

METHOD FOR ASSESSING CONSOLIDATED COASTAL TOURIST AREAS AND URBAN REGENERATION. LA COSTA DEL SOL OCCIDENTAL

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ABSTRACT¹

The research presented in this abstract, which is in an initial phase, forms part of a future PhD thesis whose objective is the definition of a Methodology to assessment and integral regeneration of the Mediterranean coastal tourist areas in Spain, transformed since the start of tourism as massive activity in the mid-twentieth century. The base of this research is the fact that historic city centres, neighborhoods or brownfields have been the focus of european and national urban regeneration policies up to current, while the interventions to renewal these consolidated tourist areas are limited and mostly have a sectorial character, despite of the important extents of these zones in our country.

This Method must offer an answer to three key elements -climate change, health and efficiency- in order to achieve an urban sustainability linked to reductions of the environmental and social cost of the metabolism of urban society, and linked to the respect of the permissible limits of the planet².

- Climate change and mitigation strategies in urban areas.
- Health linked to the existence of nearby facilities for daily life, including from a gender perspective;
- Efficiency, to reduce the use of land, energy, water, materials and transport demand in urban areas.

These key elements are required to propitiate self-sufficient urban areas in their functional and environmental behaviour.

The Costa del Sol conurbation between Torremolinos and Marbella, which arose around the N-340, is selected as study case. Its original touristic nodes nowadays used as residential areas, are inserted in a framework mainly occupied by isolated urbanizations destined to residential or second-home tourism. Both nodes and urbanizations will be considered in this research.

Keywords: urban regeneration; tourism; coast; method; evaluation

¹ This paper is produced from the Research Plan: Assessment Method for integrated regeneration of touristic area. La Costa del Sol. (MERIET-CSO). Directed by M^a Teresa Pérez Cano and Domingo Sánchez Fuentes.

² Definitions and elements are included in the Manual de Diseño Bioclimático Urbano by Hernández Aja, A., Fariña Tojo, J., and others, 2013.

1.- The tourist area of peninsular Mediterranean coast

1.1.- Background

The anthropization process suffered by the coast in order to tourist development, impulsed by the development policies of the mid-twentieth century, permissive with unlimited urban growth, is clearly described already in the seventies by Nasarre³ (1972): *over more than a decade, Spain has seen not only their traditional cores, their cities as always, have seen their urban area and increased infrastructure services but, apart from those outside their urban sprawl, new centers or private developments that have no link with the main nucleus have been appearing as not belong to the same municipality and being under the jurisdiction of the same City Council. Such cores have occurred primarily in areas of our coastline, qualified undoubtedly as a result of it-of tourist.*

This development would be marked by successive plans and laws that sought to establish order in this rapid growth. However, the results are scarce in the absence of consensus and a real political will, to implement it and the control of this fulfillment. Within the set of legislative instruments, stands Law Centers and Areas of National Interest (adopted in 1963, in force until 1991) with which you try to link tourism development and planning, while meeting the economic expectations for this activity. The aim of this figure was encouraging the development of new urban settlements in underdeveloped areas for tourism or enhance other already consolidated⁴. In the words of the Decrees of the time, *this law determines the specific conditions for the attraction and retention of tourism must meet an extension of territory to be declared of National Tourist Interest.*

Galiana and Barrado (2006) recorded 78 CITN approved between 1964 and 1975, with a program of over 22,000 ha of land and an accommodation capacity of nearly 890,000 seats. These centers were decreasing in size over the years, from model to large coastal developments of second homes in metropolitan areas at the end of this period resorts.

In the case of the West Costa del Sol, the CITN implanted in Marbella (1964) Nueva Andalucía with 1,005 ha (1965) Pinomar with 10 ha; Benahavis, (1968) Benahavis-Campanes with 1838.75 ha; and Benalmádena, (1967) Torremuelle with 45 ha, constituting some of the tourist villages from which they have come to create the current coastal conurbations, especially along the waterfront of the Mediterranean peninsular.

³ cited by Mantecón, Huete and Mazón 2009: "Las urbanizaciones "europeas". Una investigación sobre las nuevas sociedades duales en el Mediterráneo".

⁴ National Tourist Interest Centres had to meet three requirements: To have a minimum capacity of 500 seats in tourist accommodation; a surface area is not less than 10; and services for its accommodation capacity.

CC.AA.	CITN
Andalucía	
Málaga	
Marbella	Nueva Andalucía (1964); Pinomar (1965)
Benalmádena	Torremuelle (1967)
Granada	
Motril	Playa de Granada (1968)
Almería	
Roquetas de Mar	Aguadulce (1964); Roquetas de Mar (1967)
El Ejido	Almerimar (1967)
CC.AA.	CITN
Región de Murcia	
Cartagena	Hacienda de la Manga de Cartagena (1966); Playa Honda (1966); Bahía de Mazarrón-San Ginés (1968)/el Mojón (1968); Hacienda Dos Mares (1969)
Mazarrón	El Alamillo (1968)
San Javier	Hacienda de la Manga de San Javier (1969)
Com. Valenciana	
Alicante	
Santa Pola	Santa Pola del Este (1965)
Orihuela	La Zenia (1968); Complejo Residencial Campoamor (1969)
Castellón	
Alcalá de Chivert	Las Fuentes (1966)
Cataluña	
Tarragona	
Tortosa	Riomar (1970)
Girona	
Tossa de Mar	Dominio Residencial Giverola (1964); Cala Salions (1966)

Table 1. National Tourist Interest Centres in the peninsular Mediterranean coast. Own Compilation based on data Galiana and Barred (2006)

1.2.- Starting point

Synthetically, the colonizing process experienced by the peninsular Mediterranean coast, driven by tourism-real estate, follows similar patterns in its entirety, beginning in the traditional coastal communities, which are surrounded by new settlements and taking advantage of the proximity between the beach, demanded natural resource, and the N-340 coast from Cádiz to Barcelona axis, introducing the first settlements encouraged by this infrastructure, occupying areas of high natural value first, in a process that will increase the number and density of these settlements, supported inwardly by the road they left that parallel path to the coast, with a limited width of the terrain or the lack of infrastructure that facilitate, generating these elements fragmented urban continuum coast

After more than six decades of frenetic activity, this tourist space coast has become frequently in primary residence both locals and retired immigrants or for work. However, being originally designed to meet the needs of leisure tourists, presents differences in their characteristics and shortages of equipment and services over a conventional city. It further notes the presence in these traditional coastal communities, including in this tourist network coastline, in vulnerable⁵ areas where habitually resident foreign immigrants, for the most affordable home prices.

Therefore, it requires an analysis to lay the foundations for the integrated regeneration of this tourist space, which qualifies giving it the ability to function as a place of permanent residence maintaining its tourist activity.

⁵ areas or districts identified in the "Estudio sobre Barrios Vulnerables" directed by Agustín Hernández Aja, made with the Census of 1991, 2001 and 2006 Addendum

2.- Research framework, hypotheses and objectives

Starting from the idea that the peninsular coast is one of the areas more urgently needs to be regenerated, this research aims to act in these tourist areas, trying to provide answers in addition to those aspects which usually includes integrated regeneration, the specific constraints, from tourism uses of its urban fabric, in addition to the recovery needs of the natural attributes of the coast.

As research hypothesis arises that, based on detailed knowledge of the characteristics, deficits and shortages of these particular tourist areas, analysis of cases of good practice, study plans, guides, manuals etc., it is possible to define a methodology for assessment of coastal tourist space and the proposed integrated strategies for regeneration, constituting the principal focus of the investigation. Defined this, the specific objectives to achieve them are determined:

1st.To identify and diagnose the initial state of the tourist territory coastline with its historical and spatial context and identifying their current needs and forecast future, data from which they can propose possible strategies and define areas of intervention .

2nd.To define sustainable urban model for the coastal tourist space is meant linked to propitiate self-sufficient urban areas in their functional and environmental behavior

3rd.To Identify and delineate districts / autonomous units, defined as the basic unit of organization, capable of being subjected to the processes of evaluation and feedback provided by the methodology developed. To identify areas for action and the set of criteria and indicators enabling a quantitative and / or qualitative assessment of the analyzed space.

4th.To define an own framework that incorporates areas, criteria and indicators for analysis, with the ability to evaluate and propose integrated strategies for regeneration tourist space coast. It should be designed from the perspective of gender, linked to the concept of habitability and optimizing the quality of urban life for people, and from the perspective of three key elements: climate change, health and efficiency.

5th. Method Validation with its implementation in neighborhoods or autonomous units identified as basic units of organization, defined as a case study.

The investigation is at an early stage, collected in this work tasks performed to identify study cases.

3.- Study Cases in traditional coastal communities of the peninsular Mediterranean. Identification process

To a first approximation on the state and the possible need for regeneration of traditional coastal communities of this urban-tourism framework, this work is based on research culminated, as “Estudio sobre Barrios Vulnerables”⁶, which analyzes the urban vulnerability of Spanish cities (provincial capitals or more than 50,000), according to the Census of Population and Housing, 1991, 2001 and 2006 Addendum .

The vulnerability is classified in this study as: socio-demographic, socio-economic, residential and subjective indicators remain the same: unemployment rate, percentage of illiterate and uneducated; and deficiencies in housing; adding the percentage of immigrants in Addendum 2006.

In this paper we have selected for Catalan Communities, Valencia, Murcia and Andalusia, all municipalities / coastal cities in which we have identified vulnerable neighborhoods. In general, we are talking about of traditional destinations of sun and beach tourism, recognized its tourist origin.

⁶ included in the Observatory of Urban Vulnerability. Ministerio de Fomento

This analysis yields significant data, since 33,9% of cities with vulnerable neighborhoods immigration rate and 20,3% of those who had Vulnerability in 2001 (for unemployment, education level or deficiencies in housing) are located in the coastal strip, between Malaga and Malaga- Girona.

CC.AA.	Vulnerable Neighborhoods 1991	Vulnerable Neighborhoods 2001	Vulnerable Neighborhoods 2006
Andalucía			
Málaga	Málaga Marbella Vélez-Málaga	Estepona Fuengirola Málaga Marbella Mijas Torremolinos Vélez-Málaga	Benalmádena Fuengirola Marbella Torremolinos
Granada		Motril	
Almería		Roquetas El Ejido	Roquetas El Ejido
Región de Murcia			
Murcia	Cartagena	Cartagena	Cartagena
CC.AA.	Vulnerable Neighborhoods 1991	Vulnerable Neighborhoods 2001	Vulnerable Neighborhoods 2006
Com. Valenciana			
Alicante	Alicante	Alicante Benidorm Orihuela Torrevieja	Benidorm Orihuela Torrevieja
Valencia	Gandia Valencia	Valencia	Gandia Valencia
Castellón		Castellón de la Plana	Castellón de la Plana
Cataluña			
Tarragona	Tarragona	Tarragona	Tarragona
Barcelona	Badalona Barcelona	Badalona; Barcelona; Castelldefels	Badalona Barcelona Castelldefels Mataró Vilanova i la Geltrú
Gerona			Gerona

Table 2. Vulnerable Neighborhoods in peninsular Mediterranean coast. Own Compilation based on data from the Vulnerable Areas Study

The areas identified are located generally close to historical centers, harbour and even growth stationed in first coastline. We conclude that the immigrant population for work, and low incomes, living in this spaces by being more affordable. In them the Study detects shortage of vegetation in the streets and public open spaces (the beach or seafront spaces are often better equipped stay and larger) as well as mastery of the motor vehicle on the pedestrian, occupying most part of the free surface. Regarding the vulnerability opinion or perception of the inhabitants, where it is collected, consisting of noise, lack of green areas and in certain areas because of the crime.

Vulnerable urban districts description, tourist areas Mediterranean coast peninsular	
Urban area and equipment	<p>Area with many hotels and second homes, great deal in the services sector, with little local facilities</p> <p>Very heterogeneous area, many types of buildings, from single-family homes typical of villages, hotels to 15 floors, concentration of hotels and apartment rentals near the beach</p> <p>Mixed residential buildings with tourist origin, who lost that character and are first residence, with a variable number of plants, mixed with original fishing houses or hotel establishments</p> <p>Heterogeneous mixture of houses with 1 or 2 floors and housing blocks up to 5 floors are mainly first residence, although the presence of guesthouses and hotels, shops, bars and restaurants coexist with some local for tourism</p> <p>Residential Sector self construction by rural people who settled in the cities to work in the service sector and construction</p> <p>The density of the plot and the unplanned neighborhood origin have resulted in the absence of facilities within its urban fabric; equipment stationed outside the original core</p>
Social	high concentration of immigrants; usually a less favored population and low income; high unemployed índice and in some cases of low education; highly
Public space	very dense plot almost no free space and less green areas inside, narrow streets and non public spaces, lack of trees and green areas; Most free spaces are private; absence of free public spaces, often the only public space with a considerable size is beach
Mobility	conflicts between pedestrian and vehicle traffic due to the narrowness steely; the road is invaded by motorized traffic and parked vehicles

Table 3. Some aspects of urban neighborhoods description, in peninsular Mediterranean coast. Compiled from the Urbanistic Analysis in Vulnerable Areas Study

3.1- La Costa del Sol Occidental

The Andalusian coast supposes 15% of the total surface of the region and receives 40% of its population, a percentage that has doubled in the last two decades⁷. The coast is the most dynamic area in the region, from a territorial, demographic and economic point of view.

The importance of the Costa del Sol is collected in the POTA⁸ which gives it a singular treatment⁹, such as a specific Territorial Unit, foreseeing its tourism management, control of urbanization, environmental and landscape improvement of the pre-coastal mountains, however the plan doesn't define how to perform these tasks. Subregional and Urban Plans will be providing, in their models of urban development, the protection of coastal ecosystems and diversity of land uses. One of its objectives is to prevent the formation of urban continuous on the waterfront, something unviable in the space under study.

The recent Coastal Protection Plan for Andalucía¹⁰, PPCLA, hierarchically intermediate between POTA and POTs, is created to protect the first 500 m of soil, which are recorded from the inner boundary of the seashore and other necessary

⁷ Decreto Ley 5/2012, 27 November.

⁸ approval and referral to Andalusian Parliament by Decreto 129/2006, 27 June; approved, with the inclusion of the resulting resolutions by Decreto of adaptation, D.206/2006, 28 November.

⁹ Resolución 41 about Costa del Sol malagueña.

¹⁰ Figure binding on the POTs in the coastal area, created by Decreto-Ley 5/2012 of 27 November; subjected to public information by Orden de 24 de julio de 2013; for solving the large number of allegations in this period it has proceeded to the extension of deadline for approval of this Plan and suspending the procedure for approval of plans for zoning and partial plans (to protect the first 500 m of soil, which are recorded from the inner boundary of the seashore) article 2.1 in Decreto-ley 5/2012, amended by Decreto-Ley 15/2014, of 25 November, extending the deadline by six months with deadline May 28, 2015 .

areas to achieve the objectives of protecting and accessibility of the coastal system of municipalities. The Plan must establish objectives, criteria and specifications for the protection, conservation and enhancement of the first coastline, in Andalusia, following the provisions of POTA. Unfortunately, if the Plan identifies and diagnoses twenty areas in the municipalities of Marbella, Fuengirola, Benalmadena and Torremolinos, only one is protected, so we believe that the purpose of protection of this figure, still no final approval, is not enough for these soils.

Regarding tourism, the Plan includes in its objectives to promote the maintenance of the coast as a basic resource, picking at his Memory that new projects which aim this activity should try to improve and requalify the offer of sun and sand and the litoral, qualify urban spaces, highlighting its signs of identity and quality based on its natural, cultural and scenic values, aspects of maximum interest for the recovery of this costasoleña strip, as mature tourist destination, already the subject of Retraining Plan.

At the subregional level, the POTs-CSO proposes to transform the costasoleña conurbation in a resort town on territorial level, to promote as a tourist destination. For coastal conurbation, the Plan proposes to realign and consolidate the interstitial spaces, filled existing urban spaces and sewing the isolated and consolidated areas to form a urban structure that has spatial and road continuity. However, in terms of urban planning, only two of the municipalities studied –Fuengirola and Marbella– have adapted their General Plan to its determinations. And so, no tangible results have so far been achieved.

Municipality	Defin. approval POGU	Adaptation LOUA	Adaptation POTA	Adaptation POTs
Torremolinos	09/10/1996(Adaptation- Review Provisional Approval (20/04/2010)	No	No	No; POTs-AUM (D. 308/09; 21/07)
Benalmádena	04/03/2003 (Restated Text 2010)	23/02/2012 (Partial Adaptation)	No	No; POTs-AUM (D. 308/09; 21/07)
Fuengirola	10/06/2010	Yes	Yes	Yes; POTs-CSO (D.142/06; 18/07)
Mijas	16/12/1999 (Restated Text 2013)	26/03/2010 (Partial Adaptation)		No; POTs-CSO (D.142/06; 18/07)
Marbella	25/02/2010	Yes	Yes	Yes; POTs-CSO (D.142/06; 18/07)

Table 4. General Urban Plans in the municipalities of the Costa del Sol -CSO- studied; approval status / adaptation

The Decreto-Ley 5/2012, which creates the PPCLA, gives some urgent measures, in order to give a solution to this generalized situation and adapt PGOUs to POTA¹¹.

3.1.1- Study Case

Specially focusing on the Costa del Sol as a case study, this paper talks about the strip Torremolinos-Marbella, primordial cores sun and beach tourism, which includes Benalmádena, Fuengirola and Mijas addressed. This stretch covers an area of 323 km² and 426.348 registered inhabitants of which 26,3 %, are foreign (climate and labor immigrants). In front of the 15,6 % of the whole province¹².

¹¹ Only ten out of sixty two are adapted to POTA.

¹² Date: 01/01/2013. National Statistics Institute (INE) and Institute of Statistics and Cartography of Andalusia (IECA).

Population Census. CSO (01/01/2014)					
Town	Population Census (Hab)	Población Foreign Pop. (Hab./ %)	EU Pop. (Hab./ %)	Latin. American Pop. (Hab./ %)	African Pop. (Hab./ %)
Torremolinos	67.353	14.905; 22,1 %	8.200; 55,01 %	1.998; 13,40 %	2.206; 14,80 %
Benalmádena	66.939	19.168; 28,6 %	12.850; 67,04 %	2.292; 11,96 %	2.060; 10,75 %
Fuengirola	75.856	26.073; 34,4 %	16.765; 64,30 %	2.880; 11,05 %	3.086; 11,83 %
Mijas	77.521	26.990; 34,8 %	18.654; 69,11%	2.349; 8,70 %	3.030; 11,22 %
Marbella	138.679	35.155; 25,3 %	16.003; 45,52 %	7.050; 20,05 %	5.576; 15,86 %
Total	426.348	122.291; 28,7 %	72.472; 59,26 %	16.569; 13,55 %	15.958; 13,05 %
Provincia	1.621.968	253.408; 15,6 %	143.366; 56,57%	37.823; 14,93 %	40.392; 15,94 %

Table 5. Population data between Torremolinos-Marbella. Costa del Sol Occidental – CSO-. Compiled from data from INE

As documented by Batista and Natera (2013), foreign, mostly residents climatic EU (UK, Germany, France) population is concentrated in the areas where homes have good standards of construction and environmental quality. In the case of Latin American and African population, labor immigrants, the authors mainly located in urban areas, with special presence in some sectors of the urban fabric of lesser quality, which are somewhat diluted form to share space with the Spaniards, who also massively concentrated in the urban centers of our cities.

According to these authors, the most relevant immigrant workers groups, specifically Senegalese and Ecuadorians, live in town center of San Pedro Alcántara, Marbella and Fuengirola. The ecuadorian group is concentrated in Boquetillo-San Cayetano neighbourhood, Fuengirola. This is the same neighborhood which is identified by Ministry of Housing, in 2001 as vulnerable.

Based on these data, the analysis of the presence and concentration of immigrants in urban General Plans -Marbella and Fuengirola- is studied.

The General Plan of Marbella highlights the high population growth experienced by the city in recent years due mainly to the large flow of labor migrants from many countries, especially from Morocco, Colombia, Ecuador and the Philippines, countries that are in worse economic and social situation. They concentrate their residence mainly in the town of Marbella and, within it, around the marina¹³. The Plan denounces even evidence of spatial segregation of residents on the basis of their nationality in certain neighborhoods or streets, or the inadequacy of urban facilities and services regarding the demographic profile and volume of the town.

If we examine the planimetry that collects data from Census 2011, the census sections reflected in the General Plan of Marbella, as those of greater concentration of foreign population for work, there is no exact match to the sections with increased presence of foreign according to the INE.

¹³ Distric 1; census tracts 20, 22 y 23. Data from Municipal Population Register. August 2004, including in the PGOU. Memory Plan. 3. About social and economic reality

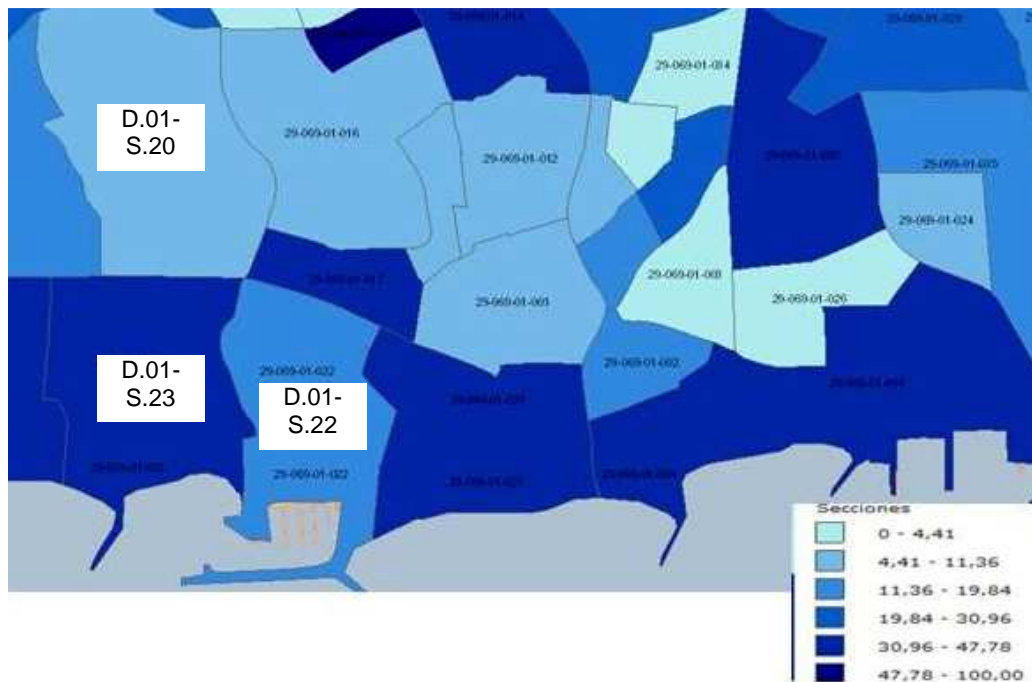


Fig.1: Census Sections. Distric 1. Marbella. Census 2011. Fuente: <http://www.ine.es/censos2011/visor/>

Regarding the population of the European Union, the General Plan of Marbella located the residence of these people in areas of residential tourism developments. The Plan identifies certain areas in District 4 (mainly Artola, Elviria, Ricmar and El Rosario) and District 3 (center of Marbella). These sections are largely consistent with the concentrations of foreign population collected by the Census of 2011 in these districts.

The General Plan of Fuengirola does not analyze the presence and location of the immigrant population with the same level of detail as Marbella. Its Memorial reflects the significant increase in the foreign population for work, in recent years, workers in the service and agriculture sectors mainly. These immigrants join the European climate residents. The Plan includes how the distribution of British, German, Finnish as well as Ecuadorians and Moroccans is indicative of disparities in socioeconomic environments of the municipality.

As in the case of Marbella, communities of British residents, mostly retirees, are located in relatively isolated areas, often developments with restricted access, far from urban centers. The second group of foreigners registered identified by this Plan, consisting of Moroccan and Argentine residents. They occupy the housing of second hand, ancient, with little surface and with few facilities, usually in rented accommodation. These homes could not be leased to national tenants for their conditions. As in the Marbella Plan, it recognizes the lack of an adequate supply of social housing units for the most disadvantaged groups.

If we examine the planimetry that collects data from Census 2011, it locates the census sections with the highest concentration of immigrants in the urban center of Fuengirola, and also locates other significant concentrations of foreigners in the coastal ends of the municipality. These spaces, mostly occupied by detached houses developments, are probably inhabited by climatic residents. In this way, Batista and Natera (2013) identifies some of these sections as those occupied by British.



Fig. 2: Census Sections. Districts 1 y 2. Fuengirola. Census 2011. Fuente: <http://www.ine.es/censos2011/visor/>

Following the analysis, this paper identifies vulnerable areas located in the coastal strip between Torremolinos and Marbella, included in the Study on Vulnerable Neighborhoods:

Torremolinos (close to old town): Calvario, Calvario norte and Los Congressos, unemployment rate in 2001; Los Congressos, rate of immigrants in 2006.

Benalmádena (Coast): close to harbour, rate of immigrants in 2006.

Fuengirola: el Boquetillo-San Cayetano, rate of studies in 2001; Centro neighborhood, near to the harbour, rate of immigrants in 2006.

Mijas: neighborhood Lagunas, close to el Boquetillo de Fuengirola, rate of studies in 2001.

Marbella: Alvarizas neighborhood, city center and San Pedro, rate of immigrants in 2006. in 1991 neighborhood Peñuelas-Divina Pastora and San Pedro, rate of studies in 2001; zone Playa de La Fontanilla and San Pedro de Alcántara, rate of immigrants in 2006.

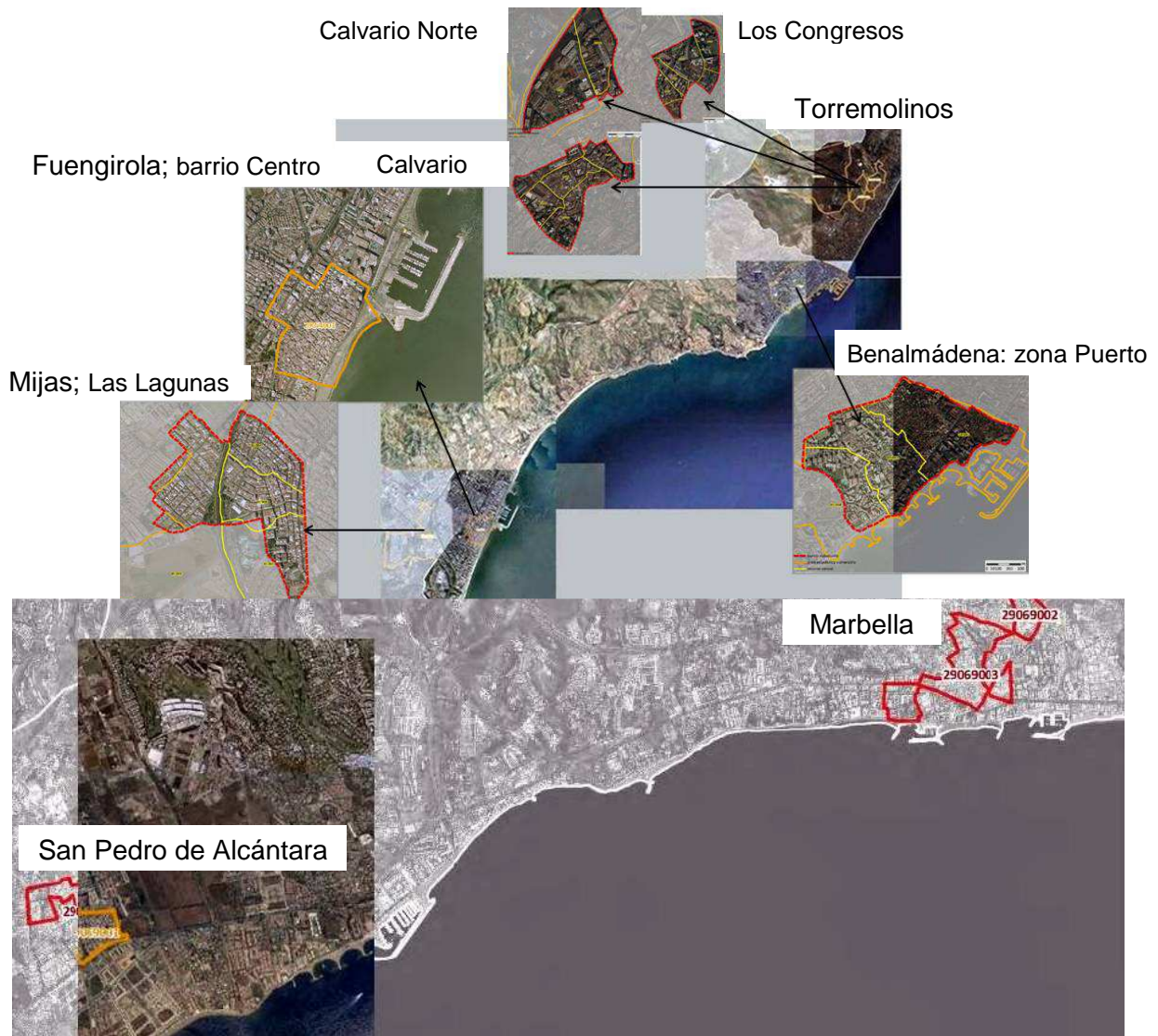


Fig. 3 y 4. Vulnerable Areas in Torremolinos, Benalmádena, Fuengirola, Mijas–Costa, Marbella. Compiled from data from Vulnerable Areas Study

Talking about the Costa del Sol Occidental -CSO-, our analysis shows the weight that the stretch between Torremolinos and Marbella has in statistics on vulnerable neighborhoods. The CSO includes 23.8% of the cities of peninsular Mediterranean coast in which vulnerability are presented in 2001 (for unemployment, education level or deficiencies in homes) and 20% of the cities in 2006 ((for rate of immigrants).

4.- Conclusions

The research presented in early stage whose main objective is the definition of a specific method for evaluating the tourist area of peninsular Mediterranean coast and the proposed integrated strategies for regeneration to provide it with the attributes of habitability and efficiency sustainable urban own reference model.

As a first step, we analyzed the origin and evolution of the tourism network, in close connection with the real estate business, has colonized the coast from mid-twentieth century, driven by the development policies of the moment. We conclude that, at present, this space has two realities that must be addressed:

The shaped so Galacho (2009) describes as a growth model in string of tourist residential developments, located between original nuclei far from urban centers. Developments designed for autonomous operation dependent on one or maximum

two connections to the N-340, in which Carvajal and Corpas (2005) place climate retired immigrants, affluent, mostly from countries of the European Union.

Traditional nodes, developed in a compact urban area that from the beginning of the tourist and real estate, have received a significant number of national workers and later also foreign labor, who has settled down in these cities in search of better paid employment, construction or services sector, holding modest neighborhoods with affordable housing, according to the investigations of various authors and successive national population and housing censuses.

Coastal communities in which it is possible to identify at present well defined vulnerable areas¹⁴, a representative proportion to the total of detected at national level: 20.3 % of the cities that showed vulnerability in 2001 (for unemployment, education level or deficiencies in housing) and 33.9 % of cities with vulnerable neighborhoods immigration rate in 2006, are located in the coastal strip between Malaga- Girona.

Although confirmation of the information collected in this documentary research is basic and fundamental by appropriate fieldwork, based on the information collected in this documentary research, it is estimated that the data support the interest to initiate a study to address in depth the conditions which surrounding the specific needs and integrated regeneration of traditional tourist areas of the Mediterranean coast peninsular and specifically, the Costa del Sol, as the case study chosen.

Vulnerable neighborhoods are present in the main urban centers of the conurbation between Torremolinos and Marbella, accounting for 20% of all coastal cities identified in 2001 and 23.8% of 2,006. The existence of vulnerable neighborhoods in each municipality between Torremolinos and Marbella, makes it possible to treat them as practical cases for validation of a future Method of assessment. This analysis will begin with the aforementioned fieldwork that allows selecting each one of them.

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