

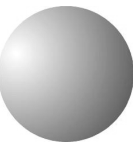
URBAN PLANNING LAW,  
SOCIAL COHESION  
AND  
SUSTAINABLE  
DEVELOPMENT

PART I: A EUROPEAN PERSPECTIVE

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- ***One day, on the model of the United States of America, a United States of Europe will come into being.***

**George Washington writing to Marquis de La Fayette**

- ***Europe cannot confine itself to the cultivation of its own garden.***

**Juan Carlos, King of Spain**

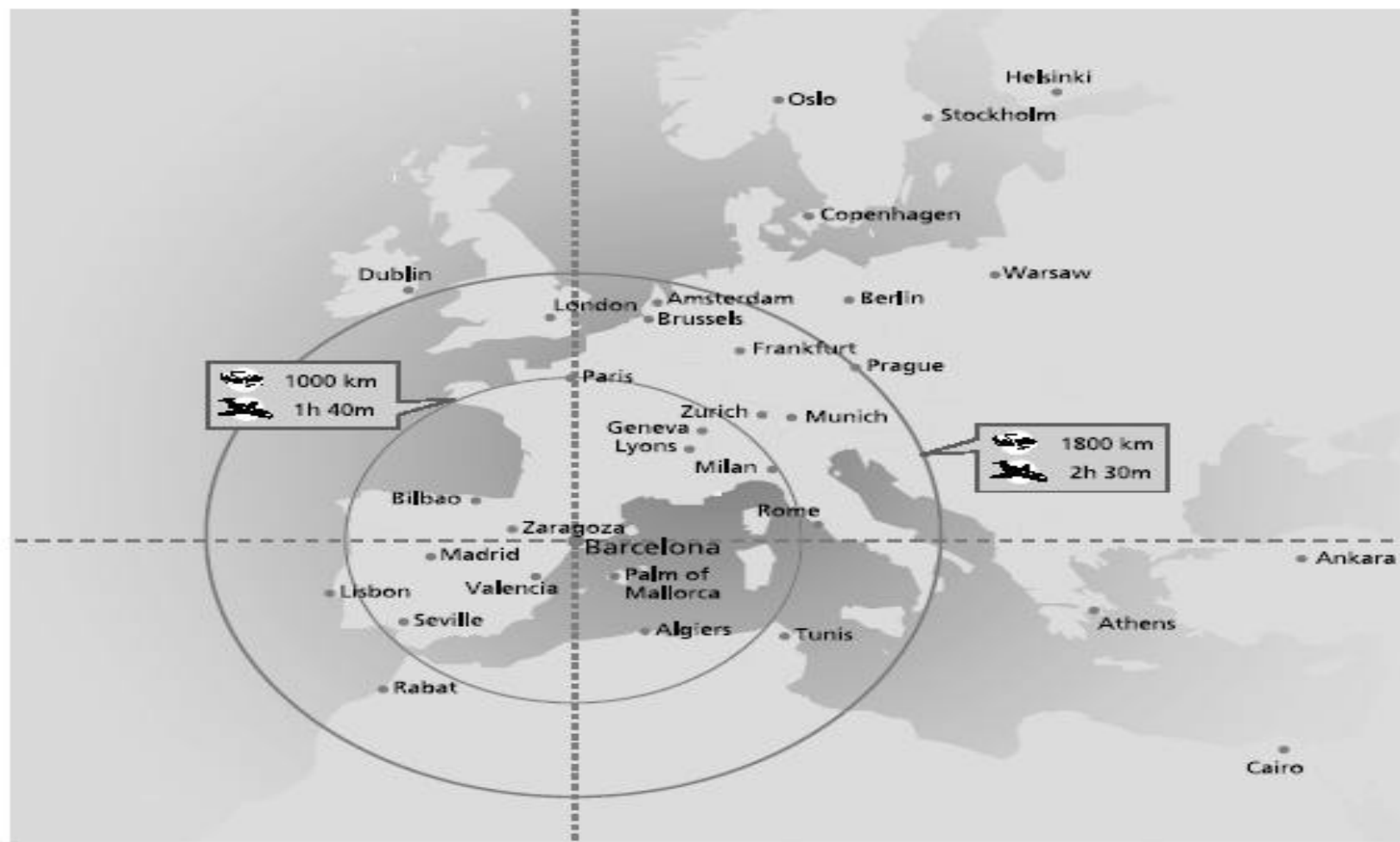




- EU TERRITORY:  
4,324,782 sq km (less than half the size of the USA)
- EU POPULATION:  
490,426,060 (July 2007 est.)
- EU DENSITY: 112 inhabitants/Km<sup>2</sup>  
(compared to a density of 31 in the US)



Spain has a  
population  
of  
45,200,737  
with an area of  
506,030 km<sup>2</sup>  
and a  
density of  
89  
inhabitants/  
km<sup>2</sup>



#### Population and surface area

	Population January 2006 (inhabitants)	Population weight of Barcelona (%)	Surface area (km <sup>2</sup> )	Population density (inhabitants/km <sup>2</sup> )
Barcelona	1,605,602	100.0%	101	15,897
Metropolitan region	4,841,365	33.2%	3,236	1,496
Catalonia	7,134,697	22.5%	31,895	224
Spain	44,708,964	3.6%	505,988	88

Source: Barcelona City Council and INE







### European Cities with the best quality of life. 2006

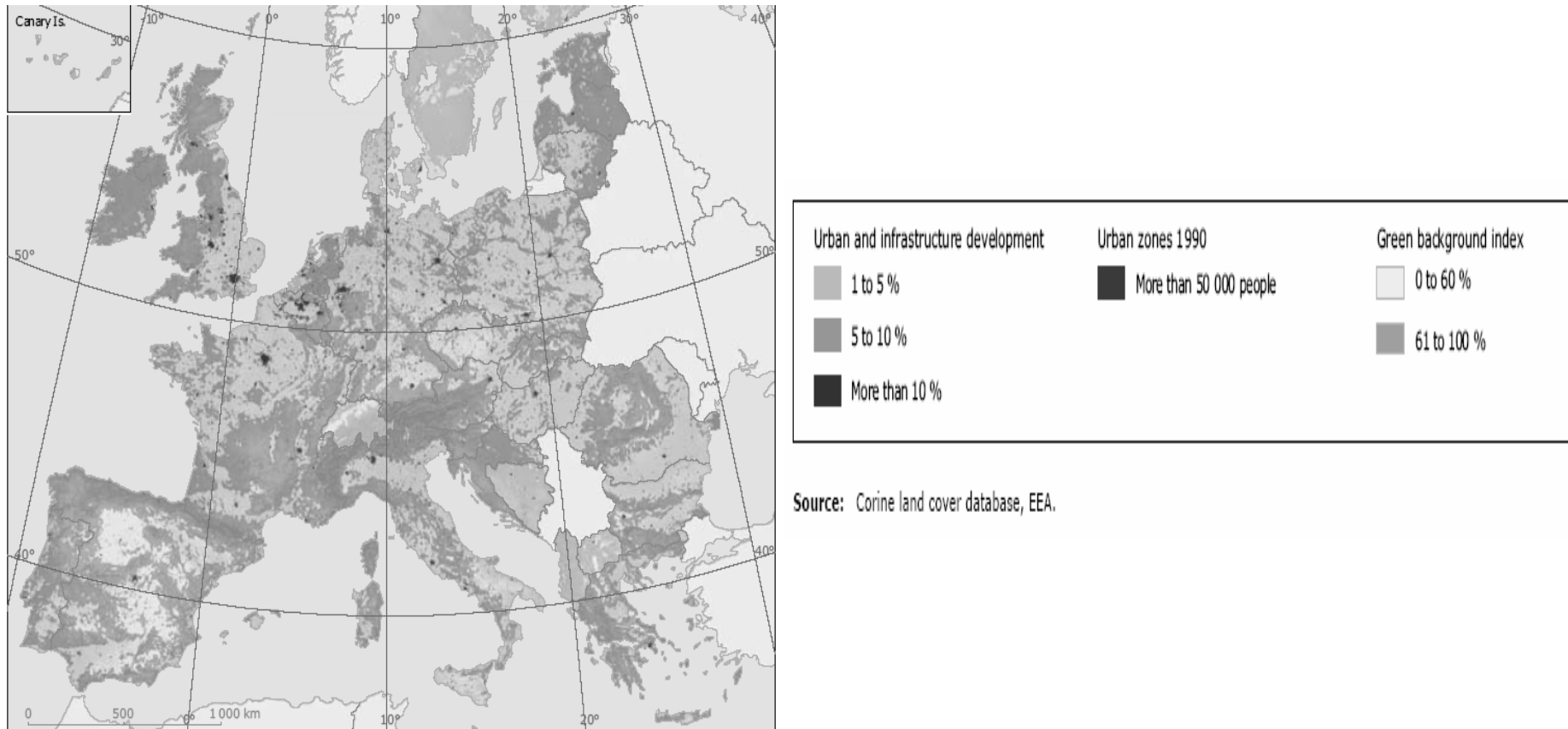
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Barcelona	1
Zurich	2
Madrid	3
Paris	4
Stockholm	5
Munich	6
London	7
Rome	8
Geneva	9
Lisbon	10

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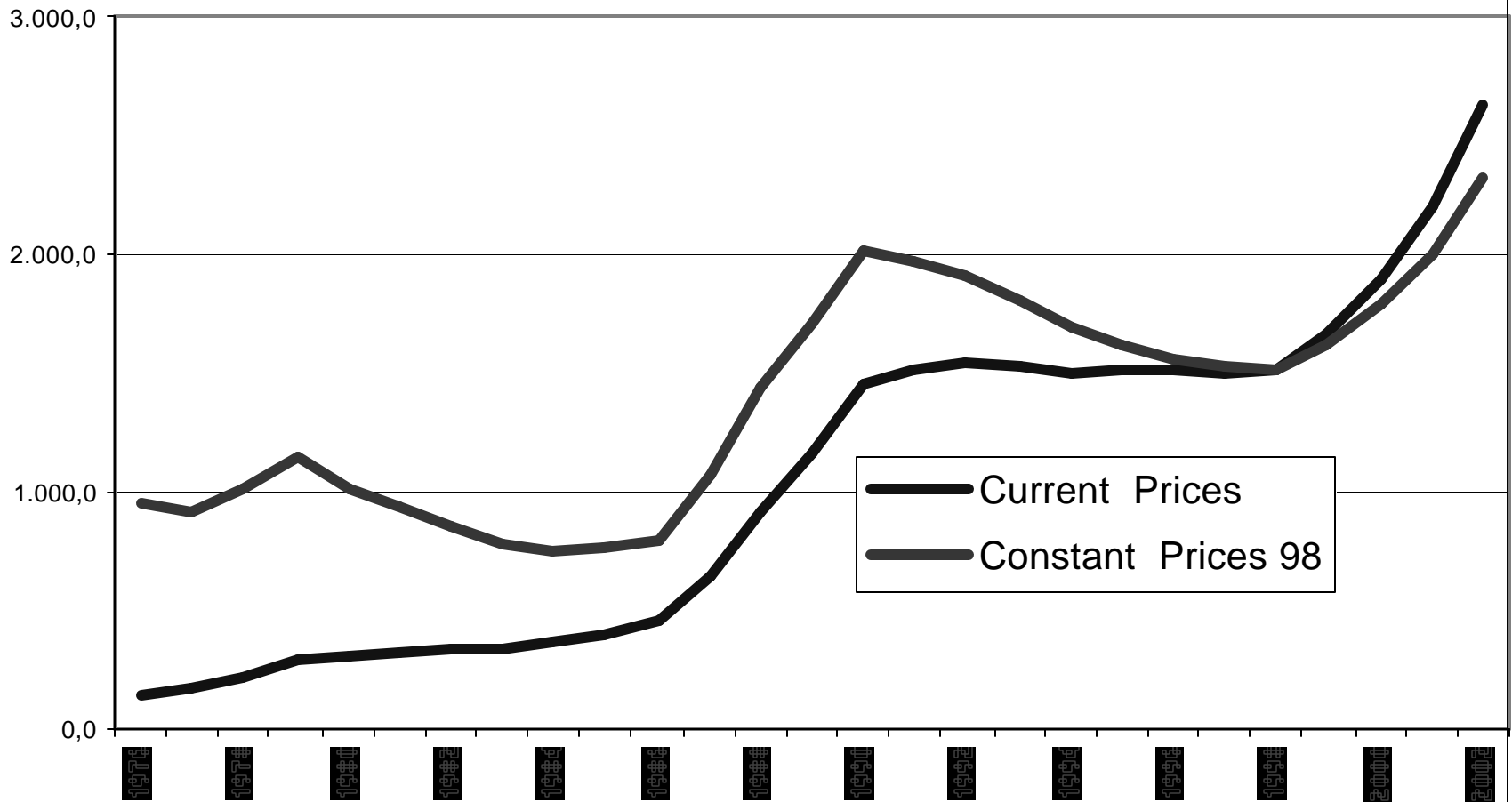
Source: Cushman & Wakefield Healey & Baker, 2006

# Figure 1 Sprawl of urban and other artificial land development, 1990-2000



# Housing Prices. Madrid. 1976-2002

(per square metre). Constant and current prices

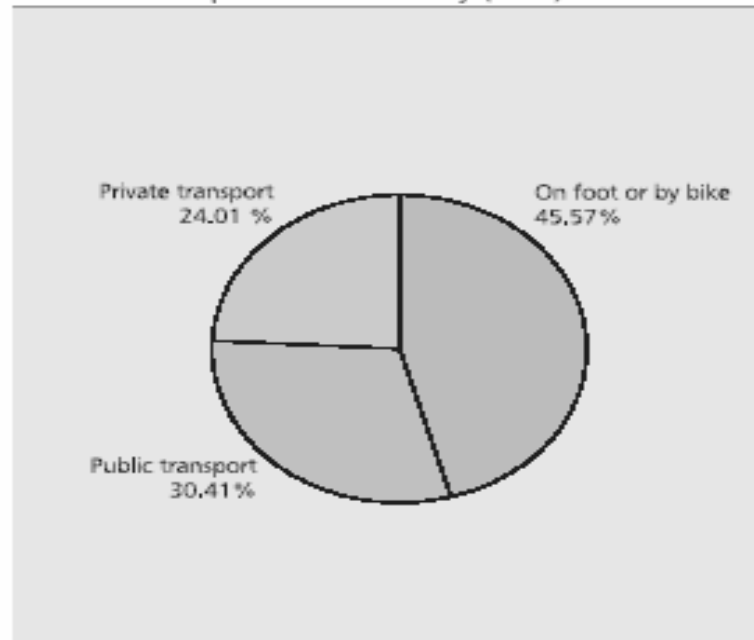


- **Spain's Building Technical Code (Royal Decree 314/2006 of 17 March 2006)**
- **Each building will reduce energy consumption by between 30% and 40%.**
- **Moreover, the CO<sub>2</sub> emissions associated with energy production and consumption will be reduced by 40% to 55%.**
- **It has also been estimated that for each household (4 people, 100 m<sup>2</sup>) one or two m<sup>2</sup> of photovoltaic panels will be needed, which will involve an additional cost of 600 to 2,000 euros (approximately 1% of the total cost of the house).**
- **This initial cost will be paid off in 5-10 years. After that period, each family could save up to 80 euros per year.**

## Barcelona Solar Thermal Ordinance

- **According to the Barcelona Energy Agency, between the time when the Ordinance came into force, in 2001, and January 2006, 460 building projects were processed, with a total of 32,000 M2 in the city as a result of the ordinance, producing estimated energy savings of 25,600 MWh/year, that avoids the emission of about 4,500 equivalent tons of CO<sub>2</sub>. The percentage of new buildings affected by the ordinance was 30%**

Means of transport within the city (2006)



Source: Metropolitan Transport Authority and Barcelona City Council

## Green areas in Barcelona

Urban parks (green areas for public use)	5,498,000 m <sup>2</sup>
Urban green areas (green areas incorporated to the urban fabric)	10,423,000 m <sup>2</sup>
Urban green spaces per capita	6.5 m <sup>2</sup> /inhabitant

Source: Barcelona City Council, 2005







- <http://www.barcelona2004.org/eng/quees/donde/>

- U R B A C T - integrated urban development transnational exchange, social inclusion in Europe -: Home



- 22@ Barcelona - El districte de la innovació

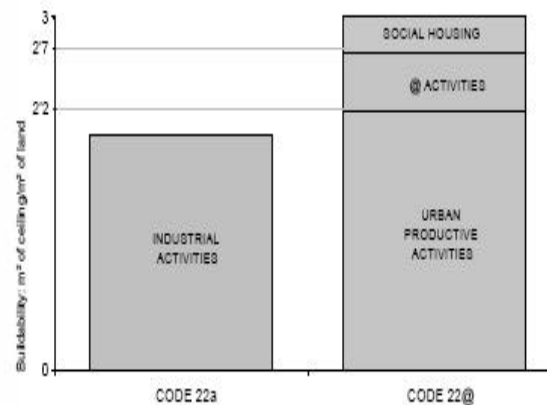


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## URBAN PLANNING. DENSITY.



### INCREASE DENSITY:



### BALANCE PUBLIC AND PRIVATE BENEFITS

#### PRIVATE BENEFITS

- More productive uses:  
22a → 22@
- Higher density:  
2 → 2.2 / 2.7
- Leading edge infrastructures

#### PUBLIC BENEFITS

- Free cession of land:
  - 10% for 7@ facilities
  - 10% for social housing
  - 10% for green areas
  - Eventual opening of streets
- Financing a part of the Special Infrastructure Plan

- <http://www.22barcelona.com/content/blogcategory/50/281/language/en/>

THANK YOU FOR YOUR ATTENTION