



LINCOLN INSTITUTE
OF LAND POLICY

CURRICULUM INOVATION AWARDS

Name of the proposers:

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Institution Name, Department(s) or Program(s):

Federal University of Parana, Curitiba, Brazil

Master in Urban Planning

Undergraduate Architecture and Urbanism course

TITLE

POLICIES AND INSTRUMENTS FOR FINANCING URBAN DEVELOPMENT

TOPIC AND SUBTOPICS

The course discusses, in a central manner, concepts and practical of instruments for land value capture, for urban financing purposes. Within this central theme, it is possible to discuss, specifically, the relationship between: land prices and urban development costs; urban regulation and urban structure; infrastructure distribution and peripheralization; urban expansion and infrastructure.

LEARNING GOALS

The course starts from the concept of urban space as a social production, in which different agents participate, and is based on the relevance of the incorporation of these agents in the discussion about planning and management of the city. Associating theory and practice, it intends to capacitate decision makers on public policies, developing the understanding of the articulation between land use management and urbanization financing.

PRIMARY AUDIENCE

- Undergraduate and graduate students of courses related to urban development;
- Public managers, specifically: technicians and advisors of the municipal executive who work in the area of urban planning and management; Councilors and Technicians of the Municipal Legislative Power; servers of decision-making bodies at the strategic level.

PREREQUISITE KNOWLEDGE

- Knowledge about concepts and theories related to the processes of structuring the city;
- Knowledge about instruments for urban land management, used in various locations in Latin America.

BRIEF SUMMARY OF LEARNING OBJECTIVES, MATERIALS, INSTRUCTIONAL METHODS, AND ASSESSMENTS

The main objective of the course is to develop capacities to understand and articulate the concepts of land value capture practice, to finance the urban development. The specific objectives are: i) To deepen the knowledge of researchers and strategic professionals about the theoretical framework related to land value capture; ii) Training for formulation, execution and analysis of public policies that make feasible financing urbanization; iii) Integration between academia and public administration.

Teaching Modules:

Module 1 (3 hours): The property right. Urbanistic laws and territorial control.

Module 2 (3 hours): Urban Financing: The Logic of the Land Value Capture and its instruments.

Module 3 (3 hours): Zoning and urban land regulation.

Module 4 (3 hours): Betterment Contributions.

Module 5 (3 hours): Charge on additional building rights and Transfer of Development Rights.

Module 6 (3 hours): Compulsory subdivision, construction, and utilization of land. Module 7 (3 hours). Exactions.

Module 8 (6 hours): Game time, with different formats (*see below*).

Module 9 (3 hours): Closure event, open to the general public, with discussion of the course products and learning synthesis.

The **module 8** will comprise one of the following activities, selected according to the predominant public:

a) GIRURBANO: Undergraduate and graduate students

The exercise is a competition, which requires a city tour, using only collective transport and traveling the longest distance as possible, in the class period.

Activities:

- 1) Find in the city the area represented in the study clipping;
- 2) Visit to the place: Each team will have to make a trip around the city, having as destination the study area, using only public transportation. The challenge is to travel as far as possible, paying only one bus ticket;
- 3) Characterize the urban context in which the photo is inserted;
- 4) Identify problems / potentialities in the area, considering the main characteristics of the urban dynamic and its relationship with the generated space;
- 5) To propose interventions for the area, solving identified problems and / or valuing potentialities, using one of the urban planning instruments addressed on in the course;
- 6) Organize a presentation (slides) with the following minimum content: i) urban context of the study clipping; ii) argumentation about the use of urban planning instruments; iii) path covered and photographic record.

b) Urban Solutions Atelier: technicians of the municipal executive

Activities:

1. Present general data about place of study:
 - a) Location, population, GDP per capita;
 - b) General situation, constraints and obstacles to urban development;
 - c) Current legislation on land use;
 - d) Photo or satellite image of the locality
2. Identify the general context of the case study:

Students should present a problem situation in their locality where one of the instruments discussed in the course could be applied
3. Evaluate possible alternatives:

Consider: What is expected to achieve? What are the obstacles to solving problems? How would the intervention be managed? Which sectors of management would be responsible?
4. Select instrument (s)
 - a) Indicate what would be the best solution to the problem;
 - b) Select the appropriate instrument for this. Explain the advantages / disadvantages of the instrument;
 - c) To set up a summary table demonstrating the possible results of the use of the instrument (simulation)

c) Giros: legislators and technicians of the Legislative Power

"GIROS" is a game developed by Martim Smolka and Carlos Morales (LILP), which illustrates the functioning of the land markets, from the simulation of a city on a board, divided into lots.

In the course, it is applied to facilitate the understanding of the logics that govern the land use in the city. The participants are organized in seven teams, which illustrate the social actors who compete for urban land: 1) Traders, 2) Social classes - a) Rich, b) Middle Class and c) Poor -, 3) Speculators, 4) Government and 5) NGOs. Each team starts the game with a certain number of lots and seeks to acquire new areas according to their interests. The objectives of each team will be achieved by conducting real estate transactions between players, simulating a land market.

d) The court: servers of judicial system instances

This activity is a simulated jury, in which the participants assume typical functions of a judicial court, to discuss controversial issues on urban land management.

The subject / defendant to be tried will be selected from lawsuits related to the instruments discussed in the course and presented by the participants, at the beginning of the module. The

class will be divided into 3 teams - prosecution, defense and jury. Course teachers will play the role of judges.

STATEMENT OF HOW COURSE FITS INTO A BROADER PROGRAM OF STUDY (UP TO 500 WORDS)

The main feature of the course is its flexibility; its structure, contents and method were designed in order to facilitate its incorporation into other teaching programs related to urban development. Modules 1, 2, 8 and 9 should always be offered, as they are the structuring axis of the course, making it possible to achieve the objectives. But the offer of the other modules is flexible, occurring according to the specific needs of the target audience, identified at the time of preparing the course.

In addition, although the version presented here is guided to cases of urban planning instruments in Brazil, the course has the potential to be replicated in other regions of the world, considering that the financing of development and social management of land valuation are relevant issues for all cities.

Allied to the flexibility, another characteristic of the course is its formatting, defined from two orientations, developed simultaneously:

- a) Teaching / research: incorporation of students and professors of undergraduate and postgraduate courses related to urban development;
- b) Extension: activities developed jointly between academia and the external community, comprising technicians of the executive branch, servers of the City Council and servers of the judicial system.

In this sense, the structure of the course is based on the inseparability of teaching, research and extension activities, in view of which it articulates the transmission of knowledge about the urbanistic instruments for urban land management; the involvement of the external community in the University, through training in the formulation, execution and analysis of urban policy; and the production of new knowledge from the results of the course.

EXPLANATION OF YOUR INNOVATIVE APPROACH and how it removes barriers to learning and how the goals and topics of the course are aligned with the Institute's key issues

The contents covered in the course refer essentially to mechanisms for the land value capture, so, are related to instruments that contribute to the financing of urban development and are based on the regulation of land use. Such instruments are based on the recognition that construction rights are collective and the valorization resulting from norms or urban interventions produced by the public power must be recovered to the collectivity. In this sense, the thematic content of the course is articulated to the central themes of the Lincoln Institute, especially in relation to the **land value capture, informality and urban poverty** and **municipal fiscal health**. In addition to the thematic alignment, it is noteworthy that, specifically in the Brazilian reality, but also in Latin America, despite the legal provision of such instruments, there are several difficulties to implement them, that are related to conceptual understanding issues. Therefore, considering the central objective of the course, to understand and articulate concepts present in the practice of the land value capture, as well as the results found in the evaluations of the participants, it is verified that the course has a potential impact on professionals working in urban policy decision-making.

It stands out also that the course structure allows the approximation between academic research and professional practice, once the knowledge produced and updated on such instruments is applied in the course. The participants, considering their professional experience, contribute to point out specific aspects of the use of the instruments, enabling the production of new knowledge and qualifying the formation of the group. In other words, the course integrates multiple disciplines, connects theory and research to practice, and incorporates insights from practitioners to fill gaps in essential knowledge and skills, as well as inspire new ways of thinking.

The structure of the course is organized in such a way that the learning takes place from creative approaches, which give flexibility to the program of activities. Modules 1, 2, 8 and 9 are mandatory, implying a minimum workload of 15 hours, but the supply of the other modules can be adjusted to specific demands, with the maximum working hours being adapted to these demands. This flexibility facilitates the replication of the course in diverse contexts, corresponding to the universe of the Lincoln Institute's activities.

The presentation of the contents is done through different tools, such as exhibitions, debates and games. The initial presentations focus on conceptual aspects and games allow the recognition, analysis and application of such instruments in a practical simulation. This approach allows the learner to appropriate content through reflection, experience and sharing and encouraging different ways of expressing and demonstrating knowledge. The impacts resulting from the editions already made of the course can be identified both in the production within the academy (research, papers) and in the professional practice, in the formulation and management of public policies.

ACADEMIC YEAR(S) IN WHICH IT WAS OFFERED

All the offers of this course are included in the curricular program of the Architecture and Urbanism course and the Master in Urban Planning of the Federal University of Paraná, corresponding to the following moments and respective public composition:

- First semester of 2014: Graduation students in Architecture and Urbanism and technicians of the executive of municipalities of the Metropolitan Region of Curitiba / Brazil;
 - Second half of 2015: technical and legal advisors of the Belo Horizonte City Hall / Brazil and academics involved in research and teaching related to urban management;
 - First and second semester of 2016 and second semester of 2017: undergraduate and graduate students and technicians of the executive of municipalities of the Metropolitan Region of Curitiba / Brazil;
 - Second half of 2018: advisors of the City Council of Curitiba / Brazil and graduate students;
 - Second semester of 2018: graduate students and servers of the judicial system of Paraná / Brazil.
- In a complementary way, the *Girurbano* activity has also been applied for the students of the Course of Architecture and Urbanism / Federal University of Paraná, in the Disciplines Urban Planning and Urban Design, since 2012.

COURSE DELIVERABLES

LEARNING GOALS

The course aims to develop capacities for understanding and articulating the concepts present in the practice of land value capture, to finance urban development.

Associated with this goal, it is intended:

- i) To deepen the knowledge of researchers and strategic professionals about the theoretical framework related to land value capture;
- ii) To train agents for the formulation, execution and analysis of public policies that make feasible the financing of urbanization;
- iii) To establish a closer relationship between academia and public administration.

LEARNING OBJECTIVES

MODULE		LEARNING OBJECTIVES	WORKLOAD
1	Property rights Town planning laws and territorial control	Understanding the relationship between property right and the rights and obligations of the landowner Understanding the effects of regulation on the urban land control and management	3h
2	Urban financing: the logic of the land value capture and its instruments	Understanding the functioning of the land market and the formation of real estate prices in the city Understanding the concept of urban land value and agents of appropriation Understanding the concepts that underlie the formulation of land value capture instruments	3h
3	Zoning and land use regulation	Understanding the component elements of an urban zoning and its impacts on the urban structure	3h
4	Betterment contribution	Recognize the structuring concepts of tribute and requirements for its use	3h
5	Charge on additional building rights and Transfer of Development Rights	Recognize how the instruments regulate the right to build and its importance in urban land management Identify the formatting and application of the instruments	3h
6	Compulsory subdivision, construction, and utilization of land	Recognize the potential of the instrument to induce urban occupation; Identify format and stages of application of instruments	3h
7	Exactions	Understanding the concept of exactions, the principles that justify their collection and methods of collection	3h
8	Game time	Develop proposing capacity in the face of problem situations	6h
9	Closure event	Develop visual and oral communication Develop synthesis capacity	3h
		TOTAL WORKLOAD	30 hours

INSTRUCTIONAL METHODS

TOOL	GOALS	CONTRIBUTION FOR KNOWLEDGE ACQUISITION
Expository lectures	To present theoretical concepts	It presents and clarifies the theoretical foundations related to land management instruments
Girurbano	To deepen the understanding of the processes and agents that shape the urban structure	From the recognition in the territory of the concrete results of the logic of the city production, students identify contexts to be faced by urban politics and its instruments
Urban Solutions Lab	To recognize a problem situation, identifying alternatives to its solution and the appropriate instruments to do that	The activity allows the student to go beyond the phase of problem identification, being encouraged to seek tools that build alternatives to solve situations of their urban everyday
Giros	To recognize the systemic interdependence of urban agents and the consequences of their decisions on shaping the urban structure	From the simulation of a land market, students can recognize the factors that determine the price of land, the effects of urban regulation and the different instruments of land management in the conformation of the city
The Court	To discuss controversial issues involving the application of urban planning instruments	The construction of arguments to defend or refute the application of urbanistic tools, allows students to consolidate theoretical foundations and requires critical positioning
Closure Event	To promote learning exchange To disseminate academic knowledge to the general public	The oral presentation of the results requires the ability to synthesize and content domain in order to ensure apprehension by the public, especially if there are out-of-course assistants

ASSESSMENT

TOOL	KNOWLEDGE GOAL	ASSESSMENT CRITERIA
GIRURBANO		
Characterization of the urban context in which a photo is inserted	Identify relationship between: urban regulation / urban structure / densification; infrastructure / peripheries; cost of land / urban infrastructure / expansion.	Objectivity of the relationship between photo and area contextualization
Path	- Know the different areas of the city and identify the aspects that mark these differences - Recognize the city from the point of view of collective transport	- Distance traveled - Selection of the route shown by map
Identification of problems / potentials	- Perceive the relationship between the interests of the city agents and specific spaces - Develop analysis capacity	Degree of relationship between problems / potentialities identified and their causes
Intervention proposals	- Develop capacity of proposal and select solutions	Grade of relationship between problem / potential and intervention alternatives
Indication of instruments to	Recognize concepts and functioning of urban management tools	- Degree of relationship between instrument and urban context identified - Proper use of the instrument

deal with the urban context		
Presentation (Slides)	<ul style="list-style-type: none"> - Develop capacity for synthesis - Develop visual and oral communication 	<ul style="list-style-type: none"> - Quality of the material produced (design, quantity, content) - Objectivity in the presentation (content X time spent)
URBAN SOLUTIONS LAB		
Research about the municipality	Recognize urban context of study	Objectivity and consistency of the data collected
Identification of problem	Understand the relationship between general context of the municipality and the problem situation (causes and consequences)	<ul style="list-style-type: none"> - Level of analysis of the general context of the case - Adequacy of the causes and consequences pointed out with the identified problem situation
Recognition of possible alternatives	<ul style="list-style-type: none"> - Recognize components of a problem situation - Developing proposal capacity 	Degree of relationship between the problem and possible solution alternatives
Instrument selection	<ul style="list-style-type: none"> - Identify relationship between problem and tools for solution - Recognize the process of using the instrument (steps, agents, parameters required) 	<ul style="list-style-type: none"> - Degree of effectiveness of the instrument to respond to the identified problem - Proper use of instrument
GIROS		
Assignment of secret objectives to each team	To know, in a simplified way, the interests of each urban agent	Team score obtained from the accomplishment of the secret objectives
Simulation of a traditional land market and a regulated land market	<ul style="list-style-type: none"> - Recognize how urban regulation can interfere in the conformation of the city - Develop the capacity to recognize interdependencies between urban agents - Understand the effects of different land policy instruments 	<ul style="list-style-type: none"> - Negotiations conducted/ ability to recognize strategies to achieve the objectives of the team - Team score obtained from the accomplishment of the secret objectives
Debate	<ul style="list-style-type: none"> - Develop the ability to synthesize and communicate the most relevant theoretical concepts related to the activity - Degree of use of theoretical concepts in the decisions of team plays 	- Degree of use of theoretical concepts in team plays
THE COURT		
Team Discussion	<ul style="list-style-type: none"> - Recognize the components of the case / defendant - Recognize the relation between the case and the instruments studied 	Degree of relationship between the argumentation and the instruments studied
Argument structuring	Facilitate the appropriation of the theoretical foundations of the instruments	Argumentative quality
General debate	Recognize different perspectives of analysis for a case study, confronting arguments favorable and contrary	<ul style="list-style-type: none"> - Degree of conceptual mastery - Quality and adequacy of the arguments presented
AUTO ASSESSMENT		
Completing the online questionnaire	<ul style="list-style-type: none"> - Developing assessment skills - Develop capacity for self-evaluation 	<ul style="list-style-type: none"> - Number of notes that contribute to the restructuring of researches and practices - Number of subjects that need new research and / or practices

	- Identify elements of measurement of the impact of the course for professional practice	- Number of suggestions that can contribute to restructure new editions of the course
CLOSURE EVENT		
Final Seminar	- Disseminate knowledge - Open space for participation of the general public	Feedback from the public Number of participants

MATERIALS

READINGS

FURTADO, F.; BIASOTTO, R.; MALERONKA, C. *Caderno Técnico de Regulamentação e Implementação da Outorga Onerosa do Direito de Construir*. Disponível em: <http://www.capacidades.gov.br/biblioteca/detalhar/id/267/titulo/outorga-onerosa-do-direito-de-construir>

DENALDI, Rosana; CAVALCANTI, Carolina Baima e SOUZA, Claudia, Org. *Parcelamento, Edificação ou Utilização Compulsórios e IPTU progressivo no tempo*: Caderno Técnico de regulamentação e Implementação. Brasília: Ministério das Cidades, 2015. Disponível em: <http://www.capacidades.gov.br/biblioteca/detalhar/id/312/titulo/parcelamento-edificacao-ou-utilizacao-compulsorios-peuc-e-iptu-progressivo-no-tempo>

TELLA, Guillermo. *Los orígenes del Zoning*. In: <http://www.plataformaurbana.cl/archive/2012/08/29/los-origenes-del-zoning/> Acesso em 20/03/2017

SMOLKA, Martim. *Recuperação de Mais-Valias Fundiárias na América Latina: Políticas e Instrumentos para o Desenvolvimento Urbano*. Lincoln Institute of Land Policy, setembro 2014. Disponível em: http://www.lincolninst.edu/pubs/2489_Recupera%C3%A7%C3%A3o-de-Mais-Valias-Fundi%C3%A1rias-na-Am%C3%A9rica-Latina

FURTADO, F. SMOLKA, M. (org) *Instrumentos notáveis de intervenção urbana*. Disponível em: http://www.lincolninst.edu/pubs/2414_Instrumentos-notables-de-pol%C3%ADticas-de-suelo-en-Am%C3%A9rica-Latina

VIDEOS

Propriedade Urbana: dos Direitos de Construir e da sua Outorga Onerosa (vídeo): <https://www.lincolninst.edu/publications/multimedia/propriedade-urbana>

Série Instrumentos de Política Urbana (vídeos): https://www.youtube.com/watch?v=ua49aKdz-pQ&list=PL9LNk8SU8LHsf3JQF_HJ-C6A0iz-vrx1j

Série Desafios Urbanos (vídeos): https://www.youtube.com/watch?v=YV6QxZWNv5g&list=PL9LNk8SU8LHsPFbBFD0III-MTNmvHAWs_

Série Tutoriais sobre Políticas de Solo Urbano (vídeos): <https://www.youtube.com/watch?v=2zyrcxWEEgw&list=PL9LNk8SU8LHt9qBGaLfBO5tsjs-fVALz3>



***POLICIES AND
INSTRUMENTS FOR
FINANCING URBAN
DEVELOPMENT***

CAPACITATION COURSE



EXPOSITORY LECTURE MODULES

EXAMPLE

ZONNING: HOW DOES IT WORKS?

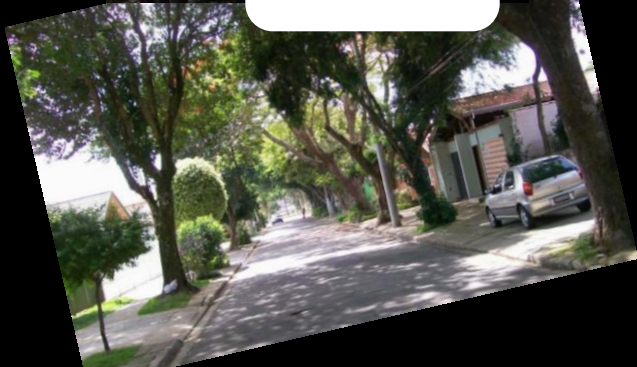
ZONNING
=
LAND USE REGULATION

CONTROL
2 ELEMENTS

USE

SIZE

CONSTRUCTIONS
LOT





Why are they better?

What improvements would be if the earth is empty??

Who pays for the improvements?

How much are the improvements worth?

ZONNING: HOW DOES IT AFFECT US?

WHICH LAND WOULD BE BETTER BUSINESS?

Curitiba- Bairro Portão

Flat ground with **412 mts²** (12.50 X 32.96) **Residencial Zone**. Excellent location, close to market, bakery and schools. Close to access roads. Close to shopping center.



Curitiba – Butiatuvinha

Flat ground all walled on the sides and back. Tested of 20 meters, in a total of **626m²**, **in the region**. **Environmental** protection area- Passauna.



HOW WILL THIS LAND BE OCCUPIED?



RESIDENTIAL BUILDING?

COMERCIAL BUILDING?

UNIFAMILIARY RESIDENCE?

CONSOLIDATED AREAS = MAINTAIN STANDARD
OCCUPATION / GUARANTEE PROJECTED EMPLOYMENT

X

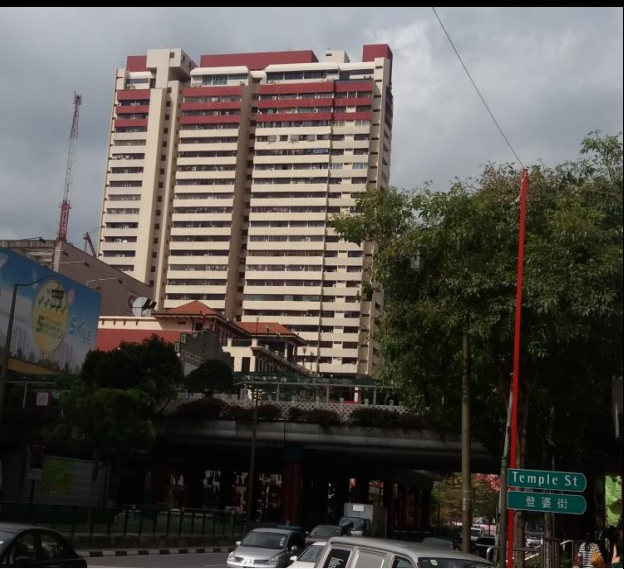
NEW AREAS = CREATE STANDARD OCCUPATION THAT
ENSURES MAXIMUM PROFIT / START NEW PREFERENCE
CYCLE

**CENTRAL
DISPUTE
IN ZONING**

DAY CHALLENGE

ZONING IS AN INSTRUMENT TO REGULATE URBAN OCCUPATION, SO

**HOW TO
USE
ZONING
TO BUILD
A MORE
INCLUSIVE
CITY?**



Affordable housing- Cingapura



Urban Library- Medellin



Social Zones
Fortaleza/Brasil



New Usme
Bogotá/Colombia

GAME TIME

1. GIRURBANO

The exercise consists of a competition, which requires a tour of the city, using only collective transport, with the challenge of traveling the longest distance as possible, in the period of the class

1.

Find in the city the area represented in the study clipping

2.

Visit to the place: meet the challenge = longer distance

3.

Identify the urban context in which the photo is inserted

4.

Identify problems / potentialities in the area

5.

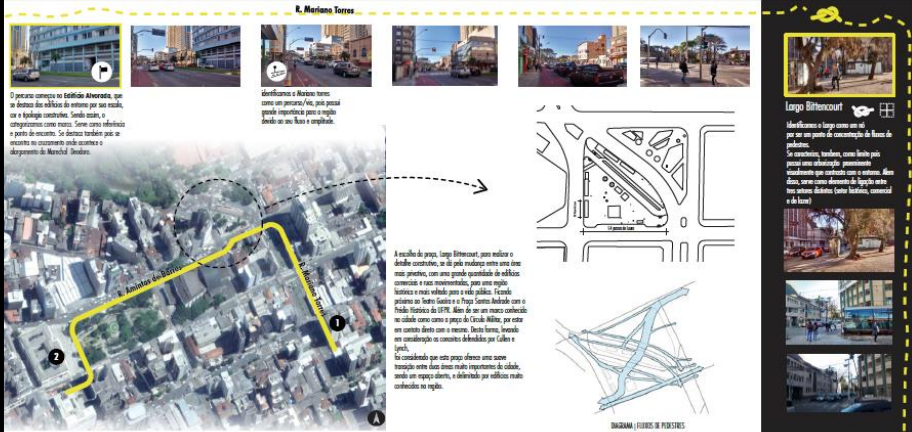
Propose interventions for the area, using planning instruments the course

6.

Presentation (slides)
Awards



GIRURBANO



PROPOSTA REQUALIFICAÇÃO DA PRACA DO RADIALISTA E TEATRO PAULISTANO

PROPOSTA REQUALIFICAÇÃO DA PRACA DO RADIALISTA E TEATRO PAULISTANO (PARTE I)

PROPOSTA REQUALIFICAÇÃO DA PRACA DO RADIALISTA E TEATRO PAULISTANO (PARTE II)

PROPOSTA REQUALIFICAÇÃO DA PRACA DO RADIALISTA E TEATRO PAULISTANO (PARTE III)

PROPOSTA REQUALIFICAÇÃO DA PRACA DO RADIALISTA E TEATRO PAULISTANO (PARTE IV)

PROPOSTA REQUALIFICAÇÃO DA PRACA DO RADIALISTA E TEATRO PAULISTANO (PARTE V)

PROPOSTA REQUALIFICAÇÃO DA PRACA DO RADIALISTA E TEATRO PAULISTANO (PARTE VI)

PROPOSTA REQUALIFICAÇÃO DA PRACA DO RADIALISTA E TEATRO PAULISTANO (PARTE VII)

PROPOSTA REQUALIFICAÇÃO DA PRACA DO RADIALISTA E TEATRO PAULISTANO (PARTE VIII)

PROPOSTA REQUALIFICAÇÃO DA PRACA DO RADIALISTA E TEATRO PAULISTANO (PARTE IX)

PROPOSTA REQUALIFICAÇÃO DA PRACA DO RADIALISTA E TEATRO PAULISTANO (PARTE X)

PROPOSTA REQUALIFICAÇÃO DA PRACA DO RADIALISTA E TEATRO PAULISTANO (PARTE XI)

PROPOSTA REQUALIFICAÇÃO DA PRACA DO RADIALISTA E TEATRO PAULISTANO (PARTE XII)

PROPOSTA REQUALIFICAÇÃO DA PRACA DO RADIALISTA E TEATRO PAULISTANO (PARTE XIII)

PROPOSTA REQUALIFICAÇÃO DA PRACA DO RADIALISTA E TEATRO PAULISTANO (PARTE XIV)

PROPOSTA REQUALIFICAÇÃO DA PRACA DO RADIALISTA E TEATRO PAULISTANO (PARTE XV)

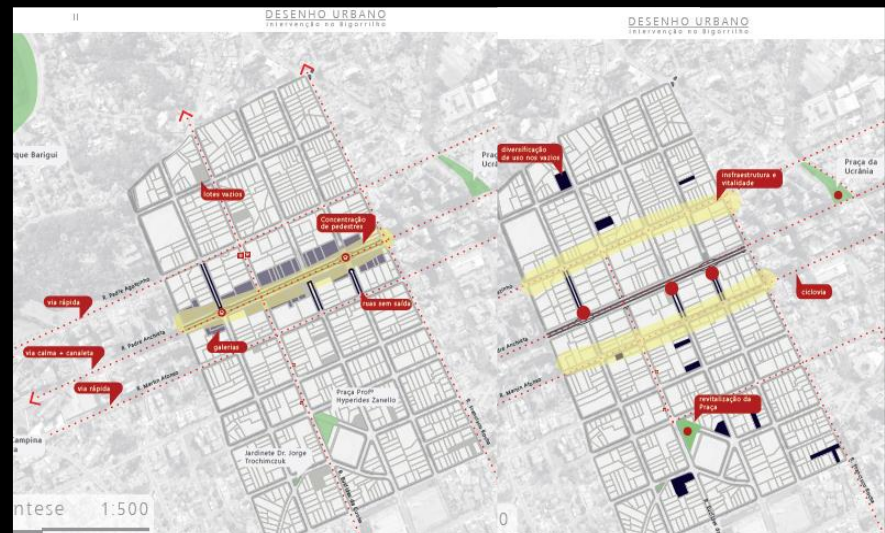
PROPOSTA REQUALIFICAÇÃO DA PRACA DO RADIALISTA E TEATRO PAULISTANO (PARTE XVI)

PROPOSTA REQUALIFICAÇÃO DA PRACA DO RADIALISTA E TEATRO PAULISTANO (PARTE XVII)

PROPOSTA REQUALIFICAÇÃO DA PRACA DO RADIALISTA E TEATRO PAULISTANO (PARTE XVIII)

PROPOSTA REQUALIFICAÇÃO DA PRACA DO RADIALISTA E TEATRO PAULISTANO (PARTE XIX)

PROPOSTA REQUALIFICAÇÃO DA PRACA DO RADIALISTA E TEATRO PAULISTANO (PARTE XX)



PROPOSTA REQUALIFICAÇÃO DA PRACA DO RADIALISTA E TEATRO PAULISTANO - KAREN NOGUCHI

A praça do Radialista, localizada na área de estudo faz parte de uma extensão do espaço que apresenta grande potencialidade, porém vistas de campo sua área por meio de identificação de potencialidades existentes, quem não é aplanada, nos fins de semana algumas pessoas ainda procuram o local para desenvolver atividades de lazer e esporte, entret os usuários estão crianças.

O Teatro Paulistano, grande símbolo cultural e histórico de Curitiba já passou por muitas reformas e ainda apresenta evidências do desuso com a preservação do edifício.

Tem-se como objetivo requalificar a área da praça do Radialista e do Teatro Paulistano buscando a IDENTIDADE de grande potencialidade, porém vistas de campo sua área por meio de identificação de potencialidades existentes, quem não é aplanada, nos fins de semana algumas pessoas ainda procuram o local para desenvolver atividades de lazer e esporte, entret os usuários estão crianças.

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Melhoria da infraestrutura cicloviária da Rua João Negro

Manter manutenção das árvores constantemente, para que não fiquem tanto sombreadas

Aumentar a infraestrutura da praça com bancos, luminárias e fontes

Melhorar a qualidade visual da quadra do Teatro Paulistano, com projeto de paisagismo e restauração do edifício

Fazer ligação entre a praça e a proposta do parque linear, eliminando as barreiras sociais do recípro

Influenciar a prática da apropriação do espaço pela arte, criando paisagens que estimulem todos os sentidos. Segundo Cascaes e Genser (2006) pesquisas intervenções no espaço possibilitam o reconhecimento do espaço que se quer em silêncio. Permite que os projetos urbanos tenham em mente não apenas o desenvolvimento econômico crítico sobre o espaço que queremos de acordo com as próprias necessidades

A requalificação da praça e do teatro temiam como principal qualidade a personalidade do público, proporcionadas pela apropriação. Dessa forma, o espaço seria feito do público para o público. As pesquisas intervenções urbanas buscariam a restauração dessa área que tem sua identidade destruída, como foi feito com o projeto ArteCidade em São Paulo e suas abordagens alternativas na busca da reestruturação de locais "braviosos" ou sem identidade.

MANUTENÇÃO E REQUALIFICAÇÃO DA INFRAESTRUTURA

APROPRIAÇÃO DO ESPAÇO PELA ARTE

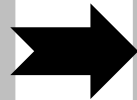
IDENTIDADE / DINÂMICA DIVERSIDADE

2. URBAN SOLUTIONS LAB

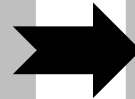
CHALLENGE

Find critical area in your municipality and select instrument to be used to cope with problems

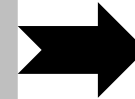
1. Present general information about your municipality



2. General context of the case study – in your city



3. Evaluate possible alternatives for financing instruments



4. Justify the choice of instrument

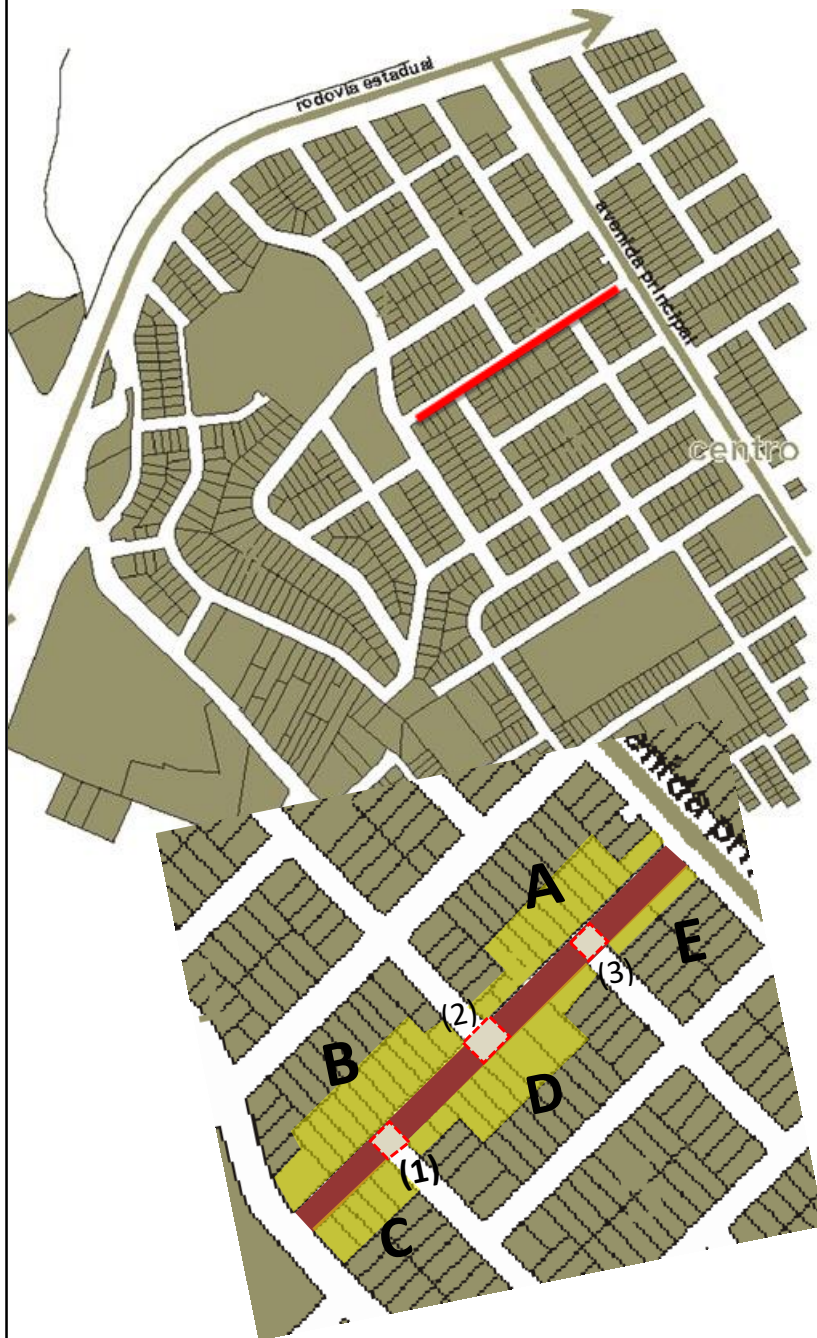
CALCULATION OF BETTERMENT CONTRIBUTION

Municipality: Happy City

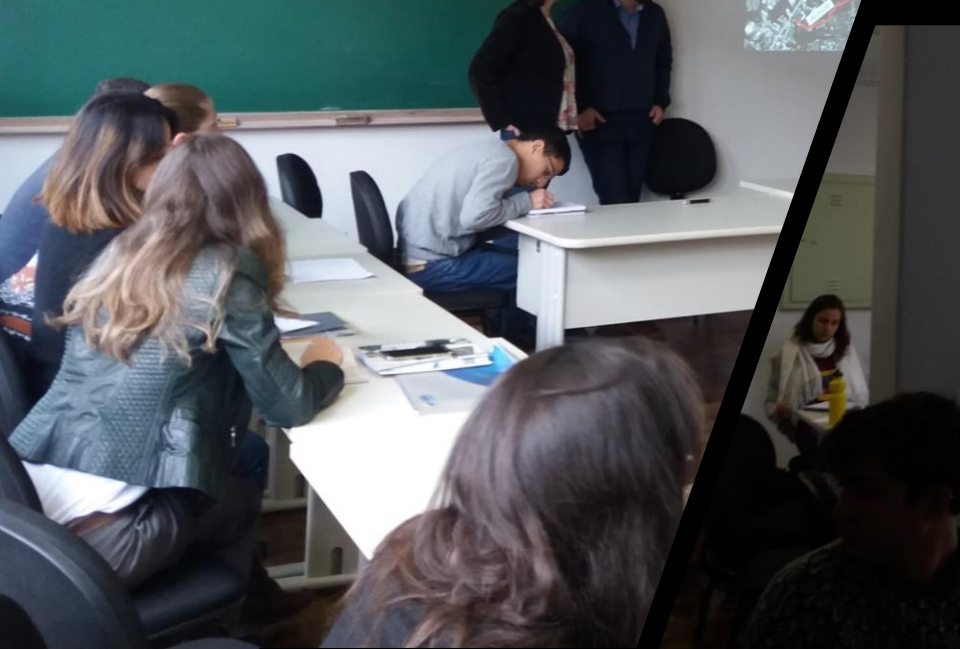
Population: 500.000 inhab.

When the current management began, the mayor proposed the execution of a set of works, which were approved in public hearing, to qualify the space of the city. After the approval of the specific law of the set of works, the first completed work was the asphaltic paving of a section of track that allowed the integration of the western part of the city.

The municipality wants to use Betterment Contribution to recover the investments and to continue with the planned works.



Asphalt paving and walking on Street 3	
Total cost(CTO)	U\$288.000
Extension	320 metros
Street width	12m
Total paved area	3.840 m2





3. GIROS

TRADERS

RICH

MIDDLE CLASS

POORS

SPECULATORS

GOVERNMENT

NGOs

	A	B	C	D	E	F	G	H	I	J	K	L	
1	30 100	30 100	30 100	30 100	40 100	30 100	40 100	40 100	40 100	20 100	40 100	40 100	1
2	20 100	20 100	20 100	50 100	10 100	50 100	10 100	50 100	50 100	30 100	40 100	40 100	2
3	40 100	10 100	30 100	100 100	100 100	30 100	30 100	30 100	30 100	20 100	40 100	40 100	3
4	30 100	40 100	50 100	20 100	100 100	10 100	50 100	30 100	30 100	30 100	40 100	40 100	4
5	30 100	90 100	10 100	80 100	100 100	40 100	40 100	40 100	30 100	30 100	10 100	10 100	5
6	40 100	40 100	100 100	100 100	100 100	50 100	30 100	90 100	40 100	40 180	10 100	10 100	6
7	30 100	40 100	10 100	80 100	100 100	10 100	30 100	50 100	50 100	30 100	10 100	10 100	7
8	30 100	30 100	20 100	30 100	100 100	100 100	100 100	90 100	10 100	30 100	10 100	10 100	8
9	30 100	50 100	30 100	10 100	100 100	30 100	50 100	30 100	50 100	50 100	10 100	10 100	9
10	30 100	30 100	30 100	50 100	10 100	40 100	40 100	30 100	20 100	20 100	10 100	10 100	10
11	0 100	0 100	0 100	0 100	10 100	10 100	10 100	10 100	10 100	10 100	10 100	10 100	11
12	0 100	0 100	0 100	0 100	10 100	10 100	10 100	10 100	10 100	10 100	10 100	10 100	12
	A	B	C	D	E	F	G	H	I	J	K	L	

Only the transactions registered in the Official Board will be valid.







4. THE COURT

DEFENDANT

LAW OF PARTICIPATORY NEIGHBORHOOD

JUDGE

Directs and coordinates the progress of the jury

TEAM OF INDICTMENT

It **formulates the accusations**, highlighting the contradictions and emphasizing the fundamental arguments, **contrary** to the approval of the law

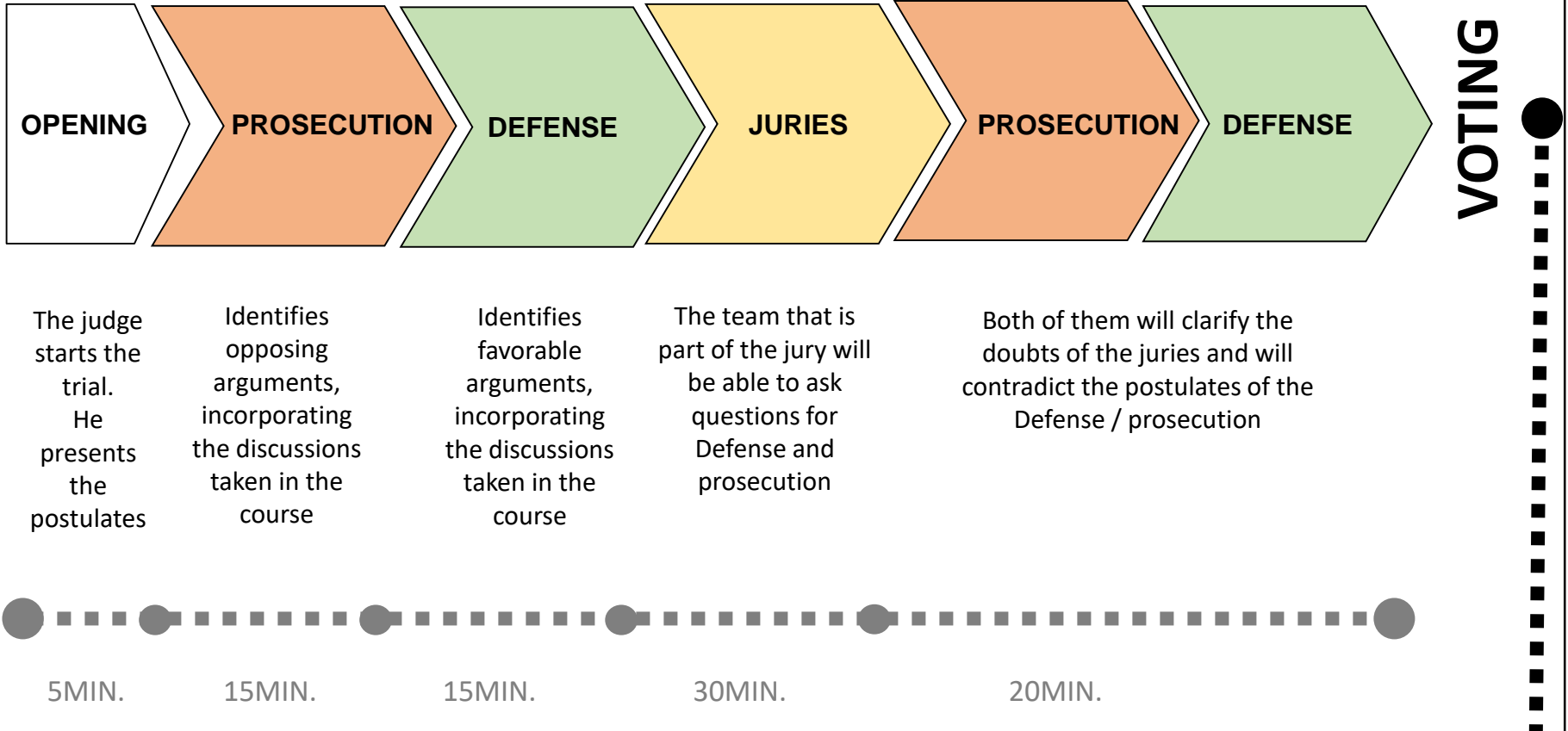
TEAM OF DEFENSE

It **defends** the law, highlighting the contradictions and emphasizing the fundamental arguments **in favor** to the approval of the law

JURIES TEAM

Listen to the whole process and then vote, absolving or condemning / rejecting the defendant, according to the arguments presented

PROCEDURES



VOTING

VERDICT



STUDENT FEEDBACK

POLÍTICA DE USO DO SOLO

Instrumentos tributários e não tributários



Evaluation form

This form aims to evaluate the course "Policies and Instruments for financing urban development", held at the City Hall of Curitiba, on August 9, 16 and 17, 2018.

The course was sponsored by the Master Program in Urban Planning (PPU) and Housing and Urbanism Laboratory (LAHURB), both from Federal University of Paraná, in partnership with Curitiba City Council and Lincoln Institute of Land Policy.

Completion of this form, until 31/08 (Friday), is a compulsory requirement for obtaining the certificate of participation in the course.

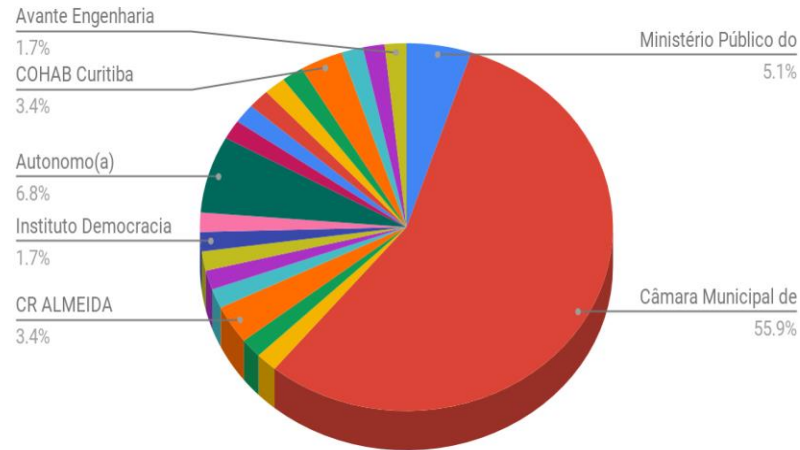
NEXT

 Page 1 of 8

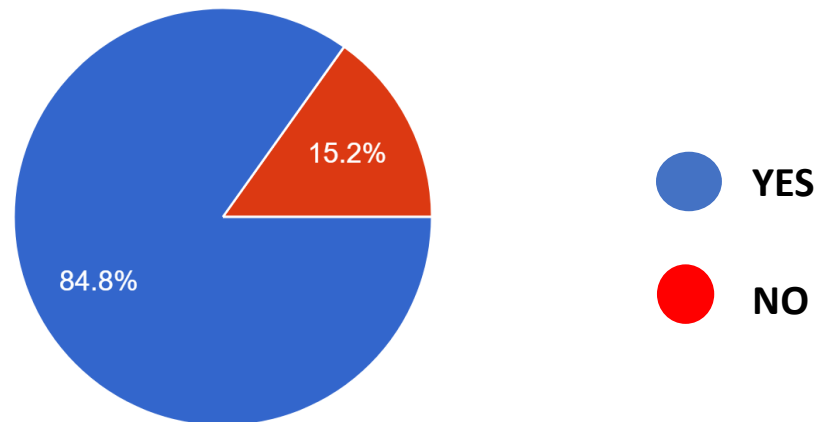
Never submit passwords through Google Forms.



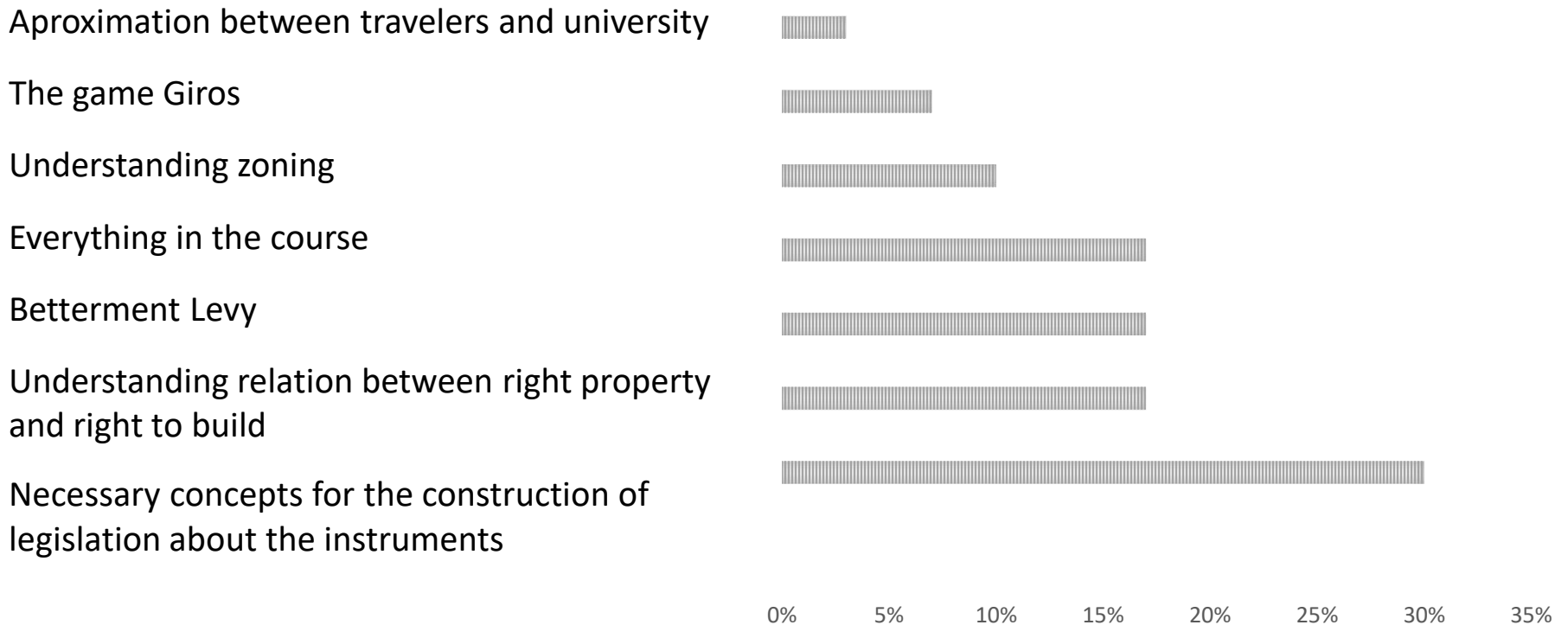
Participantes workplace



Has the course contributed to modify some practices in your professional work?



What was the most significant contribution of the course for you?



What was the most significant contribution of the course for you?

“The knowledge acquired through the lessons and the exchange of experience with other participants”

“The possibility of bringing contributions from scholars about urban policies into the Chamber of Councilors, linking the University with the Chamber”

“The broadening of the understanding of the plurality of interests to be combined and reconciled within urban policy”

“To know that a number of instruments are already available”

“All the points covered were of relevant importance, from the philosophical logic of construction of the legislation and its implementation, until the practical activity, very interesting.”