

## GROWTH AND TRANSFORMATION OF INDUSTRIAL SPACE IN LEON (SPAIN)

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From a general reflection on the patterns of localization of industry and urban transformation recently, this work explores settlement patterns observed in the industrial city of Leon in two ways: one is interested in analyzing the strategies that converted old industrial sites into elements of opportunity for the city, on the other hand, fixed attention on the phenomena of expansion and development of new industrial settlements, the modalities of technology parks and industrial estates.

The hypothesis is that the industry, old and new, renovated and has a growing presence not only in large cities and longstanding industry, as evidenced by recent work on Spain and the rest of Europe but also in cities of medium and weak historical industrialization, such as Leon. This phenomenon is explained by the confluence of processes in some cases linked to urban re actions and the effect of other policies and industrial innovation. In turn, these phenomena overlap *periferización* of the industrial activities, leaving the central axis and are located in and /or extra sectors.

We selected three urban-industrial settlements which provide empirical referent in the city of Leon, the old sugar factory «Santa Elvira» in the city, the industrial estate of Leon SEPES I and II, on the outskirts of the city and Scientific and technological parks, representing a new way of being of the industry in the city and its relation to centers of higher education and research, ie knowledge, a cornerstone of the new urban economy.

In an attempt at classification and characterization of the planned and urbanized areas for which PYMES can be identified in Leon, there are three basic types: the most frequent and is large industrial estate, part of an urban planning and as a project Partial or specific plan which has involved a survey of ground conditions and location, and which has a specific urban policy. This type of industrial space is usually at the municipal initiative and distributed by the edges of the city, filling vacant and empty extra, or premises is located in the agricultural soils of the first or second outer metropolitan (Villaquilambre San Andrés del Rabanedo, Santovenia, Onzonilla, Villadangos, Valdefresno).

A second type is represented by the business park, a mode of land supply for more recently established companies that require service offices and work spaces (sales and postsale) and

does not require industrial equipment. The increasing development of business services and advanced services of all kinds to explain the emergence of these parks, often juxtaposed to the industrial or mixed with them, extra or peripheral locations on major roads, which ensures a good access to urban areas and other business areas. In the industrial sector of the alternative path Trobajo stretches of land in areas that concentrate the own business activities and business park, although this method is not as well defined as in large cities (that is a matter of time before the process of specialization the supply of land for businesses generate distinct areas of activity).

Thirdly identified science and technology parks, whose origin linked to the expansion of high technology industries and business services that include I+D. In Spain it is spaces promoted by national governments or within the regional and technology policy to boost innovation. Offer companies new technology as an urban and environmental aesthetics. They are the latest generation of industrial spaces, or as some writers like to call the industrial twenty-first century, which means to act as true innovators should be associated with universities and research universities, is a vital element that is absent in the traditional industrial areas. Still exceptional number (an average of two or three of these parks by region), significant concentrations of multinational companies and investments of all kinds, and act as a driving factor of innovation in their respective territories. Leon *neotecnológicos* in these spaces are represented by the Science Park and Technology Park of Leon, both public advocacy, in line with the pattern most common in Spain, where only the private developers involved.

As for the old factories of the past, the consideration given to the industrial ruins in Leon has evolved from indifference and low social awareness of attitudes toward public and private actors involved and more committed to preserve and highlight inheritance received, although the real estate business is not lacking in strategies to retrain former industrial land. An example is found in sugar «Santa Elvira» is located in the city by the Sociedad Industrial Castellana, SA in 1934 and abandoned in 1992. Until 2004, no decisions are made on the plant and its urban impact. A sign change in the political government of the city and the added commitment of the regional support the conservation of industrial heritage, as expressed in the *Plan PAHIS 2004-2012*, have made possible an agreement between those involved in the destiny of the old beet: the City of Leon bought the main buildings of the factory and signed an agreement with private owners of land where urban development in the area respect the sugar factory, which is given a new use: to serve as Congress and Exhibition Center. In the land free of buildings that agreement for the construction of 600 houses and add a third project, the integration of the railway. From this agreement, all shares of an urban policy aimed at upgrading and transformation of the sector west of Leon, the old factory as a new focus of centrality.

Finally, the lack of industrial tradition of the late Leon explains poorly developed soil in the form of industrial planning, especially when compared to other cities in the region, particularly with Valladolid and Burgos. However, in the last decade has seen a notable expansion of this type of land use, which tends to occur at the edges of the city, suburban and extra spaces, use of the presence of lines of communication and efficient land and interstitial marginal nature, however, tend to filling the agglomeration effect induced by spontaneous

concentration of industrial activities, workshops and warehouses on the outskirts of the capital.

In conclusion, the area's industrial city of Leon (Spain), connected in its origins to the urban area of the capital and based on the presence of large factories and companies representing isolated initiatives, has evolved into a territorial model more complex than results in the proliferation of industrial and technology park with companies that acquire a network of relationships in highly efficient. Also, the patterns of localization of the industry have changed in the last decade, so that peripheral areas and earn extra prominence and became the scenery of the renewed momentum that industrialization can be seen in the city. In morphological terms, a network of industrial settlements surrounding the city and strengthens the productive function. Without doubt, public policy creation are providing industrial land to support the overall process of growth and modernization of the metropolitan business community, which also accuses a quick tertiarization, which becomes less sharp separation between industrial and services and explains the phenomena of occupation of sites for logistics centers and commercial activities related to urban consumption, but also the industrial and service businesses that require a combined practice in other industrial sites. The tradition, the industrial heritage, living space for innovation, represented here by the facilities of the Santa Elvira sugar and the technology park. In the former case, the industry becomes memory and remains in the landscape of the city by putting in an intervention that respects the value and the old factory for new uses emblematic of the contemporary city: a large firm with the Congress Palace copyright, trade area and a high-speed rail. Industrial space is transformed pulse of the new urban economy. In the second case, the technology park is a risky gamble, but for Leon, which has about the successful experience of the park Boecillo-Valladolid, whose influence does not seem to reach Leon, which feeds on some projects based on specialized production factors and location specific.

