

Research Project_ *Orcasitas neighborhood*

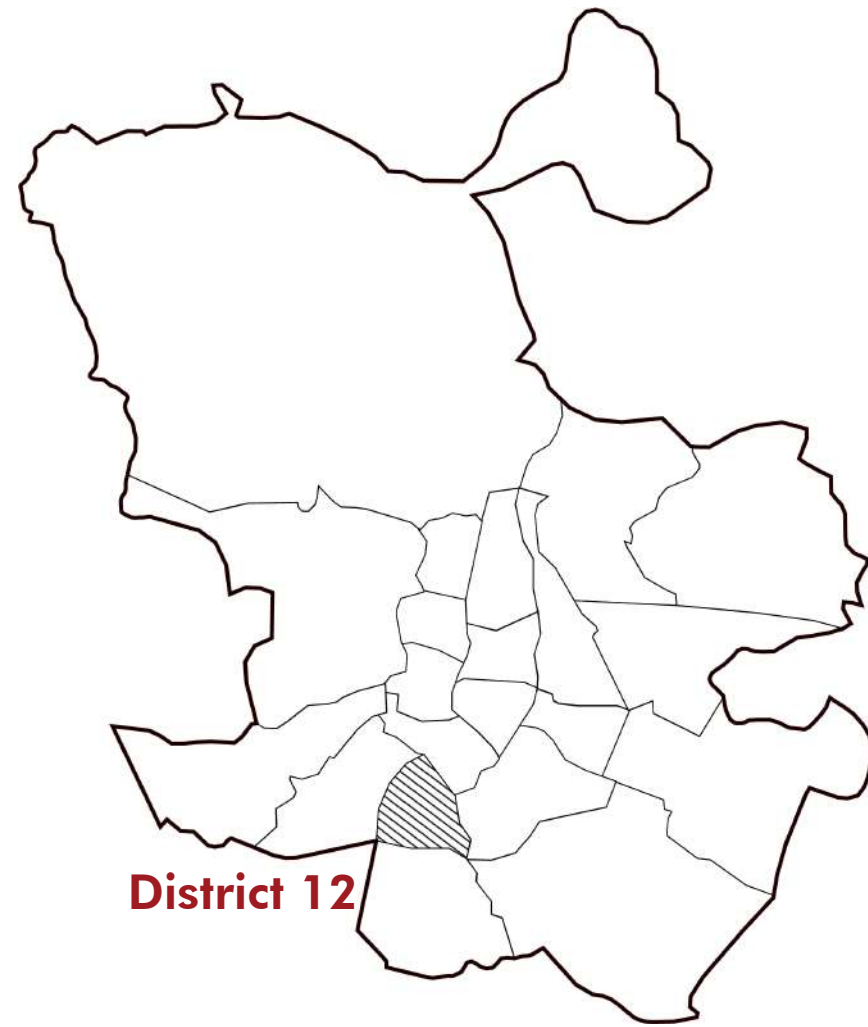
Sociology, economy & politics

Group 7

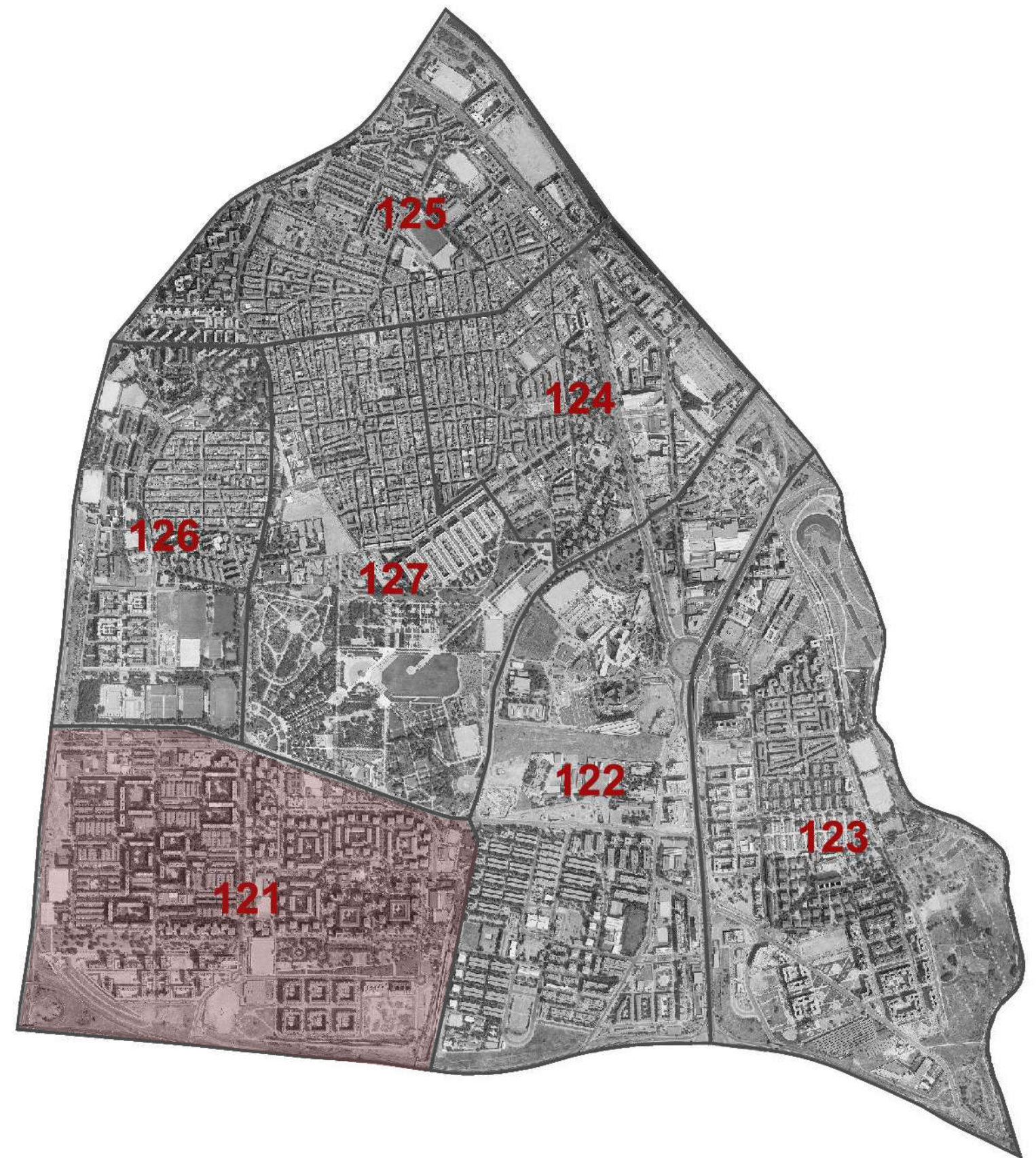
Andrea Pardo.Ahmad Alraie.Nouhaila Zergane



01 Context_within Madrid city

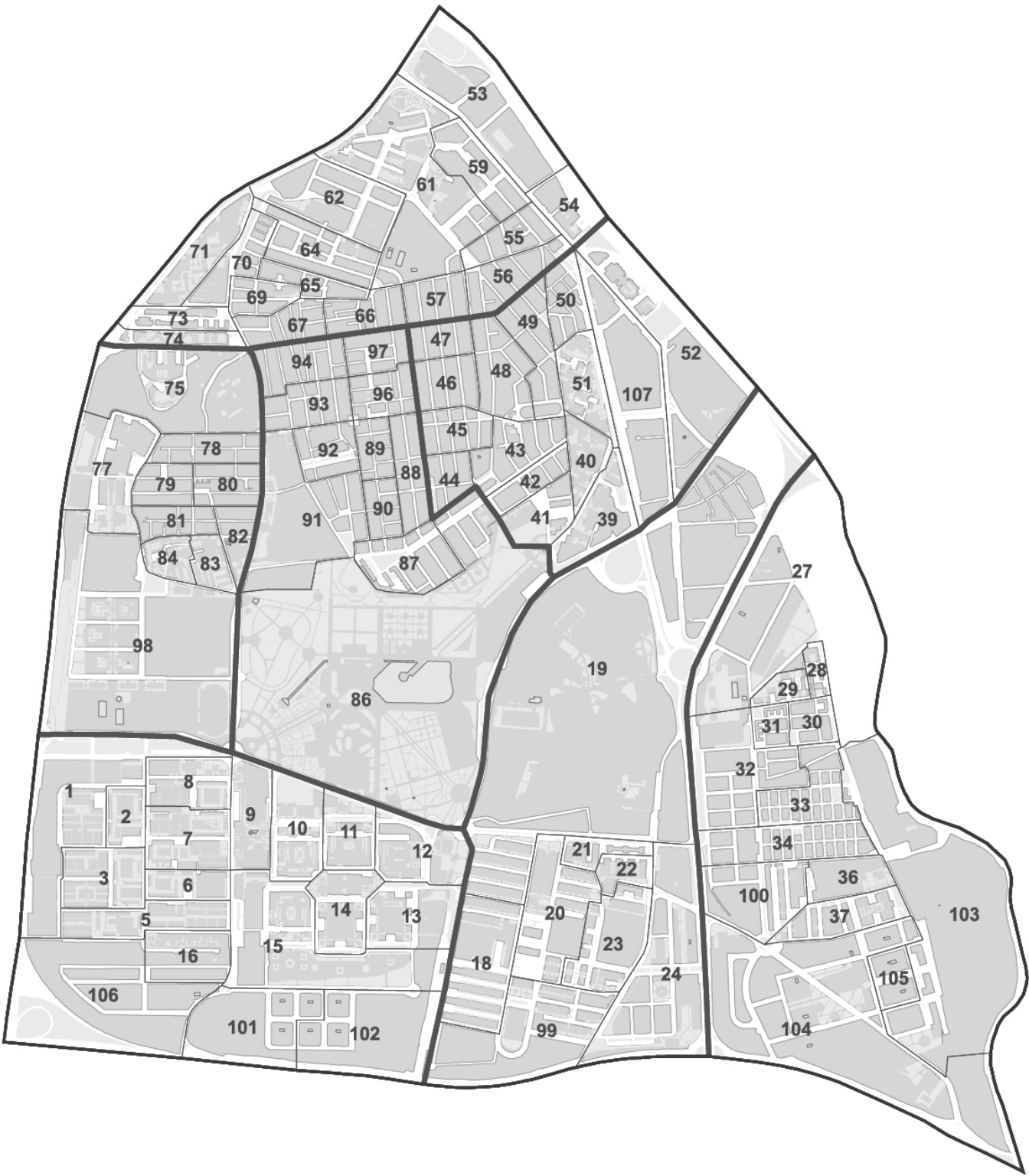


District 12



- 121 - Orcasitas
- 122 - Orcasur
- 123 - San Fermín
- 124 - Almendrales
- 125 - Moscardó
- 126 - Zofío
- 127 - Pradolongo

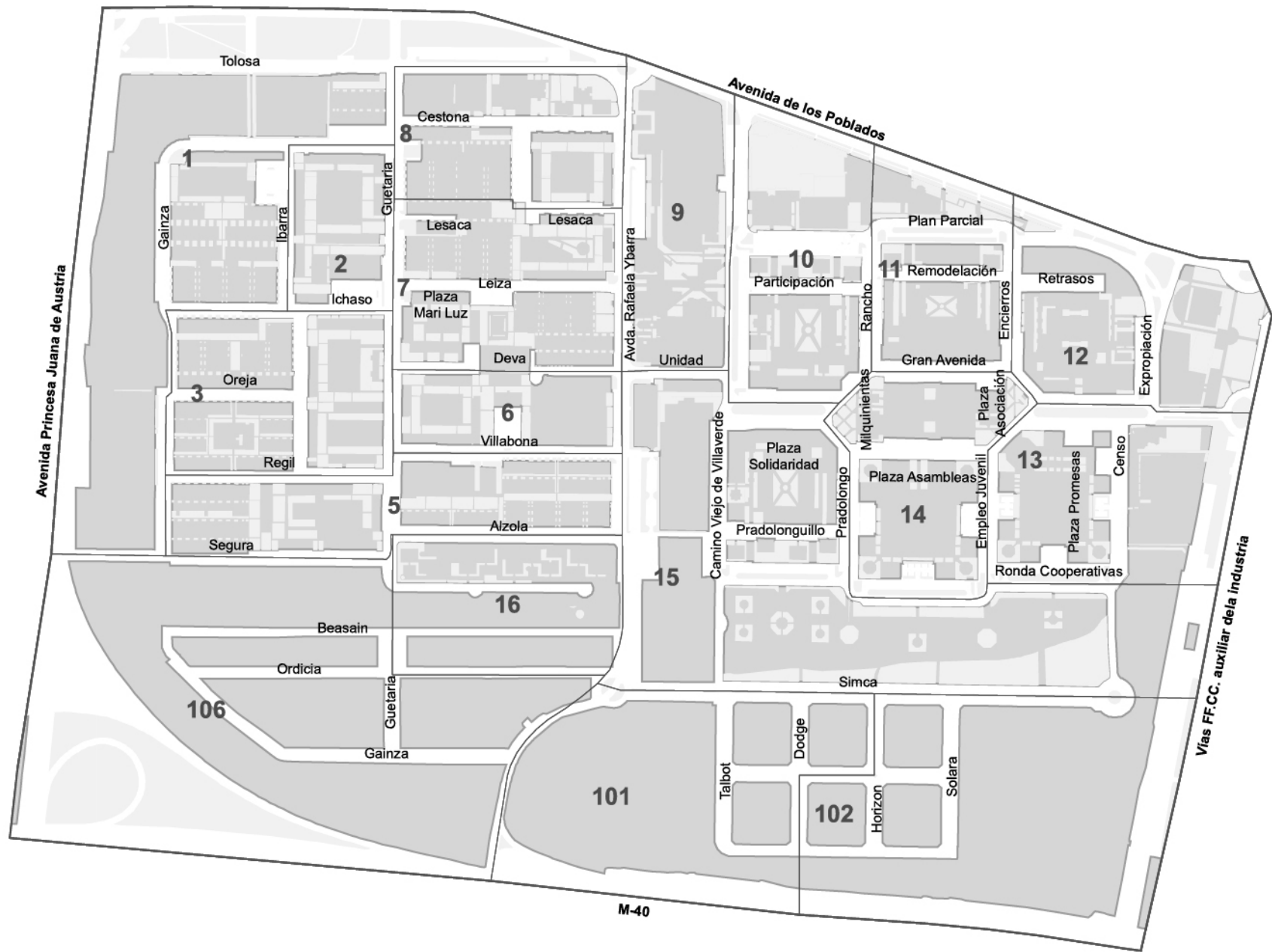
01 Context_within district



- 121 - Orcasitas
- 122 - Orcasur
- 123 - San Fermín
- 124 - Almendrales
- 125 - Moscardó
- 126 - Zofío
- 127 - Pradolongo

DISTRITO	USERA
SUPERFICIE (ha)	770,28
POBLACION (Hab)	116.645 (2001) 127.243 (2003) 133.487 (enero 2005)
DENSIDAD (Hab/ha)	158*
DENSIDAD (viviendas/ha)	65
BARRIOS	Orcasitas-Orcasur-San Fermín-Almendrales- Moscardó-Zofío-Pradolongo

01 Context_Orcasitas neighborhood



ORCASITAS	
Area	131,64 Ha
Density (hab/ha)	170,8
Average age	41



02 History_Early development

In the **50's**, 1300 families settled in the flat lands dedicated to agriculture in the meseta de orcasitas. Half of the families came from villages in **Castilla-La Mancha** and almost 20% came from the region of **Andalucia**. Their houses, self built illegally, lacked all basic services and installations.



1945

El Plan General de 1945



This neighborhood grew out of a big sanitation movement of the shanty housing settlements, between the **Directed and minimal satellite town** and the old **agricultural and Rural Villages**.

1955

Plan Nacional de la Vivienda

By the **1960**, the area was a mosaic of different shapes and morphologies, between the suburb public development and the small shanty sub houses, houses with orchards, small industry and rustic houses.



1957



The Plan General of **1963** declared these zones as urban areas and traced the urban planning lines that allowed the transformation of the neighborhood. After a strong civil movement led by the neighbors in the 70's, they managed to secure an organizing plan from the organization which had the purpose of remodeling the neighborhood.



1963

El Plan General de 1963

The **1974** remodeling started with the construction of a big block that allowed to clearup the land . The joint effort of the neighbors and the architects of the National housing institute gave birth to a new neighborhood where almost en 2.300 dwellings were built. The urban fabric is organized around a central boulevard, with springing perpendicular streets. At the heart of the neighborhood is the plaza and the civic center.



1973

Remodelacion



The land obtained by expropriation allowed to execute the remodeling which unfolded in **3 phases**. The first one from **1973** to **1975**, allowed to rehouse the shanty settlers in the northern part. They occupied 496 houses, in order to use the liberated land to develop the second phase. The second and third phase starting **1976**, designed a cluster of 6 super blocks around a civic center.



1976

02 History_The collective endeavour



The landowners, supported by the Ministry of Housing, tried, through a technocratic Partial Urban Planning Plan, to **expel** the resident population of Orcasitas.

This was the origin of a broad **citizen movement**, led by the Orcasitas Neighbors Association, which will claim, and finally achieve, the right of the inhabitants of Orcasitas, to continue residing in their new houses built by the State and suitably equipped.

The residents achieved an important victory against real estate speculation by building the first participatory neighborhood in Madrid

In **1984**, and after after continuing struggle for the neighborhood, they managed to secure dignified housing for each and every inhabitant of the neighborhood

The third partial plan of **1977**, when the Supreme Court wrote the sentence known as '**la memoria vinculante**' that enforced, starting from then, that the original slum dwellers be housed in their own neighborhood



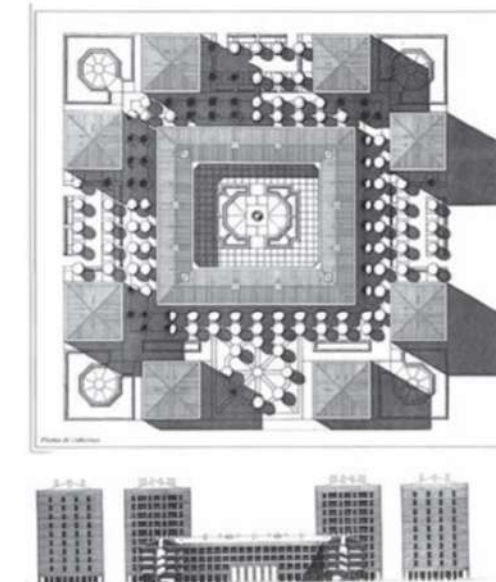
1977



1979



1983



i>44, Meseta de Orcasitas, 1976-84. Grupo J. Velles-A. Valdés; planta de cubiertas y sección. Un perfecto ejemplo de "transición": manzana cerrada con patio de manzana accesible rodeada de torres exentas.

1987



1975



1991

Today Orcasitas is a neighborhood clearly integrated into the metropolitan context from an urban point of view but threatened by processes of **social exclusion**. It has a powerful **associative fabric** framed in the Forum by Orcasitas, which works so that Orcasitas has a role as a neighborhood in the city.

02 History_The urbanization





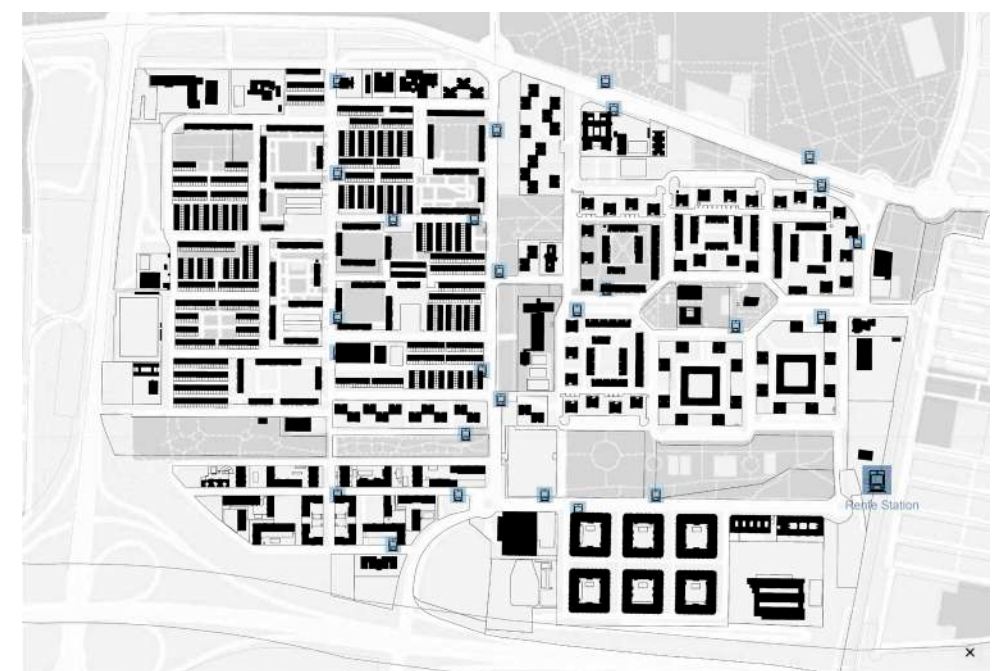
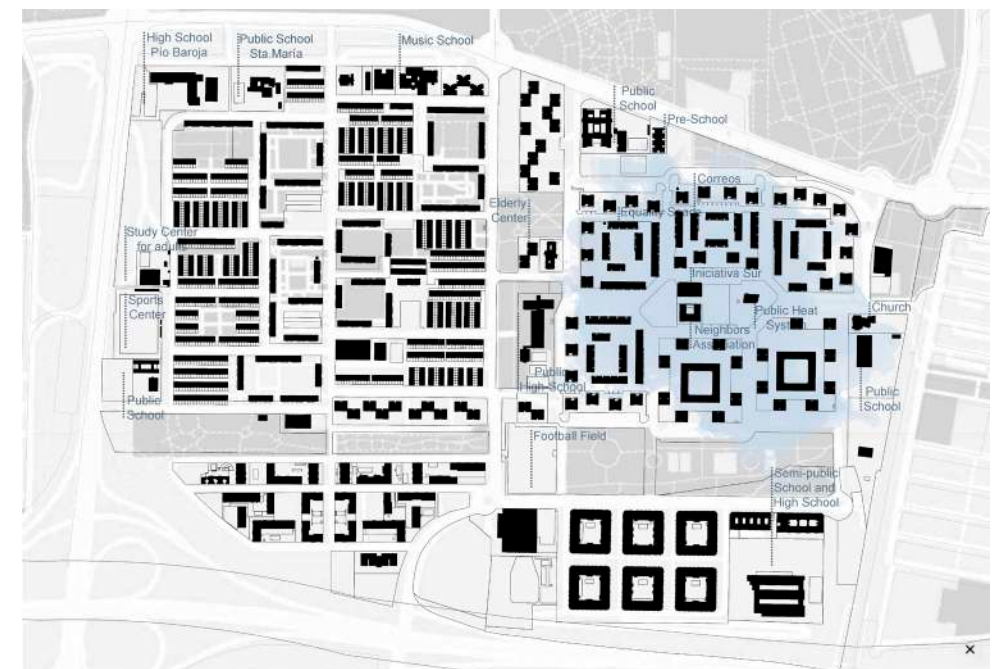
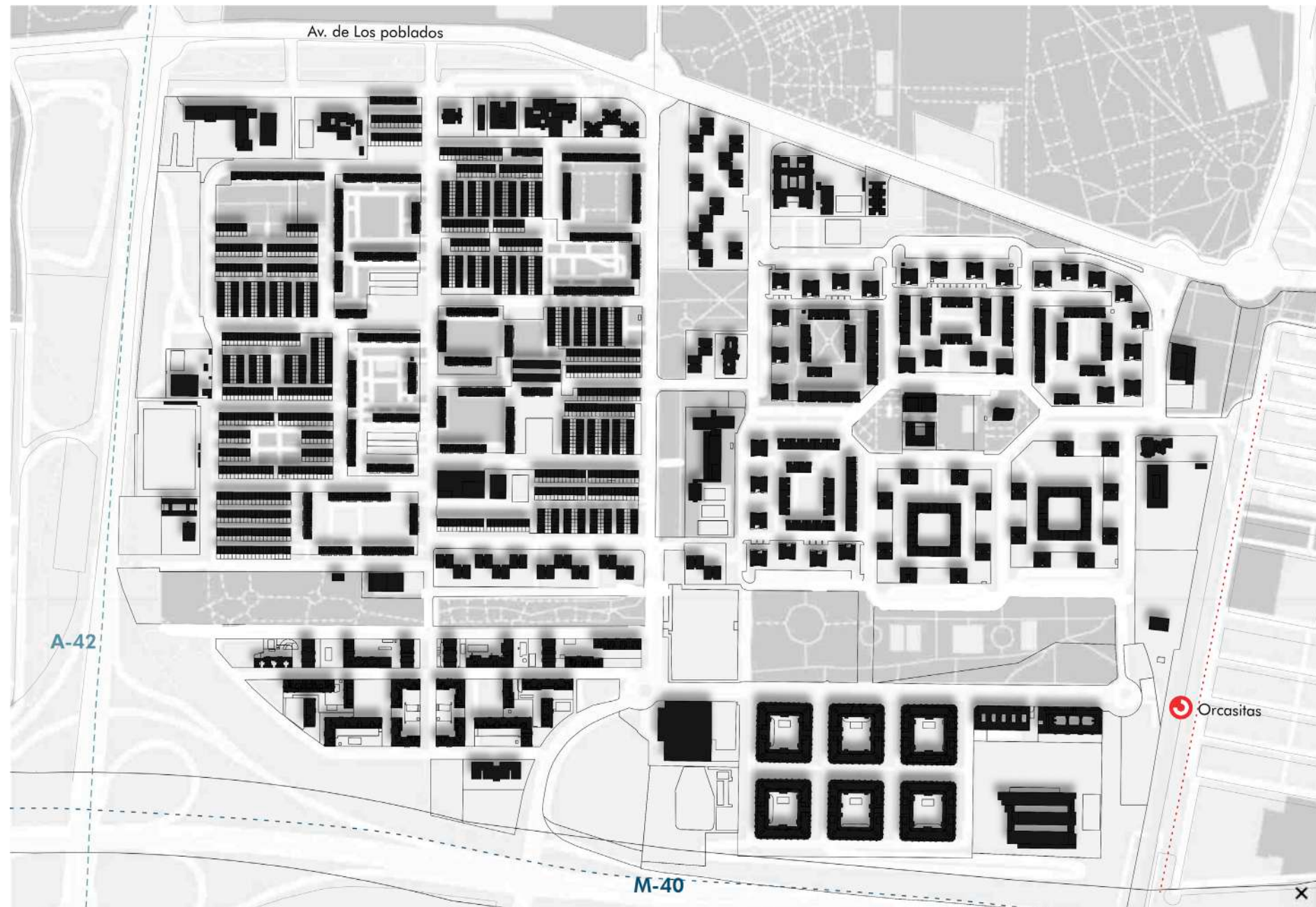
1980, Manifestaciones por los retrasos en la construcción ante el Ministerio de Obras Públicas y Urbanismo



Los Domingeros. Pieza realizada por Miquel Wert en base a una fotografía de los Domingeros



03 Topical analysis_urban features



03 Topical analysis_urban features



URBAN BLOCK TYPOLOGY 1

Closed block + towers



URBAN BLOCK TYPOLOGY 2

Open block + towers



URBAN BLOCK TYPOLOGY 3

Lineal low housing

Orcasitas: del barro, a modelo ejemplar para la
ONU | Solidaridad | Sustentabilidad

Autor: Río López, Ángel del.

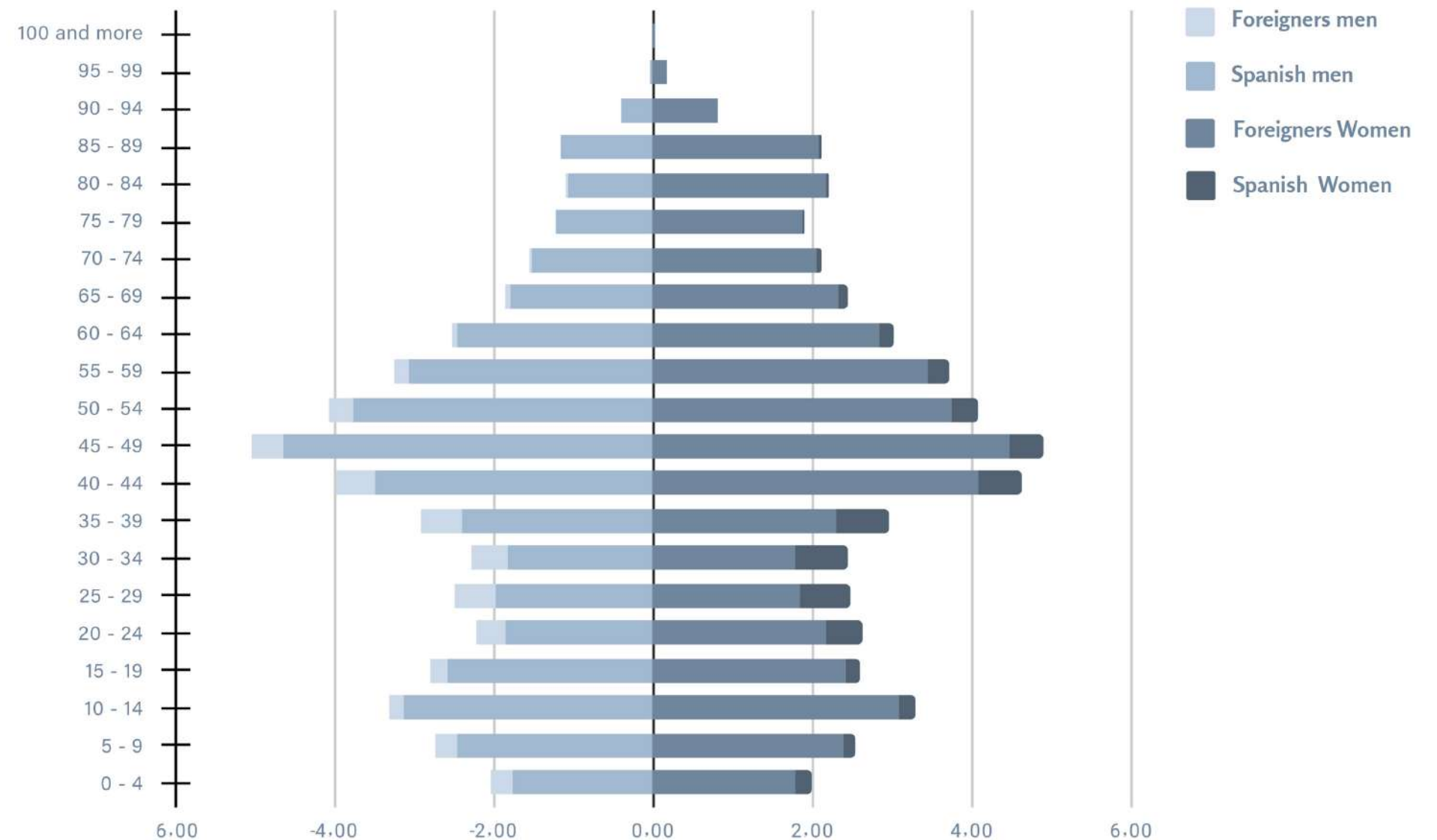
Orcasitas. El barrio más polémico de Madrid

**Orcasitas, el primer barrio de España que empieza
a retirar el amianto**

04 The neighborhood in numbers_ statistical analysis

Population demographics

Madrid has a population of 3 million inhabitants, Usera district has 142,894 inhabitants, (47%) Males, and (53%) Females, Orcasitas has a population of 23,173, as the follows: 10,898 are male (48%), and 12,275 females (52%). The average age is (43,47) years higher than the average in the district (42,24). This population is characterized by the Spanish Identity, (84%) of the population are born in Spain, which is higher than the rate in Usera (65%), people coming from all over Spain are also less than those who is coming to the surrounding neighborhoods (6%) in Orcasitas, and (10%) in Usera. The adult and working-age population predominate, relatively numerous between 30 and 64 years (48.6%), although somewhat less than the Madrid average (50.9%), and a proportion of the population under 30 years of age (27.4%) slightly lower than the city average (28.9%). People over 65 years of age, who represent 24% of the total population and are proportionally much more numerous than in the whole of Usera (17.2%) and Madrid (20.2%), which gives an idea of the relative aging of the neighborhood.

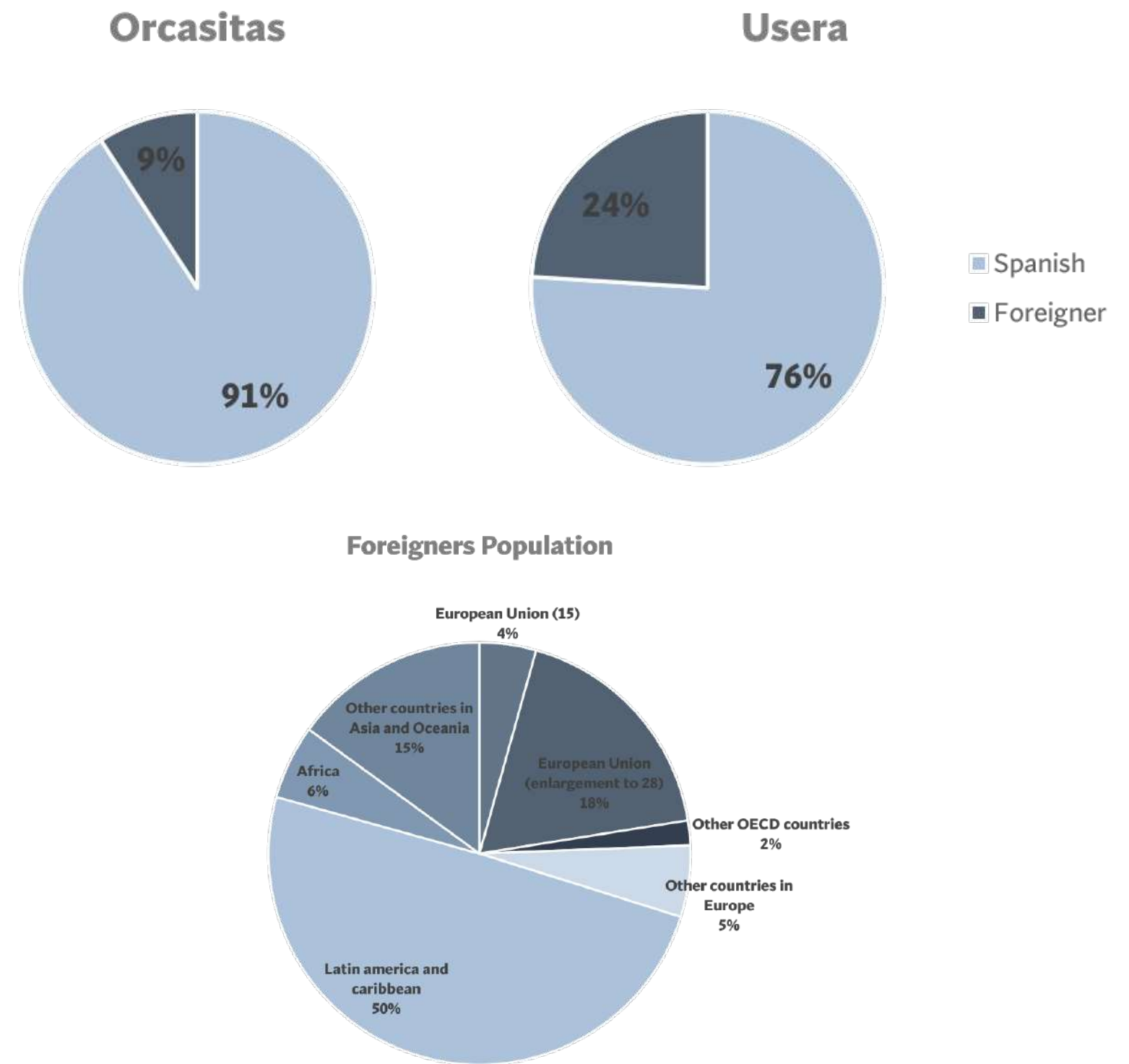


04 The neighborhood in numbers_ statistical analysis

Population demographics

The Figure shows the demographic growth and the socioeconomic and cultural development of the neighborhood; (9%) of the population are foreigners ((4.3%) as males, and (4.7%) as Females), with 15 points less diversity compared with the district average (24%).

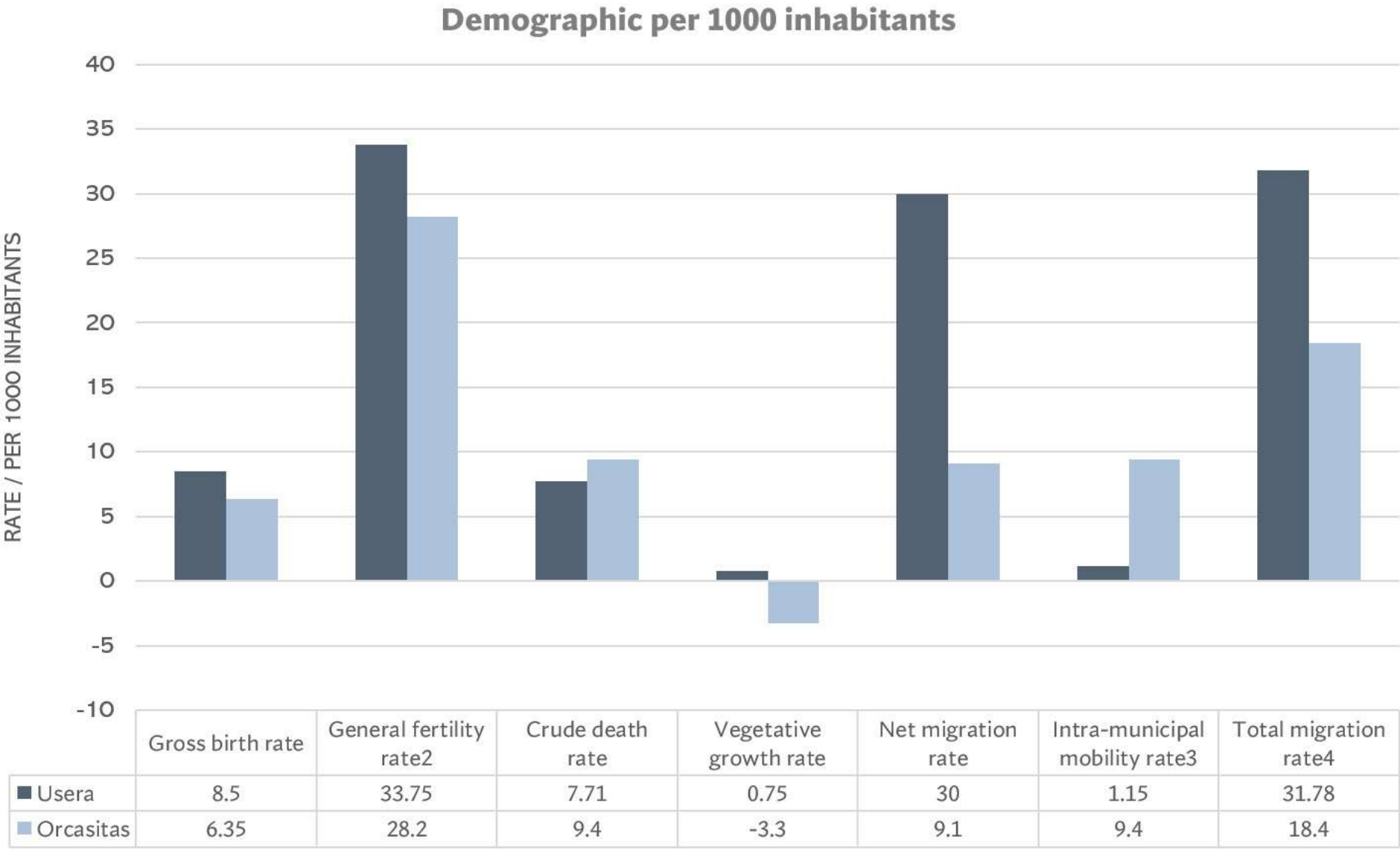
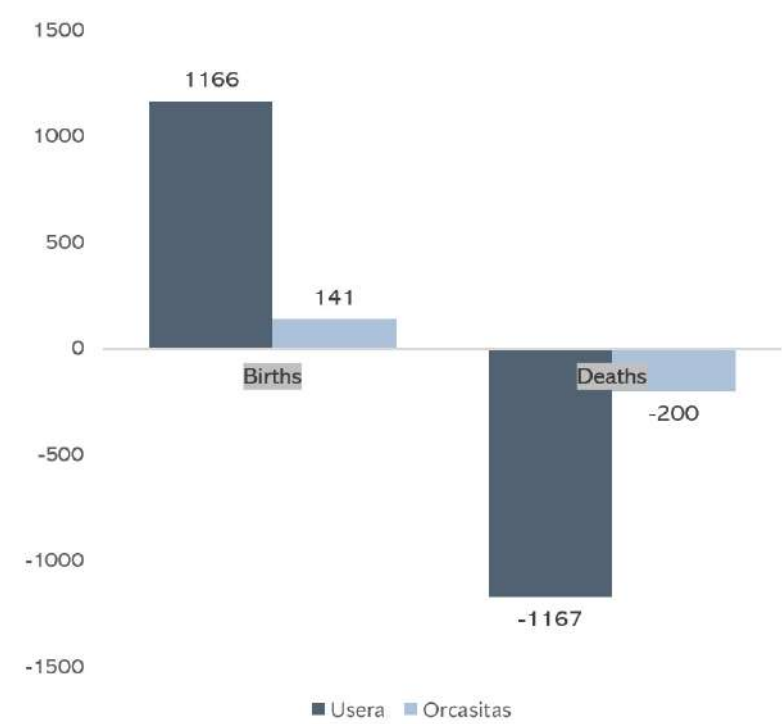
Foreigners are ranging from European Union (22%), Other OECD countries (2%), Other Countries from Europe (5%), all the way to Asia and Oceania (15%), Africa (6%), and the predominant nationalities are Latin Americans and Caribbean (50%).



04 The neighborhood in numbers_ statistical analysis

Population demographics

The Vegetative growth is very stable since 2014 for the district, in Figure, we see that the Birth rate for the last year is (1166) people, less 1 than the Deaths (1167), while we see a big difference in Orcaistas (141) as a new Births less 59 than the Deaths (200).

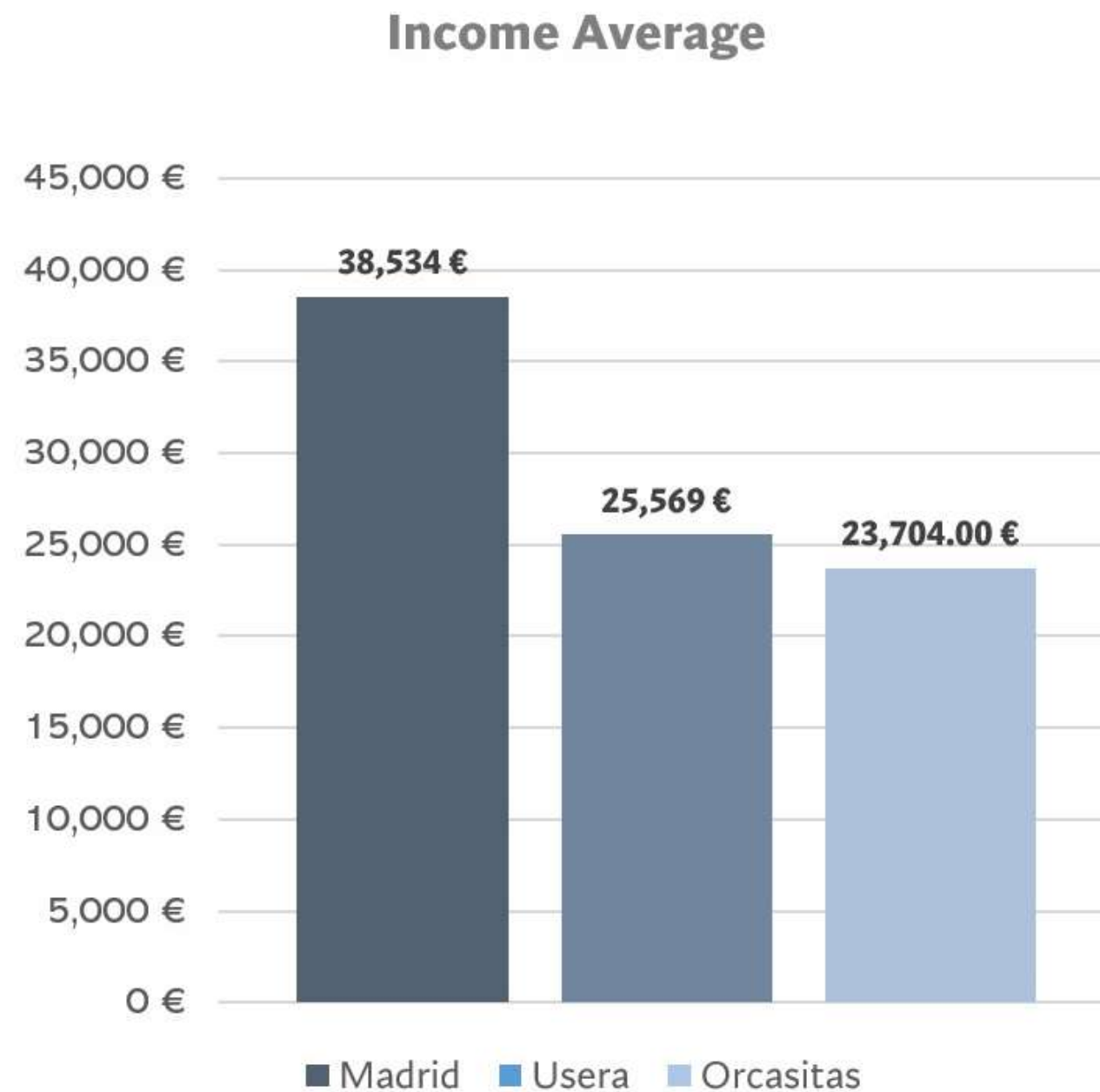


04 The neighborhood in numbers_ statistical analysis

Income

The average income of households in Spain is (€26,426), and for Orcasitas, the range between (€22,488 and €24,400), below the Usera District average (€25,569). The average income is (€23,704) is 9.2% lower than that of the District (€25,569) and 38.5% lower than that of the city (€38,534).

This income level ranks third to last in Madrid districts as a whole and only surpasses the districts of Puente de Vallecas and Villaverde.

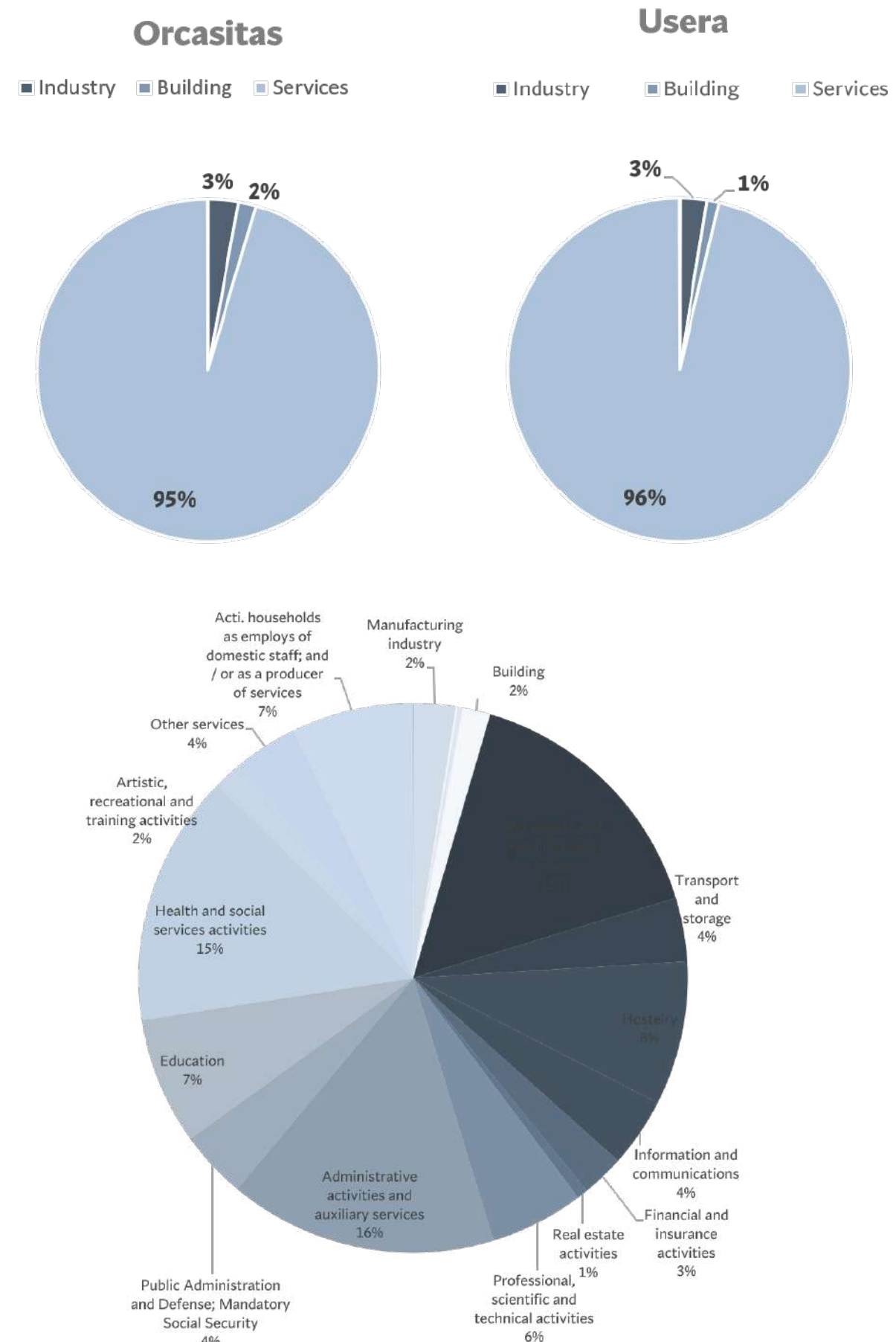


04 The neighborhood in numbers_ statistical analysis

Economic Activities

The figure shows, the most activities are related to services (95% of all economic activities) less 1 point in the district average (96%). Also, (2%) for building, and (3%) for Industry services.

We see from the Figure that there is no Agriculture, forestry and fishing, Extractive industries, Supply of electricity, gas, steam and air conditioning, Water supply, sanitation activities, waste management, Public Administration and Defense, Mandatory Social Security activities in the neighborhood, and all the district as well.

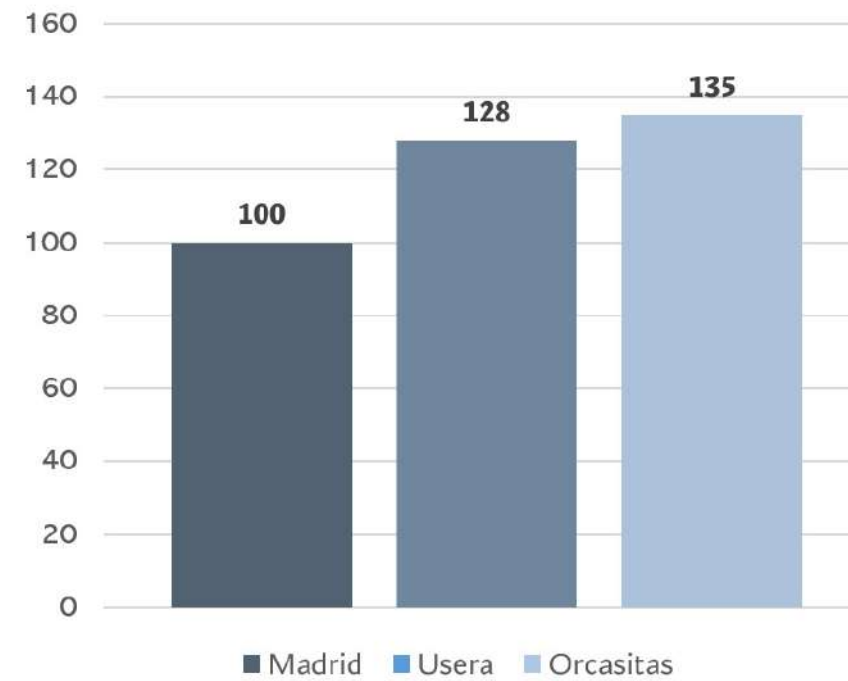


04 The neighborhood in numbers_ statistical analysis

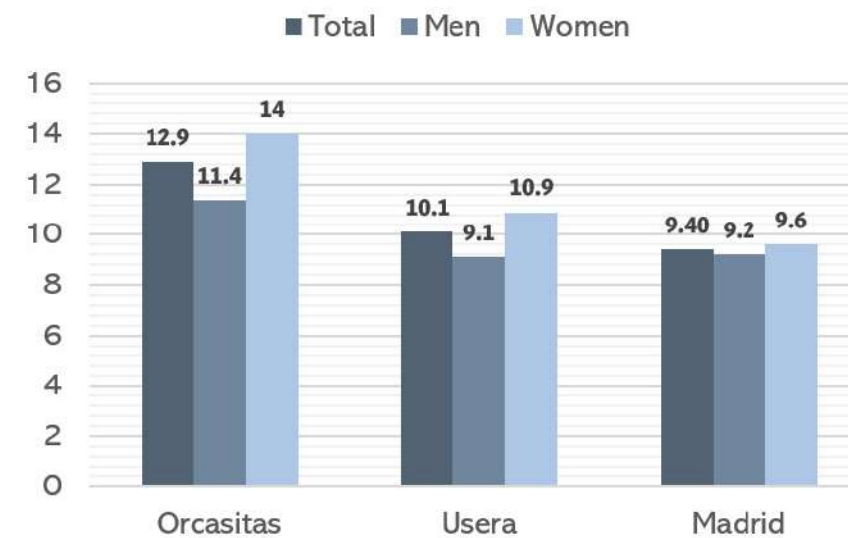
Unemployment rate

The level of unemployment in this neighborhood reached 1427 people (595 males and 832 females), which represents 0.39% of all unemployed people in the municipality of Madrid and an estimator of the unemployment rate of 15.1% for the neighborhood.

Unemployment Rate



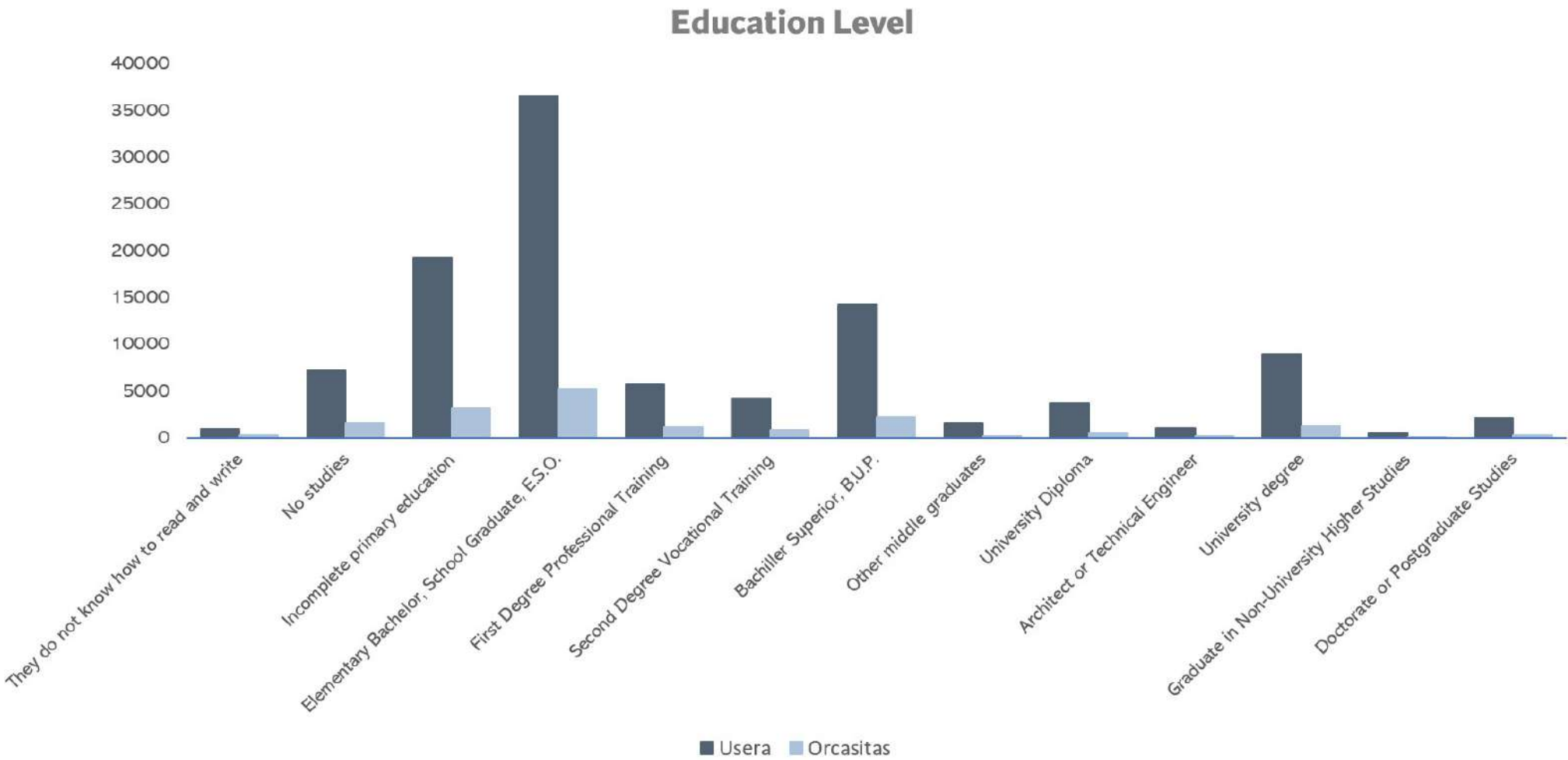
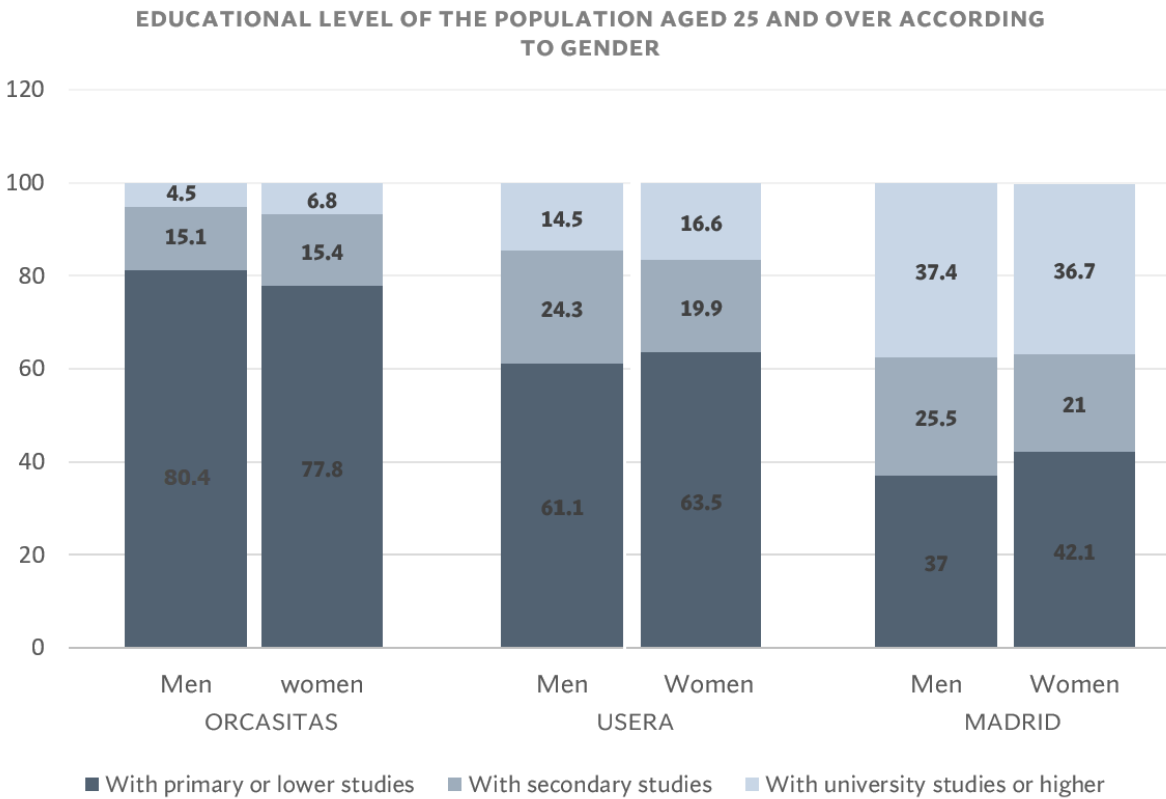
Unemployment rate



04 The neighborhood in numbers_ statistical analysis

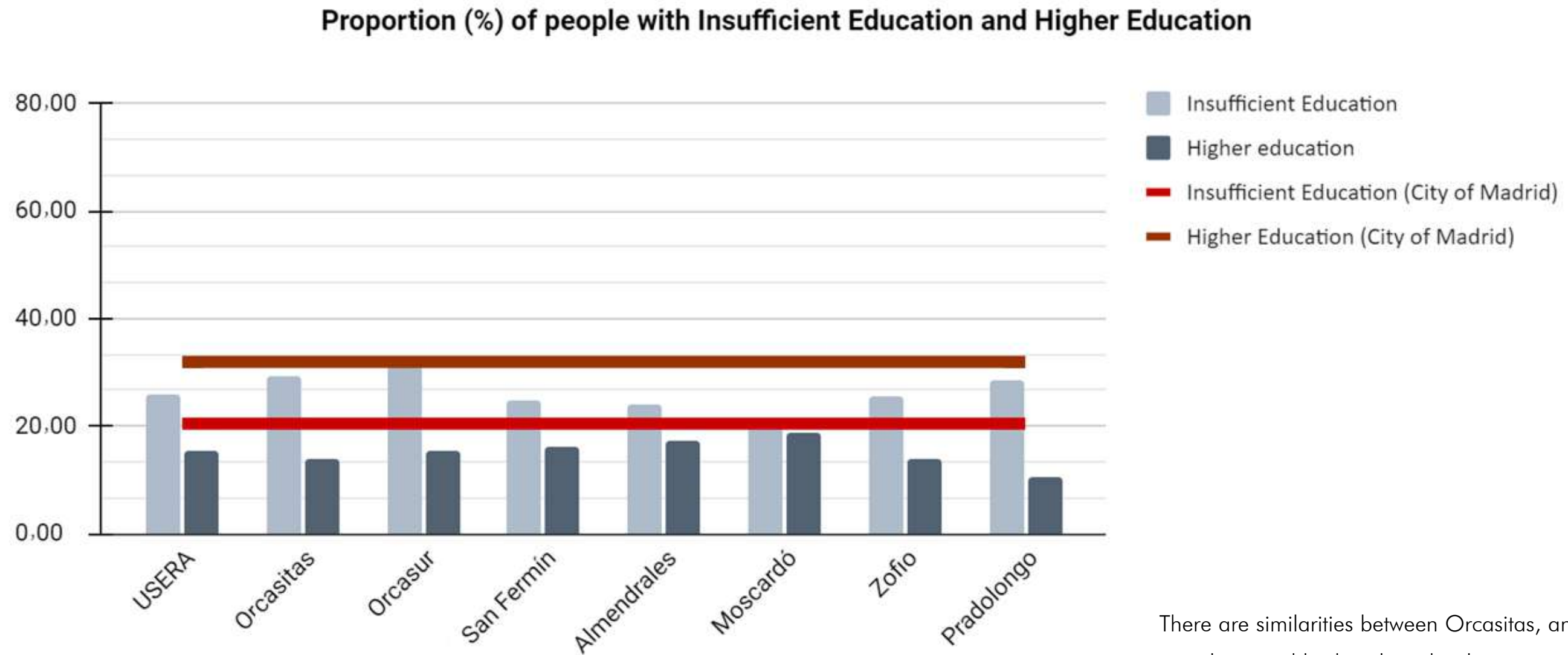
Education level

(11%) of the Population (Both Genders) have No studies and they do not know how to read and Write, which is more 3 points than the average in the District (7%), We see also 80.4% in the case of men and 77.8% of women have the lowest levels of training and have only reached the compulsory levels of education, when we compare with the district, we see there is 19.3 points higher for the men, and 14.3 for the women, as well 43.4 points higher for the men, and 35.7 points higher for the women than the city of Madrid



04 The neighborhood in numbers_ statistical analysis

Education level

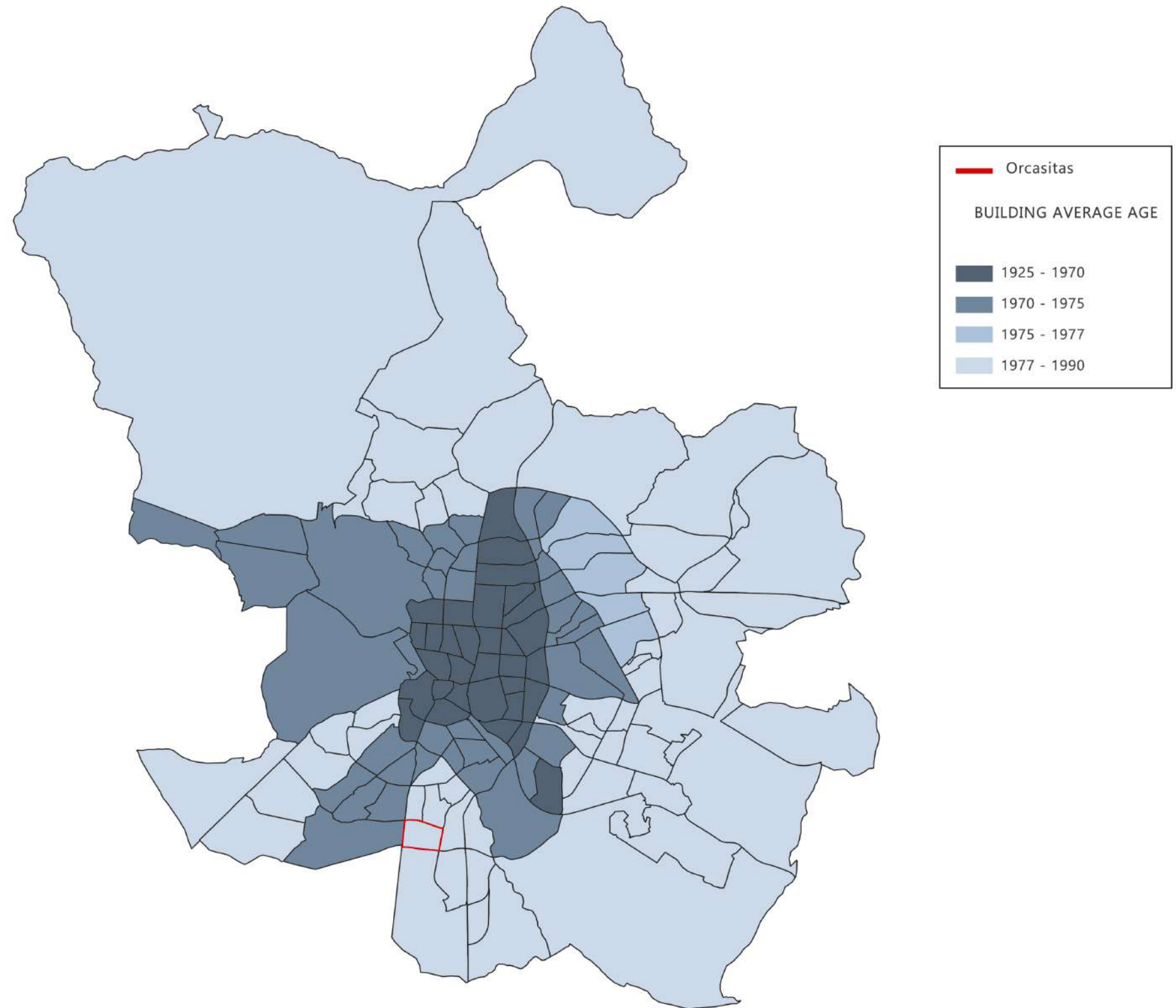


There are similarities between Orcasitas, and the surrounding neighborhoods in the district in terms of the number of people with higher Education (263 people), but there is a clear difference in terms of the insufficient education rate which is also very high compared with the City of Madrid (figure).

04 The neighborhood in numbers_ statistical analysis

Housing conditions-Average building age

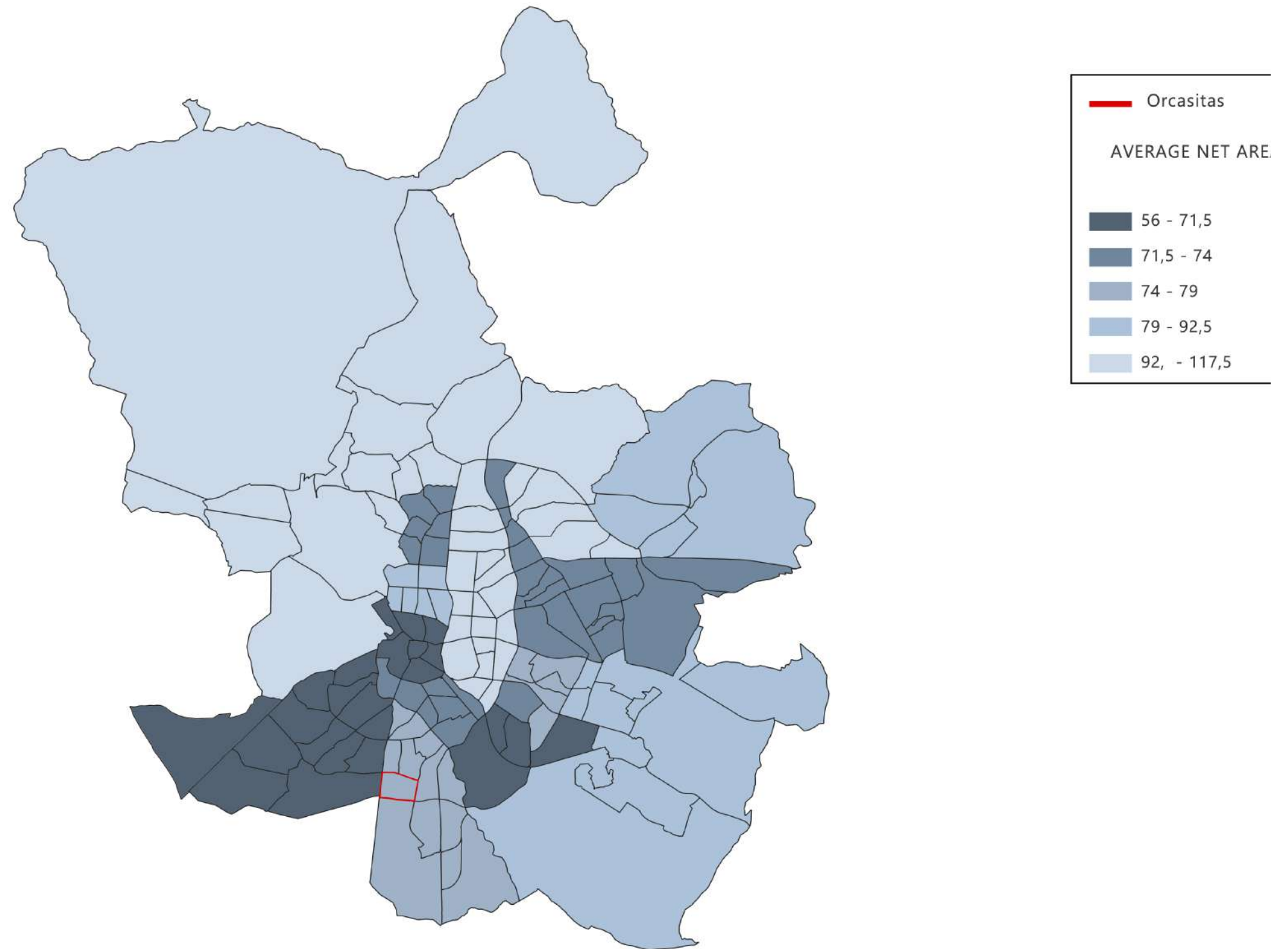
The 70s and 80s concentrated the urban development of the neighborhood. While 50.3% of the houses were built in the first of the decades, the remaining 49.7% began and finished their construction in the second of them.



04 The neighborhood in numbers_ statistical analysis

Housing conditions-Average net area m2

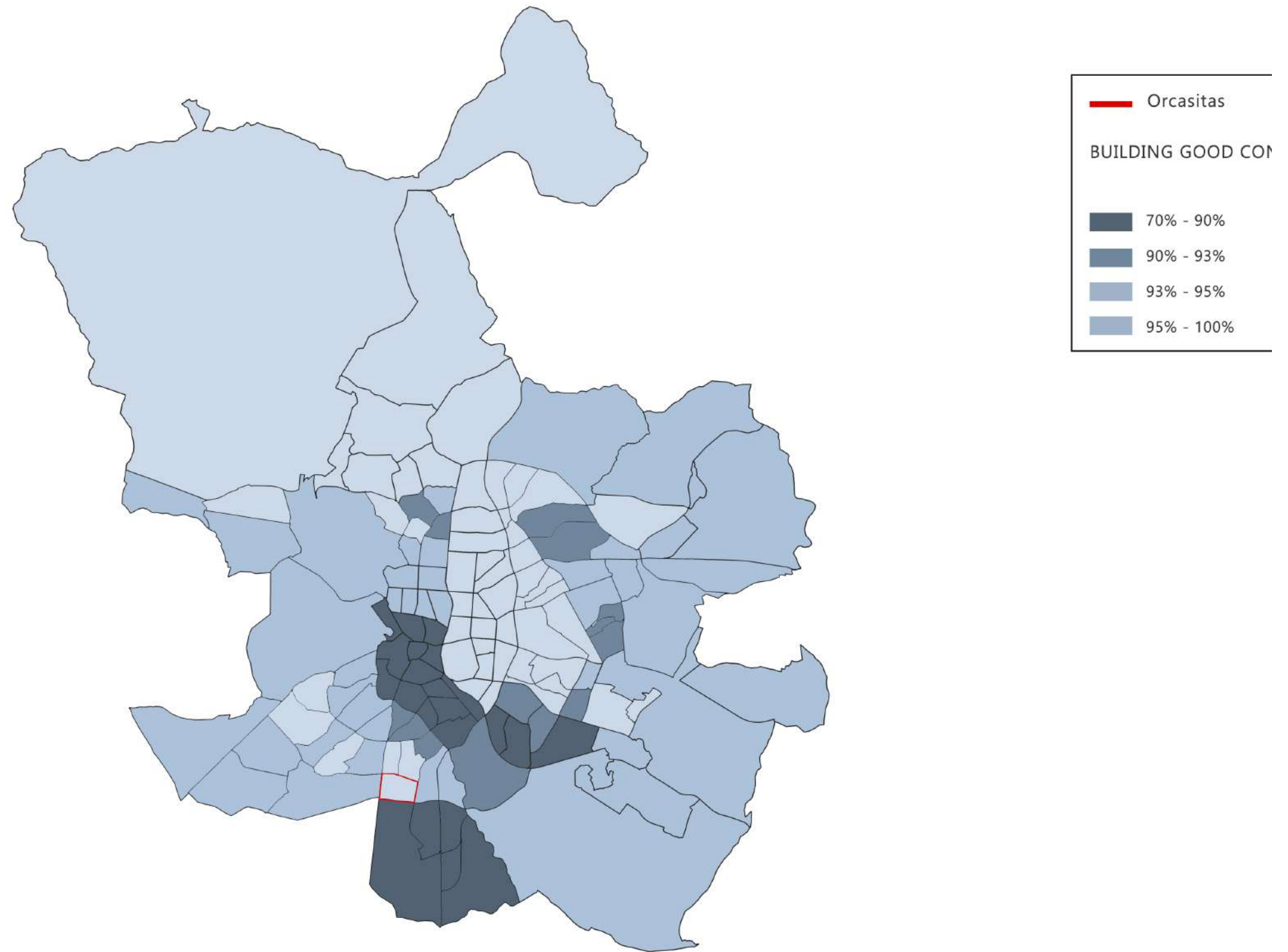
The average size of the dwelling is situated at 90.23 m2 since 83.6% of the most common dwellings in this neighborhood have an area that ranges between 76 and 105 m2. Specifically, 40.9% of the dwellings have a size between 76 m2 and 90 m2 and 42.7% between 91 m2 and 105 m2. The 70s and 80s concentrated on the urban development of the neighborhood. While 50.3% of the houses were built in the first of the decades, the remaining 49.7% began and finished their construction in the second of them.



04 The neighborhood in numbers_ statistical analysis

Housing conditions-qualification

Figure shows us the current condition of the housing units and building in Orcasitas compared with the district and the city of Madrid, we see here very interesting rate with (99%) of the buildings in a good condition, while is only (1%) is in a deficient condition. That case is better 7 points than the district, and 6 points from the city of Madrid.

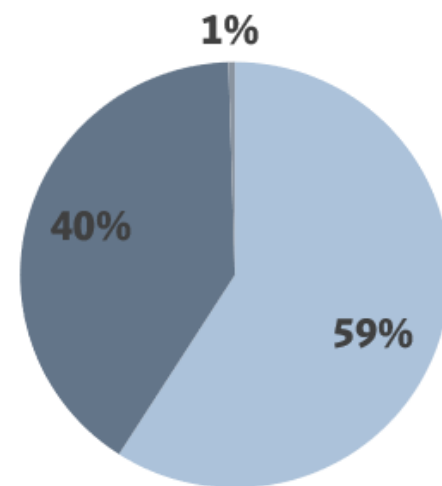


04 The neighborhood in numbers_ statistical analysis

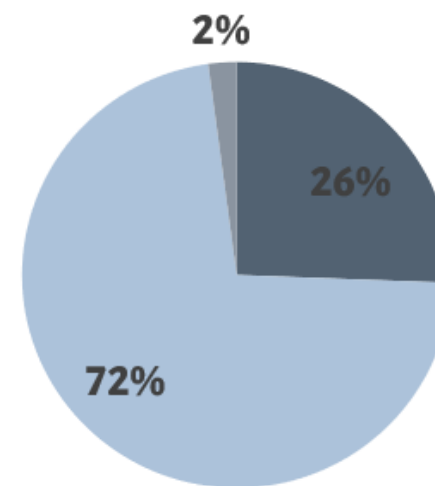
Housing conditions

1.Accessibility

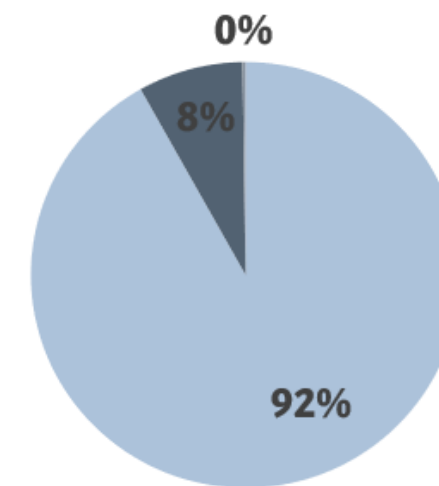
Orcasitas



Usera



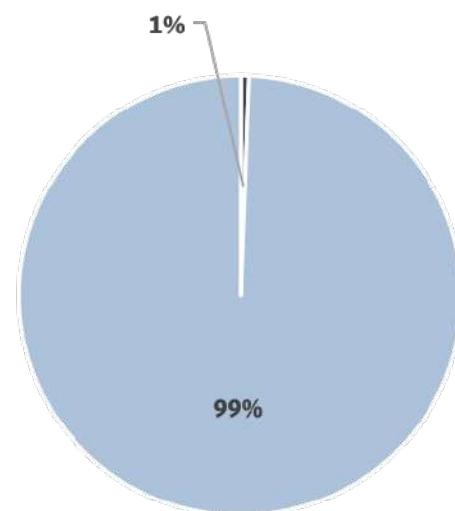
Madrid



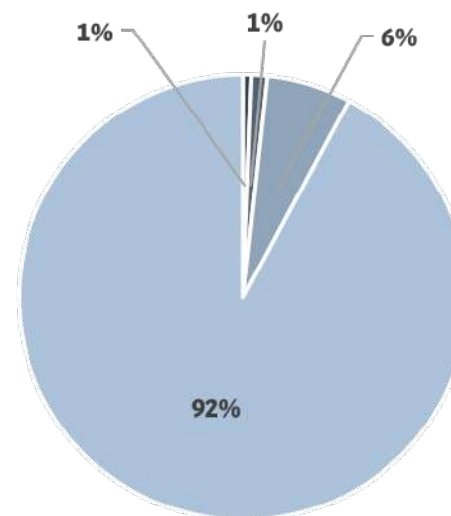
■ Have Accessibility ■ Does not Have Accessibility ■ Not Included

2.building state

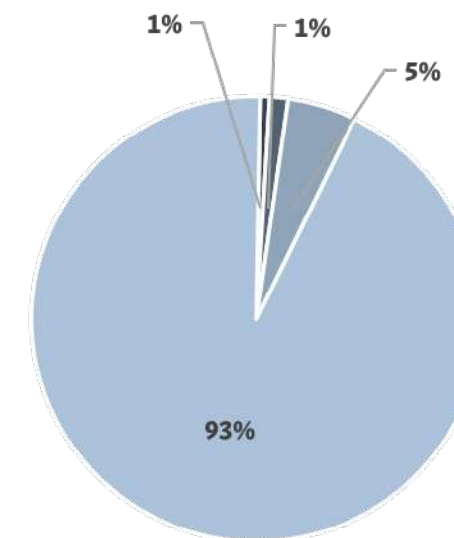
Orcasitas



Usera



Madrid

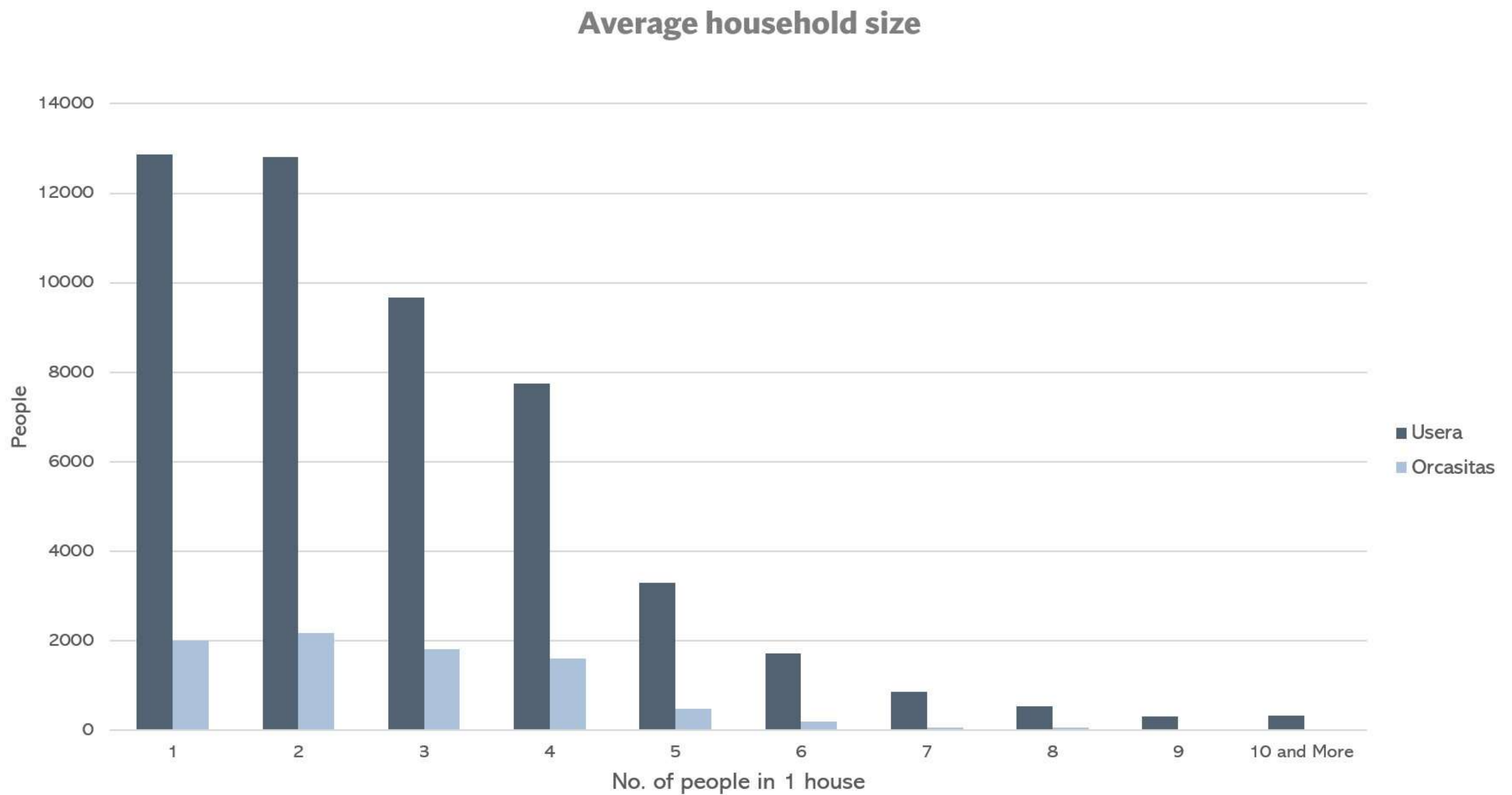


■ Ruinous
■ Bad
■ Deficient
■ Well

04 The neighborhood in numbers_ statistical analysis

Housing conditions

3. Household size



05 The neighborhood according to the neighbors_ interviews

CITIZEN PROPOSALS

1. Transport

Installation of shuttle transport, or express line, from Poblado directed to Plaza Elíptica, which allows residents of the neighborhood to access the subway, suburban areas and a large part of urban buses.

2. Vegetation and public space

Lack of maintenance of trees and vegetation in the inter-block spaces and main streets of the neighborhood. It would also be necessary to place more benches and meeting spaces. Optimize performance on free space.

Gradient readjustment of the bike lane on Guetaria street, one of the main streets of the neighborhood.

Relocation of parking in this same area. Traffic calming proposal, preferably Camino Viejo de Villaverde due to illegal vehicle races.

Limit to one lane per direction on Calle Rafaela Yabarra and replace trees.

Proposal for the installation of a playground on the empty plot at the intersection between Avenida Rafael Ybarra and Avenida de los Poblados.

Resolve accessibility and security in the steps of the commuter station.

3. Housing

Lack of elevators in homes of less than four heights, since although it is not mandatory, there are older people living in them. Remove asbestos and do replacement work on certain facades

4. Economic activity

Aid to small entrepreneurs to be able to carry out new activities in the currently empty groundfloors.

Promotion by the municipal government, so that the empty locals are occupied, not only from the Orcasitas neighborhood itself but also from the adjacent neighborhoods and districts, arriving from Carabanchel, Usera and Vallecas.

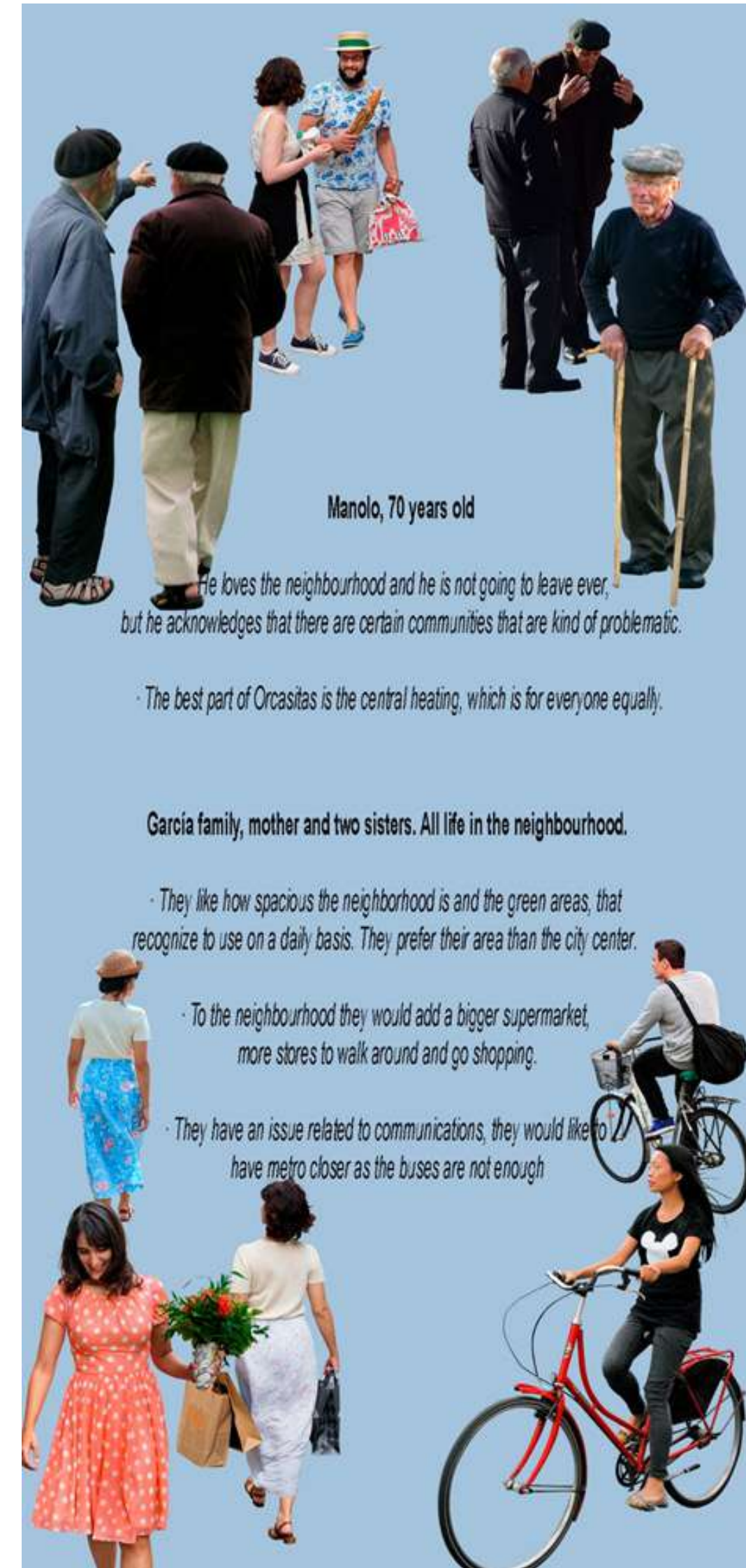
5. Public services

Difficulty of access to the outpatient clinic. A road opening would be necessary.

Also solve access to schools and institutes since there is traffic, it is dangerous.

Add utilities on parcels that are currently empty, either east near the tram station or south near Decathlon. Preferably for nursing homes, sheltered accommodation, assisted residences

...



Manolo, 70 years old

He loves the neighbourhood and he is not going to leave ever, but he acknowledges that there are certain communities that are kind of problematic.

The best part of Orcasitas is the central heating, which is for everyone equally.

García family, mother and two sisters. All life in the neighbourhood.

They like how spacious the neighborhood is and the green areas, that recognize to use on a daily basis. They prefer their area than the city center.

To the neighbourhood they would add a bigger supermarket, more stores to walk around and go shopping.

They have an issue related to communications, they would like to have metro closer as the buses are not enough

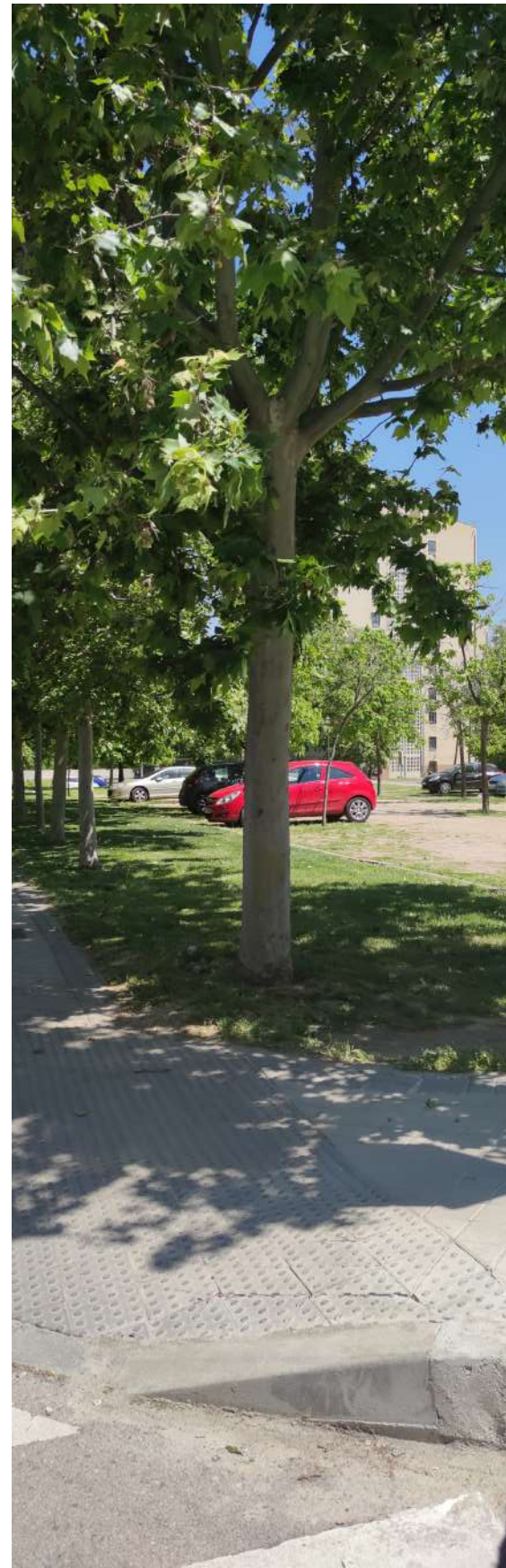
05 The neighborhood according to the neighbors_ Images



public space scale ?



public life restrictions



cars occupying public space

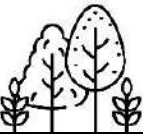
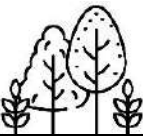
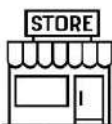


littering around green area



poor usage of public equipment

06 Synthesis_ SWOT analysis

STRENGTHS		WEAKNESS	
	Throughout the neighbourhood there are a vast number of buses going in various directions.		- Neighbourhood locked in its limits. There is no fluid mobility between Orcasitas and the adjacent areas. - Access to the rest of the city limited by the train
	Space formed by six superblock towers delimits the neighbourhood centre, configured as a plaza and becomes the reference space for the area		A part of the public space is occupied by all the cars in the area, even occupying part of the green areas
	The “remodelling program” eliminated most of the shacks and the “village program” transformed a large part of the slums into modern housing in different typologies as open block, tower and close block		- Very vulnerable homes related to the age and obsolescence of the building conditions (asbestos). - Accessibility and habitability problems.
	- Popular activities among the people of the neighbourhood - Commercial axis marked in some of the streets, where people are concentrated, likely to support some interventions in the neighbourhood related to housing		- Not enough facilities to allow the development of a self sufficient and inclusive life. - Subsequent interventions favoured social exclusion.
	- Arrangement with large courtyards for public use pedestrianized. - Complete public services from school, high school, centres for the elderly, sports facilities, health centre, post office and equipped green areas. Also a central heat tower for the hole area.		- Part of the public facilities such as the outdoor sports areas are in poor condition - Lack of services that mix the different generations of the neighbourhood.
OPPORTUNITIES		THREATS	
	As there is a lot of unused public space, it is possible to create a network of bicycles and other non-polluting vehicles to move around the neighbourhood and the surrounding areas.		Isolation of areas with no easy access to fast public transport (underground) and the increase of private vehicles.
	- Many green areas and public spaces without use that can accommodate new meeting spaces like picnics. - Part of the green areas of the neighbourhood could be used for neighbourhood activities, such as a proper urban garden.		Disastrous waste management and maintenance of public areas.
	A part of the neighbourhood’s homes are ground floor and very outdated, giving rise to them being rehabilitated as small villas		- Owners without the economical capacity for improving the conditions of their houses. - Tenants without the capacity to pay the increase of rents as a result of this renovations.
	Empty business located on the perimeter of the blocks in contact with the road with the possibility of hosting new uses.		Progressive and continuous closure and obsolescence of shops and business areas.
	To generate new mixtures in the population, the centres for the elderly could be used to bring together the different generations that inhabit the neighbourhood.		There are many public services but people do not take care of them and they treat them badly, causing a certain rejection and insecurity among the inhabitants.



: Transport



: Vegetation and public space



: Housing



: Economical activity



: Public services



PROBLEMS :

- MONOTONOUS RESIDENTIAL FABRIC
- NO COMMERCIAL GROUND FLOORS ASSO-
CIATED WITH HOUSING BLOCKS
- INACTIVATED GREEN SPACES
- MANY GREEN AREAS AFFECTED BY PARKING
- LARGE PARKING LOT LANDSCAPE THAT IS A
MISSED OPPORTUNITY TO CREATE MORE PUBLIC
SPACE
- BUILDINGS WITH NO ELEVATOR WHICH COM-
PLICATE MOVEMENT FOR ELDERLY AND HANDI-
CAPED INDIVIDUALS
- MAIN AVENUE AS A BARRIER THAT PREVENT
GOOD PEDESTRIAN CONNECTION

OPPORTUNITIES

- CONSOLIDATED GREEN NETWORK-MANY AVAILABLE GREEN AREAS AND PARKS
- PHYSICAL PROXIMITY TO PRADOLONGO PARK AND SPORT AMENITIES
- EXISTING CULTURAL CENTER TO PROMOTE CULTURAL LIFE AND EVENTS

Plan Madrid Recupera. MAD-RE. Recupera tu casa. Recupera tu barrio. Recupera tu ciudad

MADRID RECUPERA
Estrategia de Regeneración Urbana

1 Memoria



What is subsidized?

Works to improve accessibility: up to **70%**

General conservation works: up to **35%**

Foundations and sanitation: up to **50%**

Energy efficiency with 1 letter improvement: up to **50%**

Energy efficiency with 2-letter upgrade: up to **60%**

To who?

Through a statistical study, the Madrid City Council has defined 109 Preferred Areas, which include more than 1,300,000 inhabitants (38% of the municipality's population).

Municipal Plan in Preferred Areas to Promote Urban Regeneration (APIRU in Spanish)



These aids are compatible with others such as the PAREEER-Crece Plan for energy efficiency aids

Mobility (PEM)

Projects that are proposed from the perspective of urban mobility linked to the application of measures of the Air Quality Plan. The aim is to achieve a better balance between modes of transport and the improvement of living conditions.

In the case of the Orcasitas neighborhood, it applies to Avenida de los Poblados

Opportunity Areas (PIA)

The planning plans are aimed at spaces with the potential to improve the urban structure of the districts at strategic points.

In the case of the Orcasitas neighborhood, it applies to the connection between Orcasitas and Orcasur, the area that is above the train tracks.

Municipal Plan in Preferred Areas to Promote Urban Regeneration (APIRU in Spanish)

Objective :

The improvement of housing and commercial premises as the main tool of social, cultural, educational, employment and excellence development of the neighborhood by a promotion of the City Council and also from the Community Administration and from the Neighborhood Associations and Cooperatives.

URBAN DEVELOPMENT

- New facilities in the current green areas such as new meeting spaces and new urban furniture, more equitable and of a communal nature.
- Replacement of green areas in poor condition
- Expansion of sidewalks in the neighborhood's busiest streets, such as Avenida de Rafaela Ybarra.
- Generate human-scale connections on Avenida de los Poblados, to eliminate the limits with respect to the rest of the city and the neighborhood is considered as a friendlier area.
- Better urban connections with the city as a way to unite the southern neighborhoods with the city and vice versa, such as a shuttle bus line that goes from the "Meseta de Orcasitas" to Plaza Elíptica.

COMMERCIAL INSERTION

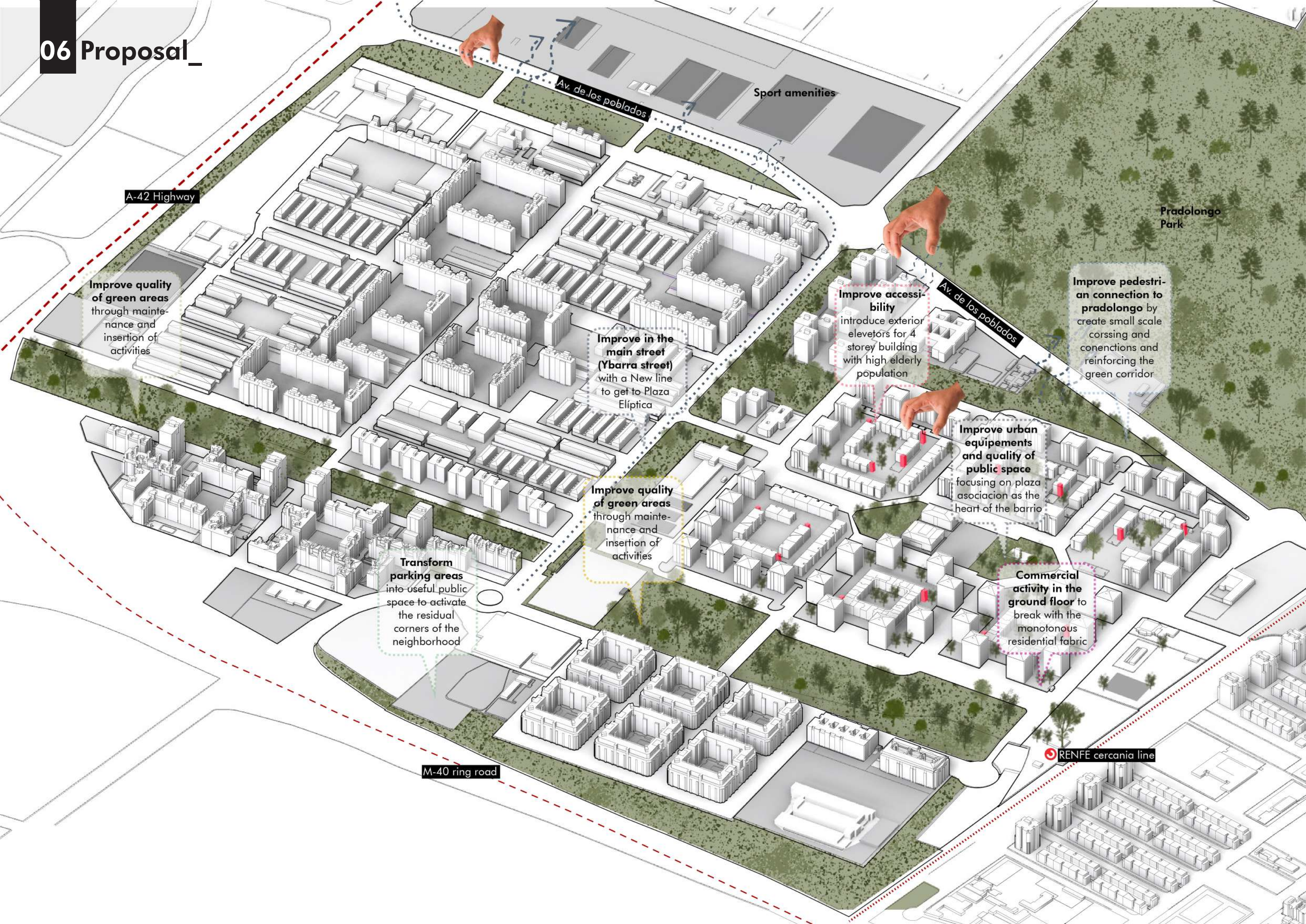
- Aid to the new self-employed with a flat rate in the Social Security contribution of up to 24 months, currently it is in 18 months.
- IVIMA Plan: "low cost" rentals for entrepreneurs, where the first 12 months will be free and the amount will increase until the total price is reached after 3 years.
- Aid to «Young Entrepreneurs» in which it helps to finance new small and medium-sized companies, created by professionals under 40 years of age.
- AvalMadrid Initiative, for the constitution of new companies that have a business plan that is beneficial for the development of more local employment.
- Subsidies of up to 50% from the Community of Madrid to rehabilitate premises that are currently not in use, especially in works that include energy improvements and sustainability

HOUSING DEVELOPMENT

The neighborhood has 3.100 publicly-developed homes, which on the other hand is not preventing rental prices from rising

- .Being a consolidated neighborhood, there is no longer land available for new buildings, so the only option is to identify other plots in other areas and demand new public housing to be built.
- . At the same time, that the proximity criterion is used, reserving a housing quota for the neighbors closest to the development.
- . Creation of a program of aid for the rehabilitation and improvement of homes that are more than 20 years old.
- . Create an instrument that can promote and manage a rental housing stock that allows young people to access these homes and that they can stay close to their family and friends.

06 Proposal_



A-42 Highway

Improve quality of green areas through maintenance and insertion of activities

Av. de los poblados

Sport amenities

Pradolongo Park

Improve in the main street (Ybarra street) with a New line to get to Plaza Elíptica

Improve accessibility
introduce exterior elevators for 4 storey building with high elderly population

Av. de los poblados

Improve pedestrian connection to pradolongo by create small scale crossing and connections and reinforcing the green corridor

Improve urban equipments and quality of public space
focusing on plaza asociacion as the heart of the barrio

Improve quality of green areas through maintenance and insertion of activities

Transform parking areas into useful public space to activate the residual corners of the neighborhood

Commercial activity in the ground floor to break with the monotonous residential fabric

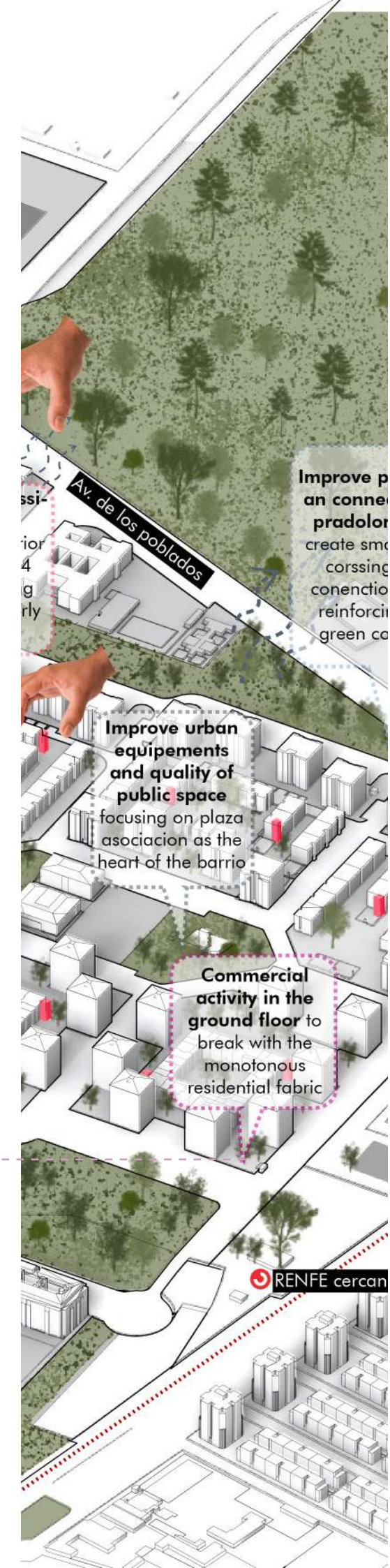
M-40 ring road

RENFE cercania line

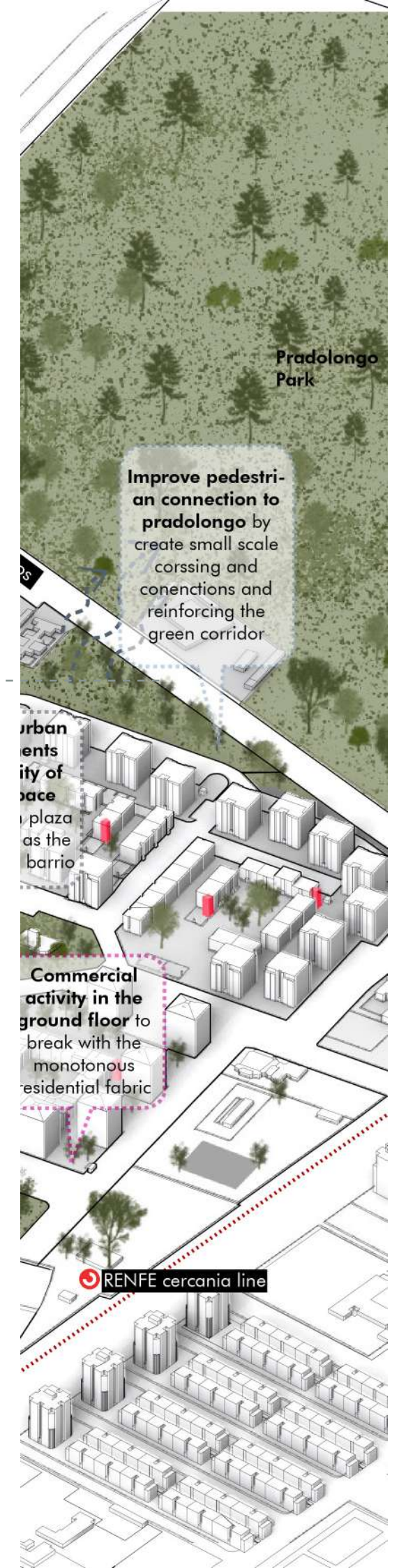
06 Proposal_quality green



06 Proposal_commercial corridor



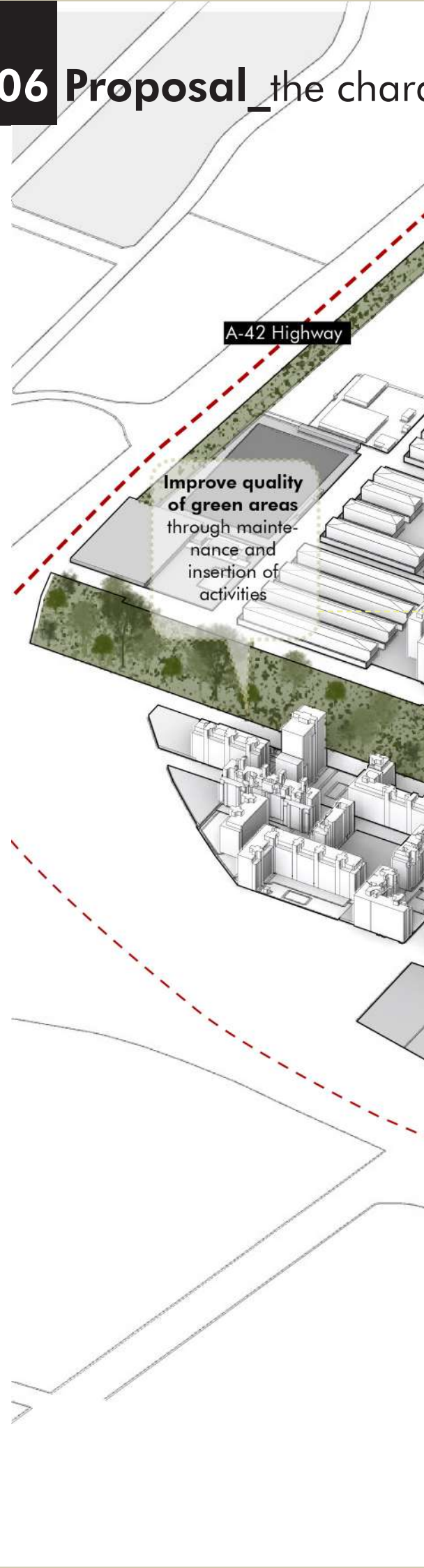
06 Proposal_road street scale



06 Proposal_activate corners of the neighborhood



06 Proposal_the character of public space



06 Proposal_Municipality funding

ACTUACIÓN	Nº	SUPERFICIE	PRESUPUESTO TOTAL	PRESUPUESTO ANUAL
Área de Mejora Peatonal	34	596 Has.	242 Mill / €	20 Mill / €
Ejes Cívicos	25	75 km.	147 Mill / €	12 Mill / €
Remodelación Espacios Libres	94	173 Has.	180 Mill / €	15 Mill / €
Itinerarios Habitables	31	118 Km.	161 Mill / €	13 Mill / €
TOTAL			730 Mill / €	60 Mill / €

ACTUACIÓN	Rehabilitación de Edificios	Mejora Espacios Libres	TOTAL
Nº ACTUACIONES	13.869 edificios 139.581 viviendas	48 ámbitos 402 hectáreas	
PRESUPUESTO TOTAL	4.140 Mill / €	240 Mill / €	4.380 Mill / €
PRESUPUESTO ANUAL	345 Mill / €	20 Mill / €	365 Mill / €
INVERSIÓN PÚBLICA	50 Mill / €	20 Mill / €	70 Mill / €
INVERSIÓN PRIVADA	295 Mill / €		295 Mill / €



- other bodies involved in economic development and regeneration
- public bodies and political representatives
- creative organisations and businesses
- development and regeneration bodies
- local enterprise partnerships (LEPs)
- landowners and developers
- business organisations, employers, SMEs and micro-businesses
- community organisations
- universities, colleges and schools
- cultural institutions
- housing trusts and associations.



www.Orcasitas.org

Research Project_ *Orcasitas neighborhood*

Sociology, economy & politics

Group 7

Andrea Pardo.Ahmad Alraie.Nouhaila Zergane

