

### **3.3 Building differentiation at the urban scale: a methodological approach**

As a first step to document an intra-urban differentiation in Ciudad Nezahualcóyotl, a graphical documentation, of the dwellings was carried out. To undertake this study, the facades of 43 blocks from different parts of the city were first selected and photographed (see Appendix). Once photographed, the facades of each building were organized into blocks of drawn -approximately 1800 buildings. As a further step and based on the theoretical framework (see Chapter 1) a typology of dwellings was defined (see Figure 3.3.1).

#### **Step number 1: Main assumptions of the method**

Due to the fact, that the commercial activities are present in practically all the types of buildings, the mixture of land use was left aside in order to reduce the complexity of the categorization. In total, three types of buildings were defined:



*Buildings in process of consolidation.* Comprises one and two-storeyed buildings without finishes.



*Consolidated buildings.* Comprises two-storeyed buildings with finishes.

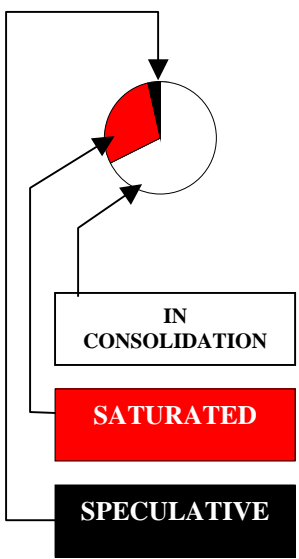
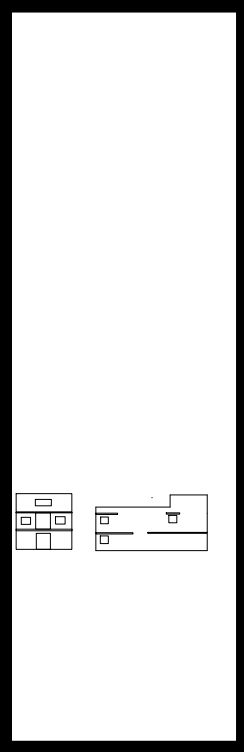
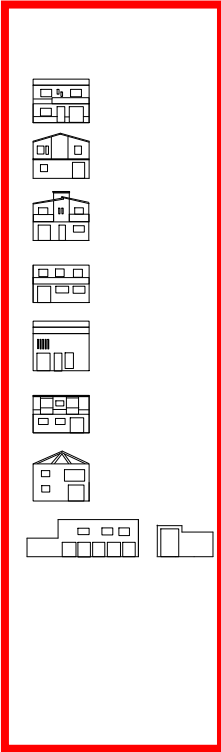
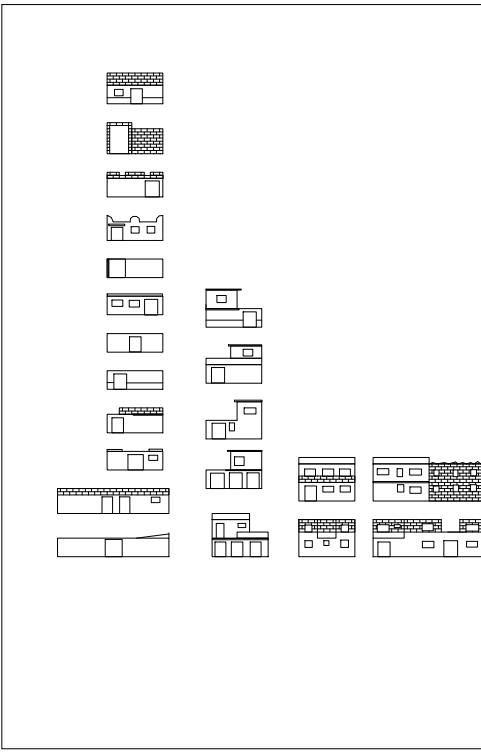


*Buildings in post-consolidation.* Comprises three and more storeyed-buildings.

**IN CONSOLIDATION**

**SATURATED**

**SPECULATIVE**

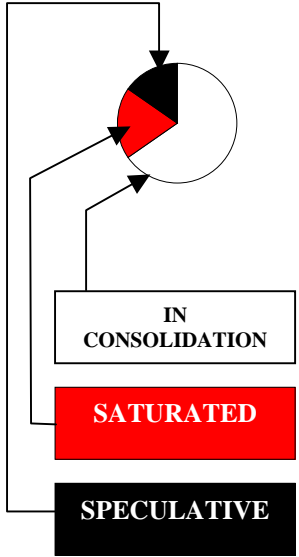
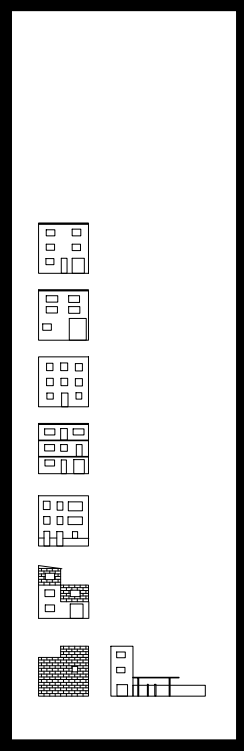
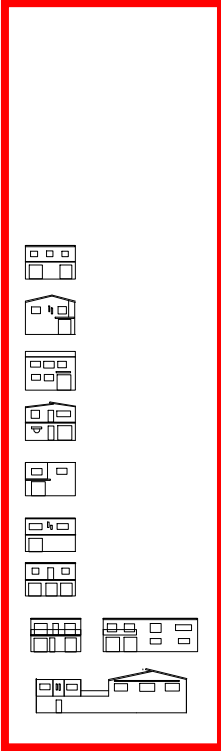
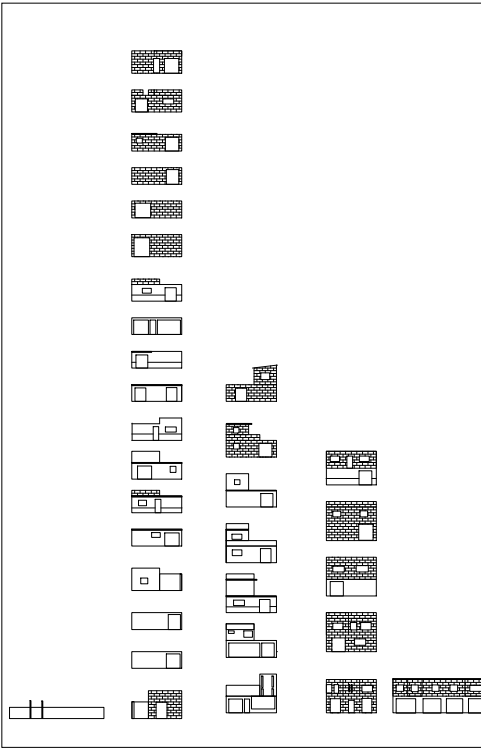


**BLOCK 35**

**IN CONSOLIDATION**

**SATURATED**

**SPECULATIVE**



**BLOCK 36**

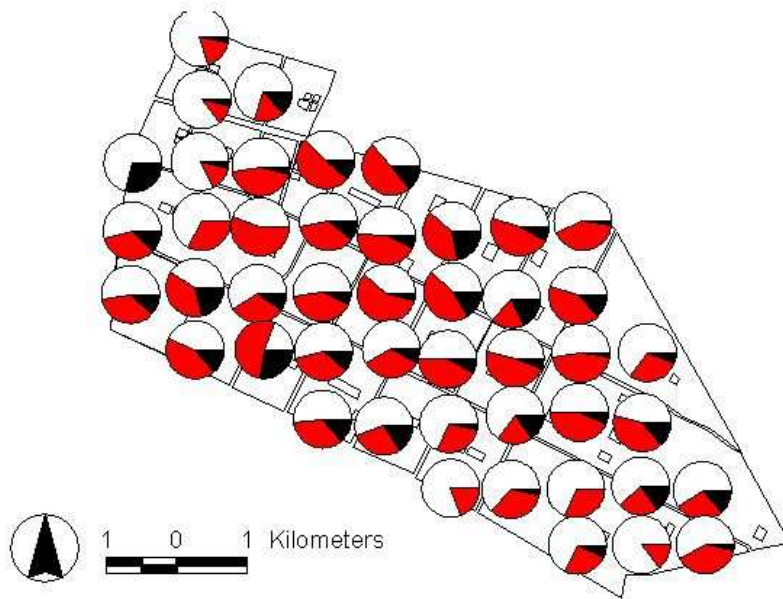
**3.3.1**  
Types of blocks according to consolidation process

## **Step number 2: quantification of buildings within each block**

The result is a map indicating the proportion of buildings inside each block. However, at this step, the “grade of consolidation” is still difficult to overview.

As is seen in this figure, the majority of blocks consist mostly of “buildings in consolidation” (the white segments of the chart) which are mostly concentrated in the south-eastern and north-eastern areas. In other words, in the **Younger Settlements Areas**, whereas in the **Old Settlements Area** this proportion is lower.

It may also appear that the percentage of saturated and speculative buildings (red and black) is higher in the **Old Settlements Area** but it could still be confusing, therefore an attempt has been made to simplify this information in the next pages.



### 3.3.2

Distribution of buildings by type within the blocks

### Step number 3: making a typology of blocks

At first glance, one would expect the different blocks to have the same quantitative distribution of buildings' types. However a closer inspection shows that they don't, in fact they were different and the proportions of building types varied in each block (chart). For example in some blocks, 3 quarters of the chart were white: in others, half of the charts were red. This leads to the conclusion that one can further differentiate the types by finding "common denominators" (typical mixtures of buildings between the blocks), and for this reason, they have been organized according to three categories.



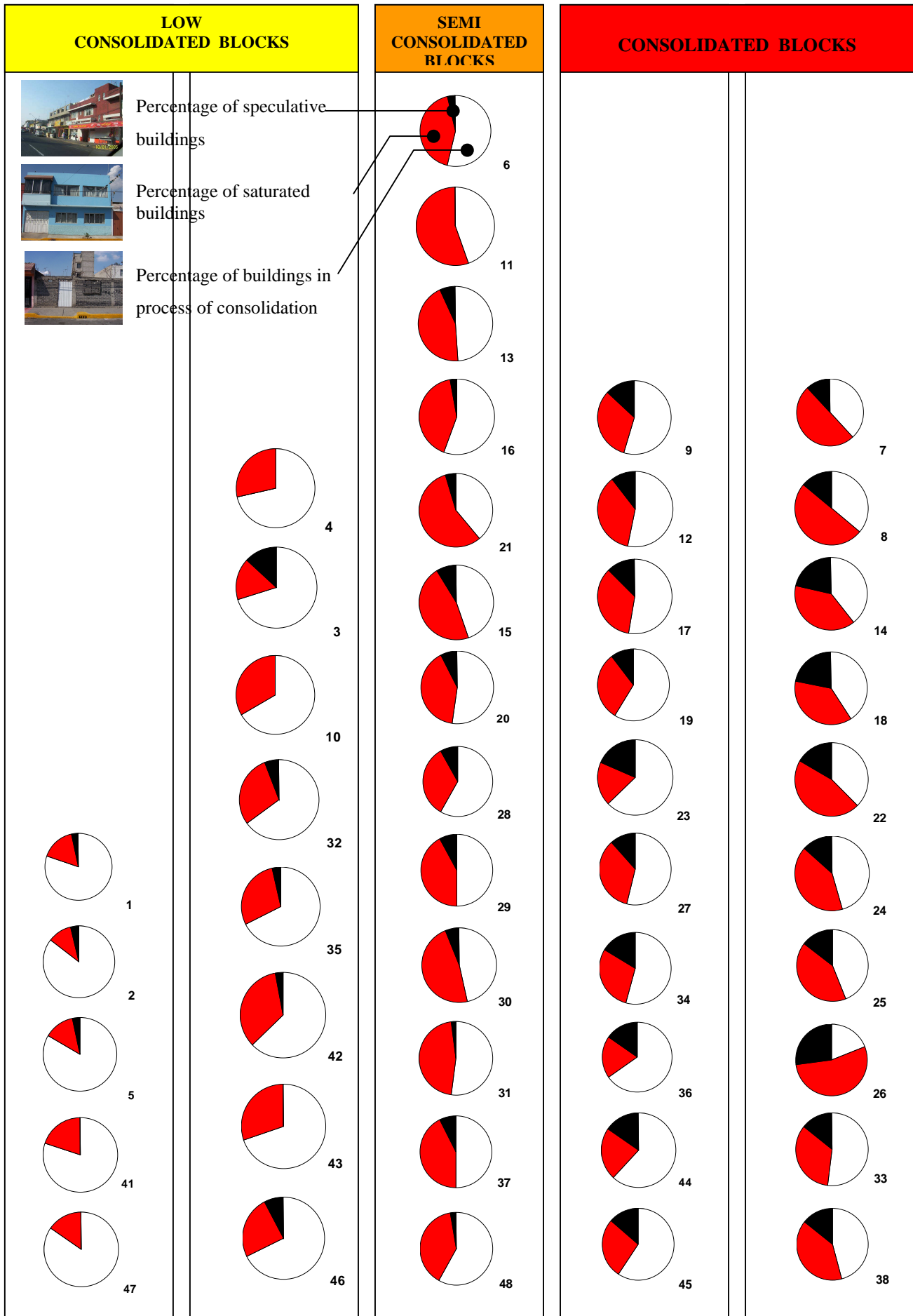
***Low consolidated Blocks.*** These blocks consist of approximately three quarters of *buildings in process of consolidation* and the rest consists of *saturated buildings*. *Speculative* or multi-storeyed buildings are seldom.



***Semi consolidated Blocks.*** Approximately a half of these blocks are *buildings in process of consolidation* and the other half consists of saturated buildings with a very few proportion of *speculative* buildings.



***Consolidated Blocks.*** These Blocks contain the highest proportion of *speculative* buildings or buildings in a post-consolidation stage. The saturated buildings represent from 25% to 50% and the rest (in variable proportion) consists of buildings in process of consolidation.



3.3.3

Types of blocks according to the consolidation level in Ciudad Nezahualc6yotl

#### **Step number 4: mapping the types of blocks**

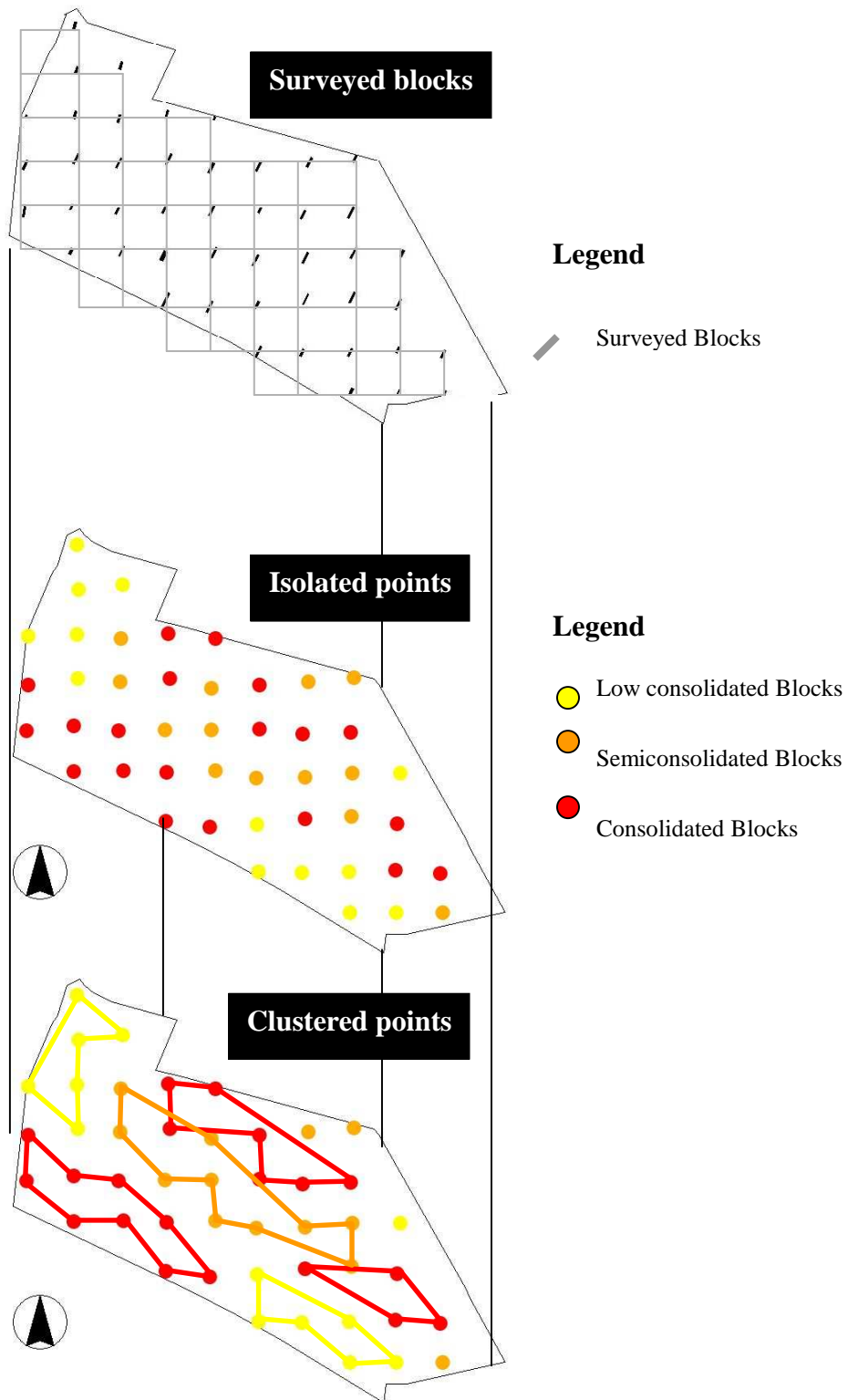
In order to geographically visualize the types of Blocks found in Neza, they were represented by points with different color (see Figure 3.3.4). Finally the points of the same color were joined. This way, it can be distinguish between six *clusters* with different *levels of consolidation*: three red clusters, two yellow and one orange.

The red clusters, which are mostly comprised of *Consolidated Blocks*, were found in 3 different locations: One close to the Federal District, the second close to the City Hall, and the third one in the South East. With exception of the South East cluster, the other two clusters belong to the **Old Settlements Area**.

On the opposite end, the **Young Settlements Area** is mostly comprised of *Low Consolidated Blocks* and the rest of the City, the orange cluster, is a “buffer zone” which is composed of *Semi Consolidated Blocks*.

From the above gained results, it can be seen that in a span of 50 years, *Consolidated* and *Semi Consolidated Blocks* can be found, whereas, in areas with an approximate age of 25 years, *Low Consolidated Blocks* are typical.

Naturally, an interpretation of these results makes necessary to consider the historical context of the settlement and, all above, the relationship between this settlement and the growth and changes of the Megalopolis. This however will be left to conclusions of this work.



**3.3.4**  
Consolidation level in Ciudad Nezahualc6yotl according to types of Blocks