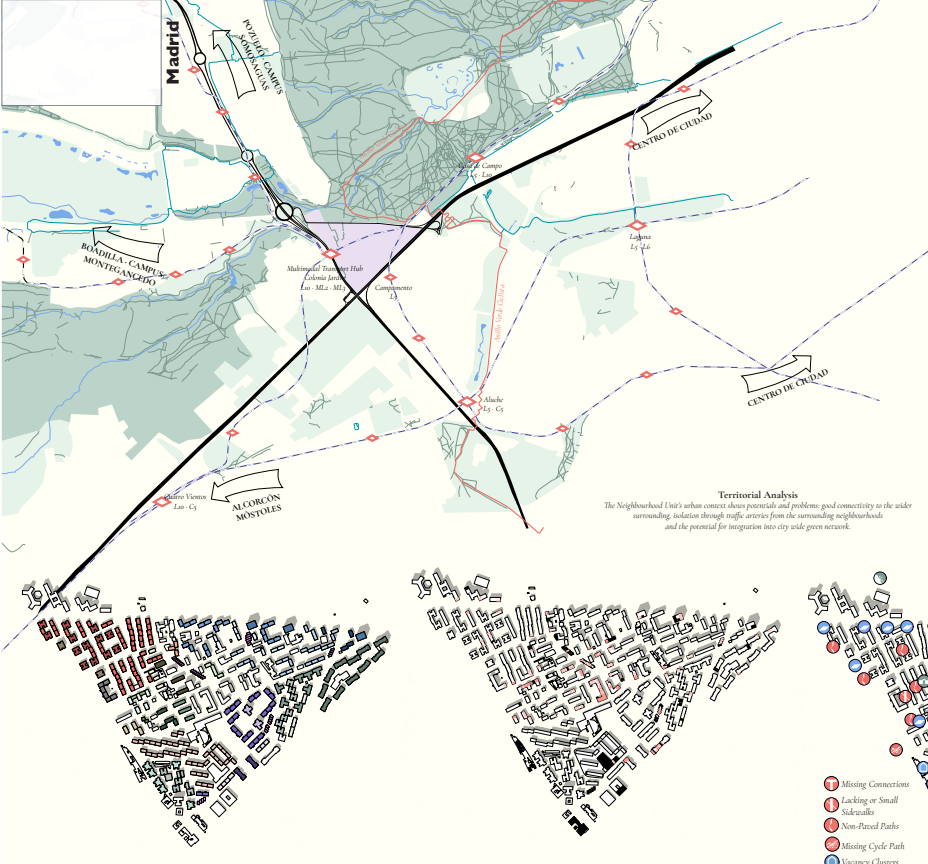




Cultivating the Commons

an Action Plan for the Colonia Casa de Campo

The Plan "Regenera Madrid" aims to regenerate pre-existing neighborhoods of Madrid, which have aged housing stock and undeveloped, fragmented open spaces of poor quality.

But what does regeneration mean? How do we regenerate? And what planning instruments do we need?

With our proposal for EUROPLAN in Madrid, we define the requested Action Plan (AP) as an impulse for commons - to relate the undeveloped spaces within the neighborhood and beyond, and create little neighborhoods within the neighborhood.

This is achieved by Cultivating Co-Governance: an iterative process design that combines municipal planning and co-creation, with residents' consultation and co-creation. Eventually this translates to the interblock space which is split between public zones, maintained by the city hall and spatial commons, co-managed by the residents of the neighborhood.

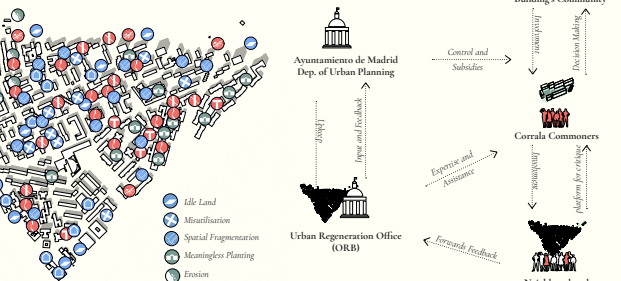
The base unit of this commons are the Corralas: clearly bound sections of interblock space, managed by the surrounding residents. Multiple Corralas form together a superblock that interfaces with the municipal planning authority through a local office of the city hall, the Oficina De Regeneración Barrial (ORB).

The public zones encompass mainly roads, squares and pedestrian circulation. In consultation with the residents the city hall adopts a circulation plan that aims at reducing traffic, improve pedestrian mobility within the neighborhood and beyond, and create little neighborhoods within the neighborhood.

The implementation needs legal agreements, or the adoption of further plans and is gradually implemented and maintained by the municipality. This involves the alignment of lighting with the pedestrian network. Finally, it provides an accessible, and common public space from the public transport station, through public roads and neighborhood squares called 'placitas'.

These climate adapted design of green areas is equally applied to the public spaces. The pedestrian sections along C. Puente de Vallecas and C. Galicia are - amongst others - planted with hardy, evergreen species, that provide equal visual appeal while requiring much less water.

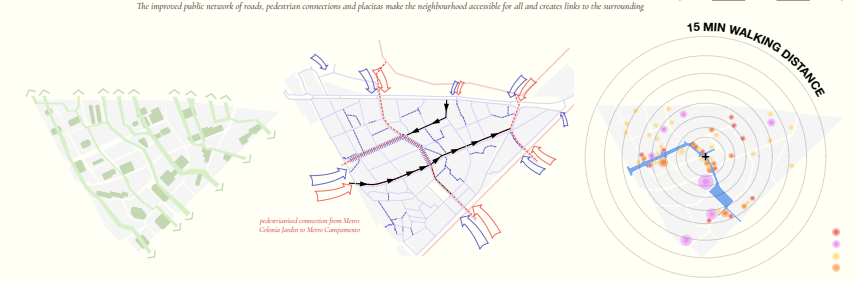
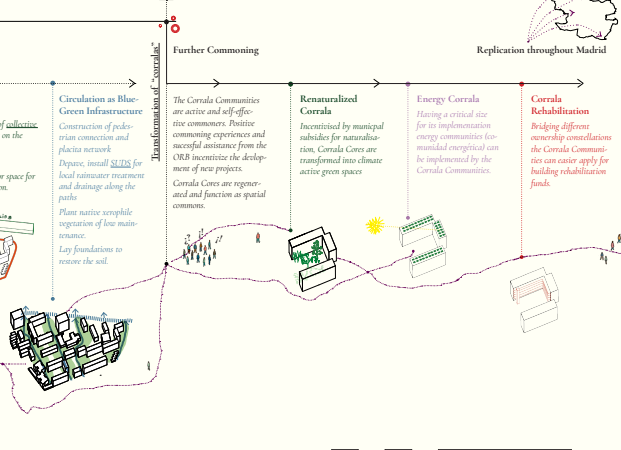
The Corralas obtain this domestic character through dissolving and blurring the ground floor facades. Ground floor residents are entitled to appropriate a one meter wide zone around their apartments with open built structures, e.g. terraces or pergolas. A second zone serves as garden or buffer of a third landscape type made from spontaneous natural vegetation.



Spatial Analysis
The Neighborhood Unit uses built-up areas and with different types of buildings. From this development different types of open space.

Ground Floor Analysis
The analysis of ground floor usage shows a concentration of garages, dark red, grey and aluminium shops (red and red) and other commercial usage (light red) in the center of the CB. Vacancies (black) can be found on peripheral areas.

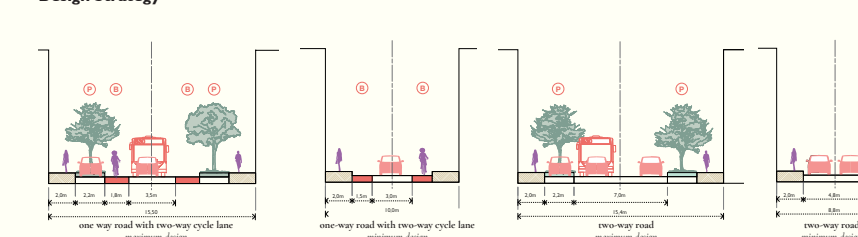
Problem Diagnosis
The neighborhood is analyzed in its entirety, covering both affiliation and open space of roads and interblock. Types of open space and building allow for a detailed diagnosis.



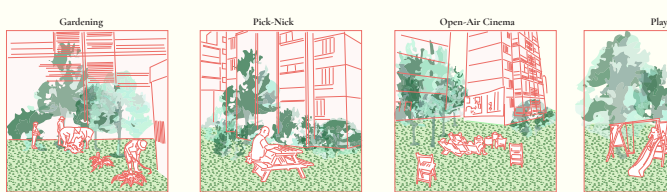
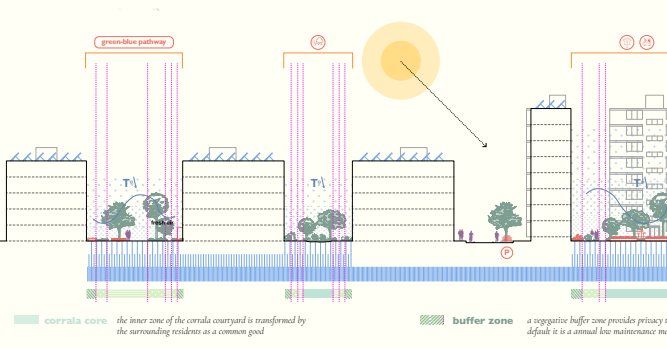
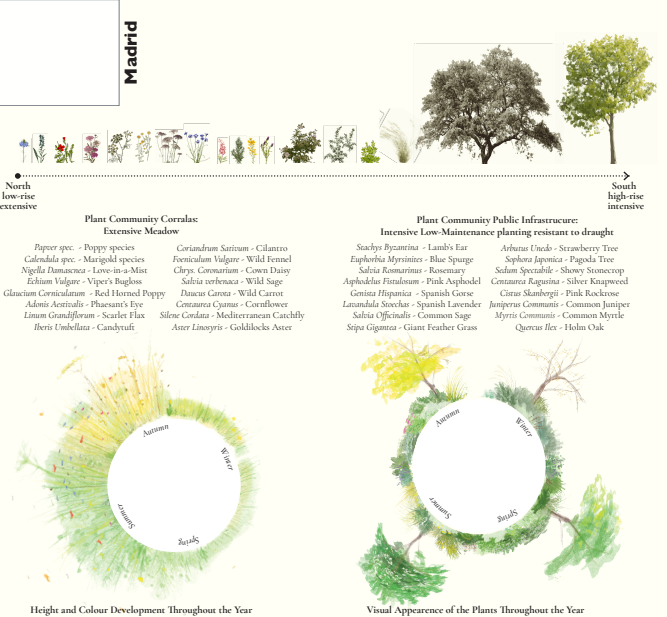
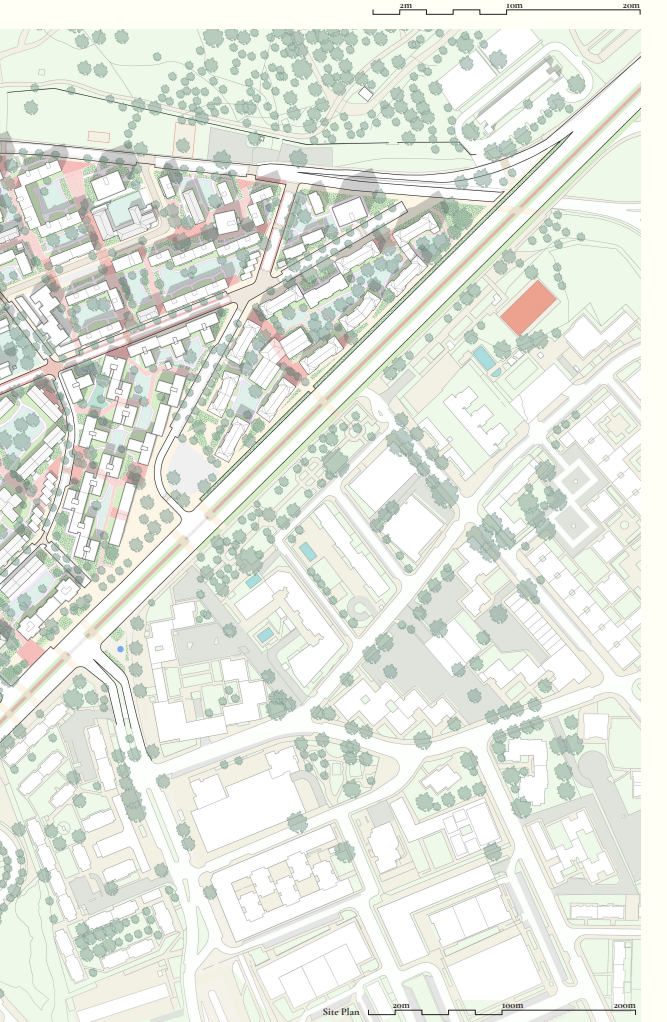
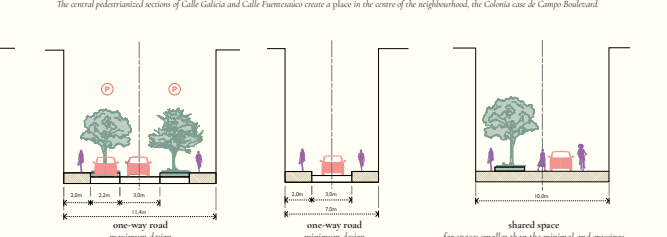
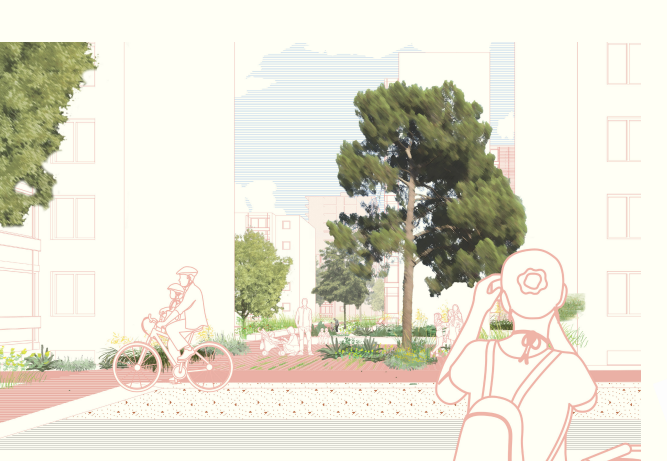
Ecological Connection
Colonia Casa de Campo has various but fragmented green spaces. Qualifying the network of public infrastructure while adding blue-green infrastructure helps connecting them.

Mobility Improvement
A soft pedestrian network along roads and in the interblock space is created. Strategic road sections are pedestrianized. Changes to the one way road system are made to create a new pedestrian Boulevard. Cycling routes link to existing roads, Colinas and the planned route on Paseo Verde del Surcero.

Strengthening Neighbourhood Centre
Pedestrianizing strategic sections of C. Transversaria and C. Galicia creates the Colonia Casa de Campo Boulevard to strengthen the local businesses, creating a service center for Colonia Casa de Campo.



Road Transformation Principles



Exemplary Corrala Transformation Options

