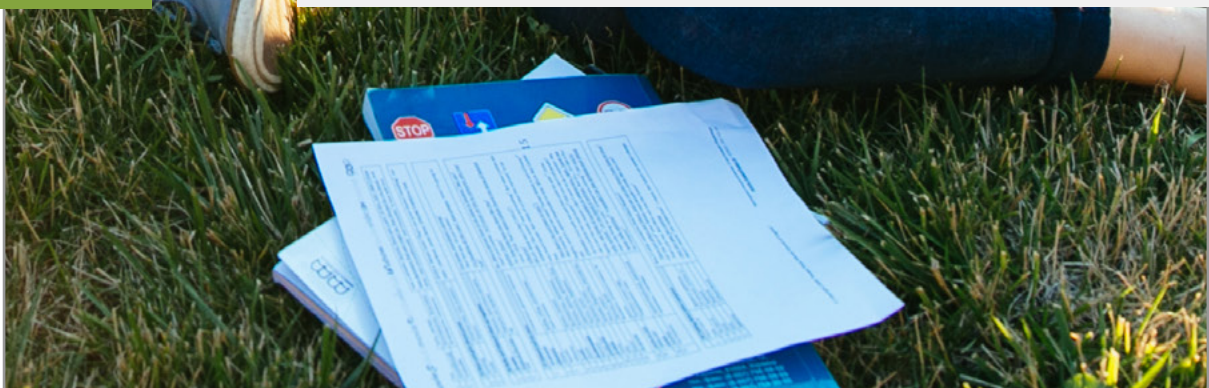




PARC DE L'ALBA
BARCELONA SYNCHROTRON PARK

University Residence



In terms of its higher education offer, the Vallès region of the Barcelona Metropolitan Area is home to the Autonomous University of Barcelona (**UAB**), one of the best universities in Spain, and the prestigious business school **ESADE**. These two centres receive about **45,000 students**.

Parc de l'Alba – BSP, which is next to UAB and a few minutes away from ESADE, offers a **strategically located** and connected space for a new university residence that would give students the opportunity to live next to their school in a **green environment** close to the leisure and cultural life of **Barcelona**.



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PARC DE L'ALBA - BSP

Parc de l'Alba – BSP occupies the space between the cities of Cerdanyola del Vallès and Sant Cugat del Vallès on the one hand and between Collserola Natural Park and the E15 (AP7) highway on the other hand.

This public park is managed by a consortium owned by the Catalan government via the Catalan Land Institute (INCASÒL) and Cerdanyola del Vallès Town Council. Its three main missions are:

- **Hosting** innovative companies around the ALBA synchrotron: this business area is promoted internationally as Barcelona Synchrotron Park (BSP).
- **Creating** a new residential neighbourhood.
- **Protecting** biodiversity in the green areas (56% of its 340 hectares).



03



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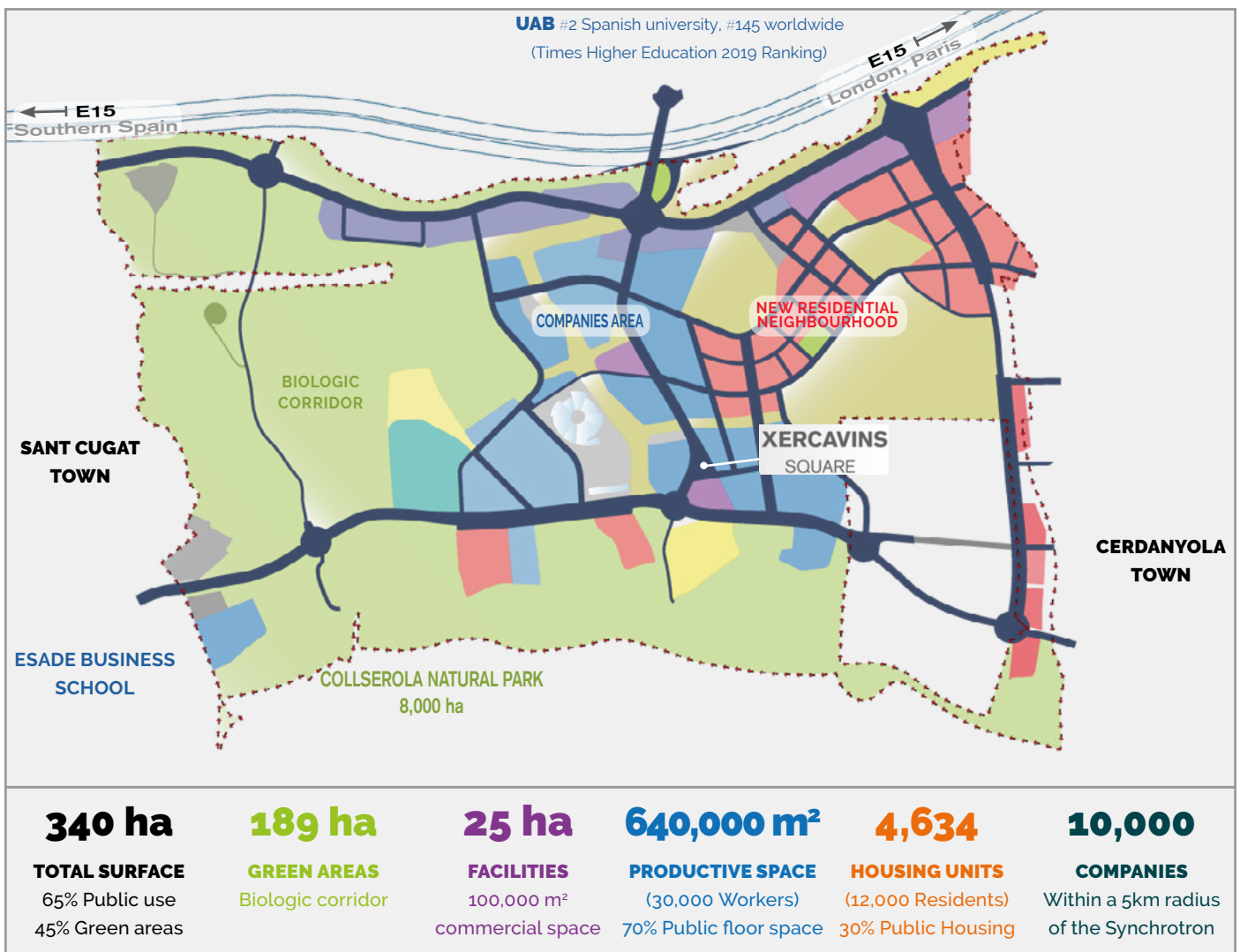


05

ALBA MEANS DAWN

XERCAMINS

A Training and R&D Environment





07

Parc de l'Alba – BSP dedicates 640,000 sqm of land to hosting worldwide innovative companies around the ALBA synchrotron, the largest science facility in south-west Europe.

Parc de l'Alba – BSP offers **high standard infrastructures**: a polygeneration power plant that provides every plot with cooling and heating, thus reducing CO2 emission by 35%, seven telecom operators with their own fibre optic networks and various Data Centres.

Nevertheless, **the environment** is certainly Parc de l'Alba – BSP's key value:

- **A training and research environment** with the UAB University next to the park, one of the best Spanish universities (43,000 students, 3,500 researchers, 27 research centres) and ESADE, one of the best business schools in Europe which is less than 3 km away from ALBA.
- **An innovation environment** with the Eurecat technology centre in the Vallès Technology Park, business incubators in the UAB Research Park (PRUAB) and the ESADE Creapolis centre, etc.

- **A business environment** with a dense industrial fabric of some 10,000 companies within a radius of a few kilometres surrounding the synchrotron.

- **An environment offering quality of life** with 53% of green areas and a specific programme to protect biodiversity. Moreover, Parc de l'Alba – BSP is located beside the Collserola Natural Park, Barcelona's 8,000-hectare green lung with tens of kilometres of trails and paths to walk or cycle.



Accessibility

An Accessible Park

Roads

Parc de l'Alba – BSP has **direct and immediate access to the E-15 (AP7) European highway** that connects southern Spain to the north of the UK running through Paris and London. The E-15 highway connects to the local **C-58 and C-16 highways** that directly enter Barcelona from the north and from the south, respectively.

Two examples of journey times (Mappy):

- *ALBA synchrotron – Downtown Barcelona (Plaça de Catalunya): 30 minutes*

- *ALBA synchrotron – Barcelona Airport: 35 minutes*

In the park itself, the **BP-1413 local road**, which connects Cerdanyola and Sant Cugat, has been divided into two and urbanized.

Trains

Two train stations allow an easy access to the park.

On one hand, the **Cerdanyola Universitat station** within a 10-minute walking distance: both Rodalies trains on the R7 line that comes from Barcelona and ends its route at Cerdanyola Universitat and trains on the R8 line (Martorell-Granollers) that also stops at this station offer direct access to the park.

On the other hand, S2 and S6 lines (Barcelona-Sabadell) FGC trains stop at Bellaterra station where a shuttle bus drops people off in the park in 10 minutes driving through the UAB University.





BIKE PATH IN PARC DE L'ALBA – BSP IN THE DIRECTION OF SANT CUGAT

Other train stations / buses

Cerdanyola is another Rodalies train station 3 km from the park and 24 min from downtown Barcelona (Plaça de Catalunya station) with a frequency of 8 minutes during peak hours.

Sant Cugat is a FGC train station 4 km from Parc de l'Alba – BSP with an even better frequency (4 to 7 minutes), 26 min away from Plaça de Catalunya station.

Both stations are interconnected by two bus lines (A4 and B7) that stop in the park.

Bike path

4.7 km of bike paths are already operative in the park (more kilometres are scheduled in the near future), now connecting UAB and ESADE directly.

Two examples of bike journey times:

- ALBA synchrotron – UAB campus entrance:
4 minutes

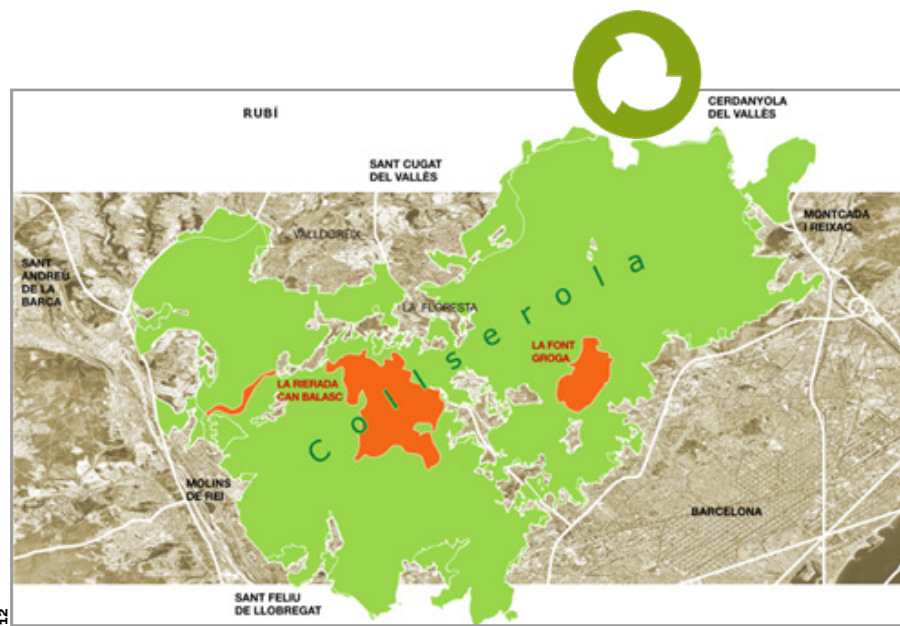
- ALBA synchrotron – ESADE campus
entrance: 12 minutes

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A Green Park

Parc de l'Alba – BSP pays particular attention to nature conservation and ecological restoration. In that way, the "Business & Biodiversity" award awarded to the park by the European Commission in October 2016 is recognition of the relevance of the actions carried out by the park from the very beginning to date and strengthens its commitment to nature and improving the quality of people's lives.



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13

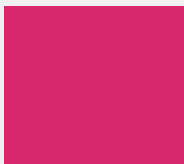
From the very first design, **urban planning has defined a harmonious ensemble** where business and residential areas share a common space with crops, watercourses and woods, including a **preserved large ecological connector**: among other actions, two wildlife crossings were built across the renovated Cerdanyola-Sant Cugat BP-1413 road to Parc de l'Alba – BSP.

Green areas (56% of the 340-hectare park), which are home to wild flora and fauna, provide both a **natural and healthy environment** for nearby residents who can find recreation areas in contact with nature.

The direct and immediate access from Parc de l'Alba – BSP to the 8,000 hectares of the adjoining **Collserola Natural Park** offers additional opportunities for park residents to enjoy nature.

CERDANYOLA-SANT CUGAT BP-1413 ROAD AND ITS WILDLIFE CROSSINGS (TO THE RIGHT)





15

BARCELLO





Great Potential

UAB University and ESADE business school have **some 45,000 students**, which are all potential clients of a residence in Parc de l'Alba – BSP.

Outside researchers who come for short or long-term stays in one of the many UAB or ESADE research centres have also to be considered (external researchers involved in joint research projects or post-docs, among others).

In addition, **people visiting the companies in the park** should be taken into account; 7 companies are currently set up in Parc de l'Alba – BSP and this number will increase over the coming years.

ESADE

The **ESADE campus in Sant Cugat welcomes 2,200 students** and offers the Roberto de Nobili residence with 160 apartments.

UAB

The **UAB University receives 43,000 students** (2015-2016 academic year):

26,467 undergraduate students

2,865 graduate students

5,130 doctorate students

8,378 lifelong learning students

Total: 42,840 students

Of these, 5,143 are foreigners (1,346 undergraduates, 2,105 master's students, 1,692 doctorates)

On the UAB campus, the Vila Universitària residence offers 812 apartments for a total number of 2,200 people.

#2 Spanish University, #145 Worldwide (THE 2019 ranking)

N A

UAB
Universitat Autònoma
de Barcelona



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ESADE
Business School



17



ALBA synchrotron

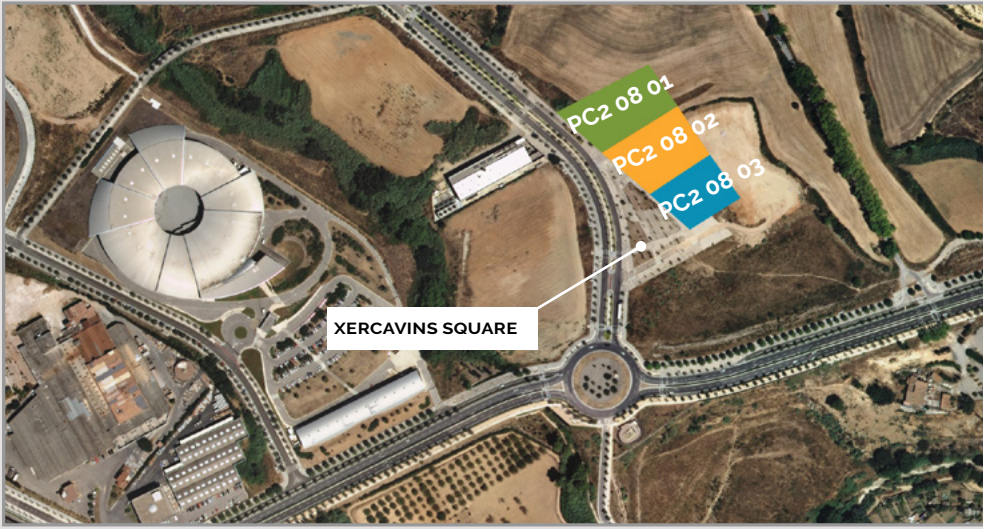
A synchrotron can be described as a giant microscope: an electron accelerator that produces a special light used by researchers to observe materials at atomic scale. Researchers come from worldwide laboratories to carry out their experiments on a 24/7 basis, conducting cutting edge experiments in the different experimental stations.

Currently, an average of 15 researchers stay near ALBA every day to do their experiments and this number will increase in the coming years since the number of available observation points around the accelerator will rise from 8 to 12 by 2022. Most of them book an apartment in Vila Universitària on the UAB campus, but ALBA would be very interested in offering rooms much closer to the synchrotron since experiments can start or conclude at any time of the day or the night.

With researchers that come to ALBA, a residence located in the park itself could have **15 full-time occupied apartments, with up to 25 within 3 years.**

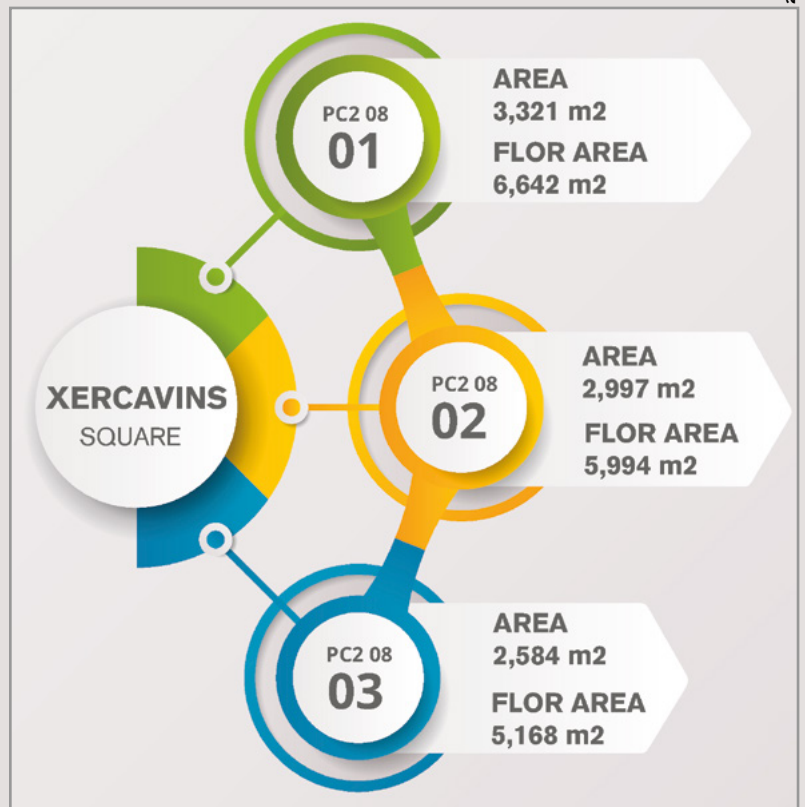


Plots



3 especially well-located plots are reserved in Parc de l'Alba - BSP to host university residences.

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22

XERCAVINS SQUARE

IMAGES

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Notes





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Ajuntament de
Cerdanyola del Vallès



INCASÒL
Institut Català
del Sol

