

# Vallecas. Madrid

*Avenida del Campus Sur y calle Arboleda*



The site is located on the south campus of Universidad Politécnica de Madrid, in the Arboleda area. It is listed as an “area of opportunity” in the Strategic Plan for the Urban Regeneration of Madrid because of its potential to improve the urban structure of the Puente de Vallecas district. The aim is to address the university’s current urban isolation, due to its surrounding by disused industrial land, by promoting new uses related to the university and entrepreneurship, the project is intended to stimulate the regeneration of the privately-owned abutting industrial land.

The area proposed for development is composed of a building and a vacant plot of land, both belonging to Universidad Politécnica de Madrid. The building, which was initially intended to be a research centre, was constructed in 2000 and is in a good condition. It has a very low level of use and occupation in relation to its actual capacity. The objective is to restore and upgrade the building by introducing new uses. The construction of facilities has been requested for the vacant plot.

The main idea is to promote the development of uses that respond to the campus’ education and research activities. They should interact and be sustained not only by the schools in this area, but also by those in the city’s north campus, which are extremely diverse and have large research teams. The uses should foster the entrepreneurship associated with research and teaching, and possibly meet temporary accommodation needs for travelling students and teachers. Tertiary uses, such as a cafeteria, or other uses may also be introduced to complement the existing ones

Two vacant plots, currently allocated for use as green and sport zones, are included on an optional basis in the tender. Development proposals on these plots could enrich the main projects and improve the relationship between the university and the city. An entrance and social gathering place could be created in the style of a square a main access to the university from Calle Arboleda. This space, with multiple uses, will contribute to improve the connection to the urban area of Villa de Vallecas.



### Expected program:

Introduction of new uses to diversify existing uses and to promote entrepreneurship related to research and teaching at the university (start-up incubators, private research, social gathering spaces, etc)

### Owner:

Universidad Politécnica

### Plot area:

18,288 m<sup>2</sup> comprising plots A and B (+ an optional 13,436 m<sup>2</sup>: plots 1 and 2)

### Type of property transfer intended:

Concession with specific clause regarding public services.

## Presentation of the site and expectations for its redevelopment

The “Área de Oportunidad la Arboleda” is an action point in the Strategic Plan for the Urban Regeneration of Madrid (*Plan MAD-RE*). It is considered strategic because it is the result of the priorities and opportunities established by the Junta Municipal de Distrito (District Council), and community participation proposals. It is a priority area of opportunity, with the potential to improve the current urban structure of the Puente and Villa de Vallecas districts.

It is located on the South Campus of Universidad Politécnica de Madrid. This is a major university centre that is currently very isolated from the rest of the city. To the north, it is encircled by major roads (M-40 and A-3) with difficult pedestrian access. To the south, there is a large area of disused industrial land separating it from the old town of Villa de Vallecas. This industrial area is made up of some office buildings and large plots containing old factories, some of which have closed down. The site is in degradation process and needs revitalisation through a new urban development.

The site selected for the competition is a building belonging to the university, which was intended as a research centre. The building, which is located on Calle de Alan Turing, was constructed in the year 2000 and is in good condition. It is currently occupied by the Centre for Research in Software and Multimedia Systems Technology for Sustainability, the Laser Technology Centre and a small solar energy start-up, which should be included in the proposal that is to be submitted. The use and occupation of the building is far below its actual capacity. The idea would be to renovate the building, proposing new uses.

The land for non-residential institutional use (Plot B), located on Avenida del Campus Sur, has a edificability of 0.8 m<sup>2</sup>/m<sup>2</sup>. Up to three storeys may be created, with 50% occupation of the net plot. The construction of a new building on the plot is suggested.

The main idea, for both the existing building and the plot, is to facilitate the development of a series of uses that respond to the teaching and research activities on the campus.

These uses should interact and be sustained not only by the schools on this campus (e.g. IT Engineering, Telecoms and Fashion Design) but also by the universities that are located on the city’s North Campus of the city, which are very diverse and have many research teams.

The uses should promote entrepreneurship related to the research and teaching activity, particularly with respect to the technology used for environmental improvement and zero carbon emissions. The site could be used to meet the temporary accommodation needs of travelling students and professors, which the university is currently lacking. Tertiary uses, such as a cafeteria, or new uses that are complementary and compatible with current uses, could also be introduced.

Plot B is located next to two plots (Area D) that are designated for use as a green space and sports area, respectively. This area could be used to strengthen and improve the relationship between the university and the city, by creating a kind of square or entrance and social gathering space that improves the main point of access from Calle Arboleda. A multiple-use space could be created for this purpose with sports areas, open spaces and non-residential institutional spaces, putting an end to the campus’ current isolation and connecting it to the old town of Villa de Vallecas.



This proposal constitutes an **Optional Area of Work** that would be assessed for the tender award. It would require the drafting of planning documents to amend the current

land use class and new planning for the plots currently classed as open space and non-residential institutional use.

The campus is made up of four faculties, and two research centres. It has a population of 33,251 students (27,188 undergraduate, 3,842 Masters, 2,221 Doctorate). On campus, there are three Engineering facilities – IT, Telecoms, Topography, Geodesy and Cartography – and a Fashion Design school. On the university premises is the INSIA Research Centre that is related to the automotive industry.

This tender is for the second research centre on the premises, covering both the built-up plot (which contains the Centre for Research in Software and Multimedia Systems Technology for Sustainability, the Laser Technology Centre and a small solar energy start-up), and the vacant plot. The facilities include a library and sports grounds.

Plots A and B are developed and can be accessed and are served from the surrounding streets. A small part of Optional Area D is occupied by some open-air sports grounds, but the rest of the area is vacant.

The main point of access for the South Campus is from the public transport network at Villa de Vallecas railway station, to the south of the university in the old town, where two suburban lines (C-2 and C-7) and metro line 1 converge. The first campus buildings are 700 metres from the station, via Calle La Arboleda.

As part of the Strategic Plan for the Urban Regeneration of Madrid, there are also plans to develop new planning for the industrial zone, which will contribute to its revitalization.

The EMT bus service (line E) connects the university to the railway station and the centre of Madrid. Some of the university users access it by vehicle and there is parking in the area, but public transport is favoured by most students. Pedestrian access from the bus stop located at the edge of the A-3 entrance to Madrid could be improved.

The most direct road access route is from the M-40 motorway ring road and the A-3.

The aim is to develop the potential of the existing building and the vacant plot in order to encourage entrepreneurship associated with the research and teaching activity of the university, on both the south and north campuses, and to complete the site by introducing new complimentary uses that are compatible with the current ones, diversifying opportunities.

The intention is to strengthen and improve the relationship between the university and the city, by creating a kind of square or entrance and social gathering space that



improves the main point of access from Calle Arboleda.

A multiple use space could be created for this purpose with sports areas, open spaces and non-residential institutional spaces, putting an end to the campus' current isolation and connecting it to the old town of Villa de Vallecas.

This project would be located in Area D, an **Optional Area of Work** that would be assessed for the tender award and would require the drafting of planning documents to amend the current land use class, and new planning for the plots currently classed as open space and non-residential institutional use.

## Specific planning rules and regulations regarding the development of the site

The zone is regulated by the provisions of Planning Area 00.10 “Politécnico de Vallecas”, and Special Plan 13,201, which implements it. The designated use of the entire area is that of a Specialised Centre of Public Education, and the detailed classification includes green spaces, sports areas and a specialised education centre.

The detailed uses contained in the Special Plan are the following:

- **Plot A: (object of the tender)** non-residential institutional use, with a floor area of 10,345 m<sup>2</sup>, a buildable area 0.8 m<sup>2</sup>/m<sup>2</sup> and the possibility to apply the provisions of Article 7.10.6 of the 1997 General Plan, which allows the buildable area of the existing buildings classed as having non-residential institutional use to be extended its edificability by a maximum of twenty percent (20%), provided that this increase is for non-residential institutional use.

- **Plot B: (object of the tender)** non-residential institutional use, with a floor area of 7,943 m<sup>2</sup>, a buildable area of 0.8 m<sup>2</sup>/m<sup>2</sup>, occupation of 50% of the net plot and three storeys high.

- Area D: Contains two plots, 1 and 2:

**Plot 1: (Optional Area of Work)** Use as a public open space and green space: buildable area, compatible uses 0.01 m<sup>2</sup>/m<sup>2</sup>, occupation 1%, one storey high, intended for the maintenance of green spaces and temporary and permanent installations.

- **Plot 2: (Optional Area of Work)** Use as a sports facility: buildable area 0.2 m<sup>2</sup>/m<sup>2</sup>, occupation of building 20%, two storeys high. Vacant plot.

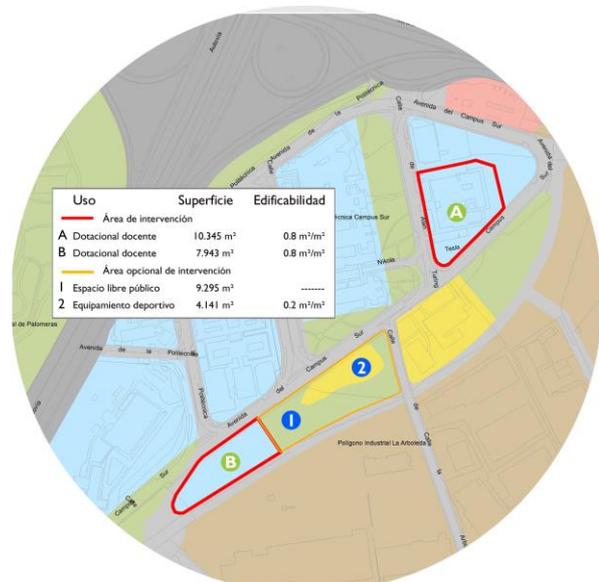
Uses compatible with non-residential institutional use will be for a maximum of 25% of the buildable area. Compatible uses are deemed to be those which are functionally linked to the main use, and contribute to or complement its correct functioning.

The following uses may be envisaged for the object of the tender: tertiary uses (cafes, businesses, etc.), uses associated with the main use (temporary accommodation related to the university’s teaching activity for travelling professors, students, business incubators, etc.), uses for the university’s education and research activities , both on this Campus

(Schools of Topography, Telecoms, IT, Fashion Design, Centre for Research in Software and Multimedia Systems Technology for Sustainability, the Laser Technology Centre and a small solar energy start-up) and the North Campus in the University City of Madrid.

The existing building on Plot A may be renovated or restored to accommodate the established uses, and for its conversion into a zero emissions building. The building to be constructed on Plot 2 must respond to the teaching and research activities on the North and South Campuses, with uses related to research and the production of new technologies for reduction of carbon emissions (zero carbon) being included in the programme.

The **Optional Area of Work** is a space that may or may not be included in the proposal, but its inclusion would be looked upon favourably. It would require the drafting of planning documents to amend its layout and land use class.



The plots are owned by Universidad Politécnica de Madrid. Candidates’ proposals must be adapted to comply with the applicable regulations. The university proposes a system for the concession of public services with public works, by the deadline set in the Administrative Bidding Specifications, in accordance with legal regulations. The demolition and/or

extension of the building on Plot A is permitted in accordance with the conditions established in the Special Plan for Planning Area 00.10 "Politécnico de Vallecas", which considers moving or relocating the Laser Centre and other remaining occupants.

The procedure will be a public tender with competitive bidding by various preselected candidates, in accordance with their expressions of interest. All of the above must comply with the technical and administrative specifications, and the feasibility plan.

The provisional selection and weighting criteria will be:

- Project (quality of the proposal for the zero emissions building)
- Technical and economic feasibility of the proposal
- Improvement in the number of years of assignment of use, in the interest of Universidad Politécnica de Madrid, within the legal framework.
- Larger resulting area to be used by Universidad Politécnica de Madrid.
- Economic improvements (payment of levies, etc.)

## Specific climate or environmental issues regarding the development of the site

Madrid faces the challenge of mitigating and adapting to climate change, with some very unfavourable urban heat island values in the southeast of the city.

The city has also approved a Plan A for Air Quality and Climate Change that includes a series of measures to adopt with the aim of reducing pollution, and a Plan for a More Natural Madrid that presents a series of viable solutions based on nature which are designed to reduce the adverse effects of climate change when applied to urban interventions. The adoption of the proposed measures in the projects submitted will be considered.

The introduction of certain non-residential institutional uses of an educational/business nature means, on one hand, dealing with the challenge of reversing the decline of the former industrial zone, reclassifying land,

creating local employment and optimising the relationship between the campus and the city, and, on the other hand, creating a university space for technological research to reduce carbon emissions (zero carbon).

The proposed work on the route connecting the University to the old town of Villa de Vallecas will increase accessibility between these two points for pedestrians and cyclists, reducing motor vehicle traffic and improving the environmental quality of the space and its surroundings, creating more natural space.

The route and the new development and construction projects will consider both the new activities' contribution to improving environmental conditions, and the mitigation of the effects of the urban heat island through the provision of green infrastructure and highly energy efficient buildings.

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