USE*Act*
Urban **S**ustainable **E**nvironmental **Act**ions

URBAN SUSTAINABLE ENVIRONMENTAL ACTIONS

Second Meeting | Implementation Phase

Nitra | Slovak Republic

1st | 2nd October 2013

**Planning tools and Planning governance
for Urban Growth Management / Reusing urban areas – II**

European Union
European Regional Development Fund

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Urban Planning and Management - UNESCO Site

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Cover picture: Nitra city centre
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NB. this report
Should be read in
conjunction with the
Power Points
presented
during the meeting,
which you can
download here

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SECOND MEETING IMPLEMENTATION PHASE

PLANNING TOOLS AND PLANNING GOVERNANCE FOR URBAN GROWTH MANAGEMENT / REUSING URBAN AREAS – II

Second meeting participants

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1.INTRODUCTION AND CONCEPT PAPER

1.1   Introduction

Hosted in a city where limiting urban growth at the heart of a region of quality agricultural land is crucial, the meeting provided the opportunity to learn and exchange about "Planning tools and governance for urban growth." As contributions to the learning process within USEAct, case studies relevant to the theme were presented by the Lead Expert and by several partners, as well as the results of CIRCUSE, another EU project.

The meeting was also the chance to share the process and challenges involved in forming Local Support Groups and moving forward on the Local Action Plans. Arising from the presentations during the meeting, the partners started to identify specific topics on which they wish to organise bilateral and/or trilateral exchanges between partners, as part of the USEAct programme, such as for example on 'smart cities' or avoiding gentrification in historical city centres.

At the time when Operational Programmes for the future rounds of Structural Funds are starting to take shape in the EU member states, the partners were also encouraged to already reflect as to how they could foster the support of their respective Managing Authorities for their Local Action Plans, in the light of the commitment to allocate 15% of funds to integrated urban development.

1.2   Concept Paper
USEAct Lead Expert, Vittorio Alberto Torbianelli

After the Viladecans Kick-off Meeting and first thematic workshop, the Nitra meeting was the second thematic meeting of the USEAct project. The thematic focus of the meeting was "Planning tools and planning governance for Urban Growth".

More specifically, subthemes discussed included: managing and reusing urban areas, implementing UGM at different administrative levels and scales, planning tools to manage land property fragmentation for integrated "reuse" interventions, taxes and financial tools for promoting and funding integrated "reuse" interventions; improving social awareness towards positive effects of UGM, renewal and densification and involvement of communities; transportation and planning for Urban Growth Management.

The meeting was an opportunity to get acquainted with the results of a previous European Project (Circular Flow Land Use Management-CircUse) on land use management issues aimed at reducing urban sprawl and reusing brownfield sites. The CircUse Project produced outputs that highlighted, within the different national planning frameworks, the importance of "tools" to reach land take reduction targets, but also confirmed the role played by informal, negotiated and participative approaches.

However, general town planning schemes remain a fundamental pillar to design and shape a "land take reduction" vision and policy for the city. The fact that various USEAct partners are currently renewing their general town plans means that there are good opportunities to discuss the role and limits, (such as shifting sprawl to extra-municipal areas, e.g.) that general town planning schemes have with reference to the land take issue.

Planning schemes and re-development/densification strategies should however be established on an

adequate knowledge basis and on the basis of an appropriate set of indicators. Sound and reliable indicators can be utilized for example to identify the "priority areas" for redevelopment, and the most appropriate strategies, targets and procedures to intervene.

Indicators and objective analysis are also required to efficiently implement schemes capable of balancing land take reduction and support to economic activities: compensating for the ecological impacts of new development is one of the most applicable and interesting tools aimed at reaching this goal. Clear and reliable indicators of long terms benefits derived by urban redevelopment/ densification schemes, together with adequate incentives, are also important instruments to involve not only the real-estate owners but, more generally, local communities. **Incentives** are extremely important, in particular for real-estate owners: incentive frameworks and tools to induce owners to join the redevelopment schemes, and to invest in "target areas" should be carefully designed to avoid some planning schemes – as often happens – remaining merely a wishful vision.

In any case, a participative approach during and after the town planning design process is fundamental, in particular if the scheme is strongly oriented towards reducing land take. Involvement and support by the local community can also be enhanced through advanced interactive urban landscape **visualization tools** and, more generally, through creative approaches capable of emphasizing the potential new identity of the urban sites. Through external and partner case studies, the meeting provided ideas and suggestions to deal with the above mentioned very wide-ranging issues.

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2. THE HOST CITY: NITRA

2.1 Welcome by the city Mayor
City of Nitra – Štefan Štefek, Mayor

The Deputy Mayor welcomed participants, highlighting the importance of the USEAct project for the city of Nitra and the partner cities, to learn from the exchange of experience and to prepare applications to access EU funds. Participants also have the chance to visit the city. He will also look forward to hearing about future meetings of the project.

2.2 Nitra presentation of the context
Štefan Lancarič, City Architect Department, Nitra City Council, local project coordinator

In Slovakia there is historically a strong relationship to the land. Due to new land policies, it has not been easy to build on agricultural land, which is good around Nitra, with 50% high quality, 30% medium quality, hence the importance of avoiding land take. Nitra has to obtain permission from different public bodies, and so must make a case for land take. A decision can be permanent or temporary. A fee must also be paid for land take. This is separate from the normal planning fee, and different from the cost of buying the land.

Nitra has a general plan that was drawn up 10 years ago, with an optimtistic projection of population growth. Now there are fewer inhabitants than anticipated. Between 2004 and 2013 no new land take areas have been added. Between 2003 and 2013 the population decreased to 80 000; hence a change of attitude towards land take.

Land consumption avoiding policies in Slovakia:
The national legal framework is provided by the Act 220/2004 on protection and use of agricultural land: the act deals with:

a) Protection of functions of agricultural land in order to ensure its sustainable use
b) Protection of environmental functions of agricultural land, which are: biomass production, filtration, neutralization and metamorphosis of materials in the nature, sustainability of ecological and genetic potential of living matter
c) Protection of agricultural land against the land take for other then agricultural use
d) Procedures in the process of functional change of land from agricultural to non-agricultural use

e) Sanctions for over treating the duties set by this act

Site quality of soils in Slovakia

Nitra county
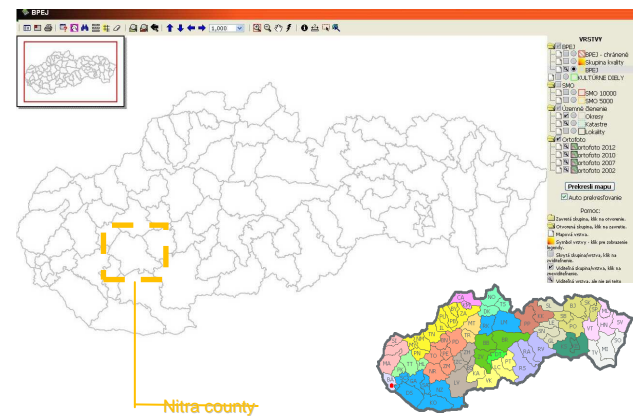
The paragraphs Part IV § 13 – 17 of the act deal with the protection of agricultural land in the process of Urban planning. Some regulations in nutshell:

- The soils of highest quality 1-4 should be protected very strictly
- The use of land for non-agricultural activities is allowed after the so called **"decision of ablation"**, plots of more than 1000m2, which is in competence of the Local, Regional land office, Ministry of Agriculture.
- The decision must be supported by the real need of land take, which is evaluated in the process of urban planning by different local and regional institutions.
- The ablation of agricultural land could be permanent /irreversible or temporary /reversible.
-

Site quality of soils in Slovakia
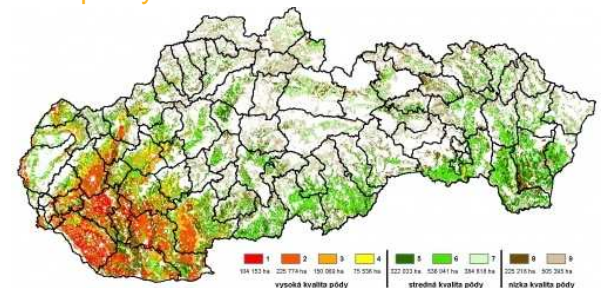
SOILS QUALITY MAP

Red/yellow spectrum – high grade quality /1-4/

Green spectrum – average grade quality /5-7/

Brown/grey spectrum – low grade quality /8-9/
Highest quality soils regions
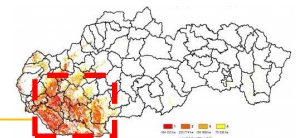
Urban planning in Slovakia operates on four levels: the national level and scale for the URBAN development strategy of Slovakia, the regional level and scale (8 regions) for the regional general plan, the local level and scale, for every municipality above 2000 inh., a general plan of the City, and the

city part scale, depending on the Municipality: Zonal plans.

The basis of the **General plan of Nitra** goes back to 2003: it has a cadaster area of 100,45 km2, 82 552 inhabitants; on the horizon of 2020 there was an optimistic demographic prognosis, that the number of inhabitants will rise about 120 000, so in order to accommodate them they would need to construct 4600 housing units. As a result, the land take of 2,9km2 Phase I, and 5,9km2 Phase II, for urban development, including housing, was foreseen. The plots for 2 industrial parks, IP "North" 3,7km2, and IP "South" 4,5km2, were established.

After four updates of the General plan, in 2004, 2008, 2010, and 2013 (in progress), no new areas for possible land take above Phase I and II were added. The timetable o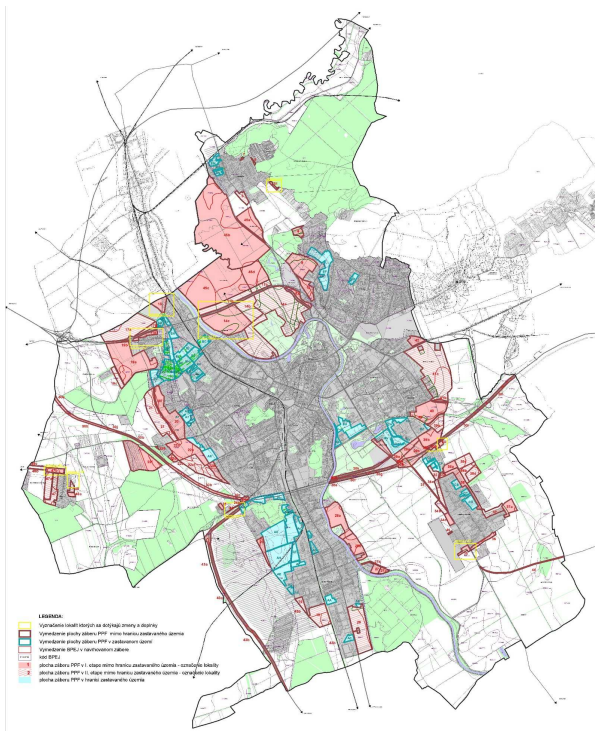f land take was set in the logical process of first reaching and fulfilling the capacities of the current urban area of the city, before using the PHASE I areas for urban crawl. The „Decision of ablation" process and dialogue with the Local land office is very strict, in order to prevent unnecessary land consumption. We already know that the optimistic expectations of city development and the increase of the number of inhabitants towards 2020 won´t happen.

In 2013 the goal was formulated to find available land for possible municipal housing structures. The philosophy of the Department responsible was to avoid further land take outside the borders of the recent urban area.

The expectations are that the   New Act on urban planning and construction law will be valid from 2014 and will further more limit the land take possibilities. According to it the Municipalities will obtain a new tool of urban planning at the local and zonal level, the "The Build-in plan". It will be possible for private enterprises to fund and produce the Plan, the Municipality will be in the role of supervisor, hence higher flexibility, and higher public scrutiny. The "Build-in plan" will be subject to the EIA process and could be worked out in case the construction site is bigger than 15% of the Urban area or has more than 2ha.

EXAMPLES of LAND TAKE
Industrial park „NORTH"
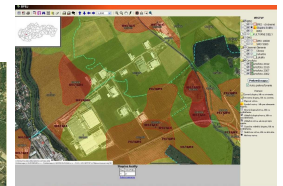
1 Quality of agricultural land in the area

2 The site „before"

3 The site with indutrial park nowadays

The general plan needs to be reconsidered on more realistic basis. There is pressure to reduce density for high rise social housing? The basis of urbanism in the city centre is that no building should put down the importance of the castle. It is now a priority to re use the city centre area. Housing is 90% owner occupied.

EXAMPLES of LAND TAKE
Individual Housing site - Prameň
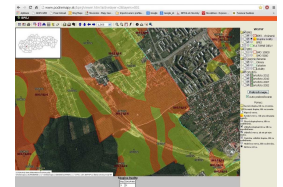
1 Quality of agricultural land in the area.

2 The site „before".

3 The site with new housing structure.

2.3 Nitra Local Action Plan and Local Support Group

The Local Action Plan has been made easier by participation in the URBACT Summer University lab group on mixed uses in the city centre, revealing that that many cities are experiencing the same problems. The focus of the Local Action Plan is the centre of the city. The problems identified are:

-the centre as such is not functioning, small number of residents, not tempting services offer, small number of paying customers...
-bad connection between upper and lower city lack of parking options
-almost every structure/building is in private ownership
-low influence of municipality
-the owners and renters/shopkeepers are different bodies – hence a low level of interest to upgrade the site
-the main square is the result of large scale clearance in the late 70s
-plenty of buildings are under monument board protection: according to Act 49/2000 on Monument board protection there is very strong jurisdiction of the Regional Monument board office present in the area.

An International Urbanism-architectural design competition took place in Nitra in 2008. The goal was to find solution to the nowadays non functional main Square in the centre of the city.

The Nitra ULSG consists of: public bodies (Regional Monument board office in Nitra and the Municipality of Nitra), NGOs (ARTUR and Naše Dvory), elected representatives (Deputy mayor Mr. Štefek and Deputy mayor Mr. Vančo) , private enterprises and associations (Slovak Association of construction entrepreneurs and San – HUMA ´90 Atelier of Architecture, creator of the Nitra general plan), and universities (Slovak university of Technology, BA Dep. of Management and Spatial planning and Slovak university of Agriculture, NR Faculty of Economy and Management).

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Discussion

The region is represented in the project by the Monuments' Board, plus the Ministry for transportation and regional development.

The lead partner recalls that it is important to also **involve the managing authority in charge of structural funds** (in the case of Nitra the office of the government is responsible for the funds). In the next programming period 15% of the funds will be committed to integrated urban development, though it is still not clear yet how this will be managed. The ministry would like the funds to be distributed through regional offices and delegate responsibility for the funds to the local level, most likely through integrated territorrial developments dedicated to integrated city centre developments. There is now pressure to prepare local strategies, so it is a good time to include ideas.

In the **UK** the ministries are finance administrators, so are looking to local authorities to develop strategic funding plans. Integrated territorial infrastructures are at the heart of the new programmes, at national, regional, local and city levels. In **Italy** different levels are fighting for control of the new funds. In **Slovakia** regional governments are not so strong. The involvement of the church will be discussed in the local support group: the church is the only owner of the military barracks site, but does not have much influence in the city centre.

Professor Finka recalled the need for a new **participative approach** to a development plan: think about involving people, even though people are not accustomed to a participatory approach.

3. THE USEACT ISSUE: PLANNING TOOLS TO REDUCE LAND TAKE WHILE DENSIFYING CITY CENTRE AREAS

3.1 Introduction to the issue: planning tools to reduce land take while densifying city centre areas
USEAct Lead Expert, Vittorio Alberto Torbianelli

The topic of the meeting focused on planning tools to reduce land take while densifying city centre areas. This was illustrated by case studies from the partners. The guest expert, Maros Finka, provided the opportunity to get to know the results of the CIRCUSE EU funded project on land use management. Professor Finka was the coordinator of the project. The meeting also provided the opportunity to discover different national planning frameworks to reduce land use, and to learn about Slovakian methods of land use.

Town planning schemes are the pillar to reduce land use. Trieste is preparing a very visible town plan to reduce land use, and is currently drawing up guidelines. Nitra and Riga are also developing their town plans. The meeting would also look at how town plans can be developed with a knowledge base and indicators (for example Barakaldo). Indicators are also required, to implement schemes. It is important to remember the importance of economic development in the city centre. The Buckinghamshire case study focuses on how to reduce the ecological impact. It is also important to stress the importance of incentives, which should be carefully planned.

Engaging local communities is also important, with a participative approach during and after schemes, especially concerning land take. Buckinghamshire and Østfold are using advanced visualisation tools.

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3.2 The Contribution of the Guest Thematic Expert: classification and overview of instruments for the land consumption reduction in CIRCUSE project countries

Maros Finka, Slovak university of Technology in Bratislava, Department of spatial planning

The CIRCUSE project focuses on the transformation of land use, based on the fact that the total built up area grew between 1994 and 2007 from 128 463 ha to 227 931 ha, e.g. growth 77,4%.

Many projects have already addressed this issue:

INTERREG II C Project FOCUS – methodology and instruments for the regeneration of the cities and regions affected by structural changes
INTERREG II C Project, Spatial Planning Instruments for Safeguarding the Sustainable Spatial Development at the local and regional level
FP 5 project LUDA Improving the Quality of Life in Large Urban Distressed Areas Sustainable land use and development management for large distressed urban areas
INTERREG III B Project READY: Rehabilitation and Development in Mining Regions Large-scale environmental impacts and urban development problems
LEPOB - Life-Long Educational Programme on Brownfields
BRIBAST - Brownfields in Baltic States, Leonardo da Vinci educational program EU
BROWNTRANS – Brownfield Regeneration Know How Transfer, EU, (coordinator: SPECTRA CE EU at STU Bratislava)
ERDF Central Europe Programme – European Territorial Cooperation, CIRCUSE Circular Flow Land Use Management
CIRCUSE gathers academics and cities dealing with brownfields, land use and regeneration, and concerns a methodology for circular land use management, representing cities in Poland, Germany, Austria, Slovakia, the Czech Republic and Italy. The Spectra Centre of Excellence works with the universities of Newscatle upon Tyne as well as German universities. The project concentrates on instruments for land management and land consumption.

In Slovakia 'not very optimistic': planning ideas do not include economic factors, such as social housing for example. Cities have no money to push developers to provide public services. For example small cities do not develop services, so people commute to larger cities with services. Specialist joint coordination, between very small regions: so everyone is in a cross border region. 46% of municipalities are located in micro region networks, so feel the need to cooperate, epecially in land use management.

Economic and financial instruments focus, for example, on owernship of land by municipalities, especially after the change from the Soviet Union, when municipalities sold nearly everything they owned. It is difficult to keep public services in the arena, since there is no demand, due to poor quality. Rent allowances, or sale guarantees are rarely used.

Financial instruments are in place largely thanks to the EU financial system. EU pre accession funds depended on strategic plans. Municipal plans previously only concerned election periods, as for example the strategic environmental plans in Slovakia in the 90s.

Direct investments led to pressure from foreign instruments in big cities: the instrument was not demand driven, but was speculative investment. Also plots were left for public serivces, but not built in city centres.

Outputs from the CIRCUSE analysis…

The land use management in all (CIRCUSE) project partner countries is much more focused on the controlling of changing land uses at the strategic and local level than on the practical interventions. Regulation is used to ensure a sustainable and growing development. The local level is the land-use management level while the central government is giving supervision on setting central objectives. The analysis shows that on the one hand land – re-use and structural rehabilitation measures and instruments are included as parts of the overall legal framework of planning and on the other hand own specific legislations or regulations are in place addressing exclusively issues of land-re-use and rehabilitation. Legal framework can be characterized by the importance of sectoral laws dealing with the particular aspects of land-re-use, e.g. historical preservation, public housing, environmental protections, soil protection, transportation, technical and environmental infrastructure, housing improvement strategies offering financial incentives to owners and small businesses. The institutional arrangement plays an important role in land-re-use and is the conventional framework for urban rehabilitation. The role of the regions and municipalities as well as the involvement of public sector in planning and decision making differs considerably among the different partner countries.

Increasingly, municipalities are seen as focal points of land-re-use management as well as of public participation and involvement of the private sector.

In majority of participating countries they suffer a lack of expertise and financial instruments, as the decentralization of responsibilities and decision making power was not accompanied by decentralization of funding and resources. Typical for all analyzed countries is the claim for more public-private cooperation and partnerships as for example quasi-commercial enterprises. On the other hand, for example in Italy, contracting became a very common instrument addressing complex situations of land-re-use and urban rehabilitation. An efficient comprehensive system of instruments to guarantee efficient limitation of land consumption is missing:

Negative

- Fragmentation of the legal instruments dealing with land consumption into many laws (-)
- No quantitative goals on land consumption (-)
- No implementation of controlling urban sprawl (-)
- Region and municipalities in central Europe are weak in steering allocation of sustainable land use (-)
- Contrast of the important position and weak capacities of local responsible bodies (-)
- Financial resources of municipalities (-)

Positive

- Nature compensation measure pools by nature conservation law or building codes in several countries e.g. in Germany, Slovakia, Czech Republic (+)
- PPP (+)
- Specific organisations e.g. land development agencies (+)
- Regional schemes (+)
- Italian and German experience with informal planning instruments (+)
- Integrated spatial development measures (+)
- Key element to combine space, institutions and action and civil society involvement (+)
- Optimising direct funding programs (more oriented to circular land use management (+)
- Cost-benefit surveys as a tool for estimation of long-term profitability of settlement development (also in terms of infrastructure costs) (+)
- Property tax (+)
- Tradable land-use obligations (+)

The potential, chances and preconditions for efficient land use management towards land consumption reduction can be summarized in the following nine theses:

- Thesis 1: common problems and diversity of national and regional frameworks could be tackled by a common strategy on land consumption reduction and circular flow land use management
- Thesis 2: the setting of quantified and qualified targets is a necessary requirement for successful implementation of a management strategy according to sustainable land use management.
- Thesis 3: sustainable land use management focused on land consumption reduction needs a comprehensive definition of land types (incl. greenfield and brownfield areas)
- Thesis 4: the development and application of information instruments and data management for registration and monitoring of space oriented potentials is one of the key activities towards land consumption reduction and land circular flow land use management.
- Thesis 5: circular land use management in urban regions cannot be driven by the actions of a single primary stakeholder but can only be achieved through the coordinated efforts of the various public and private stakeholders who, as planners, property owners and land developers, influence or govern how land is used (shift from government).
- Thesis 6: the implementation of sustainable land use management needs an integrated course of action which encompasses the wider spectrum of policies and activities providing a package of instruments (policy mix). In this instance current and potential new instruments should be pooled according to regional differences in framework conditions.
- Thesis 7: the implementation of action plans need the selection of an applicable policy mix, stakeholder institutions, financing sources that meet the regional demands.
- Thesis 8: in general new forms of organization need to be implemented by the stakeholders of a circular flow land use management. There are wide opportunities for institutional solutions in the EU.
- Thesis 9: permanent knowledge acquisition and awareness of sustainable land use management are crucial preconditions for a successful implementation of a strategy for

reducing land take and strengthening inner development.

The question arises as to whether central governments are able to push cities to fulfill policies? Land use regulation is only interesting to big investors. Slovakia mostly about settting limits rather than an active policy. Sectoral laws are more important than laws on land management, with a trend to keep law at national stratetegic level. 'Insitutional' arrangements can also be linked to the personaility of the mayor. Municipalities as focus of land use management because of the strong ties between 'people and land'.

There is often a lack of expertise, for example in Slovakia, where municipalities are of so many different sizes, so need to find the possibility to suport local decision-making. Education of investors is also important: investors are not aware of the relevance of empty city centre areas, because they don't have a vision of the benefits of city centre re use, which already have infrastructures etc. A comprehensive system of instruments is missing. 'Planners have no time to develop strategy'. Public Private Partnerships are dificult with foreign investors: they get everything from the city, but still are not fulfilling the plans. Regional cooperation is very important in land use reduction.

The main transferable know-how from the CIRCUSE project level (see the project website www.circuse.eu):

- The concept of Circular Flow Land Use Management
- Land Use Management Database
- GIS based transnational database
- Proposals for the improvements of the European and national systems of the land re-use instruments
- CircUse – Training courses to reduce land consumption for municipal and regional stakeholders.

Lessons learnt
- **Torino Asti** (Italy): spatial decisions support system (SDSS): decisions about planned instruments become more visible.

- **Trnava** (Slovakia): Micro-regional integrational de-concentration, fuzzy open soft collaborative participatory networks, territorial demand management system. Territorial planning demands a management system, to find options for the investor for the best possible option

- **Piekary Śląskie** (Poland): Local operator of circular land use management is a new institution set up by the regional govenement. A 'Planting compensatory model': obliges to plant a brown fields site, with the possibility of being given extra land use.

- **Middle Saxony/Leipzig** (Germany): using the CircUse land management system at the municipal level.

- **Vortsborg (**Austria): land management agency, and a Training brochure on "Land Use and Environmental Effects".

- **Ústí region** (Czech Republic) System of the monitoring and steering the reduction of spatial Increases of urbanised areas.

However there is a lack of integration across policy levels, so it is vital to promote all levels of integrated policy… See the website http://www.central2013.eu of all the good practices, including bottlenecks.

Discussion

The hope is that at the end of this network, we can present proposals to the Commission, using our expertise, as well as politicians, especially as now there are fewer resources to redevelop brownfields.
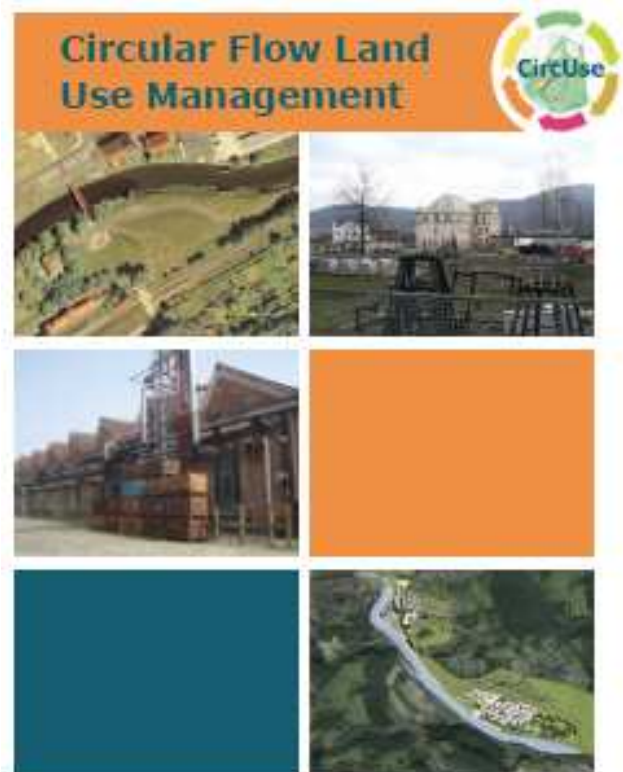
3.3 Planning tools and Planning governance for Urban Growth Management and reusing urban areas: two case studies
*USEAct Lead Expert, Vittorio Alberto Torbianelli*

3.3.1 CASE STUDY/1
The example of Rome

The City of Rome – the New General Town Plan (GTP) - 2008 – includes the transition from a strict «zoning» (urban uses with indices GTP 1962) to a more flexible mixed-use approach.

4 categories" of urban" textures" are recognized:

1. Historic city
2. Consolidated city
3. City to be restructured (= densification zones)
4. Changing city (=expansion)

A dual characterization for interventions is proposed (with different rules/building rights): areas with a prevalence of: a) residential or b) economic functions
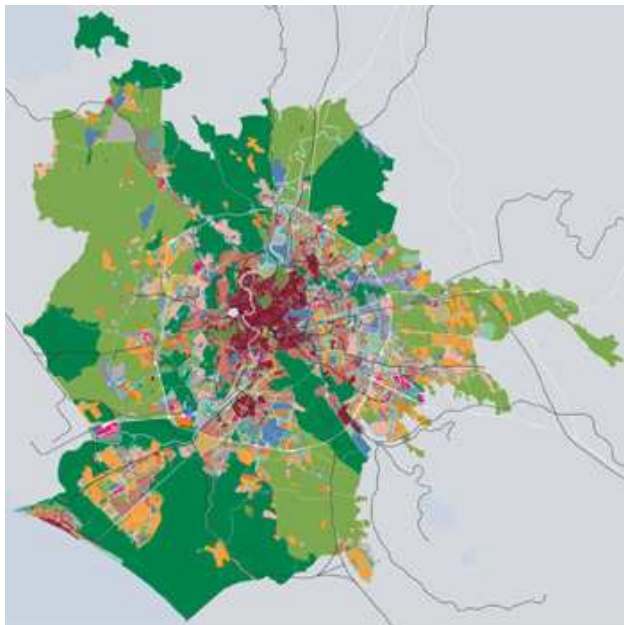
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Planning Tools to boost interventions

Two main "area based" planning tools are working within the existing city:

a) Urban Projects («Progetto Urbano») – Public initiative (and public funds) on pre-established areas. Focus on infrastructures, connections and public spaces. Involvement of communities and participatory approach prevailing. Common for "historic city/dense" urban zones

b) Integrated Programmes (PRINT) – urban renewal/densification of urban non core areas! This tool is provided by the Italian national legislation (Art 16 Law n. 179,1992).

PRINTs are (re)development densification schemes (new volumes allowed) with the purpose of urban and environmental requalification, in areas designated by the GTP, that are totally or partially built. PRINTs do not require any specific variation of the GTP (boundaries are clearly identified) and should therefore be quickly viable… (Previously, specific "GTP variations" were required for any development scheme). Threshold planning parameters are the general ones, but within these limits there is freedom. Several uses are allowed (no mono-functional approach). PRINTs integrate – also from funds and resources point of view - different typologies of intervention (public utilities included). Volumetric incentives are provided. Public or private entities can develop PRINT development schemes…

Rules For Residential Areas

- **Public initiative PRINTs**: in the Rome case, the public promoter is the «Municipio» (borough). Formally, there is room for integrating (one or more) private owners into the scheme (through a "contractual" approach). If a private owner does not comply with the scheme, compulsory purchase occurs. But….the public Administration has weak interest and no resources for promoting such schemes! Public Initiative PRINTs in fact do not work at present!

- **Private initiative PRINTs** : in PRINT areas…. Private owners can: a) develop the properties individually, following the normal rules…(without any specific incentive); b) …or officially apply for a PRINT scheme jointly (if they associate at least 75% of the whole PRINT land). Private owners (joined together) and the public body («Municipio» = borough) discuss and arrange the scheme (and the private contributions), up to definitive approval. Owners that are not involved in the (original) private proposal, have the right to join the group if interested (risk of "complications" within the "group" - for example due to a low financial solidness of the additional partner!).

Public services «standards» are agreed within the PRINT development scheme, respecting – if possible - minimal thresholds estabilshed at GTP level – an example. If there is no physical space for reaching the standard threshold, the private developer pays (monetisation of the provision).

Note that the so called "Suitable Surface - SU" (Superfice Utile) includes the internal surfaces of the buildings, without parking spaces, elevators, basements, etc.) . Individual development (0,1) ; joint-venture development (0,3)

"Planning fees" and "land value capture"

Significant "building rights" would induce considerable benefits for the land owners…
So far, the larger rights are balanced by a purpose-built "planning fees" system, linked to the PRINT scheme, agreed both by public and private investors. For the "standard" share of the building rights, planning fees are the ordinary ones; they usually are contractually "converted" into physical public works (network public utilities – roads, etc.) to be built by the private developer. For the "supplementary" share of building rights, "extraordinary" planning fees (higher than the ordinary ones) can be used to finance further public services (schools, social housing, etc.). These fees are contractually convertible into public works too, as above. The "value" received by the public sector as extraordinary planning fees (but actually as physical works) must be exploited only for public works/services within the PRINT area and not generically in the entire borough area. There is a lack of clear information about costs…

The conversion of the supplementary planning fees into material works is "agreed" within the PP development scheme.

Problems

In principle, this solution could benefit (efficient) private developers, by reducing their final cost in comparison with the monetary payment alternative. But….private developers often assert that the lack of prior information on what/where public services should be built (cost uncertainness) is a strongest deterrent to apply. Public bodies should previously provide a clear outline of public targets/public works/services for the PRINT areas.

Rules for business areas

In urban areas for (prevailing) economic activity:

1. Individual development: if the owner develops the area individually there are many constraints…: 1) Building ratio allowed: 0,30 m2/m2…; 2) On public green areas, individual "free" development is allowed ONLY for parcels smaller than 1.500 m2, with the payment of the extraordinary planning fee.
2. Urban uses allowed for individual developments: (0,3 m2/m2) for residential buildings: (only one dwelling for each productive unit, not exceeding 10% of the Usable Surface), retail, services (allowed functions with low parking/transport impact only!), hospitality (Hotels, etc.), production, agricultural activities, extra Parking spaces.
3. Joint development: for larger areas (greater than 10.000 m2), a joint application for a scheme (75% of the parcels) is compulsory. Urban Functions allowed for "joint-venture" development schemes (0,35 m2/m2) include: Residential units, up to 20% of the whole allowed development, production activities not less than 30% of the allowed development, retail, services, tourism/hospitality (uses with medium and high parking/transport impact allowed too!). Changes of urban uses are allowed, through payment of an extra-ordinary planning fee!

Compensation for former rights: the role of PRINTs in reducing land-take…

The "compensation problem": The previous GTP scheme (1962) allowed, over the years, extra «variations» (private development schemes), generating rights to develop on "free land". PRINTS (2008) have been also designed to provide "landing areas" for earlier (not exploited but surviving) building rights that have to be moved (so called "compensations") to other places now to comply with the new "green belt" zones. -See the third column of the table (areas available for Municipality)

An unclear and still debated matter concerns what if these "old rights" have not been exploited yet and are now located on areas within the new General Town Plan? Have they to be "renowned" and moved (compensated) with comparable-value rights or do they loos validity? A prudential (!) approach is suggested to recognise these rights!

Further room to award compensations

The new General Town Plan (2008) also established further specific "free areas" (within the planning boundaries of the so called "changing city") as further "landing areas" for the "surviving" building rights ("compensations"). These areas were originally selected, in the 2008 GTP for their proximity to infrastructures or already developed zones, and for their low soil/landscape/environmental/heritage qualities. In general, private developers (to be compensated or not) can propose schemes on these areas. A 0,3 average building ratio (Usable Surface/Total land surface) is allowed on that areas.

The «Transforming City» :«green» areas selected as landing areas for compensation rights). The

difficult task of «reducing land take» leads to the compensation problem.

«trasforming city» (yellow)
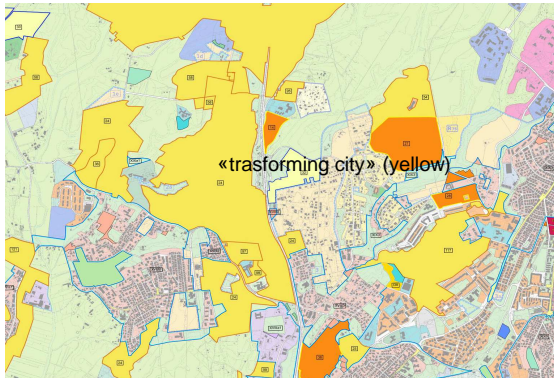
© Comune di Roma

However, after strong reactions by private owners and developers, a new setting for these areas has been proposed (2012)… So far, (further)/different – not very rational! - "reservation areas" were chosen, likely to fit the requests of private land-owners. A strong political conflict arose…and the provision of the new areas has been annulled again (after the recent city government change)…!! Not a clear situation! Risk of uncertainty and of "dancing around" of building rights (with strong potential negative impact for land take)

Conclusions and lessons to be learned

Main challenges and problems : PRINTs are a viable system to avoid heavy procedures and GTP variations… they allow agreements between Private and Public entities for development schemes supporting joint ventures between private landowners; they provide relevant incentives and distribute the surplus adequately (through the fee system…). However, many factors tend to dissuade private developers to apply for development schemes…:the extent of the PRINT areas is often too large to allow "75% of the area" agreements (Implementation of partial development sub-schemes should be allowed); the "right to be involved" of further (extra75%) land-owners is considered a potentially relevant "risk" and a source of uncertainty for the "first" applicants (Agreed "admission procedure" of further applicants should be allowed); the lack of a prior general vision (developed by the public authority) on what are the public requirements/public services for each PRINT area brings not minor uncertainty for the business plan of the applicants (A clear pre-existing plan for public facilities should be available). Boroughs are often not technically capable of managing the "agreement procedures" and the multi-step design and assessment process of the development scheme (Need to identify the appropriate level of

competence for managing the procedure). The "reserves" kept by the public sector within the PRINT schemes as "landing areas" for compensations are in fact not exploited: the holders of the rights are not interested in being involved, as minor players, in developments controlled by other subjects (These rights could be given to the applying joint landowners). Moreover... the "compensation" issue, and the resulting political pressure, affects the capability of "land take reduction" of the initial GTP scheme[1].

3.3.2 CASE STUDY/2
Tools for urban landscape visualization in public communication of redevelopment/densification schemes

Strengths and weaknesses of urban visualization tools for communication of futures «landscape» alternatives –

An Australian survey[2]
"Google Earth is the virtual globe product for visualising alternative landscape futures for several reasons". "These include: (i) its viewer platform is freely available and distributed online, (ii) its native file format, Keyhole, Markup Language (KML), is an open specification and is compliant with Extensible Markup Language (XML), and (iii) it supports online collaboration (Web 2.0 compliant)". Results of a survey among a) current users (planners, city managers, etc) and b) futures users (young people – university students) in Australia

Visualizing density - A Denmark national
project. Source: 3D City Model and Urban density, Danish examples, Center of Urban Planning Bruno Tournay, 2010, Milan. Denmark supported cities through providing guidelines useful to identify and «communicate» the «values» of urban density to the

[1] **Sources**
Websites: http://www.cittasostenibili.it/urbana/Scheda-13/urbana_Scheda_13.htm
http://www.urbanistica.comune.roma.it/uo-urbanistica-prg.html
**Special Aknowledgements to** Archimelo – Architettura e Territorio, Via di Porta Labicana, 49, 00185 – Roma (Italy), s.pizza@archiworld.it

[2] **Source** : Christopher J. Pettit a, Christopher M. Raymond, Brett A. Bryan, Hayden Lewisa (2011), Identifying strengths and weaknesses of landscape visualisation for effective communication of future alternatives (2011), Landscape and Urban Planning 100 (2011) 231–241

citizens within a common basic framework. The project was published in 2009 (Ministry of Environment).
http://www.blst.dk/NR/rdonlyres/1A4B568E-F851-4718-8527-61843FD08A4D/90547/taethed_bog_til_nettethw.pdf
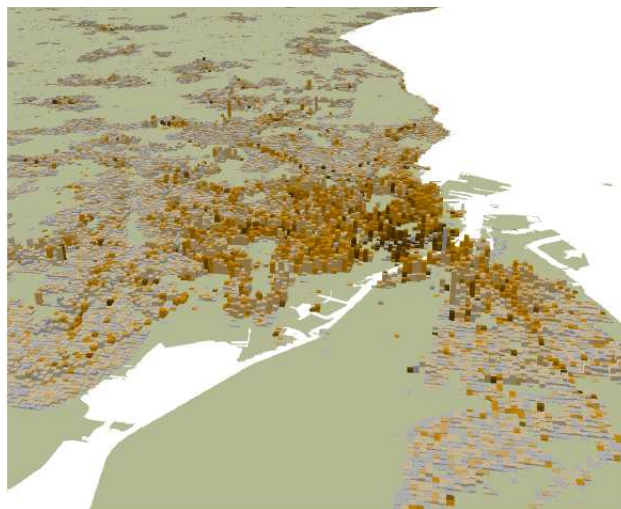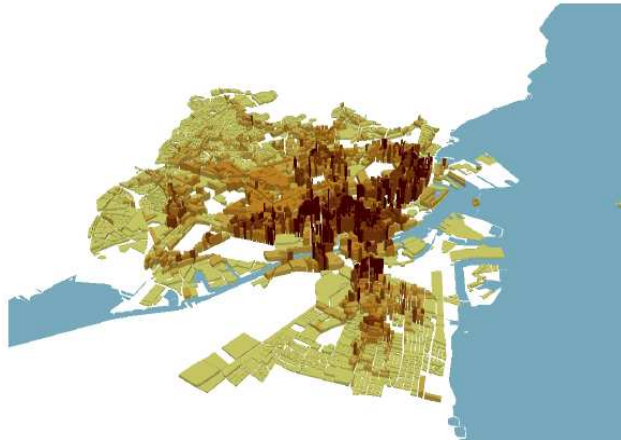
This entails three frames (different scales) for urban 3D EDP, and visualization: 100x100 m cells
1) Building typologies (30x30m)
Differences in building sizes, among the various examples became immediately apparent. It becomes possible to compare the dimensions and the relationship between building, street and garden. The build density is calculated both as net and gross densities. It provides, through the difference between net and gross densities details about the morphology – whatever a high net density is compensated by large outlays of open space, or whatever a large gross density shows the absence of open spaces.
2) Settlement (1200 x 1200 m)
The size covers what is commonly regarded as a comfortable walking distance. 1200 m area also almost coincides with the quantitative and qualitative requirements that apply in the various "Urban Village" models. Net and gross density are calculated and the daily functions (schools, shopping, recreation opportunities and access to public transport) are plotted.

3) 7000 x 7000 m
The frame contains the distances within which it is comfortable to move by bike (3-5 km). It mostly can include the whole urban area. Densities are calculated as floor and plot area ratios. Densities calculated also as residential and working place provide an overview of how the city is structured - for example whether housing and jobs are separated into different places or mixed.

3D visualization of the number of people living in each 100x100m cell, is represented by the height of the column, and the number of working places witch is represented by the color of the cell. The higher and darker is the column, the more dense and integrated are residential and working places

A new Hampshire online Urban Sprawl Assessment tool http://www.costofsprawl.org/.

"Urban Interactive Studio, in conjunction with PlaceWays and RKG Associates, developed an online tool under the auspices of the New Hampshire Office of Energy and Planning. This tool, "Cost of Sprawl", was specifically designed to incorporate existing land use information, infrastructure, and financial attributes with sprawl-related conditions in order to assess the future impact of development in any of New Hampshire's 239 municipalities". (Source: Geneva Faulkner, "Engaging City", 2012)"

Online participation + online visualization?
A Denver (USA) example: online «Planning participatory involvement»
http://www.deliveringdenversfuture.org/

"The City Form Lab at MIT has released a new **data visualization ESRI ArcGIS toolbox**. It allows users to analyze urban street networks with by utilizing five graph analysis measures of street networks: Reach, Gravity, Betweenness, Closeness, and Straightness. Its features make this data visualization tool unique from others"
http://engagingcities.com/article/data-modeling-tools-help-planners-visualize-different-futures

The role of GIS in township management: a British Columbia case study

"Located in the heart of British Columbia's (BC) Lower Mainland, the Township of Langley is 45 minutes east of Vancouver. While farming and agriculture remain important local industries, Langley has seen a steady rise in industrial and commercial development. In 2010 alone, the municipality issued nearly 1,000 building permits. For a community that is used to a landscape of farmland and single-family housing, new proposed

pockets of urban growth that include higher-density apartments and condominiums can be a bit jarring". "Since 1995, the township has used "Esri" technology to manage land information across its enterprise and enable geographic applications in various departments, including planning, finance, engineering, and protective services".

"It maintains GeoSource, a web-based GIS interactive mapping system that provides staff and the public with access to maps, land data, and aerial photography of the township. To stay at the forefront of GIS technology, the township upgraded recently to ArcGIS 10. The ability to create an interactive, shareable 3D model for the township that can be used for current and future needs was a major driver when adopting the technology". "To effectively plan new buildings and communities, the township uses ArcGIS with the ArcGIS 3D Analyst extension to view and analyze large datasets in three dimensions." This includes remotely sensed 'Lidar' data that provides highly accurate geographic positions of properties and assets whether they be buildings, utility poles, or trees." "Lidar - light detection and ranging - is an optical remote-sensing technique that uses laser light to densely sample the surface of the earth, producing highly accurate x,y,z measurements". "This data is being used to create a 3D model that will provide a current baseline against which the township can visualize alternative growth scenarios beginning with the Willoughby community, a growing, suburban area that is the new home of the civic facility." "GIS allows township departments to conduct view-shed and line-of-sight analyses to see how new development—multifamily housing structures and mixed-use buildings, which are taller than single-family houses predominant in the township—might impact the current skyline or special views to landmarks". "Taller buildings can also mean more shadow. GIS supports the visualization and estimation of the total amount of shadow that a new building might cast on adjacent properties, which could result in greater heating costs for the impacted property." [3]

Integrating GIS and further 3D visualization tools: starting from university

"13 urban planning and architecturUrban Modeling with ArcGIS 3D Analyst and "SketchUp". The faculty members and students at Florida Atlantic University (FAU), who had no proficiency in CAD or GIS software, came together to create an interactive

three-dimensional GIS for a portion of downtown Fort Lauderdale (USA) in only 12 days."

"..the urban planners have traditionally taught and used GIS, while the architects have taught and used modeling/visualization software such as AutoDesSys formZ, Google SketchUp, Adobe Illustrator, and Graphisoft ArchiCAD."

"GIS is associated with data overlaying and relational databases for community-level visualization and analysis in two dimensions. Architectural visualization emphasizes the representation and analysis of form, space, and material. While GIS uses layers to subdivide datasets, layering systems in architectural design typically reference material components and a language of line-weights, colors, and textures."[4]

Key questions to select the best approach

- What is your purpose? Just focusing an issue (density? Land uses changes and scenarios; environmental issues?). To assess/support urban development schemes?
- At what scale could the tool be operated? (Region/municipality)
- Could the tool be integrated into a more structured urban management approach (GIS managed by the municipality for many functions?)
- Paying great attention to the benefits of integrating high quality features of the typical «architecture» 3D visualization tools with GIS database/data processing
- How could be the tool integrated into a online interactive communication/participation framework? E.g. "urban games"?

© Rndr studio

[3] For more information, contact Derik Woo, manager, Geomatic Services, Township of Langley (e-mail: dwoo@tol.ca)
Source: from web page ESRI advertising http://www.esri.com/news/arcnews/spring12articles/preparing-for-a-vibrant-future-in-the-township-of-langley.html

[4] **Source: Esri**
http://www.esri.com/news/arcuser/0207/urban.html
Some demos…
http://www.esri.com/software/arcgis/extensions/3danalyst/key-features/demos
http://www.rndrstudio.it/
https://www.youtube.com/watch?v=pjK_ljgWxCM

3.4 Focus on the USEAct outputs: partners case studies

USEAct Lead Expert, Vittorio Alberto Torbianelli Moderator

3.4.1 BARAKALDO: CASE STUDY I/ Studies and analysis on the definition of the Urban Regeneration. Urban Social and economic indicators: analysis and Diagnostic of vulnerable urban areas, the neighbourhood of Llano in Barakaldo (CEUERS Project, University of Deusto) methodology and Indicators for Urban Analysis.

Barakaldo City Council

The ULSG first steps and research project entails the definition of 12 ULSG working groups:
ULGS 1: Definition of the general framework. (On going process).
ULGS 2: Studies and analysis on the definition of the Urban Regeneration Intervention: Urban, social and economic indicators. Questions of debate:
- Which methodology allows the definition and helps to limit the Urban Regeneration Interventions?
- Which is the right scale to limit the Urban Regeneration area?
- How should the priorities be defined and how should be focused the efforts and resources of the Urban Regeneration Interventions?

ULGS 6: Quality standards of the urban environment (existing building and urban area). Questions of debate:
- Which should be the existing building standards?
- Which should be the urban spaces and equipment standards?
- Is it possible to measure the real state assets value increasement, due to the improvement of the building and urban quality standards?

The **scope of the research Project** covers: definition of vulnerable urban areas (methodology and indicators), pilot case diagnosis (Llano neighbourhood), intervention proposal definition, analysis of the proposed interventions (before and after analysis), study the economic viability of the proposal. The hope was to have some results that could be helpful to study the rest of pilot cases proposed and for the definition of the Baracaldo's LAP (also for any Basque Country urban area). Therefore, these results would allow defining the working procedure for future urban regeneration interventions (energy efficiency, accessibility, underground use of land, building maintenance duties, public services and equipments).

Research project background: the first step to focus the research project was the analysis of the following aspects (Either Barakaldo and Llano scale comparison for each category): geographical analysis, historical evolution, wide range of demographical data, local government administrative distribution (district distribution).

Process and Methodologies: with that first general knowledge in mind, a research and adaptation process was taken place to define a precise methodology along with the specific indicators. That process could be resumed in different data collection and methodology definition, data treatment and elaboration, data analysis and interpretation. This primary work resulted in the adaptation of two methodologies depending on the scale of analysis:

1. First Methodology for Municipal scale: "*Diagnóstico de las necesidades de intervención en la renovación del parque edificado de la CAPV*" (Diagnosis of the necessities in built environment renewal interventions of the Basque Country) developed by TECNALIA- Madrid Polytechnic University (UPM) and Basque Country University (UPV/EHU). This diagnosis establishes six parameters of vulnerability for urban analysis on two scales of comparison (Basque Country average town and Barakaldo municipality). The parameters were social and economic vulnerability, building habitability and comfort measures, urban and building accessibility, construction and structural viability, energy efficiency and building and population density.
2. Second Methodology for neighbourhood scale: "*Metodología de trabajo desarrollada para la evaluación de ámbitos vulnerables de la CAPV*" (Basque Country vulnerable areas evaluation Methodology) developed by Grupo giau+s de la UPM. This second methodology establishes five categories of vulnerability on neighbourhood scale, considering before/after inputs of compared analysis to determine the benefits of the possible proposals. The categories were urbanism, environment, building, social, and economic.

The indicators list could be deployed as:
S. Social and economic vulnerability: Age rate and distribution, Immigration rate, Family typology, education level, gender, building age, unemployment rate, economic rate data, type of property (owners, renting and social care), dependency and Disability rate
H. Building habitability and comfort measures: Housing floor ratio, housing floor ratio per occupant or tenant, housing installations,

building maintenance and conservation, urban environment, Commercial services density.
A. Urban and building accessibility: building accessibility, work commuting time, parking spot in the building, communication systems in the area.
T. Construction and structural viability: date of Construction, type of building structure, type of the building core or facade.
E. Energy efficiency: Housing installations, number of floors.
I. Building and population density: housing density, population density, housing occupation ratio, building type.

© CEUERS Project, University of Deusto

First Methodogy conclusions

According to this first methodology and comparing Barakaldo with the average Basque Country town, the results can be summarized as follows:

S. Social and economic vulnerability: old population rate, high dependency rate, economic rate slightly higher than the average of the Basque Country.
H. Building Habitability and comfort measures: average housing size, average rate of houses without heating systems, average urban environment perception rate, high empty retail spaces rate.
Urban and building accessibility: high buildings without accessibility rate, average work commuting time, average building without parking spot rate.
T. Construction and structural viability: average building constructed before 1980 building rate.
E. Energy efficiency: building core without the required insulation in housing blocks, the most common type of building.

Second Methodology Indicators deployment: In the second methodology for neighbourhood scale analysis and interventions, the indicators list could be deployed as follows:

UR. Urbanism: accessibility (3 sub indicators), urban equipments (3 sub indicators), public space (7 sub indicators), urban complexity and diversity (3 sub indicators), urban infrastructures (6 sub indicators).
MA. Environment: air quality (2 sub indicators), energy (2 sub indicators), wastes (4 sub indicators), noise (2 sub indicators), urban ecosystem (9 sub indicators).

ED. Building: ahbitability and comfort (6 sub indicators), maintenance and conservation (6 sub indicators), structural stability (2 sub indicators), installations (10 sub indicators), accessibility (3 sub indicators), sustainability (5 sub indicators).

SO. Social: education (2 sub indicators), social equity (4 sub indicators), population (3 sub indicators), identity and social context (3 sub indicators), participation (4 sub indicators),

EC. Economic: economic activity (3 sub indicators), economic equity (2 sub indicators), unemployment (2 sub indicators).

Once the proposal of urban intervention was defined, the second methodology was carried out again, in order to check the improvements of each category (colour code difference for the improvements, along with the circular shape, to enhance the comprehension of the analysis): UR. Urbanism, MA. Environment, ED. Building, SO. Social, EC. Economic.

Considering the CEUERS research project on the definition of methodologies and indicators for urban regeneration interventions, the **conclusions** were:

- Analyzing the pre-existing urban spaces and areas with the idea of promoting urban interventions requires the definition and implementation of an integral methodology for urban analysis, considering all the specific and key factors of the area (specific indicators and sub indicators).
- The proposed interventions are and must be analyzed from the urbanistic, environmental, building, social and economic points of view, so as to have a real overall view.
- The proposed methodology and indicators have to be easily understood (for public participation and dissemination) and must allow reflecting and evaluating the benefits of the urban proposals (before-after comparison).

The Barakaldo City officers concluded that the presented methodology and indicators of analysis were valid. They will try to use this methodology in the revision of the future Barakaldo Urban General Plan, so as to study urban pre-existing and degraded areas.

3.4.2 BUCKINGHAMSHIRE CASE STUDY I/ Biodiversity Offsetting – Project Pinewood
Buckinghamshire Business First

Biodiversity offsetting has been defined as "Measurable conservation outcomes resulting from actions designed to compensate for significant residual adverse biodiversity impacts arising from development plans or projects after appropriate prevention and mitigation measures have been taken".

In short, Biodiversity offsetting is an approach to 'compensating' for the ecological impacts of new development in cases where avoidance of impacts, or reduction in their severity, is not possible. Biodiversity offsetting can operate on a 'case by case' basis (i.e. putting in place site-specific offsets, habitat or species banking) or can be based on a fee levying model. Biodiversity offsetting has been applied in the UK for a number of years on a site-specific basis in relation to developments such as major ports, housing, quarrying and coastal realignment projects. Under the Habitats Directive (92/43/EEC), development that cannot avoid an adverse affect on sites designated for their international conservation importance requires compensatory measures. For other sites (representing the vast majority of land development in the UK) offsetting is encouraged by public policy, but not required in law. The European Environmental Impact Assessment Directive (85/337/EEC) states that developers should: "where possible offset any significant adverse effects on the environment". The Strategic Environmental Impact Assessment Directive contains a similar instruction.

Setting and Key questions/Challenges
The UK government has outlined its proposals on compensating for the loss of biodiversity through development. The idea of "biodiversity offsetting" is controversial, with campaigners dubbing it a "licence to trash". It means developers planning to build houses in environmentally sensitive areas would be allowed to go ahead if they could offset damage by paying for conservation activities elsewhere. In England, six pilot areas were selected in 2012 for two year trails of a voluntary approach to offsetting through the planning system. The Woodland Trust has stated that offsetting should only ever be a last resort when all other avenues have been explored to avoid loss or damage.

Procedures and Actions
Project Pinewood represented one of the first development proposals in the UK to formally pilot the concept of biodiversity offsetting and to apply the methodology for calculating and implementing offsetting requirements developed by the Business and Biodiversity Offset Programme. The project is located in Buckinghamshire on a site adjacent to Pinewood Studios comprising a mosaic of green belt land and various grassland, hedgerow and woodland habitat types. Whilst significant effort was made to avoid and retain ecological interest on site, the overall residual impact was likely to remain negative without additional offsetting contributions. Calculations as to the level of offsetting need focused on habitat area and quality, habitat function, and key species use, as well as the use of an appropriate multiplier to take account of the time lag and risk associated with implementing the offset.

As a result, additional measures were committed to create compensatory habitats in two off-site locations. These adhered to the principles of offsetting through ensuring that the offset sites were within 5 km of the project site and linked to it through wider green networks, the habitats to be created replicated those to be lost or damaged, that these would be quick to develop and gain in ecological value, and that habitat creation focused on works that could not have gone ahead without the positive contribution of the project.
http://www.southbucks.gov.uk/includes/documents/cm_docs/2013/e/ecologystrategy.pdf

Lessons Learned
- Reinforcing and integrating biodiversity offsetting into developments can help manage the environmental impacts of development.
- Current methodologies, tools and evidence are sufficient to begin encouraging increased use of biodiversity offsetting.
- Evaluate the scientific principles underpinning your proposed biodiversity offset carefully.
- In designing biodiversity offsetting schemes, try and involve third party agencies and interest groups (NGOs, local authorities etc.)
- Interest groups, the public and decision-makers need to be engaged carefully when implementing Biodiversity Offsetting..
- Manage risks and avoid unintended consequences.
- Base your proposals on good quality biodiversity information.
- Consider offsetting for ecosystem services in addition to biodiversity.

3.4.3 NAPLES CASE STUDY I/
The Plan of 100 stations: improvement of transport infrastructures and opportunity of regeneration with modern architecture and public spaces
Naples City Council

Setting and Key questions/Challenges

What? The integration of transport planning policy as a key question for Urban Growth Management, within in the planning context of the 1997 Council transport Project, 2002 Primary Infrastructure Net Plan and the General Masterplan which was developed during the 1994-2004 period. How?

• Improvement of the Infrastructure System. The desire to re-develop – from the functional, real estate and environmental sustainability perspective – important sections of the urban fabric is also undertaken in the optimization plan of the infrastructural system. It in fact evolved from the train networks, on an urban and regional scale (the creation of new underground lines to connect the suburbs to the city centre, the regional metro).

• Regeneration of public spaces. The aim of using the stations as opportunities for redevelopment and valorisation of urban areas which are presently run down is certainly one of the most important. To this end, the planning of the stations has been assigned to a series of internationally prestigious architects (Gae Aulenti, Mario Botta, Massimiliano Fuksas, Janis Kounellis, Dominique Perrault, Richard Rogers, Álvaro Siza to cite but a few). This has been to focus on new and high quality work which is internationally recognisable in the problematic but extraordinary context of Naples.

The strategy: the reform of the transport system: 1994 Indirizzi per la pianificazione urbanistica, 1997 Council transport project, 2002 Primary infrastructure net plan, 2003 100 stations project, 1994-2004 general masterplan.
The transport system in 2002 consisted of 4 national lines, 6 country lines, 2 mstropolitan lines, 4 Funiculars, 4 tramway lines, 57 stations and 5 'cross' stations. The Council transports project and the 100 stations project involved
45 stations in1994, 61 stations in 2011 and 114 stations for 2015.

Procedures and actions

The "stations" projects are not limited to the buildings and the interiors of the stations, even if there are the works of contemporary art in the existing and new stations (the "Art Station"). The projects have often extended to an extensive urban redevelopment of the surrounding areas. It is thus the key tool of a "urban renew" strategy and at the

same time a tourist and cultural valorisation of many neglected sites.
Stations within the historic centre included the recovery and makeover of an existing station: Montesanto.

Lessons learned and utility: the project provided opportunities:

• Sensitising the citizen to use urban space in a respectful way. This has made Naples a globally appreciated *"model"* for different cities all over the world.
• Decreasing traffic
• Promoting modern art to the inhabitants outside of the museums: the art stations
• Improving the knowledge of the cultural heritage of the city: the archaeological stations
• Cultural valorisation of many neglected sites.
• Connecting the periphery with the city centre
• Obtaining urban redevelopment and regeneration of the surrounding areas

Weaknesses

• difficulties incurred during the project execution, due to unforeseen events (archaeological finds, in particular) and increasing of the cost
• longer time for the realization
• modification of urban mobility, due to the work in progress, which has had to adapt to new sites, in key areas of the city.
• controversies by the citizens, resulting in a succession of protests against the Limited traffic zones.
• The economic crisis and lack of financement for ransports and mobility!

The project has won **international awards**: the "Most Innovative Approach to Station Development" Metros Prize 2009 - London (UK), the Best Public Building of the Year Transport – Infrastructure ", The emirates Glass LEAF Awards 2013 – London (UK).

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### 3.4.4 ØSTFOLD CASE STUDY I/ Transformation and rejuvenation in Sarpsborg
Østfold County

Sarpsborg kommune has approximatly 54 000 inhabitants, with a total area of 427.08 square kilometers, freshwater 33.98 sqkm , sea 21.54 sqkm, land 371.56 sqkm

The highest point is 216.5 meters above sea level. The primary income is from services. The biggest workplace is the municipality of Sarpsborg, the Østfold county and Borregaardy industry (biorefinery), founded in 2016 by Olav Haraldsson

The city of Sarpsborg is the third oldest city in Norway. The municipality has a coastline, several lakes and large woodlands. The "Sarpsfossen" waterfall is located close to the city centre, and is the last waterfall in the river "Glomma" which is the longest in Norway and has the greatest flow of any waterfall in Europe.

The main road E6 runs through the municipality and close to the city of Sarpsborg. The new main hospital for Østfold county is being built in Sarpsborg and opening in 2015. The slogan of the municipality of Sarpsborg is "Sarpsborg - where children and youth succeed"
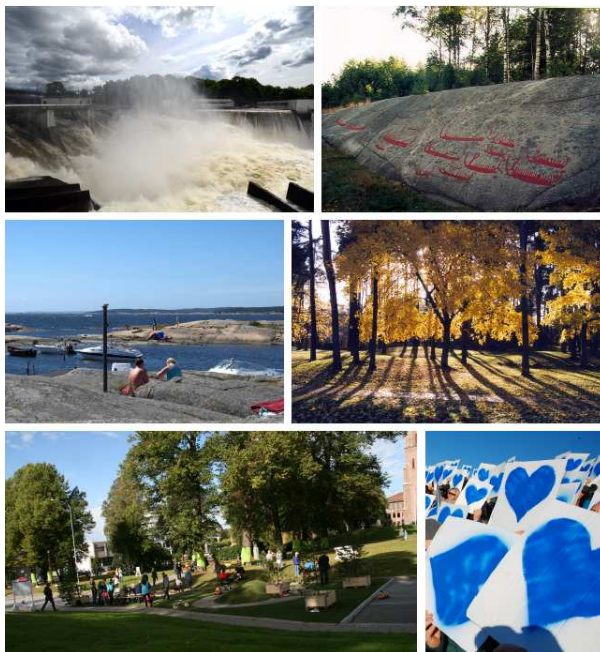
© Sarpsborg kommune

Sandesund Greåker: the area between the two places Sandesund and Greåker is approximately 4,5 km long and located between the river Glomma and the main road linking the cities of Sarpsborg and Fredrikstad. Sandesund and Greåker are the only two places connecting the area to the main road, and the terrain is falling from north to south (from the road to the water) causing the area to be both mentally and visually disconnected for people travelling along the main road.

The area has a long industrial history and two deepwater quays for shipping goods by boat. The industry has since the last decades started closing down and the area is suffering from neglect. Only a few businesses are still going strong. The industry generates a lot of traffic with big trailers, blocking both the view and acces to the river. Along the road, close to the river, is also a cycling trail called "Glommastien", connecting the neighbouring cities of Sarpsborg and Fredriksta.

A place analysis of the area and several master studies have already been made and this year work on a municipal masterplan for the area has started.

© Sarpsborg kommune

Sarpsborg Sentrum Øst: the eastern part of the city center of Sarpsborg used to be a vibrant district. For a period of time the area has slowly decayed. For a couple of years the area has been categorized as a transformation area.

Today the district is a mix of old single family houses in varied conditions and bigger blocks of flats. The population has a high percentage representast of multicultural innhabitants and immigrants and scores low in a new mapping of living conditions.

The masterplan of the city of Sarpsborg dates back to 1879 when the city was organized with 290 squares of 60 x 60 meters around two squares and two main axes. Each of the squares were divided into eight properties. This gave the city small squares and difficulties developing big cohesive building projects. One has to buy properties one by one and wait until owning a half to one whole

square. This leads again to a lot of rented property and little ownership of the built structures which leads to decay.

The main part of the properties is privately owned and the municipality is addressing the situation by improving the public areas, such as upgrading streets to greener streets with focus on pedestrians and cyclists, developing new park areas and upgrading the playgrounds to make the district more attractive.

© Sarpsborg kommune

3.4.4 ØSTFOLD CASE STUDY II/ Planning a for waste management at an early stage in Askim
Østfold County

Askim has 15 000 inhabitants, a commercial centre for 10 municipalities, farming, forestry, public sector, hydro-electric power, production of insulation, and sports facilities. Askim was the runner up for the Norwegian «city-environment» prize in 2013.

© Askim commune

Among small towns in Norway Askim is in the forefront when it comes to transformation, densification and reusing urban areas. They have however discovered that in early planning waste management gets little or no focus. Later in the process it is difficult to find good solutions for inhabitants and commerce, and utilizing modern waste management technology, due to lack of space. How will Askim plan for waste management in future urban reuse and densification projects? How can the authorities contribute to better plans and commit owners to focus on this issue and find positive solutions?

Askim want to join the local renovators, planners developers, businesses and inhabitants to find waste management solutions that are effective for everyone, take up less space and that contribute to a more estetically pleasing city center. They must also be flexible in order to meet increasing demands for seperating and recycling different types of waste.

© Askim kommune

© Askim commune

Askim wants to plan for the rubbish-trucks to effectivly get around the areas to collect the waste, for solutions that use less area for storage and looks nicer, and better ways for businesses to deal with waste. They will use regulations, but also dialogue with those involved.

4. FOCUS ON THE OTHER PARTNERS / Local Activities, Ulsgs And Laps Progresses. Identification of Priority, Problems, Achievements, Next Steps
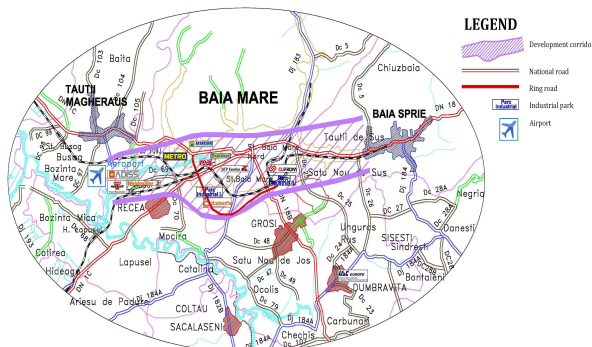
4.1 Baia Mare Metropolitan Area Association

Marius Ecea – USEAct Local coordinator, Baia Mare Metropolitan Area, Romania

Expected outcomes of the LAP for Baia Mare Metropolitan Area Association are:
- Analysis of the land use management policies & regulations operating in the metropolitan area of Baia Mare City (especially in the first development area);
- Analysis of the perspectives of developing an Industrial Park in the industrial & economic development areas of the city (possible partnership with the neighbour metropolitan localities) – area identification
- A study regarding land use situation at the border of Baia Mare City with the neighbour metropolitan localities

Local Action Plan Area

© Baia Mare Metropolitan Association

Local Support Group membership includes a political ULSG – the mayors representing the localities of the BMMA association (Metropolitan administration Council), and a technical ULSG. Core members are the Baia Mare metropolitan association executive body (manager, projects department experts), Baia Mare City - development & urban key responsibles (chief architect, strategy department director, strategy department experts),

and neighbouring localities – Dumbravita, Grosi, Recea (mayors, urban planners, strategy department experts). Other members are architects, urban planners with specific knowledge of the identified area, NGOs (comunity development) and private investors from the area.

Baia Mare Metropolitan Area

© Baia Mare Metropolitan Association

Meetings have been held: on 12 September 2013, a political ULSG meeting (The Metropolitan administrative Council discussed on USE Act project – the project manager presented the project progress and next steps), on 24 September 2013, a technical ULSG meeting (core members meeting – discussions on the land use situation at the border of Baia Mare City with the neighbour metropolitan localities and regarding the possibility of developing an industrial park in the area.). The next meeting will be held in October 2013 – to focus on the intervention area.

Project progress (February – August 2013)
- Analysis of land use situation at Baia Mare Metropolitan Area level;
- Analysis of the Romanian legislation regarding land use: Law 350 / 2001;
- Analysis of the local & national planning instruments (Regulations regarding urbanism and spatial planning; Baia Mare metropolitan association development strategy; Baia Mare metropolitan area development concept) and the correlation to USE Act goals.

ULSG start up entailed the identification of core members, stakeholders and different land management local experts; participation in the URBACT National Training Scheme in Romania (Bucharest, 21 – 22 May 2013); participation in the URBACT Summer University (Dublin, 28 – 31 August 2013).

4.2 Barakaldo

Alvaro Cerezo, URBACT Project and Local Support Groups Coordinator (ULSG) Barakaldo City Council, Spain

The **expected outcome** of the Local Action Plan: we are looking forward the definition of a new governance model; new intervention methodology for urban regeneration; new collaboration platform with all the agents involved in the process in the regeneration interventions. Therefore the LAP should conclude defining new ways of intervening in the pre-existing city considering the following points of view: urban-physical, environmental, social, economic and financing, management and legal, and public participation.

Local Support Group membership includes the ULSG Core group already defined. Several other ULSG members have been checked and agreed (Professionals and experts, University professors and researchers, Associations).

Meetings: The current ULSG works have been launched and in some cases with results.
- ULGS 1: Definition of the general framework (On going process).
- ULGS 2: Studies and analysis on the definition of the Urban Regeneration Intervention: Urban, social and economic indicators.
- ULGS 6: Quality standards of the urban environment (existing buildings and urban area).

Next steps:
1.Deployment of the other 9 ULSG:
- ULSG 3: Urbanistic vs. integral intervention framework: Social, economic, cultural and urban -infrastructure programs.
- ULSG 4: The "right to participate" and the duties of the Urban Regeneration Interventions.
- ULSG 5: Definition of the urbanistics parameters on urban areas: Planning standards, transfer of land ownership, flexibility and land value.
- ULSG 7: Regeneration actions and mechanisms for the added-value generation: Energy efficiency, accessibility, underground uses, urban equipment maintenance, building maintenance and public services.
- ULSG 8: Public housing, new ways to access the "right to housing".
- ULSG 9: Cost sharing and profit distribution mechanisms in Urban Regeneration Interventions: Techniques equidistribution of benefits and burdens, reparcelling, alternative ways of sharing, other ways of cost weighting.
- ULSG 10: Economic and value added public contributions: Public Investments and reinvestments, local administration budget, payback period, local taxes and permissions, tax relieves and subsidies.
- ULSG 11: "Restoring agent-entrepreneurs (Energy Service Companies, ESC) and the Public Private Partnerships: Alternative public financing models, Joint ventures.
- ULSG 12: Citizen Participation: Process stages, identification, tools, feed back and level of satisfaction.
- Synthesis and proposals for urban regeneration strategies (LAP).

2. Launch of the Linkedin+Dropbox tool for group networking .

4.3 Buckinghamshire Business First

Jim Sims, USEAct project Coordinator, Buckinghamshire Business First, UK

The **expected outcomes** of the Local Action Plan include:
- Developing a framework of innovative models for financing urban renewal;
- Developing a 3-D property/infrastructure visualisation tool, to encourage local residents to better understand why developments are important, what the likely impact will be; and why renewal and jobs growth is an important element of sustainable urban development
- Local Support Group membership: current and planned
- Local Planning Authorities
- Local Enterprise Partnerships
- Local Transport Body
- Private Sector Development Community
- Other infrastructure interests (Colleges, Schools etc)

Meetings include 2 meetings held to date, with the intention to meet weekly, to maintain momentum. Useful techniques used for brainstorming and problem solving include working from the 'bottom up', sharing good practice amongst group to encourage common processes. Data is important. Keep highlighting the prize! Handle 'opportunity sites' sensitively. "Deep dive" into specific schemes

Difficulties experienced have been a lack of standard data frameworks, lack of shared evidence base – connectivity between transport, land use, research infrastructure plans etc., tensions around opportunity sites, changing traditions - 'We have always done it this way ... '.

Next steps are to build a dataset, build trust, keep highlighting the prize, a first cut of the visualisation tool.

4.4 Dublin

John O'Hara, Dublin City Council, Planning and economic development, Ireland

Expected outcomes from the Local Action Plan are confidence to try new techniques/pilot projects/ideas from partner cities, by using a comprehensive, live GIS based vacant land audit for Central Area of city , new uses for heritage buildings, with minimum intervention and addressing disabled access requirements , and w ays of providing temporary parks, allotments, without "squatter's rights" prevailing

The **Local Support Group** members are Cllr Mary Freehil (chair), Cllr Paddy McCartan, Cllr Padraig McLoughlin, Jeanette Mair, CIF, Jim Keogan, Planning & Development Department, John O'Hara, Deputy City Planner, Lorna Maxwell, Planning Dept, Kieran Rose (Project Leader), EDU, Sheila Farrell, Acting Senior Executive Valuer, Peter Ayton, Housing & Residential Services, University Nomination (*to be confirmed*). The Construction Industry federation is also involved. Community reps have been elected, however "when we involved community representatives they delay, and we miss the chances…"

Meetings: the Working Group meets every 2 weeks - with subgroups more frequently. The LSG holds formal meeting x 5 times per year. Papers will be set out to focus on the issues concerned.

Techniques for Brainstorming/Problem Solving include interdisciplinary snap meetings – 15 minutes, 3 max to solve one issue, giving options for debate to LSG, but no brainstorming ('superficial and pointless').

Difficulties include resources to carry out Vacant Lands Audit, since they cannot employ new architects, fear by owners that an Audit will be used for local tax review, concern that temporary uses will become permanent.

Next Steps are for the LSG to meet, the work groups to produce agreed outputs, such as for example a work group on 1!th century buildings in Thomas Street, and raising public awareness, through the Lord Mayor's Office & Press Office.

4.5 Naples

Gaetano Mollura, Project Coordinator, City Council of Naples, Lead Partner, Italy

Key issues are:
- Rehabilitation of the private properties of the inhabited city centre UNESCO site avoiding gentrification.
- Improvement of planning issues at local, metropolitan and regional scale.
- Mapping city areas/ buildings with demolition and reconstruction opportunities
- Promote strategies to attract investor for the realization of new architectures in the historical centre, with reduction of energy consumption.

Expected outcomes of the Local Action Plan include:
- Mapping the "ruins" degraded heritage in the city centre and call for proposal for new architecture and requalification of the "ruins"
- Rehabilitation of the private properties of the UNESCO Site (70%)
- Workshop with stakeholders to follow bottom up processes with the objective to invest in the consolidated city, based on the experience of private bodies
- Three projects: the integrated requalification of the Montesanto area, the '**Made in Cloister' initiative** (a church cloister convertedinto a creative business park, with the objective of preserving crafts for international outlets), and the QI **Intelligent quarter** in Pazza Mercato

Local Support Group membership: as the target areas will be selected, property managers and tenants will have a primary role within the LSGs, as promoters of bottom-up initiatives. The core group could be composed by the following bodies: City Council of Naples Elected Representatives, City Council of Naples Departments/Offices, Campania Regional Administration (Managing Authority), University of Naples "Federico II", S.I.Re.Na. ScpA, CNR National Centre for Research, ACEN : association of construction and environmental associations), ANEA Naples Agency Energy and Environment, WWF Association/Legambiente/Italia nostra, Architects Association.

Two **meetings** have taken place with all the stakeholders (in May and July 2013) and five technical meetings (June/July 2013), another two technical meetings are planned for the next period. During the next meeting they will present the Local Action Plan and the USEAct meeting.

Useful **techniques used for brainstorming and problem solving** include EASW / OST…and other new tools.

Difficulties experienced include the economic crisis, and lack of funds for actions.

Next steps planned are technical workshops in different groups of LSG members, involving expertise to settle tools in order to manage LSG activities (participative innovative tools), communication at local level through an online newsletter, a printed newsletter, new brochures in local languages, and a call for ideas.
represent an important draw for investment and urban development, which are being affected by the closure of the metro system in the works; The LAP could be addressed to the creation of a registry of under-used built heritage, to catalogue and monitor the abandoned areas and better address the processes of economic and physical transformation in urban areas. All the actions will be verified and implemented in the framework of the Naples Metropolitan Area.

Local Support Group (LSG) As the target areas will be selected, property managers and tenants will have a primary role within the LSGs, as promoters of bottom-up initiatives. The core group could be composed by the following bodies: City Council of Naples Elected Representatives; City Council of

Naples Departments/Offices; Campania Regional Administration (Managing Authority); University of Naples "Federico II"; S.I.Re.Na. ScpA; CNR National Centre for Research;ACEN Builder Associations; ANEA Naples Agency Energy and Environment; WWF Association.
Local Support Group (LSG) activities at local level : the first LSG Meeting of the Development Phase was held in June 2012; the first LSG Meeting of the Implementation Phase was held in May 2013. The Local Support Group (LSG) has taken part in transnational activities: pilot training Scheme for elected Representatives; National Training Seminar for Local Support Group; ULSG Summer University in Dublin 29-31 August 2013.

Communication at local level is via the Web page in local language: www.comune.napoli.it/useact; Press conference held on 26th June during the first kick off meeting (Development Phase); the USEACT blog at local level in Italian to dicuss about the Lap and local Activities; the USEAct e-newsletter in local language, and the brochure in Italian.

® Pentagram
for Made in Cloister

4.7 Østfold County

Iren Karlsen Duffy, Local Coordinator Østfold County Council, Norway

The **expected outcome** is to create a toolkit for densification and transformation for use in all of our municipalities, using the cases as examples of how it can, should or should not be done. Create an active city-development network in Østfold.

The **Local support group** includes planners from the 6 towns and Østfold county council, the Østfold county governor (national level), National housing bank. As there are so many cases we want to have an involvement of stakeholders in each case, and document this in our LAP rather than as members of the LSG. Other LSG members can be included when this will be useful. The LSG has had three **meetings** (in April, June and September), planning the next in november. We try to visit one of the cases at each meeting. We have used the problem tree for defining and creating ownership of the problem, will continue next meeting, try to have one part of the meeting as process orientated to teach and use tools. Participate as municipallities try out tools in their local cases. Need to get an overview of possible actions. «Courage to say no, creating opportunities to say YES!»

Next steps will entail doing stakeholder analyses for the cases, getting website up and going, and a meeting in Haldan.

4.8 Riga Planning Region

Agnese Bīdermane Useact Project Coordinator, Riga planning region, Latvia

The core **Local Support Group** has been established. It includes municipality members, plus, to be confirmed, NGOs, associations and the university, and is an 'open' group.

Two principles: as a region, a new development plan is needed, so the local Action Plan must be part of it, to avoid double work. The next period of structural funds: people want to see finance instruments; they want to link the Local Action Plan to financial resources, so are looking for support from USEAct. There has been no national training session, but are hopeful that bilateral meeting between projects could be organised. The main issue concerns brownfields: they need good examples of changing these buildings and/or sites to new uses.

4.9 Viladecans

Enric Serra, USEAct project coordinator, Viladecans City Council, Spain

Viladecans is searching a smart way to build the city
- Beyond an Urban Planning approach…
- Promoting the attraction of economic activities
- Studying the possibilities of current legislation
- Fostering a public-private partnership
- Analyzing new urban models fitting for the future
- Opening the minds for sustainability's investments
- Etc.

A milestone has been the constitution of the Viladecans LSG on 23 September 2013**.** Initial **membership** (18 members) includes external advisors, business representatives and investors interested/involved, representatives of local businesses, Viladecans City Council and other administrations. As regards future membership, our case study seems to require an approach to facilitate public-private partnership, for this reason we will aim for a composition that enables contact between the public administration and private stakeholders.
Exploring the Urbact LSG Toolkits usability, the first steps had been to test out the Problem Tree, the next will be to draw on the lessons of the Summer University .

Meetings of the LSG : Kick off on September, 23rd, next will be bimonthly/ quarterly. In the meanwhile, communicating through Google Drive.

New challenges: the Metropolitan Area of Barcelona (AMB) is promoting a support programme for the municipalities. One of the lines is consistent with our case study. We are in talks to collaborate on the definition of the basis of this program. Viladecans could be a kind of a pilot. This could involve 30 M€ for co-financing over the next years.

© Viladecans city council

5. THE LIFE OF THE USEAct NETWORK

5.1 The USEAct Project: outline of programme and network activities

LP, Gaetano Mollura, City of Naples

Gaetano Mollura recalled recent URBACT programme activities:

At project level/Implementation phase/actions implemented
- Kick off Meeting Viladecans 27th - 28th May 2013 →First USEAct meeting report

At programme level: URBACT programme activities
- Training Session in Paris May 2013
- First and Second Pilot Training scheme April/September 2013
- First ULSG National Training Seminar May/June 2013
- ULSG Summer University August 2013

The **First Thematic Pole Session** for Lead Partners and Lead Experts was held in Paris on May 2013: the URBACT Secretariat presented the Results of the URBACT Annual Conference the report "Cities of Tomorrow": Shrinking cities, motivating mobility mindsets, more jobs, supporting young people through social innovation, building energy efficiency, against divided cities in Europe. The final results and findings of the 6 URBACT thematic capitalisation workstreams can be found in the series of URBACT Thematic Reports "Cities of Tomorrow – Action Today".

The **Pilot Training Scheme for elected representatives** is dedicated to the elected representatives of cities involved in the 3rd call networks that were approved for the Implementation phase. Three seminars have been organised in Brussels during 2013: on 08-09-10 April 2013, 16-17-18 September 2013, and 02-03-04 December 2013. Participants from USEAct Network have included the City of Naples Councillor for Urban Planning, the City of Trieste Councillor for Urban Planning and a representative from and Østfold County. The other partners are encouraged to convince their politicians to attend in the future.

The **National Training Scheme for ULSG** provides partners with tools and methods to enhance their Local Action Plans and with a platform to network with other URBACT partners and urban key players at national level. So far these sessions have taken place as follows: for the Czech Republic-Slovakia, 20 and 21 May 2013 in Brno, for Romania, 21-22 May in Bucharest, for Italy-Switzerland, on 23-24 May, in Rome, for Denmark-Finland-Norway-Sweden, on 29-30 May, in Malmo, for Spain, on 6-7 June, in Madrid, and for UK-Ireland, on 6-7 June, in London. The list of the training seminars and useful information can be found on URBACT website

URBACT Summer University: thanks to all participants of USEAct Network! They included, for Naples the Lead Partner, Gaetano Mollura, and the Lead Expert, Vittorio Torbianelli; for Baia Mare Dan Capov – ULSG member Baia Mare City; for Dublin: Paraic Fallon – Project coordinator city council of Dublin, Lorna Maxwell - city council of Dublin and John O'Hara - city council of Dublin. Also for Naples were Renata Ciannella – ULSG member city council of Naples, Alfonso Sperandeo – ULSG member city council of Naples, and Paolo Franco Biancamano – ACEN; for Nitra Stefan Lancaric - Project coordinator, and Mira Hanakova – Local coordinator; for Trieste Elena Marchigiani – ULSG-member Councillor /urban planning; for Østfold: Linda Duffy - ULSG coordinator, Espen Sørås – ULSG member, city-planner in Halden, one of our municipalities, and Siv Jacobsen – ULSG member and elected representative for Østfold County; for Riga: Agnese Bidermane, Project coordinator, Guntars Ruskuls, ULSG member Riga City Council, and Jekaterina Milberga, ULSG member Jurmala City Council; for Viladecans: Enric Serra - Project coordinator city council of Viladecans.

Useful tools can be found on the URBACT Summer University platform. The Summer University participants in Nitra had the opportunity to share their experience later during the meeting.

USEAct Implementation Phase
Ongoing future actvities include the third seminar, to be planned early 2014, at a venue to be discussed later in the meeting. The expected deliverables under Work Programme 2 include transnational exchange and learning, impact on local policies and practices. The main Activities under the Work Progamme 3 include setting up and running the URBACT Local Support Group (ULSG) by each partner, the production of Local Action Plans and the final Local Dissemination Meeting. So far the main deliverables under work package 3 at this project stage have been the creation of 10 ULSGs and ULSG meetings. In all 14 meetings are expected for each partner, with a minimum of one meeting every three months.

USEACT Activities at Programme Level: next activities include an **URBACT II Thematic Pole**

Session for the lead partner and the lead expert in Paris on 30th-31th October 2013, and the **URBACT II National Training Scheme, already** referred to above: 3 NATIONAL seminars for 3 ULSG Members, for the project coordinator and 2 other ULSG members which may change from one session to another, the coordinator being responsible for ensuring the continuity for the other ULSG members. NB: URBACT recommends each partner to **update a database of ULSG members** to send to the Secretariat and to the LP regularly. Future National Training Seminars are planned as follows: in Romania, on 13 and 14 november 2013,

in Alba Iulia, for the Czech Republic and Slovakia, on 10 and 11 november 2013, in Bratislava, for Italy andSwitzerland, on 25 and 26 november 2013, in Rome, for Denmark, Finland, Norway and Sweden, on 12 and 13 november 2013, in Malmo, for Spain, on 25 and 26 november 2013, in Madrid, and for the UK and Ireland, on 18 and 19 november 2013, in London.

The scheme has several objectives, with the starting point being to provide a deeper understanding of the URBACT method and how to develop a participatory approach that includes all the relevant stakeholders.

5.2 USEAct in the URBACT Summer University
facilitated by Pauline Geoghegan, USEAct Thematic Expert

The URBACT Summer University in Dublin for Local Support Group members had gathered representation from at least eight USEAct partner cities: Baia Mare, Dublin, Naples, Nitra, Østfold County, Trieste, Riga and Viladecans. The programme had included 'ULSG at work' workshops during which participants worked in small groups on designing a Local Action Plan for the (invented) City of 'Allum', through the stages out lined in the URBACT Toolkit for Local Support Groups: Working on the brief (exploring and defining the brief, Identifying stakeholders), preparing effective action planning (Participative action planning, Considering resources and generating and agreeing actions), Checking: Ready for Launch? (Checking coherence). These were interspersed with 'master classes' and 'inspirational talks'.

Representatives from the cities attending the meeting in Nitra were invited to share their experience, and especially each to identify **three key learning points that they drew from their participation in Dublin** to share with the other partners.

Baia Mare

- Exchange of experience on urban policy.

- To share with the Local Support Group.

Dublin

- How can cities do more with less, especially if upfront infrastructure is key to investment?
- Does anti-establishment actually improve community solidarity?
- Docklands walkabout revealed interesting points on mixed use, greenspace and events e.g. tall ships.

Naples

- The Summer University was really useful concerning the tools for participation of ULSG members (techniques used for brainstorming and problem solving).
- The integrated approach of URBACT philosophy. Taking part to this event is the best way to transmit to our LSG members the URBACT idea of "building together" from the bottom up process. Our LSG members were enthusiastic about this experience.
- The event is very well organized, but it is probably too full, in that there is no time to discuss with the different ULSG of our network (and other network) partners.

Ostfold

- The importance of going through the process with stakeholders
- Clearer concpt of the process for the Local Action Plan
- Inspired by the ideas of a 'united Europe'

Viladecans

- A much more accurate approach about the URBACT Method
- The toolkits available for the LSG work / progress
- A kind of "belonging feeling" related to the "URBACT Community"

5.3 Administrative and financial management issues

LP Financial Officer, City council of Naples, Emilia Giovanna Trifiletti and Anna Arena

USEAct partners

4 Partners + Lead Partner in Phase I :
Convergence Project Partners: Naples (Italy) – Lead Partner, Athens (Greece) and Baia Mare Metropolitan Area (Romania)
Competitiveness Project Partners: Barakaldo (Spain) and Dublin (Ireland)

9 Partners + Lead Partner in Phase II:
Convergence Project Partners: Naples (Italy) – Lead Partner and Baia Mare Metropolitan Area (Romania)
Convergence NEW Project Partners: Nitra (Slovak Republic) and Ostfold County (Norway)
Competitiveness Project Partners: Barakaldo (Spain) and Dublin (Ireland)
Competitiveness NEW Project Partners: Buckinghamshire (UK), Trieste (Italy), Viladecans (Spain).

Partners are reminded to transfer **local contributions** to the Lead Partner by 31 December 2013.

The USEAct Thematic Network Phase II will adopt a **mixed financial management**, which means that each partner will manage their own budget directly, except for an amount that will be transferred to the Lead Partner (Naples) for the management of shared costs

The shared costs are the common expenses for the whole network, as the communication activities, the realization of the outputs, the coordination of the works and the financial activities, that will be centralized to facilitate their management.

Each partner should be responsible for its own budget assigned to:
- Participation of 2 persons to 7 transnational meetings (Travel costs)
- Participation of 1 person to the URBACT Programme activities
- Visit on sites – bilateral trilateral meetings
- Hosting a USEACT seminar providing for restaurants for all network participants and meeting room - only 6 partners + LP)
- Printing, translation and dissemination in local language of some USEACT outputs
- Organization of LSG meetings and implementation of the LAP

PHASE II Administrative steps already completed:
- Subscription of Joint Convention
- Subscription of Audit Trails

- FLC approvals (only for Italy, Spain, U.K. and Norway Partner)
- Subscription of experts contracts
- Accounting and validation of expenditures (first financial session):
- Certification of expenditure and FLC certificates
- Production of a first payment claim
- Submission of a first progress report
- First financial contribution summary

Main problems in the first financial session have been connected to eligible costs, partner Budget, adding expenditure into Presage System, staff cost and some common problems with FLC rules (First Level Controller).

Eligible costs are clarified:
Costs for the **personnel** employed by the partner/lead partner's institutions officially listed in the AF. The cost for staff includes salaries, wages, employment taxes, social security, health insurance and pension contributions of the staff directly engaged in the project and employed by the partner/lead partner institution on the basis of an employment/labour contract according to the law applicable in the country of the partner/lead partner location.

> Example of staff costs: Staff cost is the cost of personnel employed by the partner/lead partner's institutions officially listed in the Application Form. Staff cost is calculated with your timesheet that will be filled with real hours and not with an average. Staff costs are considered as a cash contribution (and not in-kind contribution) as they are actually paid by the partner institution.

Meeting organization: costs for the organization of meetings, conferences and seminars (venue, interpretation, catering, etc.) both at project level for transnational activities and at partner level for ULSG activities.

Costs for **travel and accommodation** for transnational exchange and learning activities; Costs for travel and accommodation for core ULSG members to attend national ULSG capacity-building schemes; Costs for travel and accommodation for Dissemination activities for personnel, ULSG members, experts involved in project activities, representatives of MAs of OPs, and other invited participants. As a general rule the most economic way of transport and accommodation has to be chosen. Taxi costs are eligible only if necessary and if the public transport is not available. Costs relating to the use of car (private or rental) should be reported as mileage in the claim - not petrol receipts (rental invoices if you rent a car).
Costs for newsletter, brochures, other **communication and dissemination tools**, costs for printing and translation.

Costs for **external experts** (excluding thematic experts) contributing to the implementation of the different work packages: this budget line includes the costs for the external support for external evaluation of project quality, assistance on project management (Financial, Communications and ULSG Activities), expert on urban planning, ULSG expertise.

> Reference: Factsheet 6b of the Programme Manual
> http://urbact.eu/fileadmin/general_library/T WD_V17_MC_Cyprus_Oct_2012_02.pdf

First Level Controller
For FLC certification it is necessary to follow these guidelines:
http://urbact.eu/fileadmin/general_library/FLC_Impor tant_Note_Eng.pdf
http://urbact.eu/fileadmin/general_library/UII_FLC_g uidance24062010.pdf
To fill the Checklist is necessary follow this guide:
 http://urbact.eu/fileadmin/general_library/UII_- _Checklist_for_first_level_controllers_EU_guideline s_DEF.DOC

Documents to be archived at the partner' offices:

1. contractual documents (incl. audit trail doc.)
2. bank account statements
3. original invoices in order to support all the incurred expenses
4. time records of personnel working for the project (including timesheets)
5. copies of all contracts with external experts and/or service providers
6. documents relating to public procurement, information and publicity
7. proofs for delivery of services and goods (studies, brochures, newsletters, minutes of meetings, participants' list, boarding passes, travel tickets, hotel invoice, etc.)
8. calculation of administrative costs, records of costs included in overheads etc.

This information will be requested for audit!

All useful documents are available on the URBACT website:

http://urbact.eu/en/documents-and-resources/documents

ELIGIBLE PERIOD	deadline for partners to provide **draft of expenditures**, to be approved by the lp	deadline for partners **to send the certificates to the lp by email** to be checked by the lp before validating it	deadline for partners **to provide signed original documents** by ordinary mail to lp	deadline **for lp to sumbit the comprehensive progress report** with payment claim and all related documents
From **01/07/2013** to **31/12/2013**	**30/01/2014**	**28/02/2014**	**14/03/2014**	**31/03/2014**

5.4 Communication and dissemination of results on local and project level

LP Communication Officer, City council of Naples Maria Luna Nobile

The **communication strategy of the USEACT** project involves mainly two types of actions, at **the network level** and **at local level**. The main aim is to create a wider network of people involved in issues related to Urban Sustainable Development and interested in Urban Growth Management and Land Use themes. It is possible to achieve this aim through the basic communication tools (URBACT minisite, brochures, thematic reports and technical documents), but also through new tools and outputs introduced by the project itself, and through an appropriate use of the web resources.
URBACT II communication priorities are:

1) To position URBACT as a point of reference for integrated, sustainable urban development based on URBACT results
2) To promote and disseminate URBACT's results and activities (at programme and project level)
3) To raise URBACT's profile by developing strategic relations with other organizations

By providing **local-language information on URBACT** and its projects, acting as **national relays** for updates on sustainable and integrated urban development, pubishing on their **websites** monthly newsletter and articles on URBACT projects, cities and events, communicatinge with your own **National Dissemination Point.**

The Secretariat recommends using the **main communication tools** adopted by the Programme: URBACT II website www.urbact.eu : the URBACT

blog, URBACT on social network, URBACT publications/newsletter.

USEAct project Communication tools: the main web tool is the *USEACT minisite* of the project **Communication tools created for the USEAct project include the:**

USEAct blog

USEAct on social networks

USEAct photo archive on Flickr

USEAct publications and outputs

1] The USEACT minisite is a platform provided by URBACT, in order to have the same graphic line for all the projects. The minisite is the main official tool that contains general information about the project. It is updated every two week with information about news and events. It contains contacts of the people involved in the project from the different partner cities/administrations, and it contains all the outputs produced by the network.
www.urbact.eu/useact

2] The USEACT blog is an interactive platform of exchange of good practices and case studies, this tool will be connected to the USEACT catalogue of the "cases studies" that will contain basic information on cases studies presented by the partners (Internal CS) or provided by the Lead expert and other Thematic experts (External CS). At the same time, these platforms could represent a support for *public administration, politician, experts, and final users* such as *people involved in building sectors and the urban development, but also architects, planners, citizens, experts or people interested in Urban Growth Management themes*, through the experience of the partners involved.
http://useact.wordpress.com/
Other informative online tools will be related to the activity and updates of the project phases such as:

3] USEACT social network Facebook page and **Twitter profile** as a way to share and communicate all interesting news, articles, events, press articles, videos, from all over the world, related to Urban Sustainable and Environmental Actions. It will be used as a platform to share information and events related to the topic of interest of the project USEACT, but also to create network of people, organisations, and communities. **A Flickr** channel is online and will be implemented step by step to document all the phases of USEACT project by photos and videos with a double intent: as a window

on USEACT partners and as a storyboard of the activities of the project such as meetings and events.
https://it-it.facebook.com/Useact
https://twitter.com/USEACT

Targets for communication are Citizens, Politicians, Urban praticioners, and People interested in the project. The main aim is to have a wider audience and a continuous exchange with other organizations and people interested in the theme of the project in a simple way.

4] The updates on the network activities will be guaranteed by the **USEACT spot life news:** an email newsletter to inform by a wide mailing list about activities related to the network every two months and disseminated online through the web channels (from September 2013).

5] A Dropbox shared folder will be used for communication internal activities such as sharing templates and working documents of the network.
https://www.dropbox.com/home/Public/USEACT_Implementation%20Phase

One of the pillars of the Communication strategy is the use of online resources to improve a sustainable way to share documents. It is our main intent to improve the use of online publication, e-book or flip book app and online library using online channels to moderate the impact on the environment by reducing the production of paper products and printing.
Two logos must appear on all communication tools: the Logo of the USEAct Project + PP logos, URBACT (with a signature expressing URBACT's mission, vision and actions), and EU (with the subtitle « European Union » and « European Regional Development Fund »).
A typography for homogeneity: A rule for writing URBACT: always in capital letters, and a palette of colours: the programme's colours will be used as often as possible to make it recognisable; choose a specific colour for your project that you'll be able to use as a main identifying element in your communication.
In order to respect the graphic charter, a communication **toolkit** for the USEAct Project will be available in our Dropbox folder. The design of URBACT publications relies on:
- the use and positioning of URBACT and EU logos
- a symbolic representation of the network
- a blue vertical bar for the programme
- a vertical bar in the project's colour
- a photo chosen to represent your city/administration

USEAct Implementation Phase/Project Outputs
include the first Meeting report, USEAct Postcards
(disseminated during the Summer University),
Baseline Study, Baseline Study in Romanian,
Useact Project Brochures, Useact Local Brochures.

Visit our outputs page:
http://urbact.eu/en/projects/urban-renewal/use-
act/our-outputs/

**USEAct network – Communication at local level
– some examples:** Baia Mare Baseline Study in
local languages, USEAct network – Communication
at local level, USEAct network – Communication at
local level, Trieste: Press release on local
languages / participation in the URBACT Pilot
training scheme; Viladecans: Video/Press on local
tv/newspapers to promote the Kick off meeting.

Each issue of the **USEAct Project Newsletter** will
be focused on a specific theme analyzed by the
network, illustrating the selected case studies and
highlighting a project partner involvement, through
the interview of the elected representatives and a
special focus on the partner's local team. The
newsletters will contain contributions of the Lead
Expert and of the ad hoc experts who will take part
to the thematic seminars.

Communication at local level
Partners are asked how they will manage
communication activities at local level and tools
already used for USEACT project Communication at
local level. It is important to set up a page dedicated
to USEACT on their local website. If the
administration local website contains a page
dedicated to USEACT in local language, please let
the lead partner know! Also whether they have any
communication tools such as newsletter, blog in
local language, social media, or it they are in contact
with their national dissemination point. They should
also inform the lead partner of any other specific
tools for dissemination at local level.

It is important for URBACT communication at
programme and project level to also disseminate the
URBACT message. If partners plan to organise or to
participate in any external event/meeting to present
the USEACT project at local level, they are asked to
inform the lead partner.

5.5 Bilateral and Trilateral meetings
Lead Expert, Thematic Expert, Lead Partner and all Project Partners

Partners exchanged initial ideas about the topics about which they wish to organise bilateral or trilateral meetings with other USEAct network.

Dublin is very interested in which mechanism works best to regenerate vacant lands. Tax incentives or tax imposition?
Naples would like to acquire know-how about strategies to deal with refitting and rehabilitation of private buildings in inhabited areas, managing correctly the "social aspects", that means avoiding, as much as possible, gentrification.
 The key issues (expectations) on which the city would like to discuss within USEACT framework are:
Contrast (??) urban sprawl (legal and illegal)
New strategies for the use of sustainable and efficient energy technologies in existing buildings
Promote the rehabilitation and recovering of existing built heritage, further increasing the real estate value of the areas.
On the other hand, the potential contributions are experience on the production of tools for the reduction of land use and the transformation of ex-industrial areas, and sharing the initiatives set up by the Municipality to attract private investment for the upgrade of the private housing heritage and support trade and artisanal activities in the historic centre (see Si.Re.Na).
Viladecans are very interested in identifying best practices for the future mix of uses to propose for the rehabilitation of economic activity environments. We believe it wil be important to guess what might be the new paradigms that should attract investment for this type of transformation.

An updated document summarising the needs and offers of the partners has been prepared and circulated by the lead partner following the Nitra meeting. (attach in appendix to this report?)

5.6 Next steps - organisation of the next seminar/ Conclusion
Animated by Lead Partner

The partners agree in principle that the next meeting will be held during the first two weeks of February 2014, at a location to be confirmed (possibly Baia Mare or Trieste, or eventually Istanbul as observer partner).

Partners are requested to choose a short slogan for their Local Action Plan.
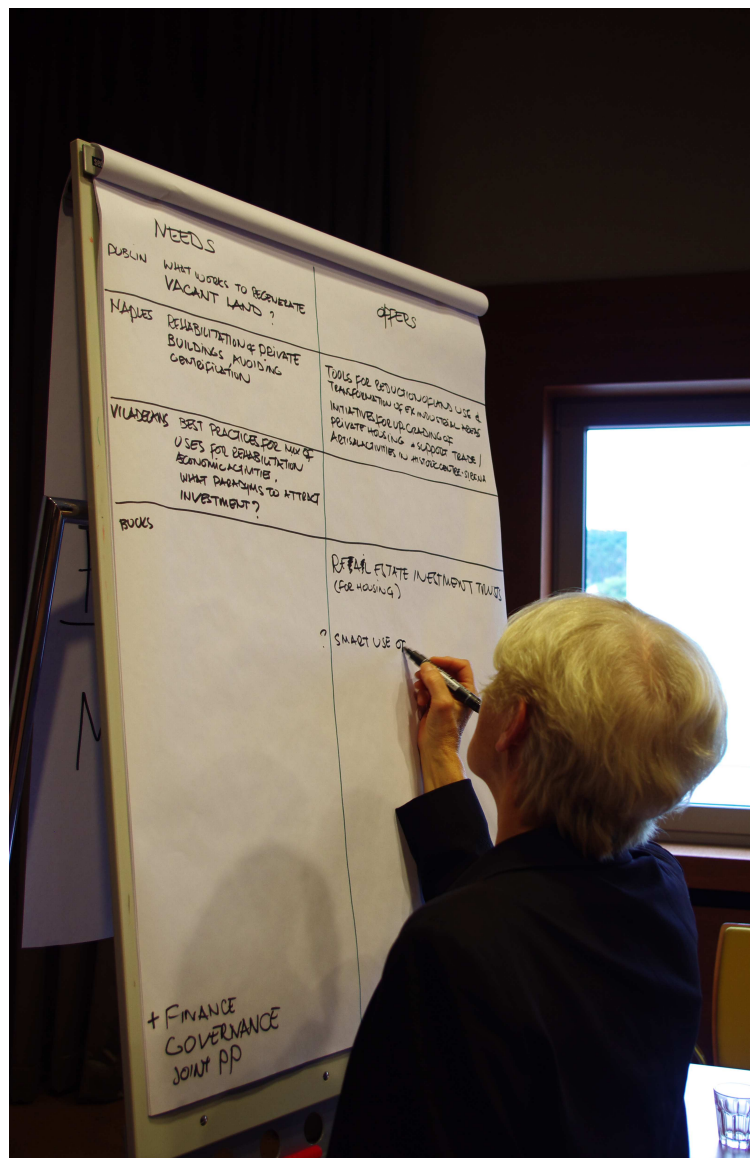
© Anna Arena

Partners are again reminded that the next deadline for submitting expenditure reports is **December 31th 2013**

APPENDIX 1
PROGRAMME OF THE
MEETING

USEAct Thematic Network

Connecting cities
Building successes

Urban Sustainable Environmental ActionsSecond Thematic Seminar Implementation Phase
Nitra (Slovak Republic)

City Council of Nitra
*Meeting Venue: **Mikado Business hotel Nitra***
*Address: **Hol{é}ho 11, 949 01 Nitra***
www.hotelmikado.sk

1st and 2nd October 2013

USE*Act* partners

City of Nitra (Slovak Republic) / host city

City of Naples (Italy) / Lead Partner
Baia Mare Metropolitan Area (Romania)
City of Barakaldo (Spain)
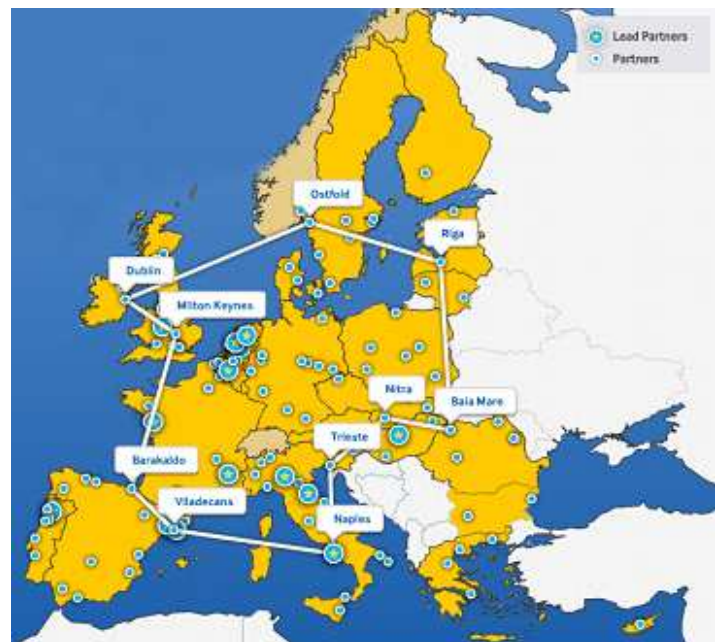**Buckinghamshire Business First (UK)**
City of Dublin (Ireland)
Riga Planning Region (Latvia)
Østfold County (Norway)
City of Trieste (Italy)
City of Viladecans (Spain)

Monday, 30th October 2013
Arrival of the participants
20:00 Informal welcome meeting – Hall of the Hotel
20:30 Dinner

Tuesday, 1st October 2013 **I** *Meeting Venue: Mikado Business Hotel*

8:45 – 9:15 Arrival and Registration of participants

9:15 Welcome of the host city
City of Nitra, Mayor Mr. Jozef Dvonc

9:40 Introduction USE*Act* Thematic Network : presentation of the programme and outline of network activities
Lead Partner, City of Naples, Gaetano Mollura

10:00 Introduction to the USE*Act* issues: the Second Thematic Seminar
Lead Expert, Vittorio Torbianelli

10: 20 Focus on host city/1: presentation of the context of Nitra and case study
The current state and the expected "advancements" of the land-use policy in Nitra (linked to the development of the new general plan)
10:40 Nitra: CASE STUDY I Former Military Area Conversion – Interventions to reuse urban areas"
Štefan Lančarič, Nitra City Council

10:50 Coffee break

11:00 The Contribution of the Guest Thematic Expert/1 : Classification and overview about instruments for the land consumption reduction in CIRCUSE project countries
Maros Finka, Slovak university of Technology in Bratislava, Department of spatial planning

11:20 The Contribution of the Guest Thematic Expert/2: Cricital review about existing instrument for land re-use
Maros Finka, Slovak university of Technology in Bratislava, Department of spatial planning

11:40 Discussion with all partners

12:00 USEAct in the URBACT Summer University experiences and outputs *(introduction and discussion with all USEAct Partner participants to the Summer University in Dublin)*
Thematic Expert, Pauline Geoghegan

12:30 – 13:30 Lunch break

13:30 Focus on Nitra Local Action Plan and Local Support Group *Nitra Key stakeholders – municipality of Nitra, Slovak Association of construction enterprises, Slovak university of Agriculture, Slovak technical university, Regional Monument board office, Association for sustainable architecture – ARTUR, Nase Dvory ngo. Etc. and all PPs*
14:30 Presentation of the visit on the site *Former Military Batrracks in Zobor city part*

15:00 Focus on host city/2: *Historical Centrum of the City /Lower town, Upper town/ - visit on site with guide*

18:30 Closure of the first day Kick off Meeting

Coffee and snacks will be available during the meeting sessions

20:30 Dinner

Wednesday 2nd October 2013 I Meeting Venue: Mikado Business Hotel

8:15 – 9:15 Arrival and Registration of participants

9:15 Introduction second day USEAct Second Thematic seminar
Lead partner, Gaetano Mollura

9:30 Administrative and financial management issues
LP Financial Officer, Emilia Giovanna Trifiletti

9:45 Discussion with all partners

9:55 Communication and dissemination of results on local and project level
LP Communication Officer, Maria Luna Nobile

10:10 Discussion with all partners

10:20 Coffee break

SECOND THEMATIC WORKSHOP

10:30 Introduction to the Theme *Planning tools and Planning governance for Urban Growth Management and reusing urban areas through two Case Studies:*
- Planning Tools and incentives for urban regeneration and densification: the example of Rome
- Tools for urban landscape visualization in public communication of redevelopment/densification schemes
Lead Expert, Vittorio Alberto Torbianelli

10:50 Focus on the USEAct outputs: partners case studies
Moderator: Lead Expert, Vittorio Alberto Torbianelli
(10 min will be dedicated for the presentation of each case study and 10 min for discussions and questions)

11:00 Barakaldo: CASE STUDY I Studies and analysis on the definition of the Urban Regeneration: Urban Social and economic indicators.
City of Barakaldo

11:20 Buckinghamshire: CASE STUDY I Biodiversity Offsetting – Project Pinewood
Buckinghamshire Business First

11:40 Napoli: CASE STUDY I The Plan of 100 station: improvement of transport infrastructures and opportunity of regeneration with modern architecture and public spaces
City of Naples

12:00 Ostfold: CASE STUDY I Transformation and rejuvenation in Sarpsborg
            CASE STUDY I Planning a for waste management at an early stage in Askim
Ostfold County

12:30– 13:30 Lunch break

PLENARY WORKING SESSIONS - Workshops on project implementation phase

13:30 Workshop 1/ *Presentation by each partner of the Local activities ULSGs and LAPs progresses, identification of priority, problems, achievements, next steps*
Lead Expert, Thematic Expert, Lead Partner and all Project Partners

15:00 Workshop 2/ *Parallel activities:*
1) One to One LAPs update Partners (Lead Expert meets each PP)
2) The USEACT Cafè / Bilateral and Trilateral meetings
Lead Expert, Thematic Expert, Lead Partner and all Project Partners

16:30 Next steps - organisation of the next seminar - Conclusion
Lead Expert, Lead Partner Lead Partner

17:00 Closure of the Thematic seminar

Coffee and snacks will be available during the meeting sessions
20 30 Dinner

URBACT is a European exchange and learning programme promoting sustainable urban development.

It enables cities to work together to develop solutions to major urban challenges, reaffirming the key role they play in facing increasingly complex societal changes. URBACT helps cites to develop pragmatic solutions that are new and sustainable, and that integrate economic, social and environmental dimensions. It enables cities to share good practices and lessons learned with all professionals involved in urban policy throughout Europe. URBACT is 500 cities, 29 countries, and 7,000 active participants. URBACT is jointly financed by ERDF and the Member States.

www.urbact.eu/useact

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