BROWNFIELD REGENERATION AS A DRIVER FOR SUSTAINABLE SPATIAL DEVELOPMENT IN EUROPE
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BROWNFIELD DEVELOPMENT IN SPAIN

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OUTLINE

• Background – socio-political and cultural considerations
• Institutional and legislative framework
• Brownfield policy context
• Examples (recent and not so recent) of Spanish brownfield development
BACKGROUND

- Population (2008) 46,157,822 inhabitants
- Surface area of Spain is 505,990 km²
- Density of 91 inhabitants/km² (cf. UK 250 inhab./km²)
- Largest urban agglomerations include Madrid (5.64 mill.), Barcelona (4.83 mill.) Valencia (1.5 mill.) and Seville (1.24 mill.)
BACKGROUND

1975

Españoles, Franco ha muerto
BACKGROUND

1978

CONSTITUCIÓN ESPAÑOLA

Aprobada por Las Cortes en sesiones plenarias del Congreso de los Diputados y del Senado celebradas el 31 de octubre de 1978

Ratificada por el pueblo español en referéndum de 6 de diciembre de 1978

Sancionada por S. M. el Rey ante Las Cortes el 27 de diciembre de 1978

BACKGROUND

1979

TIME

Spain: Democracy Wins
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INSTITUTIONAL AND LEGISLATIVE FRAMEWORK

• Constitution provided for quasi-federal system of government – the recognition of 17 Regions or Autonomous Communities
• Permitting the devolution of power to newly created regional assemblies - Basque Country (1979), Catalonia (1979), Galicia (1981) and Aragón (1982) were amongst the first regions to exercise this right
INSTITUTIONAL AND LEGISLATIVE FRAMEWORK

• National legislation sets the general context for planning
• Spatial planning is the responsibility of the 17 Regions (Autonomous Communities) under Article 148.1.3 of the 1978 Constitution
• Each region has its own detailed planning legislation
• Napoleonic tradition

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NATIONAL POLICY CONTEXT (I)

• Royal Legislative Decree 2/2008, approving the 2007 Planning Act (*Ley 8/2007 de Suelo*)
• Preamble to the legislation refers to:
  - Need for sustainable urban development
  - Minimising green field development
  - Encouraging brown field development
  - Advantages of compact rather than disperse and diffuse urban form

NATIONAL POLICY CONTEXT (2)

• Royal Legislative Decree 2066/2008, regulating the *Housing and Rehabilitation State Plan 2009-2012*
• Preamble to the legislation makes reference to:
  - vouching for the challenge of sustainability and economic efficiency
  - the need to optimise the use of the existing housing stock
NATIONAL POLICY CONTEXT (3)

- in relation to urban rehabilitation, endorsing the recommendations of the Leipzig Charter (2007) and the European Parliament's Resolution on the Follow-up of the Territorial Agenda and the Leipzig Charter
- specific programmes for areas of integral rehabilitation (ARIS) and urban renovation (ARUS)

REGIONAL POLICY CONTEXT

• In the case of Catalonia, the relevant planning legislation is the Text refós de la Llei d’urbanisme 1/2005, dated 26 July 2005.
• The legislation recognises
  - land is a limited resource
  - importance of land occupation models avoiding disperse urban growth, favouring social cohesion, rehabilitation and renovation of urban land
NATIONAL AND REGIONAL POLICY CONTEXTS

Overall consensus to place priority on the regeneration of the existing city

NATIONAL STRATEGIES

Current elaboration of an *Urban and Local Sustainability Strategy*; the draft version of the *Urban Environment Strategy* (2007) offers some indication of the likely context of the new strategy.
OBJECTIVES FOR SUSTAINABLE URBANISM

– Create city and not urbanisation
– Recover and rehabilitate the existing city
– Increase urban quality, especially of the network of public spaces and community facilities
– Integrate urbanism in a model of spatial planning with sustainability criteria

GUIDANCE AND MEASURES FOR ADOPTION IN URBANISM

– Create new areas of centrality, encouraging the mix of urban uses and proximity as the basis for accessibility.
– (...)
– Placing priority on the recovery and rehabilitation of the city, absorbing growth therein, as opposed to the creation of new sectors of expansion.
– (...)

Brownfield development in Spain
Other initiatives

The decision of the Council of Ministers in November 2008, for the constitution of an Inter-ministerial Commission of Work on Land, with representation of the Ministries of Defence, Economy and the Treasury, Interior, Works, the Environment and Housing.

Such a commission would have, amongst its objectives, the dedication of Government-owned land, no longer required for public use, being turned over to other ‘social’ uses. This land would be destined in the majority of the cases for social housing.

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Brownfield development in Barcelona
(1) ÀREES DE NOVA CENTRALITAT (1987)

- Informal non-legally binding strategy published by Barcelona City Council aimed at comprehensive urban regeneration across the city, linked to investment in infrastructure improvements as part of the financing for the 1992 Olympic Games.
Àrees de Nova Centralitat (1987)

<table>
<thead>
<tr>
<th>Àrea</th>
<th>Superfície</th>
<th>Usos</th>
</tr>
</thead>
<tbody>
<tr>
<td>Diagonal-Sarrià</td>
<td>34 ha</td>
<td>Residencial, oficines, hotelero, deportivo/recreativo, recreativo</td>
</tr>
<tr>
<td>Carrer Tarragona</td>
<td>12,5 ha</td>
<td>Hotelero, oficines, equipamientos institucionals</td>
</tr>
<tr>
<td>Renfe-Meridiana</td>
<td>30 ha</td>
<td>Comercial, oficines, hotelero</td>
</tr>
<tr>
<td>Plaça Cordà</td>
<td>11 ha</td>
<td>Residencial, oficines, comercial, hotelero</td>
</tr>
<tr>
<td>Carlesl-Av. Icaria</td>
<td>55 ha</td>
<td>Hotelero, comercial, residencial, centro de convenciones, equipamiento</td>
</tr>
<tr>
<td>Port Urba</td>
<td>12 ha</td>
<td>Comercial, oficines, equipamiento</td>
</tr>
<tr>
<td>Plaça de les Glories</td>
<td>67 ha</td>
<td>Oficinas, residencial, hotel-industrial, equipamiento, parque urbano</td>
</tr>
<tr>
<td>La Vall d’Hebron</td>
<td>72 ha</td>
<td>Residencial, comercial equipamiento y parque urbano</td>
</tr>
<tr>
<td>Sagrera</td>
<td>80 ha</td>
<td>Oficinas, residencial, industrial, instalaciones ferroviarias, equipamiento y parque urbano</td>
</tr>
<tr>
<td>Diagonal-Prim</td>
<td>35 ha</td>
<td>Comercial, oficines, equipamiento y parque urbano</td>
</tr>
</tbody>
</table>

Diagonal Sarrià (1)
Carrer Tarragona (2)
Brownfield development in Spain
Carles I- Av. Icària (5) (= Villa Olímpica)
Carles I- Av. Icària (5) (= Villa Olímpica)
Plaça de les Glòries (7)

Brownfield development in Spain
(2) 22@BARCELONA

- Major area of urban regeneration
- Modification to the local development plan approved in 2000 for the renovation of industrial zones of Poble Nou
- District of 22@BCN activities
- 22 = industrial zoning under the 1976 PGM
- 22@ adopted for the new zoning to reflect high tech mixed use development
22@Barcelona, incluido en el Plan Ensanche (1859)

1860 - 1960: el “Manchester Catalán”
1960 - 1990: obsolescencia funcional

1986 - 1992: la recuperación del litoral
1996 - 1999: la apertura de la Avenida Diagonal

1998: el debate sobre el futuro de las áreas industriales

Una estrategia de renovación urbana. Un nuevo modelo de edificación de ciudad. La respuesta y una necesidad: la Economía del Conocimiento.
Plan 22@Barcelona, un nuevo modelo de ciudad compacta

Actividades
Zonas verdes
Infraestructuras avanzadas
Patrimonio Industrial
Equipamientos T@
Vivienda pública
Nuevo modelo de movilidad
Revalorización del espacio público

Magnitudes 22@Barcelona

Magnitudes del proyecto:
Territorio: 198,26 Hs (115 manzanas)
Nueva superficie bruta: 4,000,000 m²
- Actividades productivas
- Viviendas, equipamientos y servicios: 1,292,000 m² (890,000 m²)
Incremento de zonas verdes: 114,000 m²
Incremento de instalaciones: 145,000 m²
Inversión en infraestructuras: 180 millones €

Estado de ejecución 4º trimestre 2008:
Plan urbanístico y nuevo tejido económico
- Reordenación del 69% del tejido total
- Más de 1,400 empresas e instituciones instaladas recientemente

Plan Especial de infraestructuras e inversión
- 42% de las obras de reurbanización ejecutadas o ejecutándose
- Inversión hasta el 4º trimestre 2008: 150 millones de euros
Barcelona: La Villa Olímpica

Barcelona: El Fórum
Brownfield development in Bilbao
Bilbao: Abandoibarra

Brownfield development in Madrid
MADRID: OPERATION ‘CAMPAMENTO’

• Redevelopment of formerly military land through a joint initiative between Ministries of Defence and Housing, Madrid City Council and Madrid Regional Council.

• Phase I: 2.1 million m² of land
  – 10,700 houses (7,000 comprising social housing)
  – 350,000 m² open space
  – 180,000 m² community facilities
  – 120,000 m² public use
  – 70,000 m² sport and recreation facilities
  – 30,000 m² transportation facilities
CONCLUDING REMARKS

• A formal brownfield ‘strategy’ as such does not exist
• Nevertheless brownfield development is clearly high on the Central and Regional Governments’ agendas
• Supporting policy is patently clear in national planning legislation and other country-wide initiatives
• Supporting policy is similarly clear in (some) state planning legislation
• Some of the larger cities are exemplary in terms of the brownfield development that has taken and is continuing to take place.