



Post-industrial urban shrinkage in Lisbon:  
planning challenges for former manufacturing sites

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The experience of contemporary urbanity is inescapably marked by the presence of abandonment, ruination and emptiness. Ruin, abandoned buildings and vacant lands are ubiquitous presences in contemporary cities.

(Edensor, 2005; Berger, 2006; DeSilvey, 2013).

## Aims

The paper aims are twofold:

- This paper develops a new approach to measure physical change outcomes of urban shrinkage (No Void project).
- The paper showcases Lisbon city, which has suffered depopulation, explained by economic restructuring, and suburbanization and the effects of economic cycles (boom and bust) mingled with political options, comparing two manufacturing areas (East and Southwest) with different fortunes.

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## Theoretical background

- Many cities across the world have experienced in tandem population shrinkage and land use changes mainly since 1970's deindustrialization processes (Bluestone & Harrison, 1982).
- Urban shrinkage doesn't affect all municipalities in metro areas nor affects equally neighborhoods at intra-city level.
- Since a large share of ruins area is still located in manufacturing land use statutory zones which have become abandoned spaces in the city, the results call for a new approach to manufacturing areas planning, especially in the light of recent financialization models in operation across EU cities.

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## Stylized shrinkage factors

➤ Stylized shrinkage factors:

- Depopulation
- Economic restructuring, delocalization of manufacturing and distribution activities
- Metropolitan suburbanization
- Effects of economic cycles (boom and bust) mingled with political options.

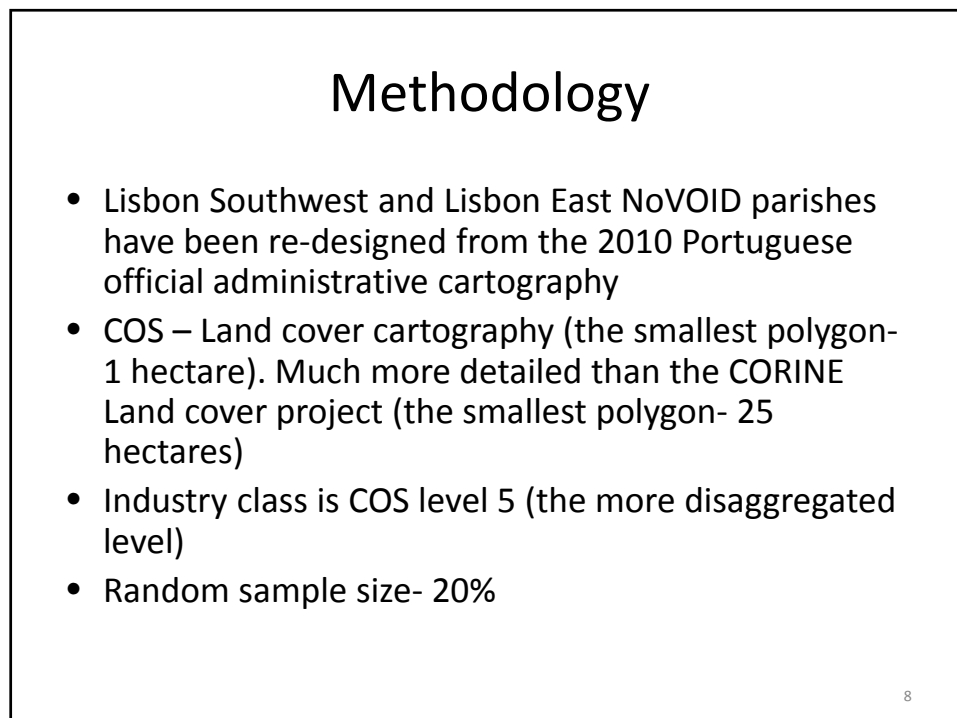
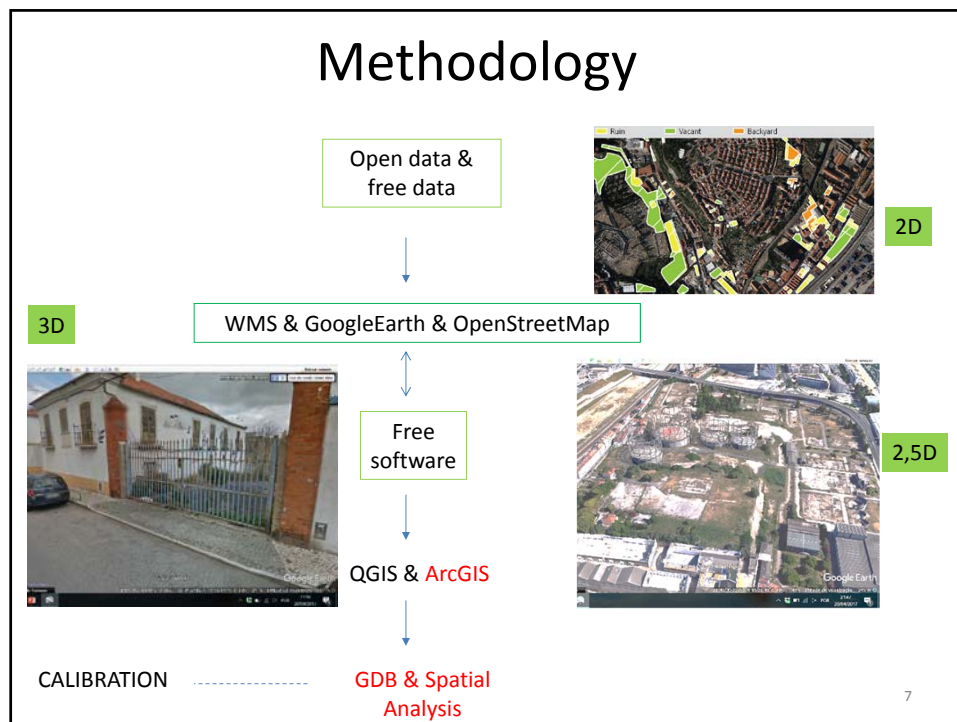
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## Methodology

➤ Identification of three categories of abandoned urban spaces

1. Ruin
2. Ruinyard
3. Vacant Land



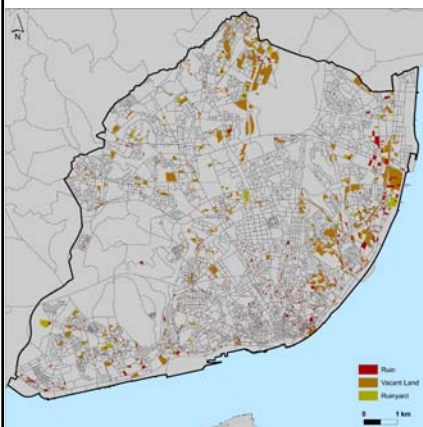


➤ Lisbon: Land cover versus abandoned urban spaces

Land cover	%	%		
		Ruin	Ruinyard	Vacant Land
Continuous urban fabric	41,5	58,94	23,17	17,51
Discontinuous urban fabric	0,5	2,16	3,11	1,04
Industry, Commerce and general equipment	11,5	29,83	17,21	10,43
Road and Rail network and associated spaces	10,1	1,07	0,33	0,91
Port Areas	1,8	0,11	0,00	0,22
Airports and aerodromes	2,9	0,00	0,00	0,00
Areas of waste disposal	0,0	0,00	0,00	0,00
Areas under construction	2,3	1,51	25,56	20,43
Urban green spaces	4,0	0,28	0,57	0,54
Sports cultural leisure equipment and historical zones	2,8	0,79	0,07	0,72
Temporary dry cultures	0,7	0,00	0,00	0,00
Temporary irrigated cultures	0,0	0,00	0,00	0,00
Vineyards	0,1	0,00	0,00	0,25
Orchards	0,0	0,00	0,00	0,00
Olive groves	0,1	0,15	0,00	0,05
Temporary crops and / or pasture permanent crops	0,0	0,15	0,00	0,00
Complex cultural and partial systems	0,9	0,83	5,70	1,31
Deciduous Forests	0,9	0,23	0,48	0,05
Resinous Forests	5,4	0,78	4,59	0,58
Mixed Forest	5,5	1,31	0,00	0,17
Natural herbaceous vegetation	1,9	0,35	1,88	12,21
Woods	6,1	1,23	17,34	31,72
Opened Forests	0,6	0,28	0,00	1,86
Beaches, dunes and coastal plains	0,0	0,00	0,00	0,00
Water bodies	0,1	0,00	0,00	0,00
Inland waterways	0,1	0,00	0,00	0,00

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➤ General descriptives

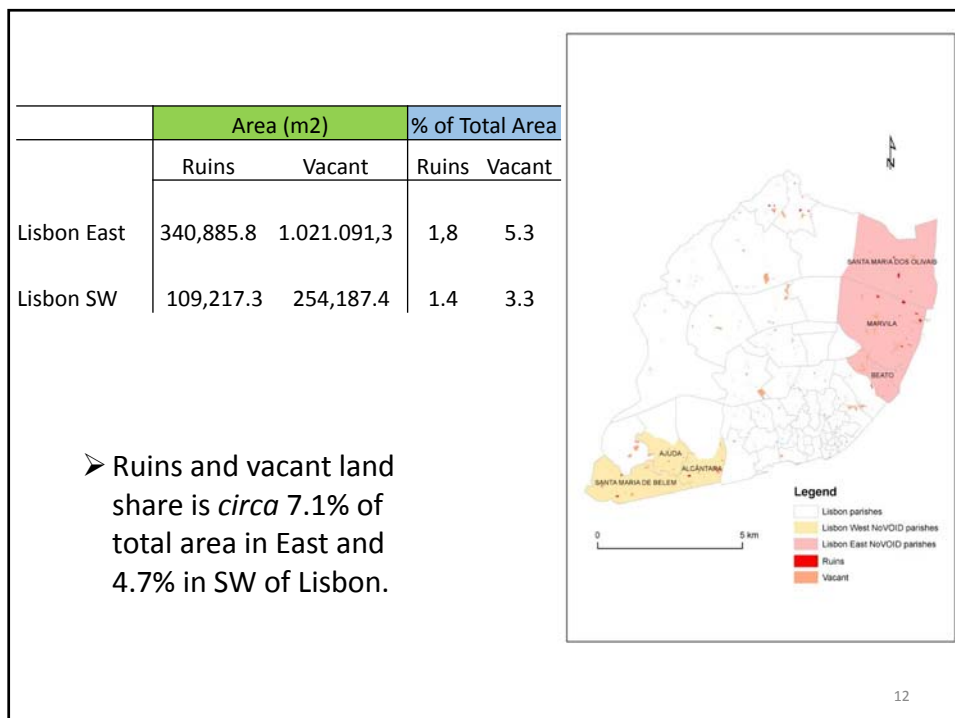
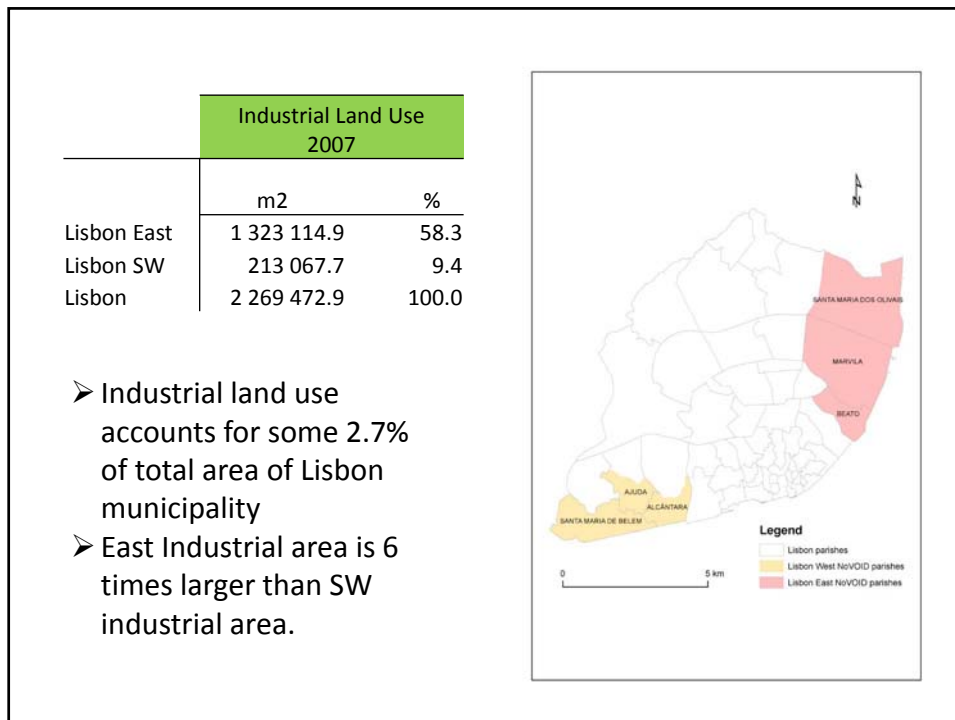


Lisbon classification (Ruin, Vacant Land)

Type	Nº of obs.	% of obs.	Total area (m2)	Total area (%)
Ruins	2343	75.2	1,449,559.5	30.2
Vacant Land	771	24.8	3,357,353.8	69.8

➤ Abandoned spaces correspond to about 5.7% of Lisbon total area

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Industrial Land Use 2007				
	m2	% of total area	% Ruins of Industrial Land Use Area	% Vacants of Industrial Land Use Area
Lisbon East	1 323 114.9	6.9	14.8	17.4
Lisbon SW	213 067.7	2.8	1.5	0.6

➤ Ruins and vacant land have larger shares in industrial land use area Lisbon East.

➤ Lisbon East is the stronghold of industrial activity in the city and around 32% are ruins or vacant land, whereas in Lisbon SW the industrial area is smaller and only about 2% of the area is vacant or occupied with ruins.

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## Lisbon SW Industrial Areas



From Siza towers 2003...






Lisbon Westward deindustrialization is challenging for city planning since successive regeneration plans/UDP that implied land use change failed. Strong market pressure for housing and office space development



...to 'Nova' Alcântara 2016



## Lisbon East Industrial Areas



EXPO 98 impact and externalities

EXPO 98 intervention contribute to a quicker regeneration process in Lisbon Eastward (controlled by Central Government) generating positive externalities effects that reinforce economic activities attraction. The industrial grid plan is a factor of maintenance of statutory industrial use but also an impediment to new land uses which preclude swift urban redevelopment.



Cabo Ruivo

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## Discussion

- Lisbon Southwestern deindustrialization is challenging since successive regeneration/urban development projects that implied land use change failed due to planning regulations. Strong market pressure for housing and office space development fueled by financialization model.
- EXPO 98 intervention contribute to a quicker regeneration process in Lisbon Eastward generating positive externalities effects that reinforce economic activities attraction. Nevertheless, the total ruins and vacant area is much larger and a large share of it is public or semi-public owned, which in any case has attracted private investors/funding institutions focusing urban development.
- Overall, SW industrial area is more likely to change land use than East industrial area in Lisbon.

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## Wrap-up

- Generally, industrial wasteland takes longer time to regenerate because planning regulation is more restrictive and regeneration processes are more complex (finance, scale, stakeholders).
- Industrial statutory zones have become significant abandoned spaces in the city making an opportunity for financialization models which challenge more inclusive planning approaches.
- Southwest and East industrial areas witness different fates in the city of Lisbon in result of the conjunction of diverse development path, restructuring processes and contemporary urban regeneration strategies and policies.

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**NOVOID**  
Ruins and Vacant Lands  
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