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A STUDY ON THE PROTECTION AND REHABILITATION PROJECT OF MODERN URBAN TOWNSCAPE IN SPAIN: PLAN ESPECIAL DEL CABAÑAL IN VALENCIA



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ABSTRACT

In July 2016 the city council of Valencia started drafting the new plan on the district El Cabanyal-Canyamelar- Cap de França. This district, it called integrated as El Cabanyal, is located in the north west of Valencia along with the coastline. It had developed itself keeping its own morphology, so that characterized by its original housing blocks and grid pattern of small streets. It was included to Valencia city in late 19th century as a part of urban expansion.

In 1993 it was registered as Spanish historical interest, even though it had suffered from urban planning by the central government. Despite its peculiar morphology based on its own way of evolution and life of the community based on the historical connection with the sea from fishermen village as its origine, there had been no proper planning for the protection and rehabilitation as historical neighborhood.

After the long absence of the urban planning, "Plan Especial de Protección y Reforma Interior was the first urban planning for the protection and rehabilitation of this neighborhood. The main objective of this planning was to protect and rehabilitate the historical area, but in fact it was to extend the Avenue Blasco Ibañez through this neighborhood until the beachfront to connect the city and the sea. This plan caused conflicts between the government that forced this plan and demolished the homes, and

the citizens who against the planning and defended the neighborhood. In the end the new government team, led by compromise, to stopped this plan. Then in 2017 the city announced about the new urban planning on El Cabanyal, Plan Especial El Cabanyal, so called PEC. The drafting had been based on the strategy of EU policy, EDUSI. This will be the urban planning instrument that will define the management of the territorial scope and the permitted uses, as well as the protection strategy and heritage management².

The new plan PEC aimed to help the neighborhood for transforming itself continuously with its own rules of evolution without losing what makes it recognizable and valuable, moreover enhancing it with putting importance to inherit the historical and cultural values that created by its residents, as Vicente Sarría, the councilman of the area of Urban Development and Housing of the City of Valencia, the socialist, mentioned that "the commitment of the government team of when the time comes to make political decisions, nothing will be done without consensus or without approval of the neighbor"¹

Our paper aims to study about the strategy for protection and rehabilitation of local town scape as historical urban tissue through study of the transition of urban planning and development projects. Through studying about the background and the

1. LAS PROVINCIAS, El Ayuntamiento plantea un nuevo Cabanyal «sin derribos ni prolongaciones» para 2019 , *“El concejal ha hablado también de acabar con las especulaciones de “este enclave fundamental de Valencia”, en referencia al Plan Especial del Cabanyal-Canyamelar (PEC), que “será el instrumento urbanístico que definirá la ordenación del ámbito territorial y los usos permitidos, así como la estrategia de protección y gestión del patrimonio”.*”

development of these planning, it appeared that the functionalistic and homogenous urban development could deteriorate the historical townscape and neglect its community. El Cabanyal is the urban tissue with the strong recognition from people as a space of their own, developed with its own history, society and lives, and after the conflict about the previous planning, the city started to take this recognition into account for the new urban redevelopment project.

However, it was clarified that only to place importance to their visible characteristics and to trace their urban morphology is not enough when it comes to continuous townscape and its sustainable redevelopment.

The historical townscape is an entire collective environment consist of the urban morphology as well as the history and society of the community there, a space developed with the activity of people. Moreover, these activities and experience of people themselves would help to evolve and characterize this environment in turn.

For the protection and rehabilitation as well as sustainable redevelopment of the historical neighborhood with its town scape, the understanding them as the entire environment with its morphology and communities. In addition to this, the interactive and incooperative urban executions with citizens, government and also technical team would be essential.

KEY WORDS: Cabanyal; Heritage protection; citizens participation; maritime Valencia; fishers district; urban regeneration;

RESUMEN

En julio de 2016 el gobierno municipal de Valencia comenzó a trazar el nuevo plan del distrito de El Cabanyal-Canyamelar- Cap de França. Este distrito, conocido como El Cabanyal, está localizado al noroeste de Valencia junto a la línea de la costa. Este barrio se había desarrollado manteniendo su propia morfología, caracterizado por sus originales manzanas y modelo de grilla de pequeñas calles. Fue incluido a la ciudad de Valencia a finales del siglo XIX como parte de la extensión urbana.

En 1993 fue registrado como Bien de Interés Cultural histórico español, aun cuando había sufrido la planificación urbana del gobierno central. A pesar de su morfología peculiar basada en su propio modo de evolución y vida de la comunidad basada en la conexión histórica con el mar de pueblo pesquero como su origen, no hubo ninguna planificación apropiada para la protección y la rehabilitación como una comunidad histórica.

Después de la ausencia larga de la planificación urbana, el "Plan Especial de Protección y Reforma Interior" fue la primera planificación urbana para la protección y la rehabilitación de esta vecindad. El objetivo principal de esta planificación era proteger y rehabilitar el área histórica, pero de hecho, pretendía ampliar la Avenida Blasco Ibañez por el barrio hasta el mar para conectar la ciudad la línea

costera. Este plan causó conflictos entre el gobierno que lo forzó y demolió las casas, y los ciudadanos quienes contra la planificación defendían el barrio. Al final, el nuevo equipo de gobierno dirigido por Compromís, paró este plan.

Entonces en 2017 la ciudad anunció el nuevo plan urbano de El Cabanyal, Plan Especial el Cabanyal, llamado PEC. El plan había estado basado en la estrategia de política de la Unión Europea, EDUSI. Éste será el instrumento de planificación urbano que definirá la dirección del alcance territorial y los usos permitidos, así como la estrategia de protección y la dirección del patrimonio.

El nuevo plan PEC se proponía para ayudar a la vecindad a transformarse continuamente con sus propias reglas de evolución sin perder lo que lo hace reconocible y valioso, además de apostar por la importancia de heredar los valores históricos y culturales creados por sus residentes, como dice Vicente Sarría, el concejal del área de Desarrollo Urbano y Alojamiento de la Ciudad de Valencia, socialista, quien mencionó: "el compromiso del equipo de gobierno de cuando hay que tomar decisiones políticas, es que nada será hecho sin el acuerdo general o sin la aprobación del vecino".¹

Este trabajo apunta a estudiar la estrategia para la protección y la rehabilitación local de ciudad como

el tejido histórico urbano mediante el estudio de la transición de la planificación urbana y los proyectos de desarrollo. Por medio del estudio sobre el fondo y el desarrollo de estos planes, pareció claro que el funcionalista y homogéneo desarrollo urbano podrían deteriorar la vista urbana histórica y descuidar su comunidad. El Cabanyal es el tejido urbano con reconocimiento fuerte de la gente como un espacio propio, desarrollado con su propia historia, sociedad y vidas, y después del conflicto sobre la planificación anterior, la ciudad comenzó a tomar este reconocimiento en cuenta para el nuevo proyecto de reconstrucción urbano.

Sin embargo, fue clarificado que solo poniendo importancia en sus características visibles y trazando su morfología urbana no es bastante cuando se se considera la el paisaje urbano y su desarrollo sostenible.

El paisaje urbano histórico es un entorno entero colectivo que consiste en la morfología urbana así como la historia y la sociedad de la comunidad allí, un espacio desarrollado con la actividad de la gente. Además, estas actividades y experiencia de la gente ayudarían a desarrollar y caracterizar este entorno en cuestión.

Para la protección y rehabilitación así como reconstrucción sostenible del barrio histórico con su paisaje urbano, la comprensión de ellos como el entorno entero con su morfología y comunidades. Además de esto, las acciones urbanas interactivas y

participativas con ciudadanos, gobierno y también el equipo técnico sería esencial.

KEY WORDS: Cabanyal; Heritage protection; citizens participation; maritime Valencia; fishers district; urban regeneration;

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[Fig.1] Photo of Carrer del Rosasi, El Cabanyal. Author

1_ INTRODUCTION

1.1_ Background

After the modern period, there are many urban development project aimed at functional and homogenous cities around the world driven by the technological development and spread of capitalism, these days there is growing number of cities that develop themselves while preserve and rehabilitate their historical aspects as heritage and use them as their own characteristics, based on which they can create and evolve the unique cities.

However these developments are sometimes carried out only for the efficiency for traffic or the economic benefit led by thematization and tourism paying less attention to the historical urban morphology or to the entire environment for the people originally lives there.

The area that located on the east side of Valencia stretched from north to south along with the beach is one of the historical towns in Valencia, which is called El Cabanyal, consist of the three area of El Cabanyal, El Canyamelar, Cap de Franca. Orig-

inally it faced to the Mediterranean ocean, in the beginning of 15th Century the people who lived on fishery and shipping industry started to settle this area and form the town. The characteristics of this town are grid pattern housing blocks along with the coastline and small brick made houses in the similar modules with decorated facades by colorful tiles. Now the part of this town was declared as “Bienes de Interes culturales(BIC)” for the peculiar urban fabric of this neighbor, in which popular architecture with clear eclecticism roots is developed.²

In the beginning of 20th Century, the progressive deterioration and abandonment had started in this neighborhood of El Cabanyal in parallel to the reduction of the fishery of its community. Moreover there were several urban development project, one of most significant was the extension of Avenida Blasco Ibanez approved in 1998, and it caused the long struggle between the government at that time and citizens, since their main project was to demolish a number of houses in the historical area.

In 2015 this urban conflict was put an end because

2. LERMA,J. president of the Generalitat Valenciana (May 3, 1993). «Decree 57/1993, of May 3, of the Valencian Government». Retrieved on March 28, 2010

of the change of the government team and they repeal the plan and stop this project.

One of the reasons for this change was the movement of people against this urban development plan. Various groups of people insisted on the protection of this neighborhood demanding the rehabilitation and investment from municipality. It shows the strength of the attachment to this town and people's recognition as historical cultural heritage to be protected.

In historical townscape, there are certain identities that strongly connected to the society and activities of the community, since this identity is grown in the interactive relationship between the community. Within the entire environment that experienced by people as the memory or history there, as well as its morphology, the unique identity of the neighborhood would grow, and in turn these identities would enrich and evolve each neighborhood as living environment. These environment themselves with experience and activities of people, have the values as an identity of the neighborhood for the community, and these values should be protected and inherited.

This understanding may contribute for each historical neighborhood to establish their own sustainable redevelopment with urban planning of protection, rehabilitation and also management of their townscape.

1.2_ Objective and Method

The objective of this paper is to study about the protection and rehabilitation of historical townscape as well as the transition of urban planning of local area in Spain.

After the World War II, our society and economy have grown drastically all over the world. But in recent years the shadows that these growth had cast begun conspicuous, the environmental issue by abusing resources and poverty caused by the economic disparity have got the public attention.

Due to these growing matters, the argument about sustainable urban development have bricked up, in late 90's EU regional policy put the sustainable development on target.

According to the EU policy, “ *The sustainable urban development refers to the lasting improvement and long - term social, economic and environmental conditions of an urban area.*

Cities play a fundamental role as engines of the economy, as places of connectivity, creativity and innovation and as service centers for their surroundings. However, they are also places where problems such as unemployment, segregation and poverty are concentrated.

It is increasingly evident that the different economic, environmental, climatic, demographic, and social challenges faced by urban areas are interrelated and the success of urban development can only be achieved through an integrated approach”

In terms of the development of historical neighborhood, in the continuous history and urban town-

scape, the long-term social, economic and environmental improvement could be achieved.

Thus, to analyse about the protection and rehabilitation of the historical neighborhood and study about redevelopment of historical neighborhood with its community and the way of keeping their continuity could be effective to provide a possible way of sustainable urban development.

First we clarify the history of El Cabanyal, its evolution through the morphological transition as historical and cultural neighborhood, then the development of urban planning of this neighborhood. Second, we analyse the circumstances and strategy for urban development project.

The urban redevelopment work in El Cabanyal is an ongoing project of Valencia, thus to study and discuss about this project should be considered significant.

2_ **PREVIOUS STUDIES**

About the city growth and urban planning of Valencia, especially about 20th century, many studies from various viewpoints were made. One of the Local researchers Fernando Gaja Diaz and his team wrote some papers about city development and urbanization.

Also several studies have reported about El Cabanyal and its urban development, the paper by Luis Fco Herrero García addressed about the historical transition of houses and town composition. The one by Rosa Pastor Villa reported about the structural transition of houses in this neighborhood. And also the paper by Luz Navarro Eslava addressed about the social importance of the movement against the urban project of extension of Avenida Blasco Ibañez. The paper of Luis del Romero Renau and Catherine Trudelle focused on the urban development in relation with people on El Cabanyal. However little have focused on the urban planning and redevelopment project especially after 2016, the result of repeal of previous project.

3_ HISTORY OF EL CABANYAL



[Fig.2] Plan Geográfico de la Población de la Playa de la Ciudad de Valencia, 1796. Biblioteca Nacional.

3.1_ Evolution of the sea side village until it became part of the city of Valencia

The seaside village “Poblats Marítimo” was born in 13th, where current neighborhood of El Cabanyal-Canyamelar- Cap de Franca are. It was the group of fisherman who started to settle here and formed an independent municipalty, in the early 19th century it started to be known as “Pobla Nou de la Mar”. In this village, those fisherman built the barracas, the small gabled houses made by cray and reed, along

with the line parallel to the coast line.

It was in 1796 that the detailed housing plot of the village was drawn in the document for the first time, the president of the Royal Audience and General Captain of the kingdom of Valencia, Luis de Urbina, ordered to draw the plan after the big fire that happened in this year [Fig.2]. Already more than 100 barracas were constructed there, as it can be seen in the drawing, they formed the grid pattern of housing blocks.

The first urbanization impact was in 1752. The construction of the new port had brought the transition of the landscape of this littoral area. The extension of the pier had changed the direction of the current, it caused the withdrawal of the sea accordingly the extension of the beach towards the sea. So the village also extend the blocks towards the sea

keeping the narrow path perpendicular to the cost lin, as it had been used as waterv channels. Those are still recognizable as streets through El Cabanyal perpendicular to the sea.

The cartography of valencia drawn in 1808 shows the construction at the port and water channel from the river to beach, with its name “El Cabañal”. [Fig3]

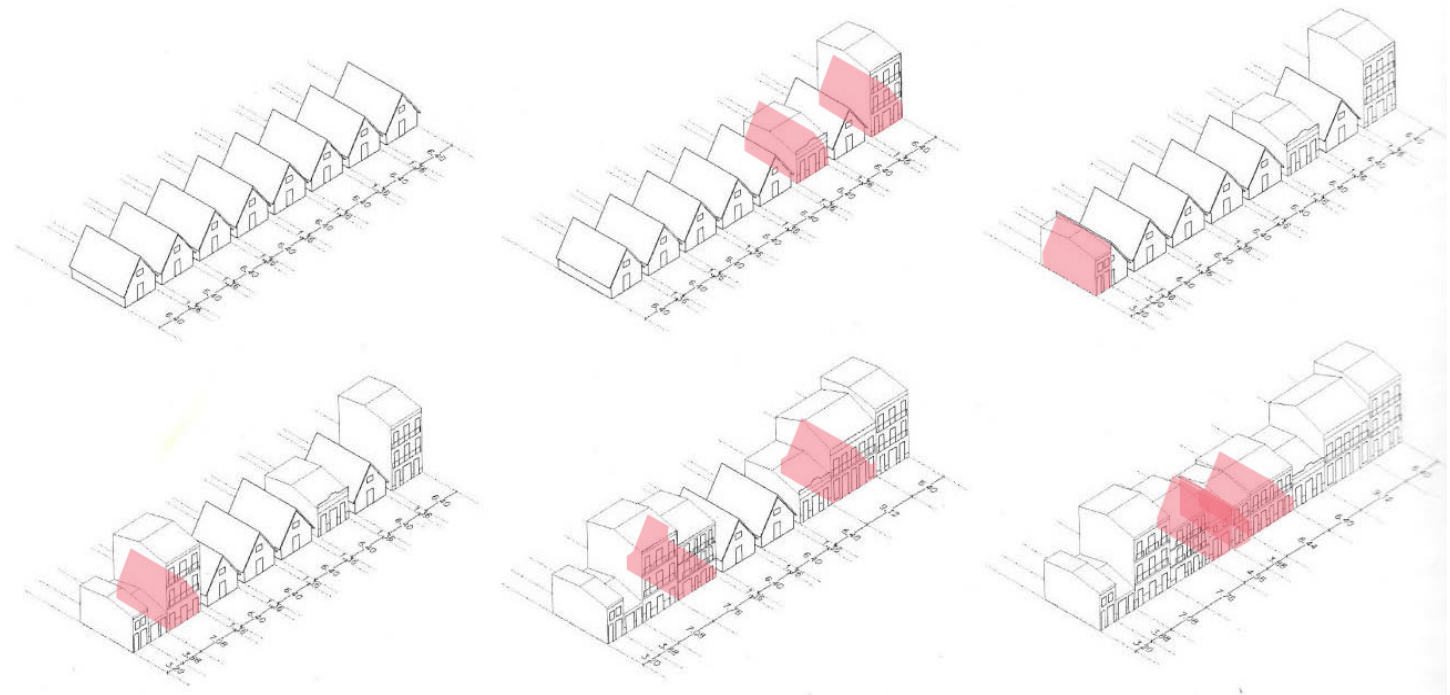


[Fig.3] PLANO DE LA CINDAD VALENCIA al ser atacada por el Mariscal Moncey en 1808.(framed). LLOPES ALONSO, A; PERDIGON, L. (2016) *Cartografía histórica de la ciudad de Valencia (1608-1944)*

Then some great fire had occurred in 1796, 1875, 1885 and 1888. After the fire in 1875, the government prohibit to construct barracas, which are highly combustible, and allowed only th construction with bricks and tiles, which characterize the todays feacher of the houses of El Cabanyal.

The new constructons were made in accordance with the demolition of barracas place by place, therefore the new houses had kept the same plots as those of barracas. [Fig.4] This diversification of the initial parcelling uniform will be completed during the transformation process, with obvious consequences in the urban landscape and others less, explained the architect Víctor Gosálvez on pages 30 to

32 of a manuscript dated 1915, entitled “Constructive study of the Barraca de la Vega Valenciana”³. These module of houses from barracas are also the typical characteristics of El Cabanyal.



3. GOSÁLVEZ, Víctor. *La Baccaca Valenciana*. Valencia. 1998. Luis Fco Herrero Garcia, *El Cabanyal: Permanencias y Transformacion*, p.101

[Fig.4] Transition from Barracas to brick houses. Muñoz Cosme, G., & Peiró Vitoria, A. (2012). *El Cabanyal: Patrimonio En Riesgo*. (Edited by Author)

The second urbanization impact had occurred due to the growth of trade business in the port area El Grau, in 1895 they inaugurated the new station between the village and beach, followed by annexation to the city of Valencia in 1897. [Fig.5] As a consequence, this village became visible from politician, they started to insist on the necessity of urbanization, such as pavement and improvement of hygiene there, later in 1921 the first urbanization project had begun. The cartography in 1899 shows the station on the beach and train line to Barcelona together with the housing blocks in El Cabanyal.



[Fig.5] Map of Valencia of 1899. LLOPES ALONSO, A; PERDIGON, L. (2016) *Cartografía histórica de la ciudad de Valencia (1608-1944)* (framed)

The neighborhood of El Cabanyal was created by the community connected with the sea and developed with the growth of the industry of the port. For its morphological evolution as well as the community growth, the relationship with the sea was essential. In short, the entire environment include town scape and the people lived there was also the result of this relationship, their own circumstances and its history. [Fig.6][Fig. 7]



[Fig.6] Townscape of El Cabanyal in transition. GOSÁLVEZ, V. *La Barraca Valenciana*. Valencia, 1998.



[Fig.7] Townscape of El Cabanyal in transition. GOSÁLVEZ, V. *La Barraca Valenciana*. Valencia, 1998.



[Fig.8] Urban morphology with the transition of coast line. The neighborhood El Cabanyal formed the linear housing blocks along with the coast line, then extend area towards the sea until the end of 19th century. Current townscape with grid and narrow streets were inherited more than 100 years. (Made from cartography of Valencia, by Author)



[Fig.9] Late 18th century, the fishermans village and the coast line at that time. The village was divided in three parts by water ditch. From the Cartography of 1796, made by Author



[Fig.10] Late 19th century, El Cabanyal and the coast line at that time. The neighborhood grew towards the beach, keeping the shape of water ditch as streets. From the Cartography of 1897, made by Author



[Fig.11] Late 20th century, El Cabanyal and the coast line at that time. The neighborhood grew towards the city, keeping the streets perpendicular to the sea. From the map of 1975, made by Author



[Fig.12] Old townscape of El Cabanyal, people and water ditch. Labaderos publicos, La "sequia del Gas" y lavanderas, 2015, <https://bit.ly/2zdpAcsl>

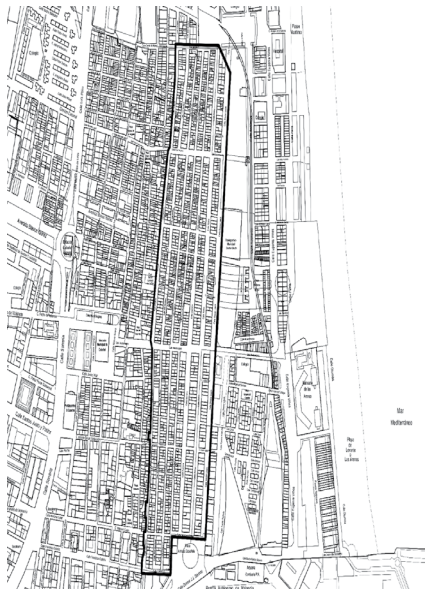


[Fig.13] Old townscape of El Cabanyal, people and barracas. Lista roja, barrio del Cabañal-Cañamelar, <https://bit.ly/2F1cKUG>

3.2_ The evaluation of El Cabanyal

The historical value of El Cabanyal is recognized in 1993 as “*Bien de Interés Cultural*” (herein after “BIC”), in the category of historical site (in Spanish “*Conjunto historico*”). The values of El Cabanyal as heritage are defined in the declaration; they are 1) Architectural value 2) Urbanistic value 3) Landscape and Environmental value 4) Social-cultural value. [Fig.14] shows the delimitation of the declared area, and [Table. 1] shows more detail points for each evaluation.⁴

4. Revisión Simplificada Del Plan General De Valencia, Catálogo de Bienes y Espacios Protegidos, Ayuntamiento de Valencia(2010)



[Fig. 14] The protected area in El Cabanyal by the declaration of BIC, made by author

Architectural Value	Morphology	Decorative element
Urbanistic Value	free spaces	to move around
	landmark	Construction of the Virgen del Rosario Church in 1761
landscape and environmental value	scenic quality	
	Quality of public space	Aligned composition of façade
	Quality of built space	Typology of the buildings
Social-cultural Value	Historical Value	It is constituted in 1837 as an independent city with the name of Pueblo Nuevo del Mar

[Tabel. 1] the evaluation of El Cabanyal by the declaration of BIC, made by author

4_ URBAN DEVELOPMENT OF EL CABANYAL

4.1_ After it was annexed to the city of Valencia until the heritage evaluation

4.1.1_ Urban planning until the end of Spanish civil war

In this paper we focused on the planning after it was annexed to the city of Valencia, as one of the objectives of this paper is to study about the planning for the rehabilitation and protection of this neighborhood, which was the result of the planning for the development paradoxically.

In 1897 the neighborhood of El Cabanyal was annexed to the city of Valencia, but a little earlier, it was in 1883 that the plan to prolong the street from Valencia to the beach was written for the first time. [Fig. 15] It was the part of the urban expansion of the city in 1884, the plan called *Ensanche*, when the old city was expanded radially along with the existing road network from the historical center of the city to its surrounding area⁵. It was drafted by Casimiro Meseguer -director of the Commission of Roads and Walks Valencia City Council- based on

the idea of creating “ the garden city”, which intention was to solve three problems; 1) “give reality to “Walk from Valencia to the Sea” 2) comply with the duty that prescribed by law with respect to the obligation of the Municipalities to create areas of cheap houses, 3) resolve the terrible problem of low-rent housing in the effective way, each day to get more acute as a result of the numerous demolitions of the interior reforms of the city”.

The objective of the connection was to expand the city for the new urban society with its economic and population growth.

The plan for this project “Camino- Paseo de Valencia al Mar” shows the original connection between the city and El Cabanyal with new planned boulevard; Avenia del Puerto, Calle Naranjos, and the new street with 100m width between these two existing roads.

In 1895 the railway station was constructed to connect Calatayud and the port area, El Grau, then in 1921 the first urbanization was planned for El Cabanyal according to the growing attention for the problem of hygiene and accessibility of this neighborhood.⁶

In 1931 the municipal architect Jose Pedros proposed the new planning for the prolongation of the road to the beach to respond to the urgent necessity of the urbanization of the rural area surrounding the city. [Fig.16] In this drafting plan, Jose intended to enforce the urbanization of the area to create the access from the city to the beach and to obtain the capital gain by selling the land between the city



[Fig. 15] Meseguer,C. *Proyecto de camino-paseo de Valencia al mar trazado horizontal*. (1883). Archivo del Servicio de Planeamiento del Ayuntamiento de Valencia



[Fig. 16] Plano de Valencia y sus poblados marítimos con el emplazamiento de la ciudad jardín, de José Pedrós, (1931). Archivo de arquitectura, urbanismo y cartografía de la Escuela de arquitectura de Valencia.

center and the neighborhood of El Cabanyal, not to reform the area. The connecting road was from the bridge *Ponte Real* to the west end of El Cabanyal, which is the future avenue Blasco Ibañez, and the width of the road through the neighborhood was reduced to 30m from 100m.

5. In the second half of 19th century, many of Spanish cities had developed by demolish the ramparts to expand the city. It called *Ensanche*, the plan influenced by the large remodeling urban development from the big cities in Europe such as Paris, Vienna.

6. Luis Fco Herrero Garcia, *El Cabanyal: Permanencias y Transformacion*, p.79, It was mentioned about the report from politician Blasco Ibañez and architect Victor Gosalvez Gomez.

4.1.2_ Urban planning until the end of dictatorship

During the civil war (1936-1939), Valencia remained in the republican zone, because of the port, given its merit of geographical location and strategic importance as an excellent place for the reception and manufacture of war material, became a military objective of first order.

The air incursions forced the total evacuation of the maritime towns, also the docks and buildings suffered great damages as well as the pavements and railroads. Then in 1939 General Franco entered to the city and Valencia fell into the dictatorship.

In the first year of dictatorship, the Municipal Technical Section, under the direction of the Major Architect Javier Goerlich Lleó, wrote the new project “Los Poblados Maritimos y Zona de Extensión Urbana”, which intended to create the residential area near the port. It appeared that the new government placed importance to the development of port area and urgent need of housing.⁷

Then in 1943 he Technical Section of the City Council wrote General Plan “*Plano General de Valencia del Cid*”⁸. According to this plan they wrote the way of arriving the road, which starts from the north of Valencia to the east and made a curve to south in front of the port area where under the urbanization to create the residential area, and went to the south. The avenue was also written from the bridge but made a curve slightly to south in the middle, connecting to the avenue naranjos to the south from El Cabanyal, not crossing the area.[Fig. 17]

7. Luis Fco Herrero Garcia, *El Cabanyal: Permanencias y Transformacion*, p.123. Garcia pointed out the problem of this project that the technical team neglected the existing neighborhood. “En la primera dibuja un barrio de edificios historicistas de unas 7 plantas, similar al Ensanche, en el que solo se conservan las dos iglesias existentes⁶⁵; mientras que en la segunda dibuja edificios de hasta 10 plantas, inspirados en las obras que Goerlich estaba ejecutando en ese momento y en el expresionismo de Luis Albert y el decó de Emilio Rieta. Ambas perspectivas constatan la invisibilidad de El Cabanyal para su autor y la suspensión de las reglas autónomas que estaban regulando la evolución de su estructura urbana.”

8. GOERLICH, J. arq. Mayor, attributed (1943): General plan of Valencia del Cid. AHCV Generalitat Valenciana. Administrative Corporation Gran Valencia, tube 27. Included in LLOPIS ALONSO, A.; PERDIGÓN, L. (2015). *Cartografía histórica de la ciudad de Valencia (1608-1944)*, 4th edition, P37. Valencia (photography and digital treatment: Juan García Rosell and José Luis Sales)



[Fig. 17]Valencia 1943, VALENCIA, según Catastro, a 1.1.2015 por tamaño y fecha. <https://bit.ly/2Stobegg>



[Fig. 18]Valencia photo plan 1944. LLOPES ALONSO, A.; PERDIGON, L. (2016). *Cartografía histórica de la ciudad de Valencia (1608-1944)* (framed)

In 1946 the city approved the General Plan “*Plan General de Valencia y su Cintura*” written by a team from Madrid with Germán Valentín Gamazo and Manuel Muñoz Monasterio, under the directorate of Pedro Bidagor Lasarte, chief of the Urbanism Section of the General Directorate of Architecture.

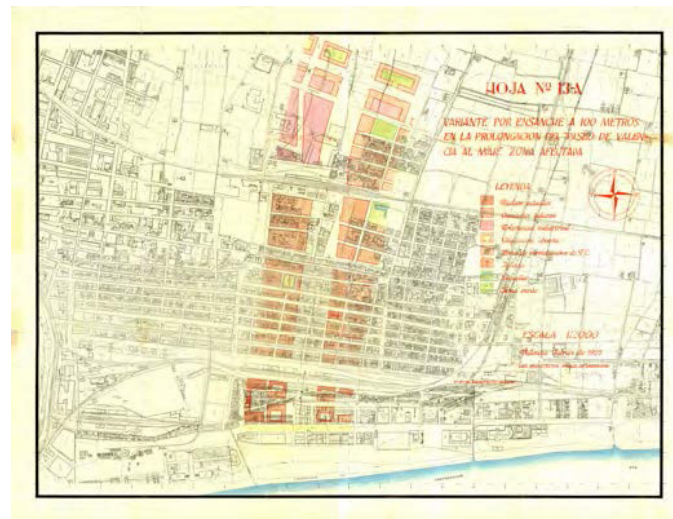
According to its zoning map [Fig.19], the neighborhood was to be redeveloped as a service area for the traffic point of the new road network connecting Valencia with beach, Alicante, and also Barcelona. And in this planning, it didn’t draw the road network connecting the city and the beach front, they drew a new square in the block, the center of avenue serreria on Cabanyal side instead prolongation of the boulevard penetrating El Cabanyal.



[Fig. 19] Zonificación del Plan General de Valencia y su cintura, DON VALENTIN GAMAZO, G; MUÑOZ MONASTERIO, M. (1946). Parcelaciones residenciales suburbanas - la formación de la periferia metropolitana de Valencia (1995).

However this plan received some criticism from the technical team in Valencia, therefore they started to draw the alternative planning “*Plano Parcial de alimentaci6nes propuesto por la commission de Urbanismo* (Partial Plan for Complementary proposition for the commission of Urbanism)”⁹.

They divided Valencia city to 15 parts, and the page 13 was for the area including El Cabanyal, so the urban planning of El Cabanyal was called *Plan Parcial 13*, the main objective was to prolong the boulevard again. This team was led by Francisco Mora, for the prolongation of the avenue, first they proposed the avenue of 100m until it reach to the avenue Serrería, making a square in the first part of El Cabanyal, and stretched the avenue with 40m width to the beach. Then they had to modify the width to 100m in the side of El Cabanyal for the request from the Executive Committee of the administrative corporation Gran Valencia, it was published in 1953¹⁰[Fig.20].



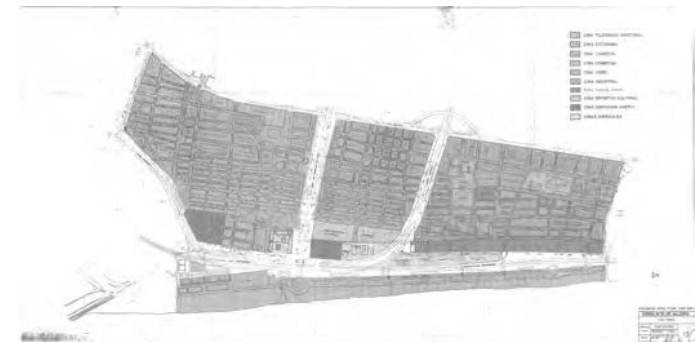
[Fig. 20]Hoja N° 13, ,1953. Archivo del Servicio de Planeamiento del Ayuntamiento de Valencia.

9. idm

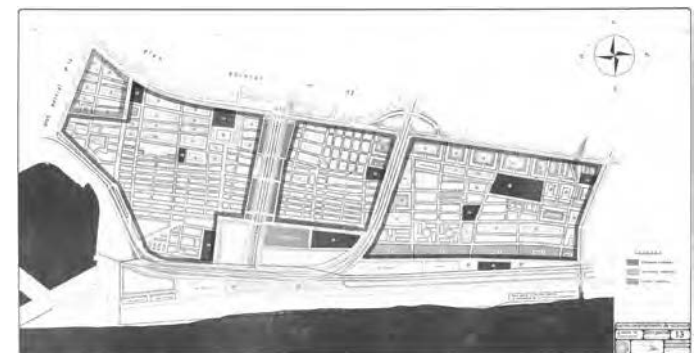
10. idm “*La parte modificada firmada por Camilo Grau Soler y respaldada por J. Goerlich como Arquitecto Mayor, sale a informaci6n p6blica en febrero de 1953. El trazado de la prolongaci6n de 100 metros de anchura, no se somete a la direcci6n 1 acordada en 1951, sino que se ajusta a la soluci6n que la Oficina T6cnica de la Comisi6n Ejecutiva –dirigida por Mauro Lle6 Serret- haba dibujado con 40 metros de anchura: una direcci6n perpendicular a las calles del barrio, corregida en su tramo final, para hacerla perpendicular a la playa.*”



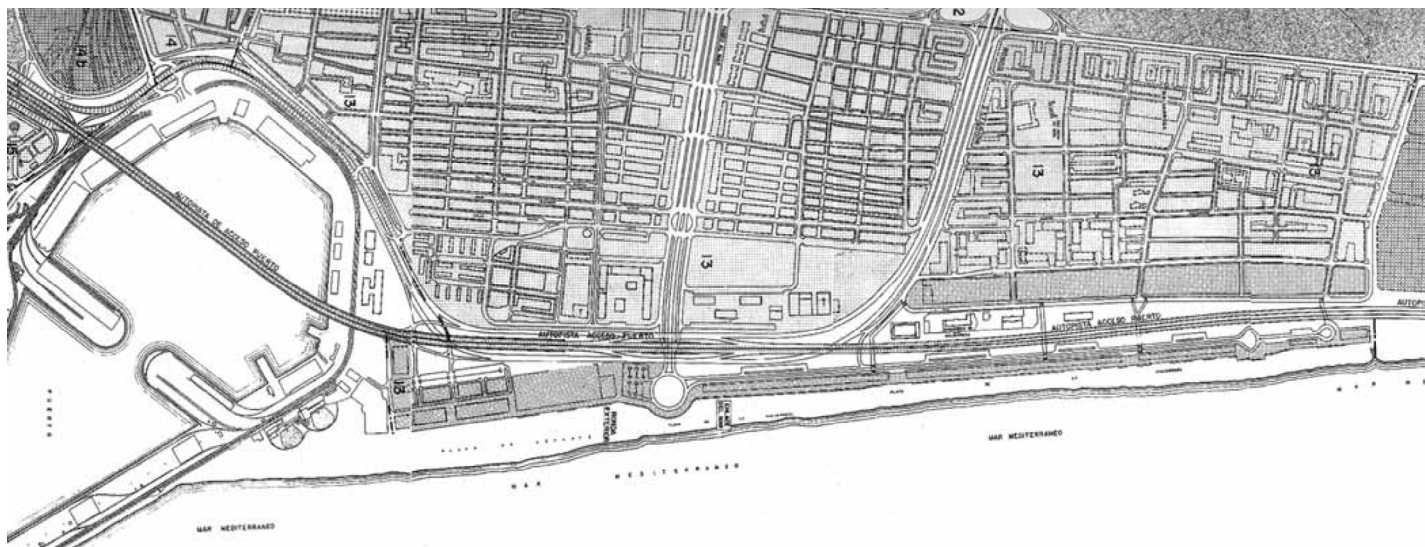
[Fig. 21]Drafting of Plan Parcial 13,1962. Archivo del Servicio de Planeamiento del Ayuntamiento de Valencia



[Fig. 22]Zoning map drafted for PP13, 1968 Archivo del Servicio de Planeamiento del Ayuntamiento de Valencia.



[Fig. 23]Zoning map drafted for PP13, 1974. Archivo del Servicio de Planeamiento del Ayuntamiento de Valencia.



[Fig. 24] Approved PP13, 1975. Archivo del Servicio de Planeamiento del Ayuntamiento de Valencia.

Related to this Partial Plan, in 1959 the city council commissioned the drafting of the planning to Fernando Moreno Barberá, for the prolongation of the avenue to connect the city and the sea. From the planning written in 1962, the avenue penetrate El Cabanyal with the width around 100m, it appeared that the architect didn't consider the existing block, since the avenue was written just above

the housing blocks, erasing them from the map. [Fig.21]

It was approved in 1975, but before they drafted several alternatives for this partial plan 13, they focused on how they prolong the avenue in the neighborhood of El Cabanyal. [Fig.22][Fig.23]

The table shows the transition of the partial plan 13 and the list of the alternatives. [Table.2]

1950	Ensanche Este	Valencia City expansion towards East
1953	Hoja Nº 13	100m street was proposed as an avenue "Paseo de Valencia al Mar".
1962	Plan Parcial 13	100m penetrating avenue with new built blocks in front of El Cabanyal
1966	Plan General de Valencia y su comarca adaptado a la solución Sur.	
1966	Plan General de Valencia	
1968	PP13	The central penetratin avenue was narrowed, but they poposed another cushioning street
1974	PP13	the adaption from 68 plan with the new square of beach front
1975	plan parcial 13	
1977	final approval de pp13	
1982	suspend pp13	

[Table. 2] partial Plan 13, year and descriptions. made by Author

In 1966 the new Urban planning General Plan of Valencia was approved in 1966 as PGOU66, *Plan General de Ordenación Urbana 66*. In this planning, where the road takes all the responsibility in shaping the space, there were two traffic lines drawn in El Cabanyal, one is the highway route from Barcelona goes to Alicante, and another was the avenue comes from the city center to the sea side.[Fig.25]



[Fig. 25]Plan General de Valencia de 1966. VALENCIA, según Catastro, a 1.1.2015 por tamaño y fecha. <https://bit.ly/2Swbeeg>

In the Zoning map[Fig. 26] they defined the beachside, the area to the east from the highway, as Historical-Artistic area, but the neighborhood of El Cabanyal, the area between the highway and Serrería, as Peripheral Core, so that the whole area would be dedicated to the infrastructure. The existing neighbor was not under consideration and drafting team established the residential area near from the port as planned in the end of 30s. Finally this plan was not put in the practice in the confusion of the last years of the dictatorship and also the crisis triggered by the rise in oil prices in 1973 that will last until 1987. In 1982 PGOU66 would be suspended by the Supreme Court.



[Fig. 26]Zoning map from *Plan General de Valencia*, de 1966. (framed) Archivo de la Oficina de Información Urbanística del Colegio Territorial de Arquitectos de Valencia.

4.1.3_ Urban planning from the beginning of democracy to BIC declaration

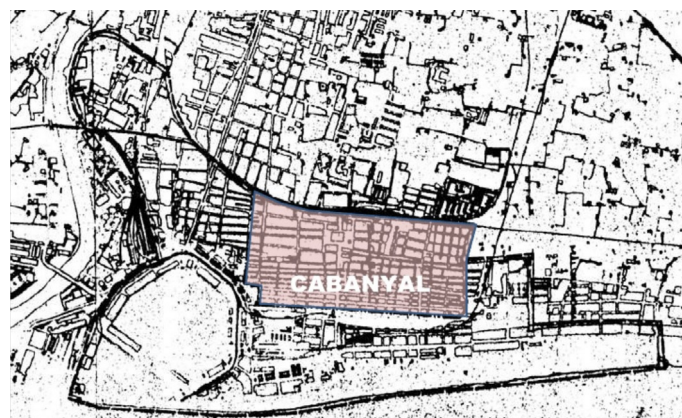
In 1975 the General Franco had passed away, then in 1977 they held the democratic election. In 1978 Spain became the country of constitutional sovereign. In the same year the national government published BOE, it included the resolution of the General Directorate of Artistic Heritage, Archives and Museums of the Ministry of Culture¹¹.

They defined six historical zones in Valencia city as “Historical Artistic neighborhood (Conjunto Histórico Artístico)”; El Grao, El Cabañal, Cañamelar and Malvarrosa, Benimaclet (old town), Benicalap, Campanar and General Cemetery, as the initiation for the declaration of BIC . [Fig. 27]

The heritage supervisor of the General Directorate of Fine Arts imposed that all the works that have to be carried out in the group, whose declaration is intended, can not be carried out without the prior approval of the corresponding project by the Provincial Commission for the Protection of the Historical-Artistic Heritage of Valencia, accordingly all the actions to be done in El Cabanyal would be cumbersome and long.¹²

In relation to this BOE, in 1983 the Ministry of Culture commissioned documentation on the six zones to the architects Salvador Vila Ferrer and Carlos Campos González in collaboration with Francisco Taberner Pastor, under the direction of Deputy General Director of Incipient Architectural Heritage Service of the Directorate General of Culture of the Generalitat Valenciana, Julián Esteban Chapapría.¹³

The documentation of each zone included the technical document but not the legal, nor administrative articulation, therefore it had the advantage for the neighborhood to be recognized but there were lack of distribution of urban infrastructure and investment, accordingly the concrete action for this neighborhood.



[Fig. 27] Delimitation of littoral zone included in the initiation file for the declaration of historical set from Ministry of Culture. *El Cabanyal: dela proteccion a la destruccion*, <https://es.slideshare.net/juliosouto2103/salvem-el-cabanyal>

11. Ministerio de Cultura , «BOE» núm. 29, de 3 de febrero de 1978, páginas 2732 a 2732, “*Resolución por la que se acuerda tener por incoado expediente de declaración de conjunto histórico-artístico, a favor de la zona de ensanche de la ciudad de Valencia, según la delimitación que figura en el plano unido al expediente.*”

12. Idem. p.165 “*La tutela patrimonial conllevaba que “todas las obras que hayan de realizarse en el conjunto, cuya declaración se pretende, no podrán llevarse a cabo sin la aprobación previa del proyecto correspondiente por la Comisión Provincial de Protección del Patrimonio Histórico- Artístico de Valencia” 5 o en caso de falta de unanimidad, por la Dirección General de Bellas Artes; nuevamente el procedimiento burocrático excsivamente cauto, termina en Madrid lo que le hará engorroso y largo.*”

13. Idem. p.165 “*Esteban Chapapría. Se trata de un documento técnico ‘completo’, pero sin articulación jurídico-administrativa, para su puesta en práctica.*”

In 1982 the socialist party became the government of the city of Valencia, then they started to draw the new urban planning. In 1984 they commissioned the drafting plan to the technical team.

Prior to this, there is a landscape project proposed by Ricardo Bofill presented in 1982. [Fig. 28] It was based on the pedestrian connection against the automobile traffic connection.

Also in 1982 the neighbor demanded from to construct a park and sports facility in this area, so the city inaugurated the linear park and sports center in the neighborhood of El Cabanyal in 1987 and 1988. They were constructed in the grounds of the abandoned facilities of the old railway Central de Aragón, east of Dr. Lluch, where susceptible to being alienated to build "working-class neighborhoods"¹⁴.

14. idm

p.168 "Para el polideportivo y el parque reivindicados por los vecinos, inaugurados en 1987 y 1988 respectivamente, el planeamiento remedial encontrará su acomodo en los terrenos de las abandonadas instalaciones del antiguo ferrocarril Central de Aragón, al este de Dr Lluch,...., eran susceptibles de ser enajenados para construir "barrios obreros"'"



[Fig. 28] Project from Ricardo Bofill, *Los Jardines Clásicos*, 1982. *De Repente Arquitecto*, <https://bit.ly/2cqNzDy>

The use of these lands was based on the zoning by strips of different qualification provided by the PGOU66, since there was lack of the planning after that Plan.

But it was inconsistency with the connection between city and beach industry as they planned to construct the road network in the same area.

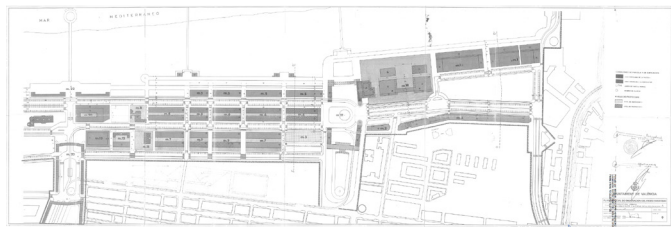
In short, these executions and the previous planning PGOU66 generated some inconvenience and contradictions, therefore the city was in need of urgent urban planning for El Cabanyal.

The aerial photograph of Valencia 1990 [Fig. 29] shows the construction of Sports center and the situation of beach front.



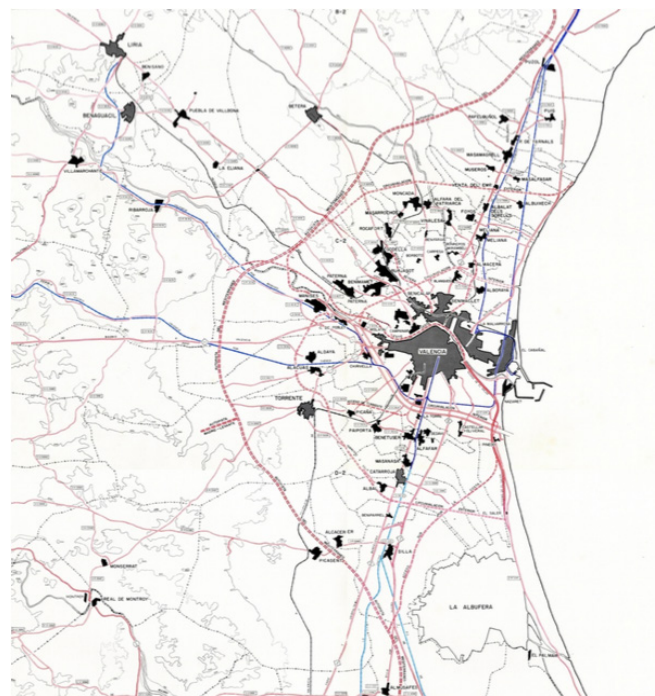
[Fig. 29] Aerial photography of cabanyal, 1990. Fototecnica digital. Gobierno España ministerio de fomento instituto geografico nacional. (Author)

The advance of the planning, “*Modificación del Plan General de 1966 en el sector litoral*(Modification of the General Plan of 1966 in the littoral sector)” had approved in 1985. It also contemplated that the road connection between the city and the sea would be resolved with the opening of the Avenida of Franca(todays Carrer Francesc Cubells), Avenida Baleare and the carrer Naranjos (todays Avenida del Tarongers) , leaving the Blasco Ibáñez as a complementary distribution route to the future Serrería boulevard, opening the big square at the point of the final end of the avenue in “*the level crossing of the Valencia-Barcelona railway (in order to) preserve the integrity of El Cabanyal*”¹⁵. Under which the burial of the railway was planned.



[Fig. 30] Urban strategy from *PE Ordenacion Paseo Marítimo*,1990. Archivo del Servicio de Planeamiento del Ayuntamiento de Valencia

Consequently in 1986 they drew different alternative propositions to give continuity between the avenue penetrating El Cabanyal from the big square and the boulevard from the city center. Those were one was using the existing street and making another square in front of the beach, and another was with a new avenue until new square in front of the beach. The square on the beach side was developed to “the plan “*PE Ordenacion Paseo Paritimo*” and approved in 1991. [Fig. 30] *Estrucura Urbana* shows the plannig of this square and constructed parks with sports center.



[Fig. 31] Urban strategy of infrastructure, *Comunicaciones del Area Metropolitana-Valencia*, 1975. PREVASA

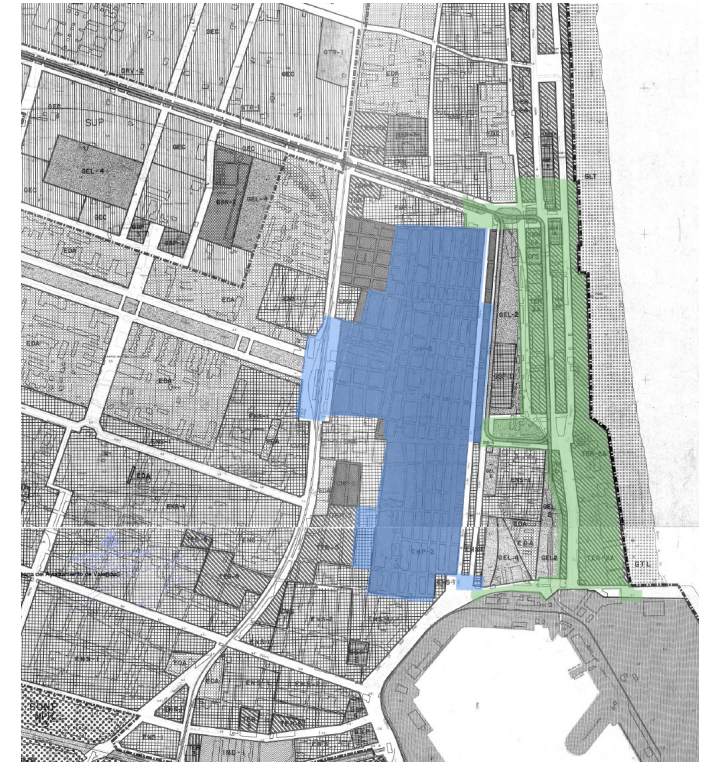
15.Idem.
p.171, “*También contemplaba que la conexión vial de la ciudad con el mar, se resolvería con la apertura de las avenidas de Francia, Baleares y los Naranjos, quedando el Blasco Ibáñez como vía complementaria de distribución hacia el futuro bulevar de Serrería y, mientras se completara el soterramiento de las vías, seala en final definitivo de la avenida en “el paso a nivel del ferrocarril de Valencia- Barcelona (con el fin de) preservar la integridad de El Cabanyal”* “ with annotation “*ALCAÑIZ MOSCARDÓ, Mercedes: JUNTA MUNICIPAL DEL MARÍTIM; Ayto Valencia. Valencia, 1985.*”

Three years later from this modification, the new General Plan “*Plan General de Ordenación Urbana de 1988* (hereinafter PGOU88)” was approved in 1988. In this plan, they replaced the zoning of PGOU66 with new distribution, separated the beach front from El Cabanyal in linear shape as M3 and M4.[- Fig.1] M3 indicates the area of the beach front, and M4 the area from linear park to the Avenue Serrera.

Apparently, this zoning plan was to develop both areas separately, M3 as an area of beachfront with tourism facilities and M4 as the historical protected area, as in 1990 the city approved the forementioned plan for the development of M3 area though for M4 area there was no concrete planning until the approval of special plan in 2001.



[Fig. 32] Area Classification map of PGOU88. *Planos PGOU Serie A. Clasificación del Suelo. Enero 1992.* Archivo del Servicio de Planeamiento del Ayuntamiento de Valencia (framed by Author)



[Fig. 33] Urban Structure of PGOU88. *Planos PGOU Serie C. Estructura Urbanística. Enero 1992.* with zoning distribution. Archivo del Servicio de Planeamiento del Ayuntamiento de Valencia (edited by Author)

In 1989, three years prior to the planning for protection and rehabilitation of El Cabanyal, the Demarcation of Valencia of the Official College of Architects of the Valencian Community held an international competition for new ideas to connect Valencia with beachfront area. Eight proposals were submitted and all of them were signed by the local architects. Some of them put importance to the continuity of the natural evolution of El Cabanyal and others made square and the new avenue, or the new avenue without square, but finally there was no winner for this competition.

Then in 1992, the Technical Office of the Planning Service of the Urban Planning and Environment Department of the Valencia City Council started drafting a Special Plan “*Plan Especial de Protección y Reforma Interior del Cabanyal-Canyamelar*”, which was the first planning aimed at the protection and rehabilitation of El Cabanyal as a historical area based on the heritage evaluation.

In the document they prepared, there are some drawing of possible way of prolongation of the avenue penetrating El Cabanyal. They developed the idea from competition to their own several propositions for the project¹⁶, all of them were to demolish the 9 blocks on the facing point between boulevard and El Cabanyal, making a square there and avenue penetrating the neighborhood.

From these propositions it is clear that the objective of the special plan was to connect the city of Valencia and the beachfront and “reform” the area where the future penetrating avenue was planned, which in fact exploit the area, not to protect and rehabilitate the

townscape with the old houses not to mention the lives of community in this historical area.

4.1.4_ Analysis of the transition of the urban planning until 1992

After the world wide spread of modern movement, the urban development of the city of Valencia had been characterized by the functionalization together with the construction of infrastructure and the area classification. Until early 20th century, the growth of the city was based on the development of the industry of the port, therefore the access to the port and the roadnetwork linking Valencia with Barcelona and also Alicante were essential to collect and transfer the resources.

The location of El Cabanyal was coincided with the nodal point to connect those infrastructures and the economy, the city emphasized so much the economical development of the city based on the economy created at beach front and the port by tourism and the new residential area, that they didn't take this neighborhood and community there into account. [Fig. 31] shows the road network of Valencia in 1974, the city development was based on this metropolitan idea.

El Cabanyal was invisible under the shadow of economical growth and thematizational and homogeneous urban development.



[Fig.34] Proposition for prolongation of Avenue. Luis Fco Herrero García, *El Cabanyal: Permanencias y Transformación*

16. idm
p.190 “*Todas las propuestas dibujadas recuperan el ‘bulevar’ San Pedro que había desestimado Colomina en su ‘prolongación telescópica’, como solución de continuidad entre la gran plaza y la prolongación estrechada e incluso girada para incidir perpendicularmente a las calles del barrio.*”

4.2_ The situation until 2015

4.2.1_ Urban development in Valencia

The dictatorship came to an end, Spain joined the European Union in 1986. In late 80's Spanish economy showed such a high growth as to catch up with other countries. Especially the domestic demand of real estate business and building construction were the main growing forces, the raising average real GDP was over 3% from 2000 to 2007¹⁷.

In the second half of 90's, economy of Valencia developed rapidly. The agreement *Ley Reguladora de la Actividad Urbanística* (LRAU) between city hall and Generalitat, Valencian community, promoted the development of real estate business and urban development projects rapidly¹⁸.

One of the main urban projects was the redevelopment of port area. It was obvious that city placed importance to this project, since this project was in the last part of the old river bed of Turia, it would be connected to the last part of this linear park "Jardines del Turia" to complete this, which in 1986 other parts had been completed. Also because the port played important role for economic growth of Valencia by its trade business and tourist industry. The mayor Rita Barbera promoted this project under the slogan of "*Balcon al Mar* (Balcony to the sea)" As well as the urban development project, they invited some mega events, such as America's cup in 2007, 2010, and Grand Prix Formula 1, as fundamental strategy for growth. The urban development of the port area was driven by them in part, around 30,332 m² was included in the project site and they

17. Valencia: A the city at the heart of the Spanish Crisis, <https://world-view.stratfor.com/article/valencia-city-heart-spanish-crisis>

18. Fernando Díaz Orueta, *Regímenes Urbanos y Movimiento Ciudadano en Valencia. "La aprobación en 1994 de la Ley Reguladora de la Actividad Urbanística (LRAU), de ámbito autonómico, supuso una aportación imprescindible para alimentar el boom inmobiliario valenciano, más intenso aún que en otras zonas de España (Díaz Orueta y Lourés, 2008)."* http://www.scielo.org.ar/scielo.php?pid=S1853-36552010000100013&script=sci_arttext&tlng=pt

19. Miquel Alberola, *Los grandes arquitectos de disputan Valencia, "el planeamiento de El Grau, una superficie de 370.332 metros cuadrados junto al tramo final del río Turia que conecta con la dársena del puerto."*, https://elpais.com/diario/2005/05/08/domingo/1115524354_850215.html

converted old sheds into place for leisure with shopping complex, restaurant, observatory tower etc¹⁹. [Fig. 36]

There were other two urban development projects in this period, one of them were the construction of large cultural complex by Valencian architect Santiago Calatrava. It is also important note between the port and Jardines del Turia, the construction begun in 1986 and "*Ciudad de las Artes y las Ciencias*" had inaugurated in 1998. [Fig. 36]



[Fig. 35] photo of port with Americas Cup 2010. valenciaPlaza "El Port America's Cup de Valencia, la historia de una oportunidad cada vez más perdida por la desidia"



[Fig. 36] photo of Ciudad de las Artes y las Ciencias, 2017. culturPlaza "La normalización de Calatrava va a llegar: la posible reconciliación urbana con el divino de Benimàmet"

Another was the project by French architect Jean Nouvel, “Valencia Littoral”, which intended to develop more than 2 million m² of area around the port including the beach front area and both side of the end of Jardines del Turia²⁰. Ignacio Jimenez de la Iglesia, the director of the valencian real estate and infrastructure company NDG (net de gerrers) was the developer. According to Nouvel, it was sensitive project to the history and geography of Valencia, however it was controversial between citizens²⁰. [Fig.37][Fig. 38][Fig. 39]

Around 2000's, there was world wide growing concern about urban issue such as traffic, transportation, housing and pollution, provoked by the environmental problem caused by large urban development. In Valencia, triggered by the Project of Nouvel, the whole urban development invited started to collect the criticism. The lack of longitudinal strategy of mega events and of sincerity for the local architects, or the exclusion of local small developers were regarded as problems.

Together with these criticism for the urban development, the social problem such as segregation and social inequality were also included into the urban issue. Subsequently, some citizen movement became popular, the demands of citizen participation for the urban project started to grow, as well as the necessity of the protection and rehabilitation of historical neighborhood, driven by the anti-globalism activists²¹.



[Fig. 37] project Valencia Littoral from Jean Nouvel, 2007



[Fig. 38] project Valencia Littoral from Jean Nouvel, 2007



[Fig. 39] project Valencia Littoral from Jean Nouvel, 2007

4.2.1_ Planning for protection and rehabilitation of El Cabanyal

PEPRI is the urban planning that started drafting in 1992 written by AUMSA, Actuaciones Urbanas de Valencia, on behalf of the city council and approved by the city hall in 20015.

In 1998 they presented the three alternative plans of future PEPRI for referendum, the way to connect the avenue and the beachfront²².

- 1) Prolongation of Blasco Ibañez Avenue with straight guideline and adjust the width of the current section into 100 meters.
- 2) Prolongation of Blasco Ibañez with slightly curved to north direction for the better adaptation to the shape of El Cabanyal blocks in 48 meters.
- 3) No Prolongation of the Avenue but open a large square at the confluence of the current avenue with boulevard of Serrería, as a solution to close the meeting of the avenue with the maritime neighborhoods

Through the public information, the alternative 2 was selected by majority, then on 24th July 1998 the city council reached an agreement of drafting the plan as PEPRI.

The main objective of this planning is 1) to regenerate and revitalize the neighbor of El Cabanyal and El Canyamelar, and 2) to connect and solve fluid access from the city center to the beachfront through Avenida de Blasco Ibañez that written in the statement in PGOU88. They divided the area into 10 parts by blocks, and picked up some points for urban interventions.

As we can see from the map[Fig. 40][Fig. 41], whole neighborhood was classified and separated by blocks, only in the part that they planned to prolong the avenue the blocks are related each other, but other interventions are fragmental, therefore the actions for the protection and rehabilitation of historical are no more that temporary, just for keeping the situation as it is at that time. Moreover, the central axis of the avenue has 48 meters of road according to the proposal from AUSMA, but also 20 + 10 meters perimeters on both sides for blocks of buildings, sidewalk and separation of the existing plot, were also offered. In its narrowest part of the existing street, it exceeds the 100 meters of section and it would affect all the central streets of El Cabanyal neighborhood. The planned axis was not 48 meters of width in fact, whose traffic would be enough to fragment the original blocks of the neighborhood.

Prior to the preparation of PEPRI, the city council made some analysis of this neighborhood. It covered

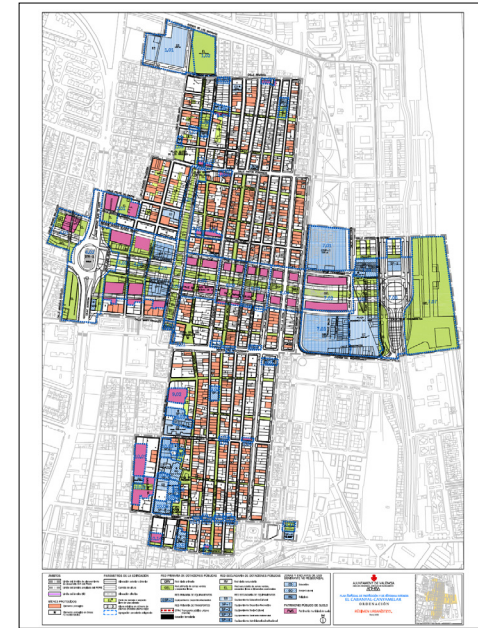
22. Memoria Justificativa del Plan Especial de Protección y Reforma Interior El Cabanyal- Canyamelar (March 2000)

the area M3 that defined in PGOU88, all the buildings were evaluated from grade zero to three, depend on the heritage degree. [Fig. 42] In addition to each buildings, they also defined some principle pedestrian way and green area according to the historical path through the neighborhood.[Fig. 43]

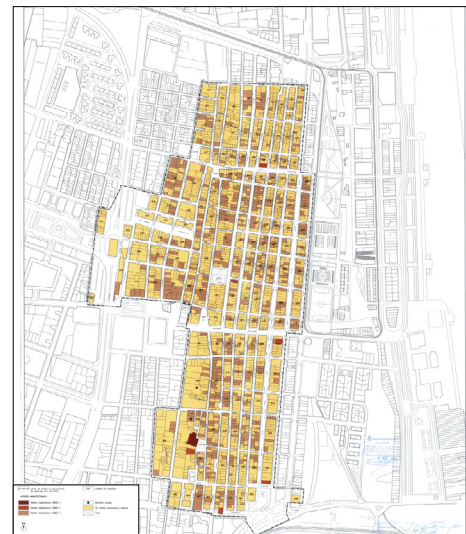
It is clear that the planned penetrating avenue was located just in the middle of these historical area and dismissed the narrow street that have kept old townscape remained, even though these streets have played an important role for community. Despite of some analysis and declaration as BIC, PEPRI included the demolition of 787 buildings with 1651 houses.



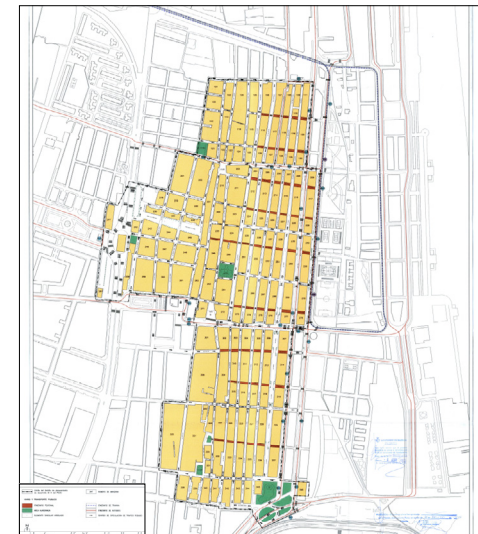
[Fig. 40] Intervention area of PEPRI, 2001. Plan Cabanyal-Canyamelar



[Fig. 41] Urban structure of PEPRI, 2001. Plan Cabanyal-Canyamelar



[Fig. 42] Architectural heritage analysis of PEPRI, 2001. Archivo del Servicio de Planeamiento del Ayuntamiento de Valencia (framed by Author)



[Fig. 43] Analysis for pedestrian and transportation of PEPRI, 2001. Archivo del Servicio de Planeamiento del Ayuntamiento de Valencia (framed by Author)

4.2.2_ The movement against the urban planning to protect El Cabanyal

One of the causes that brought change in the urban planning of El Cabanyal was the movement of people. The beginning of this movement to protect this neighborhood by its people was in 1998. After the municipal team presented about PEPRI, those who were against the plan established an organization “Salvem el Cabanyal”²³.

This movement consisted of residents, merchants, political parties in the opposition and cultural entities. Mainly they were against the planning of the prolongation of the Avenue Blasco Ibañez and demolition of the houses in this neighborhood.

In the manifest of Salvem El Cabanyal written in November 2010²⁴, they put importance to the citizen participation and continuous dialogue with the municipality that in charge of the urban planning of el Cabanyal as well as the rehabilitation and renovation project that respect people and heritage.

4.2.3_ Conflict between citizen and government

In 2004 Salvem el Cabanyal brought the government of the city of Valencia to the trial¹⁰ in the Supreme Court in Madrid over the approval of PEPRI, but the decision was given to the government, saying that PEPRI wouldn't violate the historical protection. Then in 2006 again they tried the government in the Supreme Court of Valencia. They asserted the deterioration of the historical

interest of El Cabanyal, the legal duty for citizens to support the cultural interest, moreover the administrative and judicial phase of PEPRI entailed the great delay.

In 2008 they won against the city council. The court gave the decision that the execution of PEPRI could be the exploitation of the historical set of El Cabanyal defined as a cultural interest of Spain and that the obligation of the city council of Valencia was to proceed the immediate suspension. Moreover the government of Valencia had received the ministerial order to adopt PEPRI to the patrimonial criteria. The government decided to suspend the plan but still their target was to adopt the idea of prolonging the Avenue to bring the city the beach front¹¹ and dismiss the ministerial order.

Despite the court decision, in 2010 Rita Barberà, the mayor of Valencia at that time, established the official company “Cabanyal 10”, which inherited the works from “Plan Cabanyal Canyameler” established in 2005, to enforce the plan. They started to buy those houses that are in the area that the new avenue planned to be constructed, and Rita Barberà approved the demolition of the houses in April 2010. There were many people from various sectors gathered to prevent the bulldozers breaking down the houses, but 125 houses were demolished in the end.

23. El Salvem el Cabanyal, “*El 22 de abril de 1998 varias entidades crean la Plataforma Salvem El Cabanyal para evitar la prolongación de Blasco Ibañez (vecinos, comerciantes, los partidos políticos en la oposición y entidades culturales). Esa es la fecha en que comienzan las acciones de la Plataforma Salvem El Cabanyal. La primera de esas acciones es la celebración de tres cenas populares en una de las plazas del barrio contra del plan municipal.*” <http://www.cabanyal.com/old/PrensaSalvemElCabanyal/csreciente.htm>

24. El Salvem el Cabanyal, “*Manifiesto Plataforma Salvem El Cabanyal*”, 2003, <http://www.cabanyal.com/nou/2003/12/12/manifest-de-desembre-de-2003/?lang=es>

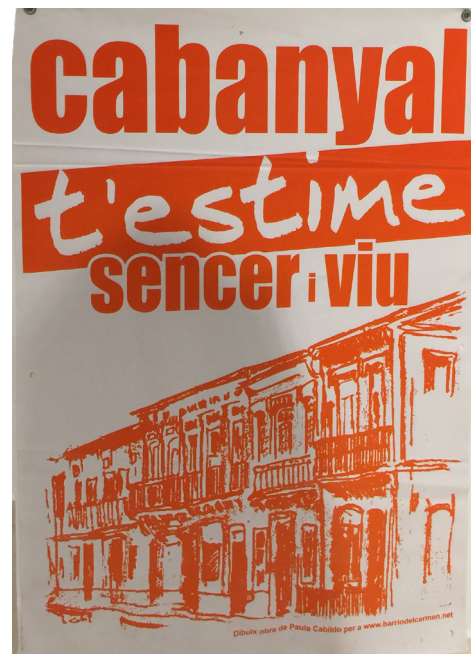
In May 2015 Joan Ribó won the municipal election and the ruling party was changed from People's party to Compromís, the government decided to repeal PEPRI, then in July 2016 they publish this agreement.

Finally the long struggle about El Cabanyal had been settled

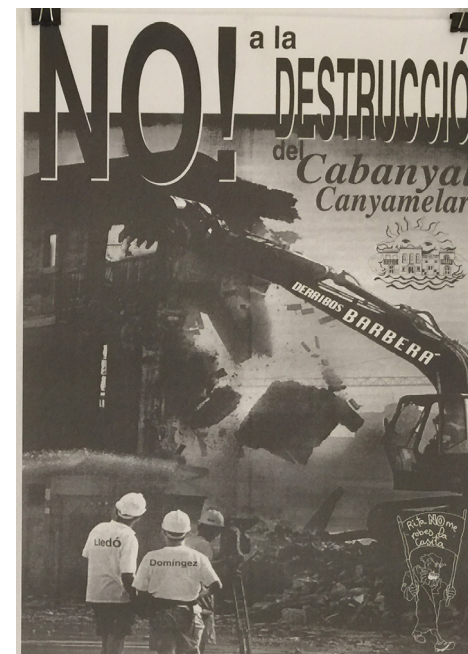
25. In 2016 the largest art museum in Valencia IVAM (Institut Valencià d'Art Modern) hosted the exhibition "*Witnesses of the City*", about Political and Cultural Activism in the Valencian Community in a tour of the exhibition hall of the IVAM library. The posters shows the community power against the government force. They held several meeting, workshop for cooperation when the government went aggressive to demolish the houses in Cabanyal. It was not only the matter of history but also of their community and identity. [Fig. 44][Fig. 45][Fig. 46]



[Fig. 44] Poster from Asociación Valencia Defensa de lo Derechos Humanos, for defende El Cabanyal. 2007. Exhibition "*Testigos de la Ciudad. Activismos Políticos y Culturales en la Comunidad Valenciana*"



[Fig. 45] Poster for defende El Cabanyal. 2007. Exhibition "*Testigos de la Ciudad. Activismos Políticos y Culturales en la Comunidad Valenciana*"



[Fig. 46] Poster for defende El Cabanyal. 2007. Exhibition "*Testigos de la Ciudad. Activismos Políticos y Culturales en la Comunidad Valenciana*"

4.2.4_ Analysis of PEPRI and the conflict

The points of the controversy between people and the government was that the municipal team for drafting the planning didn't reflect the opinions from people even though they held the referendum to solve how to prolong the Avenue Blasco Ibañez, and that there was the lack or absence of the obligatory analysis that relates those morphological conditions with their settlers as testimony to their culture. Also people's demand was the recognition of the individuality or the uniqueness of this neighborhood based on its history with urban morphology and living environment, not subordinates to the city of Valencia contributing only for the infrastructure or tourism by classification, as it could be seen in the phrase "*Valencia vive de espaldas del mar* (Valencia lives with the back of the sea)" that used even before the era of Franco's dictatorship.

Until 1978 the historical and cultural values of El Cabanyal were invisible or not recognized, then after the declaration of BIC, the priority of the city government was still to bring the economical benefit by connecting beachfront to the city, without doing anything for the area to be protected.

The purpose of the urban planning was to protect and rehabilitate the historical area, but in fact, it classified the area from the rest of neighborhood to take advantage of the evaluation it self, not its history and cultural value. It payed less attention to the historical connection

between the community of El Cabanyal and the sea, turned out to despise the living environment and urban morphology of this neighborhood.

The whole neighborhood suffered from the insecurity caused by the urban planning aimed rather at the redevelopment than protection and rehabilitation, result in the conflict between people and the city government, furthermore the deterioration as you can see that many vacant plots especially the area where to be affected by the prolongation of avenue. Now the city council is preparing a new plan for protection and rehabilitation of El Cabanyal and some urban rehabilitation works are being executed with support of three types of investments.

5_ CURRENT SITUATION

5.1_ After 2016 and current situation

5.1.1_ Circumstance of El Cabanyal after 2015

In December 2015 the leading party of the city of Valencia was changed, then the city government decided to repeal PEPRI. The neighbor was in need of urgent plan to rehabilitate the affected area by prolongation of the Avenue Blasco Ibañez, in which more than 1000 houses were planned to be demolished¹⁵. Then they approved the drafting of the emergency urban norms for El Cabanyal and started drafting a new plan for protection and rehabilitation of this neighbor.

Also they established an official company “Plan Cabanyal-Canyamelar SA”, which is the management company to carry out the executions of urban planning of development and rehabilitation for restoration of the areas of El Cabanyal–Canyamelar neighborhood, as well as all the interventions that would contribute to the revitalization of this neighborhood.

5.1.2_ Strategies for protection and rehabilitation of El Cabanyal

One of the essential matter for the revitalization of El Cabanyal was the investment, the city council proposed the new financial programs for the rehabilitation project in El Cabanyal including rehabilitation, renovation of the housings and also urban project. One is the subsidy of Urban Regeneration and Renovation Area (“área de Regeneración y Renovación Urbana”, hereinafter ARRU), which is the collaborated fund from Ministry of Development (Ministerio de Fomento), Valencia Community, the city of Valencia, and the individual house owners. Another is European Regional Development Fund¹⁸ (Fondo Europeo de Desarrollo Regional, hereinafter FEDER) allocated by EU, subsidized within the collaboration between EU and the city hall. Also the city council approved the planning for urban redevelopment, Plan Confianza from Ministry of Public Works, Housing and Transport of Valencian Community, which agreed to finance for the implementation in El Cabanyal as “Productive Investment Plan (Plan de Inversión Productiva, hereinafter PIP)” in the beginning of 2017.

ARRU was approved in 2015 and funded from 2015 to 2017. The total amount was 14.294.402,98 €, 4.392.750,00 € (30% of total) was from Ministry, 1.245.000,00 € (8.7% of total) was from Valencia Community, 2.516.250,00 € (17.6% of total) was from the city hall, and 6.140.402,98 € (42.96 % of total) was from individual house owners. This fund

was mainly for granting the subsidy for the individual rehabilitation works distributed for 602 houses, but also building constructions, redevelopment works, technical management team and also relocation of the buildings.[Fig. 47][Fig. 48]

FEDER was established to promote regional development by transferring money from richer regions and investing it for the infrastructure and services of undeveloped regions. The city council commissioned drafting of an EU policy “Strategy for Sustainable and Integrated Urban Development (Estrategia de Desarrollo Urbano Sostenible e Integrado, hereinafter EDUSI)” on El Cabanyal to the technical team in 2015, since all awards from FEDER must comply this policy developed in each area. In 2017 their proposition for the protection and rehabilitation act within this strategy were selected to be funded from 2017 to 2021, 30 million € in total, 50 % from EU and 50% from Valencian Community.

ACTUACIÓN	COSTE TOTAL	MINISTERIO DE FOMENTO	COMUNITAT VALENCIANA	AYUNTAMIENTO DE VALÈNCIA	PARTICULARES
Rehabilitación	9.542.566,63 €	3.138.750,00 €	1.245.000,00 €	560.250,00 €	4.598.566,63 €
Edificación	2.681.836,35 €	540.000,00 €	0,00 €	600.000,00 €	1.541.836,35 €
Reurbanización	1.800.000,00 €	600.000,00 €	0,00 €	1.200.000,00 €	0,00 €
Equipo Técnico de Gestión	240.000,00 €	84.000,00 €	0,00 €	156.000,00 €	0,00 €
Realojos	30.000,00 €	30.000,00 €	0,00 €	0,00 €	0,00 €
TOTAL	14.294.402,98 €	4.392.750,00 €	1.245.000,00 €	2.516.250,00 €	6.140.402,98 €
% PARTICIPACIÓN	100,00 %	30,73 %	8,71 %	17,60 %	42,96 %

[Table. 2] Distribution of the ARRU fund by action and government. Ayuntamiento de Valencia

ANUALIDAD	MINISTERIO DE FOMENTO	COMUNITAT VALENCIANA	AYUNTAMIENTO DE VALÈNCIA	PARTICULARES	TOTAL
2015	4.300.000,00 €	0,00 €	0,00 €	0,00 €	4.300.000,00 €
2016	92.750,00 €	373.500,00 €	572.100,00 €	1.376.400,00 €	2.414.750,00 €
2017	0,00 €	871.500,00 €	1.944.150,00 €	4.764.002,98 €	7.579.652,98 €
TOTAL	4.392.750,00 €	1.245.000,00 €	2.516.250,00 €	6.140.402,98 €	14.294.402,98 €

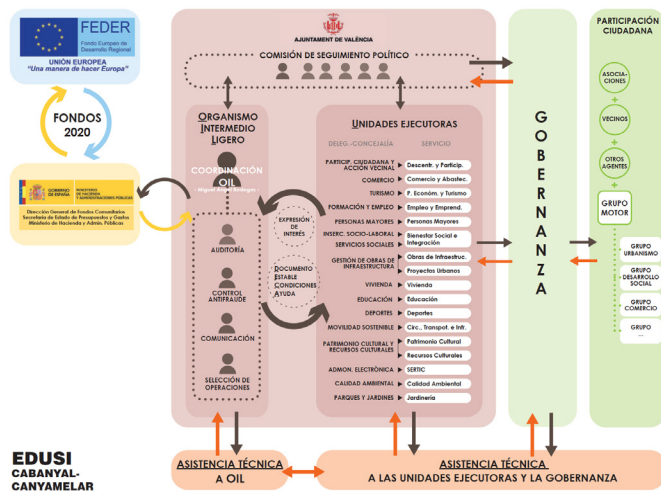
[Table. 3] Distribution of the ARRU fund by year and government. Ayuntamiento de Valencia

EDUSI is the program that provisions the urban and social executions as well as their action plans organized by AUMSA. At its heart is the interactive development of the executions through dialogue with the organization from city hall, consultation from technical team and public participation. Then the city hall created the committee to coordinate the executions, Organismo Intermedio Ligero (hereinafter OIL) so that the executions that selected and directed from OIL would be funded from FEDER. FEDER required to include EDUSI program into drafting of urban planning, therefore the actions that will be took place are strongly connected the new planning of El Cabanyal. Moreover, the city council confirmed to put importance to the public participation for the new planning of El Cabanyal from

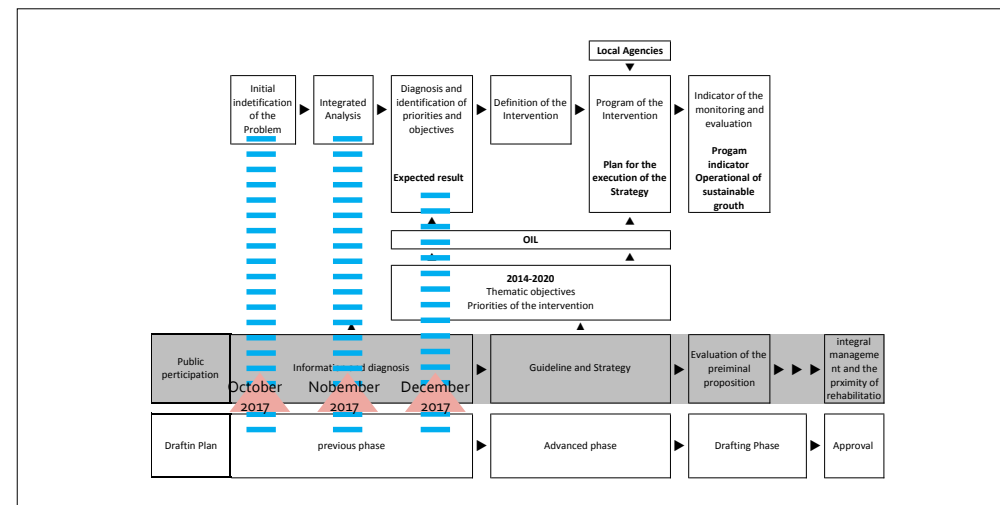
the beginning²⁶, this EDUSI program was useful to establish the bases on which the social involvement process was developed in the preliminary phase of drafting of the new planning. [Fig. 49][Fig. 50]

PIP is the investment within the framework of the urban planning of Valencian community Plan Confianza and its objective is to give impetus to the economic growth of the municipalities, as well as to raise the levels of social welfare and opportunities throughout the territory of the Valencian Community. In Cabanyal, it focuses mainly on to support the urban redevelopment, rehabilitation and construction, and total amount is 19.2million € paid until 2017.

26. Las Provincias, El concejal de Desarrollo Urbano sostenible, Vicent Sarrià, ha presentado el nuevo planteamiento para el barrio que complementa todas las acciones e iniciativas , 2017. “Acompañado por el director del equipo técnico del Plan Especial de Protección del Cabanyal-Canyamelar, Gerardo Roger, Sarrià ha explicado que, aunque es un documento legal y urbanístico, quieren que “desde el primer momento todos los vecinos y entidades se sientan implicadas”.”



[Fig. 47] Implementation scheme of EDUSI. (2017). EDUSI 3C Pla D'Implementacio.



[Fig. 48] EDUSI scheme, in relation with public participation and PEC drafting, 2018, by Author

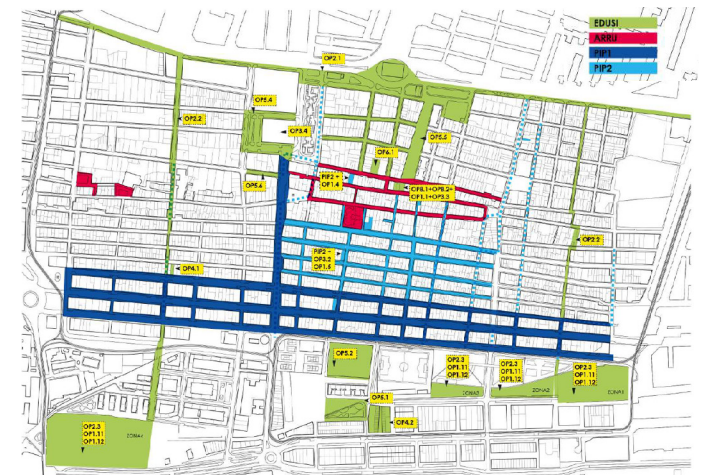
5.1.3_ Urban operations for protection and rehabilitation of El Cabanyal

As above mentioned, current urban operations in El Cabanyal are supported by three funds. The table shows the characteristics of each fund that we can see from the distribution for the operations of them. ARRU affects mostly to the rehabilitation work followed by building construction, FEDER is financing mostly to the works of improve sustainable urban mobility such as pedestrian route, bike lanes, and public transportations, then the second is to the works of environmental improvement and rehabilitation. The funding from PIP is mainly to the renovation of the infrastructure, improvement of environment and accessibility of some streets in BIC area. These operations being taken place in this neighborhood are based on the analyses and diagnosis of EDUSI program.

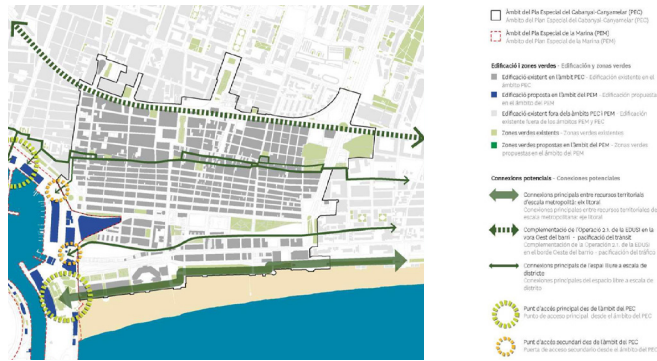
In this EDUSI program, they started with preparing the document about the integrated analysis of the area includes history, diagnosis, identification of the problems, and the proposals for action plans, all through the citizen participation and consultation of the technical team, published in 2015. [Fig. 50][Fig. 51][Fig. 52]

In 2017 they wrote the document “EDUSI 3C” about the urban redevelopment executions, which includes their conclusion of 13 concrete executions with action plans. Their objectives could be roughly divided into four themes; universal design, sustain-

able urbanization, improvement and rehabilitation of the heritage, improvement of the social situation and technical support for management. In this execution list[Table. 4], the executions for urban development are categorized in sustainable urbanization and improvement and rehabilitation of the heritage, which are 1) Sustainable urban mobility; reduce co2, improve pedestrian way and bicycle route, public transportation 2) Improvement of energy efficiency and increasing reusable energy; Interventions in vbuilding 3) protection, construction and development of cultural heritage 4) improve and rehabilitate urban environment. Besides they wrote more concrete operations for each execution. The map together with the lists in this document shows areas and years of executions differ from three subsidies. [Fig. 49]



[Fig. 49] Location of the rehabilitation work by three funds. (2017) EDUSI 3C Pla D'Implementacio



[Fig. 50] Analysis of connectivity in actual situation, preparation for PEC. Pla Especial Del Cabanyal-Canyamelar



[Fig. 51] Urban strategy, preparation for PEC. Pla Especial Del Cabanyal-Canyamelar



[Fig. 52] Priority intervention zone, preparation for PEC. Pla Especial Del Cabanyal-Canyamelar

OP 1.1 DIGITAL CITIZENSHIP PROGRAM: DIGITAL TRAINING
OP 1.2 POSITIONING AND ELECTRONIC COMMERCE PROGRAM
OP 1.3 HEALTH AND PERSONAL AUTONOMY PROGRAM: "YOU ARE NOT ALONE"
OP 1.4 PLATFORM OF THE NEIGHBORHOOD INTERPRETATION CENTER
OP 1.5 PLATFORM OF NEIGHBOR WORK : MANAGEMENT AND PARTICIPATION
OP 1.6 UNIVERSAL INTERNET CONNECTION PROGRAM
OP 1.7 PROGRAM OF UNIVERSAL ACCESS TO TECHNOLOGY
OP 1.8 HEALTHY NEIGHBORHOOD PROGRAM: SENSORIZ SL. ENVIRONMENTAL
OP 1.9 INTELLIGENT MOBILITY PROGRAM: LOAD-UNLOAD AREAS
OP 1.10 ACCESSIBLE NEIGHBORHOOD PROGRAM: APARCAM, MOV, REDUCED
OP 1.11 SUSTAINABLE MOBILITY PROGRAM: ELECTRICITY RECHARGE POINTS
OP 1.12 SECURE VECINAL PARKING
OP 1.13 INTELLIGENT ENERGY CONSUMPTION PROGRAM IN VVDAS
OP 1.14 SMART NEIGHBORHOOD PROGRAM: DEMONSTRATION IN HOUSING
OP 2.1 REDEVELOPMENT OF THE WEST EDGE OF THE DISTRICT: SERRERIA-LLUÍS PEIXÓ
OP 2.2 PEDESTRIAN PREFERENCE ROUTES EAST TO WEST
OP 2.3 SUSTAINABLE NEIGHBORHOOD MOBILITY: PERIPHERAL PARKING
OP 2.4 SCHOOL ITINERARIES SAFETY TO EDUCATIONAL CENTERS
OP 2.5 PLAN FOR THE PROMOTION AND IMPROVEMENT OF PEDESTRIAN MOBILITY
OP 2.6 SCHOOL ITINERARIES SAFETY TO EDUCATIONAL CENTERS
OP 3.1 IMPROVES ENERGY EFFICIENCY OF HOUSING
OP 3.2 HELP ENERGY CONSUMPTION ALMOST NULL AGENCY OF DISTRICT
OP 3.3 ENERGY CONSUMPTION ALMOST NULL IN CIVIC CENTER
OP 3.4 SUPPORT FOR IMPROVEMENT ENERGY EFFICIENCY MARKET
OP 4.1 REHABILITATION FOR HERITAGE ELEMENTS: DISTRICT BOARD
OP 4.2 REHABILITATION HERITAGE ELEMENTS: CASA DELS BOUS-MUSEU DE LA MAR
OP 4.3 SUSTAINABLE TOURISM PROGRAM AND CULTURAL PATHS
OP 5.1 PLAZA HOMBRES DE LA MAR
OP 5.2 REURBANIZATION DR. LLUCH, SPORTS ZONE AND MARKET
OP 5.3 ACTIVITY PLAN AND SUPPORT FOR URBAN GARDENS
OP 5.4 REDEVELOPMENT OF THE MARKET ENVIRONMENT
OP 5.5 STREETS BETWEEN SERRERIA AND LLUÍS DESPUIG
OP 5.6 REURBANIZATION STREET OF VICENT BRULL STREET
OP 6.1 WORKSHOP CABANYAL-CANYAMELAR-CAP DE FRANÇA SCHOOL
OP 6.2 COMMERCIAL REPAYMENT ASSISTANCE PROGRAM
OP 7.1 IMPROVEMENT PROGRAM FOR ACCESSIBILITY IN HOUSING
OP 7.2 ACCOMPANYING PROGRAM IN ACCESS TO VVDA
OP 8.1 CIVIC CENTER CABANYAL-CANYAMELAR-CAP DE FRANÇA (5C)
OP 8.2 PROGRAM AND FUNCTIONING OF THE CIVIC CENTER
OP 9.1 ENTREPRENEURSHIP CENTER AND RELEVANT IN TRADE
OP 9.2 PROGRAM OF THE SCHOOL WORKSHOP
OP 10.1 CREATION OF A COMMERCIAL IDENTITY OF DISTRICT
OP 10.2 EQUIP REHABILITATION AID PROGRAM. COMMERCIAL
OP 11.1 ELDERLY PEOPLE DAY CENTER
OP 11.2 SCHOOL OF THE CHILDREN FIRST CYCLE (0-3 YEARS)
OP 13.1 OFFICE OF GUIDANCE AND INFORMATION FOR FAMILIES
OP 13.2 TECHNICAL ASSISTANCE TO MANAGEMENT, CONTROL AND DEVELOPMENT OF RELATED CAPACITIES
OP 13.3 TECHNICAL ASSISTANCE TO GOVERNANCE, PARTNERSHIP AND COORDINATION AND COMMUNICATION AMONG ALL AGENTS

[Table. 4] Urban execution list of EDUSI strategy. EDUSI 3C Pla D'Implementació (Author)

5.1.4_ New planning for protection and rehabilitation

In 2018 the city council published the preliminary version of new planning for protection and rehabilitation of El Cabanyal, “*Plan Especial Cabanyal-Canyamelar*” (hereinafter PEC). It defines the planning of territorial area and uses allowed in the neighborhood of El Cabanyal, as well as the strategy of heritage management. The main difference from the previous plan is the area that it defines for interventions; from the west to east, that is from the street Serrería to the sea front, Paseo del Mar, and from the north to south, from the street avenida Naranjos to the street Francesc Cubells instead of divide the neighborhood into fragmental blocks as they did in PEPRI.

Within this delimitation, they indicated some principle passages from existing streets, there are four main connections in each directions from north to south and from east to west. They match with the principle path of El Cabanyal that inherited from the past as we can see in the old cartography. Besides these main connections are also linking the existing greens as well as the public spaces to be executed in the framework of EDUSI, It shows their consideration to the historical link of El Cabanyal and the beachfront, and the continuity of its history to the future community, as these public spaces would play a role of connecting the historical area and the beachfront.

Also they marked the existing streets to the direction of the sea, so that it could improve the mobility and

accessibility inside of the neighborhood using its own morphology.

They defined the priority area for the rehabilitation, reconstruction and development of the social community area, where the PEPRI had planned to construct the new avenue. Most of the houses in this area are public properties because of the expropriation of previous government, those are 157 complete houses and 163 partial houses.

The municipal council contemplates to order the entire area of the neighborhood for the first time²⁷, so that it would be possible to make integrated and interactive redevelopment of historical neighborhood based on the protection and rehabilitation interventions together with various community and society. It also could help to understand the neighborhood as living environment, together with wich this urban tissue would develop the recognizable characteristics from the past to the future.

27. Pla Especial Del Cabanyal-Canyamelar: 2017. *El PEC vol ser un pla útil per al barri/ El PEC quiere ser un plan útil para el barrio. “El encargo municipal para la redacción del plan, contempla por vez primera, superficie completa del barrio”*



[Fig. 53] On going rehabilitation work, Carrer de la Barraca, 2018, Author



[Fig. 54] On going rehabilitation work, Carrer de la Barraca, 2018, Author

5.1.5_ New project for redevelopment

In the beginning of October 2018, AUMSA published the new urban project in El Cabanyal. It was about the new constructions that would be executed in the area that showed in the previous plan as Unit for Planned Execution (Unidades Ejecución prevista). [Fig. 55] It shows the idea of new building blocks consist of residence, hotels, shopping malls, and parking lots.

The main objectives of this project are “Urban regeneration” and “Qualified improvement”, according to these objectives, they wrote eight urban planning strategies, based on which the detail projects were drafted.

These strategies are shown below:

- a) The application of explicit criteria of urban sustainability consists of maintaining, in general terms, the parameters, uses and buildabilities in the "urbanized urban land" established by the current General Plan of 1988 that correspond to each Sub-Area of Detailed Planning and by understanding, they are reasonably adapted to the characteristics of the pre-existing urban fabric and to the development model that this PEC favors.
- b) The delimitation of 5 Units of Execution (UEs) with precise determination of their legal-urbanistic parameters (contrasted in

the Economic Viability Report) that assigned for themselves, with discontinuous character, the management of the Isolated parcels of Dotacional use and of Redevelopment and Regeneration Actions outside, same as ones indicated in the previous Strategy.

- c) A reasonable satisfaction of the constitutional principles of guaranteeing the right to housing and prevent speculation, without prejudice to the provision of housing derived from the processes of Rehabilitation of the pre-existing residential heritage and those coming from actions of Urban Renovation in Parcels

- d) On the basis of the previous strategy and with the complementary purpose of tempering the increase in land and housing prices and mitigate the gentrification processes, the PEC has an express regulation that rationally controls the implementation of the Tourist Housing, as well as the creation of a public parking for the rental apartment or concerted management, endowed with a capacity of 900-1,000 dwellings, Park fed by 60% of the VPOs from the EUs (422 houses.), for the Housing-Lodging Dotacionales (235 houses.) and for the derivatives of the building of a part of the public land originating from the previous expropriations caused by the now happily annulled Prolongation of Avda. de Blasco Ibáñez (minimum 250 houses approx.).

e) Meet the objectives of promoting access to the beach, of "recovering the street" and of improvement of the quality of urban life for the use of the neighborhood by the people lives there, the PEC arranges the conversion in "Vives of Coexistence" with preferential use to the pedestrian, forming an urban network of "reduced mobility" itineraries, which reaches 53,232 m², 10% of the total surface of the Road Network of the spatial scope of the PEC.

f) Meeting the objective of recovery and neighborhood attraction of the community, consists in substantially increasing the public land allocated to Green Areas and Gardens that reach a new area of 50,265.33 m² (an additional 36% of the area of pre-existing Green Areas), as well as social public facilities networks that reach a new area of 53,974.76 m². (95% additional to the floor of existing equipment).

g) On the basis of Strategy E) above mentioned, consists in arranging 6 Public Car Parks with each total capacity of 1,249 places, 5 in building height (with a capacity of 1,011 places) and 1 underground (with a capacity for 238 places), obtainable as cession of Dotacional Equipment and manageable with affordable prices and whose places are allocated to the neighbors of the streets that are taken over by the reserved public parking located on the

surface because of their transformation into Coexistence grids.

h) Disposition of diverse urban uses in the scope of enrich the social fabric, attributing in addition to the Residential use as a characteristic, the tertiary uses of Commerce, Offices and Hotel, attributing this use to an emblematic location in the meeting of Eugenia Viñes with Marcos Sopena, as well as the Educational-Cultural uses, such as University Training Schools, Students residences etc., both for Spaniards and foreigners (Erasmus).

There would be 28,269 residence in total, 1,249 parking plots, 111,000m² public functions within 14 blocks of buildings, as well as 247,112 m² of free and public green spaces. In these executing unit, they drew the streets comes from the existing housing blocks of El Cabanyal so that they could make the continuity between the historical neighborhood and the new construction area, as they mentioned in the strategies.

However, it appeared that each planned buildings didn't have continuity from the existing housings of El Cabanyal.

In the execution unit 1,2,3[Fig.57], they planned to build the 5-6 stories high buildings, rather it may be a barrier between the beachfront and the historical area than connect them. Likewise, the large building plot was planned in the execution unit 6,7[Fig.58], despite that they could be the important point to connect El Cabanyal and other area since it is in the corner with one of the principle streets in El Cabanyal and its edge. Though they expand the objective area for the rehabilitation, they only changed the location of the border of the neighborhood. This new plan might contribute to recognize the historical value of El Cabanyal, but the continuity of urban tissue which comprises coherent morphology and functions within the living environment through the interaction with community had forgotten. This project shows that they place importance only to the visible morfology of urban tissue, neglecting the continuity of the history of entire environment that have developed through community.



[Fig. 55] Aerial photo with execution unit, 2017, made by Author



[Fig. 56] green and public space connection, (2018). Resumen Ejecutivo Correspondiente al Plan Especial del Cabanyal-Canyamelar y su Entorno Urbano (PEC).



[Fig. 57] New construction proposal. (2018). Resumen Ejecutivo Correspondiente al Plan Especial del Cabanyal-Canyamelar y su Entorno Urbano (PEC).



[Fig. 58] New construction proposal, (2018). Resumen Ejecutivo Correspondiente al Plan Especial del Cabanyal-Canyamelar y su Entorno Urbano (PEC).

6_ CONCLUSIONS

With the analysis of the urban planning of El Cabanyal it had been clarified the characteristics and problems of the redevelopment projects in this neighborhood through study about the transition of urban planning and circumstances of the protection and rehabilitation of El Cabanyal.

I. After its annexation to the city of Valencia until before the declaration as heritage, the urban planning of Valencia aimed to the economical growth and development of the surrounding area of city center, which were included to the city of Valencia late 19th century, placing importance to the improvement of infrastructure and homogenization of these cities. It is based on the idea that can be adoptable to every place, a universal urban design. El Cabanyal was recognized as the strategic point for service area associated with the road network, especially because it is located next to El Grau, the leading area for economical growth of Valencia. The recognition as a historical neighborhood and its community was secondary. The urban planning around El cabanyal was characterized by the train

line from El Grau to the north, the highway project along with the coast line and the continuation of the Avenue from Valencia through El Cabanyal to arrive to the beach, this neighborhood was almost invisible.

II. It was not until 10 years after the ministerial announcement of possible heritage area in 1978 that the urban planning reflected the recognition of this neighborhood as a townscape to be protected. Nevertheless PGOU88 was characterized by the areal classification, aimed to develop and manage the city by distributing the different functions to each area. The historical area of El Cabanyal was divided in two different sections, separated from other area by categorizing as a area with a townscape to be protected, but leaving for a later document the decision on the continuation of the Avenida Blasco Ibañez until the beach. The urban planning of El Cabanyal was more about protection from other urban executions and partial maintenance, less about the rehabilitation for effective development. Thus the value of this neighborhood as entire townscape includes heritage area and other areas had been neglected. Also the historical connection between this neighborhood and the sea was dismissed in the urban project. The PEPRI proposed between 1998 and 2009 confirmed the preference for the opening of the avenue and the real estate development of the coastal front, as opposed to the overall rehabilitation of the neighborhood.

III. After 2015, the new action put importance to sustainable and integrated development based on

their own history and public participation³¹, according to the public announcement of the new planning. The direct reason was the government leader change and their approval of EU policy, but also the movement of people to fight against the planning at that time had great impact on the urban project. It has to be noted that there was strong recognition among people that the neighborhood has its own history, society and lives of community, with which it has been developing themselves, and that the neighborhood belongs to the community. Thus the value of historical neighborhood was in the integrated environment with its townscape, urban morphology and the community. Despite this understanding, the new project shows the priority of the government for large development around El Grau and solving the lack of the sufficient amount of residence in Valencia, neglecting again the sustainable redevelopment of the whole neighborhood with its community, society and also the recognition of El Cabanyal as a historical urban tissue.

IV. We concluded that the importance of the historical neighborhood was not only its morphological characteristics but also the whole environment in which the community, society, culture and history would grow through the interactive relationship between them. However, as one neighborhood consist of many aspects, the neighborhood is also included in larger environment with other neighborhoods, it is essential to have the interactive relationship each other. For thinking about sustainable redevelopment of the historical townscape, it's important to keep

the continuity of the integrated environment in which various factors would interact each other, and it is necessary for achieve this to analyse the activities of community and the usage of neighborhood, and also to consider the neighborhood as integrated environment and townscape through the experiences of people.

V. The transition of the urban planning shows that the importance to understand the townscape as a part of environment of urban tissue, with which the community, culture and history would grow. We can't think separately the history, society and lives of the community from the neighborhood, since the entire environment has its unique characteristics thanks to the community and their activities. A neighborhood has recognizable patterns in the ordering of buildings, spaces and functions, and their compositions are result of the activities of community, and in turn, their society and culture have profound connection with the evolution of urban townscape. Therefore, the protection and rehabilitation of the historical townscape has to coincide with those of the living environment for community there as well to have the interactive relationship with its surrounding neighborhood.

VI. In the case of this study, it may seem to be ironically but this recognition of people was enforced when this neighborhood was exposed to the thread of redevelopment by previous government. Then together with the adoption of EDUSI, the public participation became one of the important aspects

of the new urban act, the long conflict between development and protection had settled.

In the movement to protect El Cabanyal against the urban planning, they insisted the uniqueness of this neighborhood and the participation to the project, and the uniqueness of El Cabanyal consists not only in the visible characteristics of its morphology, such as grid pattern streets and clear eclectic houses based on its history, but also in the entire environment within which the community and the urban tissue have developed, and that have evolved with interactive relationship with other surrounding neighborhood. And these integrated environment comprise the townscape and evolve the neighborhood being testimony. In short, the historical neighborhood would developed through the experience of various community and relationship with its surrounding environment, this is why it's essential to consider the connection and continuity with surrounding neighborhood as well as to have citizen participation based on the integrated analyses and diagnoses.

VII. In 1995 in the book "S, M, L, XL", Rem Koolhaas brought up the question about the history and architecture especially after the modern period when there was increasing number of rehabilitation project of architecture that there was no theory of the cooperation between development and protection of the historical cities, referring as "coronocaos". From the beginning of 20th century together with the modern movement to today, when it comes to the redevelopment of the historical place, many local

cities and regions put importance to the homogenization and functionalization of the cities to achieve the economical growth led by the development of technology and globalization, many rehabilitation projects concentrated on the superficial features and availability as property of the heritage. But such development often defies the entire environment of the place as a space with the daily lives of people. All the cities are interactive with history, people and their activities; they can be developed through the experiences of people there and conversely these cities with memory helps people to live in comfort and establish their identity. This understanding is important for the sustainable social development. The whole phases of the urban act in El Cabanyal has just started in December 2017, I hope the case of the protection and rehabilitation project of El Cabanyal may become one of the important steps to think about sustainable development.

1943	Plano General de Valencia del Cid	
1946	Plan General de Valencia y su cintura	
1950	Ensanche Este	Partial plan of alignments proposed by the Urban Planning Commission, extension of 40 meters
1953	Hoja Nº 13	Variante por ensanche a 100 metros en la prolongación del "Paseo de Valencia al Mar". Zona afectada, modificación firmada en 1953
1962	Plan Parcial 13	
1966	Plan General de Valencia y su comarca adaptado a la solución Sur.	
1966	Plan General de Valencia	
1968	PP13	
1974	PP13	
1975	plan parcial 13	
1977	final approval de pp13	
1982	suspend pp13	
1978		BOE: the resolution of the General Directorate of the Patrimony that includes the graphic delimitation of six zones of the city of Valencia on which a file of declaration of Historical Artistic Set begins
1983	Modification of Plan General en el Litoral	The Mediterranean Highway is eliminated and the continuity of the Paseo al Mar through the Cabanyal is eliminated.
1988	Plan General de Ordenación de Urbana de Valencia PGOU88	
1988		Alternativas de cruce del Paseo al Mar sobre El Cabanyal sobre cartografía del Plan General
1991	PE Ordenacion Paseo Maritimo	
1992		started drafting PEPRI Cabanyal Canyamelar ámbito M4
1997	Plan de Reforma Interior del Conjunto Histórico Protegido del Cabanyal-Canyamelar	
1998	Inauguration of Ciudad de las Artes y las Ciencias	
1998	AGREEMENT OF THE SOLUTION ADOPTED FOR THE PLAN.	After the public exhibition period of the Planning Advance, on July 24, 1998, the City Council of Valencia, ignores the suggestions presented and decides to commission the definitive drafting of the Cabanyal-Canyamelar Plan, choosing the intermediate option for the extension from Avenida Blasco Ibáñez and going on to call it the Special Plan for Protection and Internal Reform (PEPRI)
2001	PEPRICabanyal-Canyamelar	
2004	Jardines del Turia completed in the upstream	
2004	tribunal	Salvem el Cabanyal files a cassation appeal before the Supreme Court and again calls for the paralysis of the demolitions that affect the BIC area of the neighborhood, for which the City Council had begun to grant licenses to the municipal company AUMSA. The appeal is admitted for processing.
2007	Valencia Littoral by Jean Nouvel	
2007	America's cup	
2008	Plan General de Ordenación Urbana. Revisión o (PGOU)	
2008		On February 6, the Supreme Court dismissed the request of the City of Valencia not to resolve in advance the appeal filed by Salvem el cabanyal
2009		July 31st. The court dictates the precautionary and "urgent" suspension of the demolition licenses of two houses of the historical set of the Cabanyal.
2016	homologacion PEPRI	Repeal PEPRI by emergent normative

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Caption

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[Fig.7] Townscape of El Cabanyal in transition. *La barraca valencian*. (Valencia, 1915). (1998).

[Fig.8] Urban morphology with the transition of coast line. The neighborhood El Cabanyal formed the linear housing blocks along with the coast line, then extend area towards the sea until the end of 19th century. Current townscape with grid and narrow streets were inherited more than 100 years. (Made from cartography of Valencia, by Author)

[Fig.9] Late 18th century, the fishermans village and the coast line at that time. The village was divided in three parts by water ditch. From the Cartography of 1796, made by Author

[Fig.10] Late 19th century, El Cabanyal and the coast line at that time. The neighborhood grew towards the beach, keeping the shape of water ditch as streets. From the Cartography of 1897, made by Author

[Fig.11] Late 20th century, El Cabanyal and the coast line at that time. The neighborhood grew towards the city, keeping

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[Fig. 36] photo of port with Americas Cup 2010 valenciaPlaza “*El Port America’s Cup de Valencia, la historia de una oportunidad cada vez más perdida por la desidia*”

[Fig. 37] project Valencia Littoral from Jean Nouvel, 2007

[Fig. 38] project Valencia Littoral from Jean Nouvel, 2007

[Fig. 39] project Valencia Littoral from Jean Nouvel, 2007

[Fig. 40] Intervention area of PEPRI, 2001 Plan Cabanyal-Canyamelar

[Fig. 41] Urban structure of PEPRI, 2001 Plan Cabanyal-Canyamelar

[Fig. 42] Architectural heritage analysis of PEPRI, 2001 Archivo del Servicio de Planeamiento del Ayuntamiento de Valencia (framed by Author)

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[Fig. 45] Poster for defende El Cabanyal. 2007. Exhibition “*Testigos de la Ciudad. Activismos Políticos y Culturales en la Comunidad Valenciana*”

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[Fig. 48] EDUSI scheme, in relation with public participation and PEC drafting, 2018, by Author

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[Fig. 51] Urban strategy, preparation for PEC. Pla Especial Del Cabanyal-Canyamelar

[Fig. 52] Priority intervention zone, preparation for PEC. Pla Especial Del Cabanyal-Canyamelar

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[Fig. 54] On going rehabilitation work, Carrer de la Barraça, 2018, Author

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