



MADRID CITY DEVELOPMENT

A BRIEF HISTORY ON PLANNING PRACTICE
challenges, success and pitfalls

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**a glance to the planning landmarks
that shape the city from XIX
century on**

XIX CENTURY

***from quiet baroque cities to
fast growing industrial ones***

MADRID, 1785



SETTING THE CONTEXT

MADRID, SPAIN, EUROPE



NEW URBAN PARADIGMS IN EUROPE

- two tendencies:

➤ *first half of the Century*

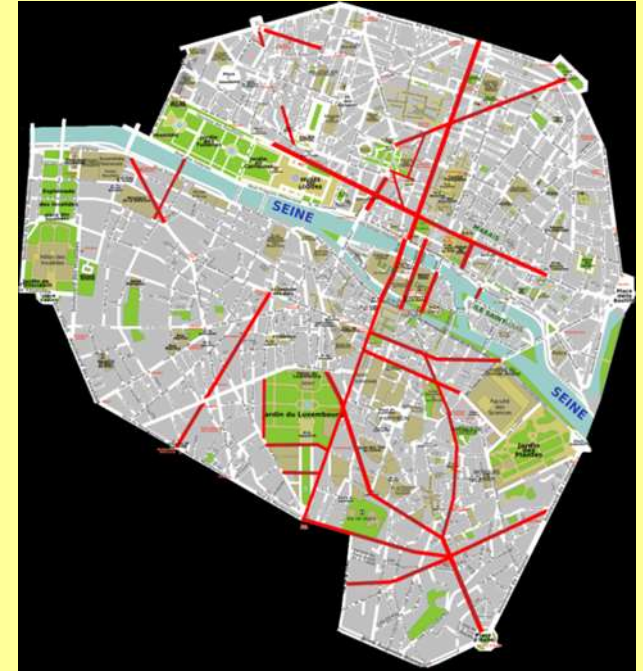
=> **the utopians:** *ideal communities* in the countryside.



R. OWEN, UK, 1817, Ch.FOURIER, France, 1829

- *second half of the century*

=> **the makers:** proposals for the *existing* cities + *urban expansion* + *new cities*.



E. HAUSSMANN, Paris, 1853
D. BURNHAM, Washington, 1901

MEANWHILE IN MADRID

➤ *first half of the century*

=> *small interventions in existing fabrics:* squares, streets, facilities, infrastructures=> *pop. 210,000*

- *planning instrument: interior reform projects.*



PLAZA DEL SOL REMODELING, 1857/62

➤ *second half of the century*

=> *two main proposals*

1. urban expansion

=> *the ensanche, 1860*

- city area: *800 ha*
- projected enlargement: *1,500 ha*
- *planning instrument*: plan (geometrical frame + ordinances)

➤ *outcomes*: a *reduced version* of the original plan => municipal indulgency towards the *private speculative goals* => *urbanization as a private activity.*



2. urban decentralisation

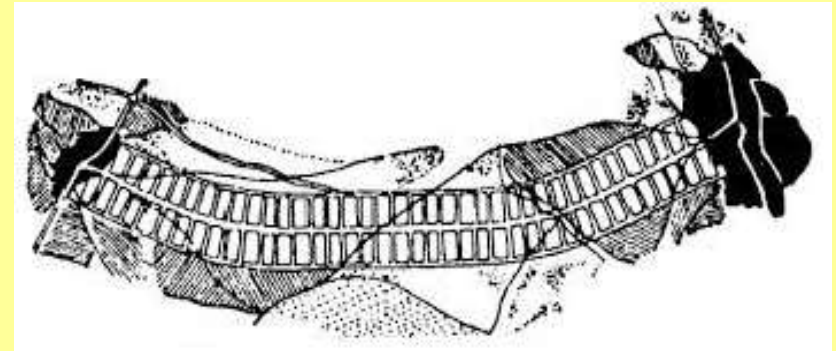
=> a new urban theory:

Arturo Soria's Linear City, 1882

=> **model elements:**

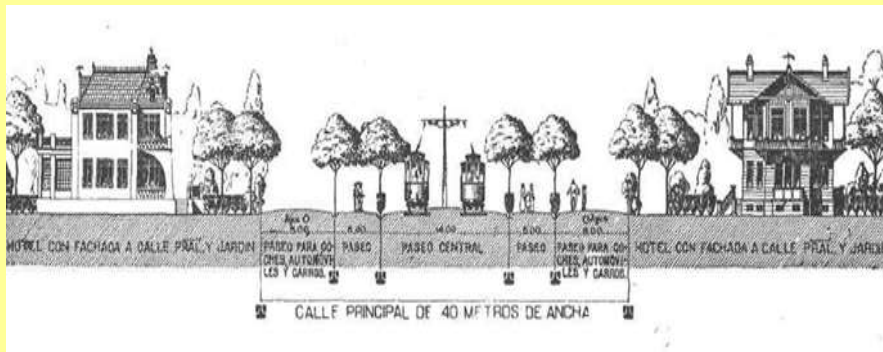
- a *unique street* of 500 m. width linking *existing settlements* along the *countryside*
- *two blocks* separated by a *central strip for railways* connecting *dispersed facilities*

=> **1894:** establishment of the *Madridenian Development Company*.

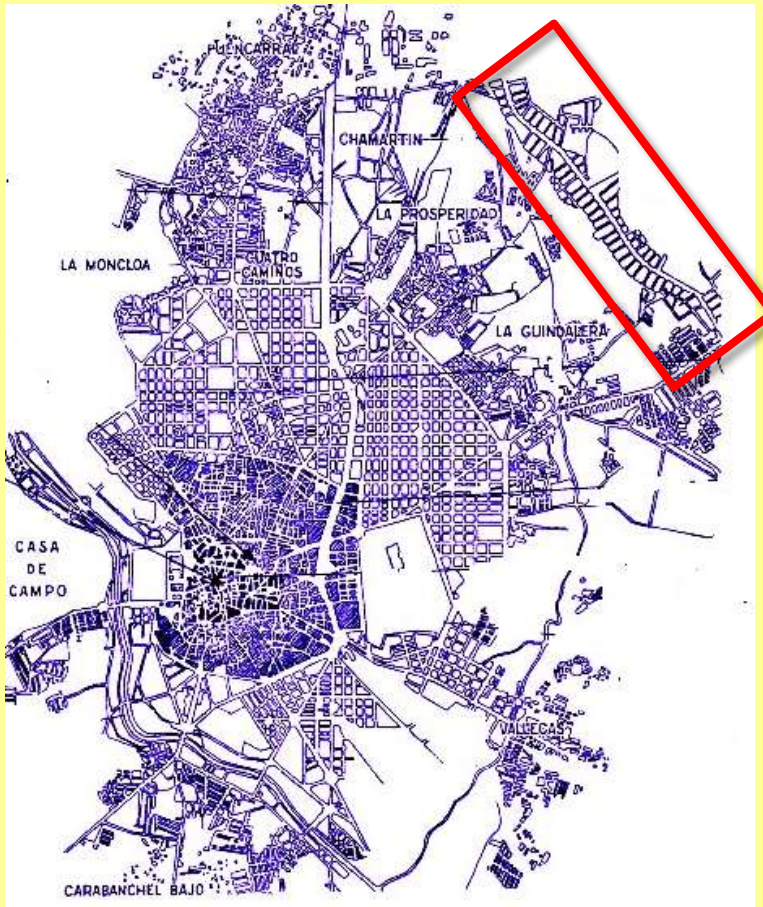


➤ **outcomes**

- a real estate development of *5 km + railroad*
- included into Madrid's administrative boundary in *1951*



The Linear City, around 1920 and nowadays



lessons to be learnt

- **first half of century:** *small interventions* to improve the urban scene and the living conditions of a still walled city (*demolished in 1886*)
- **second half:** urban growth as a problem to be tackle:
 - 1- the **ensanche:** a unique intervention for upper and middle classes, slowly developed, *lack of legal support* to stimulate private sector activity
 - 2- the **linear city:** *pioneer city model* regarding planning decentralisation, previous to Ebenezer Howard's Garden City theory (1898)
 - 3- the **other urban growth:** no rules for the surrounding rural areas, increasingly occupied by *marginal settlements*.

XX CENTURY

PLAN GENERAL DE ORDENACION DE MADRID



*from scattered interventions to
the planned city*

MADRID 1944

➤ **1900 - 1910:**

two trends:

1- continuity of the traditional planning practices:

ensanche, linear city and interior reforms => *the formal city*

2- steady spontaneous suburbanization process: informal occupation of the periphery => *the* urban problem

➤ **from 1910 on:**

new visions in planning: aligned to the *international dynamics* no matter the traditional Spanish isolation.

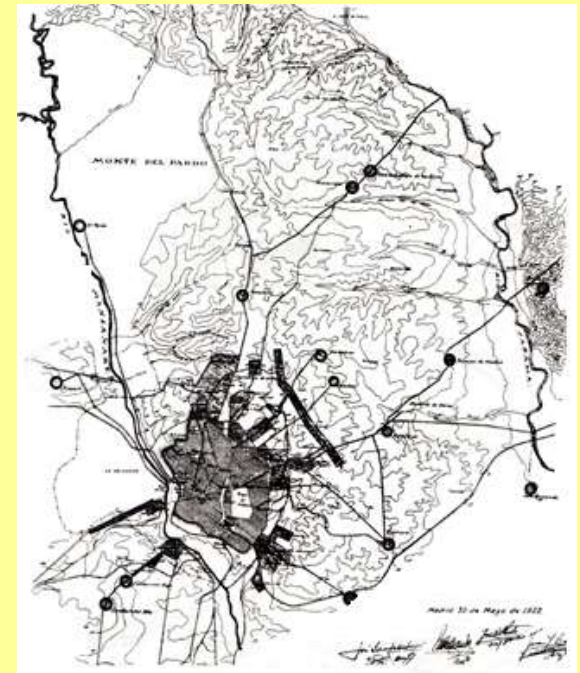
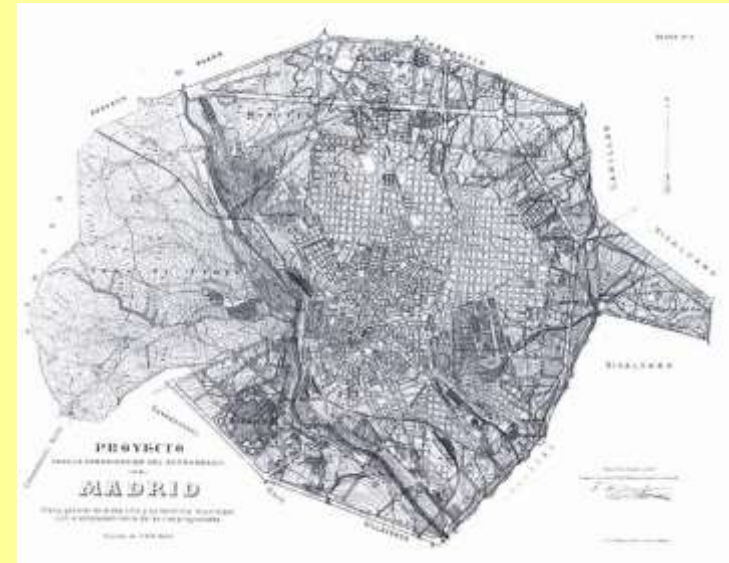
➤ *interior reforms:*

- *the biggest inner intervention: the Gran Via (1910-21): a street of 1,3 km long and 25 m width*
- operation based on the revenues provided by the *land revaluation* and the *built volume increment*.



➤ *new visions in planning*

- **1911: Project for the Outskirts Urbanization** => a bigger *ensanche*, approved, not implemented, *pop. 500,000*
- *hindrance*: the need of a new urban legislation
- **1922: General Plan for Madrid Expansion** => not approved, *pop. 800,000*
- **1926: Plan for Madrid Expansion** => new attempt, not approved
- **1926: National Congress of Architects**: focus on Urbanism=> new vision => *from the urban extension to the regional vision.*



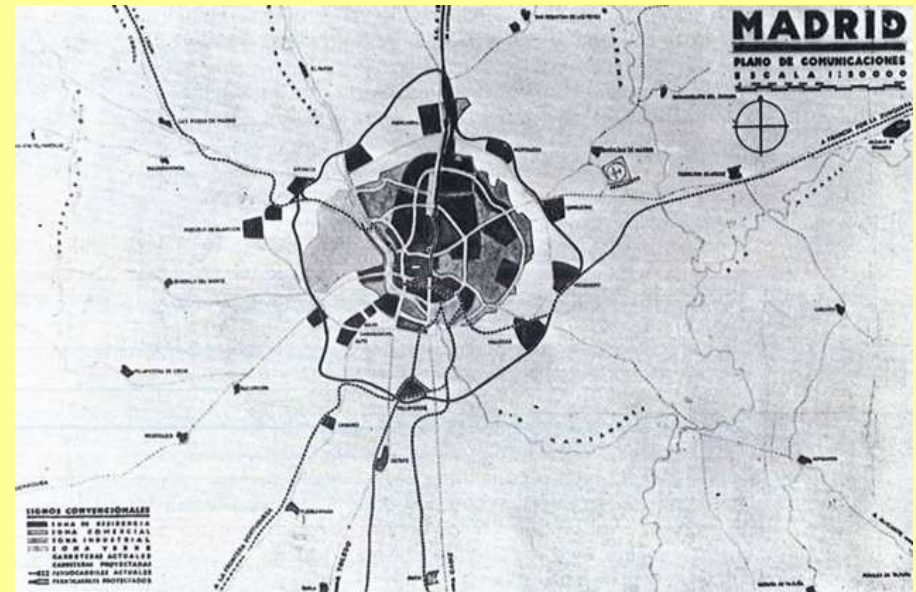
1911 AND 1922 PLAN PROPOSALS

➤ **1930- 40: the city and its region**

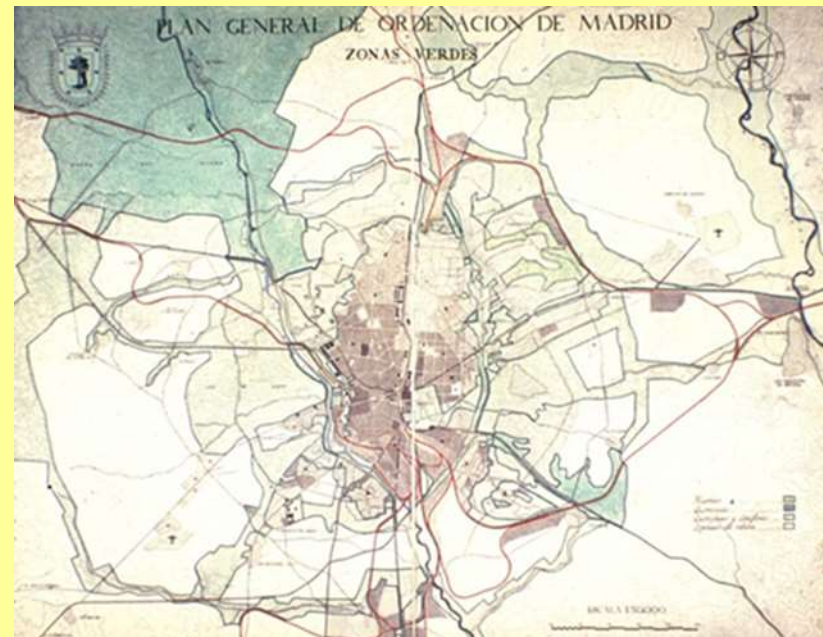
- **1929: International Contest for Madrid Expansion** => null and void

=> Zuazo - Jansen proposal:
inner city + existing surrounding settlements + green belt

- **1933: Plan for Urban Expansion**, approved, not implemented, *pop 1,5 millon*
- *hindrance*: lack of management tools.

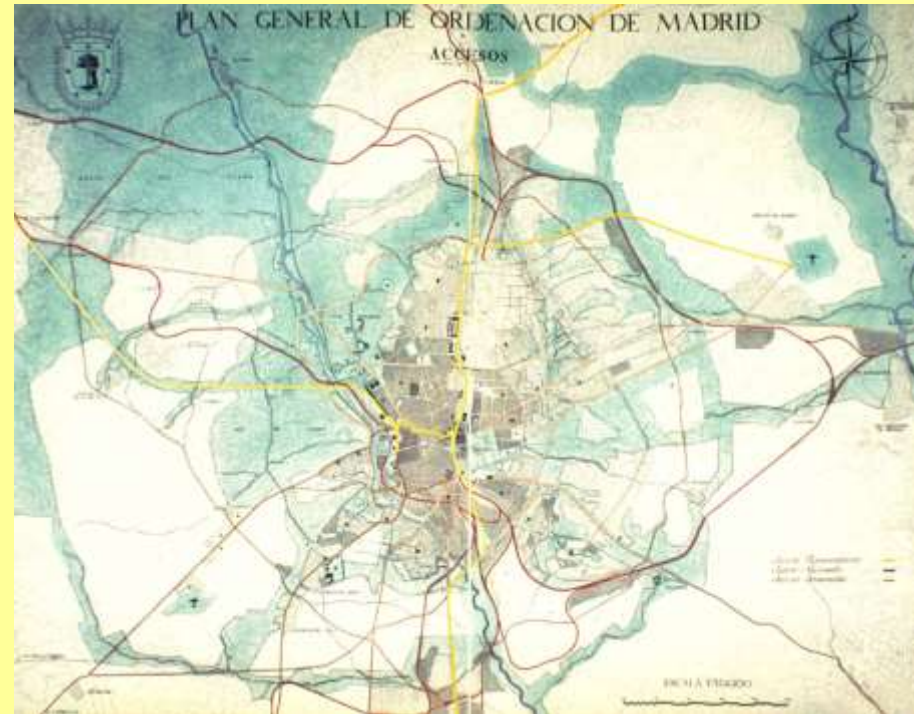


- **1936/39: the end of an era => Spanish Civil War**
- **1939: Regional Plan:** proposal for a discontinuous growth => *satellite towns*
- **after 1940:** Madrid is reinforced as *capital city* through industrialization => *migration*
- **1946: Madrid Master Plan:** a new way of understanding a master plan for a big city .



- *innovations*

- completion of the *historical centre*, surrounded by *green belt* and a *ring road* + a fringe of existing or newly built *satellite towns*
- city *cellular organization*: *neighbourhoods* and *districts* avoiding morphological uniformity
- *implementation*: two planning levels => *general plan and partial plans* for its development => ***key aspect that pushed the launching of a national planning legislation.***



➤ **1950-70: technical treatment of the urban reality**

- **1956: National Planning Law approval:** regulatory system affecting land property to avoid speculation
- **Madrid new administrative boundary:** aggregation of 13 adjacent municipalities (1949-54) => pop. 2,2 million
- **1963: Madrid Master Plan:** a new expansion + a *metropolitan strategy to favour decentralization* => not applied => lack of implementation tools to support the regional approach.

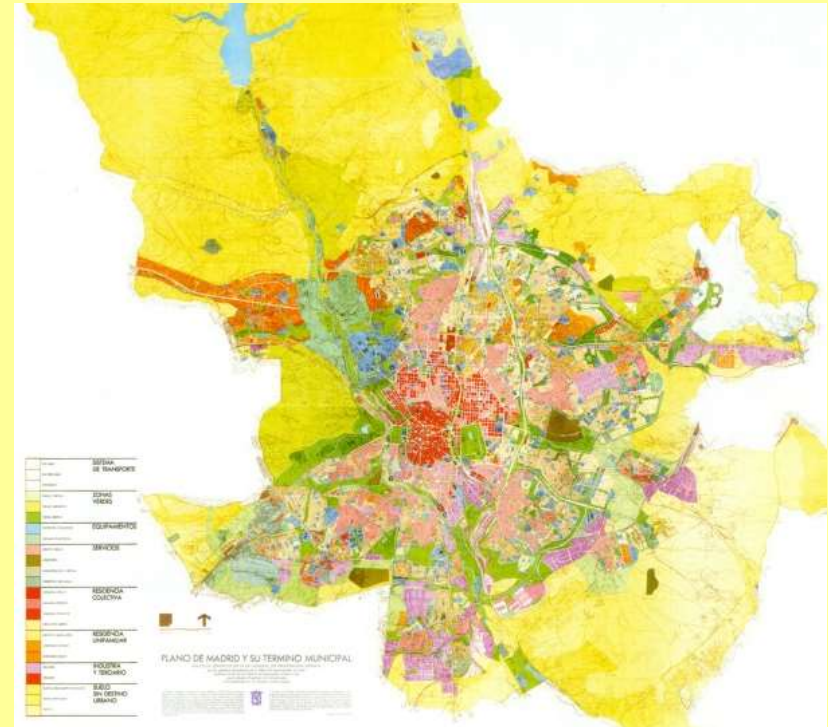


lessons to be learnt

➤ first half of the century:

- ***urban expansion control***: proposals not implemented, based on the *inherited legal/political framework* => building process as private business + infrastructures and services supply as public duty
- ***master plans***: proposals not implemented, urban structures drawn up without the needed implementation tools => permanent claim for a *new supportive planning legislation*
- ***first national planning legislation***: launched after the Civil War to coordinate planning practice => scarce application when the target is the *economic development*
- ***metropolitan approach for urban decentralization***: not implemented because the lack of political support to favour the required *inter-administrative managerial rationale*.

- *the 80's: the shrinking vision*
- *1973: oil crisis => economic crisis*
- *1977: Spanish democratic period, new Constitution (1978) administrative decentralization*
- *1985: Madrid Master Plan*
- *planning principle: urban growth stagnation => from industrial to services city => migration to nearby middle size cities, pop. 3,1 million*
- *plan objective: recovery of the existing city => rehabilitation of historical areas, recovery of inner underused spaces and infill interventions to complete the city.*

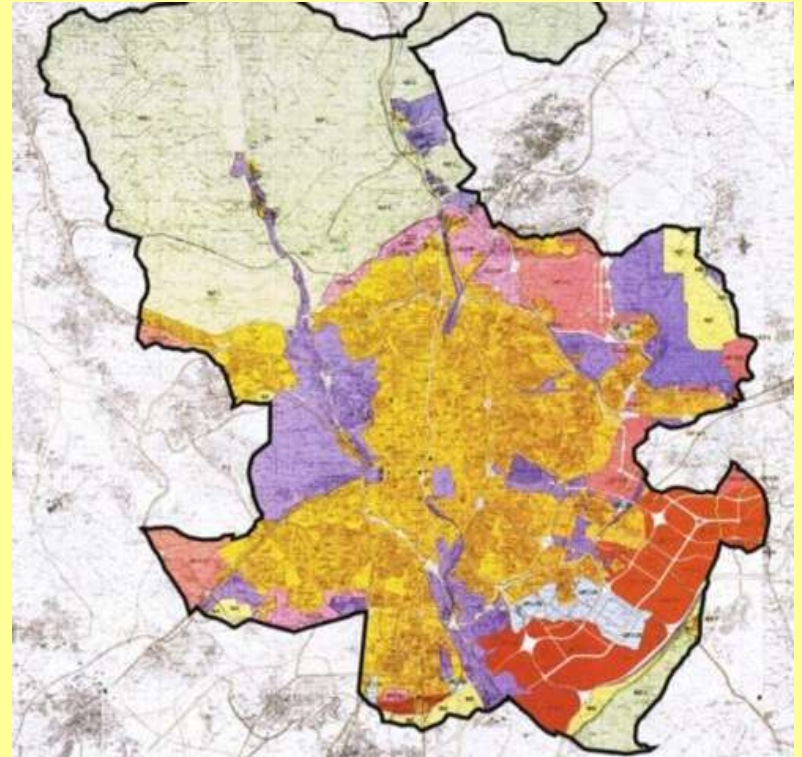


➤ **innovations:**

- *a new planning culture => punctual and fragmented actions* vs. comprehensive plan
- *participative planning to prioritise interventions => bottom up process, partially achieved*
- *global city articulation through selected operations.*



- the 90's: the *expansive vision*
- *1985: end of the economic crisis*
- *1986: Spain joined the European Union*
- **1997: Madrid Master Plan**
- *planning principle: urban expansion => consumption of the whole administrative boundary, pop 3 million*
- *plan objective: supply of large urbanized land to foster economic growth => capture of real state investments.*



➤ *outcomes:*

- *18 large development areas:* 2 for economic activities, the rest for housing
- *development coverage:* consumption of the whole municipal territory
- *housing units programmed:* about 180,000 units (52% already built)
- *urban landscape:* monotony => similar building model => blocks of similar height and layout of the plot – results in a landscape.





MADRID NORTH EXTENSION



SOME NEW NEIGHBOURHOODS IN THEIR EARLY PHASES



BUILDING TYPOLOGIES

lessons to be learnt

➤ second half of the century

- *the changes in planning vision*: from a *scarcity* period to a *rich* one + the political democratic alternation, from the left to the right wing
- *two radically different starting points*:
 - *80's: reduced growth* => it was assumed that the Spanish economy could not depend on the *real estate/ building industry* as in the past
 - *90's: continuous and unlimited growth* => urban development as the engine of the economy => modification of the National Planning legislation (1998) to make *available the use of rural lands for any kind of urban intervention*, except the protected ones.

XXI CENTURY



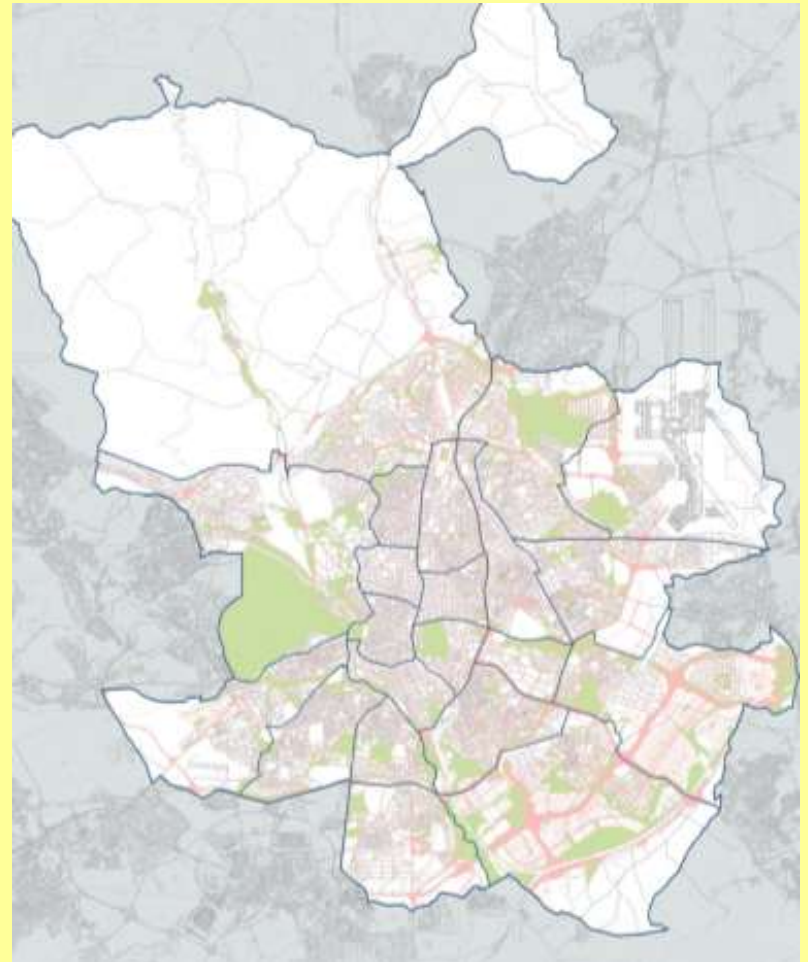
the future yet to come: the inherited city and the uncertainty

➤ **2007: global recession - Spanish economic crisis = the scarcity vision**

- **2014 Master Plan**

- **planning principles:** taking advantages of the existing city => from the central dynamic area to the periphery, pop. 3,2 million

- **planning objectives:** sustainability + recovery, rehabilitation and revitalization of the existing urban fabrics



- plan too new for any comment, except pointing out the difficulties derived from the treatment of the *already programmed inherited lands* not built yet and, in fact, not needed.

THANK YOU