shigenu Takeshita.

Colombian Team

DIRECTION AND COORDINATION

Mario Noriega & Asociados Ltda.

- Project Director
Architect and Urban Designer: Mario Noriega.
- Coordinator
Architect: Piedad Cardozo.

SOCIAL AND ECONOMIC ASPECTS

- Economist: Martha S. Vargas.
- Anthropologist: Camilo Villa Van Cotthem.
- Productivity / Community Organization: COMPARTIR Foundation.

URBAN DESIGN

Mario Noriega & Asociados Ltda.

- Architect: Aldemar Vargas.
- Architect: Otto Quintero.
- Architect and Urban Designer: Alejandro Henao.
- Landscaping Architect: Diana Wiesner.

ARCHITECTURE

GOEBERTUS ESTRADA S en C.

- Architect / Director: Billy Goebertus.
- Architect: Pilar Espinosa.
- Architect: Catalina Mariño.
- Architect: Margarita Ortiz.

GRAPHIC DESIGN

- Architect: Victor Garzón.
- Architect: Maurix Suárez.

ENGLISH TRANSLATION

- Antony Letts.
- Karen Rogers.
- Ernesto Carriazo Osorio.

PREVENTION AND MANAGEMENT OF DISASTERS

INGENIAR, LTDA.

- Engineer: Omar Darío Cardona.
- Lawyer: Gustavo Wilches Chaux.

TECHNICAL STUDIES

1. Geo-technique, Hydrology, Geology:
Areas Ltda.
2. Road System and Traffic:
Proyecta Ltda.
3. Hydraulic Engineering Wastewater System / Appliances:
Plinco, S.A.
4. Electrical Design and Appliances:
OTUM Ltda.
5. Structural Design:
Proyectos y Diseños Ltda.
6. Quality Enforcement, Budget, Scheduling, Sheets.
Guillermo Jiménez, Engineer.
7. Scale Models:
E. C. Salazar.

SUPPORT TEAM IN ARMENIA

- Urban Planning and Architecture
Architect: José Miguel Jaramillo.
Engineer: José A. Tirado.
- Social and Economic Aspects
Economist: Martha Soraya Vargas.

COLOMBIAN COUNTERPART – MUNICIPALITY OF ARMENIA

Mayor

Alvaro Patiño Pulido.

Office of Competitiveness and Economic Development

Luz Mary Rodríguez Arias

EXECUTIVE COMMITTEE

1. Basic Infrastructure and Increase in Value Secretary.
 - Edison Luque Molina.
2. Urban Planning and Development Secretary.
 - Lino Pastor Velásquez.
3. Department of Administrative Planning and Evaluation.
 - Mauricio López Uribe.

4. Municipal Fund for Housing Director.
 - Jaime Alzate Gutierrez.
5. Regional Manager COMFAMA.
 - Iván Rodrigo Asuad.
6. Competitiveness and Economic Development Secretary.
 - Luz Mary Rodríguez Arias.
7. City Workshop Representative.
 - Jorge Mario Patiño Botero.

Competitiveness and Economic Development Office.

- Javier Marquez Jaramillo.
- Sabina Consuelo Ríos Echeverry.
- Lina María Mejía Hoyos.
- Diego Silvio Valencia Ramírez.
- Jorge Humberto Ramírez Osorio.



JICA