MADRID CITY DEVELOPMENT
A BRIEF HISTORY ON PLANNING PRACTICE
challenges, success and pitfalls

Teresa Franchini
San Pablo CEU University
Spain
a glance to the planning landmarks that shape the city from XIX century on
from quiet baroque cities to fast growing industrial ones
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.*
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 indulgence towards the private speculative goals
=> urbanization as a private activity.

JOSE MARIA DE CASTRO PROJECT, 1860; MADRID, 1910
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 Madrilenian 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*. 
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.
- **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.
- **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 million*

- **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 o 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.
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