A PLAN COME TRUE

General Plan for Urban Management in Barakaldo
The key aspects of the General Plan for Urban Management contribution of the municipality of Barakaldo in the improvement of the quality of life of its citizens and the social cohesion, the sustainable development of the land and the town, the spatial and aesthetic quality of the urban environment and a rational use of the invested resources.
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1. AN X-RAY OF A CRISIS
A view of Barakaldo before the introduction of the GPUM

The huge development of the steel industry contributed enormously to the prosperity of Barakaldo, of Bizkaia and the whole of the Baque Country.

However, it also modelled an economy which was excessively dependent and an urban profile with all the shortcomings of an accelerated growth.

The subsequent decline in the iron industry bequeathed a heavy inheritance of unemployment, industrial ruin, polluted soils, shortages in housing and green areas and a loss of population.

From an urban point of view, Barakaldo suffered the lack of a coherent urban basis: the superimposition of districts and urban typologies, in some cases in total dissonance and without any coordination. The coexistence of heavy industry and housing originating in serious congestion problems and environmental and river pollution, while the juxtaposition of heavy and light traffic on an insufficient network of roads called for a deep redesigning and rationalisation.

The town’s urban structure was made up of residential subcentres (north and south) with functional differences between them, separated by industrial areas and by the A-8 motorway. As well as the “border” industrial
The residential areas occupied the very little ground available which was left behind by the industrial plants, presenting a clear image of degradation on its bordering edges.

Insufficient facilities

It presented a clear shortage of sports and cultural infrastructure. The sporting facilities provided a much reduced surface area per inhabitant with regard to gymnasiums and indoor sporting facilities (0.03 m² per inhabitant).

Neither did the open air installations provide a suitable percentage (2.46 m² per inhabitant) bordering on the reasonable limits (of 2 in 7 m² per inhabitant), with districts that were totally unattended such as the northern urban subcentre.

With regard to the infrastructure of green areas and natural spaces, Barakaldo also presented a clear shortage with a real ratio of 6 m² per inhabitant, which is clearly insufficient.

Healthcare facilities also showed a level of inadequacy. The old people’s home Fundación Miranda did not cover the potential demand of the elderly, there was a shortage of pensioners clubs and retirement homes, as well as day centres and assisted living accommodation to reinforce the capacity of home care.

There were women’s associations, but no shelters for cases of physical abuse. At a children's level, the kids home Murrieta and several associations catered for this problem, with the need for more quality in these services.

Housing shortage

Housing was another of the great shortcomings of the municipality. Together with the existence of areas of inadequate housing, there was a very low average quality of the homes and high levels of occupation in certain areas. The large majority were very small, 51% were less than 60 m², without
a lift or parking facilities. The level of construction of new housing was very low, in a situation of high demand which pushed up the cost of these.

**Environmental deterioration**

The natural environment of the municipality of Barakaldo is in a very deteriorated condition from a point of view of the environment, fruit of the industrial and urban development on the one hand and the poor land management on the other.

The natural environment around Barakaldo suffered many alterations. A general degradation of the rural surroundings could be observed, affecting the river ecosystems and the significant industrial and atmospheric pollution.
The occupation of the river vales, incorporating them into the urban and industrial development had resulted in the modification and rechannelling of the waterways, the elimination of the vegetation on the banks and the polluting of the waters from dumping.

The intensive industrial activity which it suffered for decades, produced large highly polluted areas (159 Ha) that conditions the potential uses of these soils.

The area of Barakaldo, like most on the left bank of the River Nervión, was subjected to the influence of numerous sources of atmospheric pollution of a predominantly industrial origin (steelworks, chemical industries, metallurgy, etc.), some of which were very close to the urban centre. To this we must add the heavy traffic produced by this activity and the high density of population. Also, the topographical and meteorological location of the area brought about a series of climatic features that favoured the spreading of industrial pollution.

**Economic decline**

With the disappearance of the companies that made up the industrial leadership of the municipality, the secondary sector of Barakaldo became dramatically impoverished causing an increase in unemployment, the loss of importance of the secondary sector and the industrial desertification which left behind a large vacant industrial area or under reconversion (96.4 Has).

The decline of the economic model based on the single income of the steel transformation industry, the nonexistence of substitute industrial activities and a weak tertiary sector made the rate of unemployment soar.

A brutal reduction was experienced in the secondary sector between 1975 and 1995, going from 17,073 people employed, to 4,175, with a loss of three of every four jobs.

In 1986 the unemployment rate rose to 27.6 %. And although it fell to 17.6 % in 1995, it still represented a very high unemployment figure, in comparison to the current 7%.

From 1979, in which as a result of the industrial development, Barakaldo reached its historical population peak with 123,760 inhabitants, the town started a long and continuous decline in population that fortunately in the last two years has shown signs of changing its trend.
2. AN X-RAY OF A SOLUTION

In 1995, Barakaldo had 257 hectares of residential land, 53 hectares of economic activities and 164 hectares of obsolete or unused industrial land.

It was decided that the town was to be recovered, emphasising the recovery of the lands already used by industry and by the colonisation of the lands closest to the colonised lands. It was considered necessary to renew and increase the housing numbers and to generate employment.

The objective of the Plan was to have 433 hectares of residential land and 184 of land for economic activities.

This meant a large scale intervention, given that 286 hectares of lands were recycled and the town was extended another 117 hectares, 1.2 times the surface in which only the re-urbanisation and reforms were considered.

The slide shows the areas that are recycled or are a new colonisation area over an aerial photo in 1995.
A high percentage of the foreseen actions has been carried out or is being carried out at this moment in time.
STATE OF THE INTERVENTIONS

Accomplished

Economic activity

Year: 2006

Pending/ongoing

Green areas

Residential
3. THE IMPROVEMENT OF THE QUALITY OF LIFE AND SOCIAL COHESION

3.1. A new economic development model and the creation of employment

The Barakaldo GPUM establishes a clear strategy and specifies a series of actions directed at solving any problems detected.

The GPUM considers that the industrial recovery according to the previous style is unviable and supports a change of model based on the diversification of economic activity, gradually abandoning the concentration of heavy industry to give way to a new economy which focuses on the development and creation of companies with a high added value and in the strength of the service sector.

To achieve this objective it presents the need for a structural change. The capability of attracting new productive activities requires a qualitative change in the offer which is to be made. New industries and service companies seek clean locations, with a suitable residential offer and quality services, in low density environments, with good communication links and an overall good image.

This objective requires an in-depth change in the municipal area, transforming scenery, communication systems, hundreds of hectares of land, providing the municipality with a new structure, cleaning and filtering until we eliminate every remnant of obsolescence and adopting a clear policy of a localisation of the productive activity.
Barakaldo has known how to accomplish this. The old industrial wasteland has been recovered and large parts of it are now occupied by new companies who have found in Barakaldo a quality setting to carry out their activities.

Where before we found the rolling mill of Altos Hornos de Vizcaya, today stands the Bilbao Exhibition Centre, the largest of its kind in the north of Spain. In the old polluted lands bordering with Ibarreta-Zuloko, we find the booming commercial activity of Megapark, the greatest shopping centre on the Cantabrian coastline, housing the main firms in the furniture, sports and new technology sectors (Ikea, Dosher, Leroy Merlin, Decathlon).

The new conditions which have been created in Barakaldo and its central geographic location have
An old building that once belonged to Altos Hornos de Vizcaya has now been restored into a modern business centre.

Precicast, a company which is part of ITT, produces components for the aeronautical sector, an example of the industries with a high added value which have settled in Barakaldo.

Precicast

Business Centre

The old food market has been renovated to reactivate its commercial activity.

The future business park of Burtzeña.

resulted in the installation of a long list of nonpolluting commercial companies in the business parks of Beurko and Kareaga.

The employment which has been created by these new production activities has risen to over 5,000 new jobs. As a result of this, the current unemployment figure stands at around 7%, in comparison to the 11.6% of 1999.

The Burtzena business park, which is currently under development, will provide around 200,000 m2 of nonpolluting economic activity in the heart of the Bilbao metropolis and will also be a strong boost for employment.
3.2. Quality and a large quantity of affordable housing

The GPUM plans to build more than 6,000 homes throughout an 8 year period in all the municipal territory, reforming and remodelling areas that today have a very high population density—building in the form of small blocks with an inner green area—and urbanising free land with collective buildings in some areas and detached or semi-detached houses in others.

Social housing

The forecasts have been fulfilled and even surpassed in numbers. Since the GPUM was set up, until now there have been more than 7,500 newly built homes, of which around 37% are private housing, 41% Social Housing and 21% of housing whose sales price is restricted by the State.

In other words, 62% of the housing built in Barakaldo is situated below the market price.

If we bear in mind that the state average of Social Housing (VPO in Spanish literally translated as Officially Protected Housing) in the last 5 años is situated at around 11% of newly built housing and in the Basque Country it stands at around 26%, these figures place Barakaldo among the municipalities in Spain and in Euskadi with the highest percentage of Social Housing.
More than 7500 new homes have been built, of which around 38% are private housing, 41% are a social housing and 21% have a sales price restriction by the State.

Barakaldo is among the municipalities in Spain and Euskadi with the highest percentage of Social Housing.

A Comparative Study of Social, Private and Restricted Housing
3.3. New pedestrian areas

In order to alleviate the excessive residential congestion of the northern urban subcentre of Barakaldo, the centre of the municipality, together with the municipal parking policy has carried out the gradual pedestrianisation of a large number of streets in the form of pedestrian axes; pavements have been widened in many other streets and several new squares and green areas have been built. Thanks to this, the centre of the municipality has acquired a new dimension as an area of social interaction and encounter.

Barakaldo enjoys a large remodelled area that runs from the Herriko Plaza to the Plaza Santa Teresa, along the Paseo de Los Fueros, Bide Onera, the Avenida de la Libertad and many adjacent streets.
Herriko Plaza

This is the heart of the municipality, and has undergone a deep remodernisation which has produced a large urban square, presided over by the clock tower and a new kiosk which substitutes the previous one. Its new distribution eliminated the architectural barriers that existed before, as you could only access it from two different points, and has now become an accessible, open space and multiuse square, which can be used as a place for walking and as a venue for a wide range of events. Under the square, a large number of parking spaces were built, both public and private.

The Paseo de Los Fueros

One of the most emblematic streets in the municipality has also seen its space increased and converted into a pedestrian area, limiting the traffic of vehicles to only taxis and buses.
The Plaza Bide Onera

Thanks to the moving to a side street of the road that once crossed this, it is now a large square with a more comfortable and flowing access towards Avenida de la Libertad and Gernikako Arbola.

Avenida de la Libertad

The pavements have been widened to create a wide open avenue that leads out onto the also remodelled Plaza Santa Teresa.

Squares

The arrival of the underground to Barakaldo has enabled the municipality to regain new squares and recreational areas.
Los Hermanos Square.

Cruces Square.

Las Esculturas Gardens.
3.4. The conquering of the banks of the Nervión estuary

The disappearance of the industrial framework of Altos Hornos on the edge of the estuary has offered a magnificent opportunity to extend the urban area as far as the water’s edge and give consistency to a large urban area with sports facilities, companies, homes, green areas and new communication routes that integrate this area with the rest of the town and with the bordering municipalities.

1. Paseo de Galindo
2. New housing
3. El Desierto Square
4. CEDEMI and Elkartegui
5. The Lasesarre Football Stadium
6. Precicast
7. The city’s Ring Road
8. Lasesarre Park
9. Lasesarre Sports Pavilion
10. The pneumatic rubbish collection centre
A walk along the banks of the river Galindo

The old mineral loading bay now restored.

The Lasasane Football Stadium.

El Desierto Square
3.5. New green areas and open spaces

Barakaldo was several years ago the town in Spain with the smallest land surface of green areas per person.

In 1990 it only had the areas of the Gorostiza Valley and El Regato as well as three reasonably sized town parks: Rontegi, Llano and Tellaezte.

The development of the large urban parks and the obtaining of green and recreational areas became a priority in the Plan.

It aims to raise the ratio of 5.38 m² per inhabitant, which is clearly insufficient, to 14.60 m² per inhabitant and obtain more balanced distribution between the northern area (a very dispersed area and with a greater population that has a very low level: 2.83 m²/inhabitant) and the southern area of the town (with 11.4 m² of green areas per inhabitant).

To achieve this, among other actions, it aims to build the San Vicente Park, the Lasesarre and Rontegui parks. This is complemented by the huge green belts that run through the Ansio, Ibarreta and Zuloko Vales, which are compatible with the sports installations found in it. The opening up of the Munoa land as the large Lutxana-Burtnzeña and Cruces park is another objective, together with the enlargement of the Orconera Park.

Many of these projects are already a reality. We have created 23 hectares of green and recreational areas.
San Vicente Park

This runs from the Palacio de Justicia to the towers of San Vicente, in the heart of the municipality.

It has created a huge urban pedestrian centreline with parks, walks and cultural facilities of 192,000 m² where before we used to find poor housing and rundown industrial land.

Thanks to these actions, the communication links with the districts of Arteagabeitia and San Vicente have greatly improved.

It has been developed in different stages, and today this huge project is reaching its completion, the so-called Hayedo, while the people from Barakaldo are already enjoying its lovely Botanical Garden and the Garden of Sculptures.
The park along the Banks of the River Galindo
This runs from the roundabout that connects with Sestao to the Murrieta Boulevard. More than 500 trees and bushes have been planted, as well as the 1,001 poplar trees planted next to the stands of the new Lasesarre Football Stadium.

The Lasesarre Park
As well a children’s play area, it has 8,000 m2 of grass, 600 m2 of plants and 200 or so trees.
The Ansio Park
The development of the building land sector of Ansio-Ibarreta has brought about a cohesion in this urban area, joining it up with the town centre and creating a very large 43,000 m² park, which continues on from the previously mentioned Ibarreta-Zuloko.

Llano-Munoa
The future actions in these areas foresee the construction of new housing and the creation of 35,000 m² of green and recreational areas.

Rontegi
The building of 135 new homes for social housing will enable us to urbanise the area and create 12,000 m² of green and recreational areas.

Grupo Loizaga
A total of 15,000 m² of green and recreational land has been created which is linked to the recovery of the banks of the river Castaños.
Megapark

The urbanisation of Ibarreta-Zuloko, the location of Megapark, has enabled the development of 60,000 m² of green and recreational areas.
The Ansio Park
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The ongoing urbanisation projects will provide Barakaldo with new and spacious green areas and recreational land.

**The Serralta Park**
A 53,000 m² park will be built adding a wealth of scenic beauty to the area where today we find Plásticos Lutxana. With two rectangular squares: the water square and the green square.
**Lutxana Park**

This emblematic project, which will transform the landscape of Lutxana with the construction of 2 large towers, 2,000 homes (700 of Social Housing) and infrastructure, which will provide 80,000 m² of green and recreational areas.

**The Dinamita Park**

The Monte Dinamita development project will be built in an area of 135,600 m², of which half will be reserved for the creation of green and recreational areas.

**La Siebe**

The remodelling of the Siebe district, which is to have new housing, will offer 18,000 m² of green and recreational areas.

**Ribera del río Castaños**

A green area totalling 50,000 m² will be regenerated with the planting of 380 trees, and the creation of our 2 km footpath between Retuerro and the entrance to San Vicente.
The Bypass which is foreseen in the GPUM has been functionally completed, and therefore we have managed to restructure the flow of urban traffic in the town, preventing a large quantity of the traffic from going through the town centre and facilitating the communication and connections between the different districts.

3.6. Restructuring of traffic
3.7. The renovating of infrastructure

The urbanisation of the streets has been used to carry out a complete renovation of the underground sewage, water and electricity networks. The introduction of a modern system of pneumatic waste collection has enabled us to remove the household waste containers from the streets with the subsequent comfort for users and improving the aesthetics of the streets.
The main recommendations found in the General Plan to alleviate the insufficient cultural, sports and social facilities are currently operative.

The Casa de Cultura Clara Campoamor has proved a boost to the cultural life of the inhabitants and cultural associations in the centre. There are regular visits to the library, to the different creative workshops and a lot of use is made of the IT equipment, as well as the booking of the rooms for meetings and activities.

The Lutxana Museo de la Técnica is the site of the “light disco”, a music and dance proposal without alcohol for young people, and for the dance nights for the elderly at the weekends, it also houses all kind of events, such as fashion parades, featuring new Basque designers or the Miss Euskadi beauty contest.

Sports facilities

With regard to sports facilities, Barakaldo has seen the construction of the Lasesarre Sports Centre, which was recommended by the Plan to make up for the shortage of indoor sports facilities in the northern subcentre of the town, and the Lasesarre Football Stadium, the ideal venue to hold important sporting events.

We are currently building two new fronton courts, in Regato and Burtzeña, and a number of minibasket
LASERRE SPORTS CENTRE  Swimming pools, multiuse courts and outdoor football pitches and tennis courts.
The Lasesarre Football Stadium.

Skating in Galindo.

The Basque games “tuta” and “calva” in Lasesarre.

courts, Basque games, skateboard park, a children's play area with rubber flooring in the green and recreational areas, which have all been built to cover the needs for play and entertainment for all ages.
Furthermore, the recommendations of the Plan to solve the lack of social facilities have gradually been fulfilled.

The equipping of facilities for the elderly was deficit ridden both in the field of care, basically limited to the Fundación Miranda which forced many people over the age of 65 to enter old people’s homes in other municipalities, and in the entertainment and social integration aspect.

The Old People’s Homes of Eguzkiaguirre, Beurko and El Carmen and the Day Centres of Hermanos and La Paz have managed to satisfy the demands of the elderly that require special care.

The opening of new social centres for the elderly in Cruces, Avenida de La Libertad and Gernikako Arbola now raise the number of these kinds of facilities to five.

We have also complied with the recommendation of the Plan to create a Shelter for battered women and children.
4. SUSTAINABLE DEVELOPMENT

The GPUM deals with the serious problem of polluted soils, including the technical and economic and the viable remediation and introduces this variable in the evaluation process, preserving the standards of soil quality established by the environmental authorities. Furthermore, the urban development is compatible with the conservation of the natural resources present in the municipality.

Recovery of the Industrial Soils

As a result of the intense industrial activity which Barakaldo has undergone throughout the last 50 years, there were a large number of polluted industrial soils.

In 1994, the Town Hall together with Ihobe created an “Inventory of potentially polluted soils” with the aim of obtaining information on their locations. The soils that were analysed are classified in this inventory into three different groups from I to III, from a greater to a lesser level of pollution.

From Group I, a total of 113 sites were identified in the municipality of Barakaldo that make up a total of 1,467,202 m²; from Group II, 29 points were located that totalled 85,012 m² and from Group III, 22 points totalling 40,917 m².
The detection of, among others, a large amount of lindane waste brought about the creation of a safety cell to store the approximate 300,000 m^3 of contaminated soils located in the municipal area, as well as a pure lindane treatment plant built “on site” and which today has already been dismantled.

The accomplishment of the General Plan has been done by previously carrying out the environmental remediation of the soils that have been subjected to the inventory.

A compact town

The territorial model developed by the GPUM is based on a compact town in answer to the shortage of land with the suitable characteristics for sustainable population settlement. Only very few low-density operations are presented in which the respect for the physical environment recommends the development of this kind of typology as an answer to the social demand which was previously not fulfilled.

The recovery of rivers and surface waters

Practically all the rivers that flow through Barakaldo suffer the consequences of a large quantity of waste tipping not only from the industries located on its banks, but also from the other municipalities further upstream.

The collection tanks of the Nervión, which have already been built, and of the Kadagua, of which the Colector de Burtzeña has already been completed, have contributed to the improvement in the quality of the water.

In order to combat the disappearance of vegetation from the river banks, waterway protection bands have been created, as well as regeneration actions for this vegetation.

The recovery of rural land

The General Plan aims to guarantee the protection of the natural resources in Barakaldo by establishing regulations for each category of non building land that contributes to this in specific areas such as Tellitu, El Regato, Arnabal, etc. with the objective of making them compatible with the recreational and leisure uses, such as the banks of the Gorostiza reservoir, the old Orconera railway along the slopes of the Argalaro. The recovery of areas such as the Tellitu quarry, the old Argalaro tip and other areas of illegal tipping are also considered in this section.

The recovery of the air

Although, to a large extent, it is the industrial decline and the technological progress which forces a reduction in air pollution, the Plan aims to limit and control the polluting emissions from an industrial origin. It prioritises the installation of non polluting production activities and the gradual elimination of industrial activities from the residential urban centres.
THE DECONTAMINATION OF LANDS
Without a doubt one of the key ideas presented by the GPUM and which is present transversely in all its actions is that of improving the spatial quality and aesthetics of the municipality.

The pedestrianization actions and the widening of pavements have been carried out following identical standards in the quality of the paving materials and street furniture which have given these new areas a significant sense of uniformity and aesthetic coherence.

Contributing to the aesthetic quality of the town, is also the reason why the streets and squares in the municipality have been installed with sculptures from local and national artists throughout the last few years.

International recognition

Some of the facilities already built in Barakaldo and other future projects have acquired international recognition.

The Lasesarre football stadium by the architect Eduardo Arroyo has won the Europan V award for European architects under the age of 40.

Also the Plaza de Pormetxeta project by the team of architects made up of Javier Fresneda, Javier Peña and Javier San Juan received the same award in its VI Edition. Both projects have been presented in the On Site-New Architecture in Spain exhibition which took place in the first few months of 2006 at the Museum of Modern Art in New York (MOMA).
THE LASESARRE FOOTBALL STADIUM

This is the work of the architect Eduardo Arroyo and covers an area of 22,300 sq m. The 7,900 seats are sheltered by a polycarbonate cover that enables the natural light to reach the stands. The stadium stands out for its visual lightweight and the structure of its entrances that facilitate the flow of the public.

The design provides an urban image, in accordance to the character of the whole area of Galindo. A series of gratings on the outside minimises the visual impact and gives it a high level of brightness. On the northern side of the stadium, they have developed a green area with 1,001 poplar trees that harmonises the building.
PLAZA DEL DESIERTO

Also by Eduardo Arroyo, this unique square presents the concept of square and park at the same time, sharing the features of both. There are seven watchtowers that interrupt the flat appearance and suggest a different way of using them. It has 4,308 of green and planted areas and more than 7,700 m² for walks.

The brightness of the square adds to marking and recreating each of the small characteristic spaces of this work.
PLAZA PORMETXETA

By the team of architects made up of Javier Fresnedo, Javier Peña and Javier San Juan, this square will fulfill an important task of union between the urban centre and the urban edge which is being created next to the estuary. It aims to convert the new space into a social activity feature and a reference for the public in the lower areas of Barakaldo.

The almost 26,000 m² of square will be presided over by a single tower, a translucent volume that changes in the form of an urban torch, which because of its position and shape will remind us of a crane. It will be used for housing, commerce and offices.
The spectacular project designed by the architects Eduardo Leira and Raimundo Argueso, which is to be built on the lands of the companies Fertiberia and Befesa, is to be one of the star projects of Barakaldo.

The project is developed on a plot of land covering 250,000 sq m and is based on the creation of an artificial interior channel that flows out into a large reservoir at the closest end of the estuary. From the centre of the reservoir two large connecting towers emerge, the largest of them 150 m high, which are to become new attractions in Barakaldo and the whole of the Metropolitan area of Bilbao because of their technical and archaeological singularity.

On either side of the channel there will be footpaths and squares along with the majority of the buildings. Of the 2,000 homes that are foreseen, 700 will be social housing, i.e. at a price of around 120,000 euros. The green and recreational areas will total 80,000 sq m, while the other 90,000 will be used for infrastructure and tertiary uses, which have yet to be defined. The starting up of this project is to become a driving feature for the local economy and it is estimated that it will create around 1,000 new jobs.
Buildings from the industrial past have been restored, recovering these for new uses and some unique sculptures have been installed throughout the municipality, giving the new areas some added aesthetic value.

The sculpture of the postman in the Zaballa streets.

The Ilgner Building. The old AHV power station is today the site of the CEDEMI.

The restoration work of the old French-Belgian mineral loading bay.

The Garden of the Sculptures.
6. RATIONAL USE OF ECONOMIC RESOURCES

The launching of the Plan is in answer to the following directives of a financial nature:

**The costs of the public objectives are passed on to the receivers of the urban capital gains**

The new general systems and the promotion of subsidised housing are financed with the charges to capital gains from the reclassification. The general systems have adhered to the different areas of planning, despite the legislation difficulties.

The subsidised housing plans have been based on the zoning category, in such a way that the promoting of subsidised housing has not required the provision of public funds to cover the differences between the price of the land and the maximum repercussion value of the subsidised housing.

This has produced an average profit which is not particularly interesting for the land owners. For example, in building land the average profit is situated at 0.326 m²c/m²s with the characteristic use being Official Subsidised Housing, in other words, 400 sq metres of land has building rights for 1 Subsidised Housing (400 x 90% x 0.326 = 117.36 m²c).

**The public management of the Plan**

The responsibility for the management of the plan has been municipal. All the aspects have been carried out by expropriation or corporation systems.

The public initiative in the execution of the Plan is the essential counterpoint of the reduced average profit foreseen in the plan. Therefore, the public corporation Bilbao Ría 2000, which has developed the Urban Galindo area as a sole agent, has played a key role, applying the profits to the construction of infrastructure, the Eretza municipal housing association, and the private companies that deal with the management by expropriation: BBVA, Arcona Ibérica, a pub Larcovi-ACR...

This municipal initiative and determination in maintaining the average profit rates at all costs has reduced the speculative withholding of land. It is quite significant that there has only been a punctual modification with an increase in the building rights (a small action on urban land) and this has encouraged private initiative which has provided resources and a management capability, essential for the carrying out of the project.
This participation of private capital has been produced without prejudice to the municipal management of the process, both globally and in each specific area.

The treatment of preexisting assets
The main objective of the plan, quantitatively and qualitatively, was the recovery of degraded urban areas both because of obsolete industrial use and tipping and poor housing conditions, which brought with it a very serious handicap.

In this area we can highlight two aspects:

The residents who were affected by the urban planning have had the guarantee of new subsidised Social Housing. The exchange of an old constructed m. for a new one has been the general norm, with the urban management contributing to the redistribution of income benefiting the poorer social sectors.

The decontamination has been carried out and paid for by the owner of the land, notwithstanding that they can claim the cost from the originator, with the result that the purging of responsibilities does not impede the carrying out of the plan and without its efficiency sacrificing any fairness.

The application of the Municipal Land Heritage to the compliance of the Plan
The excellent management has enabled the subsidised housing policy to be significantly successful without the need of providing public funds, and therefore it has been possible to apply the Municipal Land Heritage funds in accordance with the autonomous legislation to:

- Guarantee the areas of debatable feasibility, establishing for its management 10% transmission of the average profit at a tender of 0 €.
- The reurbanisation of the existing town.
- The sale of housing at a fixed price (around 200,000 €).
- The selling of land for commercial activities and the wide offer of company nurseries.

All in all, the Plan has endeavoured to, and the management has managed to totally satisfy the social needs that justify the reclassification of land in adverse regulatory conditions or those which are not particularly favourable and in an environment in which other economic orientations have prevailed.
7. ACTUATION AREAS

In conclusion, here is a list of the most emblematic actions, because of their size, the results obtained or the efficiency in their management.
The actions cover the areas of planning that correspond to the Urban Land of Northern Galindo and Eastern Galindo, the subject of both modifications of the old Subsidiary Regulations of the Municipal Planning which are incorporated into the new General Plan.

**Surface:** 602,493 m² of urban land.

**Foreseen uses**

**Residential**
- 65,603 m² of land for 315,840 m²c; 105 m²/housing
  - 2,424 Private Housing (80 %); 50 % completed.
  - 584 Social Housing (VPO) (20 %); 53.60 % completed.

**Economic Activities** (46,120 m² of the used land largely for infrastructure and public services to facilitate the setting up of companies).
- 34,635 m² built up; 100 % completed.

Community Infrastructure (Sports pavilion, Football Stadium, Leisure Park of a metropolitan nature).
- 94,563 m² of land; 57 % completed.

**Green and recreational areas**
- 163,865 m²; 58 % completed.

**Urban planning objectives**

It consists of the transformation and recovery of the land with a high urban planning value situated on the banks of the Nervión Estuary, previously occupied by the factories of Altos Hornos de Vizcaya. The action is an essential part of the Revitalisation project of Metropolitan Bilbao and essential urban backing for the town, as it represents a significant extension of its town centre, opening this up to the banks of the Nervión Estuary and integrating it into the new centreline of urban activity projected for the left bank, the “Avenida de la Ría”, which is to become the backbone of the renewed metropolitan town.

**Management**

The management of this development is to be carried out with expropriation, with urban planning and management by the Sociedad Bilbao Ría 2000, according to the inter-institutional agreement between the Civil Works Department, Transport and the Environment, the Basque Government, the Diputación Foral de Bizkaia and the Town Hall of Barakaldo. It forms a part of the so-called “Operación URBAN-Galindo”, inasmuch as several of its intervention objectives are contained in the corresponding “Programa URBAN” financed by the European Union.
The actions cover the areas of planning that correspond to Residential Urban Land part of the PRI 08 RETUERTO expressed in the previous Subsidiary Regulations and found in the General Plan. The action plan consists of the reconverting on the land occupied by highly pollutant chemical industries (rubber and asbestos) and rundown housing areas.

**Surface**
56,532 m² of residential urban land
(Demolition: 90 houses)

**Foreseen uses**

**Residential**
(9,000 m² of land for 75,949.00 m²; 105.48 m²/housing).

- 576 Social Housing (Limited price) (80%); 100% completed.
- 144 Restricted Sales Housing (VPO) (20%); 100% completed.

**Green and recreational areas**

- 40,000 m².

**Urban planning objectives**
The aim of this essentially residential operation is the transformation of a heavy industry area to uses more compatible with an area eminently residential in which it is located and its integration into the most immediate urban environment of Retuerto, resulting in the disappearance of the polluting industries from the residential lands. The action has allowed for the free definitive rehousing of residents, the decontamination and reusing of land occupied by obsolete industry and the carrying out of general systems paid for by the action plan.

**Management**
It has been carried out by means of expropriation with beneficiary. The tender for the selection of the construction company enabled us to increase the percentage of social housing, offering 20% of restricted housing and the rest at a fixed price. The action plan has been essential in the recovery of the Retuerto district, which when it started presented significant symptoms of social decline.
The actions cover the areas of planning that correspond to the Buildable Land Sector SSU 05 IBARRETA ZULOKO. This is a mixed sector, for Residential land and mainly of Company Activities.

**Surface:** 334,612.08 m² of buildable land.

**Foreseen uses**

**Residential**
(12,383.45 m² of land for 32,450 m²; 90.90 m²/housing).
- 112 Private Housing (30 %); 100 % completed.
- 245 Social Housing (VPO) (70 %); 100 % completed.

**Economic Activities**
(111,779.20 m² of land; this contains the Megapark Shopping Centre)
- 119,359 m²: 100 % completed.

**Community Infrastructure**
(It includes the infrastructure areas of the sector S. Vicente I, part of Megapark).
- 35,503.99 m² of land; 80 % completed.

**Green and recreational areas**
- 107,814.75 m²; 100 % completed.

**Urban planning objectives**
Together with the action plans of Ansio Ibarreta and the Bilbao Exhibition Centre, it represents the final transformation of the lands situated north of the A-8 motorway, with the creation of a stretch of land for companies in which we find the adjoining Megapark Shopping Centre (5,000 new jobs). The new residential uses are added to the existing residential urban lands that are separated from the previous ones by a belt of green land and recreational areas.

Its development also allows for the construction of a new and important stretch of the Urban Bypass which extends the municipal road network.

**Management**
The management is carried out expropriation, with a public bidding concession.
The actions cover the areas of planning that correspond to the Buildable Land Sector SAN VICENTE I (in #33), including the whole of the General System of Green Areas that make up the Urban Park of San Vicente).

Surface: 183,123.38 m² of buildable land + 84,781.15 m² of the General System; 267,904.53 m² total.

**Foreseen uses**

**Residential**
(22,210.34 m² of land for 118,317.85 m²; 96.90 m²/housing).
- 381 Private Housing (30 %); 100 % completed.
- 840 Social Housing (VPO) (70 %); 100 % completed.

**Community Infrastructure**

Part of Megapark with complementary leisure blocks of the Park.
- 23,827.80 m² of land; 100 % completed.

**Green and recreational areas**
(It includes the foreseen General System and makes up the Central Urban Park of Barakaldo).
- 189,669.32 m²; 80 % completed.

**Urban planning objectives**

The Municipal Subsidiary Regulations restrict the San Vicente Sector with the aim of completing the construction of the town on its western side and at the same time obtain an area which is relatively full of infrastructure and green areas on the slopes of the Monte Cabras. It foresees the creation of a curved bypass avenue along which we find the buildings. The Partial Plan that develops it and which is found within the General Plan presents the concentration of buildable land in eight towers of a similar characteristic with 21 floors, with an indiscriminate mix of public and state housing. They are arranged in an arch shape, enabling the views from the inner city to the outer city and vice versa, providing larger recreational areas and bordering with the Botanical Gardens which is the start of the San Vicente Park.

**Management**

The management of this action plan is carried out by corporation, yielding the significant concession of green areas found in the San Vicente Park, and the remaining area is included for its free acquisition as land assigned to the Distribution Area that corresponds to Buildable Land with foreseen developments in the first four-year period.
The structure of some buildings in the District of Urban Land in Beurko, built in the post-war, lost its bearing capacity because of aluminosis.

750 families were affected. The action plan consists of the area of Urban Land that corresponds to the affected homes and developed by means of a Special Plan.

Surface: 31,046 m² of residential urban land (Demolitions: 750 homes).

Foreseen uses

Residential
(31,046 m² of land for 121,080 m²c; 97.60 m²/ housing).

- 490 Private Housing (40 %); 100 % completed.
- 750 Social Housing (free rehousing) (60%); 100 % completed.

Green and recreational areas

- 22,961 m²; 100 % completed.

Urban planning objectives

The aim of the action plan is a consequence of the need to solve the social problem derived from the progressive structural degradation of the homes in the district affected by aluminosis. The action plan has facilitated the definitive and provisional rehousing without any cost to the 750 affected people.

Management

This has been managed by means of expropriation with beneficiary.

The Housing Department has not provided any public funds for the action plan. The public bidding for the selection of the construction company enabled us not to use up the maximum building rights by the planning (which went from 4.6 to 3.9 m²c/m²s).
The action plan covers two areas of planning that correspond to the Buildable Land Sector SSU01 Ansio Ibarreta (predominantly Residential) and the PERI09 R.M. Azkue (Residential).

Surface 195,455 m² of land (173,232 buildable and 22,223 urban).

Foreseen uses

Residential
(32,007 m² of the land for 65,07 m² c; 100 m² / housing).

- 263 Private Housing (40 %); 87 % completed.
- 380 Social Housing (VPO) (60 %); 71 % completed.

Economic Activities (15,884 m² of land).
- 15,100 m² construidos; 50 % completed.

Community Infrastructure
- 19,607 m² of land; 100 % completed.

Green and recreational areas
- 73,401 m²; 100 % completed.

Urban planning objectives
A predominantly residential area in which the tertiary and residential uses and private housing coexist with Social Housing (around 60% of those built up). As with the buildable sector of Zuloko and the area of the Special Plan of Ansio, the aim is the urbanisation and building of the whole stretch found between the consolidated town centre of the Northern Subcentre and the A-8 and the connection with Sestao. Because of its strategic location and the possibilities and goodness of the lands, this area must be considered as a priority in the development of Barakaldo.

Management
The management of the area planning has been carried out by co-operation, yielding the concession of 7.8 hectares of general urbanised systems, highlighting a stretch of the bypass and an extension of the R.M.Azkue Boulevard.
The actions cover the areas of planning that correspond to the Special Plan of ANSIO-EL RETIRO in Urban Land for the installation of the General Community Infrastructure System which is composed of the Bilbao Exhibition Centre – BEC.

**Surface**: 401,450 m² of urban land.

**Foreseen uses**

**Community Infrastructure FERIA**
(Entrance and welcoming building, exhibition halls, carparks and offices).
- 161,879 m² of occupied land for 253,015 m²c (100 % completed).

**Economic Activities**
(Shops and Catering, complementary to the use of the exhibition).
- 2,750 m² of occupied land 19,600 m²c.

**Community Infrastructure FERIA**
(Auxiliary building for services and logistics).
- 5,262 m² of occupied land for 8,400 m²c.

**Urban planning objectives**
The aim is the urban planning regeneration of a previously industrial area bordering with the residential centre and its integration into the urban network of the municipality, with the building of the new Bilbao Exhibition Centre – BEC, in a location of optimum accessibility characteristics by road or underground because of its central location in the metropolis. An important section of the Barakaldo Urban Bypass has been built corresponding to the old interfactory railway of Altos Hornos de Bizkaia.

**Management**
The management of the action plan is carried out by expropriation, which enables us to acquire land, both for the installation of the Exhibition and to complete the stretch of the Urban Bypass and the so-called Intercambiador de Cruces (Cruces Interchange) on the A-8 motorway, already running.
The actions cover two areas of planning that correspond to the Buildable Land Sector SSU 02 LA SIEBE y SSU 04 DINAMITA (Residential). In a fringe belt area with a large number of inadequate housing and isolated cattle farms, a mixed action plan of social housing and low-density typologies have been planned.

Surface
169,689 m² of buildable land.

Foreseen uses

Residential
(32,007 m² of land for 63,560 m²; 138.17 m²/ housing).

- 260 Private Housing (56.50 %).
- 200 Social Housing (VPO) (43.50 %); 100 % completed.

Community Infrastructure
- 19,607 m² of land.

Green and recreational areas
- 73,401 m²; 100 % completed.

Urban planning objectives

The aim of these action plans which are understood as complementary, of a residential nature in collective typology and low-density, is to reorganise an area that contains inadequate mountain houses and minimum urbanisation. It also represents the opportunity to seek an urban finishing touch to La Paz with the slopes of the Dinamita mountain and which will have a continuity towards the urban park through a new low-density residential operation that takes advantage of the superb characteristics offered by this area for quality residential settlement.

Management

With the aim of starting both the management and urban development of both action plans, physically connected, the Town Hall has presented a tender for the acquisition of the municipal use in these areas making the management obligatory by means of expropriation for the La Siebe and compensation in Dinamita.
The actions cover the areas of planning that correspond to the area of the Enforcement Unit in Urban Land called U.E. 21 – PLASTIFICANTES LUXANA. In the land occupied by a polluting industry and by bordering farmland, a large urban park and private and social housing has been planned.

Surface
86,961 m² of residential Urban land.

Foreseen uses
Residential
(29,654 m² of land for 63,512 m²; 73.85 m²/ housing).

- 688 Private Housing (80 %).
- 172 Social Housing (VPO) (20 %).

Economic Activities
6,150 m² built up area.

Green and recreational areas
- 56.078 m².

Urban planning objectives
The aim of this residential operation is the transformation of a heavy industry area into uses more compatible with the essentially residential area in which it is located and its integration into the immediate urban vicinity of Luxana, making the highly polluting industry disappear, which is substituted by coexisting private and social housing and a large urban park.

Management
Its management is developed by means of an agreement system and will permit the creation of a large urban park for the Luxana district in the middle of a development process.
SEFANITRO (Future action)

The action covers the area of planning that corresponds to the Residential Urban Land of the PERI 06 SEFANITRO presented in the General Plan. It involves a mixed sector, for Residential land and Infrastructure i.e. services for the new urban expansion and the current district of Lutxana. The action plan consists of the reconverting of land occupied by the chemical industry (fertilisers), built during the 1960s, into residential land.

**Surface**
246,681 m² of residential urban land.

**Foreseen uses**

**Residential**
(55,823 m² of land for 183,310 m²; 91.65 m²/housing).
- 1,300 Private Housing (65%).
- 700 Social Housing (VPO) (35%).

**Infrastructure - Economic Activities**
(46,226 m² of land).
- 92,452 m² built up areas.

**Green and recreational areas**
- 112,323 m².

**Urban planning objectives**
The aim of this residential operation is the transformation of a heavy industry area to uses more compatible with the essentially residential area in which it is located and its integration into the immediate urban vicinity of Lutxana, making the highly polluting industry disappear. Because of its proximity to the new Centreline of the Nervión and the scale of the intervention, this operation is considered of a similar importance to the Urban Galindo, and which will also permit the access to the town centre on the edge of the Nervión Estuary. A predominantly residential area is achieved in which the tertiary, residential uses and private housing coexist with Social Housing (35% of those built).

**Management**
The PERI, currently in the process of its final approval, maintains as an action system for its management the co-operation, with the definition of a single actuation estate for the whole of its area. The actuation involves the decontamination and reusing of land and the covering of the Bilbao-Santurtzi-Triano railway line, saving the barrier that separates the urban centre from the estuary. The regeneration of the Lutxana district will be achieved with this action.
The action covers the area of planning that corresponds to the Urban Lands for Economic Activities that belong to the PERI 05 LUTXANA-BURTZEÑA found in the General Plan. From these ideal lands because of their location (on the banks of the Nervión Estuary and in the centre of the Metropolitan Area of Bilbao) with the preexistence of obsolete industrial activities and in ruins, a business park is planned with nonpolluting economic activities.

**Surface**
364,876 m² of urban land for economic activities.

**Foreseen uses**
Economic Activities (130,984 m² of land for tertiary productive use).
- 142,605 m² built up areas.

**Community Infrastructure**
- 23,068 m² of land.

**Green and recreational areas**
- 59,093 m².

**Urban planning objectives**
The objective of this area is to facilitate the creation of a large area for economic activities in its tertiary productive scope because of its compatibility with the surrounding residential areas and the huge value of the surroundings, which without a doubt will contribute to the creation of employment in the municipality, with the prior disappearance of the existing obsolete industry.

**Management**
Its management is developed by means of a co-operation system, with approval land readjustment, and which will permit the creation of a large business park encouraging the narrowing of the gap between the town centre and the Estuary. It is pending the starting up of the decontamination works and urban planning.