

4<sup>th</sup> ISUFitaly International Conference | Bari, 26-28 september 2018

# READING BUILT SPACES

Cities in the making and future urban form

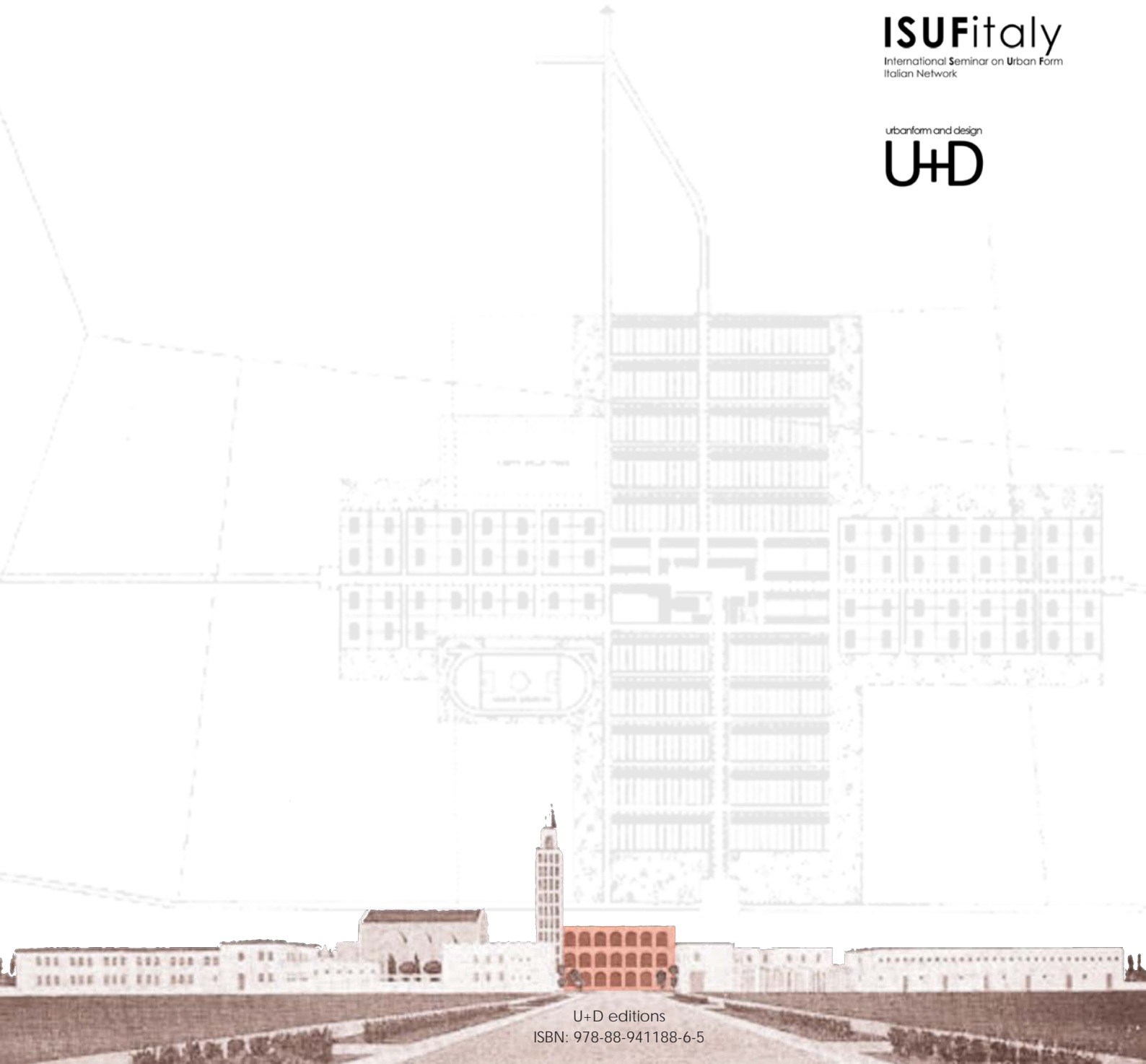
edited by  
Paolo Carlotti  
Loredana Ficarelli  
Matteo Ieva



Politecnico di Bari

**ISUFitaly**  
International Seminar on Urban Form  
Italian Network

urbanform and design  
**U+D**



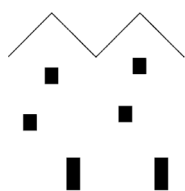
U+D editions

ISBN: 978-88-941188-6-5

# PROCEEDINGS

edited by  
Paolo Carlotti  
Loredana Ficarelli  
Matteo Ieva

ISBN: 978-88-941188-6-5  
U+D Editions



4<sup>th</sup> ISUFitaly International Conference | Bari, 26-28 september 2018

## **READING BUILT SPACES**

Cities in the making and future urban form

READING BUILT SPACES | cities in the making and future urban form

# Contents

## 43 THEORY

### **A.1 In the making structural or timeless paradigm?**

45 Material intelligibility of urban spaces: matter and suspended forms of time.  
*Kaltrina Jashanica*

53 Proto 'Plastic' Architecture. Before Reinforced Concrete.  
*Antonio Camporeale*

63 The shelter as architectural archetype for the architectural organism. Three South American paradigms (1950-1960).  
*Vito Quadrato*

75 Design Research for a New School of Health Professions at NYIT, Old Westbury, Long Island, New York.  
*Giuseppe Fallacara*

87 A matter of voids: A phenomenological survey of the Neapolitan Palazzo.  
*Luigiemanuele Amabile, Marianna Ascolese, Alberto Calderoni, Vanna Cestarello*

### **B.1 Urban form between architecture and landscape**

97 (Re)shaping landscapes: scenic Hellenistic architecture in the making of a monumental urban form and its spread in Roman period.  
*Antonello Fino, Alessandro Labriola*

111 For a modern rural planning.  
*Micaela Bordin*

123 Morphological change in the mediterranean cities.  
*Gennaro di Costanzo*

131 Void(s): excavations, clearings and caves.  
*Marco Veneziani*

### **C.1 Urban form between identity and spatial semantics**

139 Livio Vacchini: the character of an urban architecture.  
*Tiziano De Venuto*

149 Heritage, tourism and identity: the repercussions on urban space.  
*Gaia Vicentelli*

157 City of Towers. The Auguste Perret project for Amiens.  
*Antonio Nitti*

167 Mapping places and memories through language: the AFor (Archivio di Fonti Orali) project.  
*Matteo Di Cristofaro, Silvia Tagliazucchi*

173 Analysis device: mega-structures on the threshold.  
*Luigi Mandraccio*

### **D.1 Contemporary urban spaces between form and process**

183 The role of urban analysis in the requalification of schools in historical centers, the case of Via Giulia.  
*Aya Mohanna, Cinzia Paciolla, Sergio Policaro*

195 Possible Instruments for Understanding and Managing Complex Phenomena in the Contemporary City.  
*Ledian Bregasi*

203 Contemporary Public Spaces, Mobility and Porosity: shaping equal cities.  
*Lucia Capanema Alvares*

213 Nuno Portas and the research on urban morphology at the Portuguese National Laboratory for Civil Engineering: Retrieving a possible glossary of urban form.  
*Patrícia Bento d'Almeida, Teresa Marat-Mendes*

223 Fragmented Cities: Reviewing sub-communities in the Contemporary Metropolis.  
*Aya Mohanna*

### **G.1 Urban Form Theories**

233 The emergence of cities, in between the urban morphological studies, the design poetic achievements and the ethnomethodological social surveys.  
*Rasoul Ameli, Júlia Beltran Borràs, Magda Saura Carulla, Josué Nathan Martínez Gómez, Josep Muntañola Thornberg*

241 Urban form as a stochastic equilibrium: some applications of Alan Turing's morphogenetic model.  
*Irene Cazzaro*

251 Comparative urban/architectural typology of the Central European towns (1867-1918).  
*Éva Lovra*

261 Compose with the fragments.  
*Ludovico Romagni*

- 269 Urban morphology and contemporaneity: using contemporary types in typological design.  
*Mazyar Abaee*
- 283 **READING**
- A.2 Form and structure of the historical city I**
- 285 Learning from the ancient city: Pompeii, the form of the city, the form of the block, the form of the house.  
*Federica Visconti*
- 297 Attractors, repellers and fringe belts: origins and medieval transformations of Arsinoe, Ammochostos, al-Mau'dah, Famagusta, Magusa.  
*Alessandro Camiz*
- 309 Historical urban patterns overlapping in Mediterranean old towns: the case of Roman, Muslim, Christian cities and updating urban renewals in Valencia (Spain).  
*César Damián Mifsut Garcia*
- 315 Issues on type and construction in the rioni of Rome built after the unification of Italy.  
*Edoardo Currà, Malte Nettekoven*
- 325 Historical domestic architecture in the old city of Taranto.  
*Alessandro Iacovuzzi, Ubaldo Occhinegro*
- B.2 Form and structure of the historical city II**
- 337 Tarragona: fragmented development of a city.  
*Federica Bonerba, Valeria Cinnella, Francesca Delia De Rosa, Matteo Ieva*
- 347 Tarragona: stratifications of the urban fabric on the Roman pre-existences.  
*Debora Anelli, Antonio Brunetti, Maximillian Campicelli, Giuliano Pugliese, Matteo Ieva*
- 359 Fortified architecture as monarchy propaganda in Sicily.  
*Davide Falco*
- 371 From ghost town to guest town: the show as urban renewal.  
*Susanna Clemente, Pia Marziano*
- 381 Substrate architecture: characters of permanence in the formative process.  
*Cristian Sammarco*

### **C.2 Form and structure of the historical city III**

- 391 Reflects the tenet of privacy to be formed of the dead end in Iranian urbanism after Islam. Case Study: Historical Center of Shiraz. Iran.  
*Farzaneh Nahas Farmaniyeh, Ali Sokhanpardaz*
- 401 A phase of development and completion in the urban structure of Torino: the Crocetta neighbourhood.  
*Rossana Netti*
- 411 Railway stations: between past and present in the urban fabric of historic cities. Case studies in Italy and Spain.  
*Letizia Musaio Somma*
- 421 Boundary: a key urban fabric element to ensure urbanity.  
*Abbas Senouci*
- 431 Between heaven and earth. Town planning and urban image in the Etruscan cities of the Late Archaic period.  
*Paolo Baronio*
- 445 City and penitentiary type.  
*Letizia Gorgo*

### **D.2 Form and structure of the historical city IV**

- 455 A city written by the water and by the men. The example of Liège.  
*Paul-Christian Hautecler*
- 465 Detecting the non-existent: knowledge, analysis and reconstruction. The Campitelli district and the demolition of the late nineteenth century.  
*Daniele Calisi, Maria Grazia Cianci*
- 477 Investigating the physical integration of historical bazaar as an urban structure of Iranian city, case study: Kerman bazaar.  
*Pantea Hakimian, Azadeh Lak*
- 489 Urban morphology and transformation. The pattern of housing in the historical cities of Iran. Case Study: Historical Texture of Shiraz. Iran.  
*Ali Sokhanpardaz, Farzaneh Nahas Farmaniyeh*

### **E.1 Urban morphology and settlement process I**

- 501 The urban form after growth.  
*Francesca Calace*
- 511 The use of Design Codes in Contemporary Urbanism between Tradition and Continuity.  
*Vito De Bellis*

523 Taranto from the post-war period to “the big industry”. For a history of the city between urban morphology and settlement process.  
*Antonio Labalestra*

531 Value and significance of Philippe the II ordinance in the colonial Latin American cities. Buenos Aires 1532-2018.  
*Anna Rita Donatella Amato*

## **E.2 Urban morphology and settlement process II**

543 Urban village and its transformation in the city center of Bandung.  
*Soewarno Nurtati*

551 Mobile technology (GPS) and spatial appropriation in public spaces in São Paulo, Brazil.  
*Emika Takaki*

561 Historicizing spontaneous city. Michel Ecochard and the «habitat pour le plus grand nombre» in Morocco.  
*Luca Maricchiolo*

573 The characters of French planning in the Republic of Congo during the colonization.  
*Horsus Amède Bahonda, Giovanni Panetti*

579 A paradigm of the modification. About a Vittorio Gregotti's project.  
*Alessandro Oltremarini*

589 Urban Open Spaces and the relation with Urban Development in Tirana City.  
*Andi Shameti, Armand Vokshi, Doris Alimerko*

## **F.1 Urban morphology and settlement process III**

599 Commercial Spaces retrofit for City Regeneration: The Case Study of Nikolai-Quartier in Hamburg.  
*Ambra Migliorisi, Greta Pitanti, Francesco Scattino, Francesco Sica*

609 Understanding the Transformation of Urban patterns in Korça through Morphological Analyses.  
*Egin Zeka*

621 Reading the Chinese Contemporary City through the morphological approach.  
*Domenica Bona*

631 Transformation of Urban Form in Shkodër, Albania from a Venetian Outpost to an Ottoman Vilayet Center 1479 -1912.  
*Ermal Shpuza*

## **F.2 Urban morphology and settlement process IV**

- 645 Sustainable design of urban heritage undertaking change: case study of the revitalisation of Darb Allabana area in historic Cairo.  
*Doaa Salaheldin Ismail Elsayed*
- 657 River landscapes of former Yugoslavia: urban systems in the archipelago city.  
*Mariangela Turchiarulo*
- 667 Shopping suburban fabrics as a contrada: reading and transformation perspectives.  
*Vincenzo Buongiorno*
- 681 Living afloat: the last trend os setting in European Metropolis.  
*Martina Callegaro*
- 693 Research on the form of urban productive public service facilities and the evolving mechanics analysis: the case of Nanjing city.  
*Jin Li, Yue Su, Junyan Yang*
- 701 Earth grooves and urban morphology. Canals and alleys nets in Guangzhou, China.  
*Marianna Calia*

## **G.2 Relation between periphery and natural space**

- 711 Tirana's peripheries shiftings and their relations with nature.  
*Irina Branko, Andi Shameti, Juljan Veleshnja*
- 721 The hydrographic system as an urban structure in the plain north of Naples.  
*Luigi Cimmino*
- 731 Bottom-up representations of besieged urban neighborhoods.  
*Matteo Giuseppe Romanato*
- 741 The stone settlements of Basilicata and the rock archetype.  
*Giuseppe Francesco Rociola*
- 753 Pioneer examples of planned garden housing settlements in Istanbul from 1950 and still in process.  
*Otkunc Arbil, Öncel Derin, Barkul Ömür, Özaydin Gülsen, Cankat Ayegül*

## **H.2 Structure of the informal city**

- 767 Urban development and the informality of Tirana city.  
*Juljan Veleshnja, Irina Branko*
- 777 Proto-urban of Mongolian landscapes.  
*Nicola Scardigno*



- 787 Sheep track as "project matrix" of a landscape 'in becoming'.  
*Nicola Scardigno*
- 793 Urban sprawl of informal settlements in Belgrade, Serbia Models for standardization and reflections on recovery.  
*Tanja Bajic, Natasa Danilovic Hristic, Jasna Petric*
- 803 The informal city as a different way of urban regeneration.  
*Maria Fierro, Paola Scala*
- 815 Depicting and transfiguring informal constructions in Albania.  
*Domenico Pastore*
- 825 **DESIGN**
- A.3 Today's city and future shape I**
- 827 New Forms of Living: The metaphor of the city within (and against) the city.  
*Marson Korbi*
- 839 The places for archeology in the city. Projects for the Imperial Fora.  
*Rachele Lomurno*
- 847 The opportunity of the dismantled. An Eduardo Souto de Moura's projects for a former factory in Portalegre.  
*Francesco Paolo Protomastro*
- 857 A new School Complex in Inveruno Milan. Transformation of an industrial area.  
*Fancesco Menegatti, Tomaso Monestiroli*
- B.3 Today's city and future shape II**
- 863 Masterplan for the historical center of Viterbo.  
*Paolo Marcoaldi*
- 873 Merge teaching space and urban space. Reuse of school buildings heritage for a new didactics.  
*Roberta Esposito, Enrico Marani, Giorgio Quintiliani*
- 883 Architecture in motion. Hinged spaces for future cities.  
*Gennaro Rossi*
- 889 The urban form as variation of identity in a city.  
*Mirko Russo, Claudia Sansò*
- 897 Future cities between forms of space and forms of time: the urban regeneration case of the De Cuevel site in Amsterdam.  
*Laura Pavia*

### **C.3 Today's city and future shape III**

- 909 The Interaction between the Geography and Built Environment in Istanbul  
Levent Integrated Valley System: A Reading of Urban Morphology based on  
a Metabolic Approach.  
*Melih Birik, Tugce Tezer Cilgin*
- 921 Co-Cairo: A Disruptive Paradigm Re-Defining our Future Juxtopolis  
*Nadine Elsaket, Yara Elmalky, Shaymaa Khaled, Melissa Michail, Magda  
Mostafa, Farah Wahdan*
- 929 La Piazza Spirito Santo, in Catania: Al confine tra Antico e Moderno  
*Giuseppe Arcidiacono*
- 937 The right to Architecture. Form of different and the power of the project.  
*Nicola Marzot*
- 951 Urban renewal of Oran city center into question.  
*Asma Rezk-kallah, Fadila Kettaf*
- 963 On the search of human willfulness that had driven the making of a city in  
history: Morella.  
*Júlia Beltran Borràs*

### **D.3 Urban restoration and post-trauma re-construction between conservation and innovation I**

- 973 Water routes and open spaces for the urban regeneration of the Kasbah of  
Algiers.  
*Giulia Annalinda Neglia*
- 983 The restoration of a notable building: Palazzo Testa-Pelosi in Frigento.  
*Renato Capozzi*
- 995 Architectural forms on archeological ruins: a tectonic approach.  
*Vincenzo Paolo Bagnato*
- 1003 Authenticity/Identity. Forms and Features of the Post-Earthquake  
Reconstruction.  
*Michele Montemurro*

### **E.3 Urban restoration and post-trauma re-construction between conservation and innovation II**

- 1011 Zone Urbaine Sensible and urban regeneration: preserving place identity by  
improving social inclusion.  
*Marichela Sepe*

- 1019 Restoration Strategies on Historic Buildings after the Earthquake of 1915 in Marsica.  
*Marco Felli*
- 1027 The opportunities for smaller villages in the rapidity of globalization: some reasoning on the villages of the Alta Murgia.  
*Giacomo Martines*
- 1037 Heritage and renewal of the historical urban ensemble of Ulcinj castle.  
*Ledita Mezzini, Florian Nepravishta*
- 1047 The ancient center of Ascoli Satriano: studies on urban restoration.  
*Angelo Memeo, Giuliana Petruzzellis, Simona Ricchitelli*
- 1055 The ducal 'palazzo' of Ascoli Satriano.  
*Roberta Mennea, Silvana Paloscia, Francesca Pinto*

### **F.3 The urban project between city and nature I**

- 1061 City and Nature: Writings of a Fragile Balance between Erasure Overlap and Transformation.  
*Rita Occhiuto*
- 1069 The historical landscape in Albania: Ottoman tradition and challenges of the new expansion.  
*Anna Bruna Menghini, Frida Pashako*
- 1081 New Paradigms of city-nature.  
*Giuseppe Tupputi*
- 1091 Rural identity in the making. Architectural and urban design between city and nature.  
*Bruna Di Palma*

### **G.3 The urban project between city and nature II**

- 1101 The urban project between city and nature: the lesson of Arne Jacobsen in Copenhagen.  
*Manuela Antoniciello, Felice De Silva*
- 1111 Building the Open City.  
*Francesca Addario*
- 1119 Conception of Water Element as part of Urban Fabric. Cases of Developments in Middle East.  
*Evgenios Balasis, Suri Deepthi, Hadeel Fouad, Eleni Malamateniou, Nikita Sharma*

- 1133 The future of marginal and residual spaces in contemporary peri-urban landscapes.  
*Andrea Oldani*

### **H.3 Ecological urban environments**

- 1143 Toward clarification of meanings via ontological analysis method in environmental planning processes and actions.  
*Stefano Borgo, Dino Borri, Domenico Camarda, Maria Rosaria Stufano Melone*
- 1155 Timgad e Djemila, order and nature.  
*Camillo Orfeo*
- 1163 The principle of 'water attachment' for the Chinese cities: some consideration on settlement systems in Guangdong.  
*Valentina Vacca*

### **1173 LETTURA E PROGETTO**

#### **H.1 Lettura urbana e forma futura**

- 1175 Morfologia urbana e resilienza. Strumenti e modalità del progetto contemporaneo tra permanente e temporaneo.  
*Angela Fiorelli, Paolo Verducci*
- 1185 Il piano della densificazione. Edilizia di base, livello di aggregazione degli edifici e densità.  
*Marta Crognale, Paolo Carlotti*
- 1197 La città contemporanea fra crisi di identità e ricerca di possibili istanze semantiche.  
*Antonio Vito Riondino*
- 1207 Progetti di riqualificazione/rigenerazione urbana: occasione per un risanamento di anomalie morfologiche.  
*Leonardo Rignanese*

#### **H.4 Forma e struttura della città ereditata**

- 1215 Protezione, conservazione e valorizzazione del patrimonio costruito e della città storica. Il caso di Locorotondo (BA).  
*Rossella De Cadilhac*
- 1227 Architettura monumentale fascista a Taranto.  
*Giuseppe Volpe, Stefano Quatela, Simona Masciopinto, Saverio Lavolpicella, Leonardo Preziosa, Giuliana Vasquez*

1237 I mulini per la canna da zucchero di Puerto Rico: un sistema infrastrutturale territoriale produttivo e un patrimonio di archeologia industriale in abbandono. Riflessioni e studi comparativi.  
*Gentucca Canella, Anna Irene Del Monaco*

1251 **Indice dei nomi**

## Zone Urbaine Sensible and urban regeneration: preserving place identity by improving social inclusion

Marichela Sepe

IRISS- CNR/DIARC Università di Napoli Federico II, Via G. Sanfelice, 8, 80134 Napoli, Italy  
marisepe@unina.it

**Keywords:** *Urban regeneration, place identity, sustainability*

Since 20 years, France is involved by an interesting urban regeneration process which improves the quality of life in terms of economic, social and environmental sustainability (Nijkamp and Perrels, 1994; Porfyriou and Sepe, 2017; Sepe, 2013a, 2014). The Zone Urbaine Sensible – ZUS, namely sensitive urban zones created in France in 1996 with Décret n°96-1156 are some disadvantaged areas supported by the PRU (Projets de Rénovation Urbaine), with the financial help of the ANRU, Agence Nationale pour la Rénovation Urbaine that manages public-private funds and is aimed at integrating people through employment.

1011

In particular, within the Alpes Maritimes territory, 5 ZUS are located, three of these in the city of Nice, one is divided between Nice and Saint-André, and the last is located in Vallauris. In Nice, the urban regeneration of the ZUS is aimed at improving the quality of life and reduce the social differences through actions of new building, redevelopment, demolition and reconstruction. The demolition is carried out when the redevelopment, which must be characterized by principles of sustainability, is economically disadvantageous. In these contexts, urban projects mostly concern the redevelopment of public spaces and renovation of housing which fulfilled the objectives of the PLH (Programme Local de l'Habitat) to increase social development and improve the quality of life. Vieux Nice area (old town) is the historical and touristic heart of the city. The area, densely populated - 17,500 inhabitants in an area of 70 hectares - is considered a ZUS as a result of overcrowding which improves the real estate value, but decreases quality, comparable to social housing.

The project idea of the PSMV (Plan de Sauvegarde et de Mise en Valeur), is also in this case to improve residences replacing them with environmentally sustainable buildings, all preserving place identity. The ZUS renewal is part of a wider process of regeneration which is interesting Nice by 20 years in the framework of the PNRU, Programme National de Rénovation Urbaine. The principal aims include mixed uses to increase employment, housings and social life. The new strategy is to decrease vacant areas performing differentiated activities in different moment of a day. The challenge is both renovating the urban environment and improving social inclusion, by respecting the urban form, and preserving place identity. All in a sustainable perspective (Pendlebury and Porfyriou, 2017; Sepe, 2013b).

The paper will illustrate, the process of urban renewal which is interesting Nice since the beginning of 2000, starting from the emblematic Zone Urbaine Sensible and focusing on the questions deriving from the aforementioned challenge.

## Introduction

The history of a place, together with its historic urban fabric and heritage, and the development of suitable policies constitute important elements in determining the future of that part of the city and its renewal.

At the same time, recognizing the value of place identity as a fundamental component of urban history and in implementing urban change serves as a reference point both in terms of society's wishes and in safeguarding and constructing both sustainable and innovative urban image (Landry, 2000; Lynch, 1960).

Cities are simultaneously buildings, material structures, and also people, networks and intangible elements, such as memory, history, social relationships, emotional experiences and cultural identities. The city is as an organism: each element is inextricably interwoven and planning is based on how people feel the city from an emotional and psychological point of view (Carpenter, 2006; Carta, 2007; Florida, 2005; Musterd et al., 2013). Accordingly, the creation of an urban environment which encourages the setting up of innovative activities requires, at the local level, the construction of a specialized production system and the establishment of an urban environment which can support the testing of consensual practice of regional government.

The mix of all the aforementioned elements is on the basis of many projects of urban regeneration, which are in development in Europe in the last 30 years (Nijkamp and Perrels, 1994; Porfyriou and Sepe, 2017; Ruijsbroek et al., 2017; Sepe, 2009, 2013a-b, 2014a-b). In particular, France is involved by an interesting urban regeneration process, which is improving the quality of life in terms of economic, social and environmental sustainability.

The SCOT general territorial plan is the departmental document that coordinates the 1012 different territories and programs ensuring coherence between the various plans at various levels. The main French urban tool is the PNRU - programme for urban renewal established in 2003-, which is the territorial higher-level planning tool that operates in about 500 districts to standardize the National territory. It is focused on housing, public buildings and urban development to balance social differences especially in the most disadvantaged areas. These kinds of areas include the sensible urban areas called ZUS, which are characterized by low urban quality, few urban spaces, isolation, lack of facilities and a high concentration of families with economic and social difficulties as a result of disproportion between residents and occupation (Bonnet-Galzy, 2014).

Starting from these premises, the paper will illustrate, in the framework of the IRISS CNR research project "Contemporary urban landscape design: place identity, happiness, liveability, health and sustainability" (with the author's responsibility), the process of urban renewal which is interesting Nice since the beginning of 2000, beginning from the emblematic sensible urban areas ZUS. Nice is a well known place by both local and international tourism. The aim of the Municipality is to extend its attractiveness to all the city and become a site of innovation and sustainability, creating new architectures, providing a wide programme of renewal and introducing suitable policies. The main objective includes mixed uses to increase employment, housings and social life. Furthermore, new architectures designed by international "archistars" are realized to create contemporary landmarks for the whole region.

The ZUS were created in France in 1996 with Décret n°96-1156 and are supported by the PRU renewal programme with the financial help of the ANRU Agency for urban renewal, that manages public-private funds and is aimed at integrating people through employment. By 2004, French ZUS are 751, with 4,4 millions of inhabitants - 7,5% of population - and are subdivided in ZRU, presenting high inoccupation, few degrees and few potential tax, and ZFU, that have the same characteristics of ZRU, but with more citizens (8500) which need more strong actions as tax incentive for companies settled in the territory. In particular, within the Alpes Maritimes territory, 5 ZUS are located, three of these in the city of Nice, one is divided between Nice and Saint-André, and the last is located in Vallauris. In Nice, the urban regeneration of the ZUS is aimed at improving the quality of life and reducing the social differences through actions of new building, redevelopment, demolition and reconstruction. The demolition is carried out when the redevelopment, which must be characterized by

principles of sustainability, is economically disadvantageous. In these contexts, urban projects mostly concern the redevelopment of public spaces and renovation of housing which fulfilled the objectives of the PLH Programme for local housing to increase social development and improve the quality of life. Vieux Nice area (the old town) is the historical and touristic heart of the city. The area, densely populated - 17,500 inhabitants in an area of 70 hectares - is considered a ZUS as a result of overcrowding which improves the real estate value, but decreases quality, comparable to social housing. The project idea of the PSMV Plan of Enhancement and Safeguard of old and degraded neighbourhoods is also in this case to improve residences replacing them with environmentally sustainable buildings.

The general new strategy is to decrease vacant areas performing differentiated activities in different moment of a day. The challenge is both renovating the urban environment and improving social inclusion, by respecting the urban form, and preserving place identity: all in a sustainable perspective (Pendlebury and Porfyriou, 2017; Sepe, 2013b).

## Methodology

The case study reported in the paper is part of a broader research project entitled "Contemporary urban landscape design: place identity, happiness, livability, health and sustainability", coordinated by the author, in development by the IRISS of the National Research Council.

The objective of the study is threefold: the research of new methodologies aimed at identifying and designing the identity resources in emblematic areas of urban transformation; the identification of best practices of urban regeneration, and the creation of guide lines for sustainable urban regenerations. In particular, the study presented in this paper is related to the identification of the best practices of urban regeneration in Europe.

Each of the cases has been treated as a separate case (Van Winden et al., 2012). After reviewing the scientific literature, this has been associated with quantitative and qualitative secondary data collected from: database concerning population, labor, economy, creative industries, tourism; the official websites of the respective regeneration programs, from local magazine articles and press releases.

The primary qualitative data were collected through interviews with users of the site in order to understand their satisfaction concerning the regeneration and/or the area in general.

The cases were chosen with the purpose of obtaining a broad framework of new generation projects and identifying generalizable issues common to all cases (Van Winden et al., 2012). It was decided that the case studies concerning the whole research should focus on medium-sized cities in Europe where the regeneration process is focused on redefining the identity not only of that particular place but of the city as a whole.

Environmental policies characterise many of the current regeneration projects in Europe and are practically a trait d'union. In some cases, attention to the environment and landscape becomes the prime feature, as the Nice one and, more in general the French case studies, where policies have long focused on the landscape also in social and economic terms. In this perspective the cases of Nice is emblematic for its combination of history, urban and landscape projects to ensure a greater sustainability for the area in question and the city and the preservation of its place identity.

In all the case studies materials have been gathered in order to verify: attention to history, urban projects, socio-economic regeneration and participation. The urban project is an important element in the process because it represents the objective physical transformation involved. The methodology used identifies the various phases, features, scheduled implementation times, objectives and measures adopted. The surface area of the operation and the designated uses in percentage terms - residential, public spaces, buildings for culture, vegetation - constitute an important factor in assessing the urban sustainability. It is useful to collect plans on the territorial scale, which lie behind the projects, guidelines and strategic orientations. The investigation also seeks to identify the issues encountered and the state of advancement. Furthermore analysing three aspects of the area surrounding the city extend the information on the urban projects: geography; historical evolution; projected



image and new identity (Sepe, 2009).

### The case study

Nice Côte d'Azur metropolis, through many new urban projects devoted to improve liveability and sustainability, is investing strong energies in order to become the Green city of the Mediterranean. The idea is to transform not only the city centre but also suburbs. The purposes of both innovation and urban renovation is to "Diversify and improve the supply of housing, open the neighbourhood and redevelop public spaces, reinvest the existing urban fabric to fight against urban sprawl, promote social and economic integration of the inhabitants of neighbourhoods". As emblematic of these challenges, in the following the illustration of the regeneration project will be focused on the ZUS (Zone Urbaine Sensible) and Éco-exemplarité projects and the results of the questionnaire administered to users of places.

### Social participation, place identity and quality of life

The Sensible Urban Areas - ZUS - are present and supported by the PRU project of urban renewal, with the financial help of the ANRU National Agency for Urban Renewal. In the Alpes Maritimes territory there are 5 ZUS, three of these are located in the city of Nice, one is divided between Nice and Saint-André, and the last is located in Vallauris. In Nice, the neighbourhoods of interest for the case study are Ariane (borders are situated in various municipalities) and Pasteur, that are in the east zone.

The neighbourhood of Pasteur is a ZUS area situated in North-East of the city, near West side of Paillon river. It was the first included in PNRU National Programme of urban renewal by ANRU in 2005. It has 5400 inhabitants and urban regeneration tends to improve the quality of life and reduce the social differences through actions of building (79 housings), redevelopment (50 units), demolition (250 apartments) and reconstruction (151 homes). The demolition is necessary when the redevelopment, which must have sustainable features, is economically disadvantageous. Another aspect identified to exalt the quality of life of citizens is the redevelopment of the Paillon riverfront with bike paths and pedestrian areas, and the Maccario square that includes relaxing and play areas.

In the North-East zone of Nice, in the Plaine du Paillon, the Ariane neighbourhood is located. It has 12.000 inhabitants of which 34% are young people to encourage to not go away from the area. Since 2007, in agreement with the ANRU, the Ariane PRU was divided in two phases. The first- from 2007 to 2012- aims to increase the value of the neighbourhood (which is a ZFU with 862 companies located in 2003), incorporated in a broader urban regeneration of East zone. Redevelopment mainly included îlot Saint Pierre and its annexed streets. The second phase of PRU began in 2012, when the sides of the Paillon River were adapted to the project, the residents were rehoused and works of the first phase were finished (MNCA, CGAM, 2011). Here urban projects mainly regarded the redevelopment of public spaces and renovation of housing which fulfilled the objectives of the PLH plan for local residences, to both increase social development and improve the quality of life. In 2003, some lands were expropriated to build Social Housing to sale or rent to people with small incomes. Among public services, library, post office, Palace of Justice, shops, public spaces, sports centre and stationing of transport were designed (ANRU, 2007; VaN, NCA, 2008; [www.nice.fr](http://www.nice.fr); [www.nicecotedazur.org](http://www.nicecotedazur.org)).

Another important area is Vieux Nice (old town), the historical and touristic heart of the city. It is delimited by the sea at South, and the covered Paillon at West. Here an independent plan by PLU's Nice is active, the PSMV plane of safeguard, approved in 1993 and modified in 1997. It is a neighbourhood with a lot of shops, restaurants and cafes, administrative buildings. The area, densely populated - 17,500 inhabitants in an area of 70 hectares- has considered a ZUS as result of overcrowding which raises the real estate value, but decreases quality, comparable to social housing. The concept is to improve renewable residences and demolish ramshackle, replacing them with environmentally sustainable buildings, to increase the commercial economy, improve places and public services, all preserving place identity. The terms of project are expected in 5-7 years from 2012.

## History, sustainability and innovation

Green technology is only one of the techniques to have environmentally sustainable projects. Indeed, it is also necessary to pay attention both to existing landscape – which is part of the place identity - and waste management, energy and water consumptions.

This process, called Éco-exemplarité, established 13 Ecocities in France. The main purposes of Écocités are an energetic certification to build, management, and installation of shippers for electric cars to encourage and improve the use of them and increase the number of public spaces for: a better sociability; creating an urban laboratory to find solutions against heat of the Mediterranean zones. One of which is in NCA Metropolis, formed by 3000 hectares, located in the southern territory of Plaine du Var, between Baronne-Lingostière (North) and the airport and Saint-Laurent du Var (South). In the Écocité area, led by the EPA, there are 12 projects, including Grand Arénas, Nice Méridia and La Baronne-Lingostière. Four purposes of 12 Écocité projects in Nice Côte Azur regard a responsible urbanisation - with, among others, intelligent urban management –, a suitable transport system -with an increasing of tramway and development of electric cars system-, a future energetic autonomy -using thermodynamic and geothermal sea centrals- and the objective to will be the intelligent city of the future (Mateo et al, 2012).

La Baronne-Lingostière hub is situated in La Gaude and Saint Laurent du Var, near Var River, municipalities, and the future Cote d'Azur market of national interest (MIN - Marché d'Intérêt National). The project expects an extension of 60.000mq in 25 hectares, with possibility to extend in order to begin the most important agrifood and horticulture hub. The idea is to increase quality's local agriculture and improve logistics. La Baronne design has continuity with natural and urban Lingostière neighbourhood's landscape which is located on the other side of river. Part of the project reuses existing buildings to integrate them into new projects. The works are scheduled for 7 years (2012, the year of consultation, 2018, the delivery of food platform) (MNCA, EPA, 2013).

1015

Saint Isidore is a neighbourhood in Éco-Vallée, near Allianz Riviera Stadium, extended on 8 hectares, primarily designed for environmental purposes. Every project considers housing, services and shops with sustainable technologies such as natural light, recyclable and low-impact materials, geothermal energy, roof garden, etc. Also private partners must respect protocols of the plan. An example is IKEA, which will open the mall abandoning the classic format to use glass, wood and underground parking to impact as little as possible on the environment and landscape. This urban regeneration makes the place so recognizable that the investment will be guaranteed by commercial tourism, also from Italy ([www.nice.fr](http://www.nice.fr)).

In addition to these neighbourhoods, there are a lot of projects regarding architectural regeneration. The Grand Arénas neighbourhood is divided in blocks, designed by Dominique Perrault, and composed by 18.000 m<sup>2</sup>, which 8.000 mq offices and shops and 10.000 mq by hotel. It received BREEAM Excellence energy certification for the environmentally sustainable techniques of design and management which reduced consumptions about 30-45%, using solar panels, control systems of lighting and temperature and heat pumps that use groundwater. The works are scheduled in years 2014-2018 (VdN, NCA, 2008).

In the same neighbourhood, the Allianz Riviera Stadium was designed by Wilmotte et Associés architects et Vinci Concessions. The aim of this project was to show that it is possible organize low-environmental impact events and distractions. The metal and wood structure decreases of 3.000 tons carbon dioxide emissions; geothermal energy, natural air conditioning and water recovery are present and the excess of energy can be reused in the Saint Isidore neighbourhood.

Among the projects which are important for the redevelopment, there are three in the city centre of Nice: Massena Square, Promenade du Paillon, and the South railway station. The program for the renewal of old areas - PNRQAD national programme of old neighbourhood - that organized this urban renovation operative since 2012, expects an improvement of housing during 5 years, more public spaces, revision of traffic, and pedestrianization of some areas.

Urban renovation of the Promenade du Paillon redeveloped the area connecting old and new town of Nice, reaching to the des Anglais waterfront. The contractor of project

is Nice Côte d'Azur metropolis, that have among the partner Péna & Peña as landscape architects, as a result of relevance on entire metropolitan territory. In the past there was an usual street covering Paillon river that was substituted by the green space, opened in 2013 ([www.nice.fr](http://www.nice.fr); [www.touringclub.it](http://www.touringclub.it)).

This is now an urban park that is extended for 12 hectares through various neighbourhoods, using different woods to get blooms all year, thanks to the Mediterranean climate that permit the planting of different species, 50, with about 60,000 of plants, trees and shrubs. It is a place designed as buttonhole of urban regeneration of Nice because it solves three sustainable principles: social (strongly used by all citizens), economic (with a strong improvement of tourism) and environmental (broad presence of vegetation). The park has a strong impact on the territory as a result of different spaces and activities to carry out art and music exhibitions in addition to 3000 mq of water mirrors with water jets, sounds, lights and sprinklers to create a high visual and emotional impact, and wooden toys for children that are present. These are the main purposes that make it a place of wellbeing and with one of highest quality of public spaces.

The South station renovation in the Liberation neighbourhood, at city centre of Nice, expects the *Ecolabel* environmentally sustainable certification. ING Real Estate Development (Reichen e Robert & associate architects) images an high quality of public spaces achieved by the ancient station redevelopment (1892) and new architectures. The project aims to preserve and enhance the historical sense of the area with some devices such as a library included in the old building (opened in 2013). Redefinition gives versatility to spaces permitting to use them for a lot of activities in every hour of the day to renovate all neighbourhood. Bioclimatic design is provided by use of solar panels, roof gardens, and a minimal impact of yards. This include: 10,500 mq of public spaces, 167 student residences equipped with public spaces, and 98 housings, of which 44 socials and some experimental devices designed for disabled needs ([www.nicecotedazur.org](http://www.nicecotedazur.org)).

### The perception of people

Perception of people was collected with interviews administered to users of the sites in order to understand their satisfaction concerning the process of regeneration in development. Two emblematic areas were chosen to collect the data: The old town (Vieux Nice) and the Promenade du Paillon urban park. Questions concerned: 1) What elements strike you most (persons, things, etc...)? 2) Is there one or more elements which produce a particular sensation? 3) Is for you preserved the place identity? 4) Is there something which bother you? 5) If you could change, improve, or enhance anything, what would you do? 6) Is this area comparable to another area of Nice or elsewhere? If so, why? 7) What is the symbol of this city? What is the symbol of the area?

Most of the respondents were tourists from America and Europe (Italy, Britain, Spain, Sweden, Holland) and locals; English was the language used above all for foreigners, and Italian for the Italians. About 80 people were interviewed in both areas, with an age range from 20 to 60 and all the people approached took a genuine interest.

To the first question, in the old town the majority of people answered the old buildings, the Cours Saleya market, the café, traditional food. In the Paillon garden, answers mainly regard, both for locals and tourists, the landscape with trees, plants, etc., the water jets, the space for different activities or for the break. To the second question, in the old town the majority of people answered the nice atmosphere and the livability of the place in general. In the Paillon garden, people answered the smell of nature, the water mirrors, the sensation of serenity. Answers for the third question, although the Promenade du Paillon is a new Park while the old town is historical, was mainly positive for both places.

The fourth question asked whether there was anything that constituted a nuisance, and more than half of the respondents answered in the negative in both places. Few people in the old town answered the crowds and the difficulty to find a place to sit in some hours, In the Promenade du Paillon, very few people answered the difficulty to walk close to the new fountains, without getting wet.

The fifth question asked what people would change if they had the chance. In the

Promenade du Paillon, the majority of the respondents answered nothing, while in the old town half of people indicated the presence of more benches and street furniture in general. To the sixth questions, for the Promenade du Paillon, people answered other new urban gardens in France, while for the old town, people answered many historical centres of the South France.

For the last question, respondents of both areas answered many different places, including Place Massena, the Promenade des Anglais, the Cours Saleya market.

### Observation and conclusion

The renovation process, which has been presented in the paper, concerns the Nice Côte d'Azur metropolis, placed in the Provence-Alpes-Côte d'Azur (PACA) French region. Although the process is still in course, the projects which are planned and those which have been completed give the possibility to identify it as a best practice with respect to liveability, social inclusion, sustainability and place identity topics.

The general idea is to transform not only the city centre but also suburbs. Particular interest is posed on disadvantaged areas, defined ZUS (Zone Urbaine Sensible), where the aim is to improve the quality of life and reduce the social differences through actions of building, redevelopment, demolition and reconstruction. Another aspect identified to exalt the quality of life of citizens, is the redevelopment of the Paillon riverfront with bike paths and pedestrian areas, and the Maccario square that includes relaxing and play areas.

An interesting aspect of the operation of regeneration is the technology used for waste management, energy and water consumptions, called Éco-exemplarité, with the purposes: to obtain an energetic certification to build, management and installation of shippers for electric cars to encourage and improve the use of them; to increase the number of public spaces for a better socialization and to use them as an urban laboratory to find solutions against the heat of the Mediterranean zones. 1017

Among projects not regarding entire districts, but important for the regeneration process, *Gare du Sud* is one of the most interesting. The South station renovation in the *Liberation* neighbourhood, in Nice city centre, expects the Ecolabel environmentally sustainable certification. The project aims to preserve and enhance the historical sense and place identity of the area with some devices such as a library included in the old building (opened in 2013).

Nice, and the Cote d'azur in general, is well known by both local and international tourism. Its beaches, the Promenade, open-air markets, gardens, historical centre are only some of the main attractions of the city. Since twenty years the municipality is beginning a new challenge, to innovate in sustainable way the image of the city, preserving the place identity as well. Locals and visitors, as the questionnaire has confirmed, are well prepared to the new trend to put people as protagonists of urban contest; the improvements obtained by changes highlight the positive trends by both urban and social point of view (also the economy takes advantages, as consequence). The switch to more sustainable new lifestyles (sustainable in threefold sense: economical, social, environmental), including housing and public life, is the result, and at the same time is the engine, of urban regeneration based on the satisfaction of human needs, with particular attention to the psychological and sociological ones.

The balanced mix of historical memory, technological innovation and new architectures are attracting visitors also in areas less known of Nice. Important factors of success are provided by creating the identity of the neighbourhoods starting from the place and its history, constructing the most suitable urban policies and strategies. Some of the new parks, such as the Promenade du Paillon, are now consolidated places of socializations for both locals and visitors, where history, place identity, innovation and sustainability are all present.

## References

- ANRU et Al. (2007) *Projet Urbaine du quartier de l'Ariane. Phase I. Convention*. Access on February, 2018.
- Carpenter J. (2006) 'Addressing Europe's urban challenges: lessons from the EU URBAN Community Initiative', *Urban Studies*, 43 (12)
- Carta M. (2007) *Creative city* (LlSt, Barcelona)
- Florida R. (2005) *Cities and the creative class* (Routledge, London, New York)
- Landry C. (2000) *The Creative City: A Toolkit for Urban Innovators* (Earthscan, UK)
- Lynch, K. (1960) *The image of the city* (Architectural Press, New York)
- Bonnet-Galzy, M.C. (2014) *Observatoire national de ZUS*. Rapport 2014, access on April, 2018
- Mateo S. et Al. (2012) *Nice Côte d'Azur labellisée ÉcoCité*, access on February, 2015
- MNCA, CGAM Métropole Nice Cote D'azur, Conseil Général Des Alpes Maritimes (2011-2018) *Grands Projects*, access on March 2018
- MNCA, EPA \_MÉTROPOLE NICE CÔTE D'AZUR & EPA, (2013). *Catalogue produits*, access on March, 2018.
- Musterd S., Kovács Z., (2013) *Place-making and Policies for Competitive Cities* (Wiley-Blackwell, Oxford)
- Nijkamp P., Perrels A.H. (1994) *Sustainable Cities in Europe* (Earthscan, London)
- Pendlebury, J. and Porfyriou, H. (2017) 'Heritage, urban regeneration and place-making', *Journal of Urban Design*, 22(4), 429-432
- Porfyriou, H. and Sepe, M. (2017) (eds.) *Waterfront revisited* (Routledge, London-NewYork)
- 1018 Ruijsbroek A, Wong A, Kunst AE, van den Brink C, van Oers HAM, Droomers M, et al. (2017) 'The impact of urban regeneration programmes on health and health-related behaviour: Evaluation of the Dutch District Approach 6.5 years from the start', *PLoS One* 12(5)
- Sepe, M. (2009), 'Creative Urban Regeneration between Innovation, Identity and Sustainability', *International Journal of Sustainable development*, 12 (2-3-4)
- Sepe, M. (2013a) 'Urban history and cultural resources in urban regeneration: a case of creative waterfront renewal', *Planning Perspectives Journal*, 28 (4), 595-613
- Sepe, M. (2013b) *Planning and Place in the City: Mapping Place identity* (Routledge, London-New York)
- Sepe, M. (2014a) 'Urban transformation, socio-economic regeneration and participation: two case of creative urban regeneration', *International Journal of Urban Sustainable Development* 6 (1), 20-41
- Sepe, M. (2014b) 'Preserving, reconstructing and enhancing the place identity: identifying principles of urban sustainability with PlaceMaker method', *International Journal of Sustainable Planning and Development*, 9 (2), 277-300
- Van Winden, W., de Carvalho, L., Van Tuijl E., Van Haaren, J., Van den Berg, L. (2012) *Creating Knowledge Locations in Cities: Innovation and Integration Challenges* (Routledge, London New York)
- Vdn, Nca, Ville De Nice, Nice-Cote D'azur (2008) *Projet de Rénovation Urbaine du quartier de l'Ariane*. access on March, 2018
- www.nice.fr, access on March 2018
- www.nicecotedazur.org, access on March 2018
- www.touringclub.it, access on March 2018