



TOPIC

The proposed site has a clear residential character in the sense that it is one of the areas that have arisen from the development of other fringe zones with similar uses.

This task will proceed on the basis of the following goals:

- The proposal of new solutions to the way the city is inhabited.
- A plan for a new zone in the city with uses that are not only residential but also insert infrastructure, services, work zones, shopping, leisure and recreation deriving from the new characteristics of the 21st century.
- The development of an urban programme based on the perspective of quality and sustainability.

CONURBATION

The railway cutting is on the northern boundary. The planning zone is crossed and bounded to the west by a series of roads for fast interurban traffic (towards Pamplona and Zaragoza). The Iregua River forms the eastern edge of the site, with a recently landscaped park running along its banks. The La Portalada I and II industrial estates are on the other side of the Iregua River, with a large and lively area of small and medium-sized warehouses. The pre-existing conditions on the north and south boundaries are the recently rezoned Los Lirios area with its clear, high-density housing plan and the La Estrella District. This is thus an interface zone in the city, surrounded primarily by residential uses under the influence of large-scale infrastructure. The site is quite important for the city due to the fact that it is one of the few vacant zones yet to be fully planned.

SITE

The practically flat site is set in the south-eastern part of the Logroño built-up area. At the moment, the proposed land has the typical property division of the traditional riverside market gardens, still in use.

This composition is heavily affected by various infrastructure and geographic conditions. It is located alongside a residential district (La Estrella) in the outskirts of the city that was built up in the second half of the 20th century and has now been absorbed by the urban fabric due to Logroño's large-scale urban expansion in the last 5 years.

Population: 133.058 inhabitants

Study area: 39.5 ha

Project area: 39.5 ha



PROGRAMME

The Logroño Master Plan contemplates low-intensity usage (15 dwellings per hectare) in this area, requiring a town park and residential uses. Due to the various types of constraints on the area to be planned, what is proposed here is the idea of a large open area linked to the river instead of a plan that is excessively fettered by the existing road network. The proposal is, however, open to the various urban planning options and possibilities suggested by the competition participants. At least 25% of the total area must be set aside for facilities (schools, sports areas, health centres etc.), and at least 10% for green areas.

The railway cutting that runs through the northern part of the site should be treated appropriately in the life of the city. The fast roads affecting the site should be treated similarly, providing a construction-free easement of at least 50 metres from the outer edge of the roadway.

In architectural terms, entrants should propose new housing types that are adapted to the modern range of lifestyles (single-parent families, single people, telecommuters, etc.), as well as the flexibility required by these lifestyles ensuing from the fast changes taking place in our society.

ISSUES

Social / functional

The project aims to complete a part of the city in the most rational way possible so that it can work as an independent urban planning cell in which pedestrians have precedence over vehicles, with a vigorous rejection of the concept of the satellite suburb.

Planning should span a large range of relationships between the inhabitants in both urban planning and architectural terms.

Sensitive

The approach to the composition of the urban space being designed should take into account the range of natural preconditions as well as the infrastructure that affects the area. Initially, a small-scale city should be proposed that embodies the transition between the recently developed high-density sectors and the medium-low density La Estrella district.

Sustainability

The urban planning and architectural designs will be configured on the basis of the idea of social and environmental sustainability, defined as the ability to generate the resources necessary to efficiently sustain the planned project over time.





