



CATEGORY Urban/architectural

LOCATION Teruel

POPULATION 33,673

STUDY SITE 85 ha.

SITE OF PROJECT 341.061m²

SITE PROPOSED BY The City of Teruel and Aragon Regional Government

OWNERS OF THE SITE: ADIF, The City of Teruel, Aragon

Regional Government and private owners

TYPE OF ORDER AFTER COMPETITION

Architectural project

REQUIRED CHANGES

The study zone, covering approximately 85 ha., is the area of influence of the Turia River as it passes through Teruel, an important part of the city given that it is one of the main entrances, heavily affected by a range of infrastructure and geographic influences.

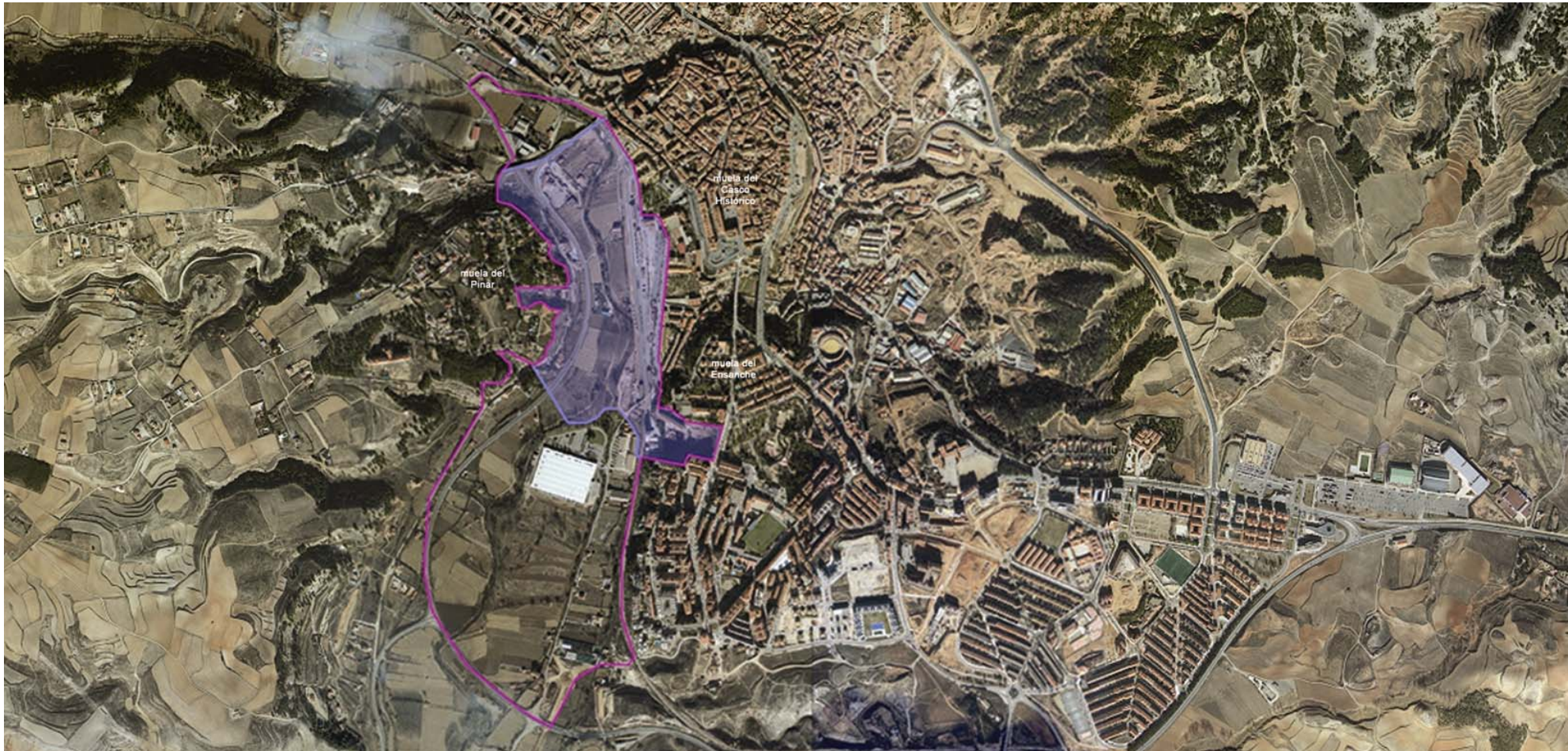
The river flats, which have great potential for enjoyment by the whole city, comprise the backbone for the entire area. At present they are an enclave wedged between the original core of the historic centre and the area known as Muela del Pinar, with its low-density buildings. The river flats nearest the historic centre are dominated by the presence of the railway line, which poses several advantages and disadvantages.

The aim is to convert this space into an opportunity for expansion, make improvements to the city's quality, provide a new relational zone for the enjoyment of the natural environment, a link to Muela del Pinar which is nevertheless decoupled from urban growth, and at the same time shape a new frontage for the city.

CITY STRATEGY

Teruel's topographic configuration has had, and still exercises, a decisive influence in its urban growth. The city was founded in the 12th century on an outcrop, the historic centre's plateau, separated from its surroundings by gullies and natural hillsides. This forced all the original development to take place at the top of the outcrop, which then spilled over into the more accessible zones. The city is now expanding thanks to the infrastructure built during the 20th century. Teruel is thus configured on top of the outcrops, with urban development also spreading into the more accessible intermediate gullies.

Teruel must now make the most of its location in the national context, with the proximity of both Valencia and Zaragoza enhanced by the new A-23 motorway and an upgraded railway line. Its role as county and provincial capital has led to the concentration of important infrastructure, industrial and service resources here, which supply most of the municipalities in the province.



SITE DEFINITION

The 351,839m² site is owned by ADIF, the City Council, the Aragón Government and also private individuals. The aim is to respond to the requirements of an area that has emerged between several ridges, and to integrate this space into the city using urban development, architecture and landscaping, taking into account three major physical barriers: the railway line, the Turia River and the river flats. This operation will require particular sensitivity to the existing landscape. A range of uses can be inserted into this area, such as shops, hotels, recreation and other facilities, which may be linked to the Aragón Government offices, the "Vega del Turia" School or the railway station. The new housing typology will complete the existing residential fabric. Proposals should strive to shape a new low-level frontage for Teruel, and it must be compatible with activities in modern-day society which generate cultural and social exchanges, such as home-based workshops and businesses, etc. The station area should also be reorganised, maintaining it and resolving its parking problems.

NEW URBAN MOBILITY

The project should strive to channel pedestrian flows from the various connection points in the city towards the study area, which should be configured as a gateway to the river flats, articulating the existing flows of the city in this zone. These trails may be further enriched with mixed routes which merge interest in the natural environment with features of the local heritage and culture, thus combining landscape and nature with historic values.

NEW SOCIAL LIFE

The proposals should generate a new focal point of city life and activity which encourages closer proximity for residents and tourists alike. It should strive to achieve a different type of attracting mechanism. Research will have to be done into the suggested residential typology and its compatibility with the uses and activities that promote a closer relationship with the city, with a view to revitalising and diversifying its social life.

NEW ECOLOGY

The proposal should create a sustainable environment through its relationship with the landscape and its insertion into the territory, striving to mutually enhance nature and architecture: research into the river flats' integration into the life of the city, a search for a way to expand the urban districts towards the natural areas, and interaction between the centre's green zones and the river flats.

Given its great importance as a natural area, the proposal should enhance the existing natural values and features, integrating them into the system of green zones, revitalising the river flats and incorporating them into the life of the city.

The proposal for the green zones in the Master Plan (PGOU) is based on the relationship with the natural areas in this territory such as the river flats. It defines the whole borderline formed by the slopes descending from the ridges that shape Teruel and its expansion areas as a transitional green belt for this area. A system of pedestrian zones will help to interconnect all of these different areas

