



SPECIAL TECHNICAL SPECIFICATIONS DOCUMENT OF THE PROJECT COMPETITION WITH INTERVENTION OF EUROPAN 16 SPAIN JURY



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1. SUBJECT-MATTER OF THE COMPETITION.

The subject matter of the present projects competition is the selection of a technical proposal for each single lot, which, in regard to the project ideas and the site, the relevance of these ideas in relation to the theme and the sustainability objectives and adaptability, the relevance of the program in relation with the objectives proposed for the site, its ability to enroll in an urban process adapted to the environment, the degree of innovation for the proposed public spaces, the relation of mixed uses and its architectural and technical quality, will be assessed by the members of the jury, as the best and most adequate for the sites proposed in Spain, within the framework of the **international competition EUROPAN 16 ESPAÑA, “Living Cities”**

1. SUBJECT-MATTER OF THE PRESENT DOCUMENT.

The present Technical Specifications Document intends to provide the contestants with the necessary information to define, as far as possible, the technical conditions which will govern the Project Competition, with the intervention of a jury, in order to select the best proposal for each lot, serving as the basis for the subsequent Urban Planning Project or, in the case of building projects, the drafting up of the Basic Design and, where appropriate, also that of the Detailed Design and the Health and Safety Study, as well as the project management stage for each of the sites enumerated in the present document.

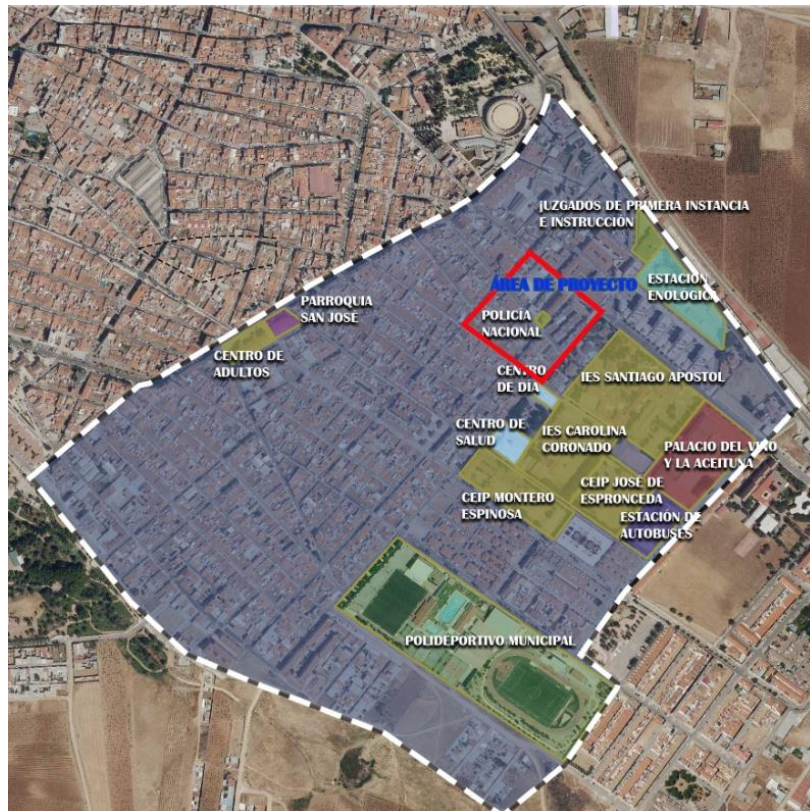
2. PRESENTATION OF THE SELECTED SITES.

The present Project Competition is divided in lots of smaller dimensions since the competition does not seek a homogeneous solution, but, to the contrary, looks for proposals that are linked to the sites.

Therefore, it has been decided to include the necessary information for each of the lots as attached documentation, so that the contestants can develop their proposals for each one of them. However, a brief presentation of each of the selected sites is included next.



ALMENDRALEJO, BADAJOZ (LOT 1)



Location of the intervention area in Almendralejo, Badajoz.

TITLE: "INHABITABLE TEMPORALITY"

SCALE: L URBAN / S ARCHITECTURAL

TEAM PROFESSIONAL PROFILE: ARCHITECT

LOCATION: SAN JOSÉ DISTRICT. ALMENDRALEJO

POPULATION: 33,474 INHABITANTS

STUDY SITE: 75,8 ha

PROJECT SITE: 2.1 ha

SITE PROPOSED BY: GENERAL DIRECTION OF ARCHITECTURE, REGIONAL GOVERNMENT OF EXTREMADURA.

ACTORS INVOLVED: ALMENDRALEJO CITY COUNCIL.

OWNERS OF THE SITE: PUBLIC & PRIVATE

COMMISSION AFTER COMPETITION: URBAN PLANNING DOCUMENT (DETAIL STUDY, SPECIAL INTERIOR RE-FORM PLAN OR OTHER). HOUSING RE-NEWAL PROJECT.

ALZIRA, VALENCIA (LOT 2)



Location of the intervention area in Alzira

TITLE: "RESILIENT INTEGRATION"

SCALE: L URBAN / S ARCHITECTURAL

TEAM PROFESSIONAL PROFILE: ARCHITECT, TOWN PLANNER, LANDSCAPER.

LOCATION: ALZIRA, VALENCIA

POPULATION: 44,352 INH.

STUDY SITE: 12.5 HA

PROJECT SITE: 10,945 M2

SITE PROPOSED BY: VALENCIA REGIONAL GOVERNMENT

ACTORS INVOLVED: ALZIRA MUNICIPALITY.

OWNER OF THE SITE: PUBLIC & PRIVATE

**COMMISSION AFTER COMPETITION: URBAN DEVELOPMENT & ARCHITECTURE
WORKS**

TORRENT DE L'ESTADELLA, BARCELONA (LOT 3)



Location of the intervention area in Torrent de l'Estadella.

TITLE: INHABIT INDUSTRY

SCALE: L URBAN

TEAM PROFESSIONAL PROFILE: ARCHITECT, URBAN PLANNER

LOCATION: TORRENT DE L'ESTADELLA, SANT ANDREU DISTRICT, BARCELONA

POPULATION: BARCELONA, 1,620,343. SANT ANDREU, 148,232. BON PASTOR, 12,594 INHABITANTS

STUDY SITE: 80,5 HA

PROJECT SITE: 29,0 HA

SITE PROPOSED BY: BARCELONA CITY COUNCIL. URBAN ECOLOGY AREA

ACTORS INVOLVED: URBAN ECOLOGY AREA

OWNER OF THE SITE: PUBLIC & PRIVATE

COMMISSION AFTER COMPETITION: PLANNING DOCUMENTS AND/OR DRAFT PROJECTS



BEIZAMA, GUIPUZCOA (LOT 4)



Location of the intervention area in Beizama.

TITLE: "REINHABIT NATURE"

SCALE: S ARCHITECTURAL

TEAM PROFESSIONAL PROFILE: ARCHITECT

LOCATION: BEIZAMA (GIPUZKOA)

POPULATION: 143 INHABITANTS

STUDY SITE: 2.4 HA

PROJECT SITE: 0.5 HA

**SITE PROPOSED BY: TERRITORIAL PLANNING, HOUSING AND TRANSPORTS
DEPARTMENT. BASQUE GOVERNMENT.**

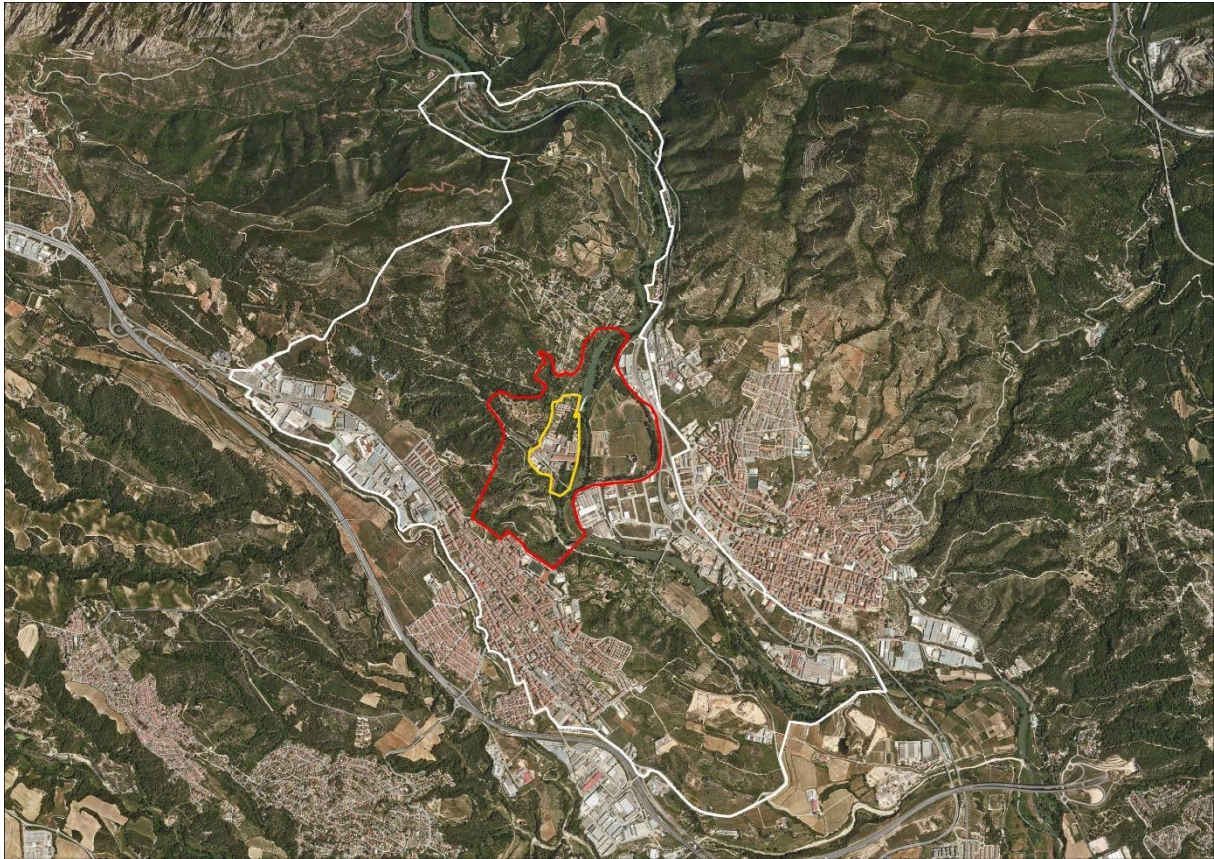
**ACTORS INVOLVED: BEIZAMA CITY COUNCIL + TERRITORIAL PLANNING, HOUSING
AND TRANSPORTS DEPARTMENT**

**OWNER OF THE SITE: PUBLIC (BASQUE GOVERNMENT ASSIGNED BY THE BEIZAMA
CITY COUNCIL)**

**COMMISSION AFTER COMPETITION: URBAN & ARCHITECTURAL PROJECT +
CONSTRUCTION WORKS**



ESPARREGUERA, COLONIA SEDÓ (LOT 5)



Location of the intervention area in Colonia Sedó.

SCALE: L (URBAN) - XL (TERRITORIAL)

TEAM PROFESSIONAL PROFILE: MULTIDISCIPLINARY TEAM WITH A DIVERSITY OF PROFILES: ARCHITECTURE, URBAN PLANNING, REHABILITATION, HISTORICAL HERITAGE, ECONOMIST, GEOGRAPHER, SOCIOLOGIST, ENVIRONMENTALIST AND CIVIL ENGINEERING

LOCATION: COLONIA SEDÓ, ESPARRAGUERA MUNICIPALITY

POPULATION: 22,551 inh.

STUDY SITE: 427.46 ha

PROJECT SITE: 19.33 ha

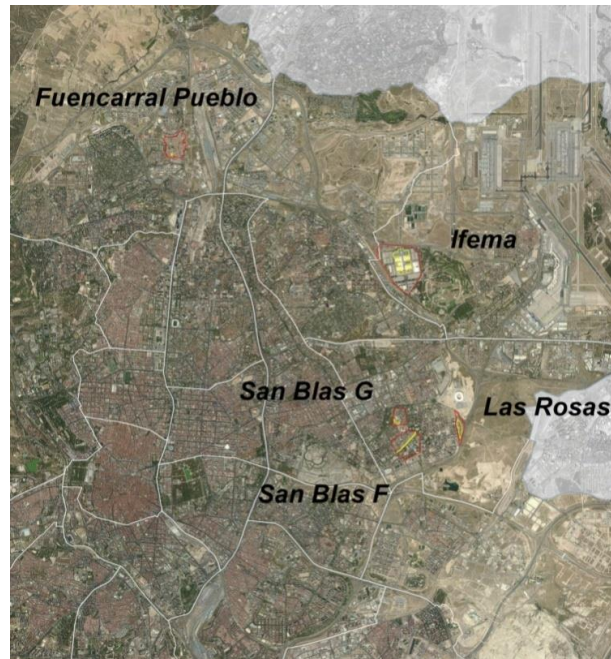
SITE PROPOSED BY: INCASÒL

ACTORS INVOLVED: INCASÒL + CITY COUNCIL

OWNERS OF THE SITE: 44% PUBLIC / 56%PRIVATE

COMMISSION AFTER COMPETITION: DEFINITION OF A STRATEGIC DEVELOPMENT PLAN FOR THE DEVELOPMENT OF THE CÒLONIA SEDÓ / STRATEGY FOR THE REHABILITATION OF THE RESIDENTIAL COMPLEX / REHABILITATION PROJECT FOR THE OLD "FONDA"'S BUILDING FOR ITS HABITATIONAL USE.

MADRID (LOT 6)



Location of the intervention areas in Madrid.

TITLE: "PRODUCER DISTRICTS"

SCALE: S ARCHITECTURAL / L URBAN, IN TERMS OF THE SCOPE OF THE PROJECT AND ITS POTENTIAL IMPLEMENTATION THROUGHOUT THE CITY.

TEAM PROFESSIONAL PROFILE: Architects, landscapers + agronomy and industrial design.

LOCATION: 1. Plot G, Gran San Blas / 2. Plot F, Gran San Blas / 3. A recent expansion zone of Las Rosas / 4. Historic center of Fuencarral district / 5. Roofs of buildings in the IFEMA trade fair. Nevertheless, the designs for the model and the components designated for E16 are intended to be applicable in every part of the city where the "Madrid- Barrios Productores" project is implemented.

POPULATION: 3,275,195, density of 5,418.47 inh./km².

STUDY SITE: study areas are defined in each case by the surrounding urban environment, which influences and shapes formal, visual and also social aspects.

PROJECT SITE: 1: 5,557.48 m² / 2: 11,137.24 m² / 3: 36,329.38 m² / 4: 1,085.85 m² / 5: 187,138.02 m².

SITE PROPOSED BY: Madrid City Council / **ACTORS INVOLVED:** Madrid City Council.

SITE OWNER: Madrid City Council.

POST-COMPETITION COMMISSION: Several options are considered, depending on the scope, content and characteristics of the winning project: - Commission for the project on one or more of the competition sites. / Production of a brand manual or design guide for the Producer Districts projects to be implemented in the city, with the approval and standardization of the elements which may be given this status



ROQUETAS DE MAR, ALMERÍA (LOT 7)



Location of the intervention area in Roquetas de Mar.

TITLE: "BETWEEN TWO SEAS"

SCALE: L (URBAN) / S (ARCHITECTURAL)

TEAM REPRESENTATIVE: Architect

LOCATION: La Molina District (Roquetas de Mar) Almeria

POPULATION 100.000 inh. 1/3 of the Agricultural City

STUDY SITE: 60.000 m²

PROJECT SITE: 12.000 m²

SITE PROPOSED BY: Roquetas Municipality

ACTORS INVOLVED: Roquetas Municipality

OWNER OF THE SITE: Public

COMMISSION AFTER COMPETITION: Architectural and urban development of the project according to the award-winning proposal.



ANEJO Nº1: LOT 1: ALMENDRALEJO, BADAJOZ.

ALMENDRALEJO, TEMPORALIDAD HABITABLE (LOT 1)

The urban development of Almendralejo has been conditioned by its situation, to the scale of the province as well as the County's. It is located at one of the extremes of the virtual T drawn by the two most populated municipalities of the province, Badajoz, Mérida y Villanueva de la Serena- Don Benito and the most important routes, the A5 (South-West Highway) and the A66 (Plata Highway).

Almendralejo is the fourth largest municipality in the Badajoz province. Its economy is predominantly agricultural, with many jobs available in the grape and olive harvest seasons. During this period, the influx of seasonal workers can result in a floating population of 7,000 to 9,000 in the San José district, most of whom are Romanian gypsies.



The Project Area focuses on the so-called "Pisos del Marqués" (Marquis' Apartments) sector in this District, which consists of 174 social housing units in 17 blocks. Language and other culture-related aspects hinder access to decent working conditions, health and social resources.

Local residents feel a sense of insecurity and a lack of harmonious coexistence and civility. A project that promotes the integration of this group thus seems necessary.

For that, the project will address a proposal of urban regeneration and rehabilitation, as well as the regeneration of the community, which can achieve the neighbourhood's cohesion and contribute with quality housing.







ATTACHMENT Nº2: LOT 2: ALZIRA, VALENCIA.

ALZIRA. RESILIENT INTEGRATION (LOT 2)

The city of Alzira awaits an exemplary action in terms of environmental, social and economical sustainability, responsible with the environment and having a direct impact on the citizens' life standard. The site englobes an unbuilt ground zone, abandoned agricultural fields located in between the degraded urban fabric of the Alquerieta neighbourhood, together with the disseminated residential buildings of the Torretxó that characterises periphery. This enclave is a strategic hinge between pre-existing and consolidated fabrics. Furthermore, it represents a unique opportunity because urbanisation will permit relocating lots to a flood-free height and enhance matters relating to mobility and connectivity.

Public titularity of most of the ground offers the possibility to develop this sector with a holistic project that considers residential uses, allocations and public spaces, starting with a thought on matters such as the city limits, its integration potential and the enhancement of its resilience capacity.



The proposed site is located in a free urban land sector that the municipality is currently developing. This growth area is being incorporated to the urban system, bringing the opportunity to integrate the different pre-existing urban fabrics within an equipment program and by prioritizing connexions with the county hospital, as well as the city's accessibility.

The sector location in relation to the consolidated city implies connecting the necessary elements to obtain an adequate integration, based on sustainable urban mobility on different transportation means (prioritizing intermodal nodes and pedestrian and bike mobility)

The limits of the proposed lot aim at assessing the efficiency and efficacy of the transformation processes. The point is to minimize environmental impact through bioclimatic strategies applied to the project and its construction, and to optimize the passive reaction of the climatic environment through the building's program, its shape, orientation, resorting to natural ventilation.



This proposal sets the starting point for a dynamic, inclusive plan that spans several zones of the city with different economic, social and cultural profiles. The mix of uses and the set-objectives of design innovation and the sustainable materiality of the building will contribute to this plan.





At facing new challenges and social dynamics, the Alzira Municipal Council ambitions exploring new ways towards urban and environmental sustainability by innovative means that will favour its resilience. It aims at solving problems inherent to disseminated suburbia, alike the isolation and disconnection of the existing neighbourhoods El Torretxo and l'Alquerieta, prioritizing its articulation and urban contextualization. Inclusivity, accessibility and equity must stand as the singular objective of the proposed intervention.

This peripheral condition also offers the possibility to rethink the municipality's connexions, suggesting new accessing possibilities to the city and the main hospital, integrating diverse pre-existing realities and generating a new urban landscape that emerges from a multi-scalar analysis.







ATTACHMENT Nº3: LOT 3: TORRENT DE L'ESTADELLA, BARCELONA.



TORRENT DE L'ESTADELLA, INHABIT INDUSTRY (LOT 3)

The Torrent de l'Estadella is an industrial estate located north of Barcelona. The space to be projected has a rectangular shape and the subdivision comes from an old agricultural area. Tangentially to the site there are two important railway lines. One of them, in transformation (Sant Andreu - La Sagrera) and which represents a new centrality. Regarding mobility, it is a place with good accessibility and easy connectivity with the surroundings, the city and the metropolitan area. The architecture of the site, in the project area, does not have heritage elements, although some factories can be remodelled and reused. In the surroundings we find a great diversity in the building: newly built houses, more industrial estates, the historic center of Sant Andreu and various valuable buildings.

Regarding the public space, two areas should be highlighted; in the centre of the site an old torrent that today gives the place its name and which physically structures it and the new linear park of Rec Comtal, under construction, on the train tracks. It is important to maintain production and therefore industrial activity must be maintained; however, we find it interesting to concentrate the transformation actions within its limits, especially in the north of Carrer de Sant Adrià and in front of the new park.



We propose a reflection through making industrial activity more complex by hosting new residential uses. In the Torrent de l'Estadella we find a case of urban recycling. Breaking with the ghetto effect, of a monothematic neighborhood, will be the priority objective of a transformation that determines a process of actions where answers can be found. A second objective will be to establish a debate between urbanism and contemporary habitat. We hope to generate a renovating landscape where we can find economic opportunities, synergies and offer value-added services. At the same time it exemplifies some urban codes that help us define a more livable city.



Understanding that work on the city has to be done with new tools is essential today to be successful. Metabolism as a set of physical reactions must ensure that the essentials of the territory are maintained and include what is necessary to create a new habitat. All this, while maintaining the structures that respond to their morphology. With this we can overcome closed enclaves and bring the city closer to new, more sustainable ways. This open framework facilitates a systemic analysis of the improvement of urban ecology, economic competitiveness and quality of life. This approach is based on the idea of incorporating urban structures such as: telecommunications, matter, water, energy, mobility and nature to the redesign of the cultural models of the city. Inclusive dynamics, and especially equitable ones, bring us closer to a social justice that articulates the territory.



We will confront inequalities by optimizing the functioning of the city and facilitating access to rights as a common good. Understanding urban renewal and finding solution spaces to change the rules of the game will define the project. This has to plan both the present and future actions and guarantee the continuity of the regeneration results to which constant transformations will be added. Projecting a process represents an architectural challenge, but also a social, economic and ecological one. We have to find a way to organize the proposal to meet the needs and express a new potential that survives over time while generating a shared ecosystem and affecting all levels of urban organization from architecture to people. So, we have to define new and diverse scales of action.







ATTACHMENT Nº4: LOT 4: BEIZAMA, GUIPÚZCOA.



BEIZAMA. REINHABIT NATURE (LOT 4)



Beizama (500 m asl) is a hamlet with less than 200 inhabitants in the geographic centre of Gipuzkoa (Basque Country), a rural mountain setting that has changed little in recent centuries. The scattered population lives in isolated dwellings, farmhouses, which are partially linked to small-scale livestock and crop farms. Its urban structure has six neighbourhoods ("Auzoa") spread across the valley, closely related to the natural environment. This is a LIVING TERRITORY in which the synergy between different factors (environmental, biological, social, economic, cultural and political) is part of its rural identity, inherited from its pre-industrial structure.



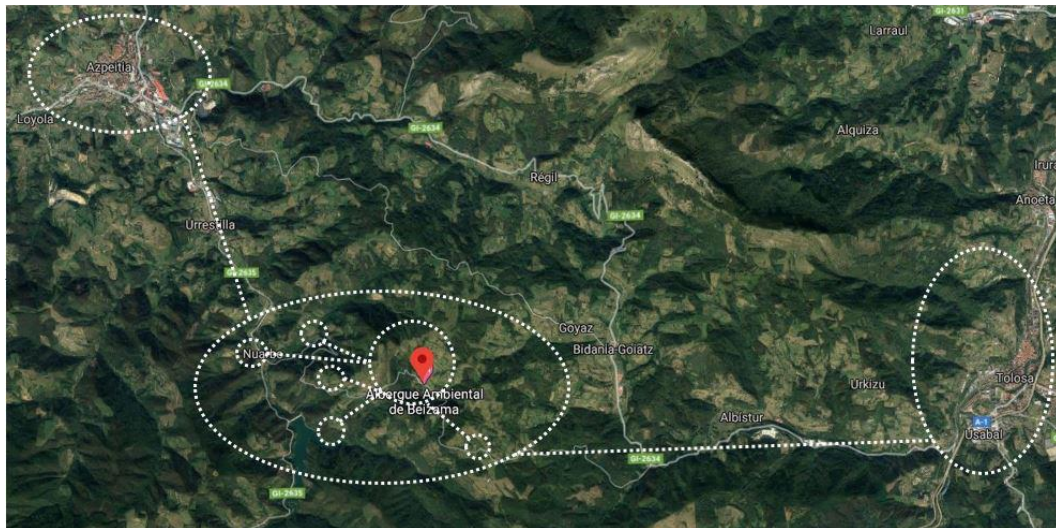
With the aim of collaborating in the reactivation of life in the population and its rejuvenation, the Basque Government, in collaboration with the City Council, wants to implement 12 innovative housing units for young people in the main nucleus of Beizama, with enough versatility to house work spaces (innovative and / or traditional) linked to the living space.



With this aim, it offers a site in intimate relationship with the traditional structure of the place: in front of the church, next to the square and bordering a small spring where in the past wicker baskets were made.



Beizama is a model of traditional and rural ecosystems at the heart of the Basque Country that wants not to evolve towards a new urban model, but to last on its present structure. **We are in an ecosystem that works on its own in an intimate relationship with nature**, and that does not want to lose its roots nor change the forms of relating to its environment.



We cannot dismiss the odds of geographic isolation and scarce population against it. That being, Beizama needs at its disposal connectivity strategies to functionally complement external territories **as part of the EUSKAL HIRIA or EUSKADI CITY concept**, as well as to offer habitational possibilities for the younger population.

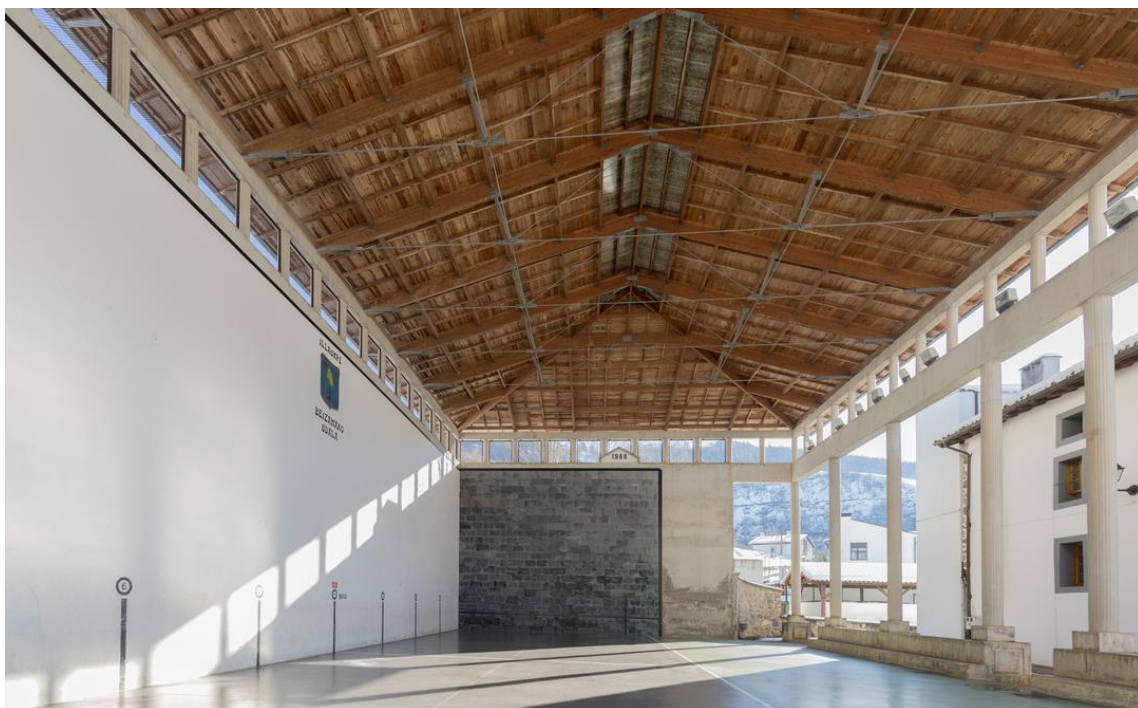




The first impression once in a place like Beizama is the intimate relationship with a breathtaking nature. The second is its isolation in respect to the urban world.

In this place, talking about METABOLISM is talking about the place's own DNA. The way to inhabit the territory, to use it and relate to it: everything speaks of a perfect symbiosis, inherited from an era when time flowed at a different pace and where exchanges between nature and inhabitant were mutual.

We can obviously not aim to replicate this model, but we can try to preserve it, to profit from its main values and to adapt in order to evolve. Plans for a modern and updated life need to respect its character and to try to complement it.

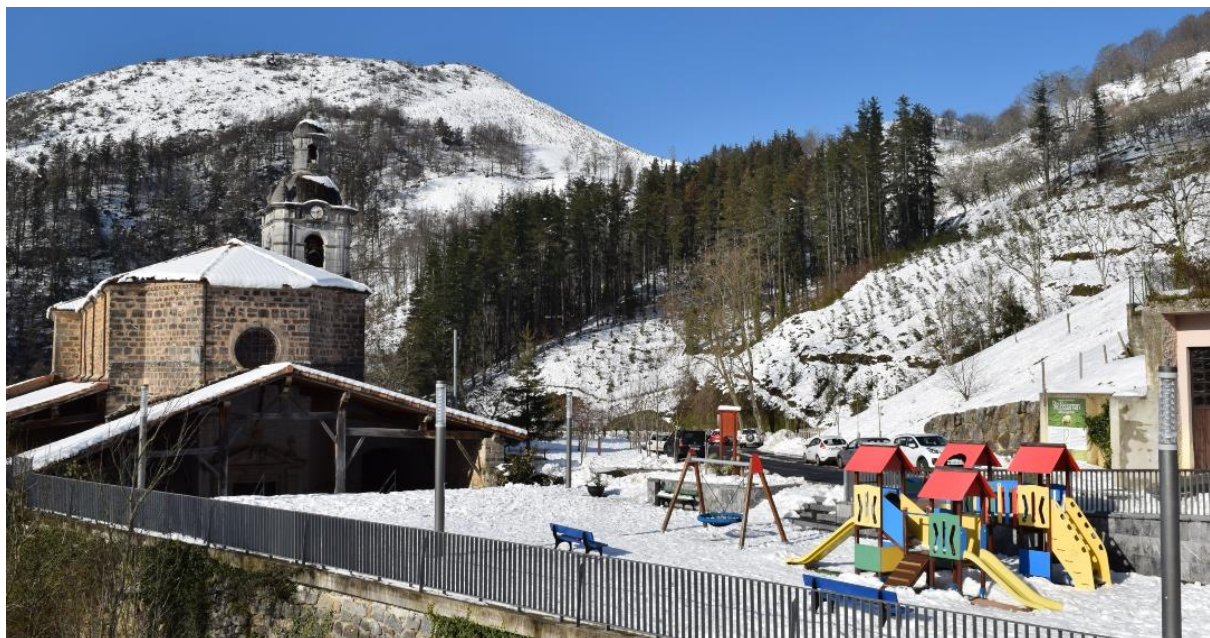




On the other side, when dealing with INCLUSIVITY, we are actually spotlighting the need to retain younger populations and to reverse the aging trend of the municipality. For that, housing needs to be social, affordable for the young, and to prioritize criteria involving stability and the desire to implant productive activities.

We are not speaking of social housing as such. We are talking about a new concept of social housing that would be able to accommodate the person that lives and moves outside of the municipality, as much as the one that wants to introduce a small format activity home, or make the most of natural resources nearby.

For all of the above, from the Basque Government we think that E16 is the perfect framework for innovative habitation models in rural environment able to dialogue with traditional urban structures and building, and that can set an example for other localities alike Beizama, that as yet and beyond their intrinsic values weight added value within the global COVID19 pandemic situation.





ATTACHMENT Nº5: LOT 5: ESPARREGUERA, COLONIA SEDÓ.



ESPARREGUERA. 21st CENTURY INDUSTRIAL COLONY (LOT 5)

The Colony covers 14,39 Ha and is located by the riverside of the Llobregat river, 2 km north to Esparraguera's historical city centre, 35 km away from Barcelona. The colony is accessible through the county road C-1414 that communicates Esparraguera with Olesa de Montserrat, a 7 km's ride from the first urban core, at 3'5 km from the latest.

At first it was a single real estate - the perimetral stone wall that enclosed it remains still - dedicated to industrial production of textile. The structure of the colony's plan is based on the separation and distinction of its activities. In its southern end is located the zone for industrial activities, nowadays occupied by a multitude of small-sized businesses. In its northern part is located the residential zone that reached at some point 229 housing units, together with the buildings that offered services derived from the inhabitants needs, such as a church, a school, an old theatre, the ancient washing place or the eatery. As a central and articulating space, on the edge - the gates - that separates the productive zone and the residences, stand the old master's house, with its garden.



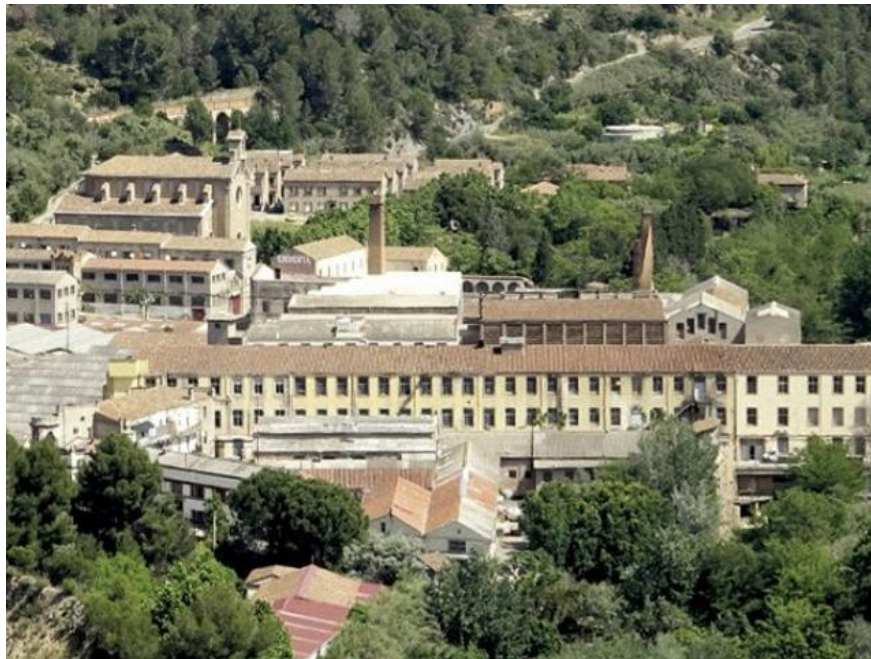
In the second half of the 19th century, the main vectors of Catalonia's industrialisation were its rivers. This gave rise to a new social and business model in 77 industrial colonies. These combined their industrial activity with housing for their workforce, as they were in areas isolated from existing urban cores and a clear spatial differentiation of the uses that were developed inside.



Colònia Sedó is one of the oldest examples of the latter. Colònia Sedó was built in 1846 as a textile hub. It reached its maximum splendour in 1940 and concluded in 1980 when production ceased, followed by a gradual reduction in the occupancy of its 229 houses implying the continuous degradation of its structures. In 2003, Incasòl acquired the residential part of the Colony, where 37 families still live. Ownership of the industry was broken up, and now, small and medium-sized industries operate from the site.

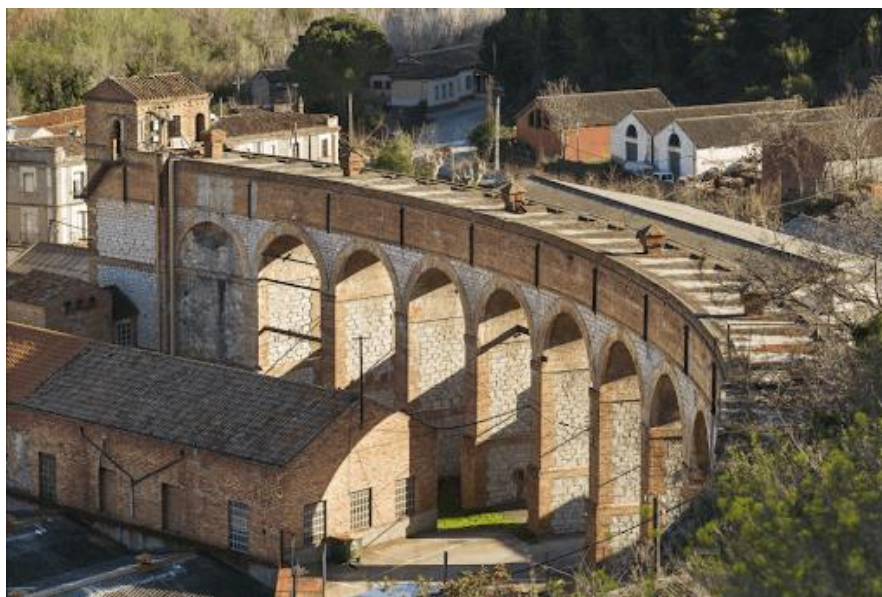


Today' the Colony represents an obsolete urban model, specialized in its two main uses and that is configured as a space of urban and social segregation. The whole sets a space for opportunity in which to develop a new urban shape that weights the high importance of the heritage by introducing uses, spaces and activities that will permit shaping a new future for the Colony. The point is to develop the potential of the natural setting with environmental and heritage opportunities, by the implementation of initiatives that integrate renewable energies, and in particular the hydric resource already present in the colony from the outset.



A strategic analysis of the Colony's residential and industrial complex that weights the revitalisation of the industrial fabric in the context of the Colony's obsolescence, the mixity in contrast to the current specialisation of uses and typologies, and the inclusiveness and integration, in contrast to the current urban and social segregation.

The strategic analysis should take the form of action to be taken on existing historical heritage assets together with the integration of new buildings, the connectivity of the Colony to the surrounding urban fabric, a self-sufficient energy transition of the Colony, with the installation of renewable energies and the use of water resources, as well as the integration of urban agriculture with the open spaces in the residential sector.





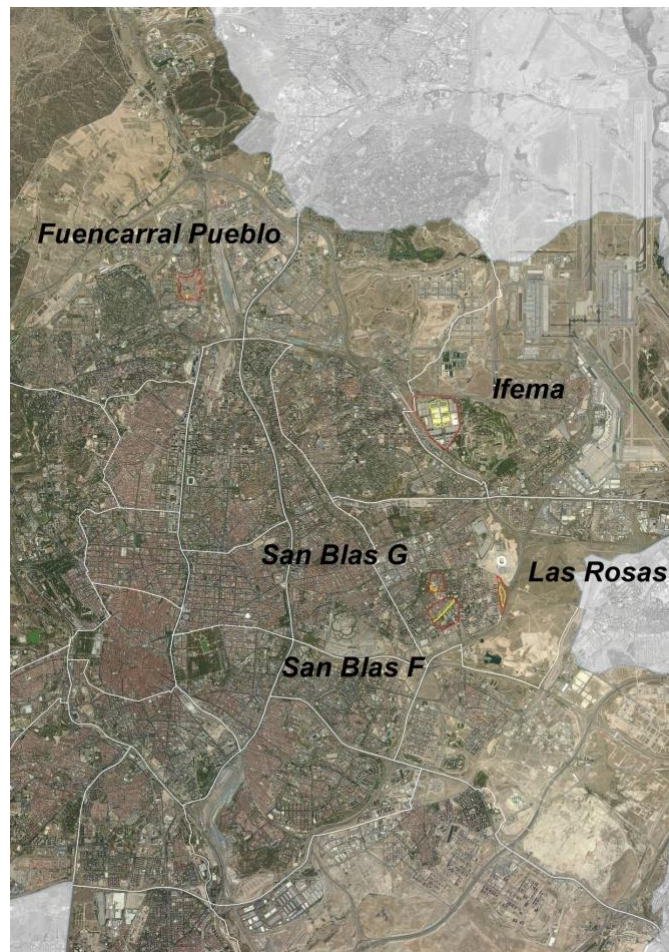


ATTACHMENT Nº6: MADRID.

MADRID. PRODUCER DISTRICTS (LOT 6)

The Producer Districts project responds to these multiple urban voids of various origins and turns them into productive nodes where agricultural activity is integrated with the city. At the same time, they become zones of coexistence for their immediate environs.

The competition will be used to create a model of urban horticulture or a productive space, including the design of all its elements, which will be scalable and capable of integrating with the city's territorial diversity, while at the same time being an expressive, unifying resource for the project that will give it an identifying image.



The proposed sites are located in urban land in Madrid city. The dimensions of the study and project areas are variable. They are defined in each case by the surrounding urban environment, which influences and shapes formal, spatial, social and economic aspects. The relations and dialogue with the built-up environment, with the people who live there, must all be taken into consideration.

The proposed study sites are the following:

1. Plot in a marginal district with a dense, open-block design in a central inter-block position on Plot G, Gran San Blas, in the San Blas - Canillejas District. (6.478,20 m²)



2. Plot in a marginal district with a dense, open-block design in a perimeter position on Plot F, Gran San Blas, in the San Blas – Canillejas District (11.137,24 m²)



3. Plot in the urban periphery, a recent expansion zone of Las Rosas, San Blas – Canillejas District (36.329,38 m²)



4. Plot in the old part of Fuencarral district (1.085,85 m²)



5. Roofs of buildings in the IFEMA trade fair precinct, Barajas District (187.138,02 m²)



Nevertheless, the designs for the model and the components designated for the competition are intended to be applicable in every part of the city where the “Madrid- Barrios Productores” (Madrid-Producer Districts) project is implemented.

The choice of the competition plots is linked to the Madrid City Council's project, “Barrios Productores” (Producer Districts). The aim is to progress towards a change of model in the way we work on the city, based on the recovery and regeneration of urban voids, in empty or misused plots, through a strengthened dialogue between city and nature.

We seek to integrate food production with the urban fabric, which will give rise to a dual effect: the renaturalisation of dense urban fabrics, and the involvement of residents in initiatives which will collaborate with the conservation of public spaces, improve their everyday landscape and potentially be sources of employment.



Urban gardens are thought of as a complex program of uses capable of answering all the dimensions that the program seeks to embrace: social gathering, educational purposes, experimental ones, short-circuit food production, participating to the enhancement of environmental conditions and biodiversity, recycling and efficient water use, reduction of the so-called “heat island” effect, the use and production of renewable energy, etc., without missing its landscape component, helping the social validation of the inhabited surroundings and actually producing new ecosystems, half-way between nature and culture.

The Producer Districts project has more than 250 plots available, most of them located in the city's peripheral districts, with a wide diversity of urban landscapes. This competition proposes five sites with different typologies and sizes, which can serve as examples for analysis.

1. Plot G, Gran San Blas (6478,20 m2)



2. Plot FI Gran San Blas (11.137,24 m2)





3. Plot in Las Rosas (36.329,38 m2)



4. Plot in the historic part of Fuencarral (1.085,85 m2)



5. Roofs of buildings in the IFEMA trade fair precinct (187.138,02 m2)





ATTACHMENT Nº7: LOT 7: ROQUETAS DEL MAR, ALMERÍA.



ROQUETAS DE MAR. BETWEEN TWO SEAS (LOT 7)

Roquetas de Mar is a town placed in the South-East corner of Spain, on the Western coastline of the Gulf of Almeria. The main traditional activity in the plain was agriculture, despite the land was unproductive enough with lack of water, extracted from the subsoil by low-yield dwells, because of the rain shortage and the dry weather. The excess of solar radiation (more than 3.500 hours of sunlight a year) burnt the crops and provided a desert environment. But in the 1950s some discoveries and technical advances were achieved, and a true agricultural revolution got underway: the Roquetas farmers invented a local variety of greenhouses, covered with plastic to protect the plants from the excess of radiation.

These economic strengths have induced spectacular rates of population growth, providing wealth, opportunities of job, and very high rates of growth population, due to an intense and permanent stream of immigration. That means an average rate of 4,54% a year, six or seven times the national average, sustained for 60 years. Thus, its current population has reached over 1,000,000 inhabitants, multiplying by 15 in 50 years.

The rate of foreign population is 32%, triple than Spanish average, belonging to 102 different countries: about 1/3 come from outside the European Union, 1/3 from the North of Africa (mainly Morocco) and the remaining 1/3 from the rest of Africa. On the other hand, the gross domestic product has multiplied, so that the social and economic revolution experienced in this region is known as the “agricultural miracle”.



These data justify the character of the Living City of Roquetas de Mar, which has become the functional capital of the western agricultural conurbation of the province of Almería, not only because it is the most populated nucleus, but also because it has facilities and services for the whole region.

In addition, it is responsible for the role of having started that miraculous revolution that has spread to the entire surrounding territory. The plain between the southernmost foothills of the Penibética and the sea has been filled with greenhouses in a process of occupation that exceeds 3,000 hectares, the so-called *sea of plastic*.

This panorama also makes Roquetas a paradigm of the immigration processes that are taking place and that will take place in other parts of Europe, as well as an example of sustainable development. The Plastic Sea acts as a huge CO₂ sink of 300 km² and reduce the temperature by more than 2°C by reflecting sunrays, thus slowing global warming. This is complemented with a strict use of water resources (through drip irrigation techniques) and with the biological control of pests that has banished the use of fertilizers and pesticides.

Regarding its economic reality, sustainability is based on the creation of wealth that the agricultural *miracle* has meant, with continuous creation and maintenance of jobs. This region has become the orchard of Europe, since most of the production is exported (three billion euros a year). To this intense agricultural activity are added some flourishing tourist services that constitute the other pillar of its economy.

Finally, social sustainability stems from the degree of integration that has been achieved with such a heterogeneous population. In 2011, the University of Almería carried out a study on the satisfaction index of immigrants, finding that a vast majority of them considered Roquetas as their definitive home and wanted to continue living here.

In 2017, the Higher Council for Scientific Research (Consejo Superior de Investigaciones Científicas) published a vulnerability index of Spanish municipalities based on indicators that make Roquetas the second most vulnerable Spanish term, but the reality is that crime rates are lower than the average Andalusian and less than half that of other localities with a high number of foreigners, according to the reports of the General Council of the Judiciary (Consejo General del Poder Judicial).



With all these characteristics, Roquetas has been built in a narrow strip located between two seas: the Mediterranean to the East and the one with greenhouses (or plastic ones) to the West. The coastline of the first is defined by a fixed coastline but, in the second, the coastline is a changing line as a result of the tensions between the capital gains of the productive agricultural land and the urban buildable.

Under the pressure of these tensions, the growth of the original nucleus has occurred differently in each direction: towards the Mediterranean and towards the North in an orderly and well-planned manner, with quality buildings and equipment that push the line of greenhouses towards behind, while, towards the West and towards the South, the agricultural land resists more, in competition with disorderly developments and of lower quality. The exception towards the South is a narrow strip in which residences and tourist facilities have settled. The diagnosis of the problems of this structure is as follows:



5: AN INTERESTING TERRITORY FOR URBAN INNOVATION

fight against segregation and inequalities
between neighborhoods

urban voids as opportunities for revitalization

degradation of urban edges and chaotic periphery

the urban landscape needs landmarks, identity
and visual references

a housing model of sustainable construction and
social integration is needed.

intense land occupation competition between agricultural
greenhouses, residential units and tourist areas. >>



ROQUETAS DE MAR (ALMERÍA)

main urban challenges

ALFONSO RUBI-CASINELLO_architect | PABLO GARCÍA-FELICER_architect

The Roquetas City Council intends to take advantage of the opportunity provided by EUROPAN 16 to propose a reflection on these problems and find solutions. In the first place, it is intended to reflect on that tension between agricultural and urban land in the three situations that occur in the municipality: quality developed soil (to the North and to the East), marginal and disorderly soil (to the West and to the South) and the tourist land.

This figure represents the current line in which the stresses occur.





The Project Site is a public land located in the Southern Area of the Central Core of the town. It is part of an urban void between Las Lomas District to the East and La Molina District to the West. Las Lomas is an ordered neighbourhood with modern blocks of houses and urban spaces of quality, belonging to the East Enlargement of the Historic District, towards the Mediterranean shoreline. The Site is also affected as it is adjacent to the agricultural borderline to the South of the main central urban core (the Historic District).

The project area is a public land located in a very special area, between a consolidated, well-ordered and quality urban land to the East (Las Lomas district) and more marginal and disorderly buildings to the West (La Molina district). To the south, it borders the line of greenhouses and is therefore also subject to the effect of the tension between agricultural and urban land. To the north, the Historic Centre that corresponds to the original city.

The project area is integrated into one of the existing voids in the urban fabric. It is very peculiar position because between two well-defined urban areas with opposite characteristics. In the environment of the void, there are three educational centres: a kindergarten (La Rosaleda) in which immigrant students make up 97% of the 130 who attend it, a secondary school (CIES La Molina) with 720 students of which Immigrants are 75% and another of higher education (IES Algazul) with 860 students, 2/3 of immigrants. The "border" that constitutes the proposed study site is widened here to contain the urban void of which the project area is part, including the three schools.



The project area is made up of three lots with a pedestrian street projected between them. To the west, a plot in which the intended use is residential. The aim is to build a housing block for young workers, with an integrated area of workspaces, perhaps a coworking type. On the other side of the pedestrian street, an L-shaped green area and a plot have been planned for an equipment building whose program should include a neighbourhood centre and a playroom. This orientation can be interpreted while maintaining the basic building parameters.



The building programs are part of the urban metabolism and social inclusivity project issues. Therefore, the contributions to reinforce these two characteristics, such as self-sufficiency or energy efficiency, incorporation of urban gardens, etc. will also be valued.

PROJECT SITE



View of the project site from SE



View of the project site from NE



View of the project site from NW