



Urban design dimension in the analysis of the Spanish peripheries: The case of Valladolid

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1 ABSTRACT

During the last decades cities have developed as never before, and their configuration represents a potential testing ground from many different perspectives. The Spanish experience reveals that, although there has been an important increase of the population, the sprawl of urban areas is not proportionally to the increase of population. In the emerging territorial scheme, new urban categories are arising, as land consumption is primarily made by infrastructure and some other complementary uses related to the residential ones. Taking this account, the specific aim of this paper is to study what is the spatial configuration and urban design of these new periphery. In other words, by analyzing the growth of the city in these last decades, we will be able to draw an inference from this new condition of occupying the territory in the design and spatial transformation of these new residential areas.

Considering the case of Valladolid, an area that new developments have increased in almost 50 percent in the last twenty years –one of the highest rates in Spain-, it is particularly interesting to explore the guidelines that have been drawn in order to clarify the development of these new urban areas, mainly referred to the periphery of the city. The studio will focus not only on the urban politics that were outlined over these two last decades, but on a thorough research of the state of implemented local plans and neighborhoods.

Finally, some specific conclusions that result from this study in reference to the residential uses and their urban design and spatial transformation will be stated.

2 INTRODUCTION

During the last fifty years cities have developed as never before, and their configuration represents a potential testing ground from many different perspectives. In Europe, according to the European Environment Agency (EEA), more than a quarter of the European territory is devoted to urban uses¹. If we focus on the Spanish experience of these last decades, there has been an important increase of the population, around 80 percent, that live in “cities” at the time that those cities are broadly spreading². Related to this, the sprawl of urban areas is not proportionally to the increase of population, as the urban rate is higher than the population one: from the eighties to 2000, the new programmed uses in the territory increased in a 25 percent, while population did in a 5 percent³. Comparing to other Mediterranean countries, the “artificial surface” that was developed in the last decade of the twentieth century in Spain was four times higher than in other countries.

It is known that Spanish urban development strategy is based on the ownership tradition and that housing represents one of the main values of property. As the private sector prefers to invest in residential stock, agrarian uses in the outskirts, commercial or productive activity in the city are at risk, since the development of new industrial parks seems a responsibility for the public realm. Moreover, the appearance of the new urban areas has been accelerated due to the improvement of transport infrastructures and mobility⁴, what, in the end, represents that more extensive areas are dependent on centers, and spread further throughout the territory⁵.

¹ Urban sprawl in Europe, the ignored challenge, Cfr. http://www.eea.europa.eu/es/publications/briefing_2006_4.

² HERNÁNDEZ PEZZI, Carlos, *Ciudades contra burbujas*. Madrid, 2010.

³ Coordination of Information on the Environment, Land Cover; <http://www.eea.europa.eu/es>.

⁴ It is a fact that not only Spain manages the biggest highway network in the entire Europe, second in the world after China, but has almost twice the number of airports that Germany has. Cfr. *Plan Estratégico de Infraestructuras y Transporte*, PEIT; *Stock City*, Ceberio&Ruiz, 2011.

⁵ Cfr. OECD, *Local Scenarios of Demographic Change, implications and strategies for Sustainable Development, Skills and Employment*, OECD, on course.

This new reality represents a new geographic dimension. Cities are no longer understood as the traditional logic that ruled their foundations, as “in this developed territory, the idea of a structured city is diluted, and the idea of a stable form fades away into a discontinuous and heterogeneous magma in which the major infrastructures, the large constructed containers and the singular elements of the natural environment that remain visible, make up the new landmarks, references of the new landscape”⁶. It is a matter of fact that Spain has experienced a deep change in the way that urban areas occupy the territory: traditional urban patterns of cities, densities, diversity, urban continuity in the design and shape of the city are, simply, gone; meanwhile, infrastructures and any built category spread throughout the territory.

The experience reveals that there has been a change in the way that territory is colonized, and can be sum up like this: in the emerging territorial scheme, new urban areas are increasing, though land consumption is primary made by infrastructure, and complementary uses to the residential ones⁷. Taking into account all the above referred, the specific aim of this paper is to study what is the spatial configuration of these new residential areas. In other words, by analyzing the growth of the city in these last decades, we will be able to draw an inference from this new condition of occupying the territory in the design and spatial transformation of these new residential areas.

In order to attain this aim, the paper will focus on a specific spatial area: the region of Castilla y León, more specifically, the city of Valladolid and its surroundings. The reason why this studio focuses on this area is based in the increase of land consumption in Castilla y León in these last two decades (35 percent) with respect to a population that remained practically the same. It is worth mentioning that Castilla y León is the most extensive region in the country, even more than fourteen of the countries of the European Union⁸. As several studios show, the configuration of the urban settlements in the region of Castilla y León, does not represent a profitable territorial mid-size cities network. In the territorial network, only Valladolid appears as the main nerve center of Castilla y León⁹, a city of which its strategic location and relation to industrial and commercial activity, combined with being the Capital of the region, has defined an emerging metropolitan area, and a particular logic in its urban growth. The city has transformed from a compact development to a territorial openness where the residential areas may mutate into new urban categories contextualized by the phenomena of shrinking cities and sprawled developments in a modifiable context of land consumption.

Statistics show that from the eighties to 2000 the new developed areas in Valladolid have increased in almost 50 percent, one of the highest rates in Spain¹⁰ (Fig. 1). Considering the case of Valladolid, its growth in the last decades has been mainly concentrated in the residential use¹¹. Within this context, it is particularly interesting to explore the guidelines that have been drawn in order to clarify the development of these new urban areas, mainly referred to the periphery of the city of Valladolid. The studio will focus not only on the urban politics that were outlined over these two last decades, but on a thorough research of the state of implemented local plans and neighborhoods.

According to the all mentioned, the text is structured in three sections. The first one is devoted to the analysis of the planning legislation and Masterplans that enclosure the main regulations concerning the development of new residential areas during these two last decades. The second section will focus on the local plans of the residential areas that were developed in that period, so as to identify a mapping of the different typologies and features of the new residential areas regarding land consumption. Finally, and as a conclusion, some specific consequences that result from this study will be pointed out.

⁶ TERÁN, Fernando, *El pasado activo. Del uso interesado de la historia para el entendimiento y la construcción de la ciudad*, AKAL, Madrid, 2009, p. 253.

⁷ Cfr. SIMON ROJO; HERNÁNDEZ AJA, *Relaciones entre cambio de modelo urbano-territorial y consumo de suelo en los municipios españoles*, 2007.

⁸ Its surface, 94.224 s.kms, is higher than the surface of Austria, Belgium, Cyprus, Czech Republic, Denmark, Estonia, Ireland, Latvia, Lithuania, Luxembourg, Malt, Netherlands, Slovakia and Slovenia. Cfr. SIMON ROJO; HERNÁNDEZ AJA, *Relaciones entre cambio de modelo urbano-territorial y consumo de suelo en los municipios españoles*, 2007.

⁹ de las RIVAS et al., *Directrices de Ordenación Territorial de Valladolid y Entorno*, Junta de Castilla y León, 1998.

¹⁰ In the last ten years, dwellings in the city of Valladolid have increased in 4.000 units each year, and around 2.000 units in the surrounding municipalities. Cfr. *Sprawl Control in a Spanish Region*, MARINERO & de las RIVAS, 2008. 44th ISOCARP Congress: *Urban Growth without Sprawl: A way Towards Sustainable Urbanization*.

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3 AN APPROACH TO THE URBAN POLICIES AND REGULATIONS FRAMEWORK

From the final years of the seventies, Spanish planning has been developing in a decentralized framework, ruled by the control and administration of each of the seventeen communities that constitutes the territory of Spain. Previous to this, the first Land Use Planning 1956 Act sets operational use to the “local plans” as the new tools to develop new urban areas, in a context where the private ownership of land and the primacy of collective interests in the urban planning task turned into the main stated arguments. During that time, from 1956 to final seventies, neither political context nor socioeconomic situation facilitate its implementation, and the urban development experience seemed closer to the private investment than the collective intentions: residential growth is fragmented (fostering its interest in sites whose land prize is cheaper, no matter the position or relationship with the existing city); there is also a lack of basic infrastructure or other complementary uses to residential.

It is in 1975 that the Spanish planning was reviewed, resulting the Land Use Planning 1975 Act. The trends of the previous law were reinforced at the same time that there was a wider interest in the definition of basic standards regarding uses that should complement the residential use in the development of those areas, such as public spaces, community gardens, facilities, economic retail, or equipments. Moreover, in the mid seventies, in a context of economic crisis, urban development reduced its rate of growth; it was the restructure and requalification of existing urban areas in the city one of the main objectives to focus on. As a result, the urban areas are subjected to many different proposals, from the reorganization and recovery of public spaces to the renewal of obsolete areas to new urban uses. It was in this period when the responsibilities concerning urban planning issues were transferred to the regional communities and consequently and the eighties turned into a decade where many Masterplans were developed according to the different regional laws that were approved.

However, it was not until the final nineties when there were considerable changes in comparison with previous urban planning status: Land Use Planning 1998 Act was approved by the central government. Its regulations laid down that the entirely territory was potentially suitable for being urbanized, with the exception of the preserved areas (environmental, natural, agricultural, heritage protection). This is the starting point of the Spanish current urban regulations framework, and it was in 1999 that Castilla y León Planning Act was approved. One of the main objectives that this Act states is that planning should guide urban growth so as to complete existing urban areas and improve degraded areas, including the renewal of derelict urban areas; as a main concern, it would be pursued the study of the current discontinuity and sprawl of urban areas.

All the above mentioned is referred to the case study of Valladolid through the three Masterplans that were developed in the city in the second half of the twentieth century. Therefore, we will explore briefly the particular conditions for the development of the new residential areas that were referred in each of the Masterplans: 1968 Masterplan, 1984 Masterplan revision and 1997 Masterplan update. This study will provide us the necessary background in order to contextualize the analyzed local plans that will be referred in the next section.

3.1 1968 Masterplan

The 1968 Masterplan¹² for the city of Valladolid represents one of the clearest examples of “dinápolis” within the Spanish territory, that is to say, the notion by which the city would not be reduced to the concentric strangled core, but will expand parabolic and geometrically along a rectilinear axis’ system¹³ (Fig. 2). Besides, it drew up the contribution of complementary uses to residential in the new planned residential areas according to the application of the “Communities’ Theory”¹⁴ that had been developed in the sixties. This document defined the minimum input of complementary uses to residential in relation to the population of the new neighborhoods that were arranged.

¹² The Masterplan was developed by Javier de Mesones and his office UIASA, and it was definitely approved in June 1970, Cfr. Municipal Archive of Valladolid.

¹³ DOXIADIS, Constantinos A., *Arquitectura en transición*, Ediciones Ariel, Barcelona, 1964.

¹⁴ DURÁN LÓRIGA, M., “Urbanismo, planeamiento de nuevos núcleos urbanos (planes parciales)”, in *Revista Temas de Arquitectura*, 1964.

The uni-directional south growth of the city was enclosed by the orthogonal geometry of the road network; therefore, several minimum urban units of 20 hectares could be easily identified. The Masterplan proposed the extension of the city as a repetitive process where the assemblage of small minimum units defined a potentially infinite growth, and where the structural axis represents the location of main collective uses: the expansion of the historical core main activities.

During the time that the 1968 Masterplan was in force, there were managed more than 600 hectares, a similar area to the historical core of the city¹⁵, however, there were some local plans referred to the south growth of the city that finally were not materialized. This paper will analyze several proposals referred to the extension of the city in very different locations, with special interest in a previous urban intervention developed in the first sixties.

3.2 1984 Masterplan

In the mid seventies, at the time the city increased its urbanized area almost twice and there were developed two main industrial areas in the close periphery, the uni-directional expansion of the city turned into a saturated and congestive “oil stain” growth. The addition of the minimum residential units according to a hierarchical pattern of those complementary uses to residential provided basic criteria for the expansion of the city, but a lack of relations between those urban pieces.

The 1984 Masterplan¹⁶ focused mainly on vacant plots, urban interstices or lost spaces from which to provide, from different scales, a better distribution of complementary uses to residential in the existing urban scene. (Fig. 3) Taking into account the initial 135 inhabitants per hectare that defined the urban context in 1980, the Masterplan aimed to reduce it up to 96 inhabitants per hectare. At this point, the extension of the city was conceived as an opportunity to provide with complementary uses to residential to all those areas, basically, unequipped, at the time that it reduced the occupation of territory from an uni-directional pattern to a radio-concentric one.

As a trend in the eighties, a great deal of urban interventions referred to urban renewals in very precise areas. This paper will refer to a set of PERIs¹⁷ that were developed in the existing urban areas as well as some urban interventions that were developed in the south area of the city, in a different conception to the previous uni-directional growth.

3.3 1997 Masterplan

Valladolid Masterplan was updated in 1997¹⁸. Although it kept the general growth scheme drawn by 1984 Masterplan, it also introduced the concepts of “centralities and exchange-spaces” as new urban categories from which to identify and define potential locations prone to host complementary uses to residential not only in a physical urban continuity, but in different areas of activity as well. That is to say, the analysis of activities in the city and its superposition at certain points of high intensity, set a relational pattern as a guideline for the growth of the city within the territory. (Fig. 4)

The Masterplan referred to two main features in order to guide the development of the new residential areas of the city as it follows. On one hand, to redefine the overall height of the city towards an horizontal skyline. On the other hand, to set an orthogonal grid as a modifiable structure; that is to say, to provide a suitable distribution of accesses to the different neighborhoods that constituted the city, at the time that it allowed a diversity of typologies and ways of occupying the land without reducing the functionality of the whole.

¹⁵ In theory, and as it was referred in the different stages of the Masterplan, it was first planned to develop the urban units in the close periphery (130 hectares), keeping the traditional growth of the historical city. It was not until the following stages that the uni-directional growth of the city would be undertaken, neither south (300 hectares) nor west (270 hectares) pieces of land.

¹⁶ The Masterplan was developed by Bernardo Ynzenga and his office, and it was definitely approved in June 1970, Cfr. Municipal Archive of Valladolid. This Masterplan was awarded with the *accessit* of the Spanish National Urban Planning Awards, Cfr. Diario EL PAIS, January 27th, 1984.

¹⁷ Special Plan for the Renewal of specific Areas, an urban planning tool specifically developed for its appliance in existing urban areas.

¹⁸ Finally, after the control of the urban planning was transferred to the regional communities and Castilla y León region developed its 1999 Planning Act, Valladolid Masterplan was updated in 2003. At this time, in 2012, it has been initiated the revision of the current Masterplan.

As it will be referred, the nineties turned into a decade where the main aims of the local Plans in Valladolid were referred to the definition and configuration of some specific areas that defined a concentration of new facility centralities at the time that some other new residential areas were defined by the above mentioned orthogonal grid, no matter its location within the city.

4 A MAPPING OF THE NEW RESIDENTIAL INTERVENTIONS

This section provides an extensive approach to the Local Plans -in correspondence with the Masterplans- in the city that were developed in these last decades and that contextualize each of the new residential areas arose. In the course of the analysis of the main Local Plans, the study has focused particularly in five main parameters: density, urban typologies, use of ground floors, the role of complementary uses to residential and occupation area. As a result, a selection of comparative diagrams of the city were obtained, making it possible to draw an approach to the design and spatial transformation of the residential use in this new manner of occupying the periphery.

4.1 The decade of the seventies: addition of different residential pieces

Historically, the development of the core of the city had taken place in a concentric way. It was not until the second half of the twentieth century that there were a few specific settlements far away the historical core, and in a high percentage they were informal settlements (later referred to). With this background in mind, the first residential area that was drawn in the close periphery as the expansion of the city corresponds to *Huerta del Rey* (1959), an area of approximately 240 hectares. It turned into one of the most significant residential development in the city not only because it was developed in a location that historically had been subjected to many different immaterialized proposals (it extended the city to the other side of the river), but the strategy of design that conceived the authors as well.

Indeed, the proposal defined a precise number of *cuadras* (minimum geometric urban units of approximately one hectare that proposed alternative residential distributions for around 1.000-1.400 people) whose position was defined by its linkage to main roads as quick distribution elements. This *cuadras* may iterate, no matter its position, in reference to the geometrical roadnetwork. The configuration of each of the *cuadras* consisted on a residential typology of towers up to 10 floors, commercial activity and facilities. Community gardens and spaces were defined inside of those *cuadras*, at the same time that public spaces were defined in the in-between of each of the urban units. Additionally, the main equipments were positioned in-between of the *cuadras* as well, but in a central position with respect to the entirely sector (Fig. 5).

All in all, what is essential to be referred, is that the percentage of land occupied with residential uses was around 44 percent -in an urban discontinuous pattern with no references to specific “enclosed public spaces” as squares or traditional main streets-. Almost for the entirely sector, it could be identified a general section of the street as the one defined by a main distribution road with no specific public use in the ground floors.

In general, this was the outlook that defined the local scenarios during the decades of the sixties and seventies, several urban pieces located in the western edge of the city, any of them around 11 to 30 hectares. From *Arturo Eyries* (1972) to *Caño Morante* (1976) or *Matadero* (1978), any of these urban interventions referred to the repetition of the isolated residential typology in order to define the general urban pattern. If we explore the configuration of *Arturo Eyries*, it is clear the reference to the criteria of minimum units defined in the Communities’ Theory: public parks were located in the edges of the intervention, equipments and collective activities occupied central positions and, all around, set residential uses. The cases of *Caño Morante* or *Matadero* are not so evident, in the sense that they develop in a more difficult context. Anyhow, the vitality and the urban design of the site remains the same: an average percentage of land occupied, around 23-32 percent, defined by a discontinuous pattern of built elements.

A particular reference deserves the intervention of *Parquesol*, a residential area developed in 1974 in more than 270 hectares, also located in the west side of the city that has turned over the years into the main residential supply for the city (Fig. 6). The project was defined by its authors as an “essentially residential area, defined by open-blocks located in the center of the area, a central equipment, and some linear public gardens and sport facilities as complementary uses to residential located in the periphery, in order to interact with the bordering areas of the city”¹⁹. However, in order to attain our aim, it is interesting to emphasize the

¹⁹ Cfr. Municipal Archive of Valladolid: files 29686-1; 29659-3.

wide range of residential typologies that the authors developed for the proposal: collective dwellings, low density dwellings, semidetached, terraced dwellings, *unités*, duplex, or gallery dwellings. This “mixed development” in the experience of *Parquesol* would provide many references about the repetition of types but, in any case, linked to a road network as main distribution criteria in order to provide a quick access. Totally, more than 11.000 dwellings were developed, with a ratio of occupied land less than 30 percent, and heights up to 12 floors. From the seventies to nowadays, *Parquesol* has turned into the paradigm of the closest *commuter district* in Valladolid. At the end of the eighties, a modified Plan for the area was approved, and the author criticized its existing urban patter as follows, a statement well worth to summarize this section: “in this kind of urban design it occurs the paradox that, in the aim of introducing residence in a natural context -with a great amount of open space in its grounds-, it only results crowded residential blocks attached to an important road network and scattered in a «semi-urban» space, whose natural character is only appearance”²⁰.

4.2 The decade of the eighties: restructuring the periphery

Although the south growth of the city was the subject of previous proposals, it is in the decade of the eighties when the area was finally developed. In particular, there were three urban interventions, *Covaresa* (1985), *Parque Alameda* (1986) and *Paula López* (1988), that defined the south extension of the city with clear different features with respect to the preceding ones. In a social and political context where participation and right to the city were frequently referred to, the urban design of these areas provided its particular characteristic to the experience of the periphery in Valladolid: urban types were not subjected to the addition of a minimum unit but to constitute part of an unitary urban patter defined by the human dimension of public spaces, street-squares sequences or geometrical references to the continuity of public spaces, just to mention a few. At this point, residential uses were developed in a mixture of typologies so as to reinforce the public spaces of the area, also supported by the location of the economic retail and service activities (Fig. 7).

Between 30 and 48 percent, the ratio of land occupied with residential uses in these urban interventions showed a significant increase, densities were reduced to values around 40 dwellings per hectare, and urban continuity played an important role in the definition of the main axis that structured the periphery in its connection to the existent city. This was basically the purpose of the PERIs that were developed, as well, during this decade of the eighties.

The several PERIs that were referred as urban renewals of some areas in the existing city, were primary focused on the residential neighborhoods whose complementary uses apparatus was non-existent or very little equipped. As a common feature to all of these urban interventions, no new land was occupied, but certain neighborhoods were restructured just by providing a better quality of urban design of public spaces, by recovering lost spaces or urban interstices and planning facilities or gardens there. Although some examples could be found in the edges of very high density neighborhoods (*Paseo Farenio*, 1984; *Ribera de Castilla*, 1981), the fact is that there was an essential interest in focusing on the informal settlements, whose residential typology was characterized by the *molinera* house.

In general, *Molinera* house defined an one ground floor building of an average area of 40-50 square meters, self-constructed by its own inhabitants with cheap materials and an easy distribution. This informal settlement experience had started in the last decades of the nineteenth century, lasting till the second half of the twentieth century, a period in which significant areas such as *Barrio de España*, *La Farola*, *Pajarillos Altos*, *Las Flores*, *Pilarica* or *Belén* were settled, just to mention some of them. Neither of them had equipments, public spaces nor basic services in their surroundings. That was, exactly the main purpose of the PERIs that were developed in the eighties: to regularize the urban patter of those settlements at the time that there were defined specific facilities, gardens, squares, services in order to improve the quality of urban life to those areas (Fig. 8).

4.3 The decade of the nineties: the strategic nodes

If the decade of the eighties reduced the south growth of the city that was proposed in the seventies, and focused on the inner city, this decade turned into the one in which there were developed more than 600

²⁰ ALONSO VELASCO, Jose Manuel, Second phase for the Modified Local Plan, 1988, *Parquesol*. Cfr. Architects Association of Castilla y Leon Archive.

hectares if we consider the total urban interventions. These interventions, by the way, were distributed in very specific locations of the more periphery ring of the city. As a result, it is interesting to realize that although it was a great surface of occupied land, the size of all urban interventions was similar, and around 25 hectares at most. In general, the urban design of these interventions differs greatly from the previous decade, that is to say, at this time, and as it will be referred, the connection to road network and services was a constant reference in all of them. Not by chance, it is not difficult to identify three specific approaches that converge into this perspective, and that we will refer to as orthogonal grid residential areas, autonomous neighborhoods with family dwellings, and new facility centralities.

Considering this first approach in the urban design experience of this decade, it was the east border of the city that hosted most of the urban interventions referred to this orthogonal grid; indeed, this area was not specially developed with important residential uses contributions up to that date. From Canterac (1994), Campo de Tiro (1997), Los Santos-Pilarica (1999), Pinar de Jalón (2001) to Zambrana (2001) or La Florida (2003), these urban interventions were defined by the mentioned orthogonal grid not only as a relational apparatus regarding the easy connection with inner context, but as the distributive scheme that provided basic criteria for the definition of urban types as well. At this point, complementary uses to residential were positioned mainly in specific locations regarding the distribution network; together with residential typologies, they defined a discontinuous urban pattern with more than 33 percent of the land occupied with residential uses.

This ratio was quite far from the one found in the autonomous neighborhoods with family dwellings, which increased up to 60 percent of the land occupied with residential uses. In this case, their location basically was dependant on the proximity to a main road access, no matter the potential economic retail or basic services that were concentrated in a few plots.

In any case, it is important to emphasize that it is in the decade of the nineties when it was developed some interventions particularly focused on the scope of complementary uses to residential in specific locations. From the intervention in obsolete areas in the city (PERI Cuarteles de Artillería, 2007; Azucarera Santa Victoria, 2004), to the concentration of economic retails in containers of high economic efficiency (Villas Norte, 1988; Soto de Medinilla, 1991), or the concentration of new facility centralities in the proximity of low equipped areas (Los Viveros, 1998; PERI Ciudad de la Comunicación, 2002), the fact is that in each of the cases, the organization of these strategic nodes were conceived as the relational mechanism of the different areas of the city and its surroundings. At this point, and in any case, the land occupied with residential uses reduced till 11 to 25 percent, at the time that economic retail, equipments and facilities increased up to 45-60 percent (Fig. 9).

5 CONCLUSION

At this point, some specific conclusions that result from this study in reference to the residential uses and their design and spatial transformation can be stated.

If we compare the residential densities of the urban interventions from the first sixties till final of the nineties decade, at the same time that we explore location and contribution of the complementary uses to residential (that is to say, services, equipments, economic retail, public open spaces), it seems that there has been a change in how the city expands through the territory (Fig. 10). At the time that density in each of the residential areas maintains more or less in the same values²¹, in the second half of the twentieth century -and specially in these last decades- the land occupation by residential uses was followed by an increase of land occupation by complementary uses to residential. However, it did not mean that this increase of land occupation would be included in the urban design of those areas; it would be mainly transferred and concentrated into specific locations. In this intensification of the complementary uses to the residential, road network and economic activities have turned into the main actors of the growth of the city.

As a result, the residential urban areas have turned into a more uniform urban pattern: the common interest for the linkage to main connection and distribution inter urban roads, the orthogonal urban layout to be followed, the more fragmented urban pattern, the low intensity of services and economic retail in ground floors, or the prospect of an spatial function segregation through the territory are some of the features that

²¹ Recommended densities by Masterplan 1997 were around 55 to 70 dwellings per hectare for the urban interventions of the periphery.

better define this new condition of occupying the peripheries in a territorial context of low interconnected network of cities.

6 IMAGES

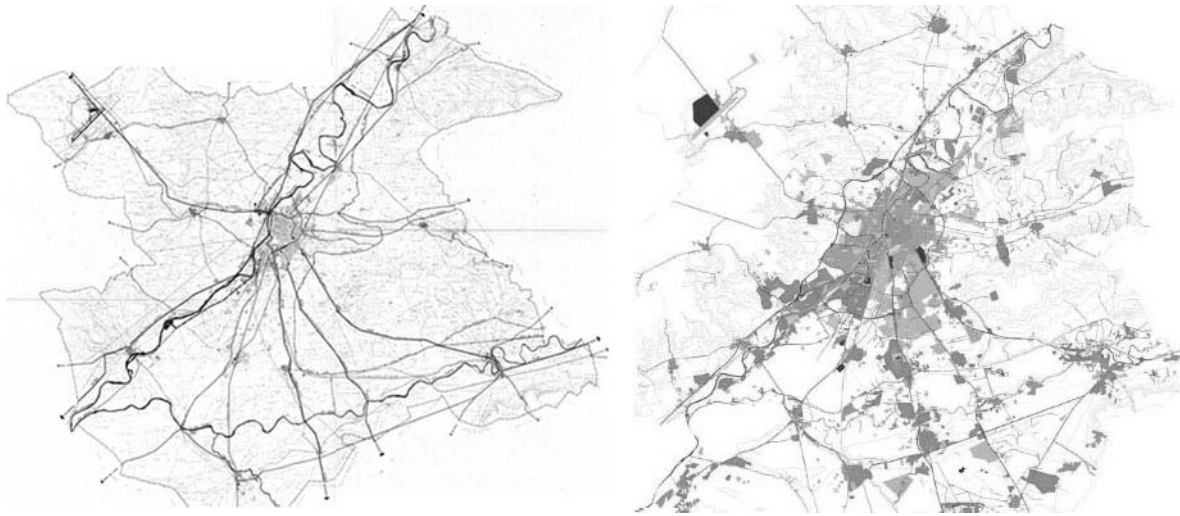


Fig. 1: Valladolid in 1960s and 2000

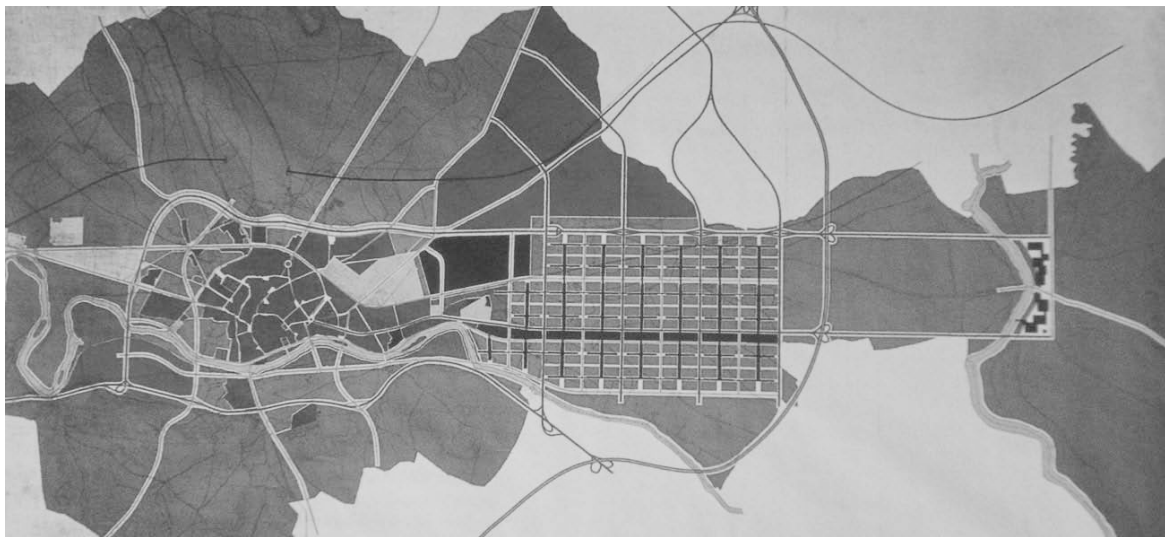


Fig. 2: 1968 Masterplan

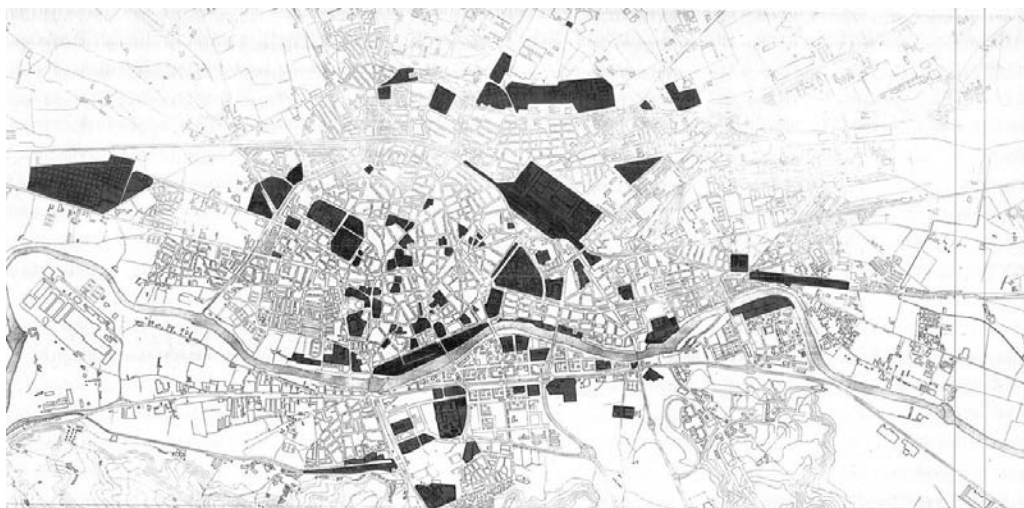


Fig. 3: 1984 Masterplan



Fig. 4: 1997 Masterplan

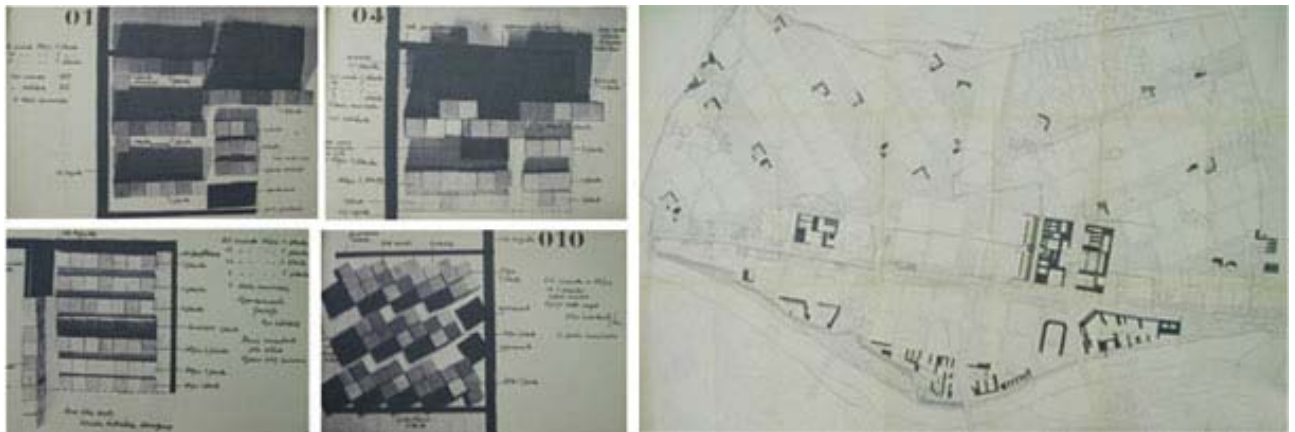


Fig. 5: Huerta del Rey

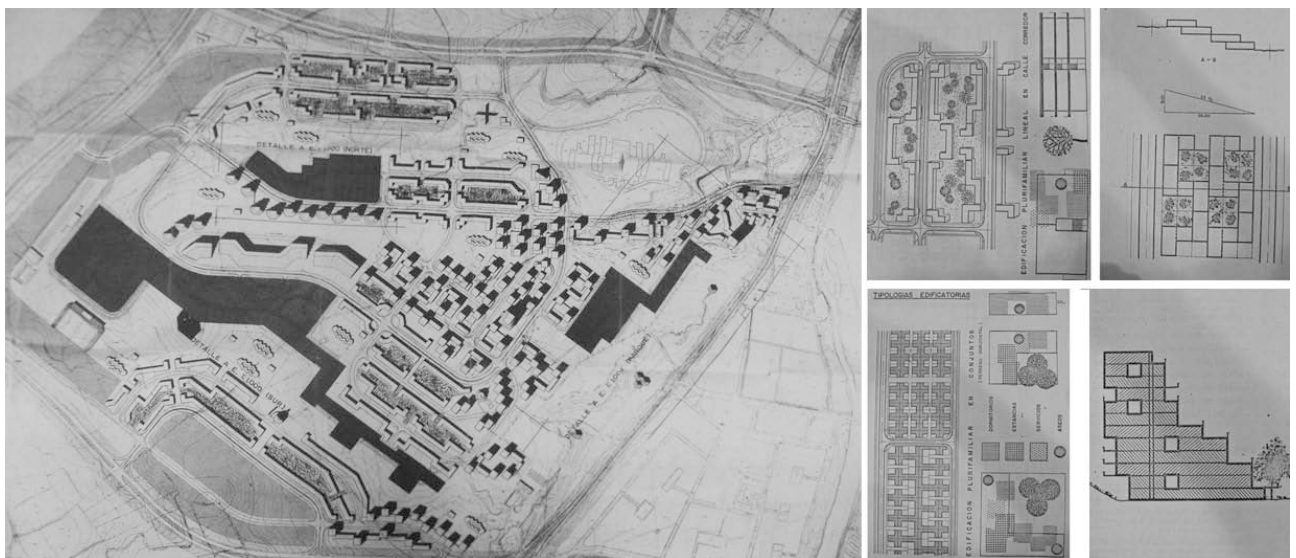


Fig. 6: Parquesol

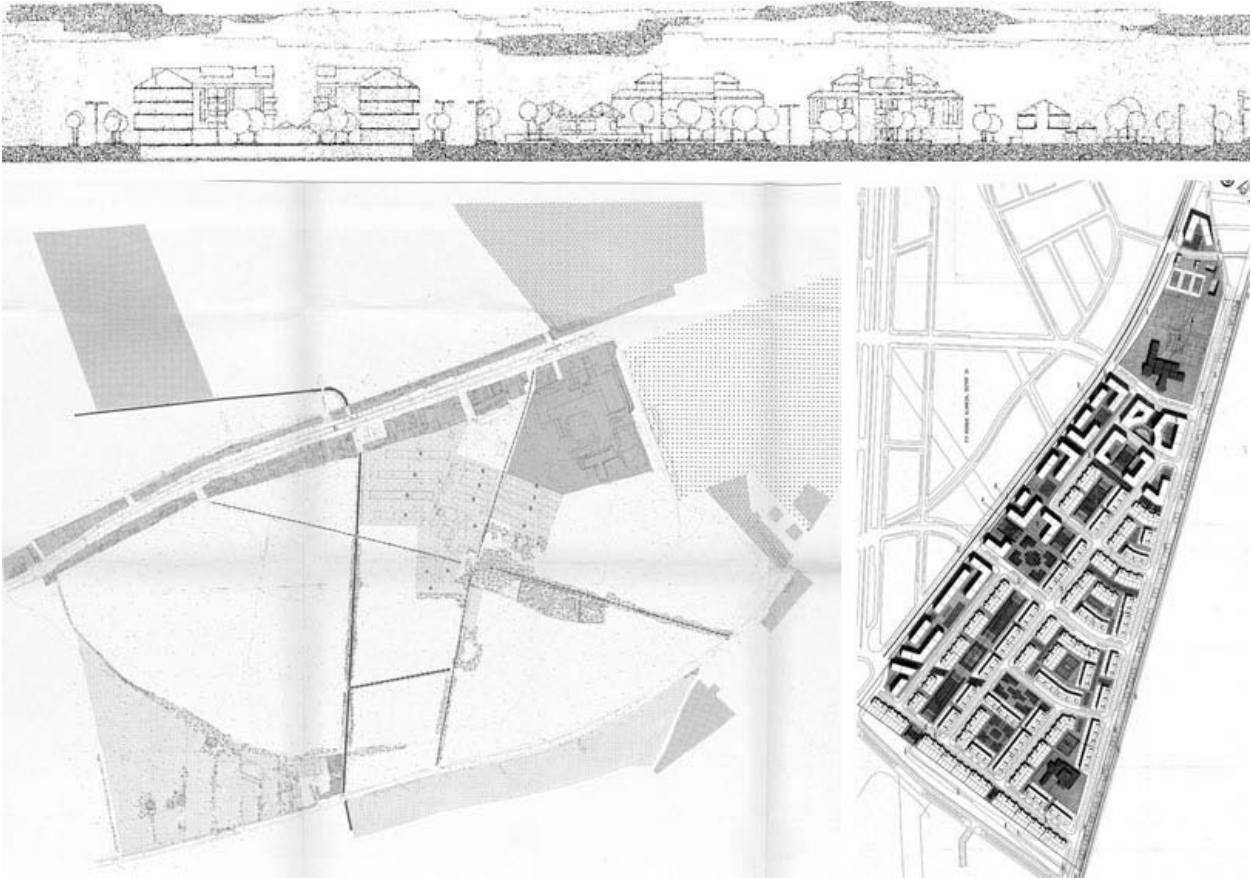


Fig. 7. Covaresa, Parque Alameda, Paula López

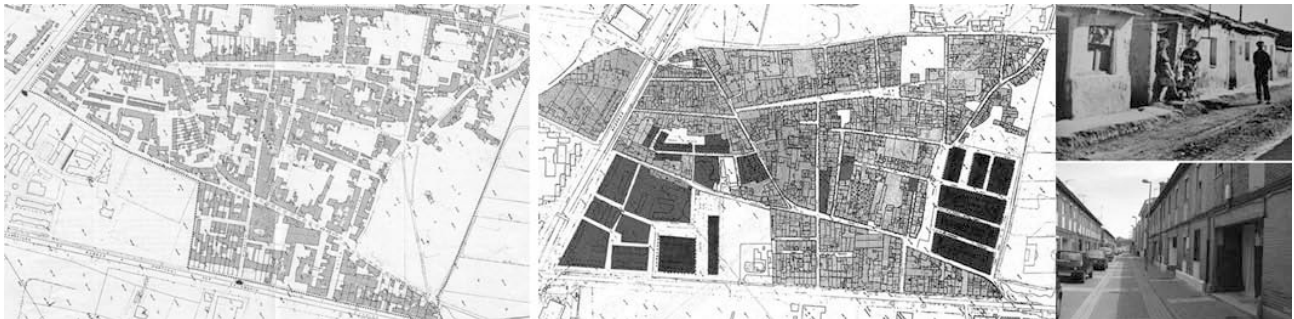


Fig. 8. Barrio de España

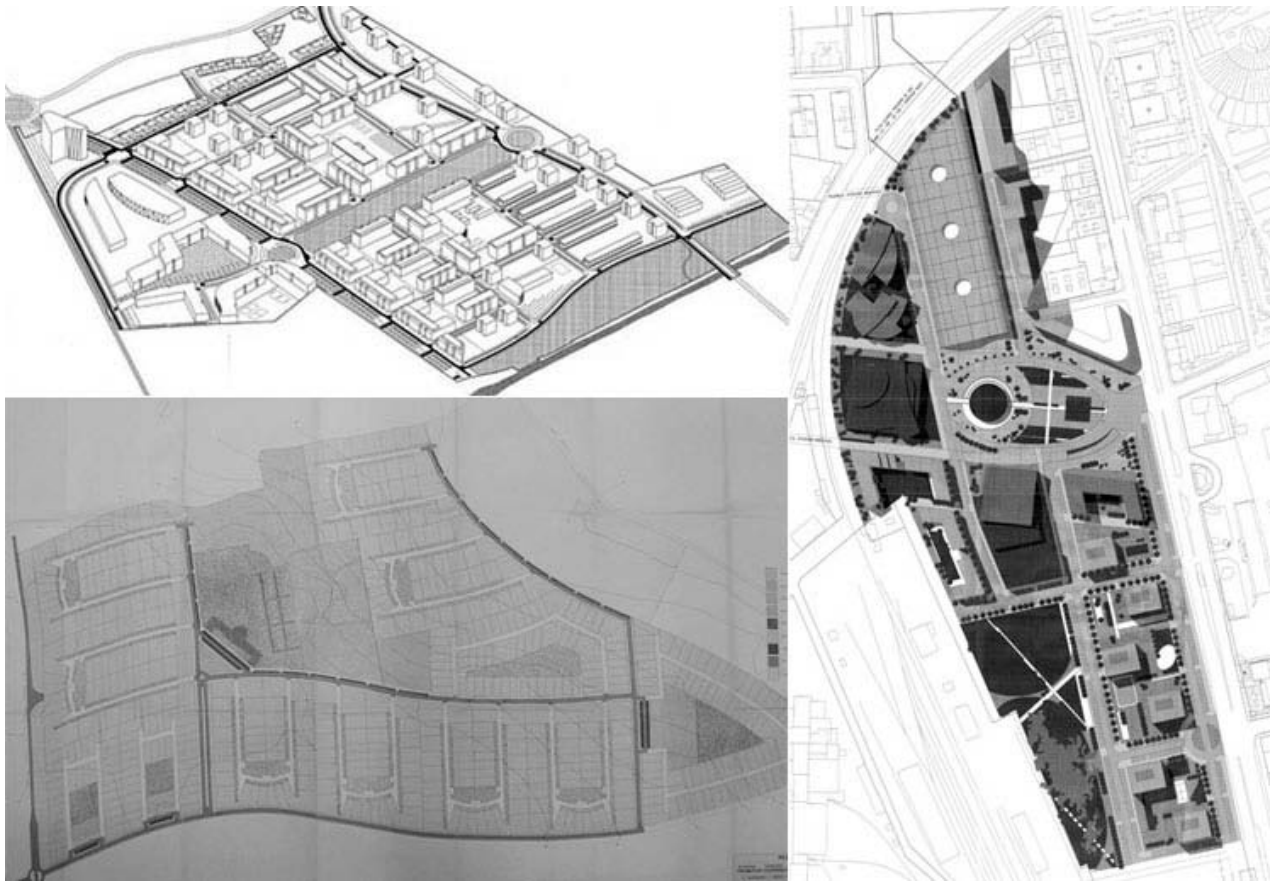


Fig. 9. Los Santos Pilarica, Fuente Berrocal, Ciudad de la Comunicación



Fig. 13. Density. Residential typology. Complementary uses to the residential ones

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