



Industrial frontage on the Galindo River

**CATEGORY** urban/architectural

**LOCATION** U.E. 2 PAU Vega Galindo, Sestao.

**POPULATION** 29.684 inhab.

**STRATEGIC SITE** 210 Ha. **SITE OF PROJECT** 10,67 Ha.

**SITE PROPOSED BY** Basque Government / Sestao Municipal Council .

**OWNER OF THE SITE** Private

**COMMISSION AFTER COMPETITION**

Draft planning study and possible inclusion of proposals in future amendments to Master Plan

## TRANSFORMATION OF SITE

The "Vega Galindo" area currently suffers from considerable socio-economic degradation and a lack of basic urban services. The purpose of this EUROPAN competition site is the conversion and revival of degraded areas, and also the release of land for social housing, with two goals in mind: to build affordable housing and in the process, facilitate the relocation of residents in the zones to be renovated. The Master Plan provides for a link between the new zone and the city centre by extending Gran Via along the Bal-lonti axis to Punta del Carmen.

Zone U.E. 2 is proposed as a EUROPAN competition site in the hope that planning alternatives will be generated, given that Zone U.E.1 is now under construction. .

## CITY STRATEGY

The Master Plan proposes the extension of Gran Via de Sestao as an urban backbone which will link the new settlement to the town while maintaining a notion of unity. This road will be extended to Punta del Carmen, where it will intersect with the axis of the Galindo estuary, creating a new harbourside frontage. This initiative will also give rise to a pedestrian axis that begins in the railway interchange zone, linking the new residential area to the entrance to "La Naval" and the new business estate. While maintaining the overall goals for improved connectivity, proposals are expected to resolve the envisaged programme in an area that is heavily influenced by major transport infrastructure, difficult topography and an industrial tradition. Complementary uses that add a degree of urban complexity and mixture can also be included in the proposals.



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## SITE DEFINITION

The Bilbao metropolitan area consists of 35 municipalities. This is Spain's fifth most heavily populated metropolitan area, with 910,298 inhabitants, almost half of the Basque Country's total population. It embraces all the municipalities stretching along the Nervión River to its mouth at Ibaizabal, which have physically merged during their growth. The left bank of the estuary, traditionally a working class area, is formed by Barakaldo, Sestao, Portugalete and Santurce municipalities. Sestao has the highest rate of joblessness in the Basque Country. High unemployment has led to a significant loss of population over the last 30 years, and consequently a gradual degeneration of the town's low-lying districts, the focus of the renovation initiative. Its inhabitants may be relocated in the proposed site.

## NEW MOBILITY

The existing road networks must be taken into account, as well as the envisaged tram and suburban rail initiatives. Their integration will play a critical role in the planning process. This planning will also affect the envisaged alignment of the Ballonti axis, a future expressway under the planned extension of Gran Via, aimed at absorbing the current traffic between the towns on the left bank of the estuary and easing congestion on the A-8 motorway, primarily for transit between counties and provinces. The new area spreads between two public areas: the new Urbinaga station and the land reserved for facilities where the Galindo River enters the estuary. A pedestrian promenade connecting the two areas alongside Galindo River is also envisaged.



## NEW WAYS OF LIFE

The project area will be given a functional connection to the town centre and the Interchange zone (train, metro and tram), from where a pedestrian link via an underpass beneath the Ballonti axis will lead directly to "La Naval" and the centre of the new planning area proposed for the industrial zone. This proposal is aimed at integrating areas which have hitherto been isolated on account of their uses and their lack of infrastructure. It will also help to stimulate a review of the existing town planning guidelines.

## NEW SUSTAINABLE DEVELOPMENT

The proposal is based on the transformation of an obsolete industrial area and its incorporation into an overall urban grid in which housing will play a vital role as unifying infrastructure.



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Aerial photo of Sestao and environs

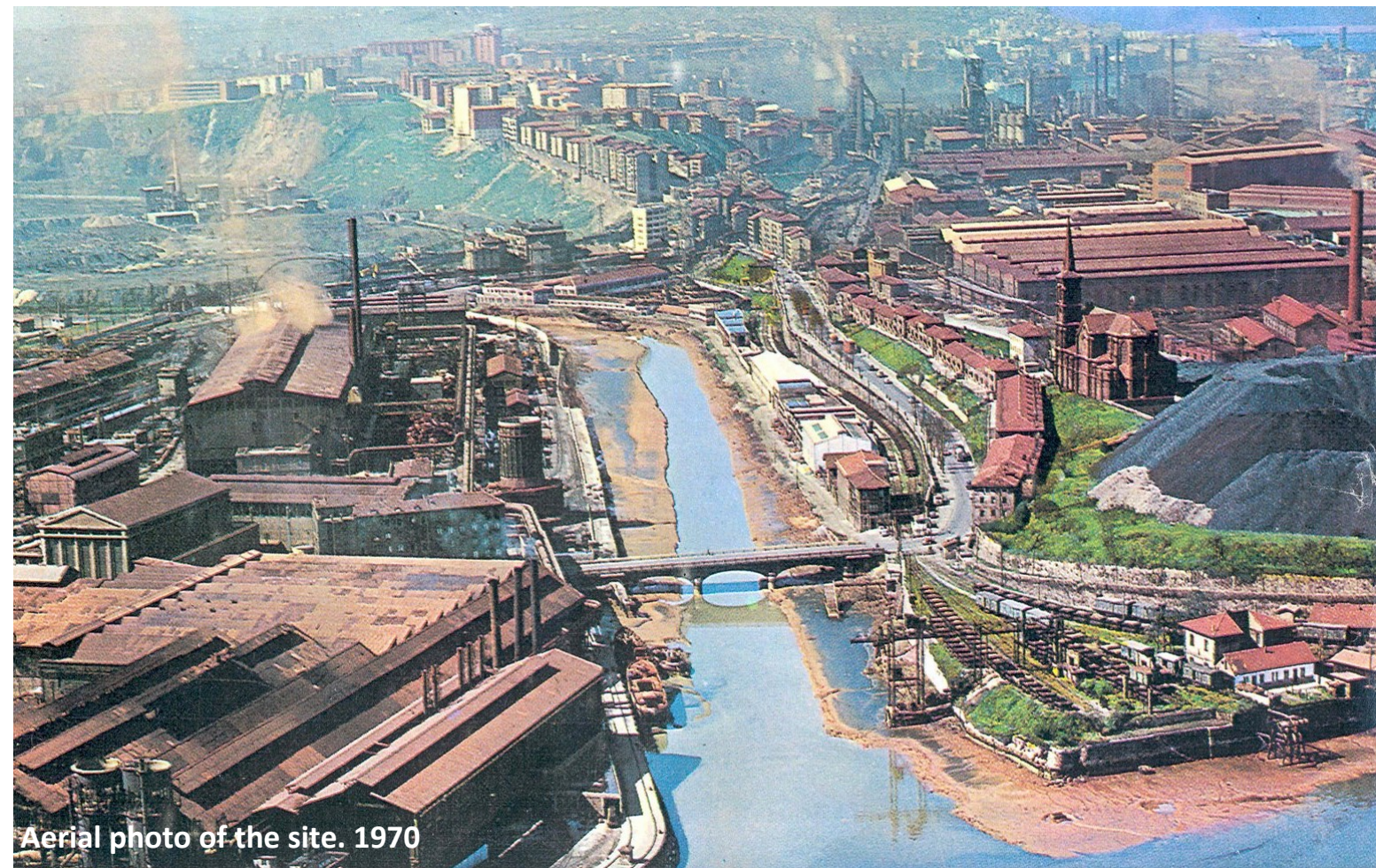




View from the site at the end of Gran Vía



View of the end of Gran Vía from the site.



Aerial photo of the site. 1970