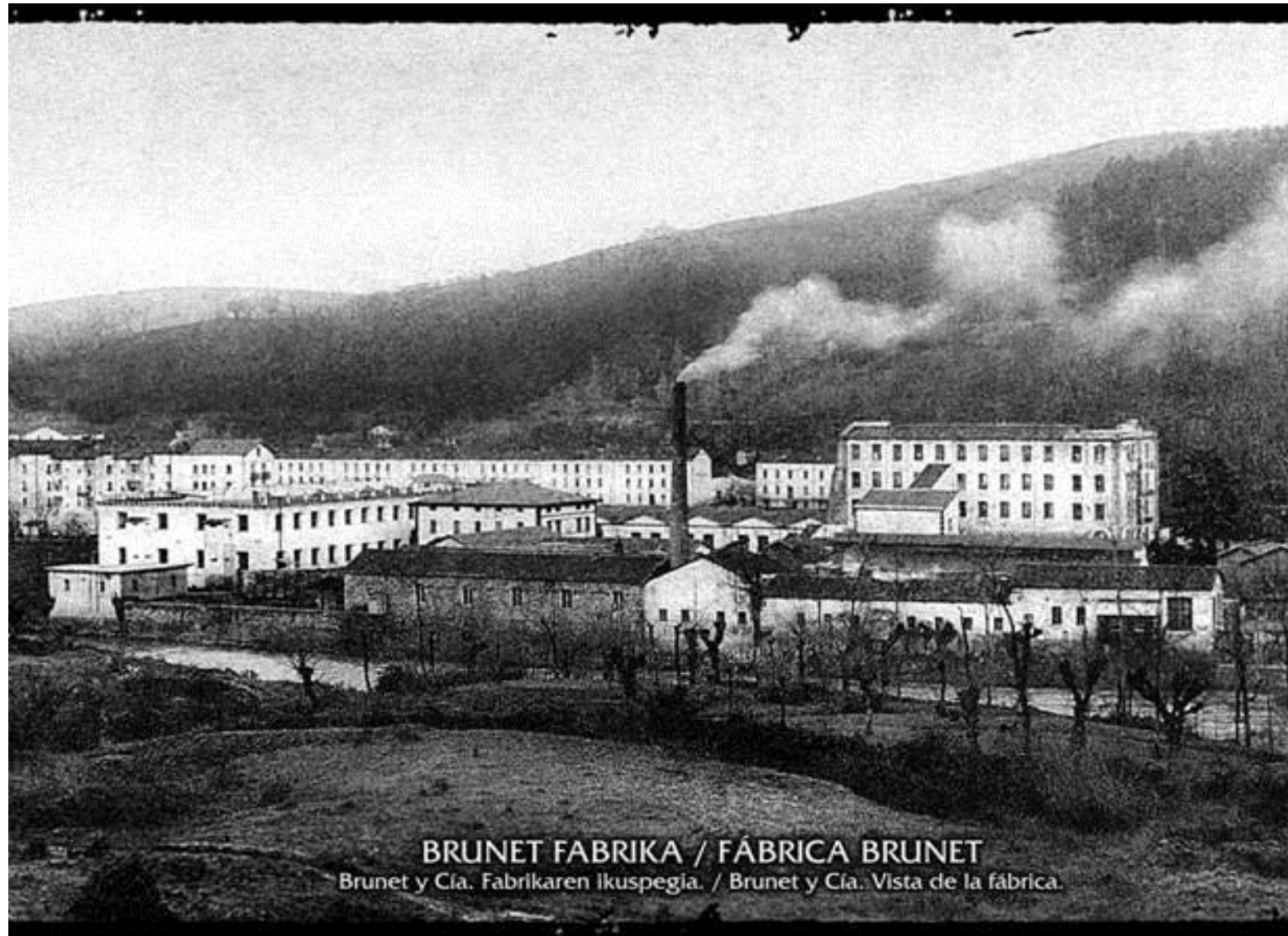




European ES

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10 a.m. - 2 p.m., Monday to Friday



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PRODUCTIVE CITIES 2

Competition brief

Barcelona
Casar de Cáceres
Lasarte-Oria
Madrid
Oliva
Palma
Sant Climent de Llobregat

EUROPAN 15 ESPAÑA

The objective of EUROPAN is to bring to the fore Europe's young architecture and urban design professionals, and to present and develop their ideas.

It is also about helping cities and developers who provided sites to find innovative architectural and urban solutions for the transformation of urban locations and help them to implement. The open competition is an anonymous and public call for ideas on a European scale.

The aim of EUROPAN Spain is to implement the projects chosen by EUROPAN 15 national jury. In order to facilitate contracting of the proposals by public administrations participating in EUROPAN Spain as the core of the Competition, the Ministry of Development shall call for the Competition in Spain, establishing its Rules by a bidding document that shall comply with the procedure of Juried Design Competitions as provided in section 183 et seq of the LCSP. This will ensure compliance with the conditions established in the EUROPAN Internal Procedures and in the aforementioned Law. Therefore, in case of entering any of the Spanish sites, it is important to get familiar with the "Rules of the EUROPAN 15 Juried Design Competition" by accessing the following link: <https://www.europan-europe.eu/en/about/>

PRIZES

EUROPAN/España intends to award 7 first prizes and 7 second prizes, in addition to the special mentions. The winner and runner-up teams receive a prize of €12,000 and €6,000 (including tax) respectively. In Spain, the EUROPAN awards are exempt from tax withholding in accordance with the Resolution of April 5, 2006, of the Department of Tax Management of the State Agency of Tax Administration, granting the exemption provided for in Article 7 (1) Royal Legislative Decree 3/2004, of 5 March

LEGAL PROVISIONS

For nationals from EU and EES countries in possession of a diploma in accordance with EU Directive 2005/36/EC and wishing to practice on a provision of services basis (occasional), they must be legally established in a Member State for the purpose of pursuing the same profession in Spain. They must ask for an authorization to the competent authority, the Ministry of Development (Ministerio de Fomento, Subdirección de Normativa y Estudios Técnicos. Secretaría General Técnica. Paseo de la Castellana, 67 – 28071 Madrid).

For nationals in possession of a diploma from other countries, please contact the [Ministry of Education](#).

COMMUNICATION AND PUBLICITY

The Launching of the competition and the Results of EUROPAN 15/Spain will be published in the B.O.E (Official State Gazette) as well as in a national newspaper.

The results of EUROPAN /SPAIN will be published in a catalogue. All the EUROPAN 15 projects awarded and specially mentioned by the Jury will be displayed in a travelling exhibition.

The teams rewarded in EUROPAN Spain will be invited to present their work in forums and workshops, both at national and international level.

EUROPAN/ESPAÑA BOARD

President: Ministry of Development (Ministerio de Fomento)

Members: General Direction of Architecture, Housing and Land, Ministry of Development (Ministerio de Fomento)/ Consejo Superior de Colegios de Arquitectos de España (CSCAE)

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EUROPAN 15 – PRODUCTIVE CITIES 2: RESOURCES – MOBILITIES – SPATIAL EQUITY

European 15 session enlarges the topic from European 14 –“Productive Cities”, which is a complex and crucial one in the contemporary mutation of European cities. This session, European would like to particularly focus on the issue of the ecological transition related to a vision of the productive city for the future.

The ecological productive transition needs to consider synergies between ecosystems, between biotopes and artefacts, between functions and uses, between citizens (etc..) rather than only considering a dualist approach. Creating synergies between these elements is another way of thinking and making the city in order to anticipate and to make the urban authorities more aware of their responsibilities towards the environment and life.

European 15 therefore proposes to point out three issues for this challenge on new productive conditions of transformation: **Resources, Mobility and Spatial Equity**.

1-**Resources**–How to minimize consumption and resource contamination (water, air, soil, energy...)? How to share resources? How to imagine social and technical innovations on this subject?

2-**Mobility**– How to integrate mobility and accessibility into productive territories?

3-**Equity**– How can spatial equity contribute to social equity? How to connect social and spatial elements? How to create a productive balance between territories, between urban and rural, between the rich and the poor?

These three categories –Resources, Mobility and Spatial Equity– can be declined on 3 scales: territorial, middle and micro scales.

The territorial scale –XL– corresponds to the larger scale, even beyond the city in some cases (inter-cities or rural) from the mutation of uses and practices. For European, this means developing, after the competition, strategic studies on larger scales that allow the city to have a guide for urban development.

The middle scale –L– is the one of the district or a strategic urban fragment. This type of sites leads to the development of the rewarded ideas into urban projects, in which the teams can also develop a smaller part.

The micro-scale –S– is the smaller scale, on which projects can develop and resonate on a larger scale. It is also the scale of fastest production, smallest interventions, sometimes even temporary.

Therefore, the challenge for European 15 is to propose a diversity of sites which reconsiders the connection based on synergies between city and productive spaces within 3x2 different issues : Implanting, Creating proximities, Changing metabolism.

I- IMPLANTING

The challenge for cities to be both productive and sustainable is to interlink resources, mobilities and conditions of fairness. There are two aspects to implanting new dynamics or reactivating resources such as urban farming and educational, research or creative forces: productive milieus and productive uses.

I-1 Productive milieus

This is the level where a natural, cultural, social or economic environment is implanted or revitalised symbiotically, by contrast with the architecture of objects or the urbanism of technocracy. So, what is needed is to activate human and nonhuman resources and an ecosystem of partners, while at the same time paying attention to integrative values between nature and culture.

Barcelona (ES) / Bergische Kooperation (DE) / Helsingborg (SE) / **Palma (ES)** / Raufoss (NO) / Rotterdam Bospolder- Tussendijken Visserijplein (NL) / Saint-Omer (FR) / Tuusula (FI)

I-2 Productive uses

Uses can become productive if they go beyond their own functional limitations: productive uses work as a trigger that can initiate dynamics of change in a way that transforms the surrounding environment. They are a response to a situation in which an absence of dynamics has led to a powerful "use-ambition", the demand for a credible programme, a catalyst for change that fits smoothly into the existing context.

Innsbruck (AT) / **Oliva (ES)** / Pays de Dreux (FR) / Rotterdam Groot I Jsselmonde (NL) / Uddevalla (SE) / Visby (SE) / Wien (AT)

II- MAKING PROXIMITIES

This is about establishing proximities between living and working, stimulating productive relations both within residential areas and between residential areas and monofunctional production zones, introducing collective activities and work practices into residual spaces that add quality to housing conditions. Secondly, it is about rethinking the transition from high-speed metropolitan mobility to the low speed of neighbourhoods and urban centres. Proximities are made in the physical space of the city, but also at temporal and actorial scales, allowing new exchanges between urban actors and users (humans and nonhumans).

II-1- Third spaces

A third space can be a new space inserted between heterogeneous populations, housing and production spaces. It can catalyse the transformation of current production cycles to create new relations and synergies with urban territories and everyday life. It allows for alternative proximities, between urban actors and users (human and nonhuman), which may often be isolated in their own production cycles or excluded from ongoing urban design and planning practices. The physical location of a third space can be in residual spaces within neighbourhoods, or between existing monofunctional zones. It can accompany new housing or could emerge from recycled urban fabric.

Hyvinkää (FI) / La Louvière (BE) / **Lasarte-Oria (ES)** / **Madrid - La Arboleda (ES)** / Rødberg (NO) / Rotterdam Marconiplein Kop Dakpak (NL) / **Sant Climent de Llobregat (ES)** / Villach (AT)

II-2- Interfaces

The creation of interfaces contributes to the transformation of infrastructures of mobility, logistics, commerce or general services, by shortening production cycles. Such interfaces can also generate new kinds of relations between residential and farming activities, between housing and services, between spaces and communities. Interfaces generate a permanent dialogue between uses and users, between scales and functions, between identities and innovations. The interface is not a stable state, but a fluid space. It needs incremental and adaptive processes and open source projects, rejecting comprehensive and predefined master plans.

Auby (FR) / **Casar de Cáceres (ES)** / Floirac (FR) / Halmstad (SE) / Pavia (IT) / Romainville (FR) / Rotterdam Brainpark I (NL) / Selb (DE)

III- CHANGING METABOLISM

This is about working with the relations, processes, flows and multiple forces of the site in order to find a new balance between them. These sites are large in relation to their contexts and contain a wide variety of agents (human and non-human) with long- and short-term cycles, and far-reaching ecological, economic and territorial implications.

III-1- From linear to circular

Containing a “linear” component, either a monofunctional element or an obsolete source of income, the site aspires to incorporate other resources and uses that create synergies and new potentials for interaction. These new elements will play an important role in the functioning of the whole as a circular system, because they will be able to catalyse flows and processes more integratively and efficiently.

Charleroi (BE) / Enköping (SE) / Graz (AT) / Karlovac (HR) / Laterza (IT) / Port Jérôme-sur-Seine (FR) / Rochefort Océan (FR) / Warszawa (PL)

III-2- Multiplying agencies

The site aspires to incorporate new agencies, new layers of functions that may lead to balanced growth. It is important to document the sites' future agencies (air, water, soil, flood, programmes, activities and people).

The final design will be something more than the sum or multiplication of circular urban economies.

Boras (SE) / Champigny-sur-Marne (FR) / Guovdageaniu (NO) / Marseille (FR) / Nin (HR) / Rotterdam Merwe-Vierhavens Keilekwartier Vierhavensblok (NL) / Täby (SE) / Weiz (AT)



Lasarte-Oria,. At the bottom, San Sebastian and the sea

Speaking of Lasarte-Oria inevitably involves speaking of production, particularly industrial production. However, this does not mean that it is a "hard" industrial landscape. The valley's topography gives the rural environment a powerful presence here. This is a landscape in which many things happen in a small area, with many large, territory-scale infrastructures on both sides of the Oria River (prison, incinerator, transport complex, sports complex, horse racing track, etc.) which have had a major impact on the place and given it a special character.

In this context, the Basque Government, in collaboration with the Lasarte-Oria Municipal Council, proposes the development of a plot of land for social housing. However, the objective of the promoters of this proposal is to go one step further than just the construction of apartment blocks. They want to connect it in a double sense to the EUROPAN 15 theme, "Productive Cities 2". Firstly, to enter an urban and formal dialogue with the productive pre-existences and presence of the surrounding area, and secondly, to generate ideas about the use of social housing in the 21st century and the integration of productive space in or near it.

2.1. Site Representative:

The proposal is made by the Basque Government through its Housing and Architecture Directorate, part of the Environment, Territorial Planning and Housing Department. The proposal is also thanks to the interest shown by the Lasarte-Oria City Council, the original owner of the plot. To enable the Basque Government to implement the actions resulting from the competition, a Memorandum of Understanding been signed with the Lasarte-Oria City Council for the transfer of the plot.

2.2. Qualifications of the competition team representative:

The representative must be an architect and/or town planner. A multidisciplinary team is recommended, including landscape specialists and others.

2.3. Responsibilities of the team for this site's objectives, characteristics and the brief:

The team must have the ability to draft plans for the urban replanning of the area, including drafting of the necessary documents to assess the environmental, noise and other impacts. They must also have the ability and the necessary qualifications to draft residential building designs and supervise works.

2.4. A representative of the Basque Government Housing and Architecture Directorate will participate in the first meeting of the EUROPAN 15 jury.

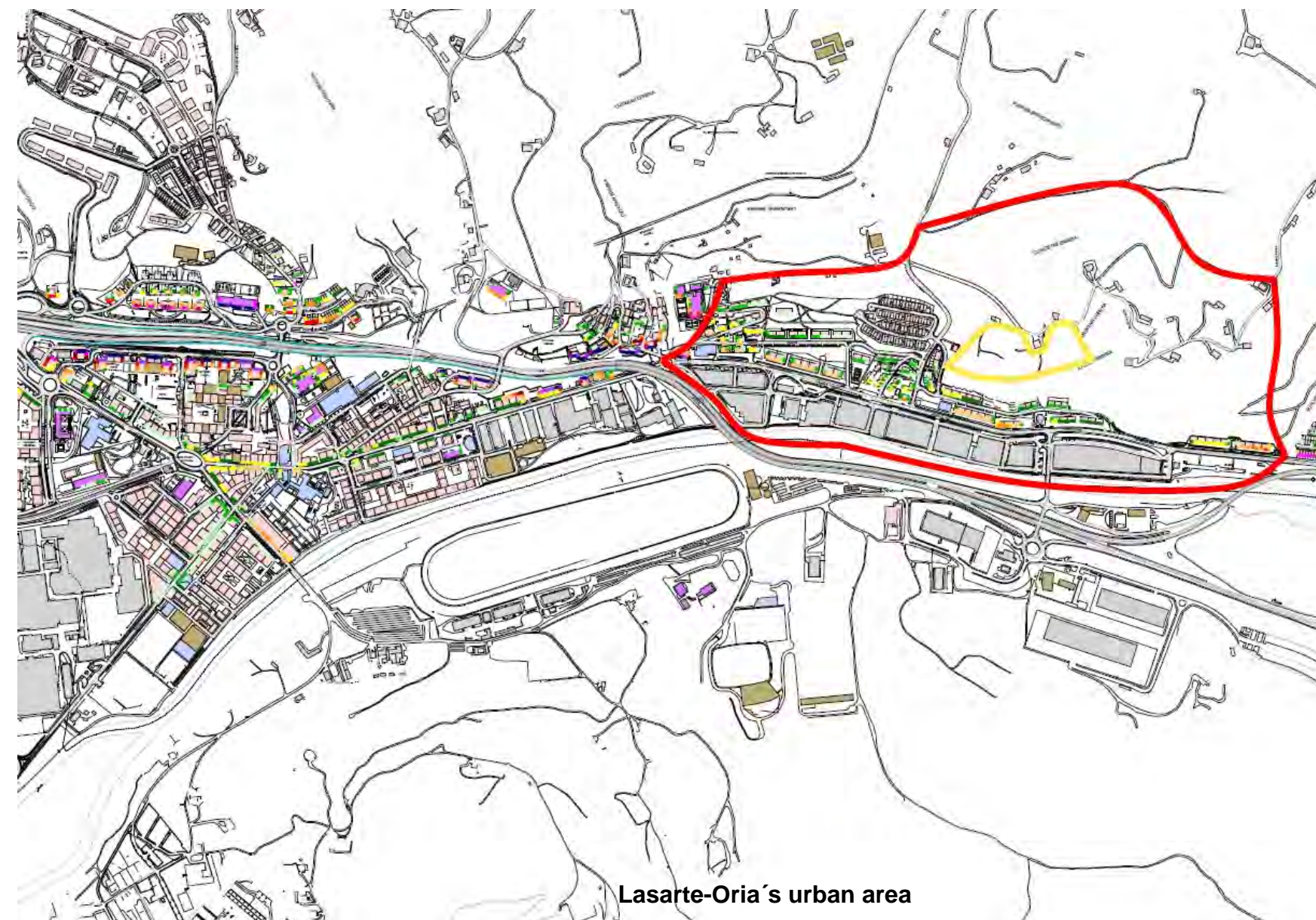
2.5. Commission envisaged as a result of the jury's decision: A commission is envisaged for the development of the planning documents, the construction project and the works supervision.

2.6. Procedure for the commission resulting from the jury's decision: Following the EUROPAN 15 jury decision, the Basque Government will open a negotiated tender with the winning teams to draft the planning documents, the construction project and the works management.



Oria-Gain means "the high part of Oria" in Euskera, the vernacular language of the Basque Country. In addition to the name of the river, Oria is also the original name of the town where the competition site is located. Geographically, it is south of the relatively young municipality of Lasarte-Oria, formed less than 50 years ago by the merger of two adjacent localities. Physically, they form a single urban core that stretches for about 2 km along the right bank of the river. Apart from this river, the other clearly structuring element is the old N-I highway, a veritable breach in the urban fabric that Lasarte-Oria has to cope with.

Despite its administrative youth, the area has a rich recent history, especially its industry. This manufacturing tradition has continued down to the present day, resulting in a town where industrial uses predominate over the rest. However, this situation is changing. Town planning for Lasarte-Oria envisages the recovery of a considerable part of the industrial land near the historic centre, to be used mainly for residential uses.

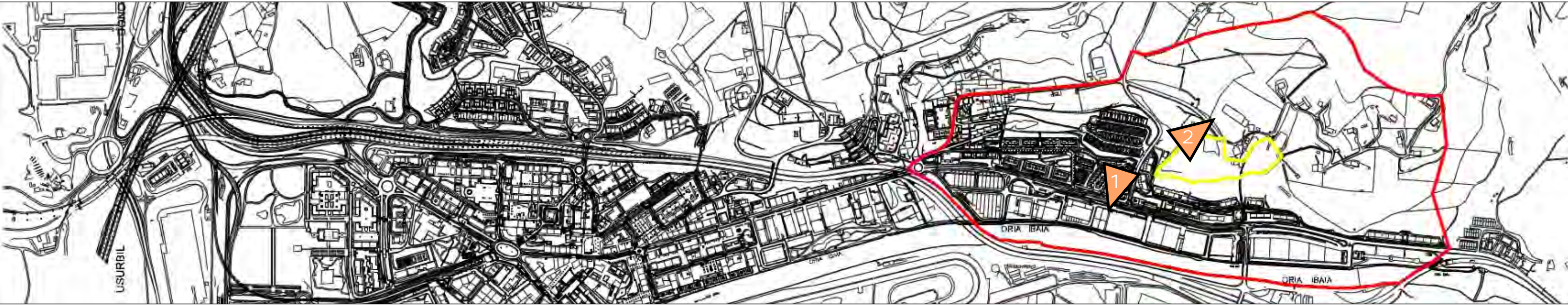


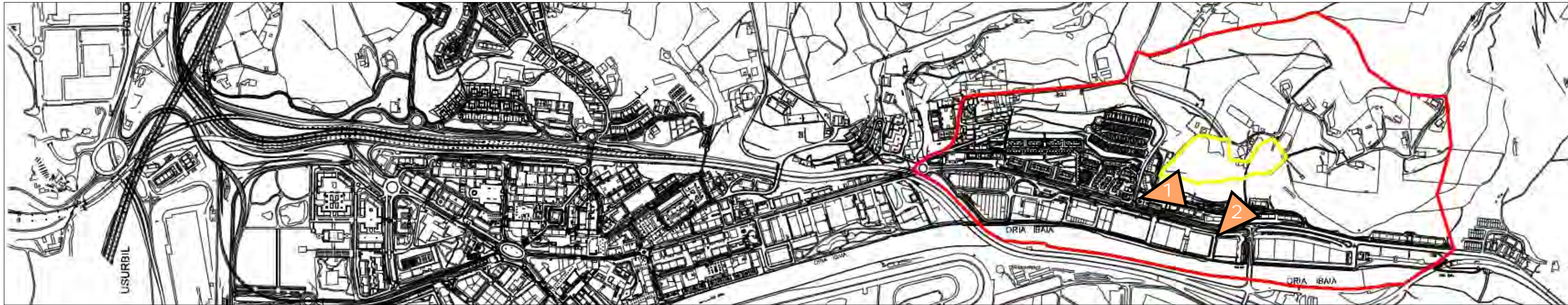
The site proposed for EUROPAN 15, in the area furthest away from the town centre, has been a direct witness to the industrial history of the locality and only its height above the riverside land—more suitable for the construction of industrial pavilions—has prevented its exploitation until now. A few metres away is the former site of the Brunet spinning mill, built in the mid-19th century and in operation for over a century. This factory, together with several foundries, marked the start of the industrial revolution in this area. It was accompanied by the construction of a large number of homes for workers, built at the foot of the embankment that borders the plot. Over time, the factory and the original homes were demolished, giving way to new industries of great importance for the area (Michelin, amongst others) and social housing. Nevertheless, memories of the original buildings still remain, as does the industrial "character" that they brought with them.

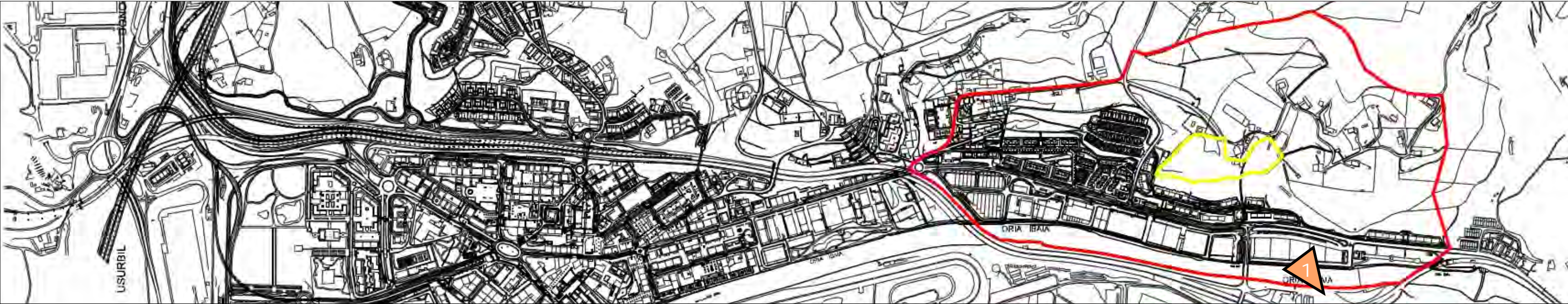
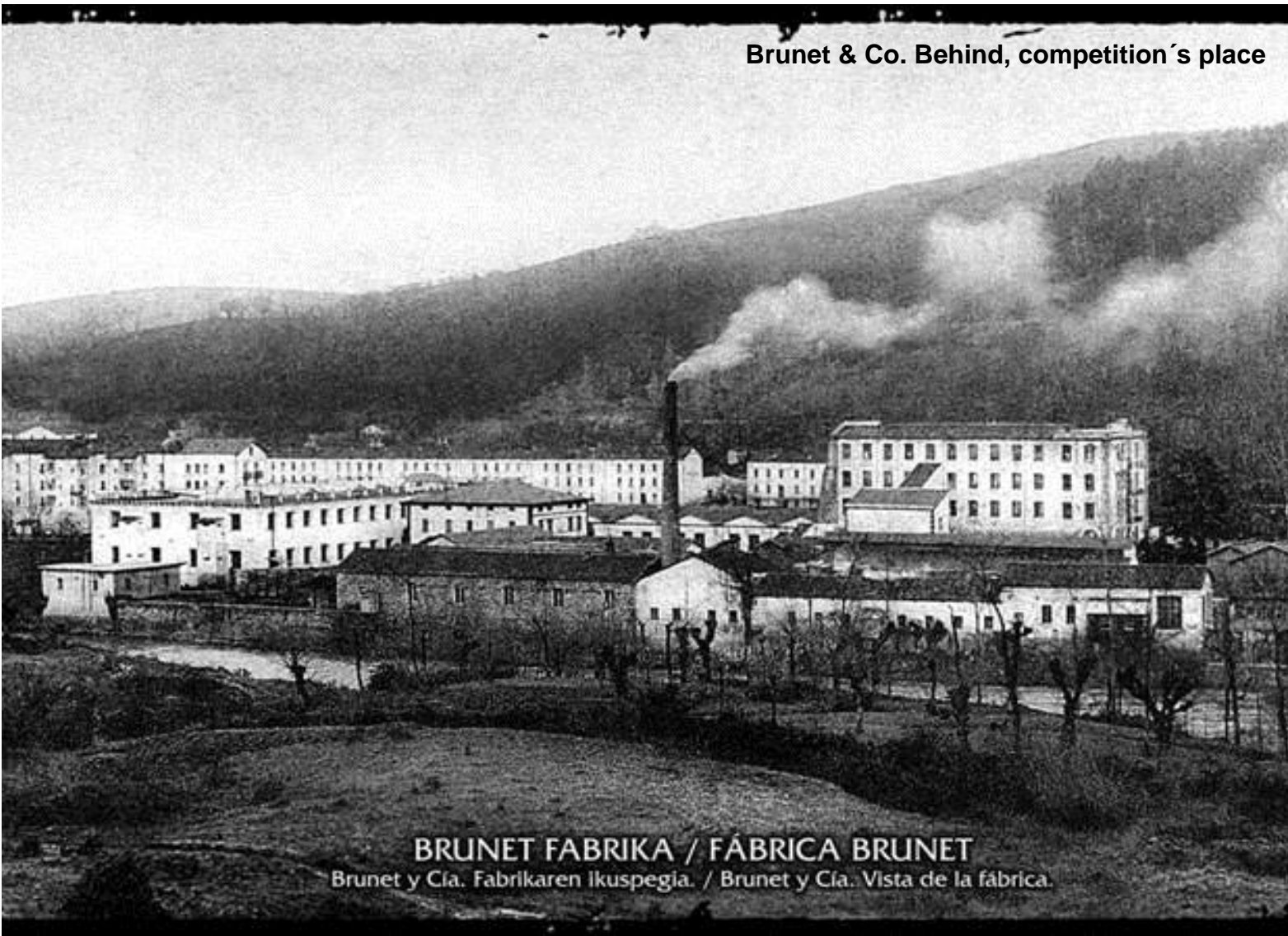
It is also important to mention that, in contrast to the manufacturing spirit, much of the memory of this area is linked to sports facilities, also built in the mid-19th century. Lasarte-Oria is less than 10 km from what was, back in those days, high society's summer city par excellence, San Sebastian. This was the first flat land available in the area, which led to the construction of an aerodrome, a car racing circuit alongside the plot and a horse racing track that is still in use.



Competition's site and strategic site. Relationship with surrounding neighbourhoods









BOOK “El mundo laboral de Lasarte-Oria” http://www.lasarteoriasarean.eu/liburuak/El_mundo_laboral_de_Lasarte-Oria.pdf

VIDEO. La formación del municipio de Lasarte-Oria: 15/02/1986 https://www.youtube.com/watch?v=GqXi6BW_baU

VIDEO “Michelin España 75 Aniversario (1934-2009)” <https://www.youtube.com/watch?v=W6soYVavBwE&t=3s>

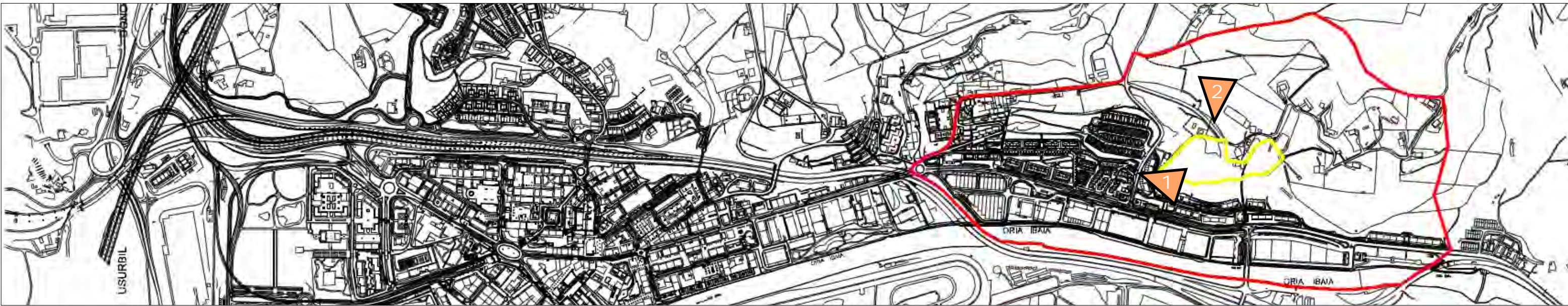
Old Plazaola railway line. Reuse as a greenway <https://www.plazaola.org/es/viaverderecorrido>

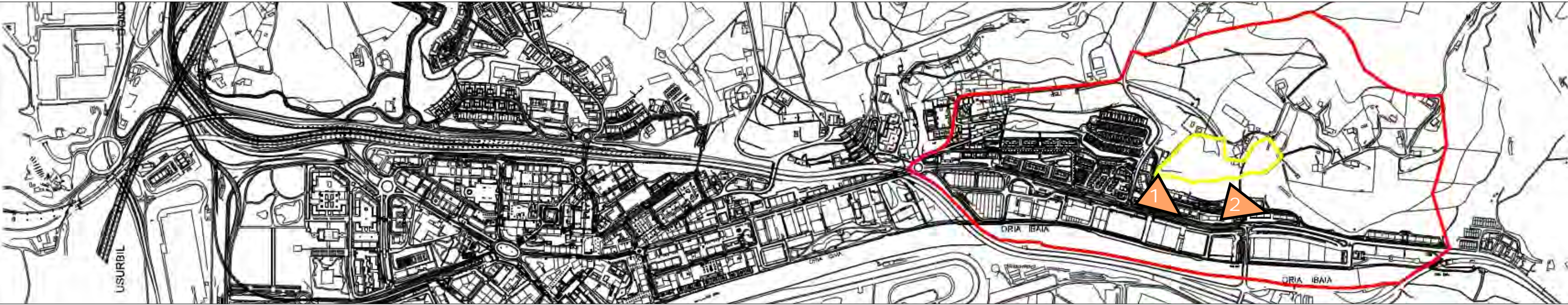
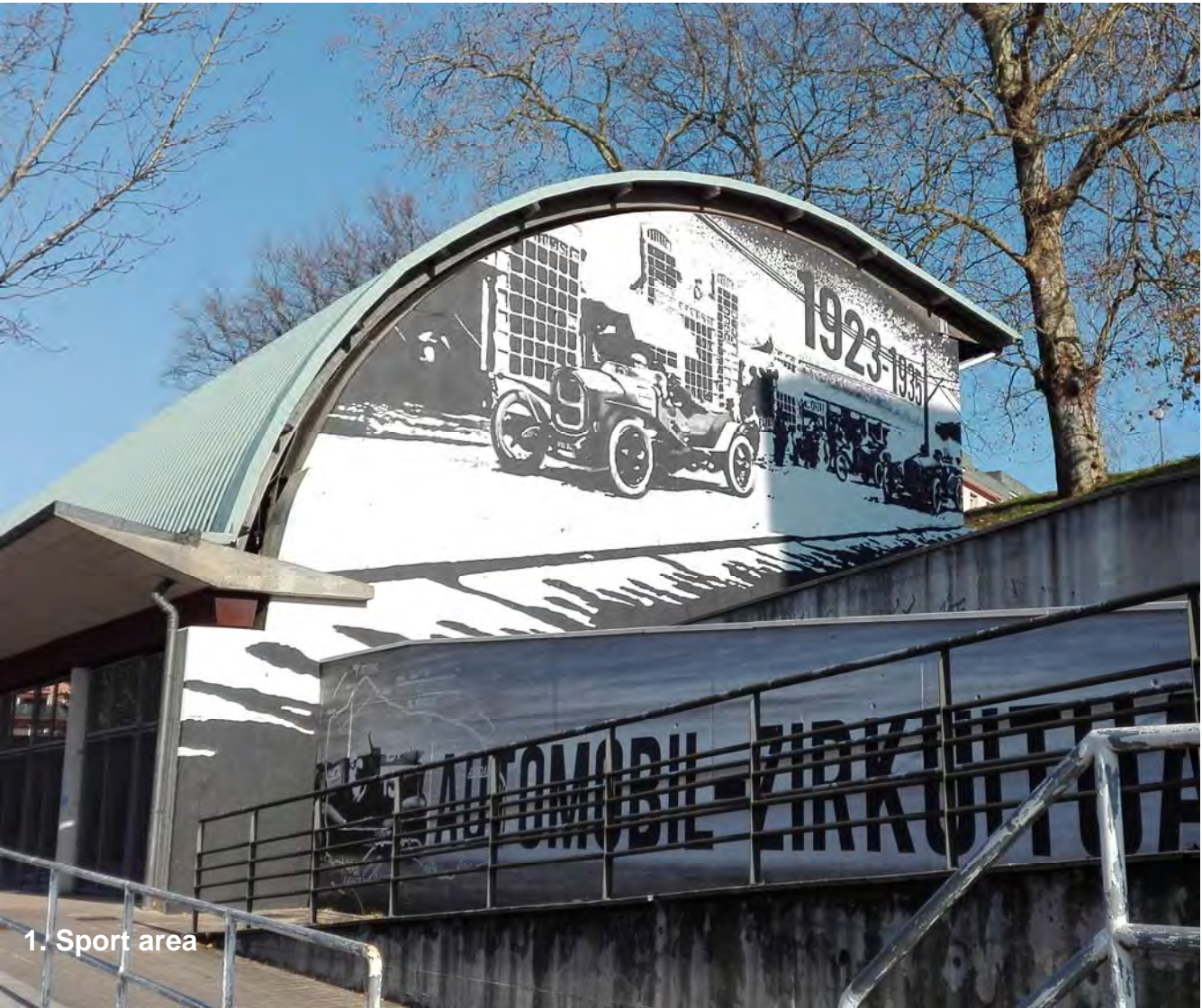


1. Site-Social Housing border



2. Rural environment from the site







1. Borders



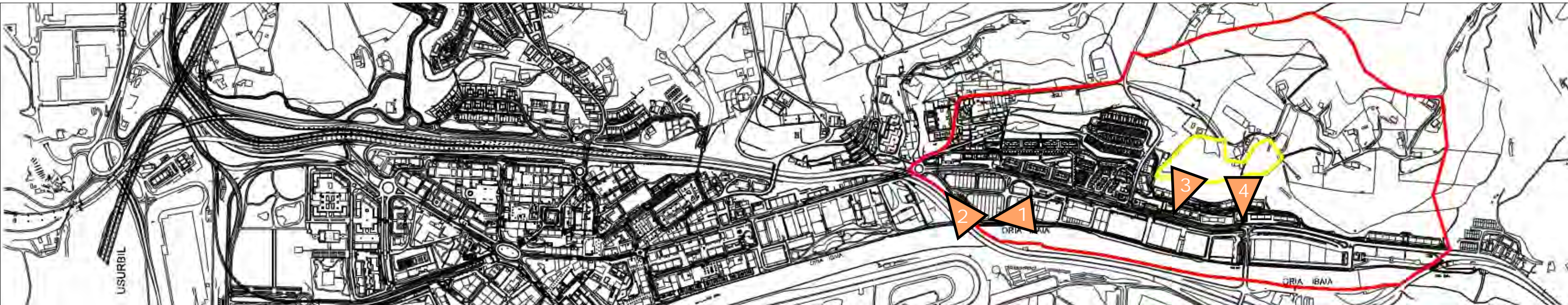
2. Borders



3. Borders



4. Borders



SCALE: L urban / S architectural.

TEAM REPRESENTATIVE: Architect, Urbanist. Accompanied by Biologist, Landscape Architect.

LOCATION: Lasarte-Oria (Gipuzkoa).

POPULATION: 18,152 inhabitants.

STUDY SITE: 68,84 Ha.

PROJECT SITE: 2,34 Ha.

SITE PROPOSED BY: Lasarte-Oria Municipal Council. Environment, Land Planning and Housing Dept., Basque Government

ACTORS INVOLVED: Lasarte-Oria Municipal Council; Environment, Land Planning and Housing Dept., Basque Government

OWNER: Public.

COMMISSION AFTER COMPETITION: Planning and/or project development and construction project.

SITE DESCRIPTION

The Oria-Gain area is located on the boundary of the land classified as Urban by the planning regulations in force. This and its considerable height above the river have allowed it to maintain the rural character of the surrounding area. To the south and east, where the plot has a forest and natural watercourses, the land rises towards the slopes of Mount Buruntza, where there are a few dozen individual single-family houses. The Basaundi residential districts and social housing promotions built by the Basque Government lie to the north and west, past the steep slope.

The aim is therefore to take advantage of the natural features of this area and achieve a natural blend with the urban fabric, facilitating a connection and interweaving it with neighbouring districts. To this end, it will be possible to extend the action to the hillside. This adjacent land, although it is not part of the current urban planning environment of Oria-Gain, is municipal property.

Its union with the existing urban fabric is obviously a challenge, all the more so if it is to be achieved with universal access design criteria, pursued by the Basque Government's regulations. In this case, given that it is a public housing project, competitors must realise that the project has to be exemplary in this respect.



Bird eye view

¿HOW IS PRODUCTION INCORPORATED INTO THE URBAN PROGRAMME?

Housing and production seem to be two antagonistic concepts, given the idiosyncrasies of each one and the fact that they have traditionally had a difficult coexistence, usually prioritising the former at the expense of the latter. Lasarte-Oria is a clear example of the pre-eminence of industry over housing, since the former colonized the prime land in the municipality, leaving what was left over for residential use.

This situation has changed in recent times, for various reasons unrelated to urban planning (crisis, dislocation of production, amongst others), resulting in a quite different scenario in which much of the land in the area is returning to residential use.

In addition, the concept of "production" has changed, largely thanks to the breakdown of barriers with new technologies and the new options for "producing" from home or from the immediate surroundings.

In an area like Lasarte-Oria where large-scale production has a prominent presence and has clearly made its mark on the area, we want competing teams to investigate options for a different type of production model that is compatible and on equal terms with housing.

Proposals should look for formulae that facilitate production in context of the home, using a dual-focus approach: from an analysis of the social housing typology as such to the design of an appropriate urban environment that promotes and facilitates production from the home or its immediate environs.

It is true that public housing design regulations do not currently contemplate the work-from-home (or the immediate environs) variable. Competitors will therefore have to look for imaginative solutions in which both uses can coexist.

The aim is therefore to investigate ways in which architecture and urban planning can encourage production that is intimately linked to residential spaces.

¿HOW DOES THE LOCATION CONTRIBUTE TO THE PRODUCTIVE CITY?

The aim for this site is to generate an alternative to the current polarisation of uses in the surrounding area, where residential and production activities are adjacent but in uncomfortable coexistence. This situation is repeated throughout the municipality, with the possible exception of the old town centre, which is eminently residential.

Today, Lasarte-Oria is an area that has maintained its rural features, an intrinsic value of the locality, where housing and production have always been an integral part of family farms (agriculture/livestock farm production).

However, due to its proximity to urbanised areas, the site is alongside the area where houses were built for workers at the Brunet factory, one of the first industries in the local Industrial Revolution. Indeed, the bond between this area and productive uses was so tight that these houses were known at the start of the 20th century as Little Russia, on account of the relationship between its inhabitants and communist workers' movements.

The old workers' houses were demolished at the end of the 20th century and gave way to an urban replica, including social housing. In an area with such a powerful "productive memory", the aim of the competition is to investigate ways to update this symbiosis of residential and productive uses, bringing in the variable of work from home and its immediate environs, with a view to promoting coexistence and mutual enrichment.

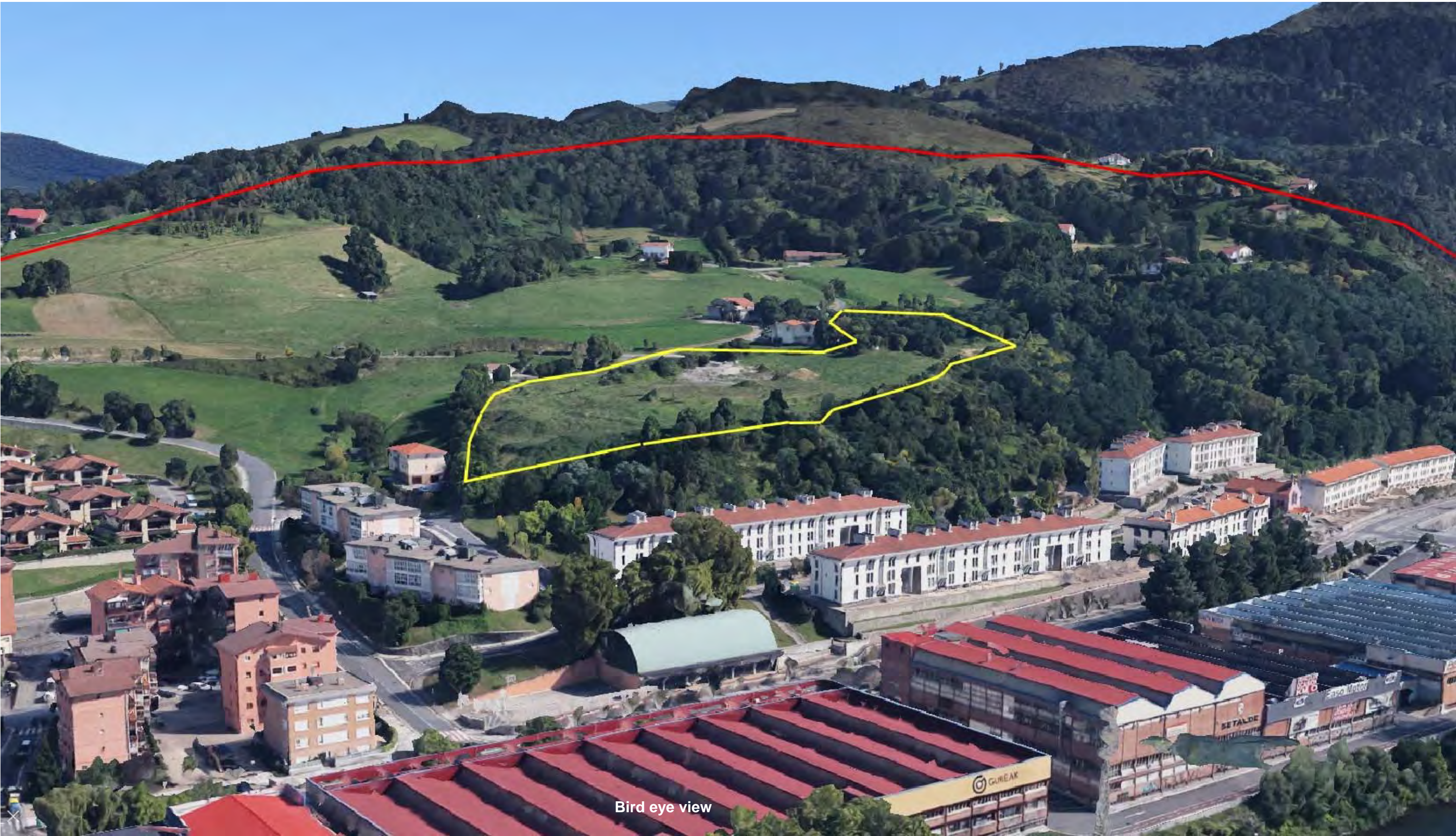
URBAN STRATEGY

One constrain of this area are the contours of the valley environment. It is also structured by major transport infrastructure and the industries that have filled its privileged lower zones. It is close to territory-scale infrastructure (a prison and an incinerator plant) and sports uses linked to the 19th century nobility's summer sojourns on the coast (a horse racing track). It could therefore be said that the urban strategy has largely been imposed by all these influential circumstances.

In this context, housing has gradually filled the left-over spaces and then colonised the hillsides overlooking the valley. At the same time, however, in the rural area, one can still find the older traditional type of settlement, the caserío, the authentic vernacular typology of productive family homes.

With regard to the "urban strategy", the site in question is faced with a number of difficulties. On the one hand, this is the "end of an urban fabric", and the designs must therefore strive to ensure a correct 'finish' to the town, given that growth towards the mountain is not possible. It is also essential to stitch the pre-existing elements together, give meaning to the end result and prevent the new housing development from becoming isolated from the surrounding neighbourhoods. Finally, it is also important to generate a reasonable transition into the rural environment.

With all of this in mind, the aim is to insert a considerable amount of social housing (100 units), to meet the need for rental accommodation in the municipality.



PLANNING PARAMETERS

- Total sector area: 23,411 m².
- Buildability: 11,400 m²t, residential use.
- 100 public housing units of 1 and 2 bedrooms (mostly 2 bedrooms) are proposed, with dual aspect solutions, totally outward-facing. They can include an extra space (linked to the dwelling or not) for productive uses or functions, but whatever the case, with characteristic residential usage for the purposes of urban planning standards until the total buildable area is exhausted.
- Open spaces in the area (general systems): 2,280m²s.
- Local system- public facilities: 4,560m²s (including green zones and open spaces -local systems-).
- Green zones and open spaces -local systems-: 3500 m²s (15% of the sector's surface area)
- Vehicle parking: 100 private garage parking spaces and 70 parking spaces on public roads.
- Private facilities: 450m²t, preferably with the same purposes as the competition objectives.
- 100 trees to be planted or preserved.

m²s: square metres of land

m²t: square metres of floor space

URBAN DESIGN CRITERIA

The main aim is to create an appropriate context for housing, taking into account the productive component in a sense that is compatible with residential use. Competing teams must not lose sight of the fact that the main objective of the area is to create living spaces which should therefore be calm. Consequently, production criteria should not take priority over residential ones. Nevertheless, urban proposals which generate living areas that assist both uses are desirable. The presupposition is that a productive activity in the home or in its intimate surroundings, will generate longer-than-usual periods spent by users in these buildings.

The urban design of the project area must pursue maximised universal access, sustainability, ease of maintenance, avoiding the generation of black spots, promote safe usage and implement gender-sensitive urban planning strategies.

BUILDING DESIGN CRITERIA

The following building design criteria are finalistic, but can nevertheless be used as a guide for initial ideas at the competition stage:

Designs must ultimately aim to receive an A-level energy rating, in both non-renewable energy consumption and CO2 emissions, in line with the objectives of Decree 178/2015 on energy sustainability in the public sector.

The use of natural light should be optimised and bioclimatic and energy-saving principles should be followed, as far as possible.

The use of renewable energy sources must be sought, studying the most appropriate options for the architectural characteristics of the complex and its location, as well as its cost and maintenance.

CONSIDERATIONS FOR THE STUDY AREA

For an appropriate approach to the building solution for this area, it will be necessary to broaden the scope of the study scale and resolve the following aspects — amongst others— through the proposed initiative:

Dialogue with industrial buildings

Choice of the typological model, the footprint of the operation, "historic" sediment and a correct dialogue with the surrounding industrial environment.

Link the urban fabric with the neighbouring districts

Treatment of the neighbourhood's boundaries, a link with the adjacent building typologies, continuity of the adjacent tracks, resolution of the steep contours in the area.

Connection to the town centre

Pedestrian, road and bicycle access, routes to/from the town centre, views to/from the place.

Resolution of the end of the urban grid

Treatment of the end of the urban zone facing the rural area, sustainability criteria, proximity to Plazaola Park and environment-friendly vegetable plots.

Accessibility

Planning for universal access.

ADDITIONAL INFORMATION

Housing and Architecture Directorate. Eusko Jaurlaritza-Basque Government: <http://www.euskadi.eus/gobierno-vasco/vivienda/inicio/>

Lasarte-Oria Municipal Council: <http://www.lasarte-oria.eus/es/>

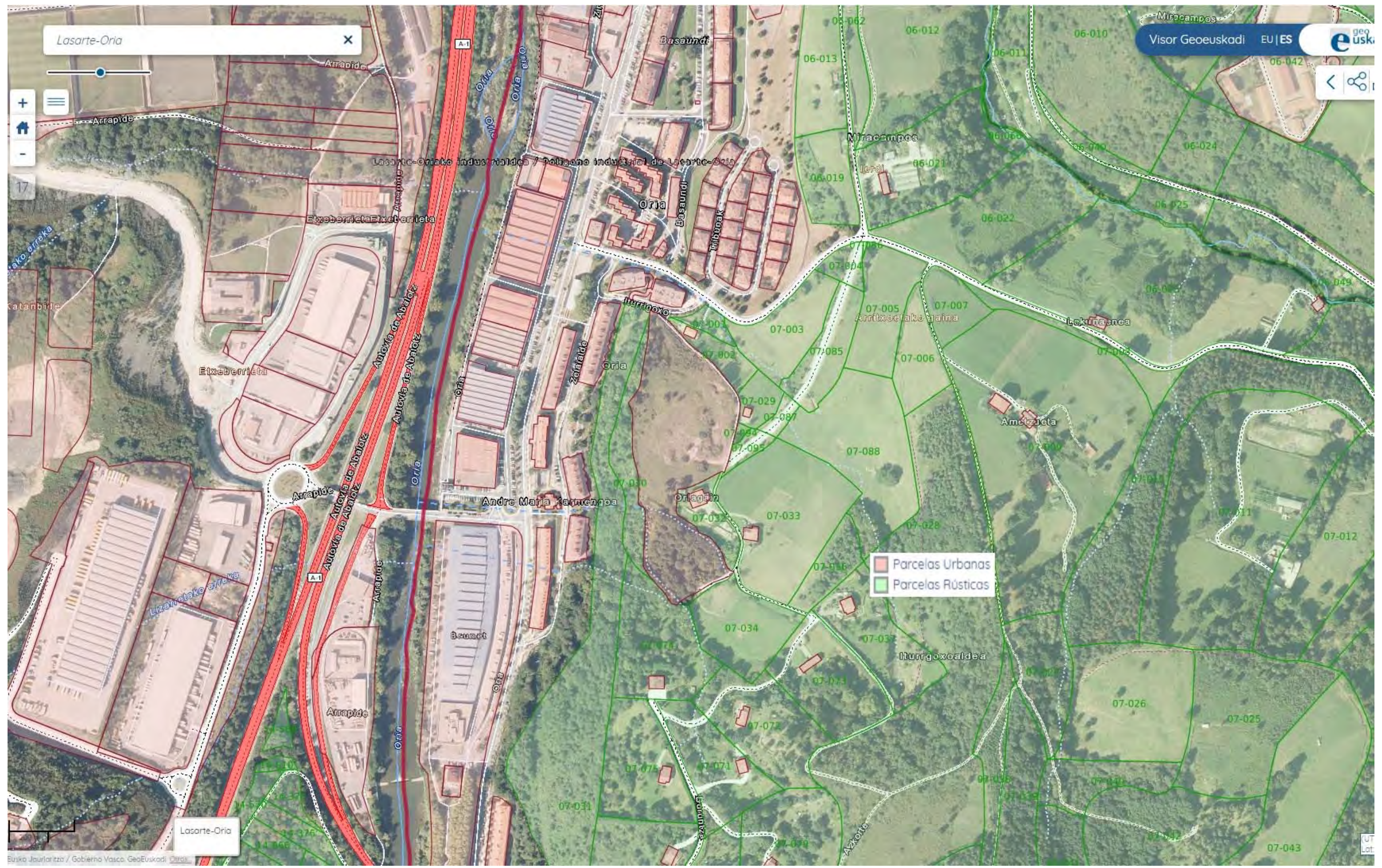
Public Housing in the Basque 1981-2018: <http://expohbc.eus/> & <https://www.youtube.com/watch?v=AbrGKSU6eAk&t=13s>

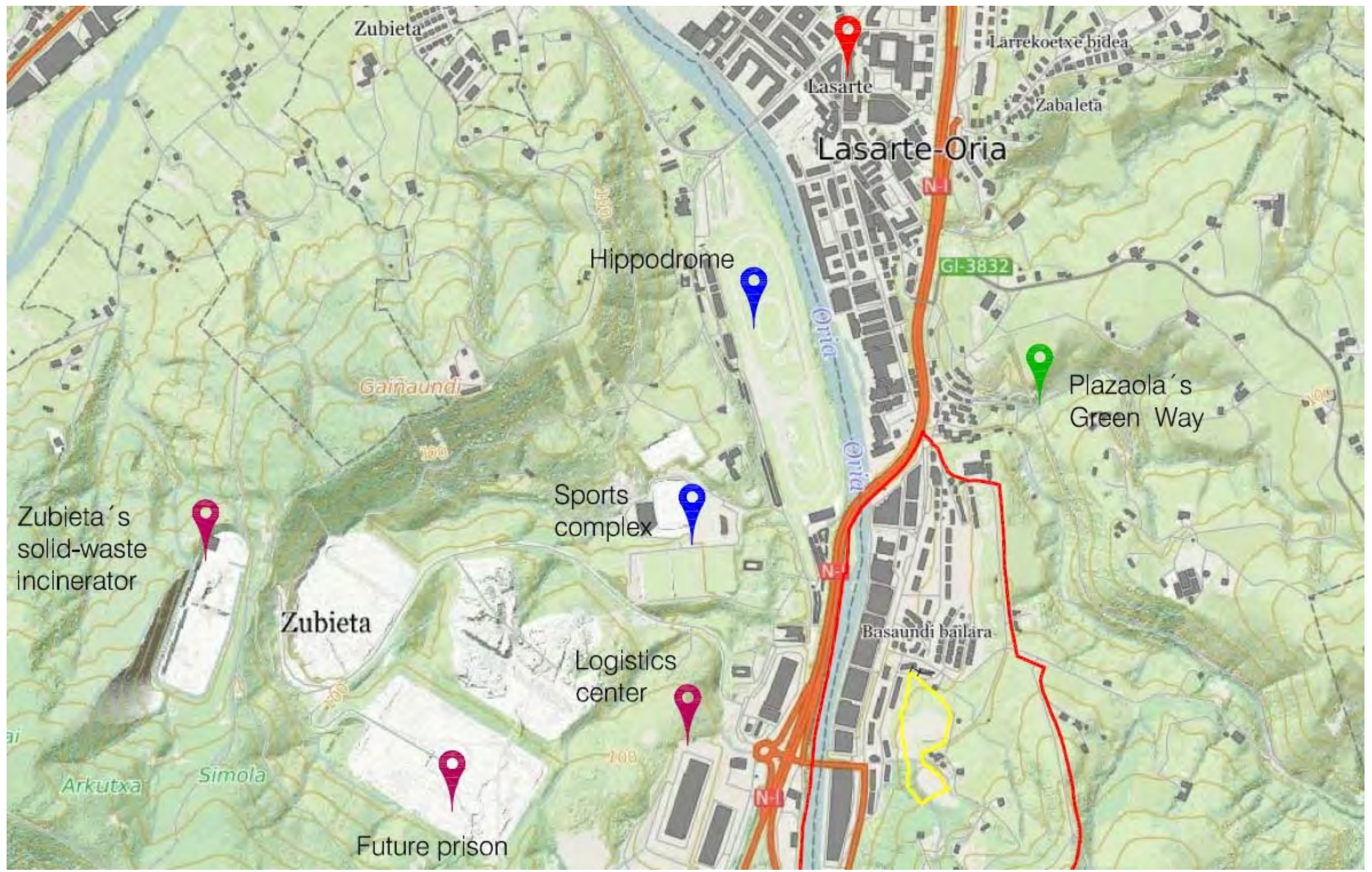
Energy renewal in the Basaundi district (Lasarte-Oria):

https://www.irekia.euskadi.eus/es/news/51016-millones-euros-para-abordar-regeneracion-urbana-del-barrio-basaundi-bailara-lasarte-oria-consejo-gobierno-2018?criterio_id=1064779&track=1

GeoEuskadi viewer. Basque geographic information:

<http://www.geo.euskadi.eus/s69-bisorea/es/x72aGeoEuskadiWAR/index.jsp>







1. Industrial area from the Social Housing platform

