

Definitive approval of the specific Modification of the General Metropolitan Plan for a more inclusive and sustainable 22@ (MPGM 22@2022)

22@ is a technological district located in the Poblenou neighborhood of Barcelona which, after 20 years, has become one of the main technological hubs in southern Europe. After two decades it has also become clear that the urban planning regulations applicable to the district need to be adapted to the current social, economic and technological situation. On 7 June the Specific Modification of the General Metropolitan Plan for a more inclusive and sustainable 22@ (MPGM 22@2022) was published and came into force, replacing the previous Modification of the General Metropolitan Plan to renew the industrial areas of the Poblenou - 22@ activity district. The main objective of this plan, which applies to various areas within the Poblenou district of Barcelona, is to regenerate and transform this area by adapting the planning provisions to the current needs of its inhabitants. Notable modifications include the possibility of allowing co-living in some areas, prohibiting student residences and tourist accommodation in the new areas, and provisions on equipment and facilities.

GENERAL PROVISIONS

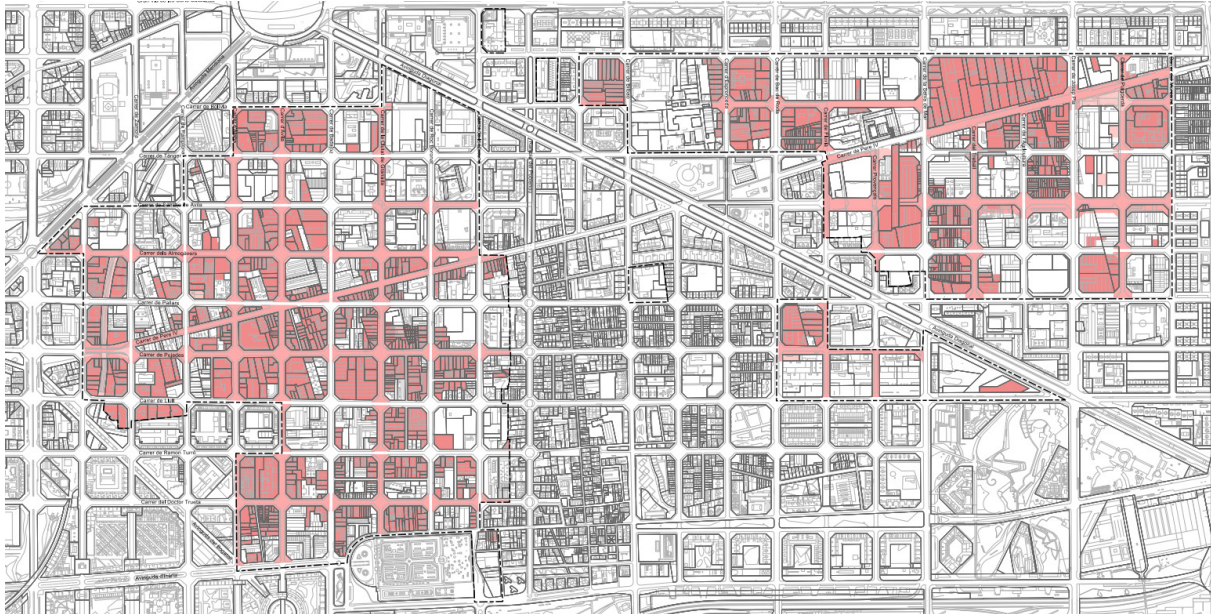
DEFINITIVE APPROVAL OF THE MPGM 22@2022

On 7 June 2022 the Specific Modification of the General Metropolitan Plan for a more inclusive and sustainable 22@ (MPGM 22@2022) was published in the Official Gazette of the Catalan Generalitat, replacing the previous Modification of the General Metropolitan Plan to renew the industrial areas of the Poblenou-22@ activity district, which was definitively approved on 27 July 2000 (MPGM 22@2000).

The MPGM 22@2022 represents a major change in the regulation and urban planning of the 22@ area and with its entry into force it repeals the MPGM 22@2000 and its amendments.

SCOPE OF APPLICATION AND SUBJECT MATTER

The MPGM 22@2022 applies to various areas of the Sant Martí district of Barcelona (specifically, the neighbourhoods of Parc i la Llacuna, Provençals de Poblenou, Vila Olímpica del Poblenou, Poblenou, Diagonal Mar i el front Marítim del Poblenou and Besòs i el Maresme). They make up two large areas with different characteristics (22@north and 22@south) that are separated by Avinguda Diagonal and occupy a total surface area of 1,995,159 m².



The purpose of the MPGM 22@2022 is to establish a framework for transforming and renewing these areas based on the following main objectives:

- I. Increasing affordable social housing by strengthening the existing traditional fabric and facilitating urban transformation, thus achieving a more socially inclusive mix of uses.
- II. Enhancing the value of historic layouts, fabric and buildings by reinforcing and recovering the civic axis of Pere IV (one of the main streets in the area) with more housing and local commerce, and with new services for residents and workers.
- III. Promoting the renovation of buildings that form part of the traditional fabric of the neighbourhood and unique buildings that form part of the characteristic and historic landscape of Poblenou, and at the same time incentivising environmental measures to be applied in the construction and urbanisation of undeveloped areas.
- IV. Promoting emerging economic activities with a significant presence in the information and communication technologies (ICT) sector, research, knowledge, specific @ activities, and making them compatible with the existing manufacturing industries, as well as the craft, cultural and professional uses that characterise the 22@ district.
- V. Integrating a new, more sustainable urban mobility and urban green structure, which will be the basis for a more inclusive and sustainable 22@ area in line with the new Mobility Plan.
- VI. Streamlining urban transformations by defining new areas and approving urban development plans that facilitate management, and which are in line with the new regulatory framework on equipment and facilities.
- VII. Updating and revising the Special Infrastructure Plan for the 22@ area in line with urban sustainability and traffic pacification criteria.

MAIN COURSES OF ACTION OF THE MPGM 22@2022

MPGM 22@2022 AREAS

The MPGM 22@2022 divides private land into (i) consolidation and conservation areas and (ii) urban transformation areas.

The new areas of the MPGM 22@2022 are classified on the basis of the intervention proposals according to urban fabrics (*teixits urbans* in Catalan), and are defined and codified according to their main uses and buildable surface area conditions.

The conservation areas are divided into (I) housing fabric (HC), (II) economic activity fabric (AC) and (III) land with buildings included in groups B and C of the Catalogue of Architectural Heritage.

The resulting zones under the MPGM 22@2022 are as follows:

- I. HC. Housing fabric to be consolidated:
 - 13@: 22@ Eixample.
 - 13@C: 22@ conservation Eixample.
 - 15@h: Conservation of the urban and building structure of housing in 22@.
 - 15@h(p): Buildings listed as HC.
- II. AC. Economic activity fabric to be consolidated:
 - 22@C: Preservation of the urban and building structure of economic activity in 22@.
 - 22@ah: @activity and housing.
 - 22@ah': @activity and housing in passages.
 - 22@EIC: Industrial buildings to be consolidated and transformed.
- III. Land with buildings included in groups B and C of the Architectural Heritage Catalogue:
 - 15@(p): Conservation of 22@ protected buildings.

In all of these areas there is an intention to encourage the renovation of existing buildings, but the façades of some buildings must be kept due to their historical and landscape importance.

For the urban transformation areas, the MPGM 22@2022 foresees urban development action plans (PAU) with detailed planning provisions and subsequent Urban Improvement Plans (PMU) that will further clarify specific planning measures. To this end the following urban development areas are established:

- 22@T and 22@T-hpl: @ tertiary activity. Social housing for rent may be built in areas indicated with the subscript "hpl".
- 18@h and 18@hp: Specific volumes for @ free and subarea protected public housing ('hp'). Housing may be classed as specifically for rent when indicated by subscript 'hl' or 'hpl'
- 22@: @ industry and for future transformation.

INCREASE IN HOUSING AND SPACE DEVOTED TO ECONOMIC ACTIVITIES

The MPGM 22@2022 foresees a significant increase in potential housing. Compared to the MPGM 22@2000, provision is made for an additional 8,547 new dwellings (representing an estimated increase in population of 22,222 people), of which 82% will be social housing (6,986 dwellings) and the rest will be free housing (1,561 dwellings). In addition, it is estimated that 771 potential social dwellings could be included in the public system of community facilities for public housing (urban qualification 7AD).

Furthermore, there is a significant increase in the area dedicated to economic activities, with 1,000,000 m² intended for this purpose, which is expected to create around 60,000 new jobs.

MAIN NEW FEATURES OF THE MPGM 22@2022

PROHIBITION OF STUDENT RESIDENCES AND TOURIST ACCOMMODATION

Student residences and tourist accommodation are prohibited throughout the area to which the MPGM 22@2022 applies, except in areas with Urban Improvement Plans (PMU) approved in accordance with MPGM 22@2000. In these areas, new student residences and tourist accommodation can be built, provided that they comply with the PEUAT.

Therefore, student residences and tourist accommodation are not allowed in the new areas established by the MPGM 22@2022, nor in the areas affected by Urban Improvement Plans, urban development action areas and equipment and facilities action areas approved under the MPGM 22@2022.

CO-LIVING IS EXPRESSLY PERMITTED IN AREAS WHERE HOUSING IS THE MAIN USE

The MPGM 22@2022 expressly authorises co-living in areas where housing is permitted as the main use, whether it be in transformation areas (PMU and PAU) or in areas for the consolidation of the AC economic activity fabric (22@ah/h', 22@EIC, 22@C and 15@(p) areas). The only exception is that the MPGM 22@2022 explicitly prohibits co-living buildings in the areas of HC housing to be renovated (13@, 13@c, 15@h and 15@(p) areas) to preserve traditional types of housing.

RESERVATION FOR SOCIAL HOUSING

The MPGM 22@2022 imposes several limitations on housing development, allocating a percentage for public housing in 15@(p), 22@T-hpl, 13@, 13@c, 15@h, 22@ah, 22@ah', 22@C and 22@EIC. The percentage of building capacity to be allocated to public housing varies from 25% to 70% depending on the specific area and the type of building work to be undertaken (major renovation, new building, extension, etc.).

EQUIPMENT AND FACILITIES

With the aim of facilitating urban regeneration, the MPGM 22@2022 makes provision for two types of actions related to equipment and facilities, which allow for changes in use to be made directly in the licensing process:

1. Isolated actions: these are executed directly as part of the licensing procedure within the parameters of the urban planning provisions and do not require land transfers as the urban planning charges are all settled in cash.
2. Actions in equipment and facilities areas (PAD): in these areas there will be land transfers and cash payments to compensate the urban development works carried out. The MPGM 22@2022 sets out seven PADs.

Therefore, actions related to equipment and facilities are carried out exclusively at the initiative of the owner once the owner applies for an urban development licence.

PROHIBITION OF HORIZONTAL DIVISION

The MPGM 22@2022 establishes that in AC areas (22@C, 22@ah, 22@ah and 22@EIC) and 15@(p), horizontal division is not permitted until the corresponding licence has been issued (i.e. once the process of implementing equipment and facilities has been activated and all urban development charges have been settled). If horizontal division were permitted under these terms in accordance with the MPGM 22@2022, it would make it impossible to correctly distribute uses within a building (HRL, HPP, @ tertiary, commercial, etc.).

On the other hand, in HC areas and vertical property plots with a buildable area of more than 600 m² for housing, division into horizontal property is not allowed unless a major rehabilitation of the buildings is carried out simultaneously.

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