2 AVOIDING URBAN SPRAWL AND REVITALIZING THE EXISTING CITY

SPECIFIC GOALS

2.1. DEFINE AN URBAN MODEL THAT ENCOURAGES COMPACTNESS, URBAN BALANCE AND THE PROVISIONS OF BASIC SERVICES.

2.2. ENSURE FUNCTIONAL COMPLEXITY AND DIVERSITY OF USE.

2.3. ENSURE THE QUALITY AND UNIVERSAL ACCESSIBILITY OF PUBLIC SPACES.

2.4. IMPROVE THE URBAN ENVIRONMENT AND REDUCE.

2.5. BOOST URBAN REGENERATION.

2.6. IMPROVE THE QUALITY AND SUSTAINABILITY OF BUILDINGS.

The analysis carried out on multiple urban systems and the collection of measures that have succeeded in minimising their most negative impacts allows us to design an urban model that, as was already pointed out, has among its main characteristics the compactness of its morphology, the complexity (combination of uses and biodiversity) of its organisation, the metabolic efficiency of its operation and social cohesion in the search for fairness and equality. It is also a model that is applicable to any type of population, regardless of its scale and size. And this proposal does not deny the reality of metropolitan areas and large cities, with all their advantages and disadvantages. In fact, the strategic goals and lines of action must allow us to address the main social, economic and environmental challenges that hamper sustainability, and that are found more frequently in large cities. The search for proximity in relation to activities that have urban repercussions, is and must be a goal in itself for all types of planning, whether for functional areas or metropolitan areas, large, medium or small cities.

Urban morphology is the backbone of formal solutions that range from building density to the distribution of space uses, the percentage of green or road space, etc. It also determines the proximity between urban uses and functions, and is highly conditioned by the mobility model and the land management model from which it is derived.

Land planning or management must aim for **compact, multi-purpose urban structures** that prioritise **recycling processes** for the existing urban fabric, the recovery of disused soils located within urban areas and the **redensification of scattered development land.** It will also be possible to have an effect on compactness by:

- Reducing distances between uses, public spaces, facilities and other activities, to develop patterns of proximity that allow for more trips on foot.

- Turning public space into a key structural element such that it can be used as a true space for citizens to live together and guaranteeing its quality over quantity, and

- Reconverting part of the urban space destined for mobility to increasing citizens uses and rights. This is what makes it possible to turn streets into places for everyone to enjoy.

As for **complexity,** it concerns urban organisation, diversity, the degree of diversity of uses and functions in the same environment, dynamism and capacity. And through all this, we can influence the present and control the future. Planning with mixed uses seeks to boost spaces with small-scale economic activity - offices, small businesses, commercial premises of various formats - and make them compatible with residential uses and the nearby presence of social services such as education, health, leisure and sport. It also seeks to transform the industrial fabric into spaces of mixed activity that are compatible with urban life, especially those closest to urban areas. It also aims to avoid relocations to places that are increasingly remote, with monofunctional activities, such as large shopping

and leisure centres, etc., which have a large environmental impact by being fundamentally linked to trips by car.

But **infrastructures and urban patterns** also condition how land is used, the choice of transport, housing and social habits. Once implemented in the territory, they are very difficult to modify and they limit the potential for change in cities that are already consolidated, or the implementation of policies that seek efficiency in the allocation of resources.

Finally, **urban regeneration** is also a key to this strategic goal. It involves locating areas that allow the application of comprehensive physical, spacial, social, economic and environmental intervention policies. This is what is known within the European Union as integrated urban regeneration. In addition, the establishment and maintenance over time of adequate living conditions, both in buildings and in dwellings, require the use of various resources and a wide range of both public and private actions. Attaining the SDGs and addressing the many emerging needs of society inevitably requires a very significant transformation of the entire building stock. Our buildings and public spaces were designed for situations, needs and ways of life that are increasingly removed from the present, and even more from the future that we must build. Action is being demanded now on issues like:

▎ Climate change with zero-consumption buildings and public spaces adapted to new climate conditions.

▎ The incorporation of new technologies and digitisation.

▎ The accelerated transformation of how we live and work.

▎ New approaches to health, especially collective health, and new requirements and perceptions involving safety issues.

▎ A necessary transition in mobility models and

▎ Redefining uses and priorities in physical public spaces versus virtual public spaces.

All of these involve an extensive and massive transformation of the existing building stock through urban rehabilitation, regeneration and renewal operations that require an inevitable quantitative leap forward that turns this task into a goal in and of itself. This is not a partial renovation, but a transformation towards the overall improvement of buildings.

Also, in the **specific area of buildings,** it is a priority that they be properly related to the territory by recognising, reinterpreting and taking advantage of geographical, geological and bioclimatic charac-

teristics, as a source of the resources they need: water, energy and materials. Only in this way will we be able to exert the minimum possible pressure on the available resources, allowing us to achieve maximum habitability by improving the efficiency of the existing building stock, including energy efficiency and promoting rehabilitation and re-use. The main asset for a sustainable building is the existing construction, understood through a comprehensive vision of the built-up environment, due to the saving of resources involved in its use and to its renewal versus its replacement with a new building, as well as to how traditional construction implies integration into more sustainable land-use strategies. And another key challenge is to improve the energy efficiency of the existing building stock by allowing, in residential buildings, this efficiency to translate into a better quality of life and to significant savings in household energy bills. This "sustainable building" must also guarantee habitability, or, put another way, access to decent and suitable accommodations for all.

But it is not just the urban pattern that shines a light on the urban or city setting defined by this strategic goal. **It is also the life within them.** And this perspective is closely related to the territorial context mentioned in Strategic Goal 1, since one of its aspects entails analysing how the city and its environment are related and how nature enters the city. Biodiversity, understood as the wealth of life forms in a territory, relies on maintaining suitable habitats and production processes that yield complexity, and on a moderate disturbance regime, one that is not so intense that it impedes the regenerative processes of ecosystems, while at the same time creating some selective pressure. In essence, it is a matter of re-greening cities and increasing their water retention capacity, but not by spreading cities over increasingly larger areas. While this would certainly improve the green surface area per inhabitant statistic, it would also entail additional land use and increased mobility needs and energy consumption. Which is why the priority is to do so by recovering green

space within compact cities, which will result in spaces that make our urban resources and infrastructures, and especially transport routes, more permeable to plants and animals.

The city is also **culture, history, tradition, landscape and way of life.** In fact, it is the most complex cultural product developed by society in one collective construction, which, in the cases of historical centres, also involves centuries of existence and therefore an extra symbolic burden. The progress and evolution of a society is not only the result of material or institutional well-being, but also of the possibilities it offers its individuals for the equitable development of creative capacities and the enjoyment of symbolic worlds, or for human diversity to flow from its different cultural manifestations. Therefore, its conservation, maintenance and value cannot be excluded from the content of this Urban Agenda. It is an opportunity and also a challenge in the face of growing threats such as gentrification, mass and unplanned tourism, etc.

The specific goals that allow us to influence the achievement of this model for urban form and city life are as follows:

SPECIFIC GOAL

2.1. DEFINE AN URBAN MODEL THAT ENCOURAGES COMPACTNESS, URBAN BALANCE AND THE PROVISION OF BASIC SERVICES.

LINES OF ACTION

- ✔ Adopt measures through territorial and urban planning that ensure a **balanced result,** favouring the processes of land occupation and transformation, where applicable, with an **adequate urban density.**
- ✔ Evaluate the **cost of uncontrolled urban expansion,** including all its negative consequences and externalities.
- ✔ Increase the compactness of excessively lax urban fabrics, typical of low-density urban areas, by fostering, depending on the cases, increases in building potential, density or readjustments of bloated resources.
- ✔ Design a suitable system of **local resources and facilities** that is balanced quantitatively and qualitatively, and that takes into account proximity criteria for their location, with special attention to green spaces and open leisure spaces. Study the feasibility of combining different non-residential uses in a single facility at different times, favouring multifunctionality.
- ✔ Implement measures that allow for the **daily needs** of the population to be met independently at the neighbourhood level to the greatest extent possible by adapting the services and facilities offered.
- ✔ Do not generalise facilities and their absolute identity in all neighbourhoods. The facilities that

are truly needed in each have to be adjusted so as to avoid unsustainable economic and environmental costs.

✔ Ensure the provision of **public services that promote family reconciliation while contributing to equal treatment and effective equality for women and men,** such as nursing homes, day centres, nurseries, or municipal camps. All of this within the framework of the respective competencies.

✔ **Reurbanise abandoned industrial areas and rebuild and reuse vacant and underutilised land and buildings,** including using maps to identify underutilised properties.

✔ Increase the use of public space to generate renewable energies, establishing recommendations, or even requirements, depending on the area, to achieve this objective (example: covering spaces for car parks on urban land with photovoltaic panels).

✔ Evaluate, measure and manage **illegally occupied** land and buildings.

✔ Put in place **inter-administrative coordination and collaboration mechanisms** to improve the provision of basic services in small population centres, especially in those that, in accordance with land planning, conform to a recognised territorial balance model (consortiums, commonwealths, etc.)

SPECIFIC GOAL
2.2. ENSURE FUNCTIONAL COMPLEXITY AND DIVERSITY OF USE.

LINES OF ACTION

✔ Ensure, through urban planning, that **land is occupied and used efficiently** by combining compatible uses, mainly at the neighbourhood level.

✔ Connect urban fabric through continuous **corridors** of activity and strive for a typological, functional and social mix in the consolidated city.

✔ Incentivise activities that promote **diversity of uses** and set aside **sufficient space** for economic and production activities.

✔ Prevent gentrification and concentration of services in certain areas of the city **by balancing residential and service uses.**

✔ Encourage the **mixed use of buildings,** by adapting urban plans so they can respond to real changing demands. It is necessary to consider that decisions involving land and urban planning change environments, affect the places where people live and work, how they travel, how they spend their leisure time. These factors determine people's health, so it is necessary to analyse and monitor them, to consider equality in planning processes. Also required are community participation and the development of instruments that facilitate their visibility from the earliest planning stages.

SPECIFIC GOAL

2.3. ENSURE THE QUALITY AND UNIVERSAL ACCESSIBILITY OF PUBLIC SPACES.

LINES OF ACTION

- Promote public spaces as the **backbone** of the city, with settings conducive to ensuring a healthy life for all sectors of the population.
- Promote the **diversity, quality and versatility** of public spaces, provide them with adequate and versatile facilities, and improve their aesthetics, conservation and beauty. Look after the **urban landscape.**
- Promote **culture, exchange, coexistence and urban leisure** by converting **streets into "squares",** so as to turn public spaces into a distinguishing trait.
- Promote intervention measures in public spaces and buildings that **reduce and/or eliminate negative impacts on citizens' health.**
- **Activate gathering spaces** as a formula for improving the **mental health** of citizens and **break bubbles of solitude and isolation,** promoting the diversity of uses, cultural exchange and a sense of belonging to the place.
- Consider the inclusion of **pets** in urban life, recognising their contribution to the physical and mental health of many people.
- Do away with **architectural barriers,** pursuing greater autonomy for people with disabilities or with reduced mobility, improving **universal accessibility** to public spaces and facilities, housing and basic services.
- Ensure the **greatest possible comfort** of public spaces by controlling noise, air and light pollution and thermal conditions, making them appealing and healthy.

- **Free up public space** occupied by private cars to turn it into a public space for multiple uses, favouring pedestrian uses and local commerce.
- Create **safe public spaces,** which is largely achieved through their constant occupation. Hence, guaranteeing an adequate density of the urban fabric and activities that help to achieve busy environments is a good tool for this.
- Promote "geoprevention", that is, **prevent crime through environmental design** by ensuring an adequate relationship between the urban environment and public safety. The different vulnerabilities arising from socio-cultural, economic or political situations can be minimised with tools yet to be developed, such as natural access control, natural surveillance, reinforcement of territory, maintenance of public spaces and community involvement.
- Guarantee not only security, but also **safety,** through preventive measures such as designing streets with suitable slopes, identifying inaccessible areas, evaluating road prioritisation, paying attention to pedestrian crossings and vehicle intersections, carefully selecting urban surface finishes, etc.

SPECIFIC GOAL
2.4. IMPROVE THE URBAN ENVIRONMENT AND REDUCE POLLUTION.

LINES OF ACTION

- Guarantee a **healthy and safe** habitat that allows for full cultural, social and economic development.
- Promote the creation or improvement of **green areas and infrastructures,** at both the neighbourhood and city level, in order to promote the city's connection to nature and encourage the physical continuity of the environment.
- Define a minimum area for green spaces so as to allow a higher percentage of the citizens to have **access to a green area nearby** that is adequately sized according to existing needs, with a special focus on the landscape and its value as a quality tool for the urban environment.
- Foster actions to reduce **noise, light and visual pollution** and minimise their impact on health and quality of life.
- Put in place measures to **convert degraded urban soils** into green areas and parks to help improve the urban environment and reduce pollution by using Ecological Restoration techniques.
- **Clean up disused industrial land and restore its environmental characteristics** prior to its **new use** as urban land.
- Establish, in the land and urban planning instruments, **sufficient distances** between dwellings and all types of atmospheric polluting activities, such as industrial parks, motorways and highways.

SPECIFIC GOAL

2.5. BOOST URBAN REGENERATION.

LINES OF ACTION

- Ensure **integrated urban regeneration** such that physical and urban operations are linked to **social, educational and labour programmes,** giving priority to neighbourhoods with the greatest urban vulnerability.

- Promote and encourage **building renovation and urban regeneration** to achieve a proper balance between this activity and that of generating a new city. Specifically, favour proposals for urban regeneration that promote **cooperativism.**

- Promote **large-scale urban regeneration and renewal** and relate this to efforts to combat climate change and to the existence of an affordable and accessible housing stock through renovation.

- Identify **possible increases in building value** that can derive from comprehensive renovations, both public and private. These include an increase in building potential, an increase in the number of dwellings, changes in use and densification of low density peri-urban areas, as well as defining tools that can condition these techniques to the creation of a quality, accessible and affordable housing stock.

- Define reliable and agreed methods to assess large-scale urban regeneration and renewal actions that can be used to **improve the processes for realising these interventions.**

- Put in place mechanisms to identify **synergies** between different types of interventions in the consolidated city that rely on a **comprehensive and long-term approach.**

- Have **government agencies** finance urban renovation, regeneration and renewal activities, including by encouraging the collaboration of the private sector.

- **Adopt measures that prevent** urban renewal from entailing the collateral effects of **gentrification,** that involve inadequate changes in urban morphology and loss of the resident population.

- Leverage **cultural heritage to carry out urban regeneration operations.**

- Foster **self-promotion** in the urban centres of smaller towns and cities, to contribute to their preservation and the goal of establishing a population.

- Mediate formulas for **dividing and segregating large dwellings** into several homes to adapt them to configurations that meet current demands, encourage renting and avoid their degradation due to lack of maintenance.

- Use **participation** methodologies, such as workshops or forums, that allow for the constant involvement, from the beginning, of the social fabric for the entirety of these urban transformation processes.

SPECIFIC GOAL
2.6. IMPROVE THE QUALITY AND SUSTAINABILITY OF BUILDING.

LINES OF ACTION

- ✔ Provide **a comprehensive view of the built environment** and not just of the building.
- ✔ Improve the state of **conservation,** safety and maintenance of buildings and the habitability of dwellings.
- ✔ Advance towards **universal accessibility** in buildings and homes.
- ✔ Promote the improved **energy efficiency** of the existing building stock by using all available and possible measures: fiscal, streamlined and simplified administrative procedures, and by implementing educational campaigns.
- ✔ Promote **Technical Building Inspections or Building Assessment Reports** to encourage the implementation of preventive measures that promote preventive maintenance, and not only corrective or palliative maintenance in buildings.
- ✔ Use mechanisms that allow for synergies between the different types of interventions in buildings: maintenance, accessibility, energy efficiency, etc. The goal is to encourage comprehensive actions in buildings.
- ✔ Use efficient construction techniques that guarantee the use of **materials** suitable for buildings and homes and that facilitate **reuse.** The goal is to "build to last".
- ✔ Promote the use and update of the **Building Log Book** during the building's useful life. Foment the "existing" Building Log Book, which details the repairs and renovations carried out throughout its useful life.
- ✔ Push for measures that promote t**he participation of remodelling and renovation technicians**

and companies, that comply with their professional obligations, so as to guarantee the proper design and execution, which results in quality, safety and peace of mind. One example could be requesting information on the company (registry of certified companies, civil liability insurance, up-to-date on tax and social security requirements, i.e. objective and mandatory data) when granting licences or possible public subsidies.

The **descriptive data** related to strategic goal #2 "*Avoiding urban sprawl and revitalizing the existing city*", are as follows:

STRATEGIC GOAL #2. **RELATED DESCRIPTIVE DATA**

D.01	Population change	**D.06**	Population density in urban land	**D.07**	Discontinuous urban land
D.08	Housing density	**D.09**	Urban compactness	**D.10**	Residential compactness
D.11	Urban complexity	**D.12**	Parks and facilities in green spaces	**D.13**	Public space
D.ST.01	Housing density	**D.ST.02**	Percentage of land areas under development	**D.ST.03**	Percentage of delimited land suitable for development
D.ST.04	Land area intended for residential use	**D.ST.05**	Land area for economic activities	**D.14**	Age of the building stock
D.16	Quality of silence	**D.22**	Ageing of the Population	**D.23**	Foreign population
D.24	Dependency rate	**D.29**	Housing stock	**D.30**	Type of home
D.31	Social housing	**D.32**	Change in the number of households	**D.33**	Growth of the housing stock
D.34	Secondary home	**D.35**	Empty house	**D.ST.06**	Homes planned in development areas with respect to the housing stock
D.ST.07	Number of homes planned in development areas	**D.37**	Urban planning figure in force in the municipality	**D.38**	Date of the current urban planning figure
D.39	Urban agenda, strategic planning and Smart cities				

The relationships between this strategic goal and the SDGs and the goals of the 2030 Agenda for Sustainable Development and other international projects can be summarised as follows:

SPANISH URBAN AGENDA	17 SDGS: GOALS		NEW INTERNATIONAL URBAN AGENDA	EUROPEAN URBAN AGENDA (PARTNERSHIPS)	EDUSI SPECIFIC GOALS 14–20
2.1 Define an urban model that encourages compactness, urban balance and the provision of basic services		**1.4** Access to basic services and financial resources	51; 69; 78; 93; 121		S.G.6.5.2. Integrated actions to revitalise cities, to improve urban settings
		4.2 Quality of pre-school education **4.a** Inclusive and safe educational facilities			
2.2 Ensure the functional complexity and diversity of uses			95		
2.3 Guarantee the quality and accessibility of public spaces		**11.7** Access to green spaces and safe urban spaces	36; 37; 39; 53; 100	Safe cities	
2.4 Improve the urban environment and reduce pollution			119		S.G.6.5.2. Integrated actions to revitalise cities, improve the urban environment, its environment
2.5 Promote urban regeneration			77; 97	Poverty and urban regeneration	S.G.9.8.2 Physical, economic and social regeneration of the urban environment in disadvantaged urban areas through EDUSI
2.6 Improve the quality and sustainability of buildings			44		S.G.4.5.3. Improved energy efficiency and increased use of renewable energies in urban areas