

# Renovación Distrito Abasto

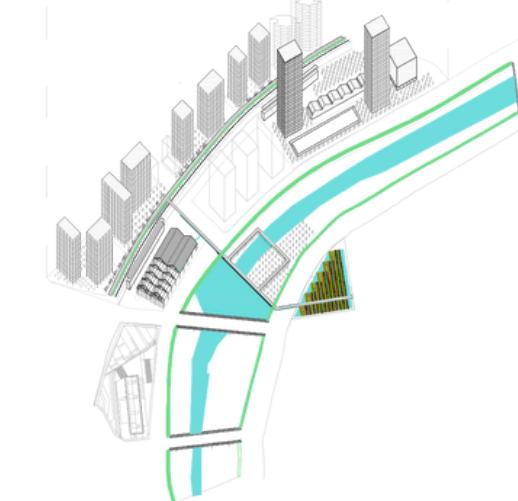
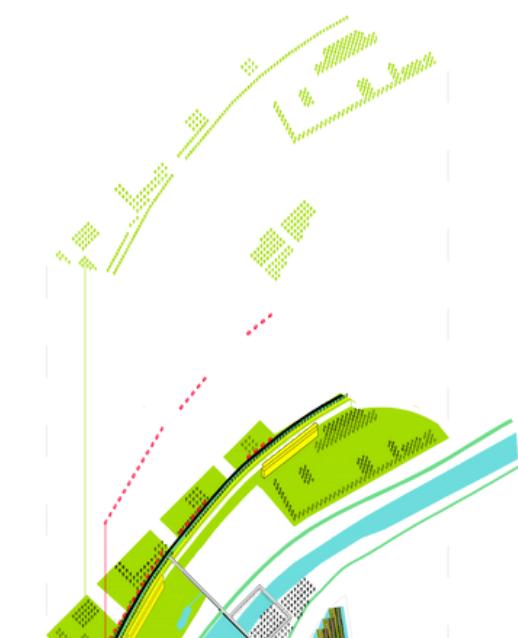
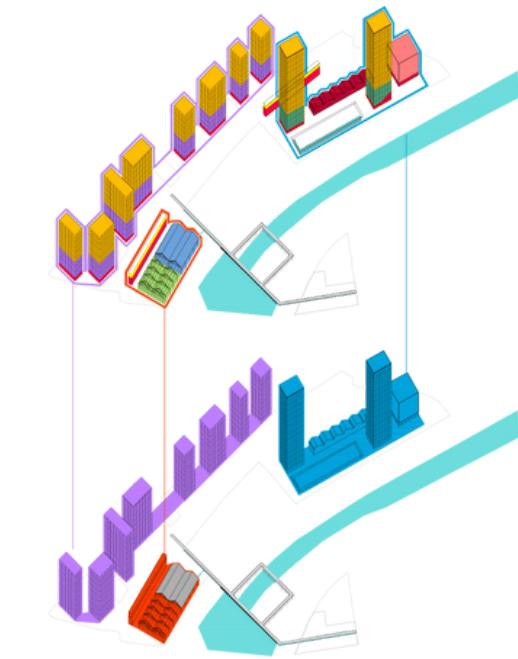
“Campus Universitario UCC – TFC2”

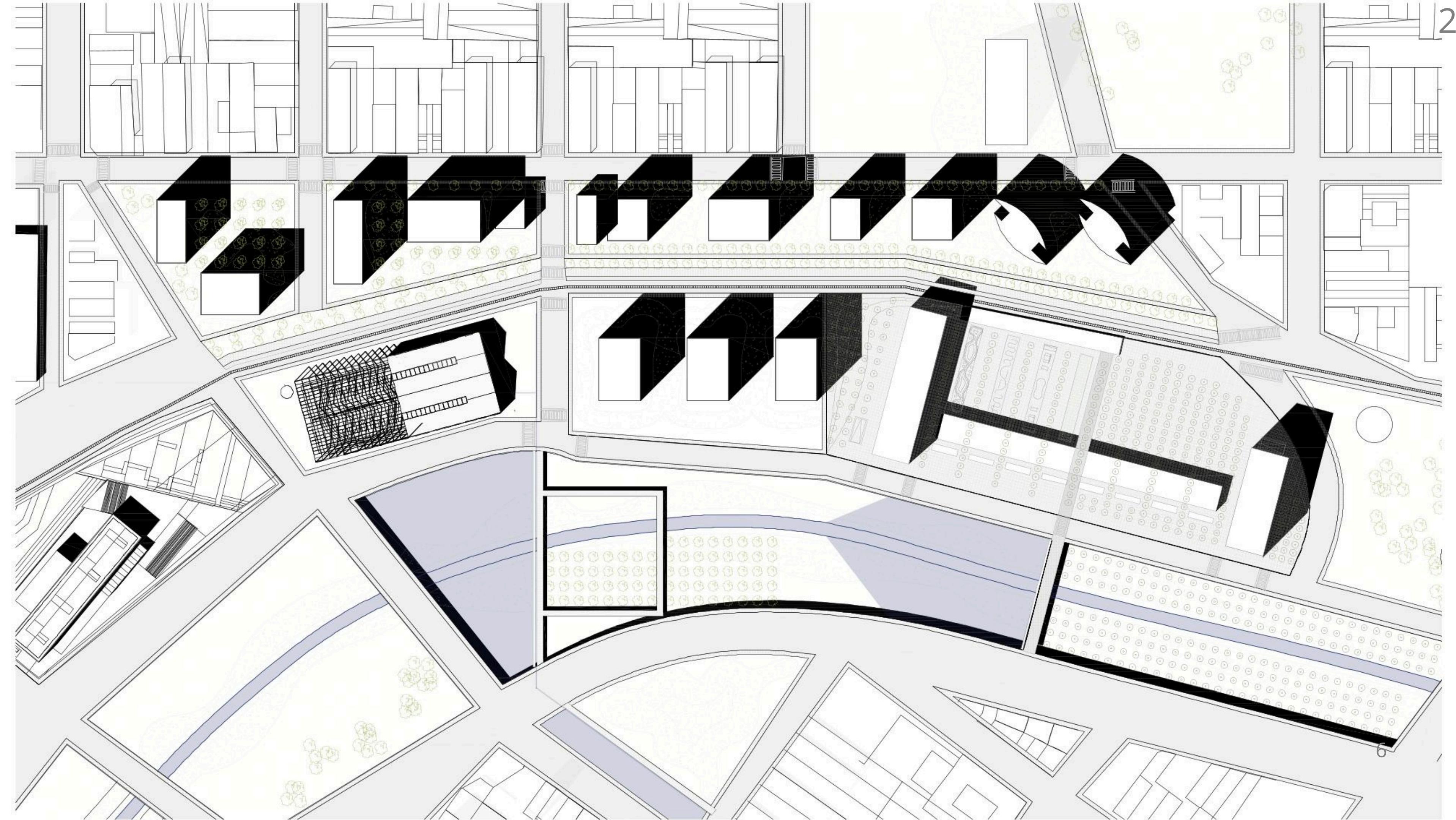


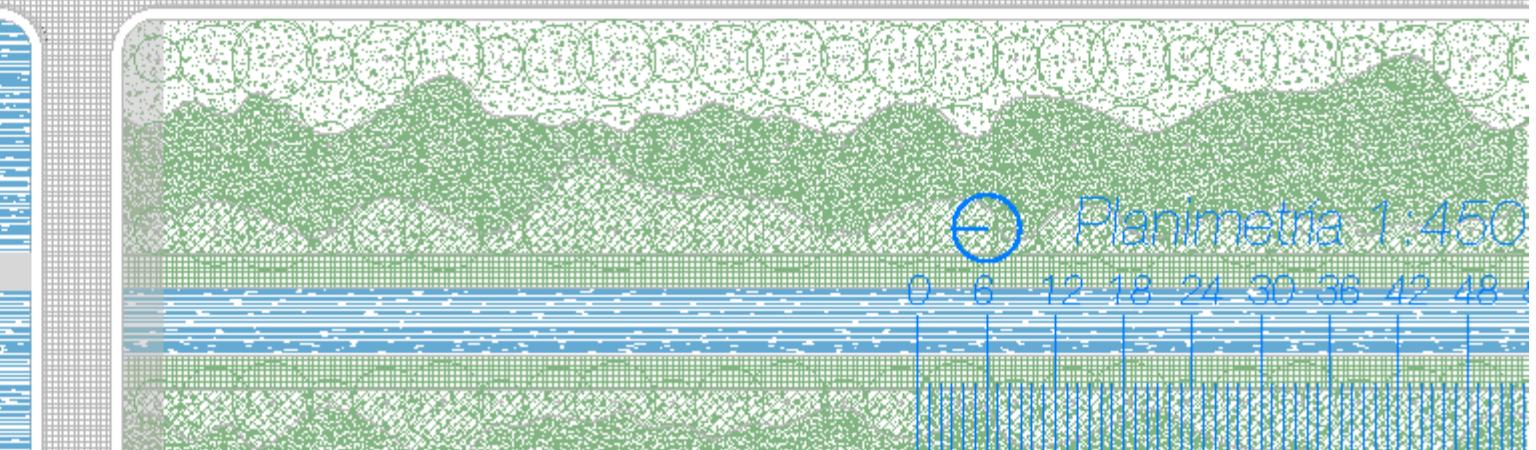
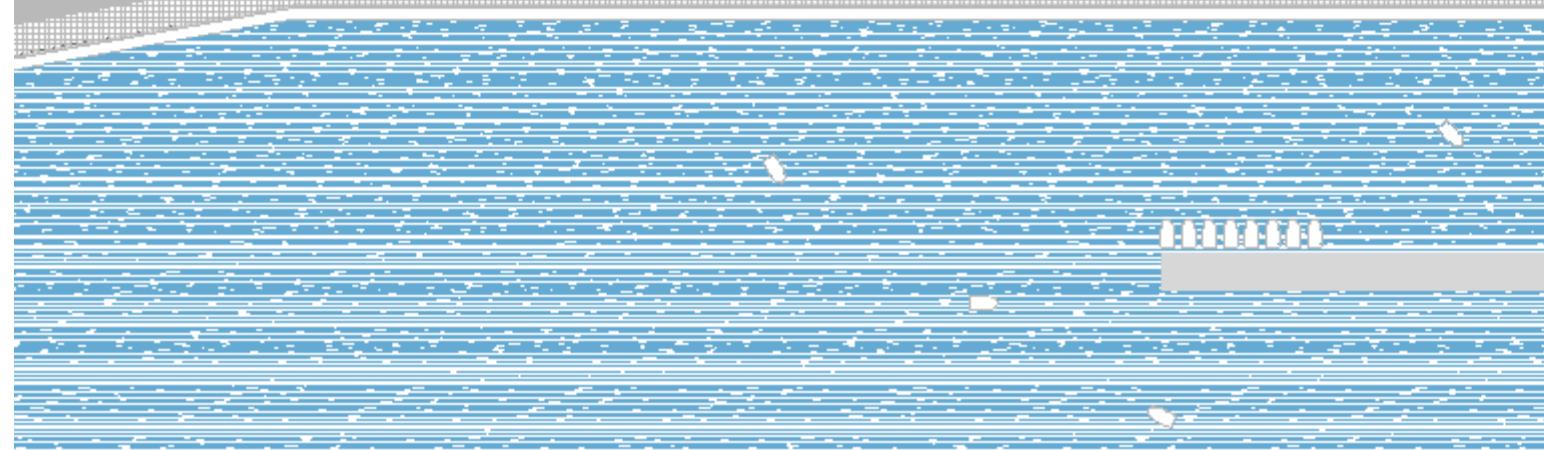
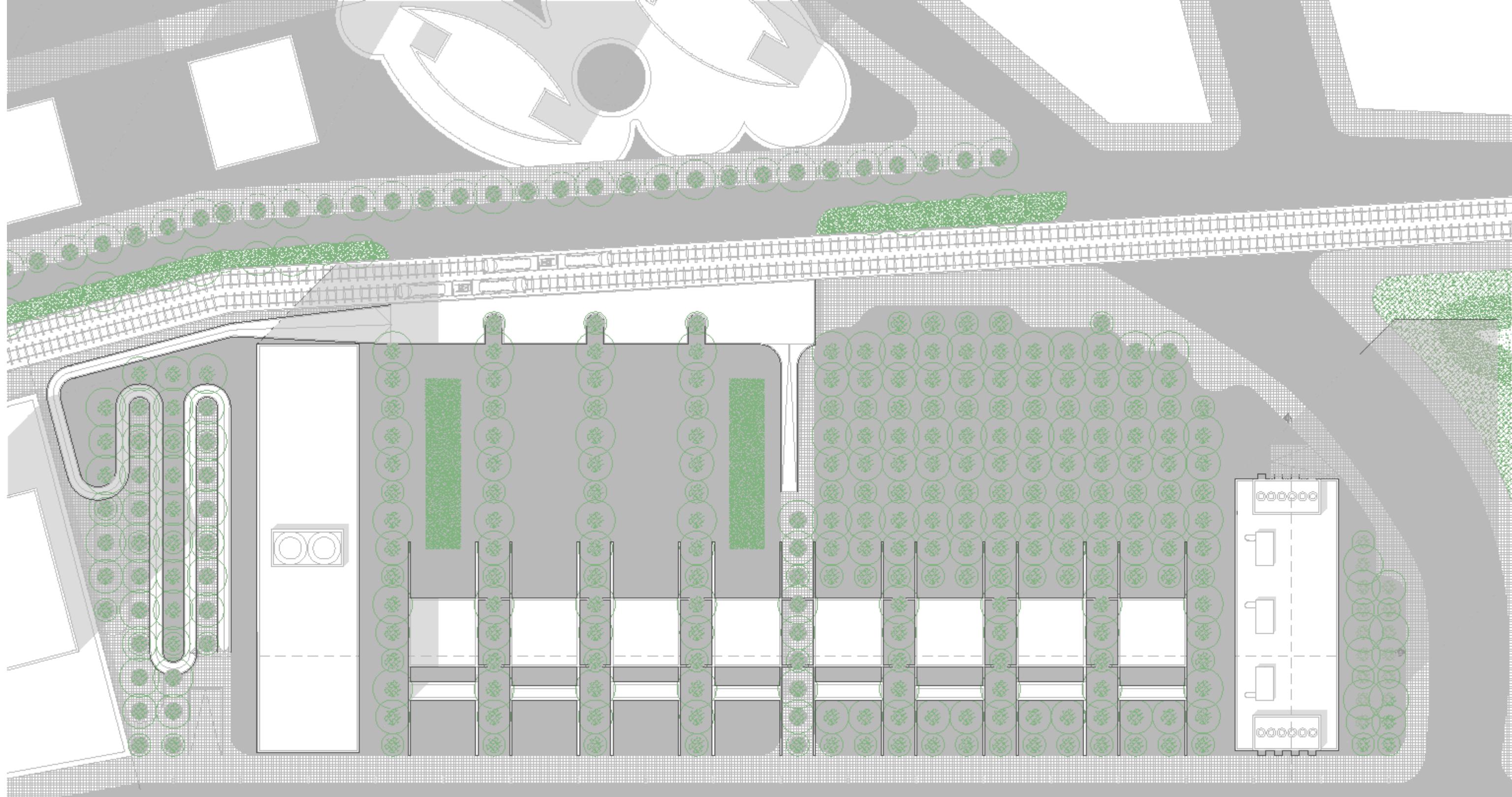


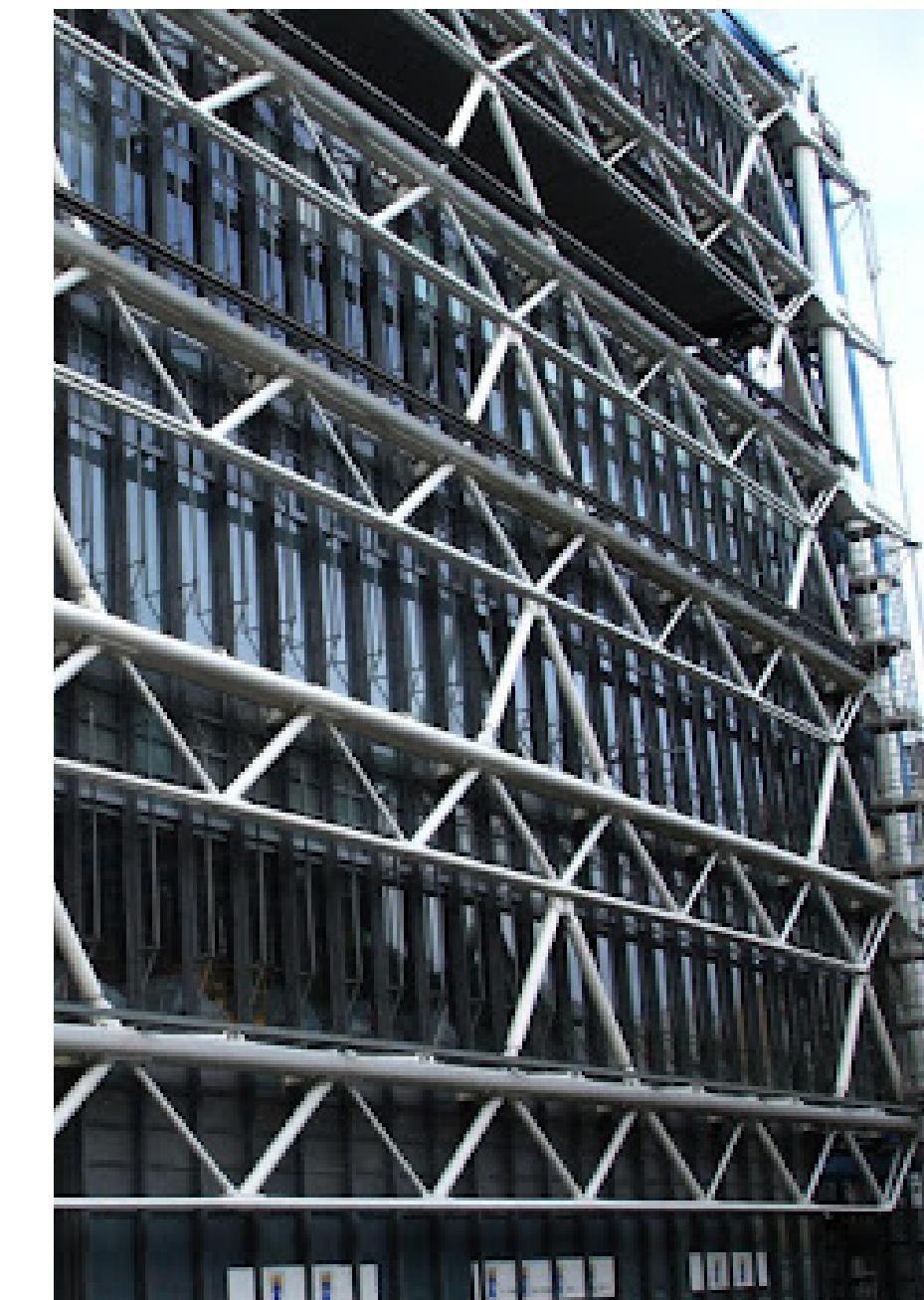
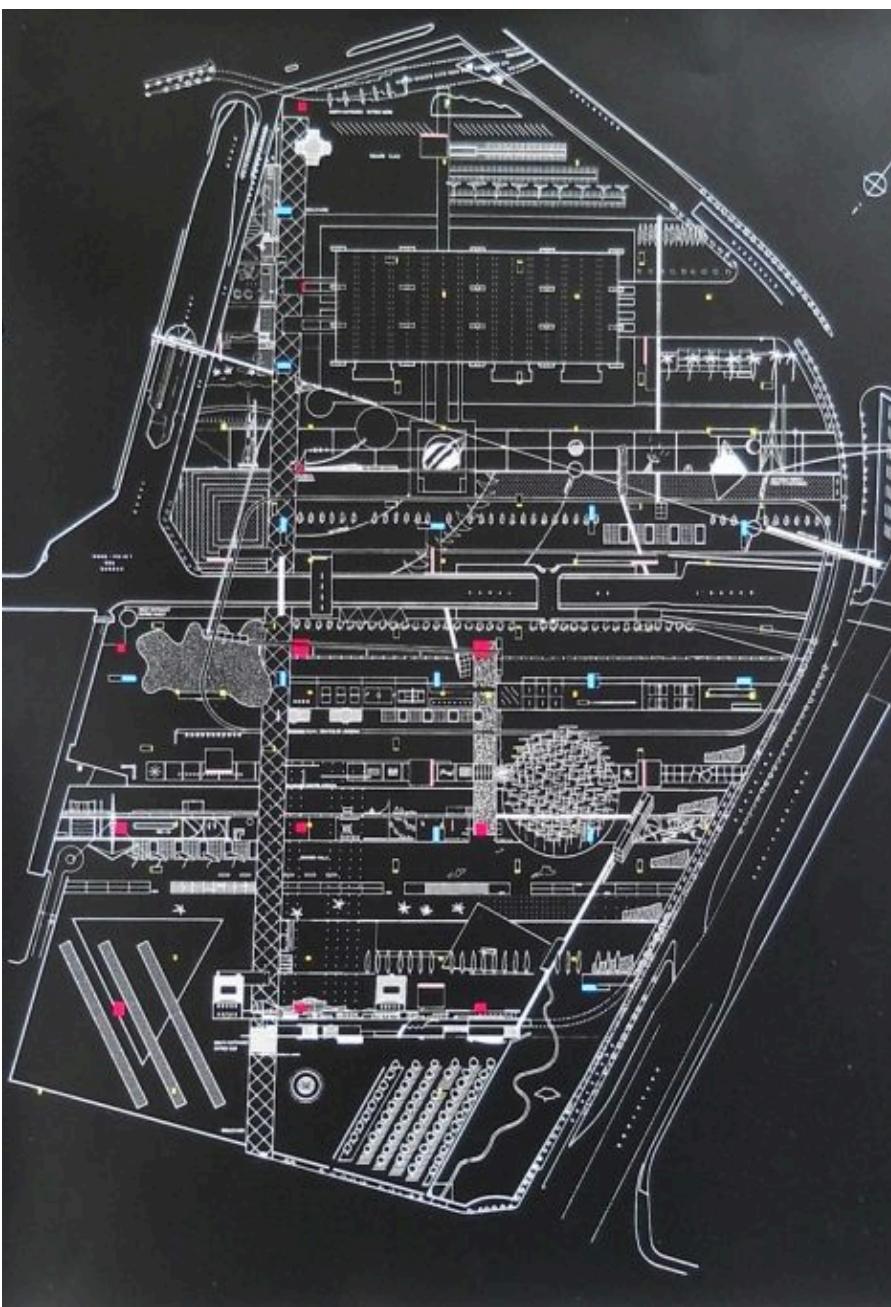
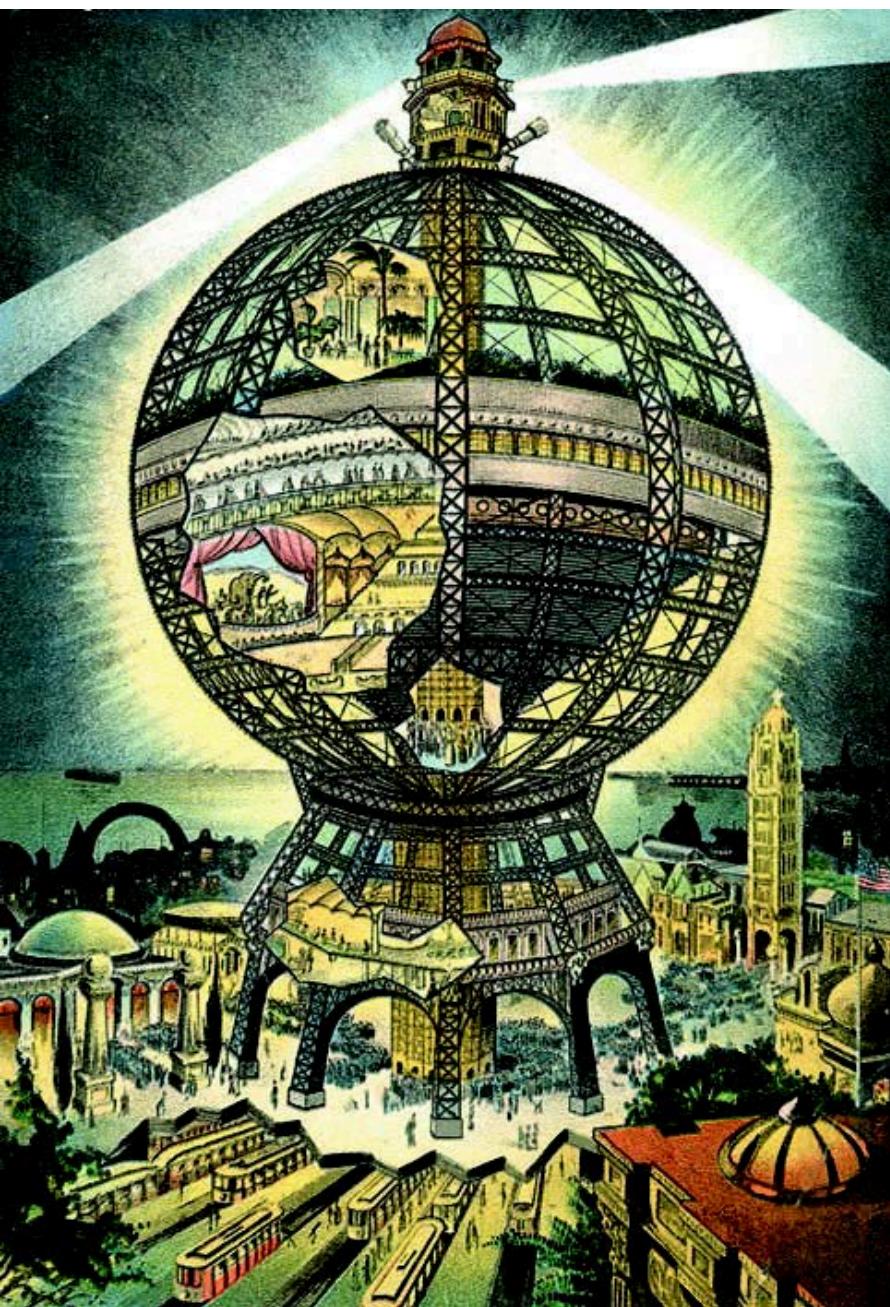


A Line Made By Walking -Richard Long



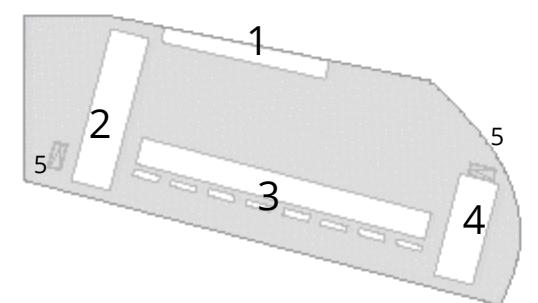




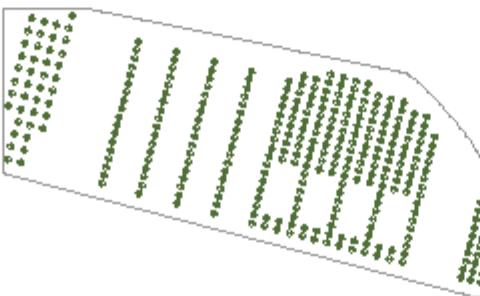




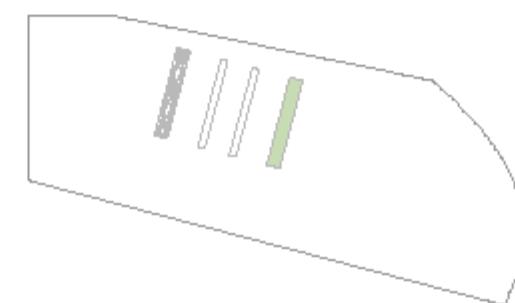
edificios programáticos  
 1-estación FFCC  
 2-habitacional  
 3- CEM (centro de espacios multiples)  
 4-universidad  
 5-rampas de ingreso a E.



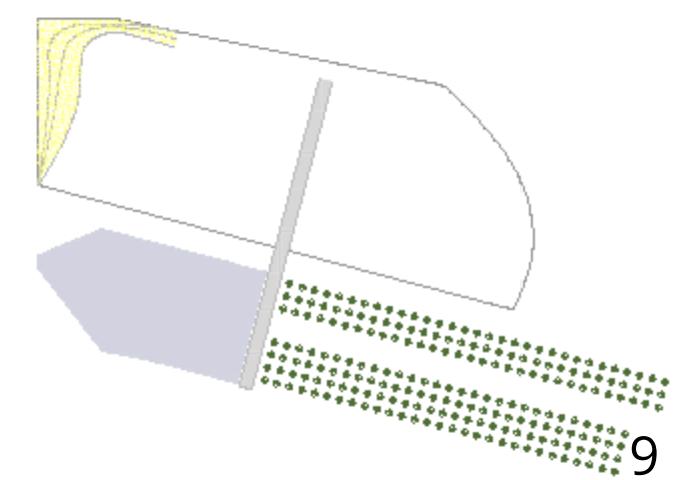
arbolado



franjas programáticos  
 -franja to topográfica  
 -comercios  
 -comercios  
 -verde



relación con río y topografía

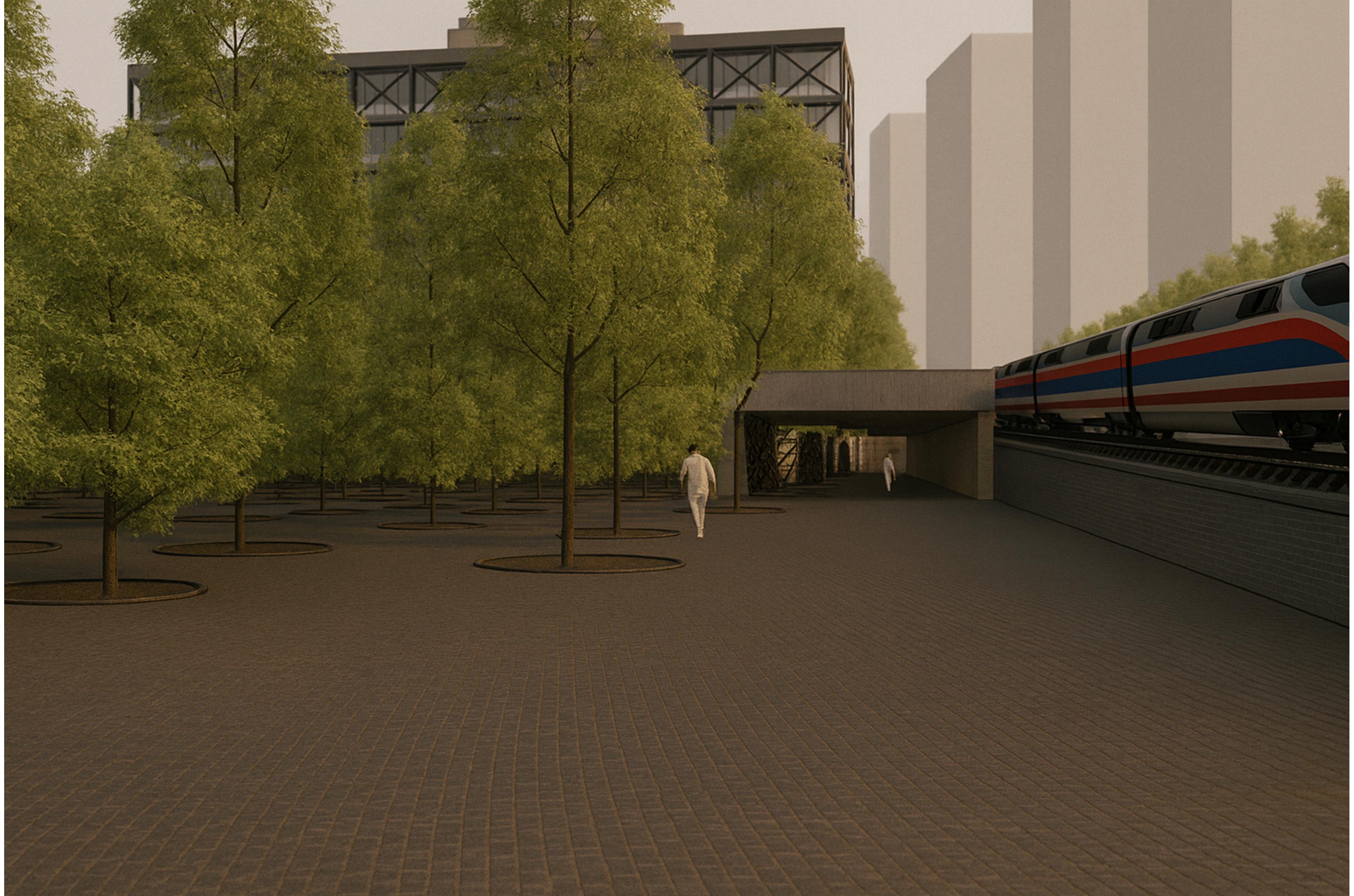






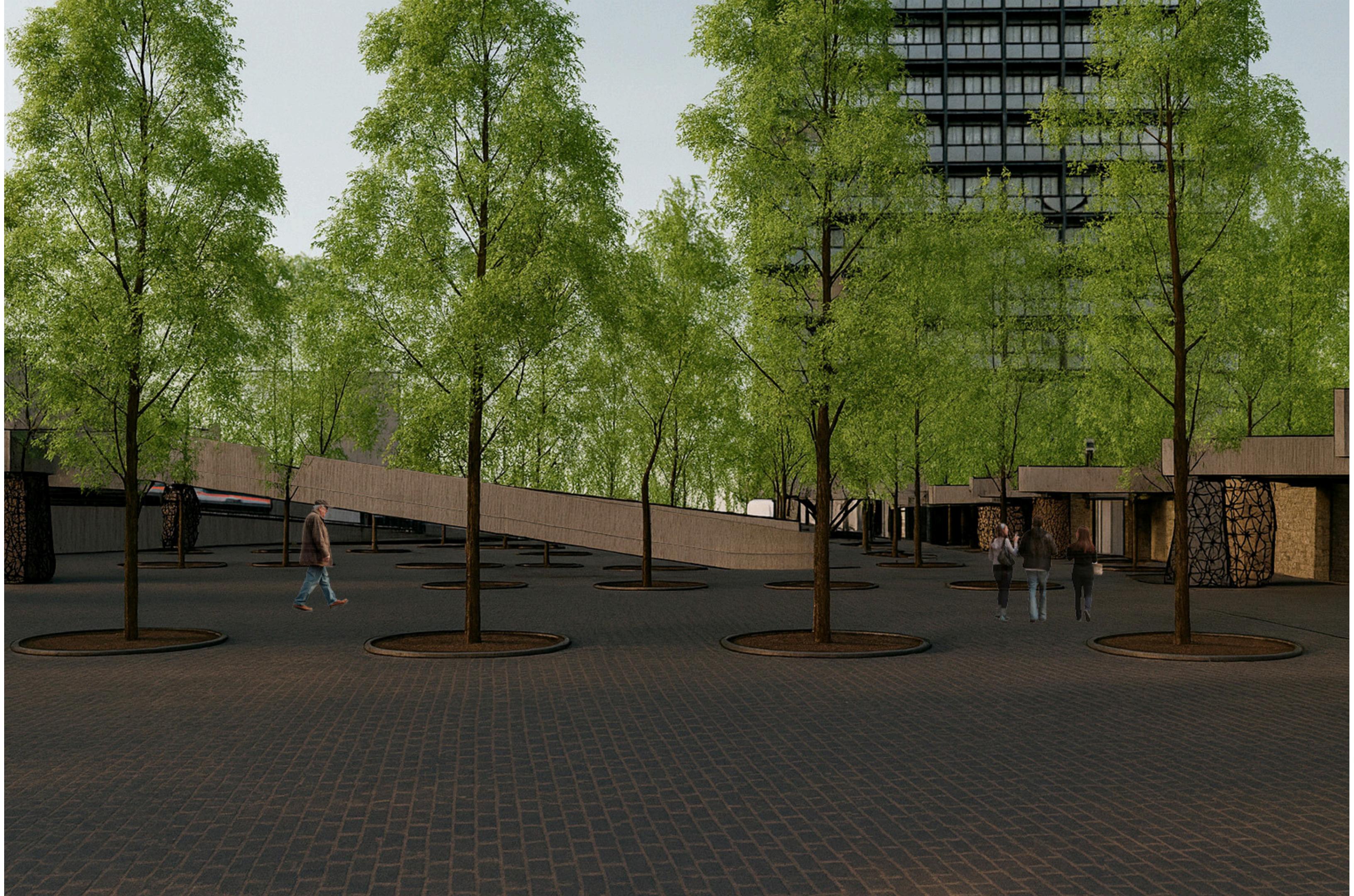


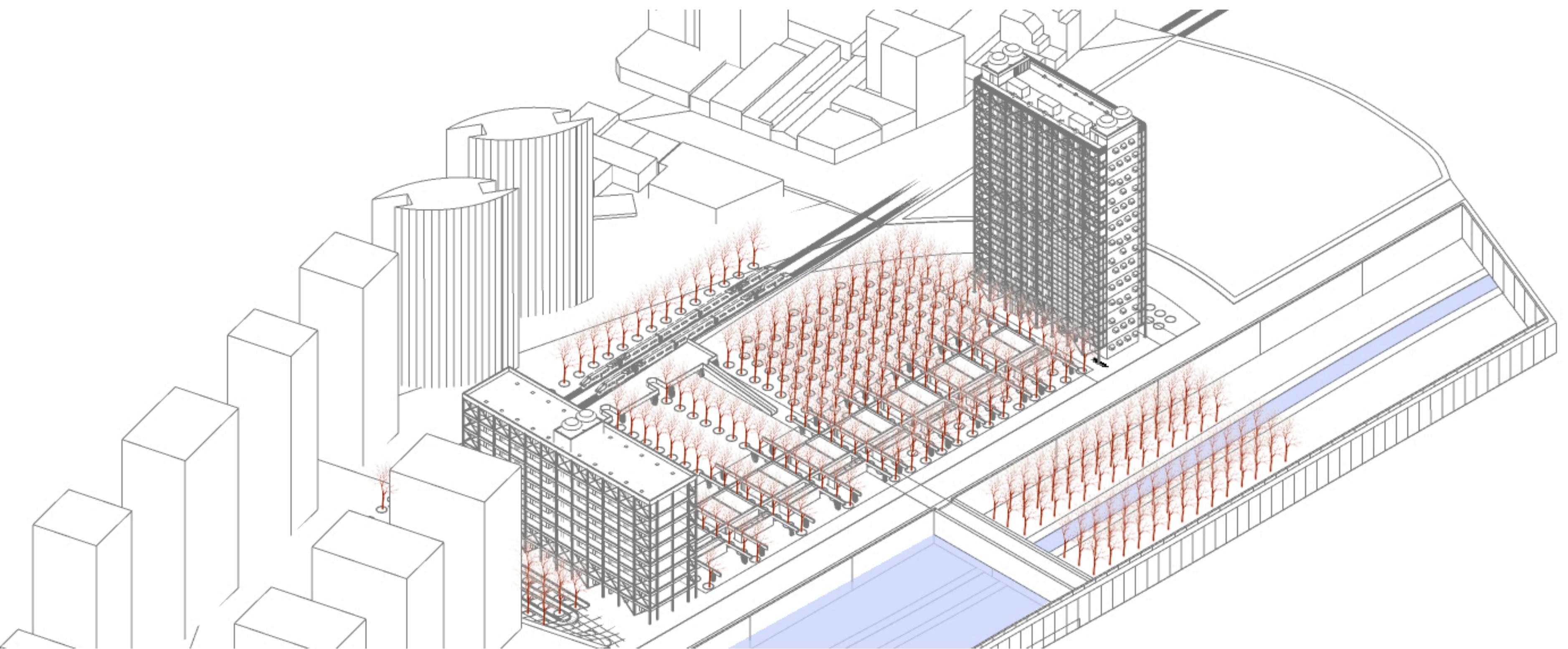


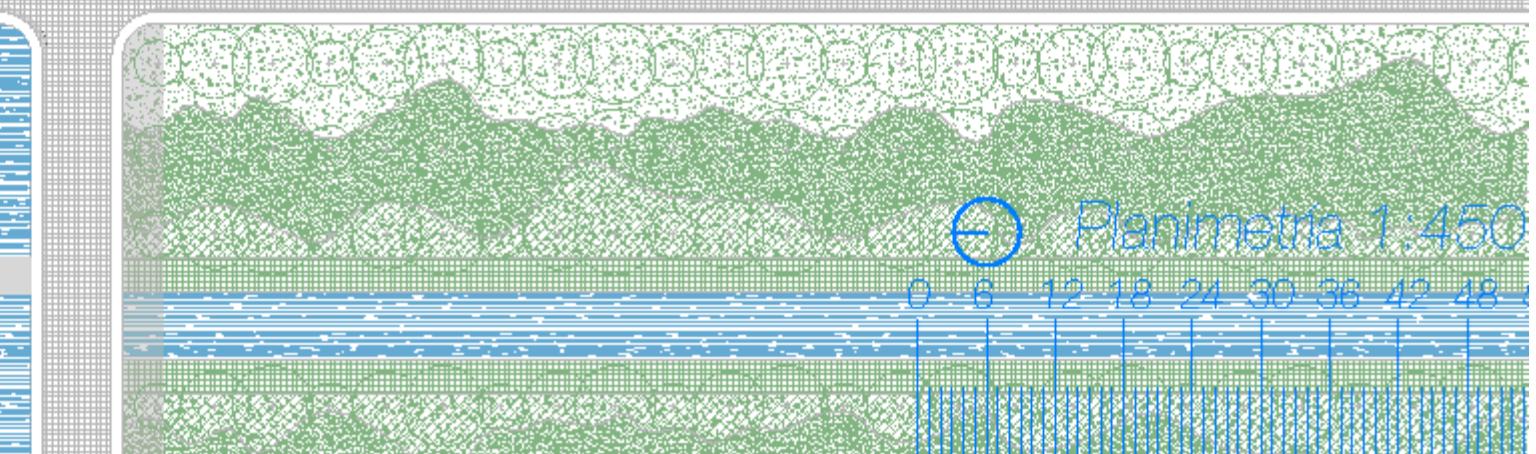
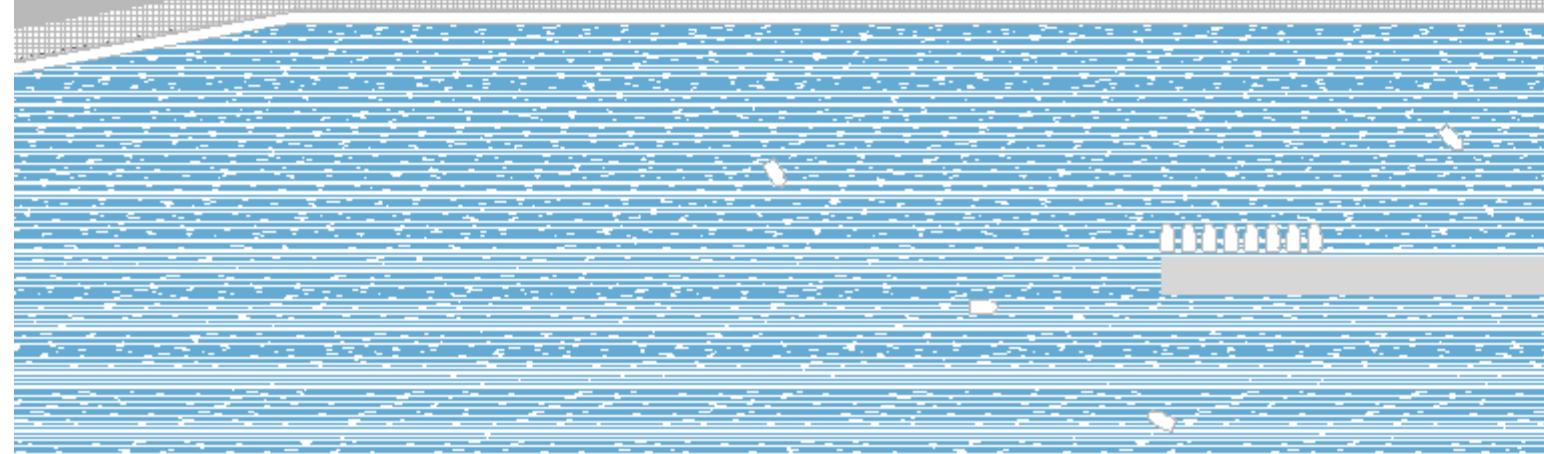
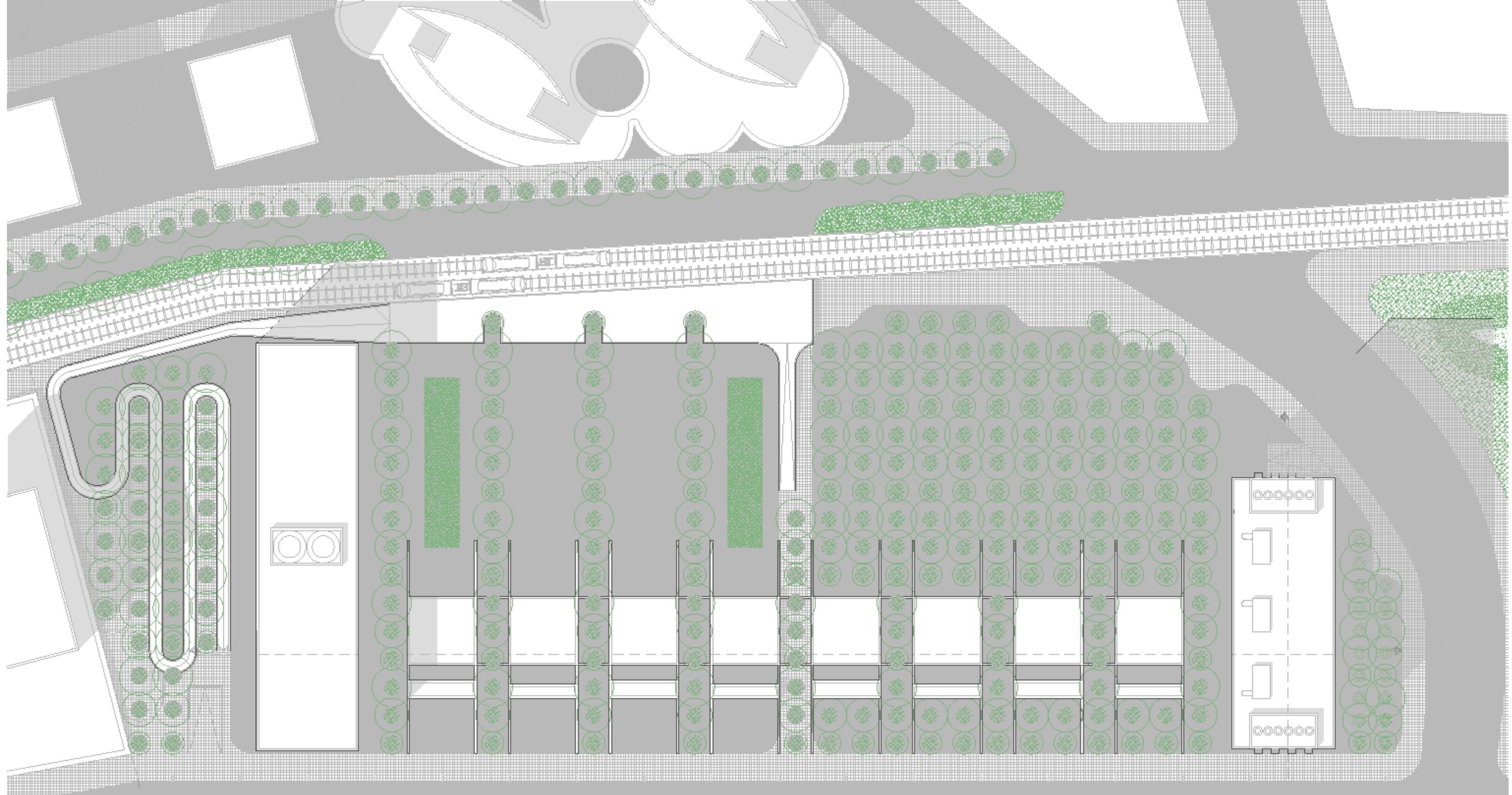


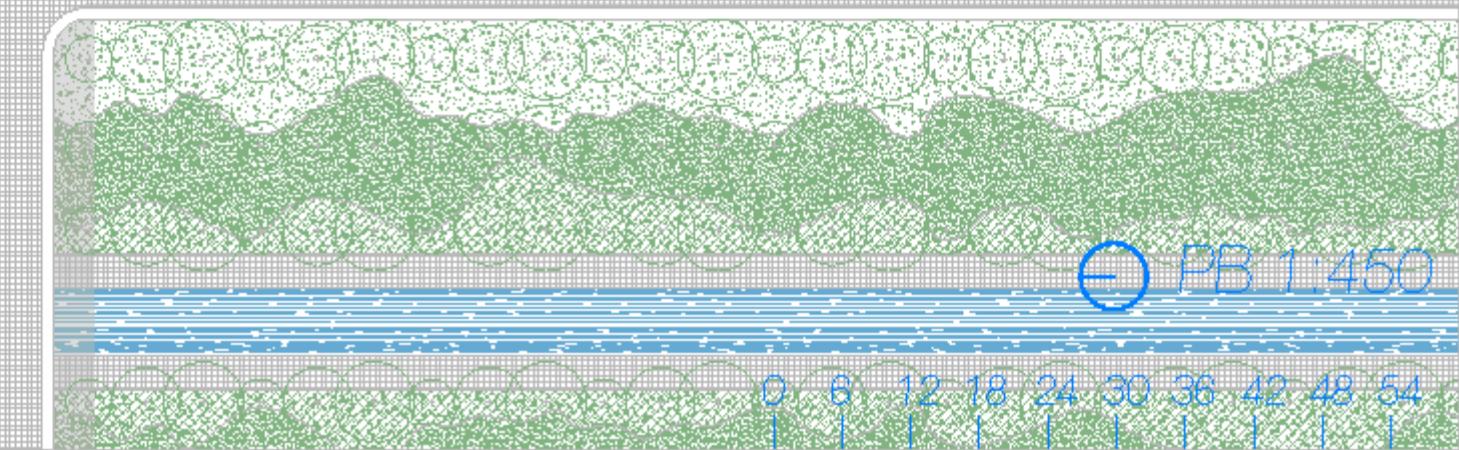
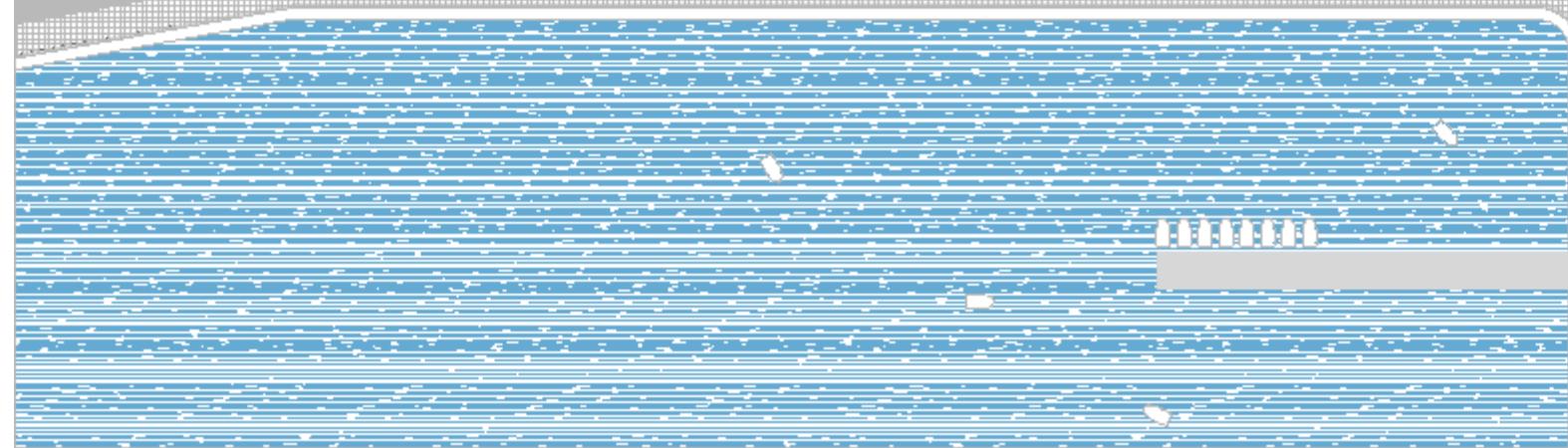
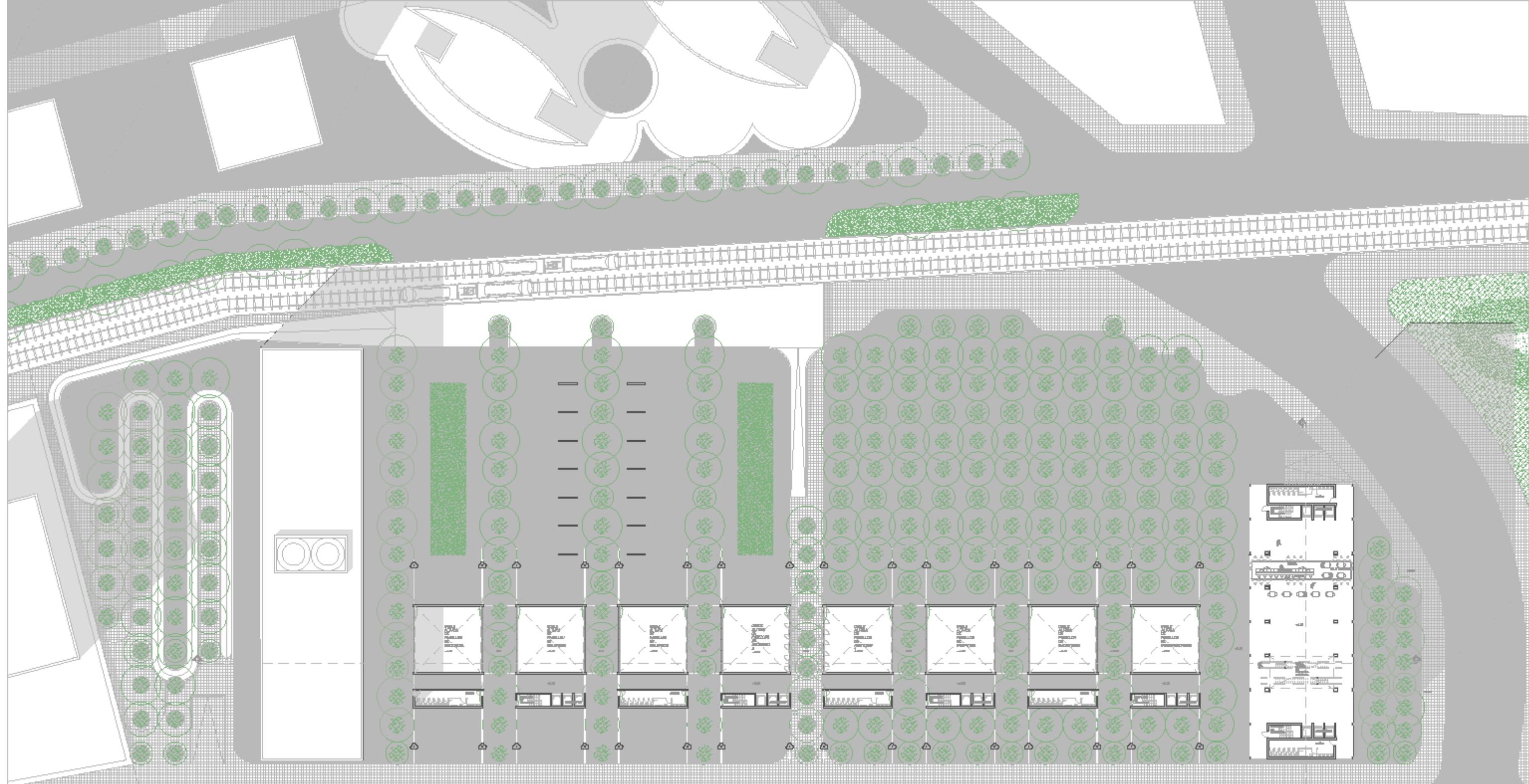


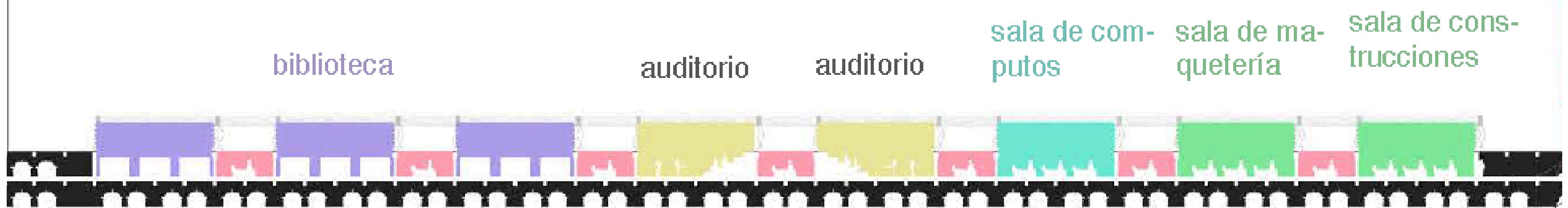


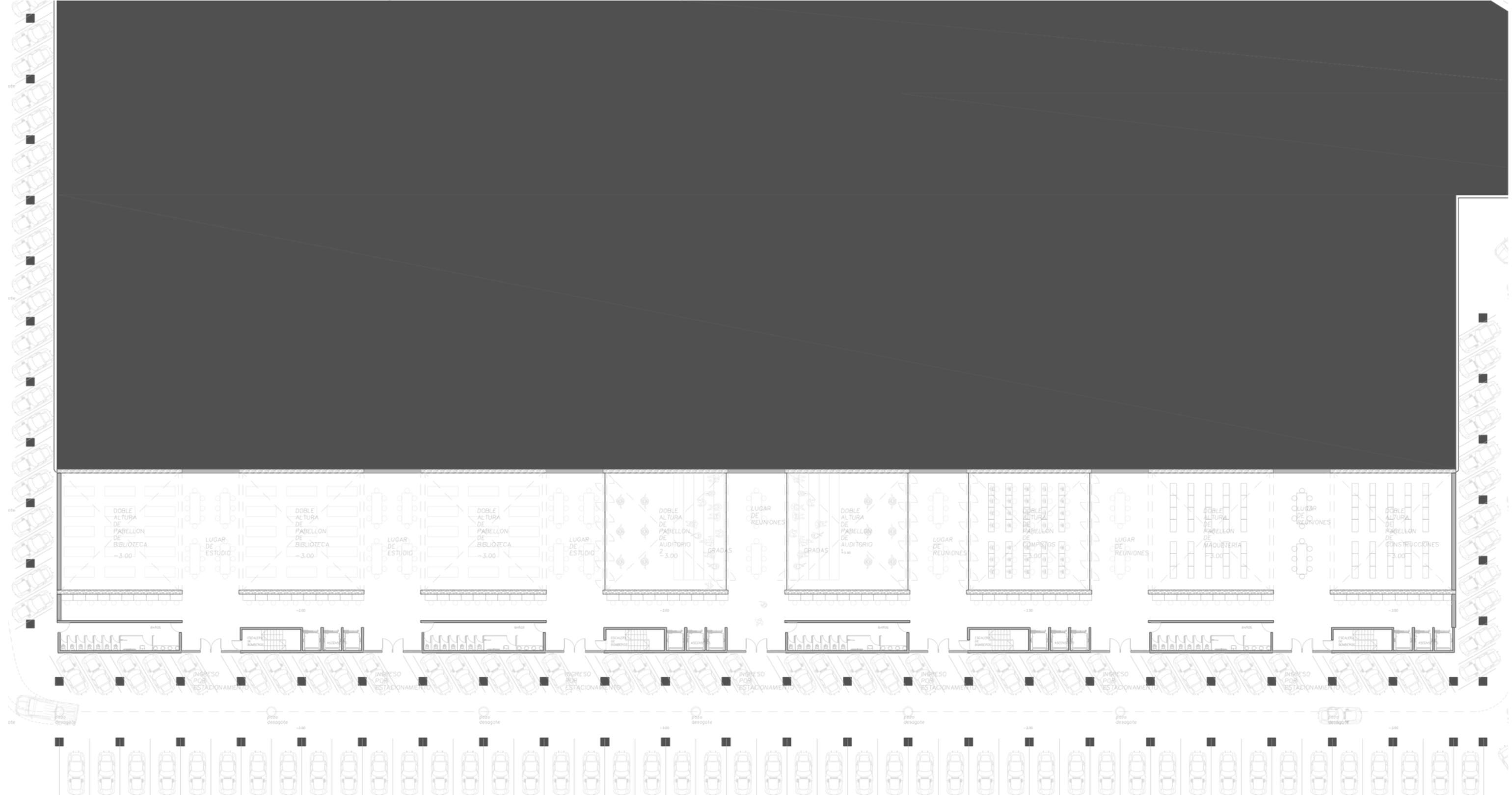






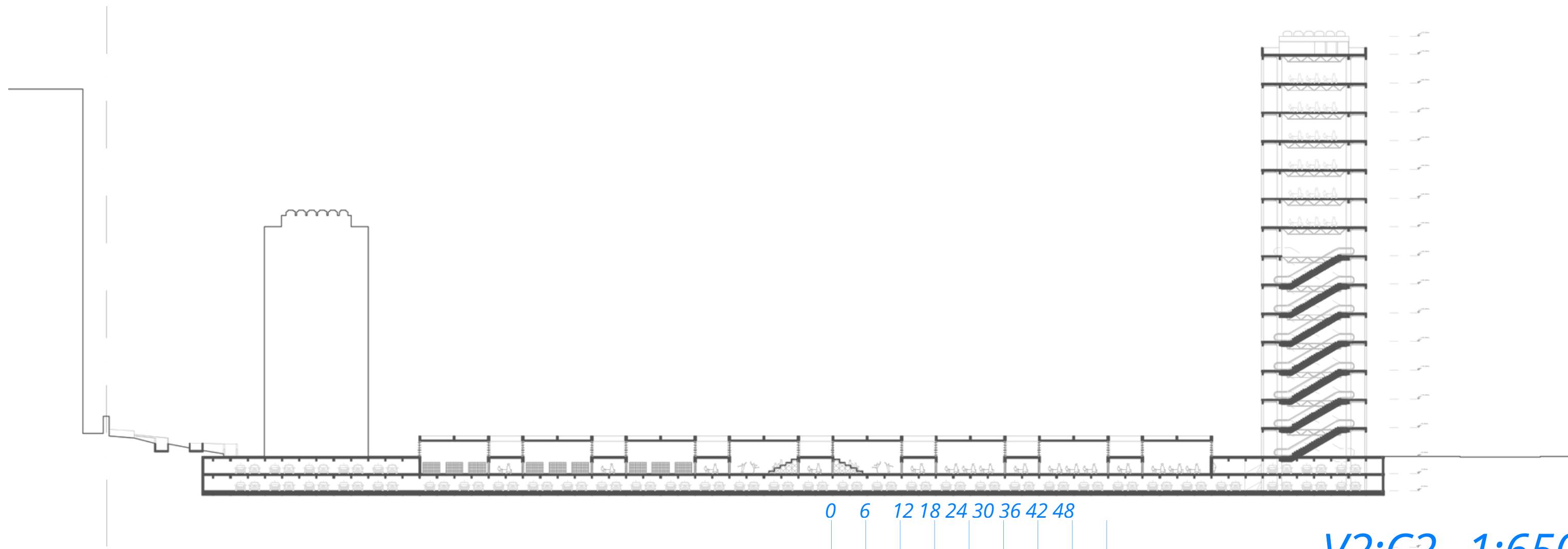






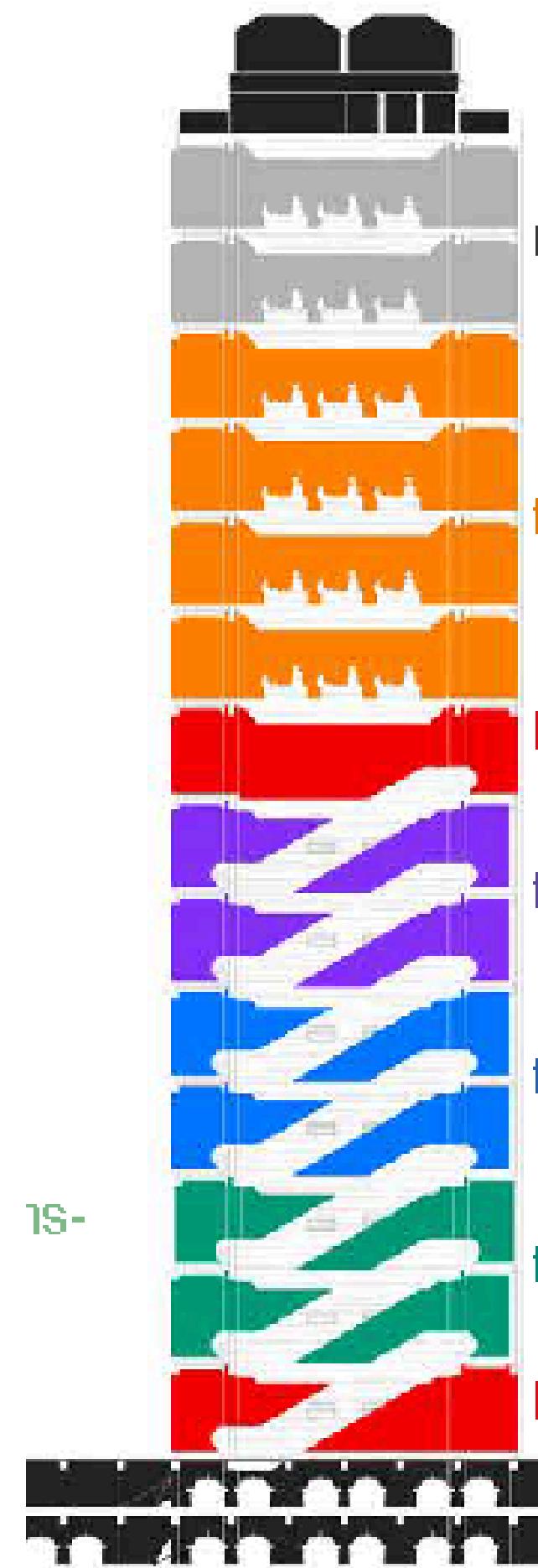
SB -3M 1:250

0 6 12 18 24 30









rectorado / decanato

facultad de economía

bar / shop

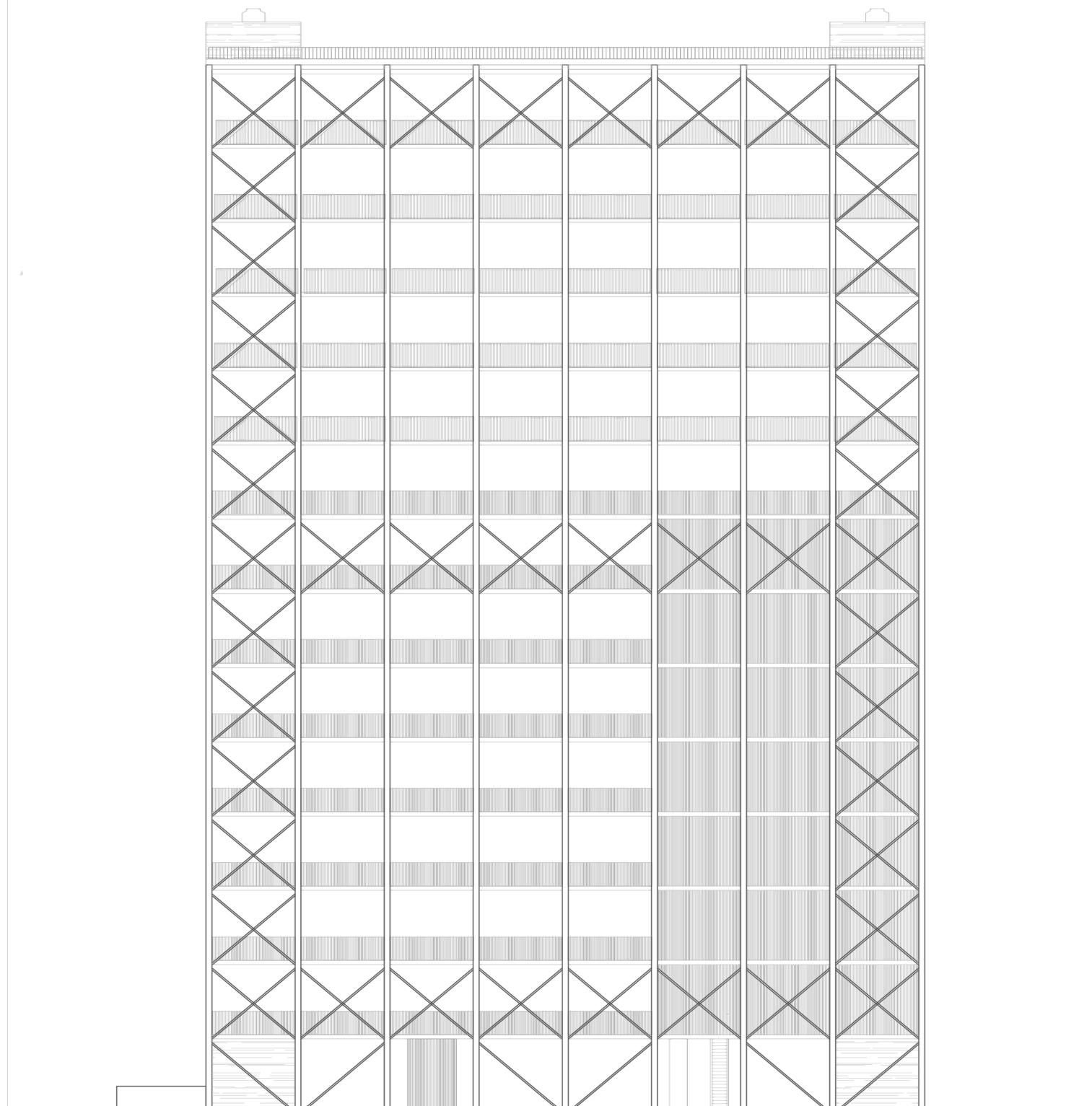
facultad de ing.industrial

facultad de ing.civil

1S-

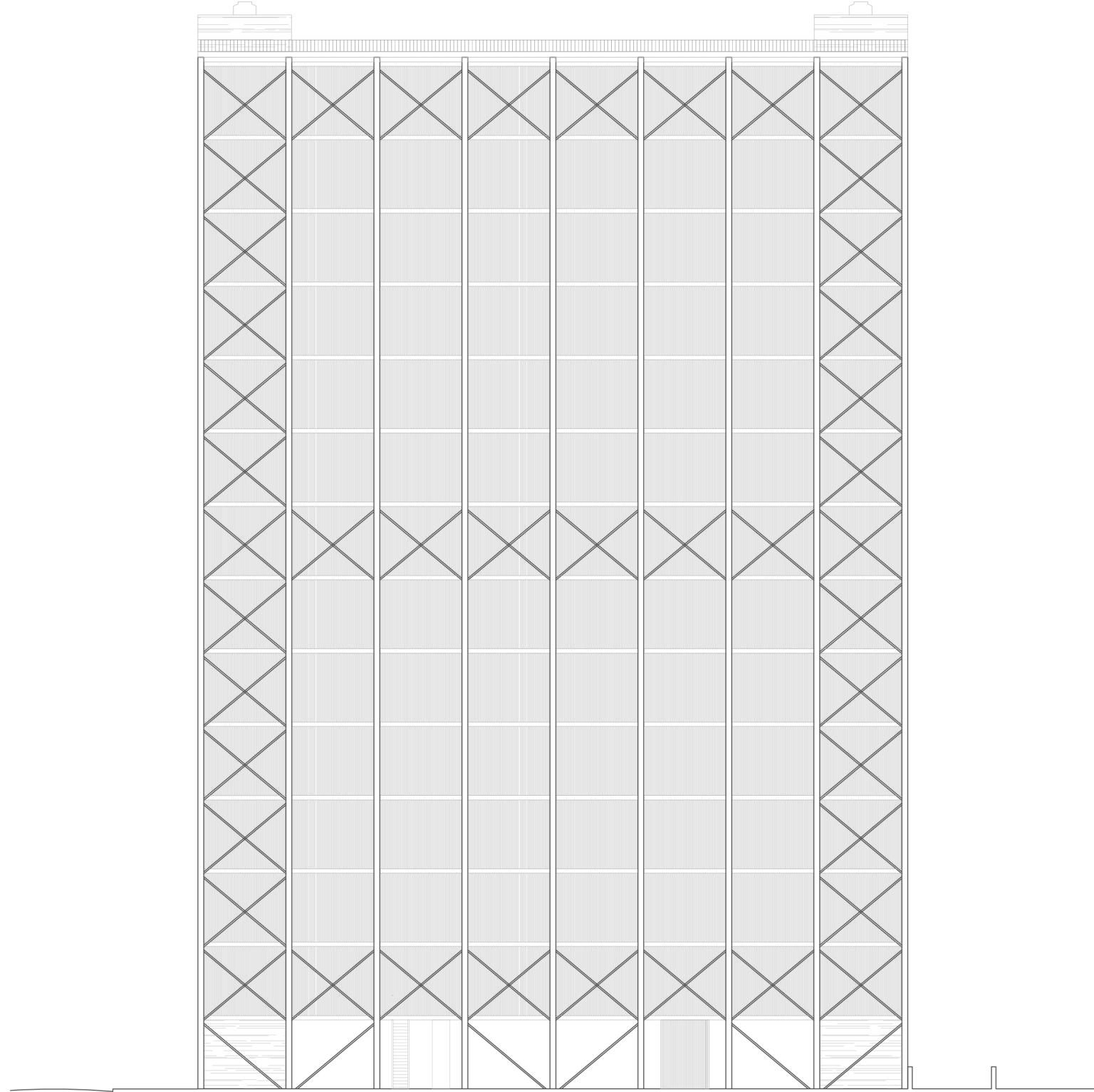
facultad de arquitectura

llegada / café



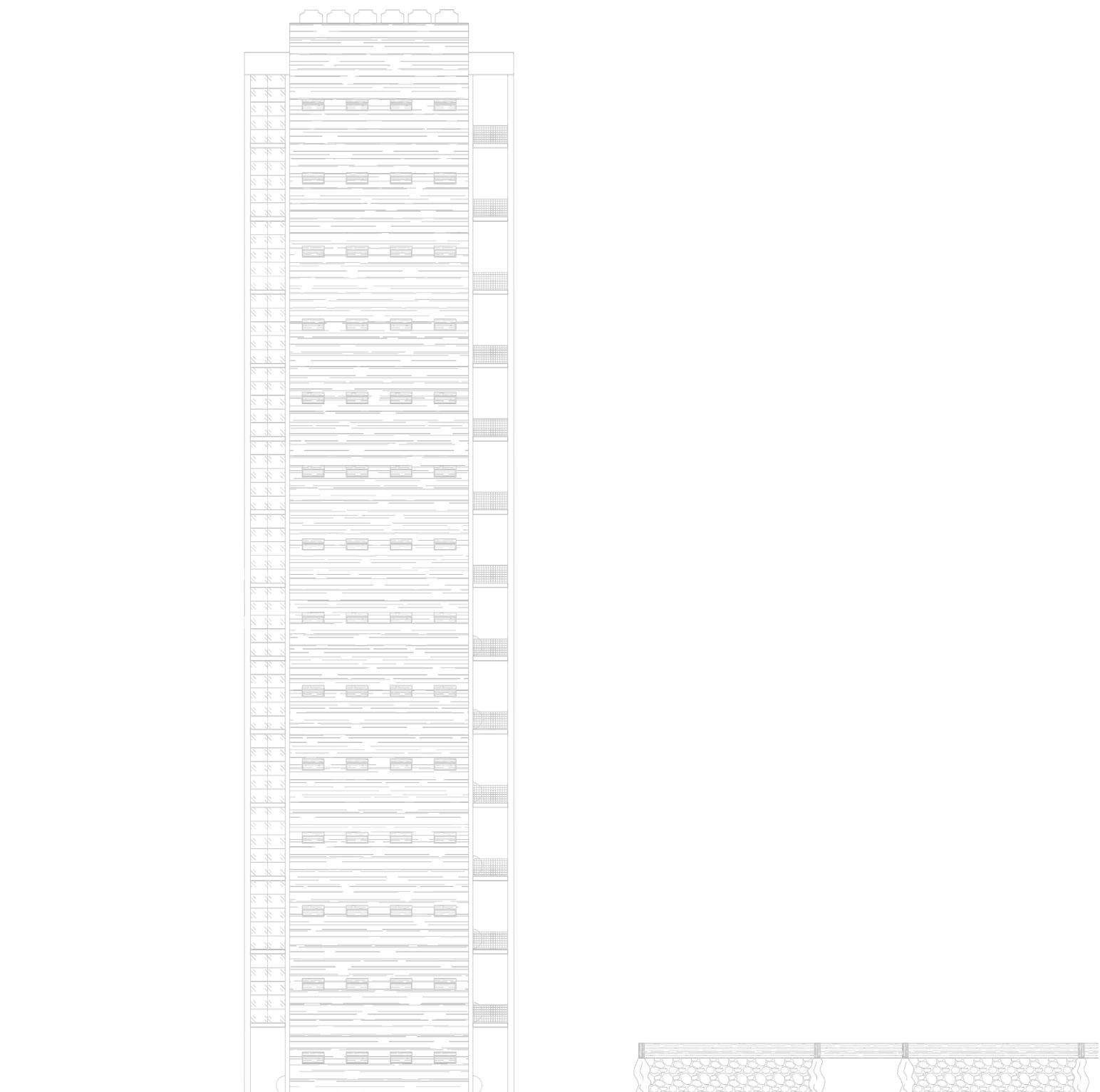
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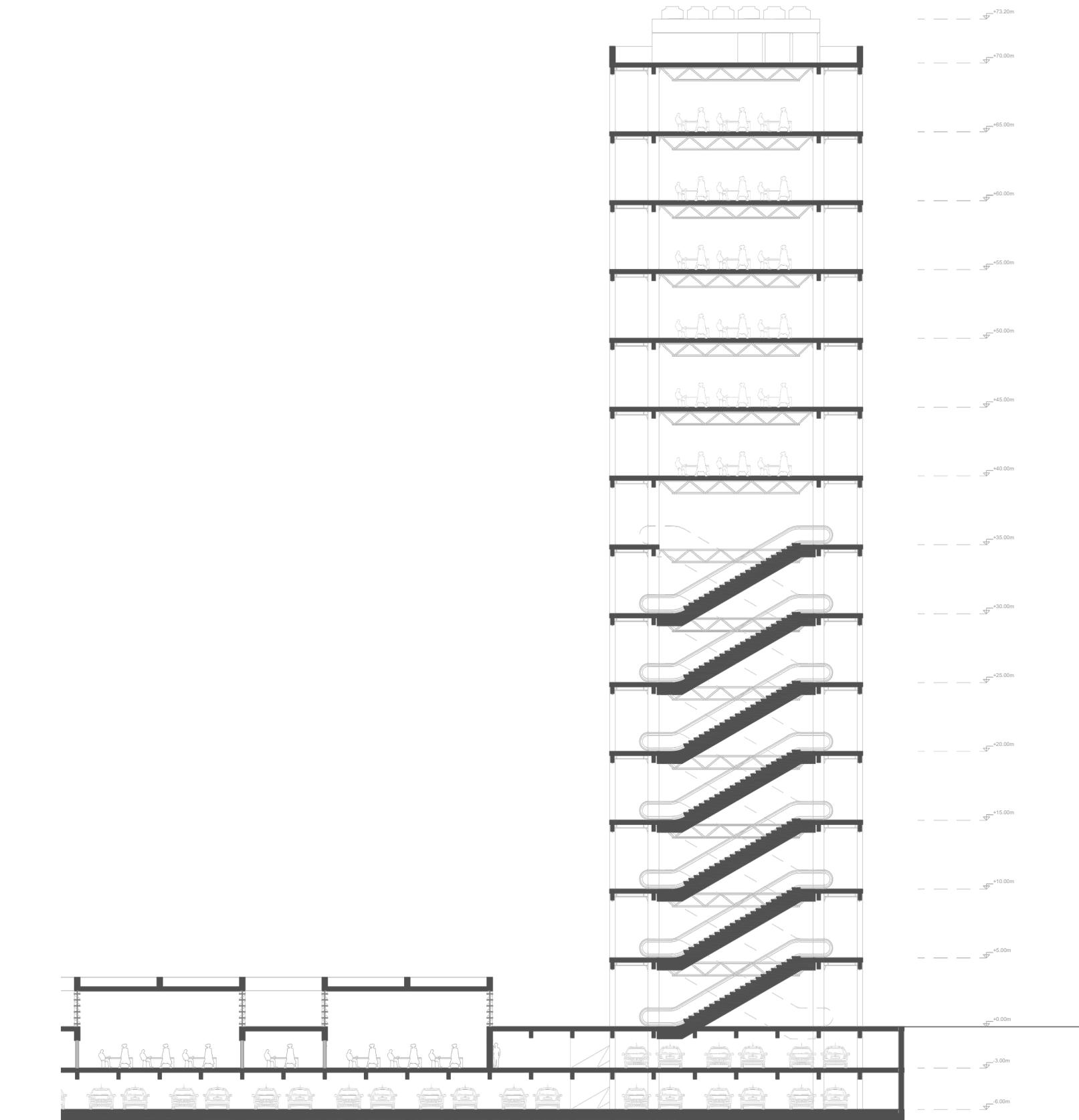
Vista V3 1:250



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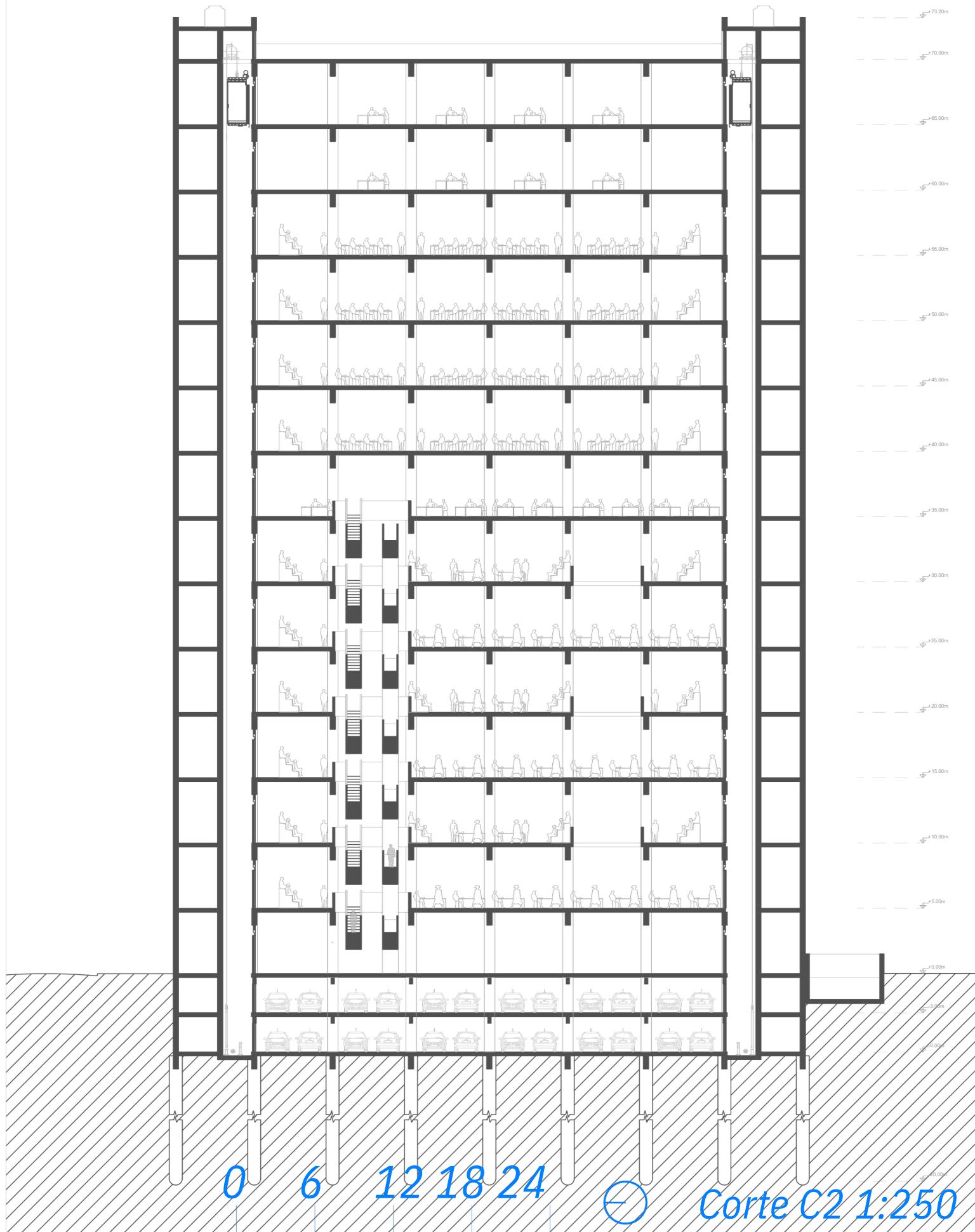
Vista V1 1:250



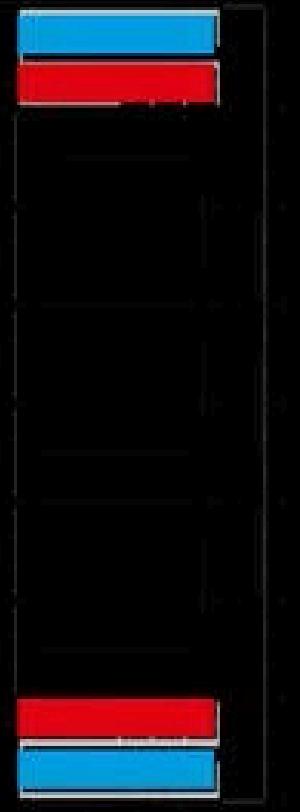


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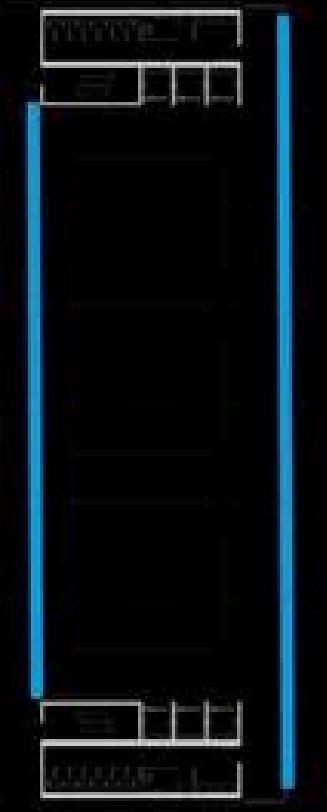
Corte C2 1:250



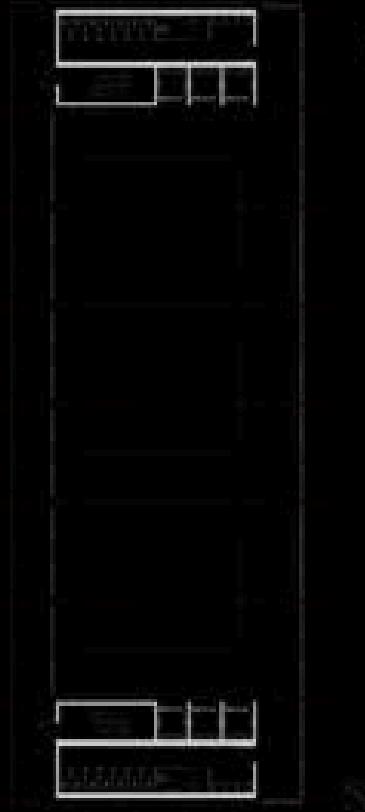
Corte C2 1:250



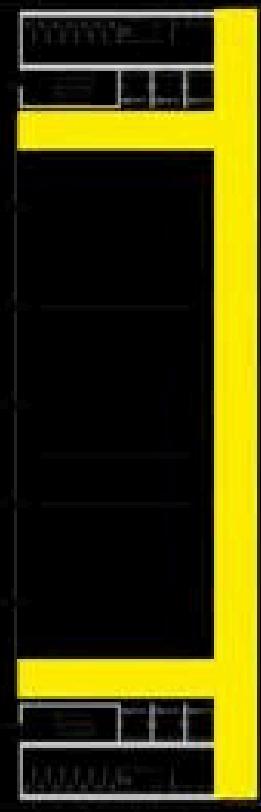
núcleos húmedos  
circulación vertical



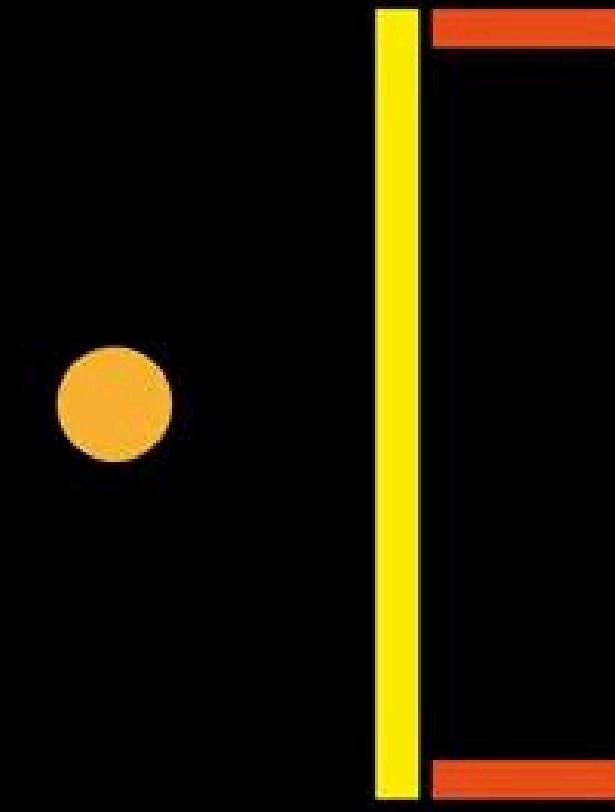
ejes de cerramientos  
NYS



ejes estructurales



circulación horizontal

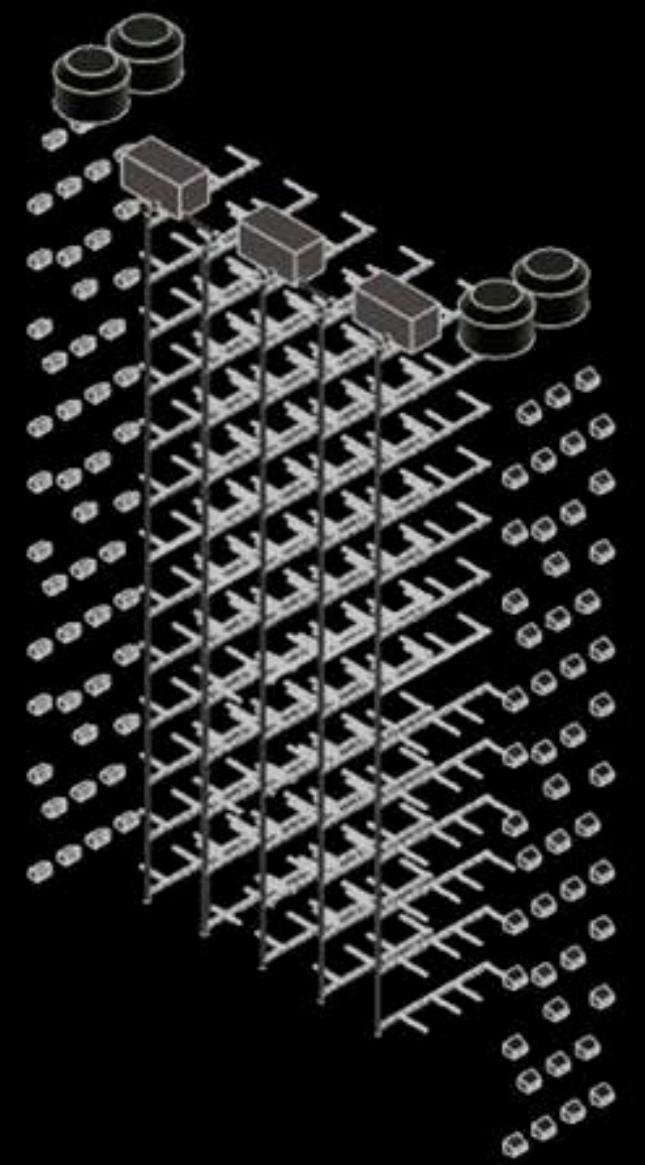


para soles horizontales  
(balcones - norte)  
camara de aire (sur)

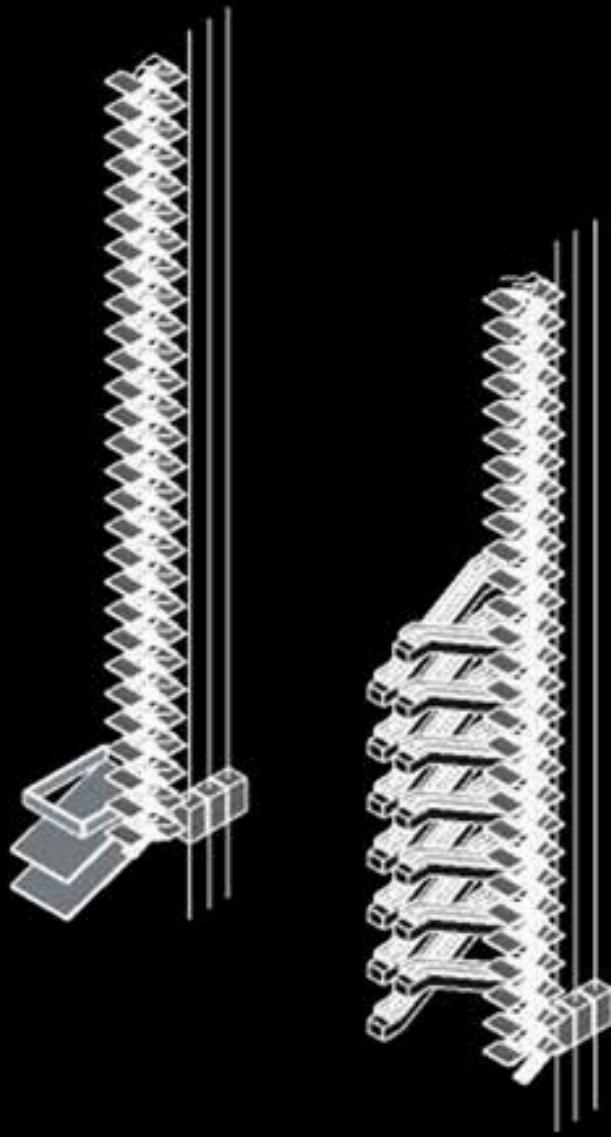


cajas rígidas  
verticales

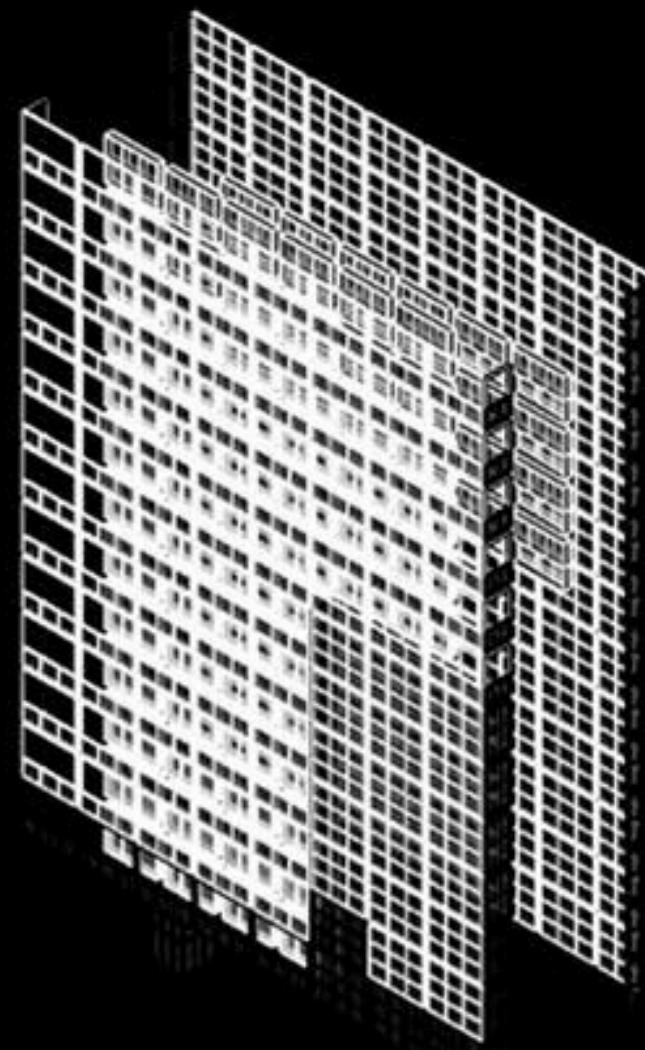
fachadas ciegas E y O  
+ camara de aire  
generada por  
baños



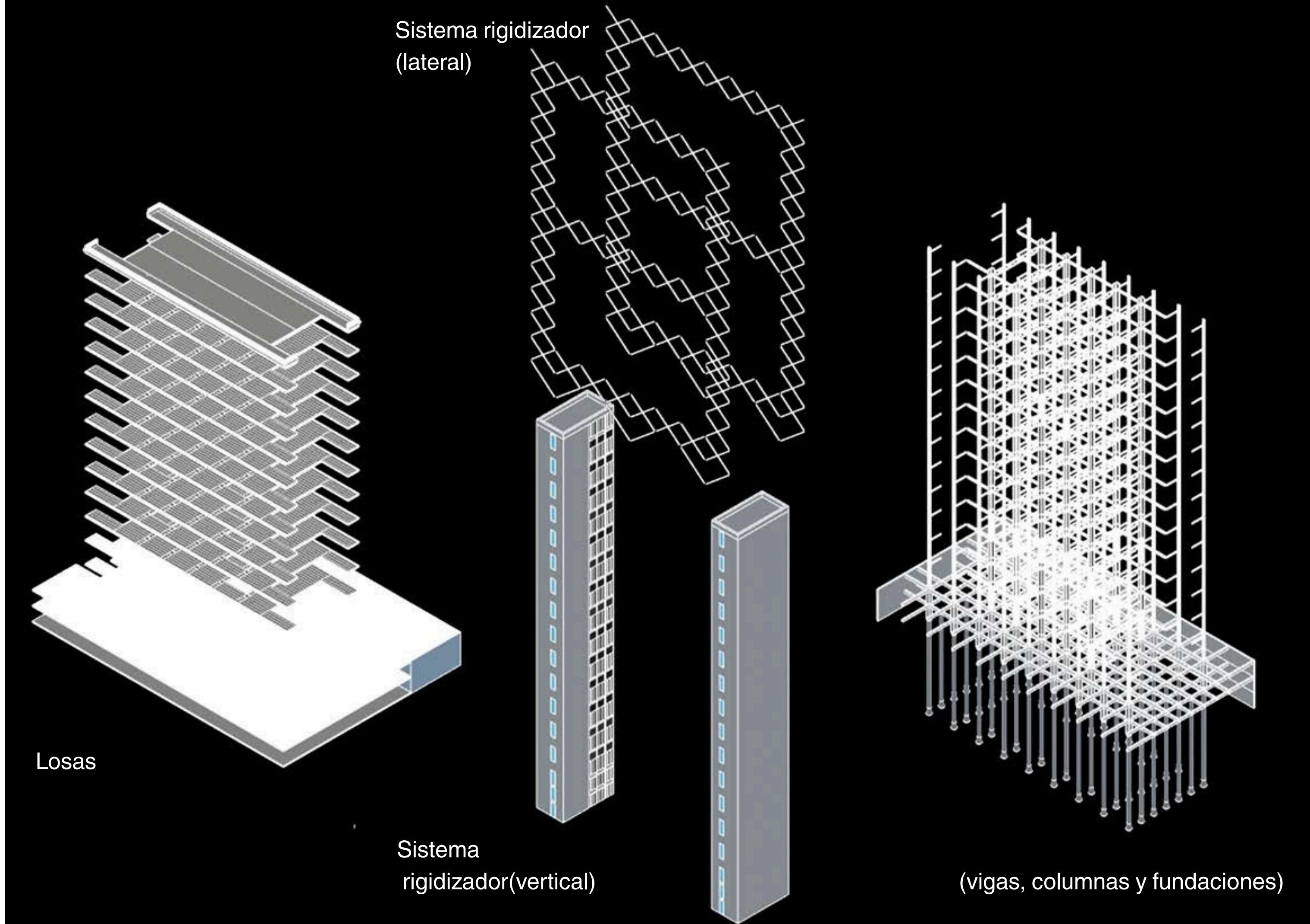
Sistema AA.CC.  
Sistema hidráulico

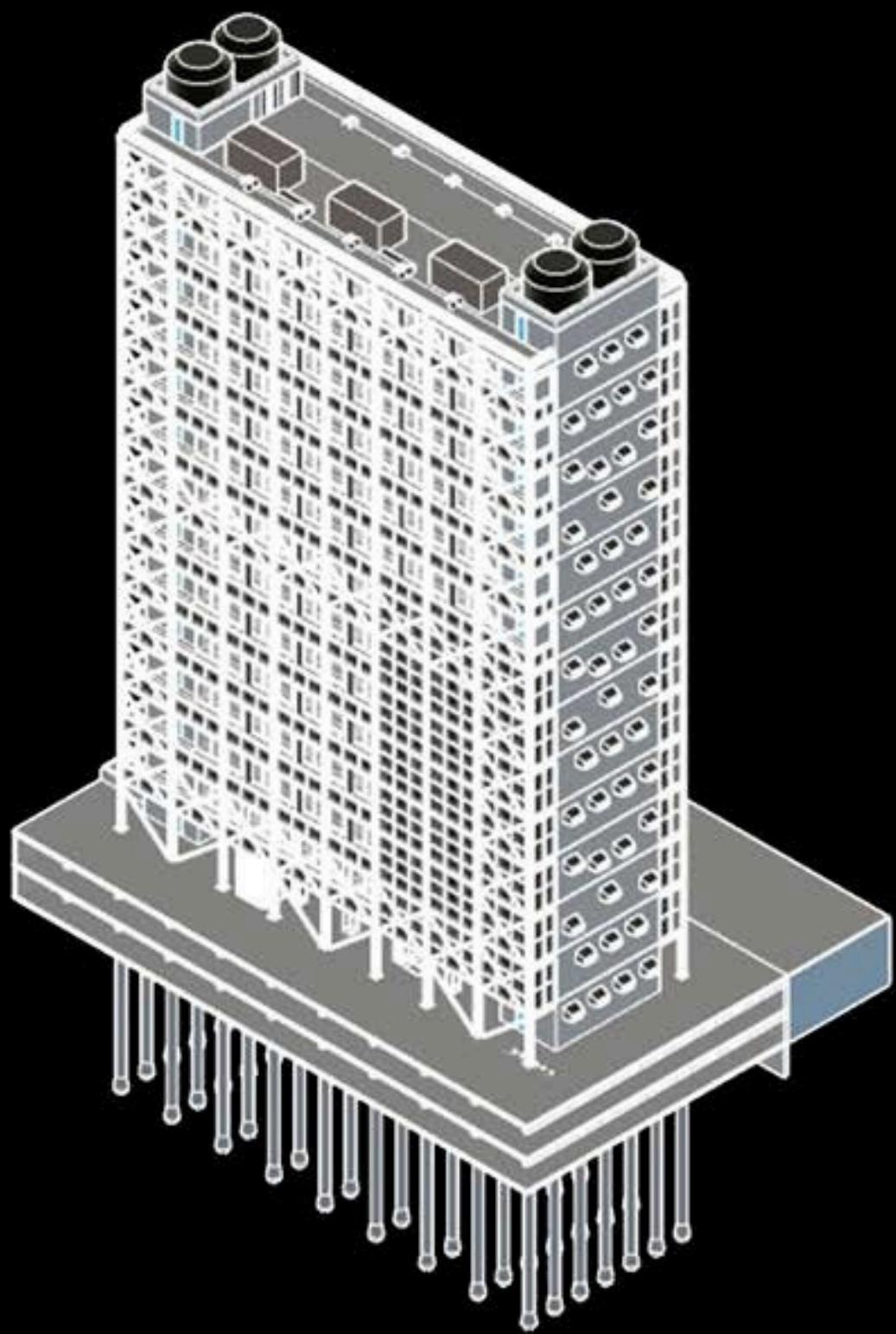


Circulación vertical

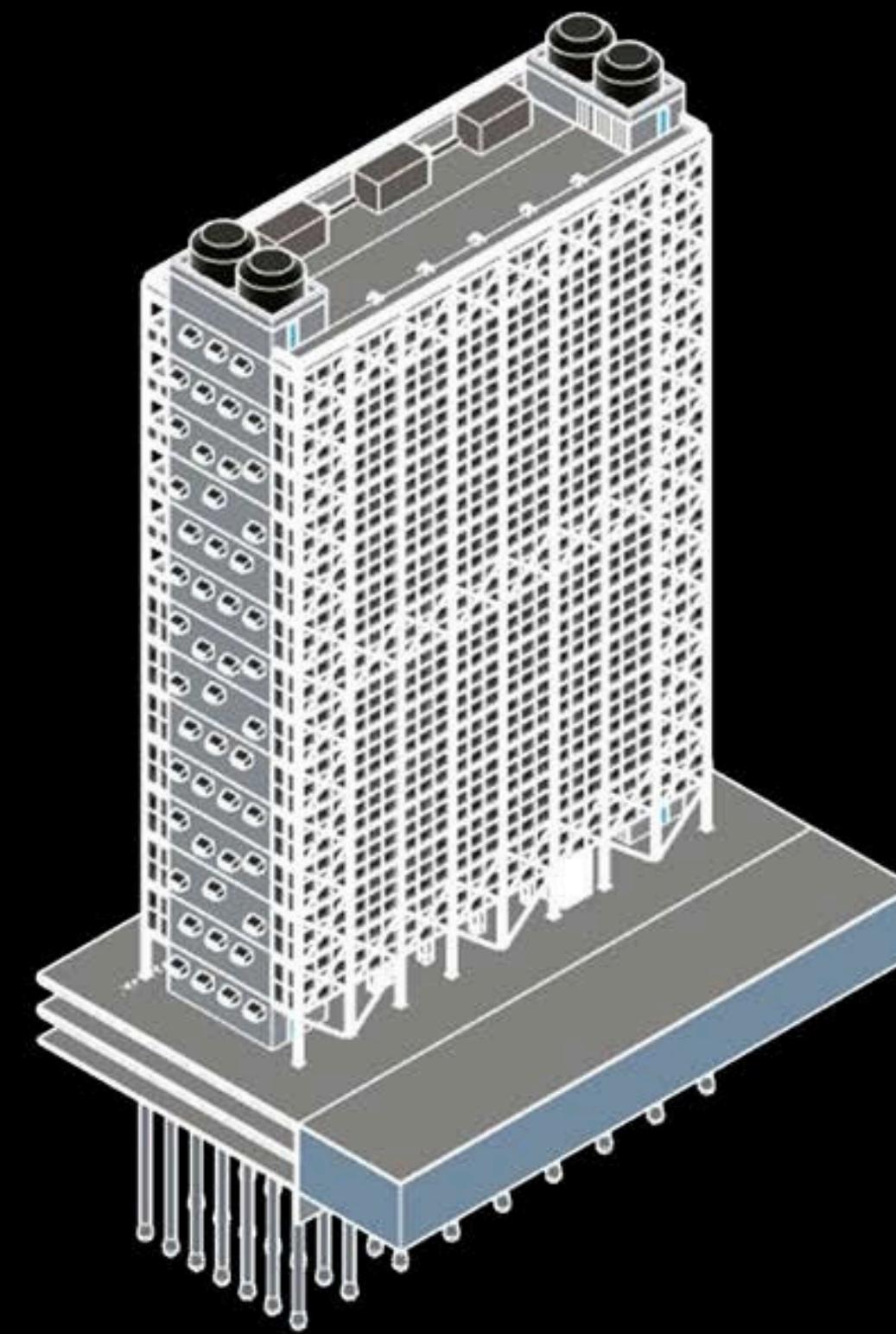


Piel y barandas  
(policarbonato)

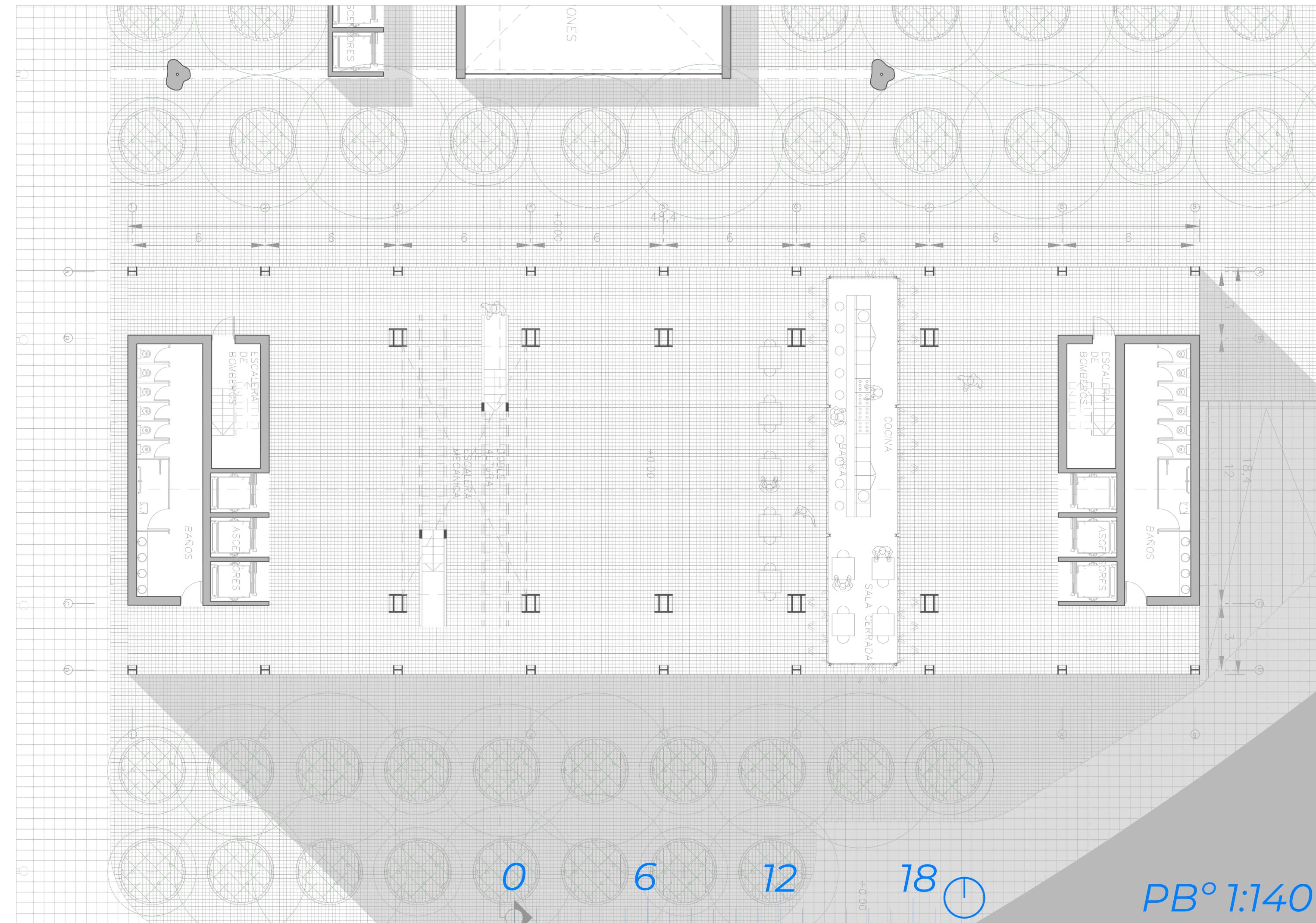




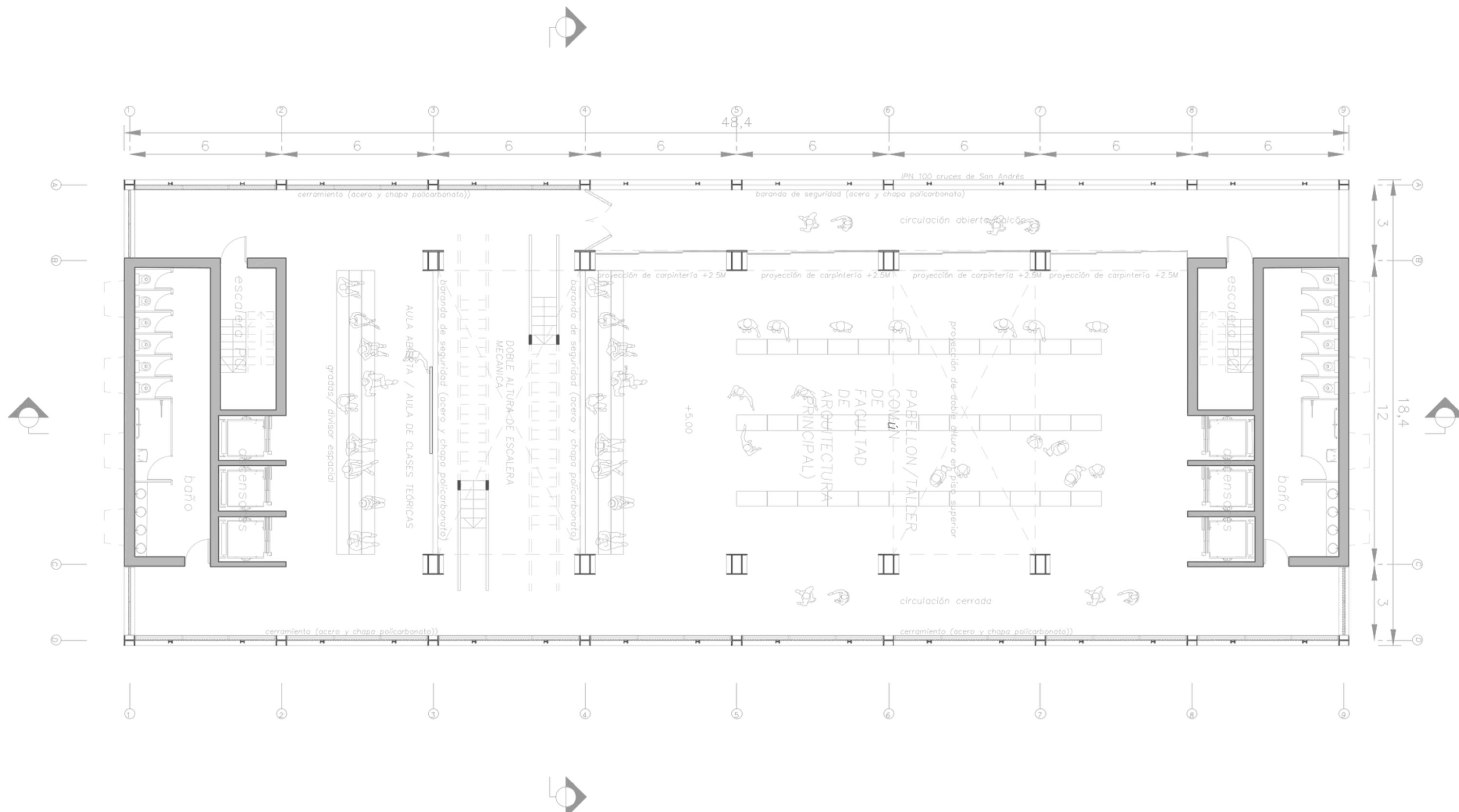
cara norte



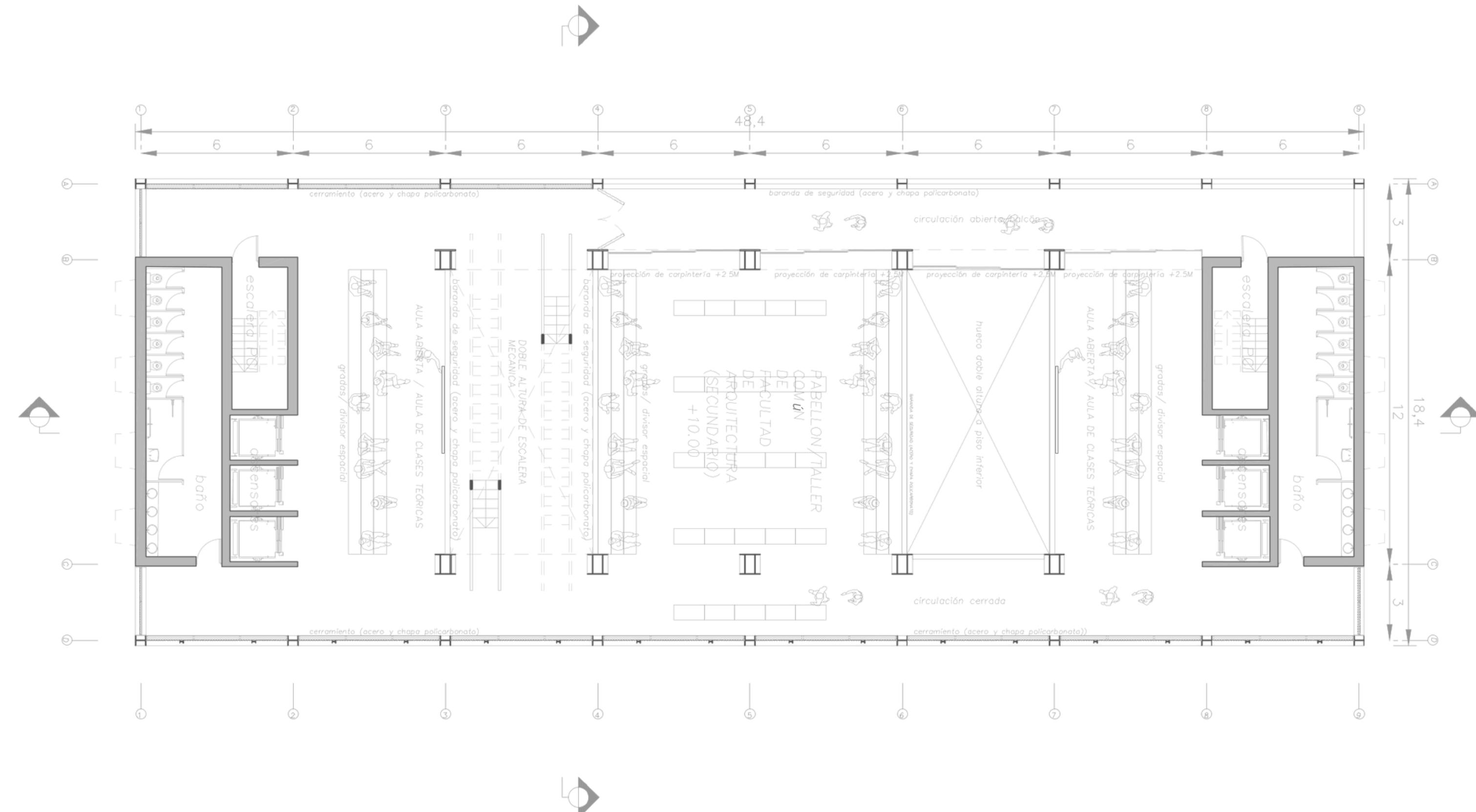
cara sur





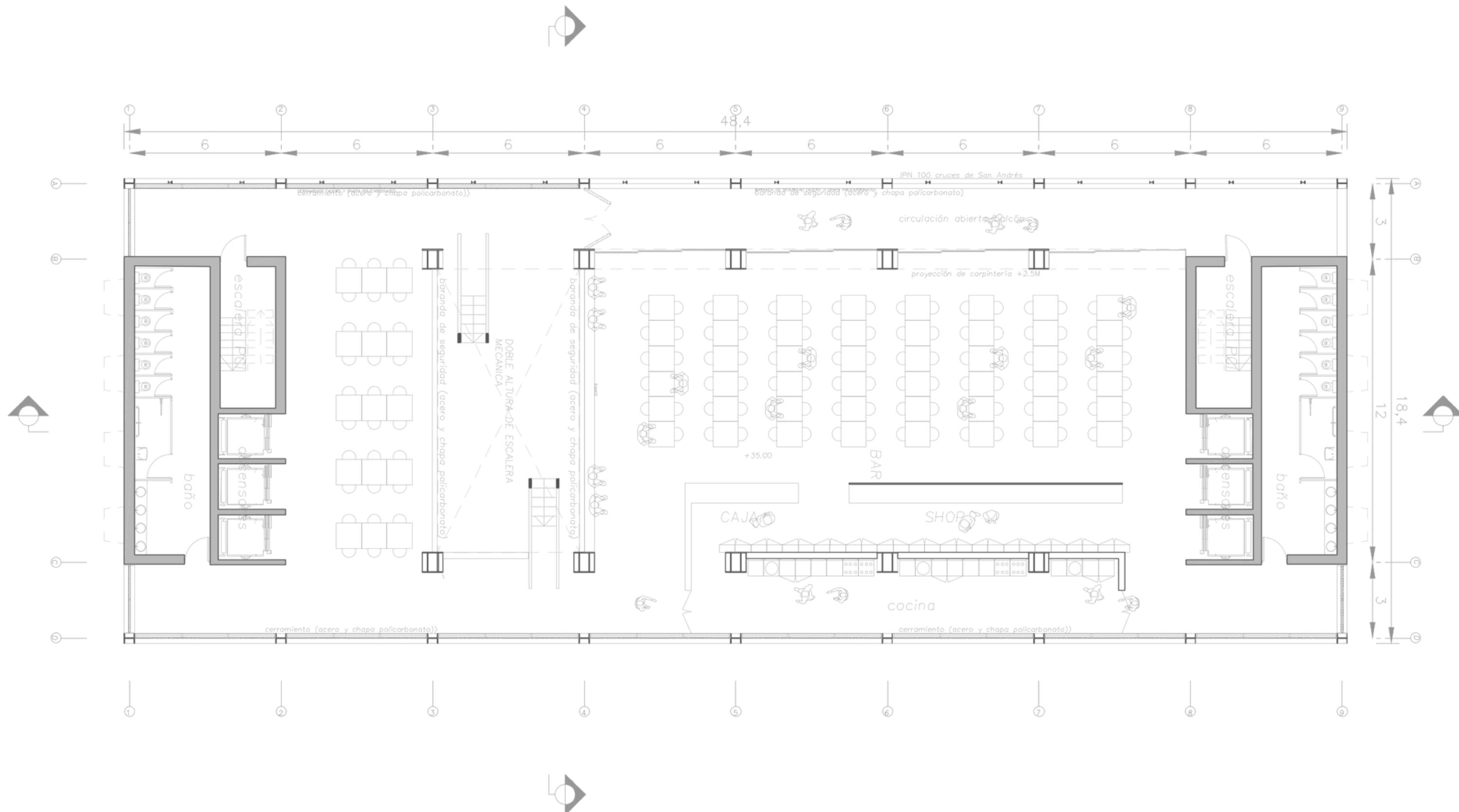


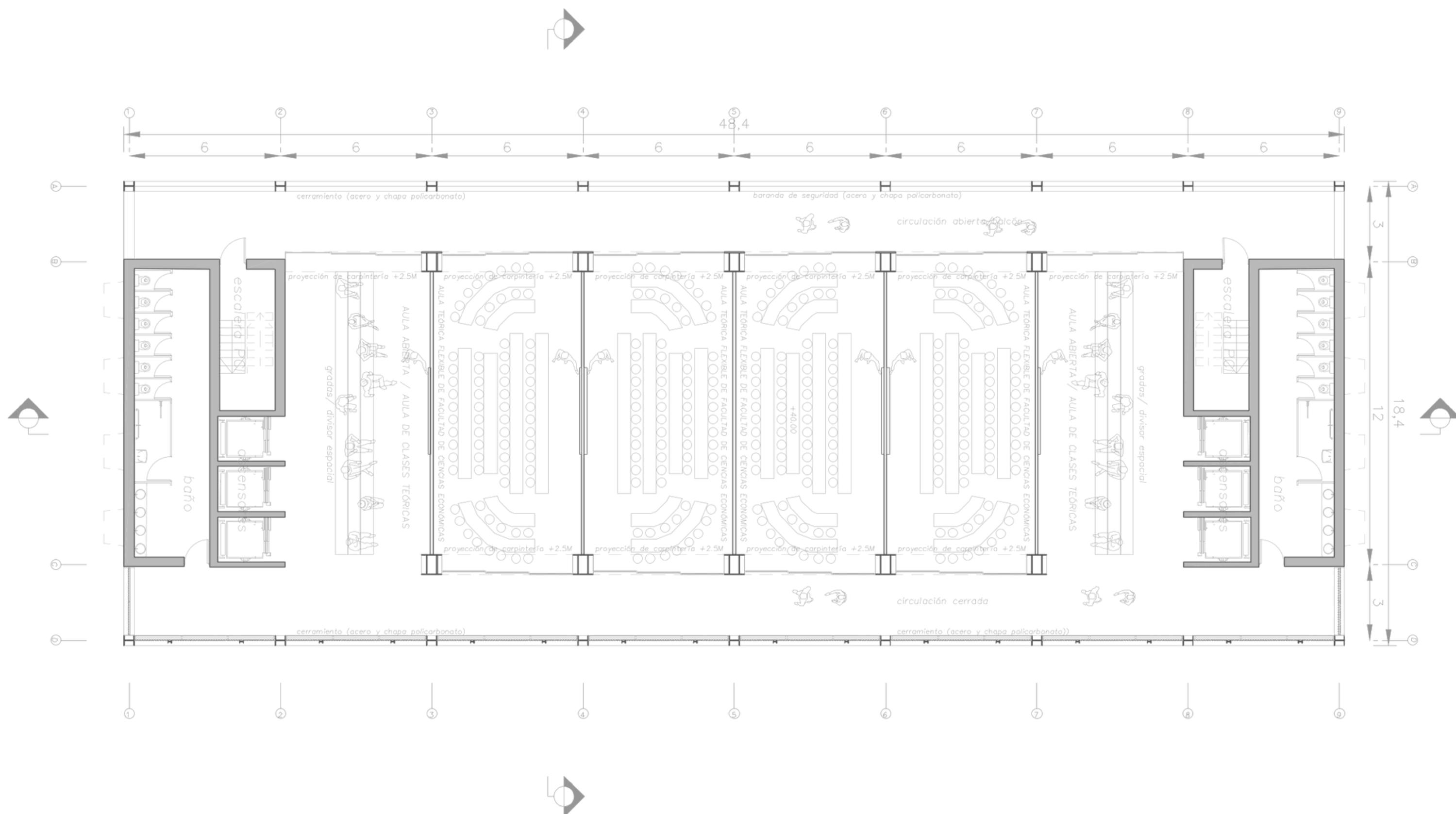




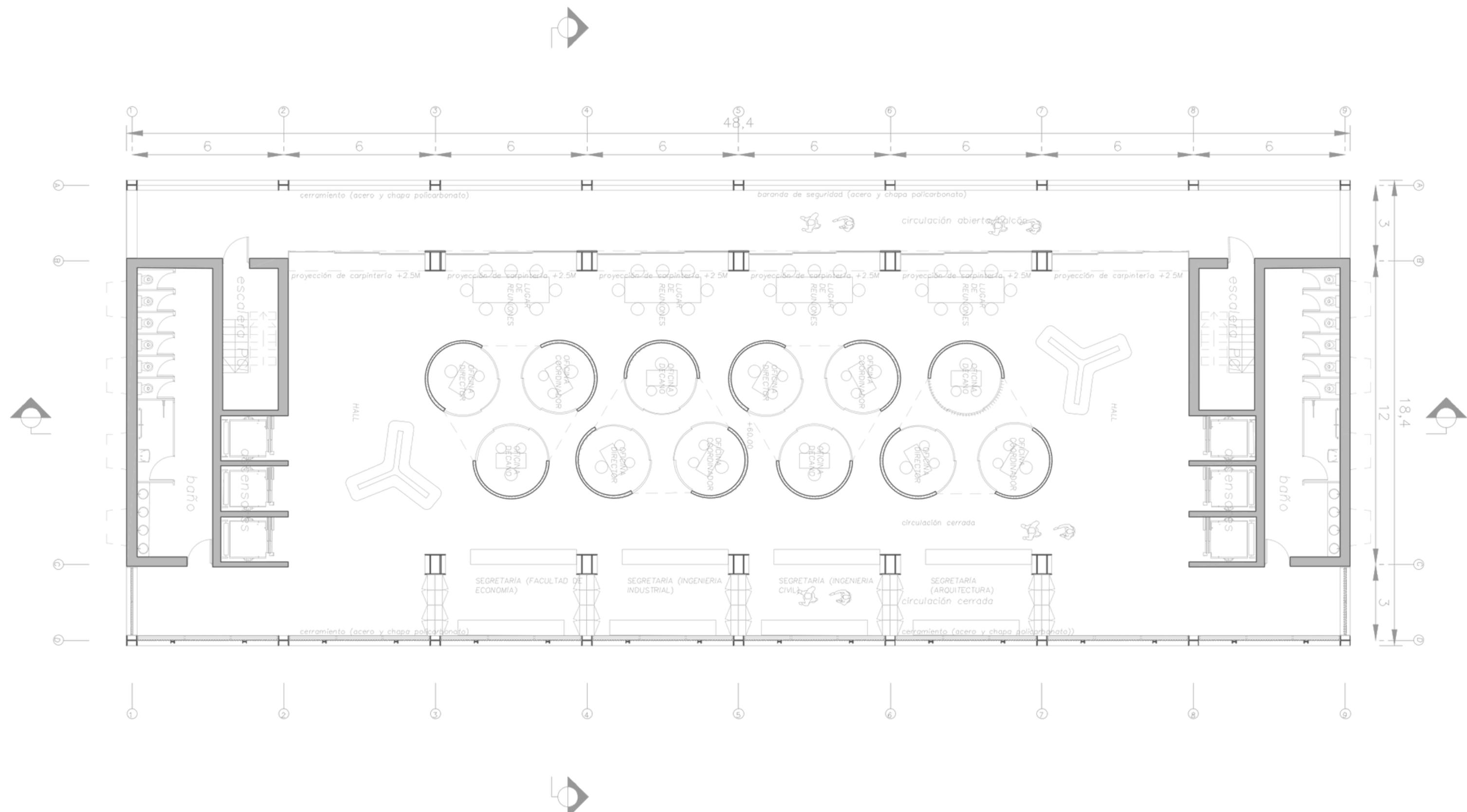
0 6 12 18 2º;4º;6º piso 1:140

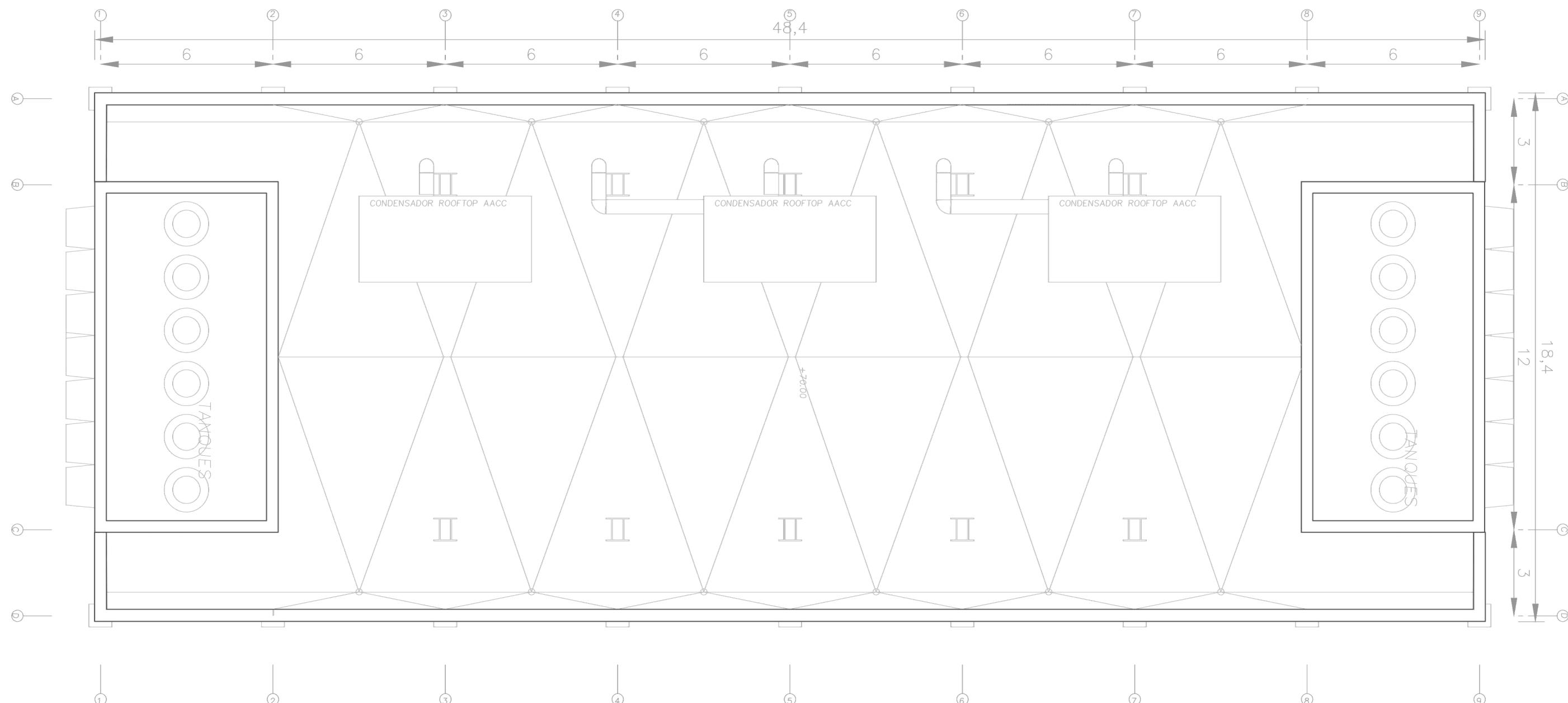


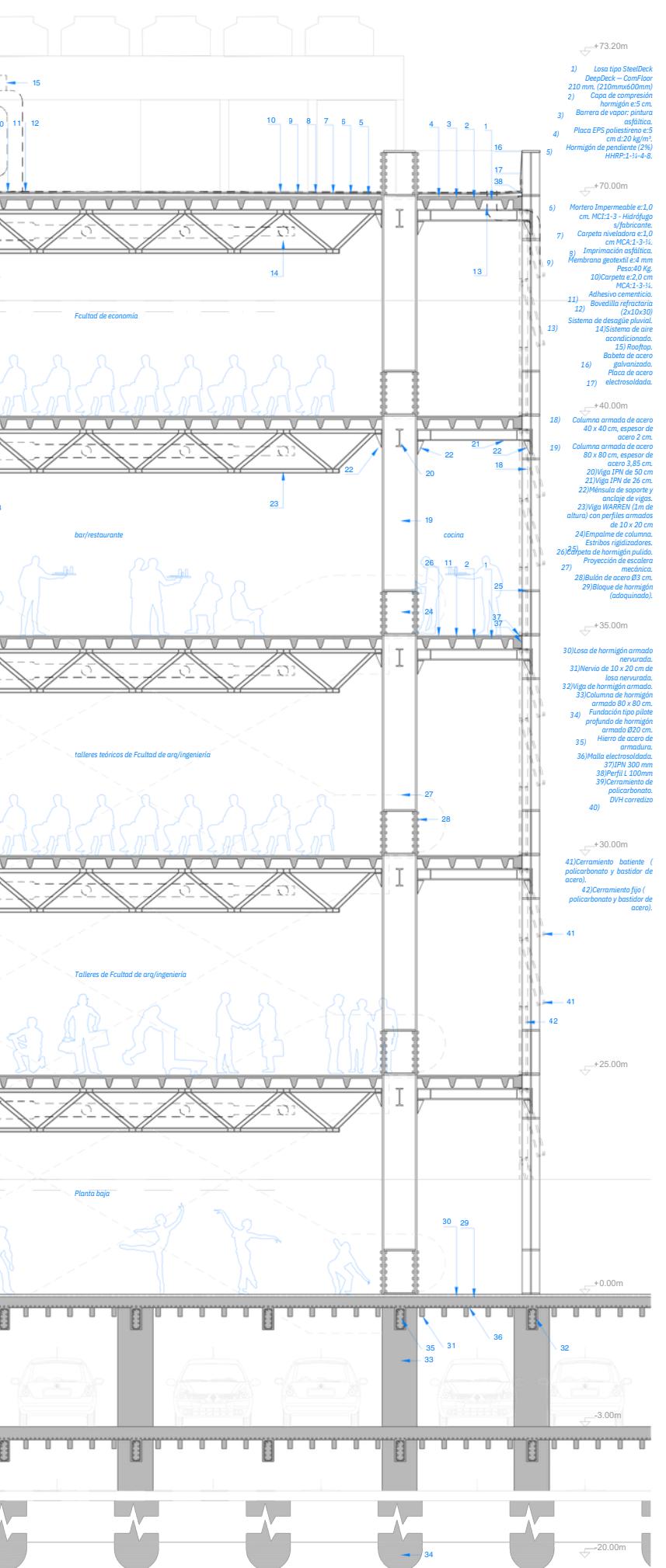
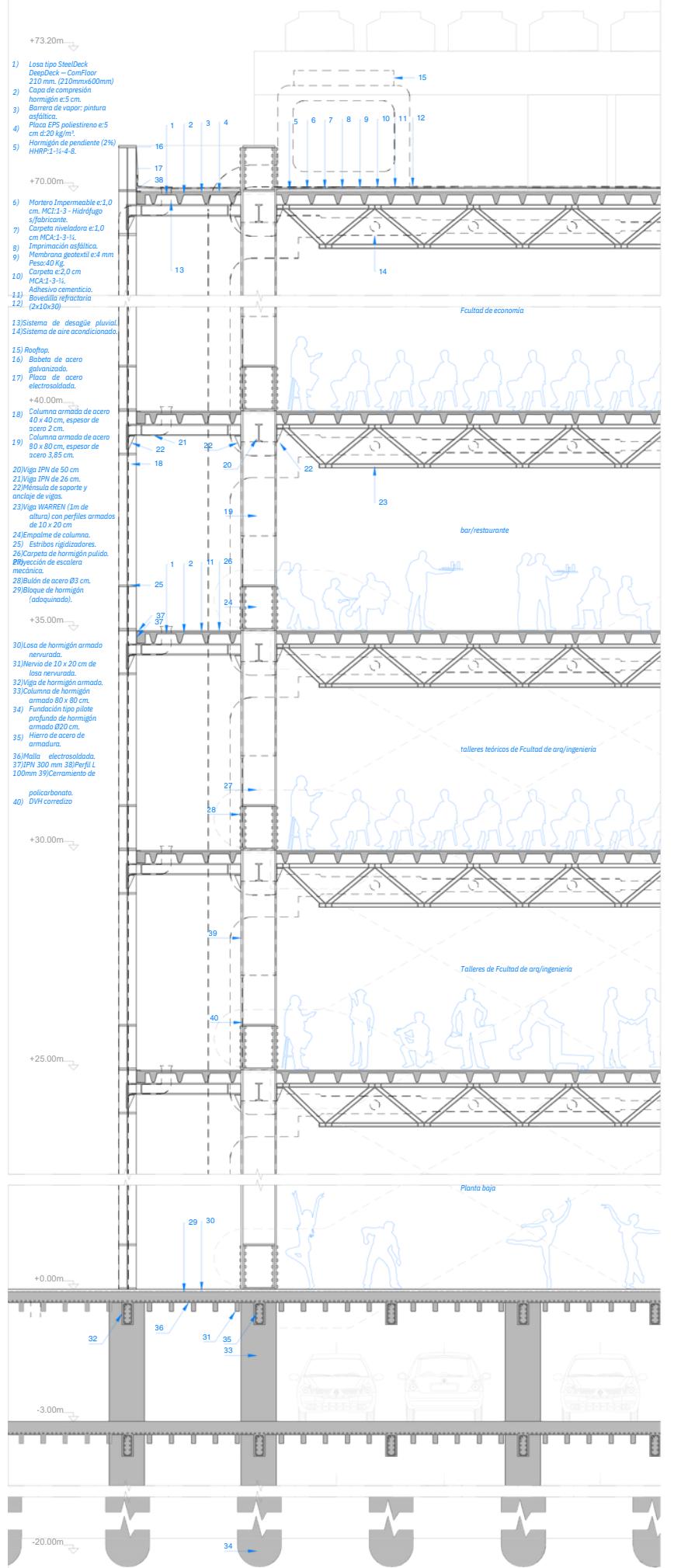


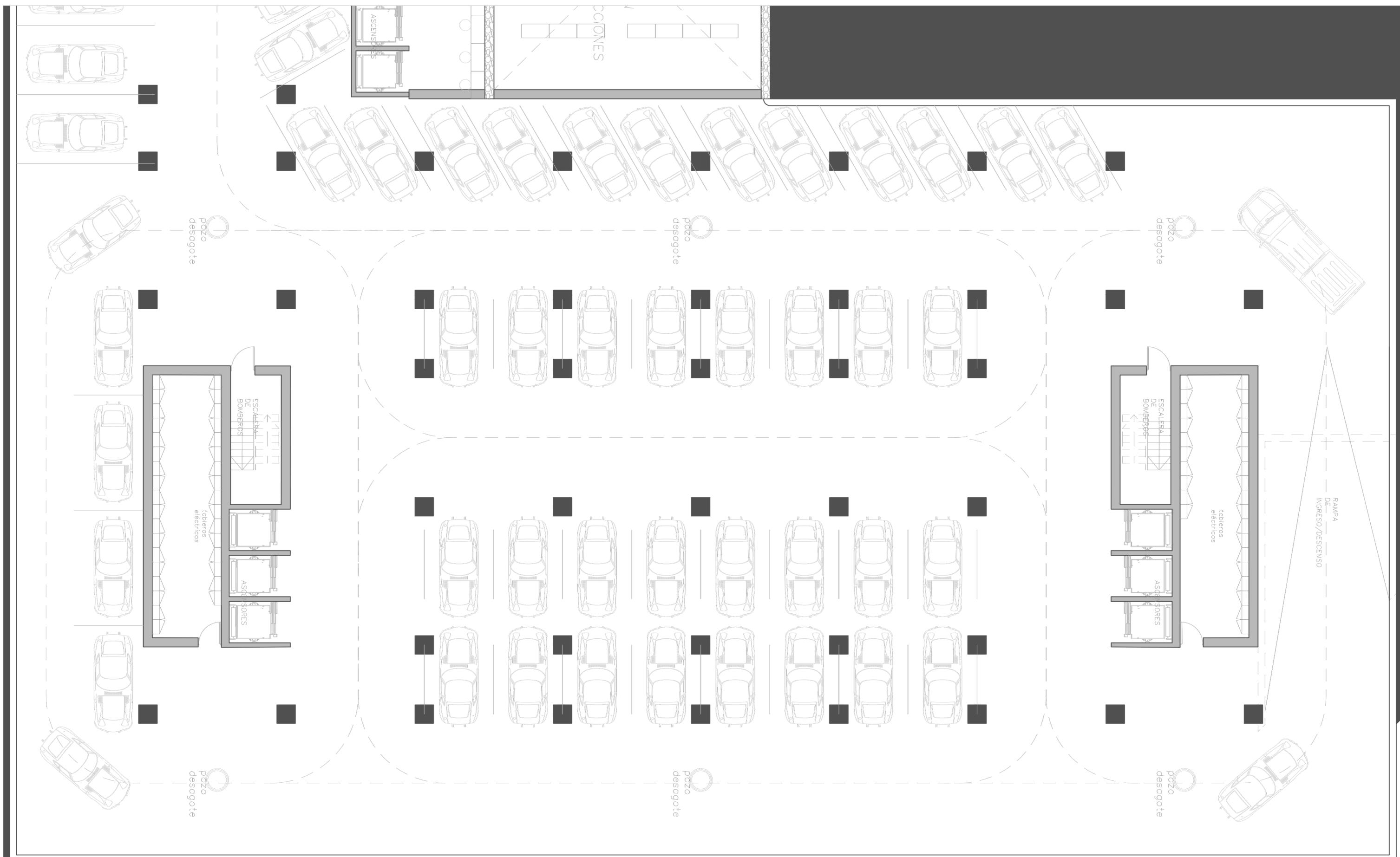


0 6 12 18 8°;9°;10°;11° piso 1:140









0

6

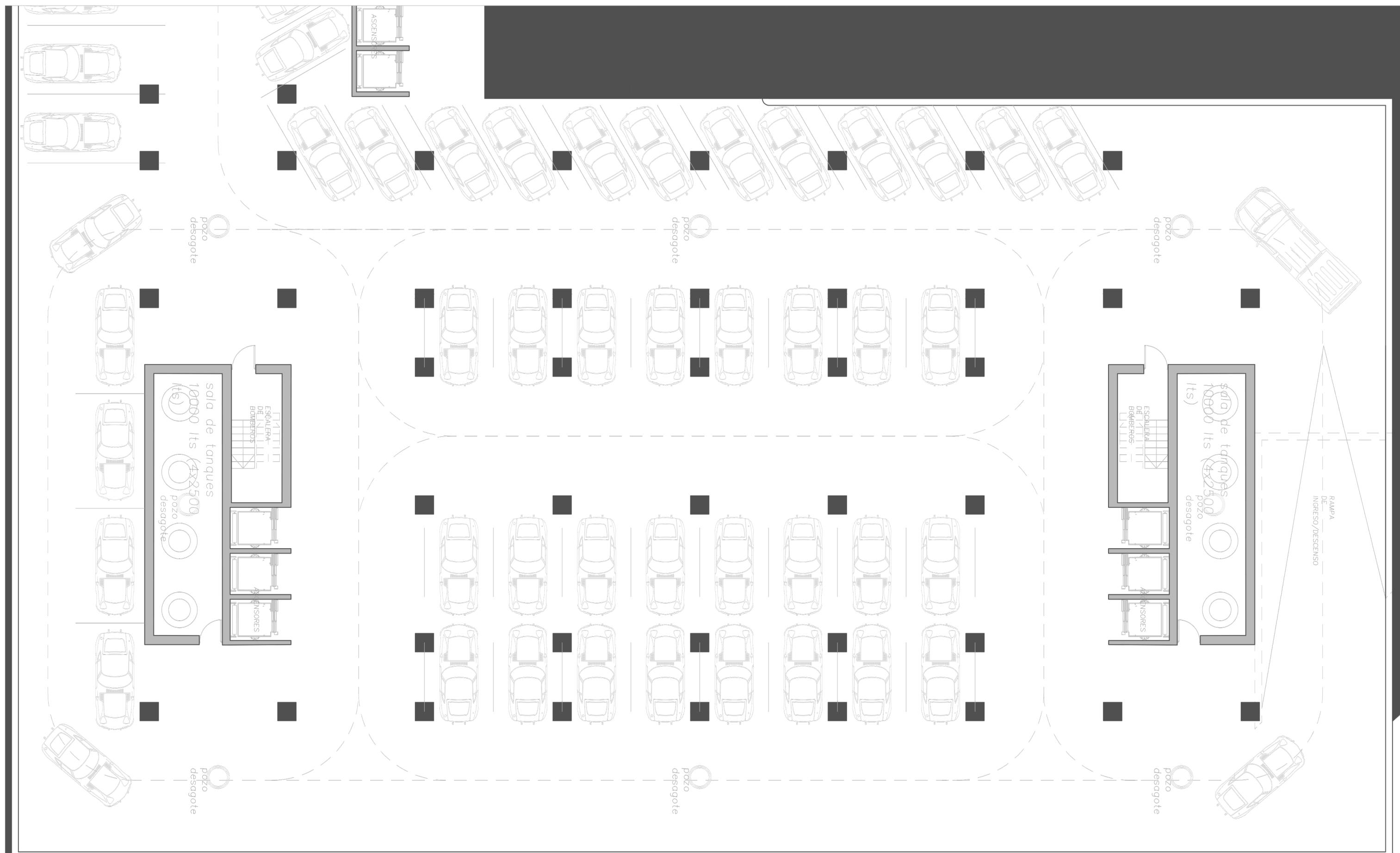
12

18



SB -3M 1:145

45



0

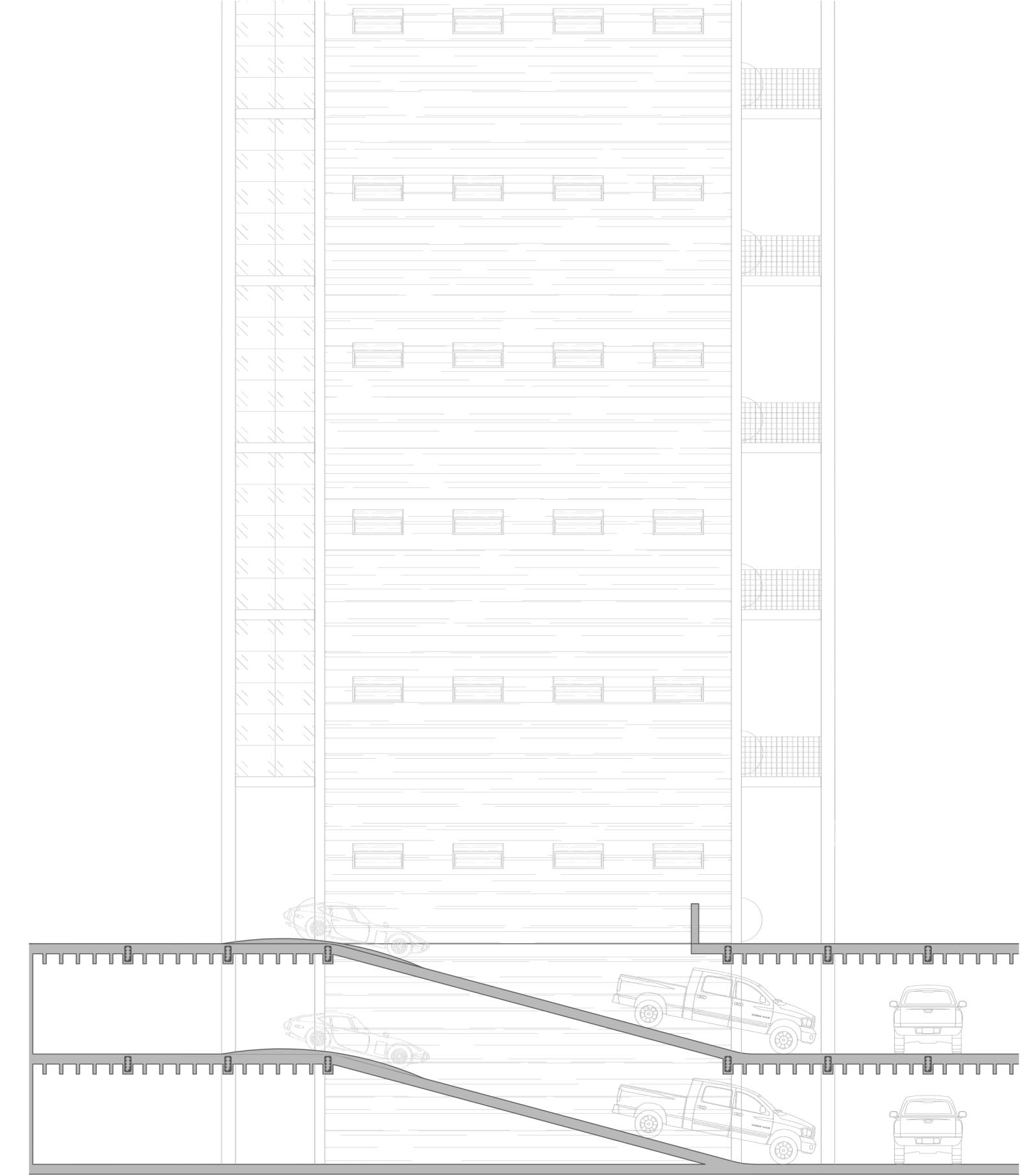
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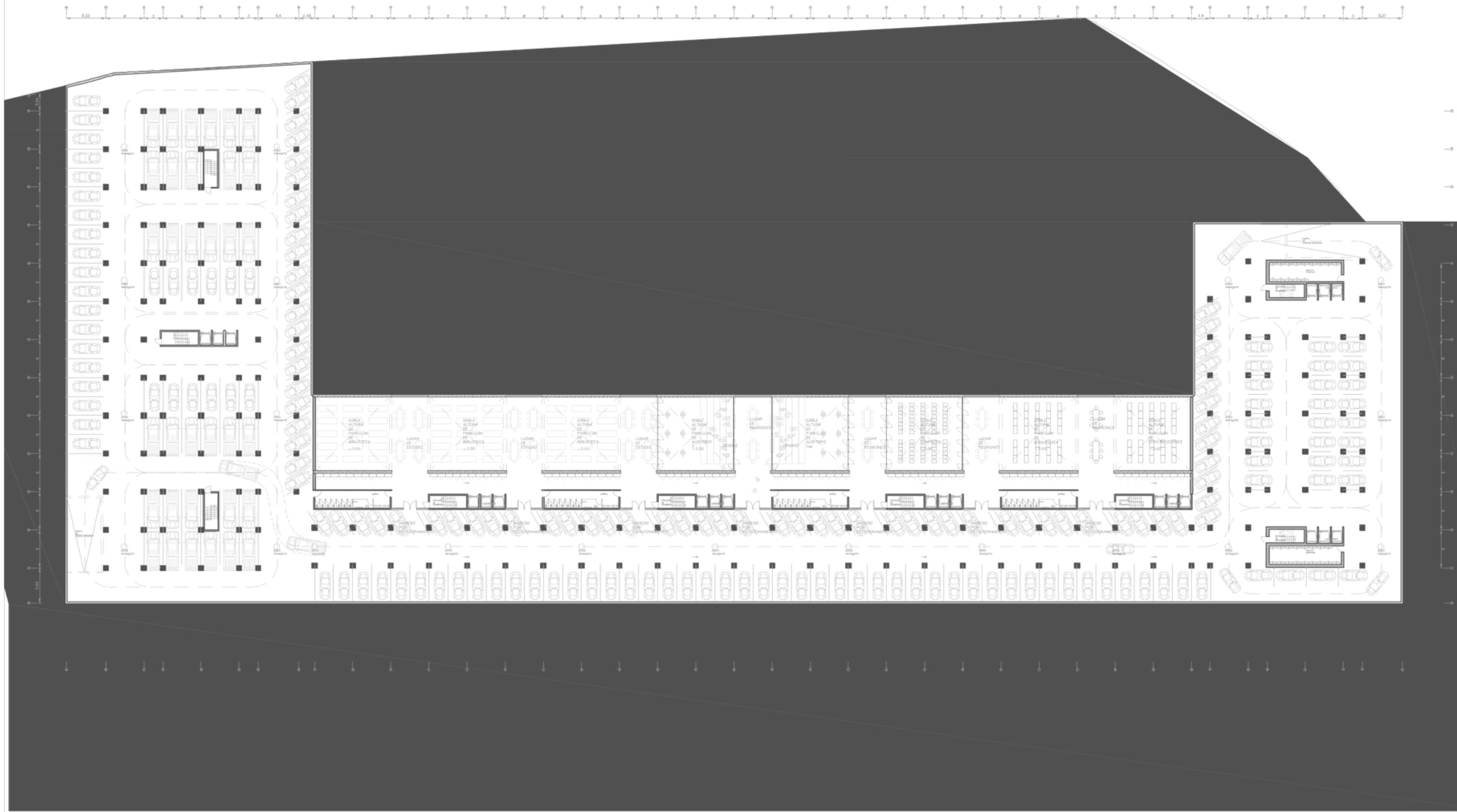
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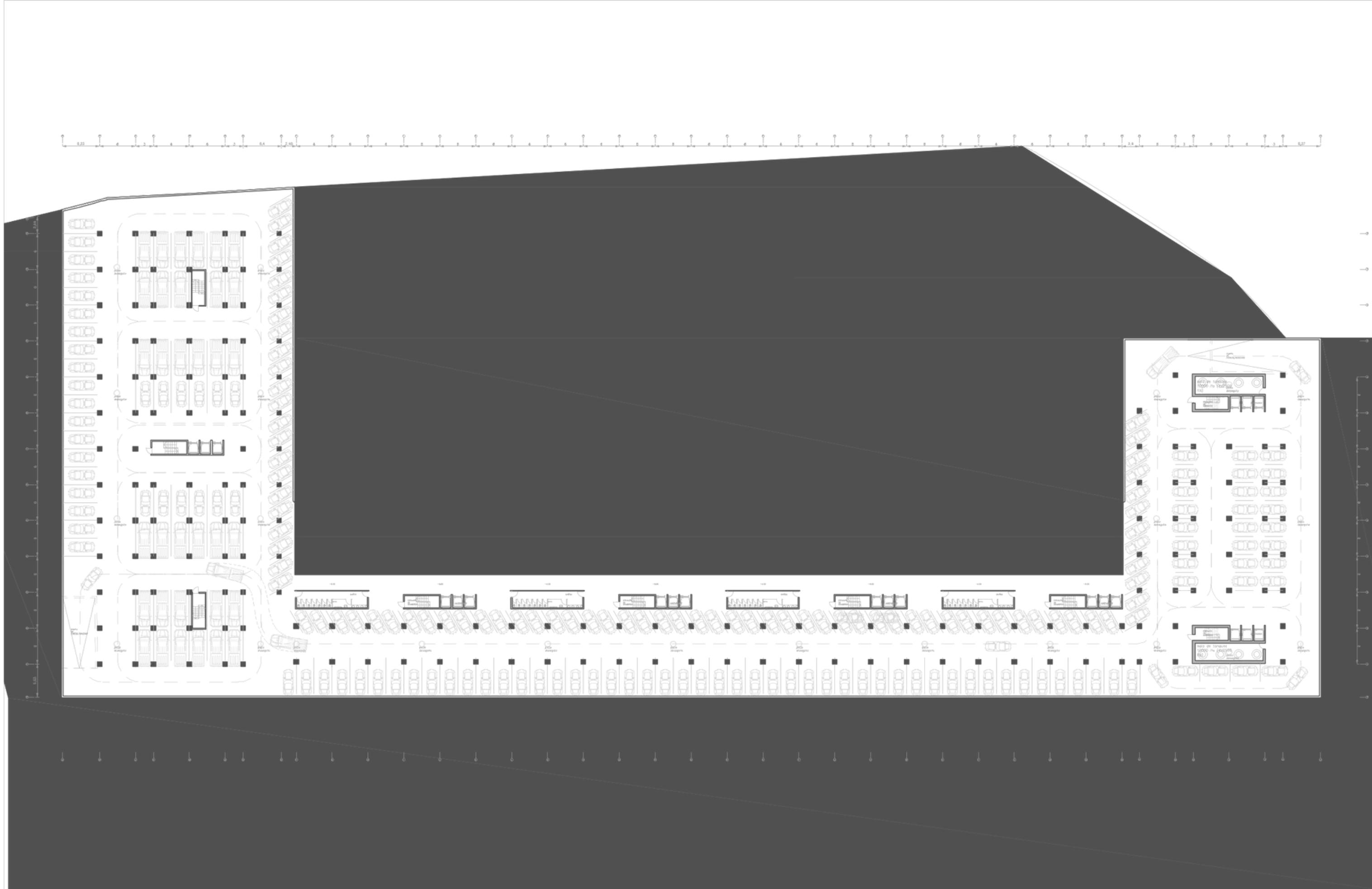
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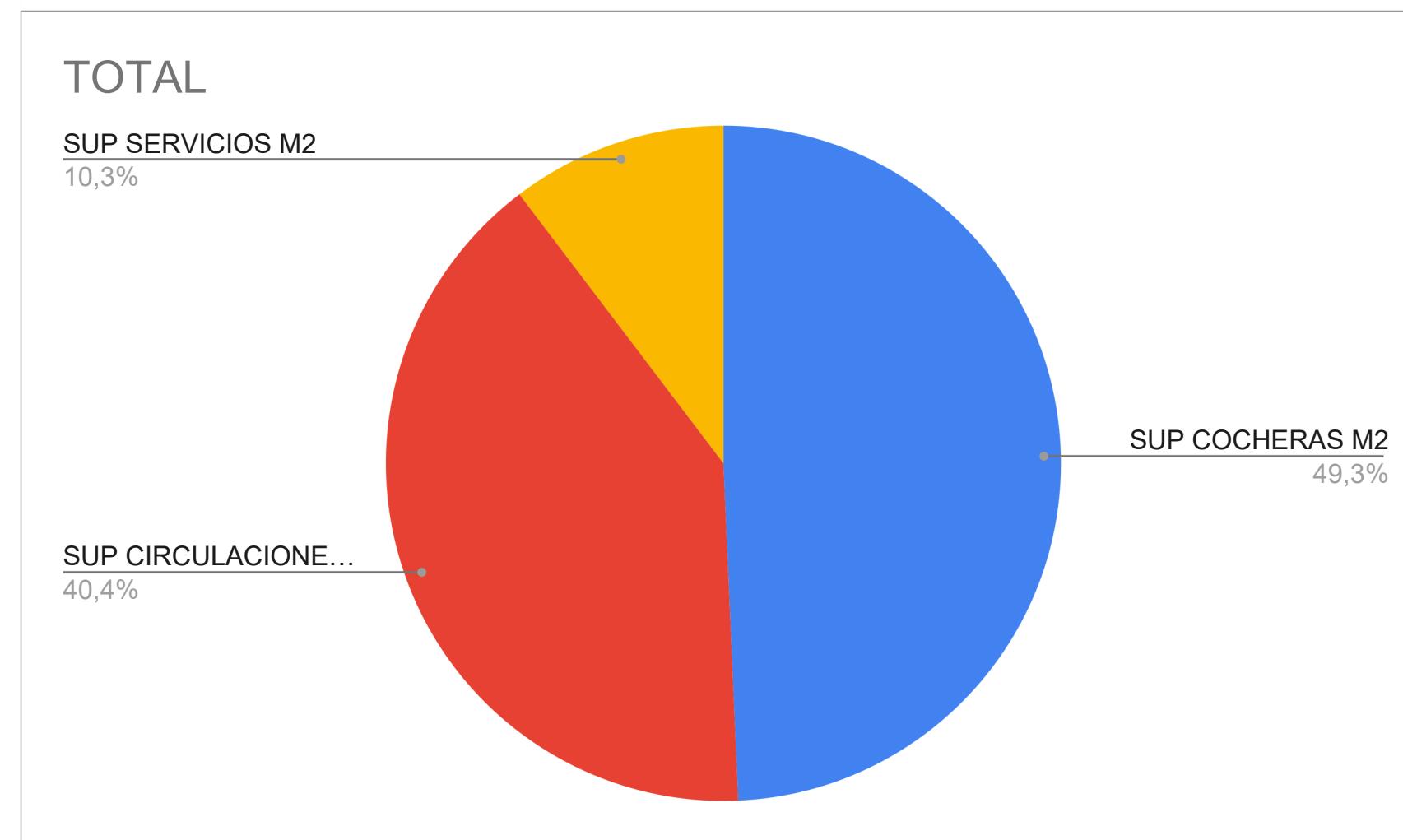
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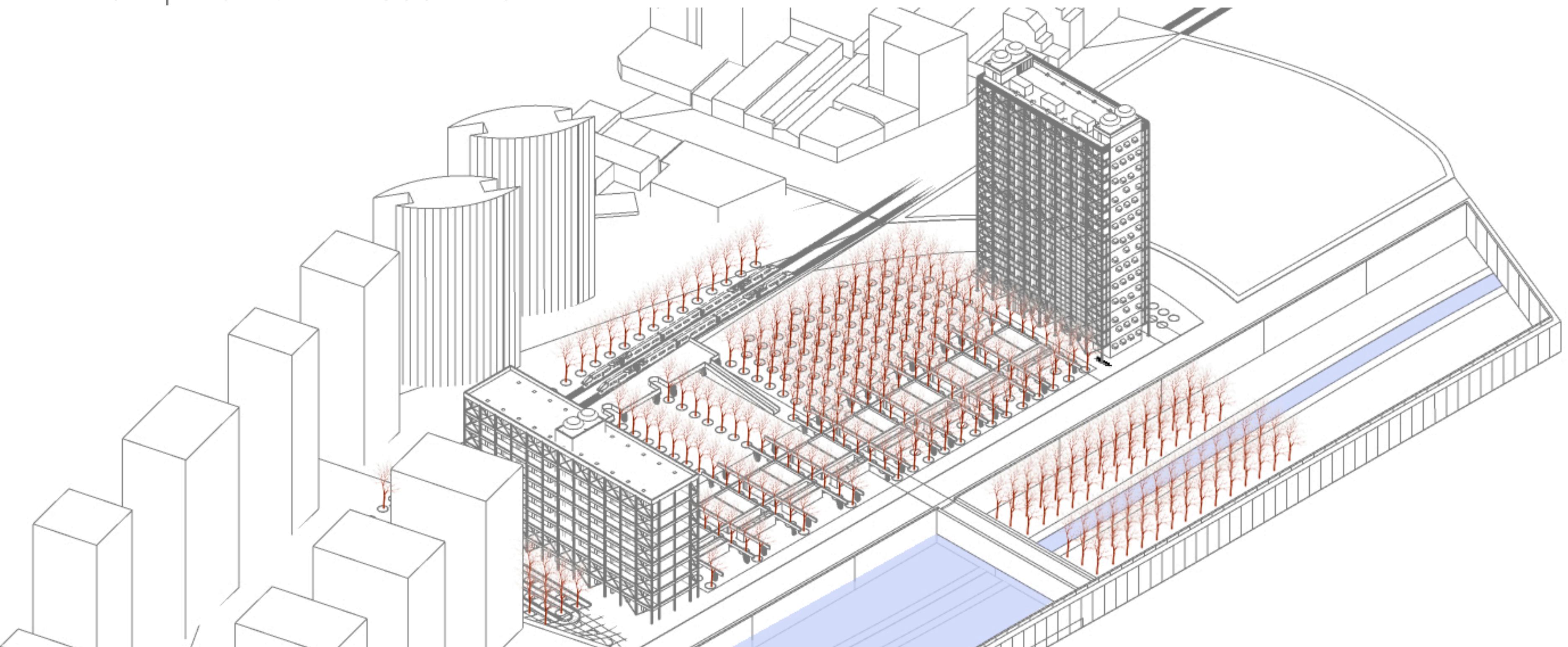
	SB-3	SB-6	TOTAL	PORCENTAJES
SUP COCHERAS M2	3742,56	3742,56	7485,12	49,30%
SUP CIRCULACIONES/CALLES M2	3064,44	3064,44	6128,88	40,37%
SUP SERVICIOS M2	384	1185	1569	10,33%
CANTIDAD DE AUOS	216	223	439	





# Renovación Distrito Abasto

## “Campus Universitario UCC – TFC2”



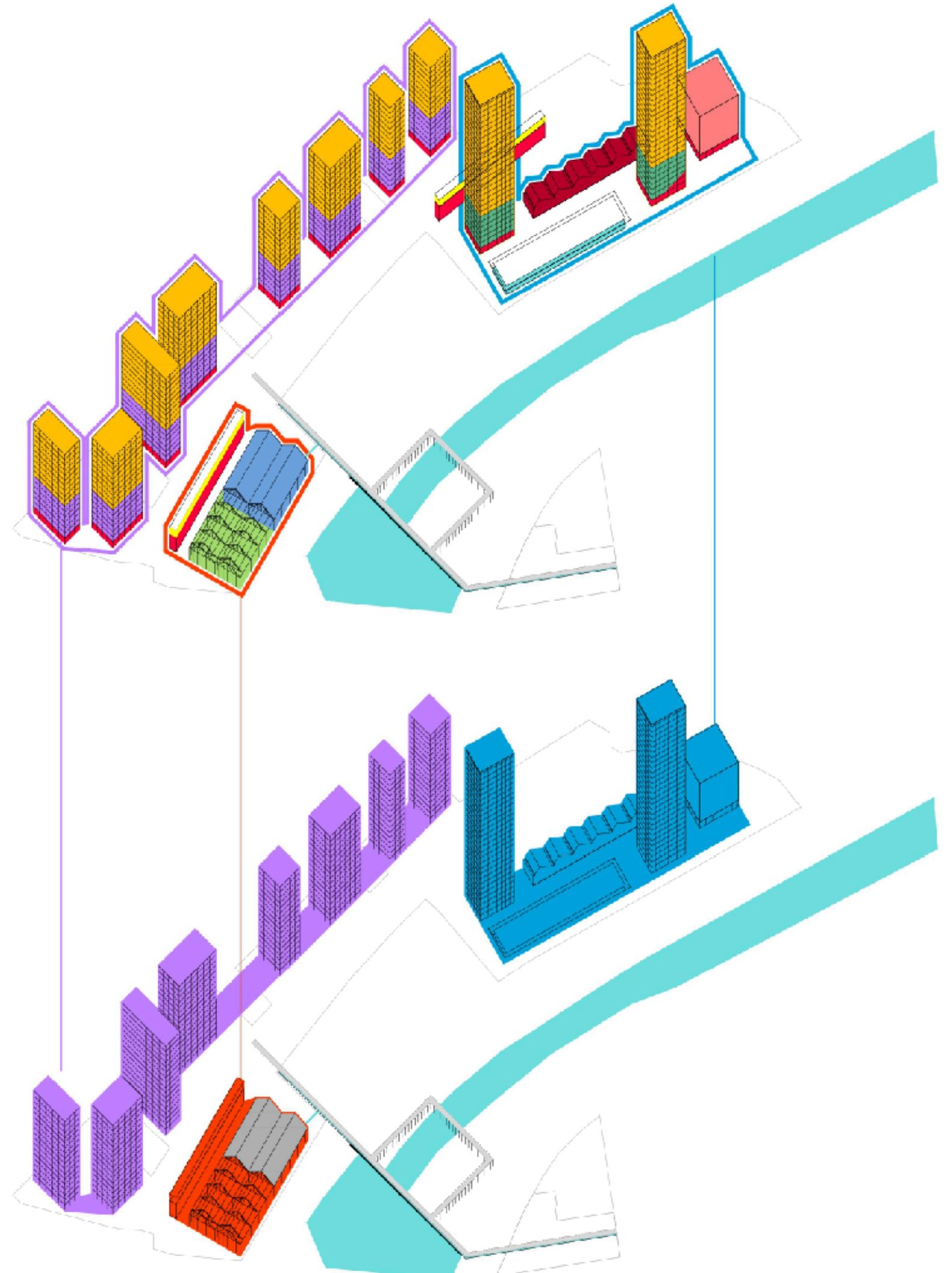
- ¿A qué nos referimos cuando hablamos de “reactivar el centro” de la Ciudad de Córdoba?
- ¿Qué es eso inactivo que creemos ver en la ciudad?
- ¿Qué es, exactamente, lo que no nos gusta de Córdoba como para decir que está fosilizada, deshabitada o inactiva?
- ¿Qué queremos realmente devolverle al centro?
- **¿Cómo reactivar el tramo inactivo del ferrocarril durante 50 años**—desde la Estación Mitre hasta su empalme con las vías de General Paz— para **desactivar el “no-lugar”** que hoy generan estos vacíos ferroviarios en el centro de Córdoba?
- **¿Cómo devolver la peatonalidad al Distrito Abasto y el entorno del Río Suquía**, pese a estar rodeado por vías de alta velocidad que hoy lo aíslan?

## HIPÓTESIS — Semestre 1 (Versión definitiva y sintética)

- Densificar en altura + liberar planta baja como estrategia urbana.
- Recuperación del ferrocarril desactivado mediante un parque lineal articulador.
- Eliminación del “no lugar” ferroviario → creación de un corredor verde activo.
- Unión de subdistritos: Universidad – Distrito Empresarial – Distrito Cultural.
- Reactivación urbana a través de un sistema continuo de centralidades y movilidad peatonal.

## HIPÓTESIS — Semestre 2 (Versión definitiva y sintética)

- Universidad + vivienda = densidad constante (día y noche).
- No densificar al 100% → liberar planta baja y conectar con el río.
- El Distrito Empresarial aporta masa crítica y rentabilidad.
- Relación campus-ciudad como catalizador urbano.
- Modelo replicable para General Paz y Avenida Esquiú.
- Estrategia que combina densidad, espacio público y mezcla programática.



rectoria/decanato/aulas teóricas

talleres de ARQ/ING

pileta olímpica cubierta

habitacional

oficinas

auditorio y mediateca

comercios

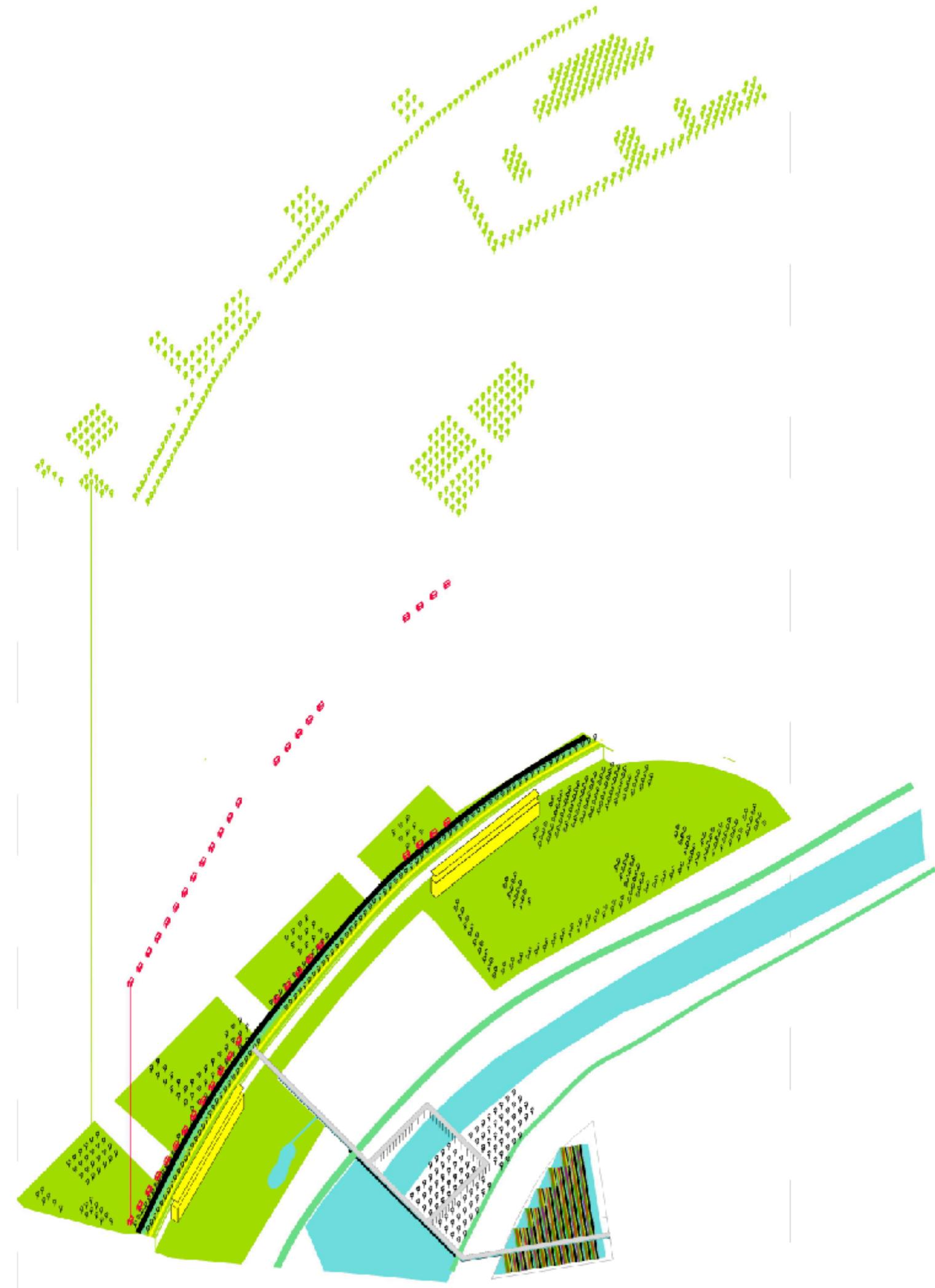
polideportivo

espacio de emprendedores

CAMPUS UCC / ARQ-ING-ECONOMICAS

PARQUE EMPRESARIAL

CENTRO CULTURAL



## sistema urbano de comercios (canillitas)



arbolado (plan de reforestacion del área) 



bicisenda



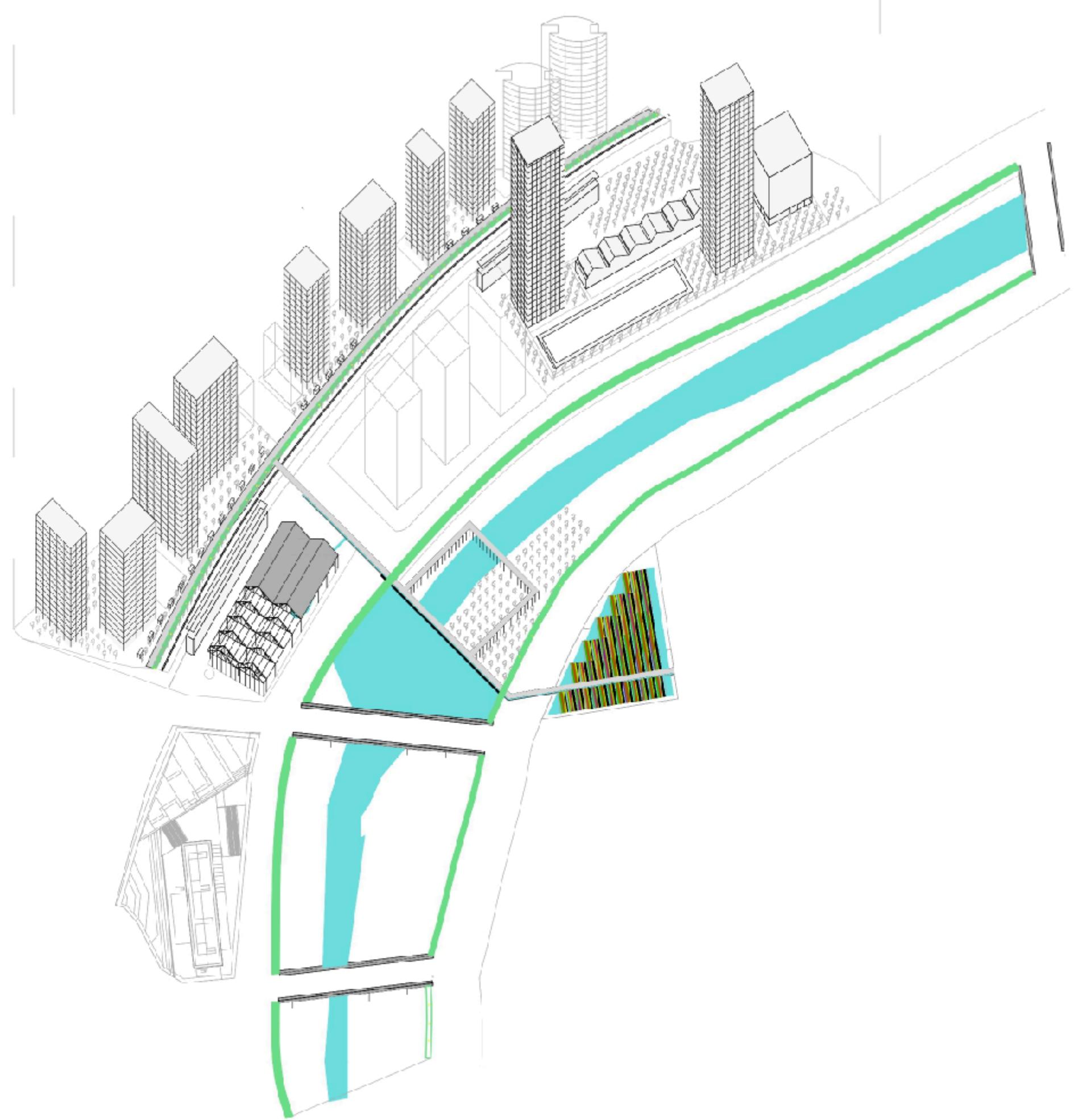
## **pasarela/parque lineal**



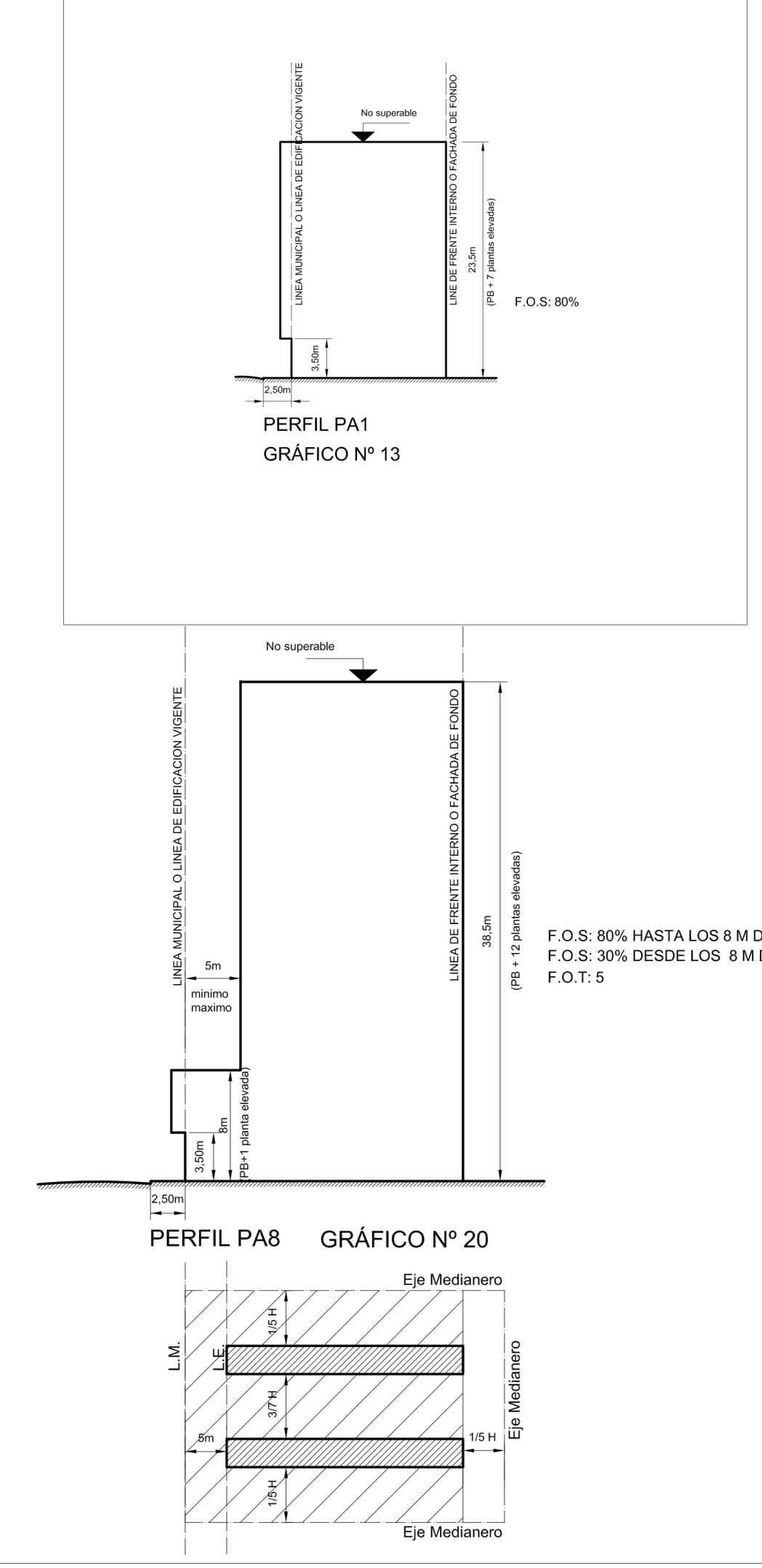
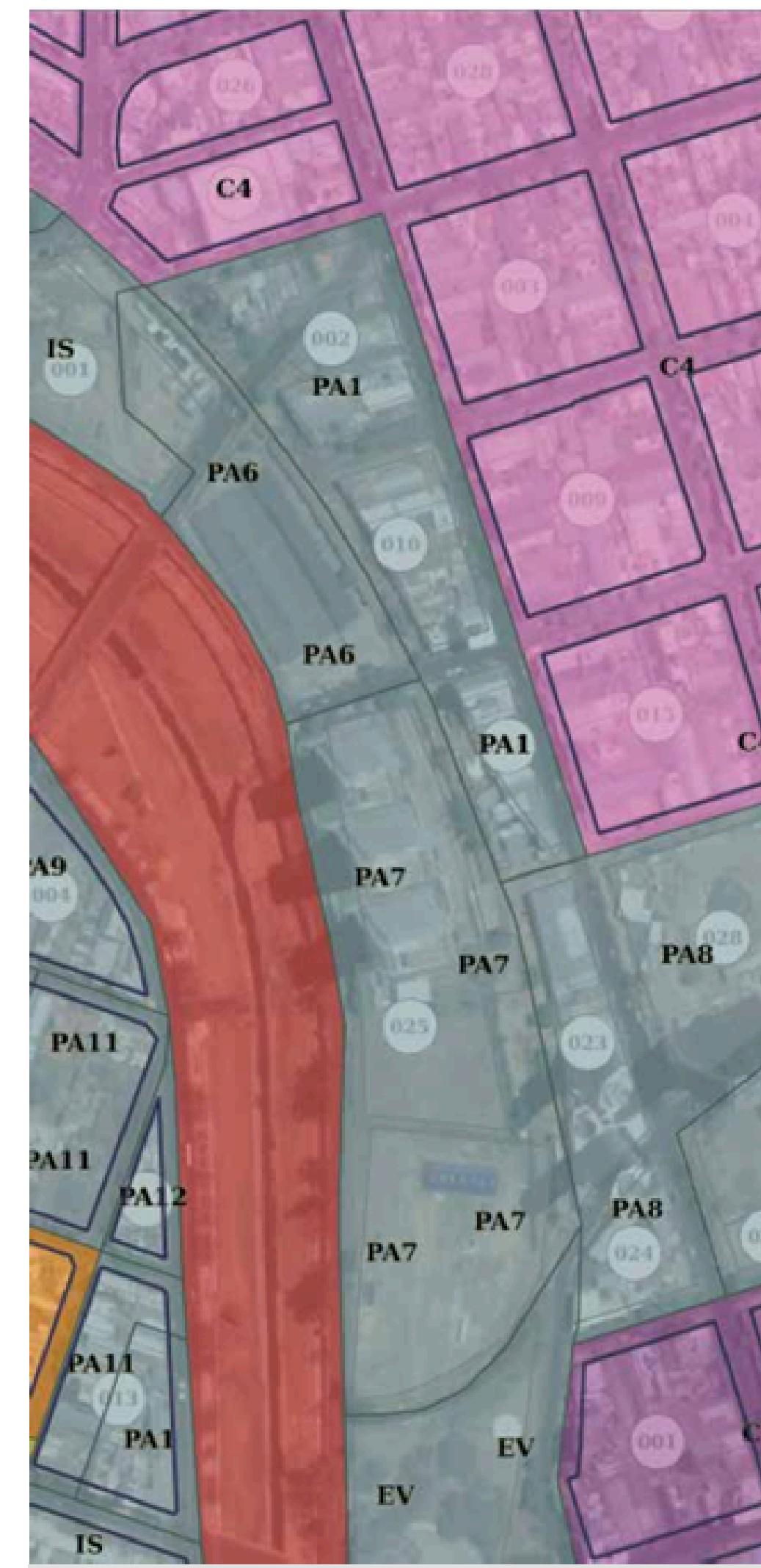
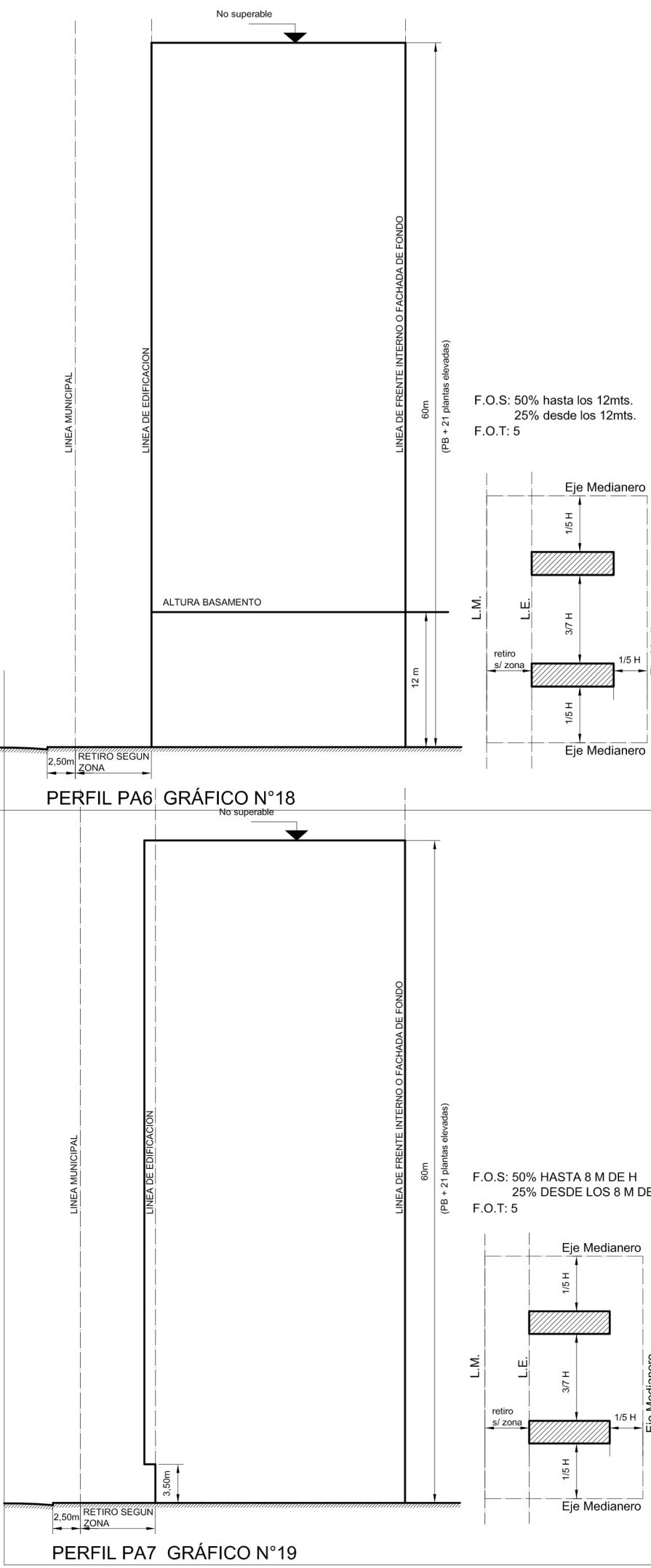
área/sistema verde

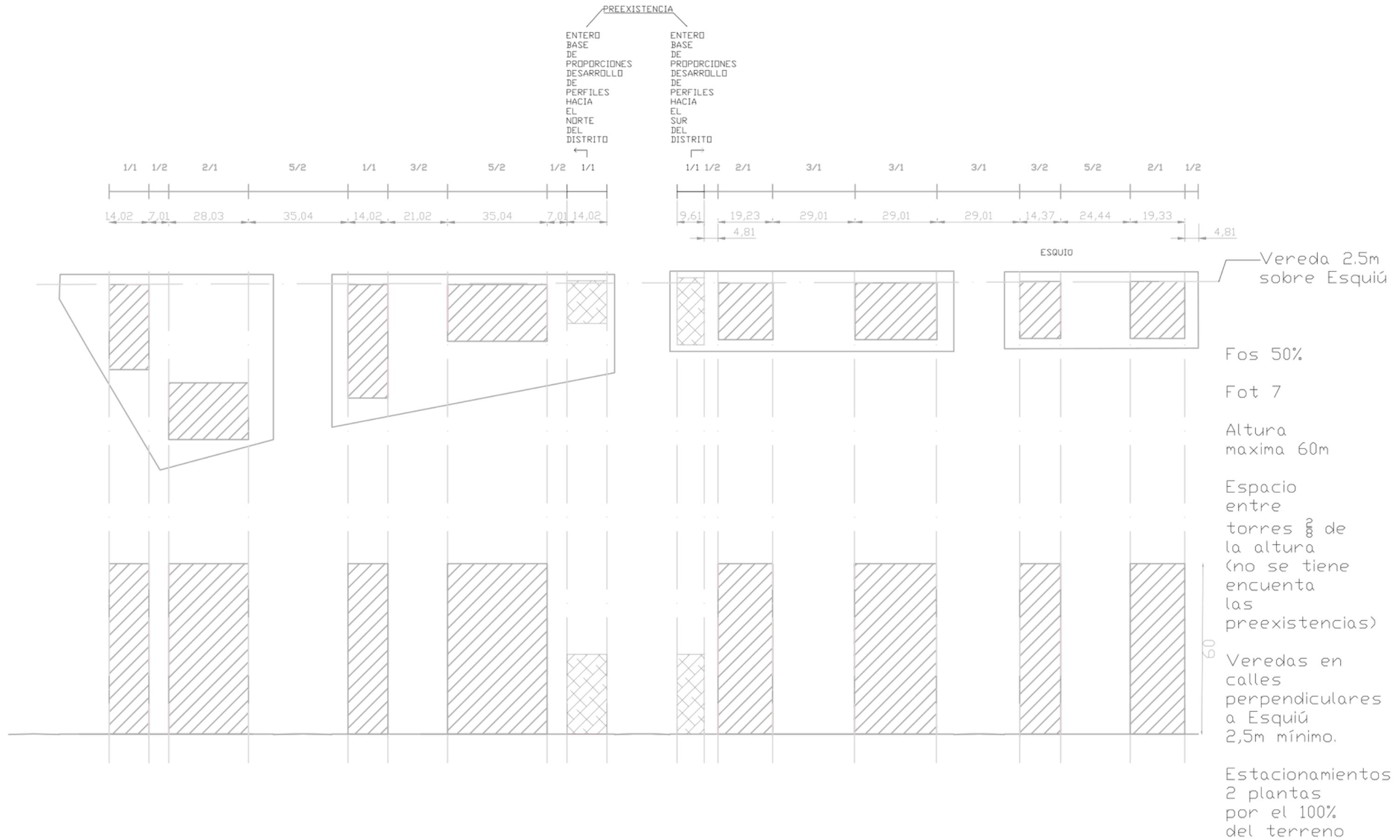
sistema de ferrocarril

## Parque de cultivos



	M2	FOS PERMITIDO	FOS UTILIZADO	%FOT PERMITIDO	FOT UTILIZADO	M2 FOT UTILIZADO	%ALTURA MAXIMA
SUP TOTAL TERRENO	19.770			100%	5	98851,1335	100% -
TORRE	890,56	50,00%	4,50%	5	12467,84	12,61%	70
TIRA BAJA	1510,148	50,00%	7,64%	5	3020,296	3,06%	3,6
UD HABIT	1320	50,00%	6,68%	5	10560	10,68%	40
FFCC	700	50,00%	3,54%	5	1400	1,42%	3,6
TOTAL	4420,708	50,00%	22,36%	5	27448,136	27,77%	70
PERMISOS DE LA NOMATIVA PROPUESTA			50%	5			100
PERMISOS DE LA NOMATIVA VIGENTE			25,00%	5			60

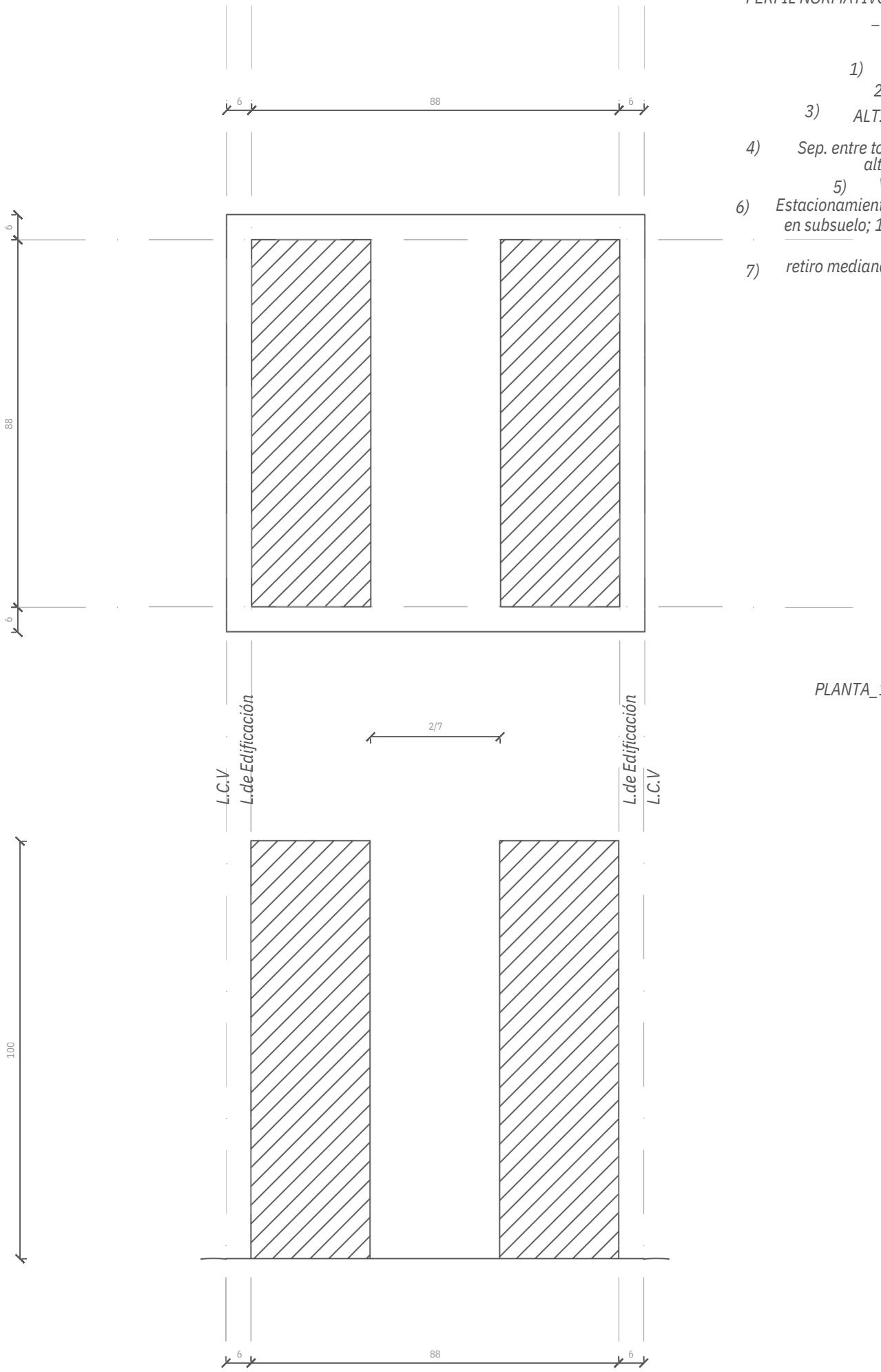




Perfil normativo "DISTRITO EMPRESARIAL"

PERFIL NORMATIVO NUEVO  
\_CAMPUS

- 1) FOS: 50%
- 2) FOT: 5
- 3) ALT.MAX: 100m
- 4) Sep. entre torres: 7 de la altura máxima
- 5) Veredas: 6m
- 6) Estacionamiento: 2 plantas en subsuelo; 100% del fos en subsuelo
- 7) retiro medianero 5% de la altura



VISTA\_1:1200