



DIREZIONE CENTRALE  
Pianificazione e Gestione del Territorio - Sito UNESCO

Coordinamento Progetti URBACT e  
Reti per lo sviluppo di Politiche Urbane Integrate

## Introduzione in lingua italiana del progetto "Second Chance"

In tutte le città Europee esistono piccoli o grandi siti degradati, edifici sotto utilizzati o abbandonati, spazi incolti che producono un impatto negativo sul contesto circostante e che possono costituire una grande opportunità per riqualificare le aree centrali delle città: questi *beni comuni* possono ottenere una *second chance* ed essere riutilizzati per completare gli insediamenti esistenti o per fornire superficie utile alle attività di cui le città hanno maggiormente bisogno.

I grandi edifici o i complessi edilizi che hanno perso la loro funzione originaria, che sono in stato di degrado ed abbandono sono infatti la più grande opportunità per supportare lo sviluppo sostenibile delle città e lo sviluppo dei quartieri in genere. Grazie alle ampie superfici disponibili, queste strutture possono garantire spazio sufficiente per un ampio panorama di attività a carattere sociale, economico, ecologico e culturale, senza tralasciare il forte significato associato al riutilizzo di beni monumentali o che spesso costituiscono elementi distintivi e caratterizzanti del territorio.

La sfida del progetto "Second Chance", di cui il Comune di Napoli è Lead Partner, si pone dunque l'obiettivo di trovare nuovi approcci, nuovi strumenti e metodi di pianificazione per risvegliare questi "giganti dormienti": il fine è di poterne beneficiare per ottenere uno sviluppo urbano sostenibile ed integrato dei quartieri, attraverso uso strategico che veda coinvolti differenti portatori di interessi e che non guardi unicamente agli investimenti economici dei soggetti privati ma anche alle iniziative della cittadinanza attiva per l'utilizzo di tali immobili quali *bene comune*.

Il coordinatore

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## - II - (II) PRESENTATION OF PROJECT PROPOSAL

### 1. (II.1) Thematic content

#### 1.1 (II.1.1) Definition of the issue /policy challenge to be addressed

##### Initial position

The European City strives for a compact settlement structure with multifunctional uses (Leipzig Charter) for a sustainable urban development. In many European cities smaller and larger derelict sites, fallow lands, underused premises, vacant sites, etc. – so called “voids” – can be found in or near the city centre. These sites often have a negative impact on their surrounding, sometimes are “misused”, polluted or even present a public hazard.

On the other hand these voids present an big opportunity for the European city: these sites can be used to complete a compact settlement structure, to provide space for needed functions in the city; all this combats urban sprawl and further land consumption outside the city; this supports also the more efficient use of urban resources: land and energy.

These voids are both, in public and in private hands. The challenge is to activate the voids for the benefit of a sustainable urban development, of an integrated neighborhood development.

##### Problems & Opportunities

Large buildings and building complexes that have lost their original purpose, are in decay and derelict, are the biggest opportunity within voids to support a sustainable city and neighborhood development. Because of their size they can provide space for a variety of needed social, economic and ecological as well as cultural functions. They can provide space for social and economic activities, space for neighborhood groups and activities, space for cultural industry, for start-ups, etc. Further, they are often landmarks or identity anchor points, they often have great potential for the urbanisation of neighborhoods and the galvanisation of actors. Their revitalisation can blaze a trail for the careful use of space and energy, using the grey energy of the building instead of building a new one. Often these larger buildings are also older buildings with cultural heritage value.

These large buildings and building complexes provide space for testing new approaches, strategies and solutions for a sustainable city that is ready to embark on the future. This involves creating living space that is affordable over the long term, while at the same time addressing climate change and the turnaround in energy policy as well as challenges in architectural culture. It also involves organising, in an intelligent manner, structural development, the development of free spaces and material cycles and optimising the use of the limited space in the city for all of society. Finally, it involves giving space to a diverse society, a variety of different needs and the desire of an ever growing part of the urban population to take an active role in shaping urban development.

But these larger buildings and building complexes are often too big to be redeveloped at one time and (financially) too big for just one investor. This results in a further decay of the building, up to the extent that they are a security hazard and an “eyesore” for the city.

### Challenge

In view of ever shorter utilisation cycles, the task of waking up those "sleeping giants" is of immense importance and presents an opportunity for the sustainable urban development. The challenge and questions for the network are:

- How can such spaces - having been ignored and often stigmatised - be "brought back" into the city?
- How, through further development of existing stock and addition of functionality, can they be turned into lively districts?
- How to start the process that people start "taking over" the building? How to organise the process?
- How to define how to use it for the better of the city and the community?
- How to get hold of the building?
- How to finance it?

Particularly the potential of local groups and initiatives has so far been underestimated and ignored. Cooperatives, builders' groups, associations or foundations invest capital not for the purpose of short-term profit expectations. Self-organised and with a great willingness to shape, they implement ideas of new living and housing models. Some of the projects have set themselves sustainable social and ecological tasks that hold out the promise of long-term benefit for the city also in economic terms. These local groups are to be activated and involved for the revitalisation of these "sleeping giants".

### Objective

Objective of the network is to activate the larger buildings and building complexes for the benefit of the sustainable urban development, of an integrated neighborhood development and to bring these larger buildings and building complexes in use again, to rehabilitate them, providing space for what is needed in the neighborhood / in the city (for example affordable housing), to support an appropriation through indefinite users, to support a strategic uses of these premises, not only oriented on private exploitation interests, but also on interests of the common goods.

Objective of the network will be to find out and try new ways/ process qualities and planning methods. The focus will be to develop a LAP how such derelict large building complexes can be revitalised together with the community for the benefit of the community / the entire city; how they can be revitalised step-by-step (letting them "grow" like a city) or how a development in cooperation of private property owner and the community could work.

The network will be about developing further organisation and financing models to turn more local actors into players in the revitalisation of such buildings and to strengthen the local potential for innovation. This could provide impulses for new urban development. The intersection of innovation potential of self-organised builders' groups and principles and experiences of cooperatives harbours an opportunity of creating affordable housing of a wider quantitative impact and finding ways of perpetuating such voluntary tasks and programmes also over generations. In the end, new bottom up experiences of cities, at political level and administrative level, on "common goods" could be another innovative tool useful for the renaissance of the derelict large buildings.

## 1.2 (II.1.2) Link to EU 2020 strategy and 10 Thematic Objectives

The project supports the thematic objective VI. Protecting the environment and promoting resource efficiency.

By (re)using voids (in particular derelict sites and buildings) in the city, urban renewal is fostered, new space for needed

functions in the city is provided i.e. housing. This combats urban sprawl by supporting compact settlement structures. Reusing the voids blazes also a trail for the careful use of space and energy, using the grey energy of the building instead of building a new one. Also the rehabilitation of the buildings will improve the energy efficiency.

Often these larger buildings, which have lost their original functions and are in decay, are also older buildings with cultural heritage value. Revitalizing them contributes to the protection and promotion of cultural heritage.

There is also a social aspect in all that, which support the thematic objective IX. Promoting social inclusion and combating poverty. As it is the objective to develop these sites also for the benefit of the common goods, for the people's and neighborhood needs, these sites can contribute for example for the provision of affordable housing or for providing space for start-ups, cultural activities, etc., generating new job opportunities for the community.

As the reuse of voids in the city supports more efficient use of the existing stock of land and a compact settlement structure, it supports the energy efficiency and reduction of greenhouse gas emissions of the city. Thus, the project contributes to a more resource efficient growth of cities, contributing to the sustainable growth strategy of Europe 2020.

**1.3 (II.1.3) Potential contribution of the project to the URBACT Specific Objective 2 (related to action planning networks)**

The focus of the exchange and learning activities will be

- to share experience in what they have done successfully and not so successfully so far;
- to visit and discuss good-practice examples, at which they receive practical knowledge out of first hand to get ideas and information to take back home; to these study visits the partners bring their local decision makers to make them understand better of the opportunities and what can be done;
- to have visits of experts and implementation laps and workshops of the network, working on concrete city cases to "think from the inside AND the outside" what can be done and to develop together new ideas;
- visit good practices outside the network partnership;
- to have peer reviews and bilateral meetings on specialised topics.

These and further activities to be developed during the preparation phase of the network will improve the capacities of cities to design sustainable urban strategies and action plans for the reuse of larger buildings and building complexes for the benefit of the sustainable urban development.

To this belongs also activities which communicate working methods and instruments to develop Local actions plans in a participate manner.

**1.4 (II.1.4) Added value compared to past URBACT projects on similar / close issues**

USEACT Urban Sustainable Environmental Action URBACT II Network, May 2012-April 2015

One of the interesting aspects of the USEAct project was the purpose to give support to urban communities to find solutions for land consumption problem, mainly through two different tools: on one hand reusing existing buildings and areas in the

city, and on the other hand towards new urban planning tools, which can develop – on a large scale – new settlement opportunities of the highest quality (private and public spaces) for people and investors, reducing as far as possible the use of green-field land and energy consumption.

One of the aspect addressed by the USEAct project was the control of the urban sprawl and related planning tools. One strategy / tool that came up was the REUSE AND REGENERATION OF ABBANDONED BUILDING AND AREAS, mostly connected with the issue of “retrofitting” and “adaptive-reuse”. The USEACT Network Partners have highlighted the problem, existing in many European Cities, about abandoned large buildings and building complexes without possibility to focus on it because it was not in the priority themes agreed for the project. For this reason Naples, that was USEACT Lead Partner, has proposed the “Second Chance” Project that could be a real added value to improve the reuse of the consolidated city focusing on examples and expertises of reusing and regenerating derelict larger building and building complexes. The finding of USEACT network will be examined in the beginning as input for our network, maybe with the participation of the related Lead Expert.

TUTUR, Temporary use as a tool for urban regeneration / URBACT II Pilot Transfer Network, December 2013-March 2015. The objective of the TUTUR project was to introduce the method of temporary use in urban regeneration to cities participating in the network.. The added value of Second Chance is to work on specific on examples and expertises of reusing and regenerating derelict larger building and building complexes and not only considering the temporary reuse but also different instruments /tools. The finding of TUTUR network will be examined in the beginning as input for our network, maybe with the participation of the related Lead Partner or Lead Expert.

REPAIR Realising the Potential of Abandoned Military Sites as an Integral part of Sustainable Urban Community Regeneration. / URBACT II Network, January 2009 / December 2011

The withdrawal of the military presence from an urban area often happens suddenly leading to extremely adverse circumstances for the economy and communities affected.

Former military or heritage sites provide excellent potential to act as the catalyst for urban regeneration, many consist of historic buildings dating back over centuries and the source of rich cultural heritage. The challenge is to transform these abandoned sites into thriving sources of economic activity, employment and social cohesion. The finding of REPAIR network will be examined in the beginning as input for our network, maybe with the participation of the related Lead Partner or Lead Expert.