



MADRID HISTORICAL CENTRE

Municipal strategies towards rehabilitation

Teresa Franchini

San Pablo CEU University

Spain

ECONOMIC TURMOIL AND PLANNING VISIONS

➤ *the past*

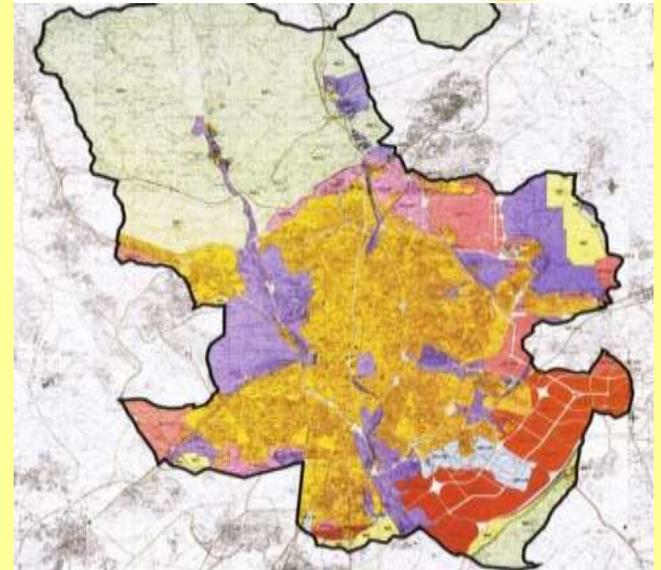
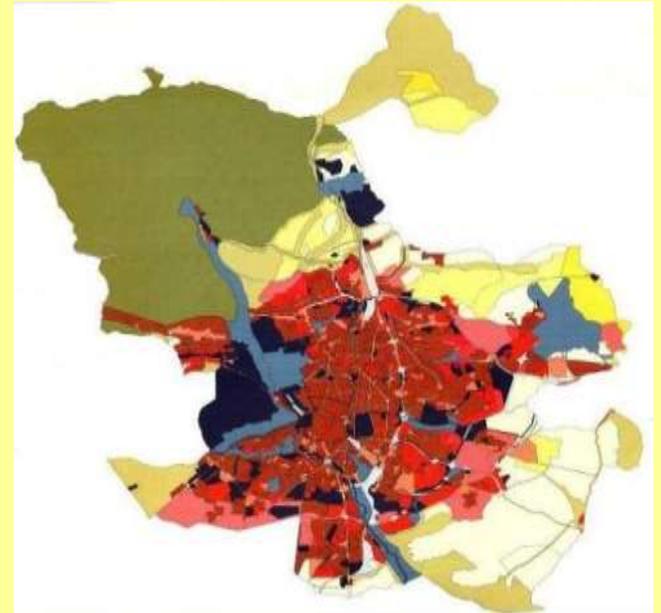
- ✓ 80's: ***economic crisis*** = **shrinking vision**

1985 Master Plan = *principle: focus on the existing city*

➤ *near past*

- ✓ 90's: ***end of the crisis*** = **expansive vision**

1997 Master Plan = *principle: focus on peripheral vacant lands.*

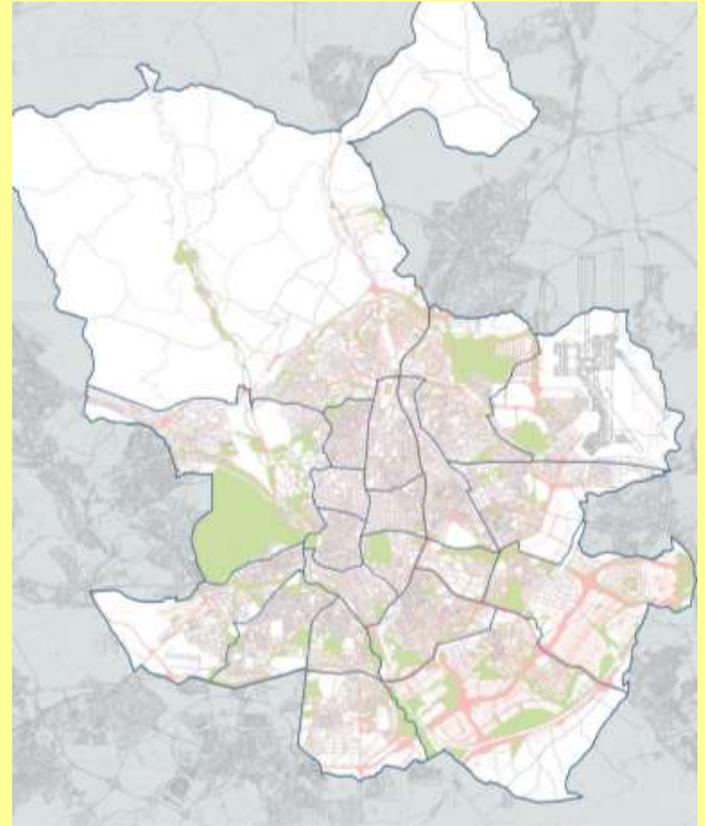


- *the future - yet to come*
- ✓ **2007: *global recession, bursting of the Spanish real estate bubble***
= *scarcity vision*

2014 Master Plan

= *principles:*

*sustainability + recovery,
rehabilitation and revitalization
of existing urban tissue*



THE SHRINKING VISION

MASTER PLAN '85



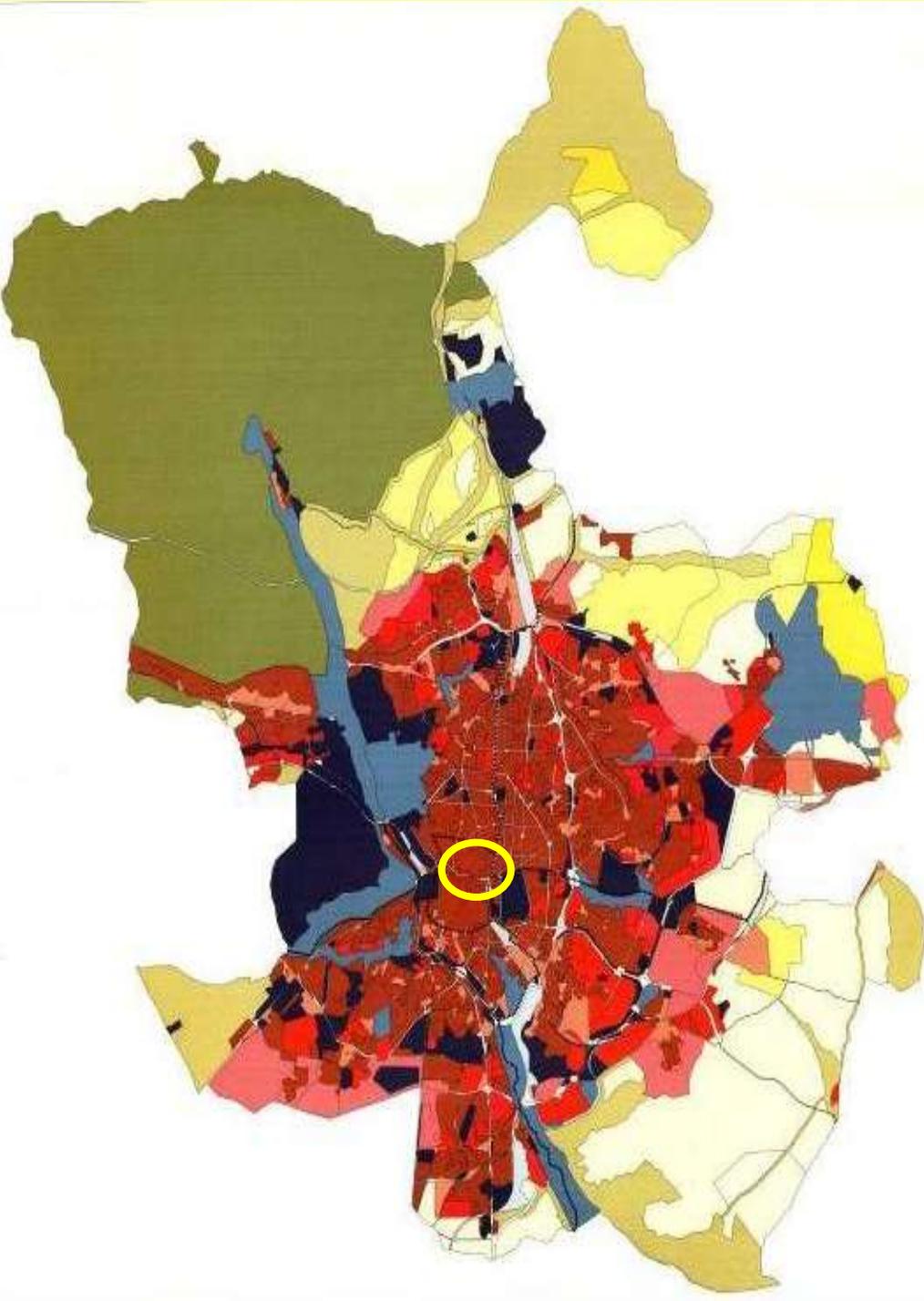
PLANO DE MADRID Y SU TERMINO MUNICIPAL





**TARGET:
THE HISTORIC CENTRE**

350 ha
5,000 dwellings
130,000 inhabitants



- **objectives:**

1. recovery of underused spaces (industrial and railway land)
= *special projects*
2. rehabilitation of existing urban tissues = *ordinances + catalogue of protected urban elements*

- **outcomes:** *few actions* = progressive deterioration

- **causes:** *too much effort* for municipality in times of scarcity



the 90's

**a new
opportunity for
the historic
centre**

➤ **two factors at work:**

- 1- 1994: inter-administrative protocol of cooperation for rehabilitation** => *National* Ministry of Work, Transport and Environment, Autonomous *Region* of Madrid and the Madrid *City* Council => *Municipal Housing Company*, founded 1981 to boost private building rehabilitation
- 2- 1996 y 1998: European Funds:** *URBAN*, intervention on a network of streets affected by prostitution and social marginalization; *Cohesion Funds*, environmental improvement of a dilapidated neighbourhood.

➤ **strategy:**

- **4 lines of action:**
 - *subsidies for private rehabilitation*
 - *architectural adaptation*
 - *renewal of obsolete urban infrastructure*
 - *social programs*
- **specific areas** => *Areas of Preferential Rehabilitation (APR)*
- **APR conditions:** *square or street* operating as neighborhood's centre of activities
 - 1994-1997: *three squares*
 - 1996-1999: *two streets*
 - 1998-2003: a highly decayed *neighbourhood*.

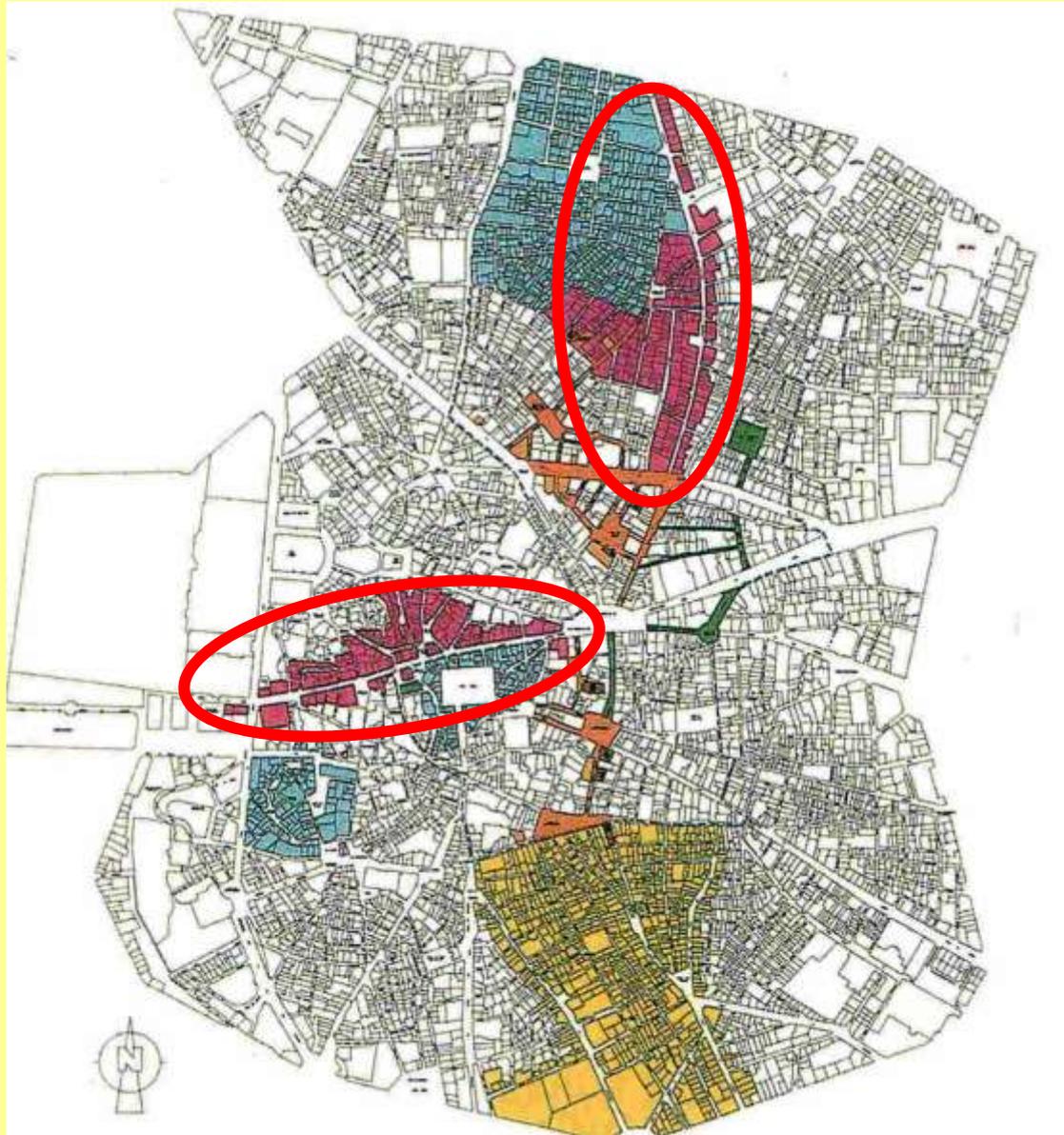
➤ *three squares*



✓ **Dos de Mayo**



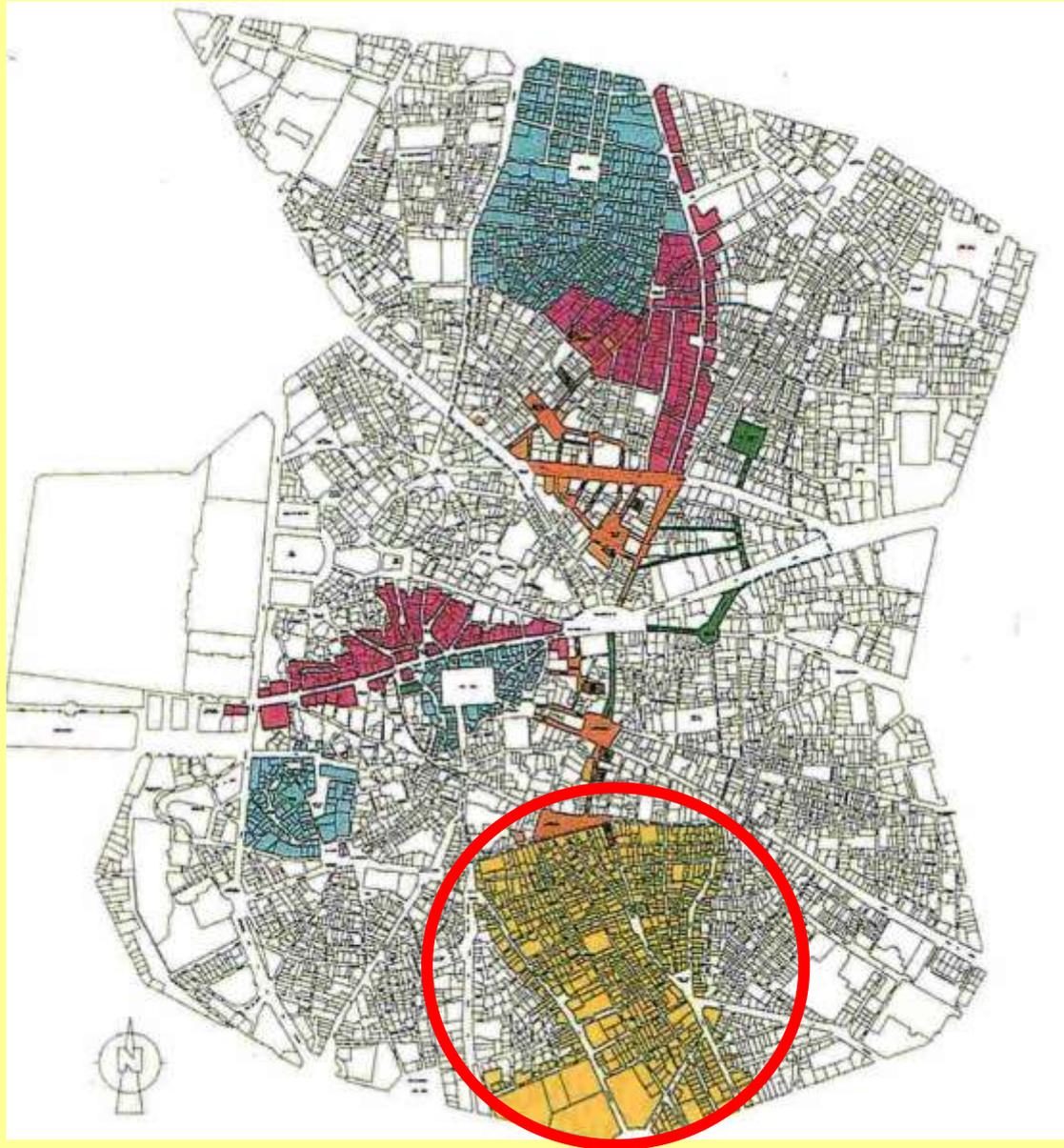
➤ *two streets*



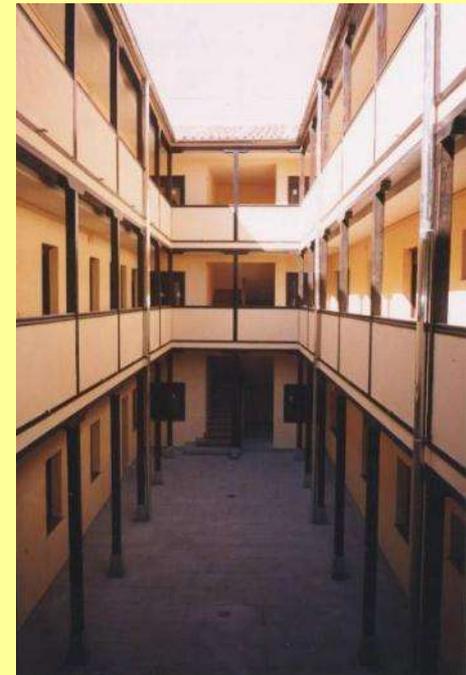
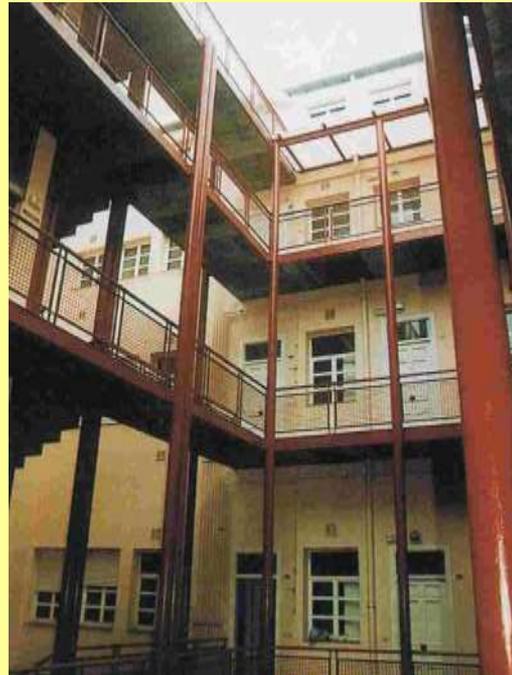
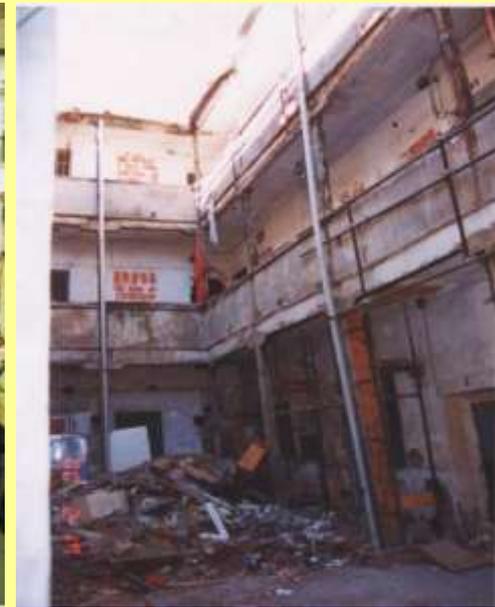
✓ **Mayor & Fuencarral**



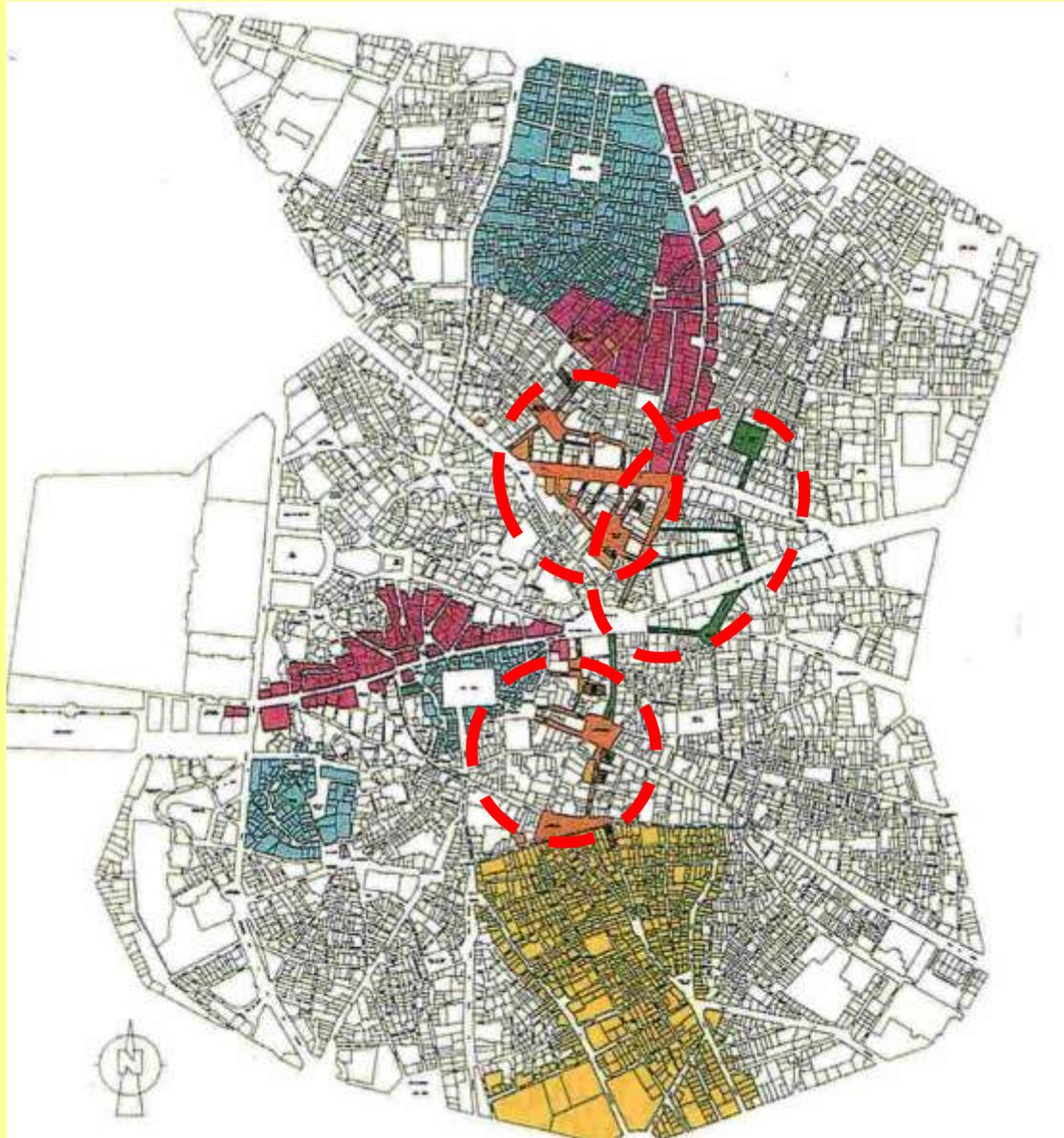
➤ *one decayed neighborhood: Lavapies*



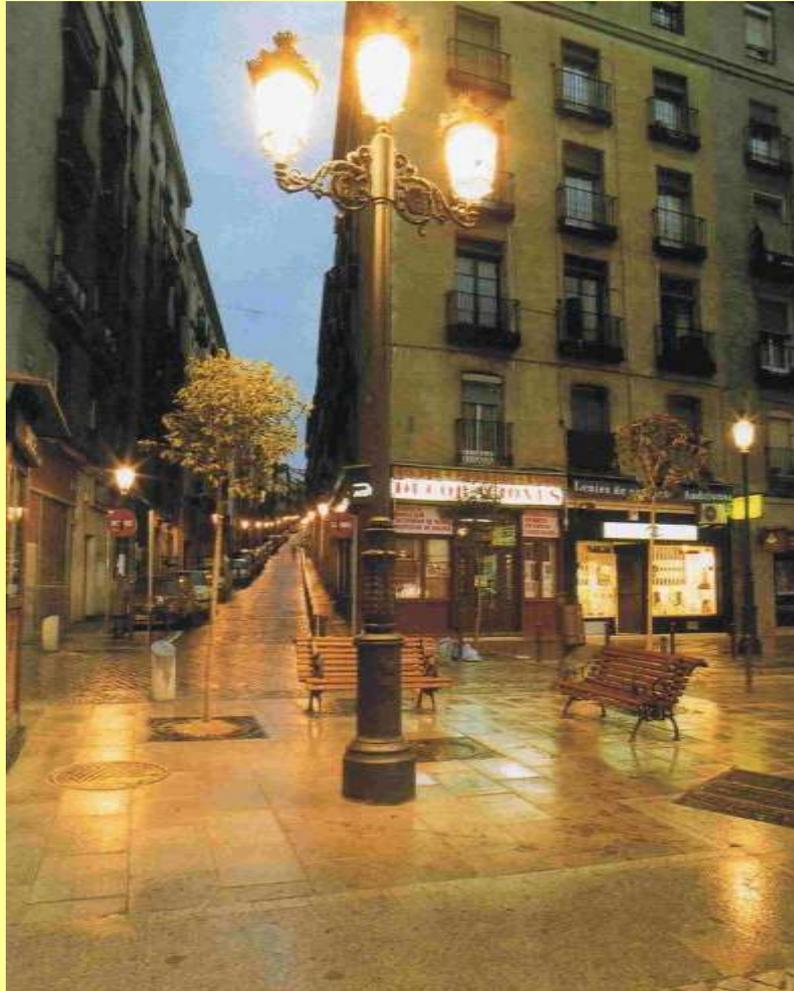
✓ **Lavapiés**



➤ *three urban routes*



✓ **cinemas and theatres routes**





lessons to be learnt

➤ **pros**

- **political decision:** *alignment of multi-administrative levels* to recover the dynamic of the capital city central area
- **integrated instead of scattered actions:** because isolated rehabilitation proved to be a slow process that *did not prevent urban decay*
- **selected areas of interventions:** betterment and renewal of *streets* and *squares* were essential for *triggering private activities* in the surroundings
- **urban improvement:** highly *satisfactory*

➤ **cons**

- **gentrification process:** lack of public initiatives to redress the economic logic of building owners affecting *tenants* and *uses*
- **limited results:** *not all dwellings* were rehabilitated.