Domantas Stukas

A Project for Valencia

Strategy for revitalizing socially vulnerable areas, capturing the benefits of large urban projects
WHAT AM I DOING?

... proposing A strategy to improve socially vulnerable areas, by capturing the economic vitality of LUPs
Last 20 year strategy focused on promoting large urban projects aimed at tourism, construction industry and the wealthy.
WHAT ARE THE OUTPUTS?

STRATEGY

KEY INTERVENTIONS

DESIGN PROPOSAL

¡HOLA!
PROBLEM STATEMENT

INCREASING FRAGMENTATION AND SOCIAL VULNERABILITY

BIG AMOUNT OF PUBLIC MONEY SPENT ON URBAN PROJECTS MOSTLY FAVOURING THE WEALTHY AND CONSTRUCTION COMPANIES

LACK OF BENEFIT DISTRIBUTION FROM LARGE URBAN PROJECTS TO LOCAL NEIGHBOURHOODS
MAIN RESEARCH QUESTIONS

- What are the strategic spatial interventions necessary to improve the condition of socially vulnerable areas in Valencia?
- What are the existing possibilities of spatial planning to capture the benefits of LUPs for local communities?
CONTEXT
VALENCIA

MUNICIPALITY POPULATION
810 000

MUNICIPALITY AREA:
134.65KM²

DENSITY
6 010/KM²

Oldtown
Main Roads
Railway
Former River Bed
New River Bed

MADRID 4h
Barcelona 4h
Alicante 2h
Malaga 6h

Italia 660 pax/year

Balearic islands 248 000 pax/year
8. Transition in Valencian economy
RECENT ECONOMIC CHALLENGES

Highest unemployment in Eurozone

Government Bankruptcy

50% Youth Unemployment

Valencia - The Greece of Spain

ECONOMIC RECESSION IS ESCALATING THE PROBLEMS OF SOCIAL VULNERABILITY, UNEMPLOYMENT & DEVELOPMENT STAGNATION

Student Protests

Highest debt in Spain

Corruption
SPATIAL PLANNING

LOCAL GOVERNMENT DELIMITS:

- LAND USE TYPE

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<th>FUNCTION</th>
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<td>Urbanized Land</td>
<td>Historical Center</td>
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<tr>
<td>Developable, With Specific Program</td>
<td>Residential</td>
</tr>
<tr>
<td>Developable, Without Specific Program</td>
<td>Tertiary</td>
</tr>
<tr>
<td>Non Developable, Under Protection</td>
<td>Industrial-Tertiary</td>
</tr>
<tr>
<td>Autonomous Port</td>
<td>Public / Tertiary</td>
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ADDITIONAL PLANNING DOCUMENTS:

- PLAN PARCIAL FOR DEVELOPABLE AREAS
- PROGRAMA DE ACTUACION INTEGRADA FOR URBAN AREAS
- PLAN ESPECIAL FOR URBAN & NOT DEVELOPABLE AREAS

NATIONAL GOVERNMENT DEFINES LAND USE TYPES: URBAN; DEVELOPABLE; NOT DEVELOPABLE

VALENCIA’S PLANNING ACT:

ALLOWS 3RD PARTY TO DEVELOP LAND WITHOUT OWNING IT

- SPATIAL CONFIGURATION, FUNCTION
**TURIA GARDEN 1988**
- City’s green backbone
- Local citizen oriented
- Sports & leisure activities
- Increase in living quality

**CENTRAL PARK 20??**
- Green heart of Valencia
- Redevelopment of rail infrastructure site
- Local citizen oriented
- Recreation & educative activities

**CITY OF ARTS AND SCIENCE ’98-’11**
- Raise City’s identity & attract tourism and gentrification
- Culture, education, conference and sport activities
- Expensive construction & maintenance, loss making
- Limited accessibility & use
- Wealthy class and tourist oriented

**F1 CITY CIRCUIT 2008**
- Redevelopment of deteriorating industrial area
- Limited periodical use of isolationist facilities
- Global sports event drawing publicity
- Yearly franchise cost of ~35 million euros
- Wealthy class and tourist oriented

**AMERICA’S CUP PORT 2007**
- Redevelopment of industrial port and beach
- Sports, tourism & recreation activities
- Global event generating revenue
- Promoting nautical high-tech industry
- Luxury tourism and wealthy class oriented event
LUP BENEFIT ORIENTATION

LOCAL CITIZEN ORIENTED

TOURISM & WEALTHY CLASS ORIENTED
THEORETICAL FRAMEWORK & PROJECT AREA CHOICE
THEORETICAL FRAMEWORK

LUP INTEGRATION

CONFRONTATION OF ENTREPRENEURIAL AND LOCAL NEEDS IN ORDER TO PREVENT ISOLATIONIST PROJECTS (CUENYA 2005)

RAISING PROJECT INTEGRATION BY INCLUSION OF LOCAL PARTICIPATION (LECROART 2007)

LOCALLY PAINLESS PROJECT FUNDING (ALTSHULER & LUBEROFF 2003)

PROJECT FLEXIBILITY AND REVERSIBILITY BY MULTIPLE PROJECT OPERATORS (LECROART 2007)

MIX OF FUNCTIONS TO ENSURE PROJECT VITALITY & SUCCESS (LECROART 2007)

LOCAL SOCIETY FAVOURING PUBLIC SPACE TO INCREASE PROJECT CREDIBILITY (LECROART 2007)
URBAN VULNERABILITY 1991-2006
SOCIALLY VULNERABLE AREAS IN VALENCIA

1991

2001

2006

DERIVED BASED ON HOUSING CONDITION, LEVEL OF EDUCATION, UNEMPLOYMENT


BASED ON PERCENTAGE OF IMMIGRANTS
CRITERIA FOR PROJECT SITE

PEOPLE LIVING IN BAD CONDITION HOUSING

VULNERABLE AREAS

URBAN REGENERATION PROGRAM - RIVA
REHABILITACIÓN INTEGRAL DE VALENCIA

14. Areas of bad housing conditions / vulnerable neighbourhood / existing urban regeneration programs
PROJECT AREA
ANALYSIS
City of Arts and Sciences

HEMISPHERIC - Cinema hall - Souvenir shop

SCIENCE MUSEUM - Interactive science exposition - Souvenir/book shop - Restaurant

OCEANOGRAPIC - Marine museum, aquarium - Restaurants - Souvenir shops - Marine research

AGORA - Sport / culture events - Conferences - Show venue

UMBRACLE - Parking - Exhibition of flora and astronomy

PALAU DE LAS ARTS REINA SOFIA - Operas - Ballets - Cinemas - Exhibitions - Conferences, etc.
Central Park Existing Situation
Central Park plans and phasing

Stage 1
Stage 2
Stage 3
SPATIAL CONDITIONS

HISTORIC NUCLEUS
- human scale, attractive streetscape
- feeling of an old town
- small property lots
- lack of greeneries and open spaces
- built environment requires refurbishing

`70 BLOCK TYPE
- Defined, human scale street level
- border of unattractive railway
- undeveloped properties blocks which

FREE STANDING
- lots of green open space in between
- Not developed groundfloor
- Unappealing spaces for public activity
ABANDONED & EMPTY PROPERTY

- EMPTY LAND LOT
- ABANDONED PROPERTY
Connectivity

Bus lines running through the project site
Other Bus lines
Lack of direct accessibility

Traffic intensity
Population thinking they have bad transport availability

Traffic intensity
Bridges and tunnels

Public transport

Subjective local transportation evaluation

>45%
15%
5%
22. Existing spatial condition
IMPROVE SOCIALLY VULNERABLE NEIGHBOURHOODS IN VALENCIA, IN THE CONTEXT OF LOCAL DEVELOPMENT STAGNATION AND ECONOMY RECESSION
BETTER THE SPATIAL CONDITIONS OF VULNERABLE AREAS

USE THE POTENTIAL OF LUPs TO MAKE THE NEIGHBOURING AREAS MORE SUCCESSFUL
Capturing the flows that lead to LUPs of Valencia
REDEVELOPMENT LAYER
PROJECT / NEW MARKET

OLDERS >64 LIVING ALONE
BAD HOUSING CONDITION
27. Abandoned old historic neighbourhood

ABANDONED PROPERTY
EMPLOYMENT LAYER
PROJECT / WORKSHOP CENTRE

EMPTY PROPERTY
Existing abandoned property
OPENED UP NEW GREEN SPACE
Existing huerta info centre location
Collaboration
Publicity
Real Time Info
Feedback

Parque Central

New Market

Raise environmental awareness
Encourage local production / consumption
Inform about product growth location, status and seasonality
Strengthen local agriculture network
Promote typical Valencian landscape
SECONDARY PROJECTS

INTERVENTION TYPES

TEMPORARY/PERMANENT

- NEW GREEN SPACES
- UNDER USED PROPERTY DEVELOPMENT
- DEVELOPMENT PROMOTION ON EMPTY PROPERTY
DEVELOPMENT PROMOTION

NEW GREEN SPACES

UNDER USED DEVELOPMENT

Bratislava / Green Square

Budapest / Urban Meadow

Magdeburg / Open Air Library

But Yam / Northern Gate

Dessau / Landscape Corridor

Vilnius / Litterateur’s Street

Philadelphia / Vacant Land

Brooklyn / Lent Space

Paris / Passage 56

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<th>GAIN</th>
<th>NEW LAND OWNER</th>
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<tr>
<td><strong>New Market</strong></td>
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<tr>
<td>Public Land Owner</td>
<td>Municipality</td>
<td>- Partial investment into new market building</td>
<td>- New market</td>
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<tr>
<td></td>
<td></td>
<td>- Development of mixed use buildings</td>
<td>- Improvement of under developed land</td>
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<td></td>
<td>- New public spaces</td>
<td>- Increase in land value</td>
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<td></td>
<td></td>
<td>- Upgrade of adjacent living environment</td>
<td>- Stimulation of local economy</td>
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<tr>
<td>National Police</td>
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<tr>
<td>Private Investors</td>
<td></td>
<td>- Partial investment into new market building</td>
<td>- Income from development</td>
<td>Private owners</td>
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<tr>
<td></td>
<td></td>
<td>- Mixed use buildings</td>
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<tr>
<td>Parque Central Association</td>
<td></td>
<td>- Provision of greenery</td>
<td>- Publicity</td>
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<td></td>
<td></td>
<td>- Investment into ‘Real Time Agriculture Network’</td>
<td>- Collaboration with ‘Huerta Info Centre’</td>
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<tr>
<td>Department of Employment and Promotion of Entrepreneurial Projects</td>
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<td>- Partial investment into new market building</td>
<td>- New job places</td>
<td>Private investors</td>
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<td>- Mixed use buildings</td>
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<tr>
<td>Association of Markets</td>
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<td>- Participatory time &amp; input for local needs</td>
<td>- Improved surroundings</td>
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<td></td>
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<td>- Investment into ‘Real Time Agriculture Network’</td>
<td>- Public / Private housing</td>
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<td>Neighbourhood Association</td>
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<td>- Participatory time &amp; input for local needs</td>
<td>- New Public Facilities</td>
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<td>- Investment into ‘Real Time Agriculture Network’</td>
<td>- Collaboration with the ‘New Market’</td>
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<td>Association of Farmers</td>
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<td>- Investment into ‘Real Time Agriculture Network’</td>
<td>- Publicity of local products</td>
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<td></td>
<td></td>
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<td>- Increasing demand of work</td>
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<td><strong>Entrepreneur Centre</strong></td>
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<tr>
<td>Private Land Owner</td>
<td>Municipality</td>
<td>- Acquisition of private property</td>
<td>- Income for the sold land</td>
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<td></td>
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<td>- Partial investment to Entrepreneur Centre</td>
<td>- Permission for higher development rights</td>
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<td>Private Investors</td>
<td>- Partial investment to Entrepreneur Centre</td>
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<td>- Strategically appealing location</td>
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<td>Department of Employment and Promotion of Entrepreneurial Projects</td>
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<td>- Partial investment to Entrepreneur Centre</td>
<td>- New job places for young population</td>
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<td>Polytechnic University of Valencia</td>
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<td>- Architecture student design competition for the Centre</td>
<td>- Tender for the winning project</td>
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<td>Neighbourhood Association</td>
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<td>- Participatory time &amp; input for local needs</td>
<td>- Facilities and public space according to local needs</td>
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<td><strong>Workshop Area</strong></td>
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<tr>
<td>Multiple Private Land Owners</td>
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<td>- 5 year rent of abandoned property</td>
<td>- Income from rented property</td>
<td>Municipality</td>
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<td></td>
<td>Municipality</td>
<td>- Inventory for the Workshop Area</td>
<td>- Redevelopment of abandoned property</td>
<td>for 5 years with an availability to extend the rental contract</td>
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<td>Department of Employment and Promotion of Entrepreneurial Projects</td>
<td>- Necessary refurbishment works</td>
<td>- New Job Places</td>
<td>Private owners</td>
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<tr>
<td>Neighbourhood Association</td>
<td></td>
<td>- Redevelopment of property</td>
<td>- Built environment for public facility</td>
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<tr>
<td>Valencia’s Association of Arts</td>
<td></td>
<td>- Workshops and lessons</td>
<td>- Space for creativity and production</td>
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<td><strong>Huerta Info Centre</strong></td>
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<td>Regional Government</td>
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<td>- Financing the project</td>
<td>- Strengthening the regional strategy to promote local agricultural landscape</td>
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<tr>
<td>Centre of Strategy and Development of Valencia</td>
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<td>- Monitoring of the project</td>
<td>- Strengthening the regional strategy to promote local agricultural landscape</td>
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<td>- Seek for private investors</td>
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</tbody>
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Farmer Association

Market Association

Huerta Info Centre

Parque Central

Collaboration of Projects
Provision of Greeneries

Private Investors

Dep. of Employment and Promotion of Entrepreneurial Projects

Municipality

Neighbourhood Association

STAKEHOLDER INVESTMENTS

PROJECT NEW MARKET

REAL TIME AGRICULTURE NETWORK

MIXED USE MARKET

PUBLIC SPACE

Investment
Ideas / Participation
Provision of Land

€

Land

Collab.

Trees
Farmer Association

Market Association

Huerta Info Centre

Parque Central

PROJECT NEW MARKET

REAL TIME AGRICULTURE NETWORK

MIXED USE MARKET

PUBLIC SPACE

Publicity
New job places

Publicity
New job places

Project collaboration
New modern market
Customized structure

Project collaboration

Publicity

Revenues
Private Investors

Improved surroundings
National Police

New job places
Dep. of Employment and Promotion of Entrepreneurial Projects

Land redevelopment
Land value increase
Local economy stimulation

Surrounding improvement
New public/private housing
New facilities
New job places
New local market / centrality

Municipality

Neighbourhood Association

STAKEHOLDER GAINS
Temporary High Speed train station

Private investment tertiary towers >25 floors (offices)

Redeveloped public historical buildings. Administration, education, cultural.

Private investment residential towers <14 floors

Private investment residential towers >25 floors

PROJECT TRADEOFF STUDY
New pedestrian bridge
Upgrade of existing pedestrian bridge
Neighbourhood open air library
Community centre
Social Housing
New pedestrian bridge
POSSIBLE LUP TRADEOFFS
PROMOTION OF ALTERNATIVE LUP USE
DESIGN

New Links / New Market / Startup Centre
Main projects

Street space boundary

Greeneries

STREET SECTION STUDY

1. Street space boundary
2. Greenery study
3. Tree section study
4. Main projects

1. Street section study
2. Greenery study
3. Tree section study
4. Main projects
DESIGN

New Links / New Market / Startup Centre
EXISTING SITUATION

ABANDONED / EMPTY PROPERTY
proposed new functions
entrance to the market
established new links

PROJECT PROPOSAL
ESTABLISHED PUBLIC SPACE CONNCTIONS
NEW MARKET DEVELOPMENT PHASING

Existing situation

PHASE 1 - New Market & Public Space

PHASE 2 - Adjacent Development

PHASE 3 - Relocation & Demolishment

PHASE 4 - Development Completion

Proposed Spatial Configuration
DESIGN

New Links / New Market / Startup Centre
RELATION TO THE CITY OF ARTS AND SCIENCE
WHAT ARE THE STRATEGIC SPATIAL INTERVENTIONS NECESSARY TO IMPROVE THE POSITION OF SOCIALLY VULNERABLE AREAS IN VALENCIA?

WHAT ARE THE EXISTING POSSIBILITIES OF SPATIAL PLANNING TO IMPROVE THE BENEFITS OF LUPs FOR LOCAL COMMUNITIES IN VALENCIA?
NEW VOCATION OF THE SITE

- Green Heart of Valencia
- New Vital Centrality
- Local Landscape and Food Production Awareness
- Social Centre, Skill Learning, Workshops & Self Employment
- Accessible Daily Activities for the Citizens
- Young Startups & Hip Urban Life
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A PROJECT FOR VALENCIA
STRATEGY FOR REVITALIZING SOCIALLY VULNERABLE AREAS, CAPTURING THE BENEFITS OF LARGE URBAN PROJECTS

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