

El Cabanyal

Valencia, Spain

Description: 3 kilometers from the historic city center; one of the most remarkable urban complexes in the city of Valencia; part of Historic Protected Area; process of renewal and integral urban regeneration, will contribute to recovery

Vision: overcoming the obligation to protect the heritage; maintain the life of its own; taking advantage of the responses that can be institutionalized (to link protection of heritage); neighborhood as a space of opportunity; dysfunctions lead to imminent actions (new paradigms of action based on sustainable urban development)

Unique specificity: small, but diverse subdivision, grouped into narrow and elongated blocks, heritage value, quality of urban fabric, variegated social life, proximity to the sea, Port and University are unique in Europe; unique architectural heritage; powerful brand; privileged location

Challenges abandonment; damage caused by the municipal plan to split the center in two and demolish 25% of the buildings; real estate mobbing causing physical and social damage; challenges: physical regeneration, facilitation of rehabilitation, re-equipment, re-development of urban spaces, reconnection with beach and city, improvement of sustainable mobility, etc.

Solutions: the implementation of an Integrated Urban Regeneration process revitalizing the urban area; actions of rehabilitation, remodeling, renovation or improvement

Lessons learned: application of a methodology of integral intervention (promotion of inter-institutional

coordination: task forces, common funds, observatories); ad-hoc intervention on delimited urban areas; creation of legal frameworks (national / regional level); increasing levels of local autonomy; fight against social exclusion

Efforts: Integral Urban Regeneration: redevelopment of streets (tree planting, priority to pedestrians etc.), rehabilitation of private buildings launched; signing of a new "Bilateral Commission Agreement" between City Council of Valencia, the Ministry of Development and the Generalitat Valenciana (prioritizing buildings energy improvement)

Target group: inhabitants and the life that is born from relationships between them.

Financing: State Housing Plan: 2013-2016 in total 12,8 mio Euro; investment plan in total 15,2 mio Euro; EDUSI in total 30 mio Euro; Plan Confianza 2 in total 7,4 mio Euro; State Housing Plan: 2018-2021 in total 8,3 Mio Euro

Success: public investments launched; rehabilitation projects in private homes with economic aid; risen expectations from new neighbors to proceed rehabilitation of buildings; energy improvement of buildings; investment groups buying properties in the area expecting environmental improved conditions; etc.

Future perspective / Recommendations: neighborhood for living; a diverse district in buildings and people; an inclusive and safe district; a balanced and healthy neighborhood with sustainable dynamics that continues being different and remaking itself; the marine front of the city



Ecological value of land:

Use stage energy cost for public buildings:

Share of renewable energy on total final thermal energy consumption:

Total GHG Emissions from energy used:

Consumption of water for residential population:

Ambient (outdoor) air quality with respect to particulates:

Quality of pedestrian and bicycle network:

Community involvement in urban planning activities:

0%
4,42 €/m²/year
0,13 %
17,71 kg CO₂ eq./m²/year
43,56 m³/occupant/year
1 days/year
151 m/100 inhabitants (future value)
62 m/100 inhabitants (current value)
Level 3

State:
Region:
City:
Size:
Inhabitants:
Project by population:
Sort of project:

Spain
València
València
160.000 m²
3.500 inhabitants
Area in cities under 10.000 inhabitants
Area under a planned or project phase retrofitting

