

WaRe – Waterfront Regeneration

Learning from European best practices for a sustainable urban life

TURN TOWARDS THE RIVER

Waterfront re-development: a challenge for a smart, sustainable and inclusive city

Bratislava, Slovakia, March 1st-3rd

**Waterfront Re-development:
a Strategic factor of
Urban Regeneration in Venice**

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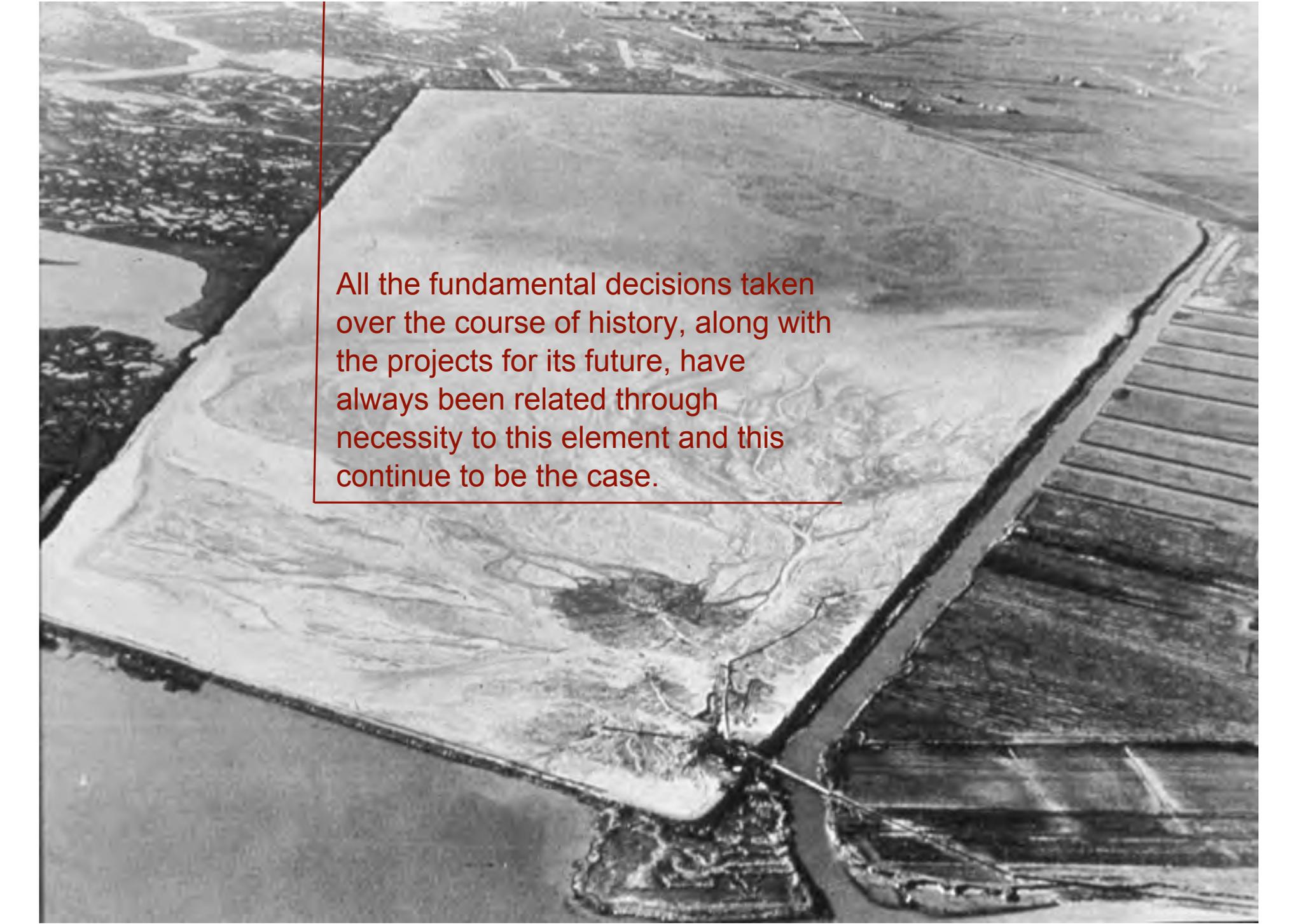
Deputy Director

International Centre Cities on Water, Venice (Italy)



Today, the challenge of Venice,
city on water, lies in balance
between the need for
conservation and the
need for **innovation**.





All the fundamental decisions taken over the course of history, along with the projects for its future, have always been related through necessity to this element and this continue to be the case.

An aerial photograph of Venice, Italy, showing the intricate network of canals and the Venetian Lagoon. The city is built on islands and inlets, with the sea visible on the right side. The water is a deep blue, and the land is a mix of brown and tan colors, indicating the dense urban environment.

Venice can be called as the 'city on water' for excellence.

Nowadays, Venice is divided by water to the same extent as it was once united by it and a new dimension must be found.

Venice is very peculiar:

its territory is articulated in various identities:

city on water, city on land, islands, mainland, water space, littoral, industrial area.

Municipality of Venice

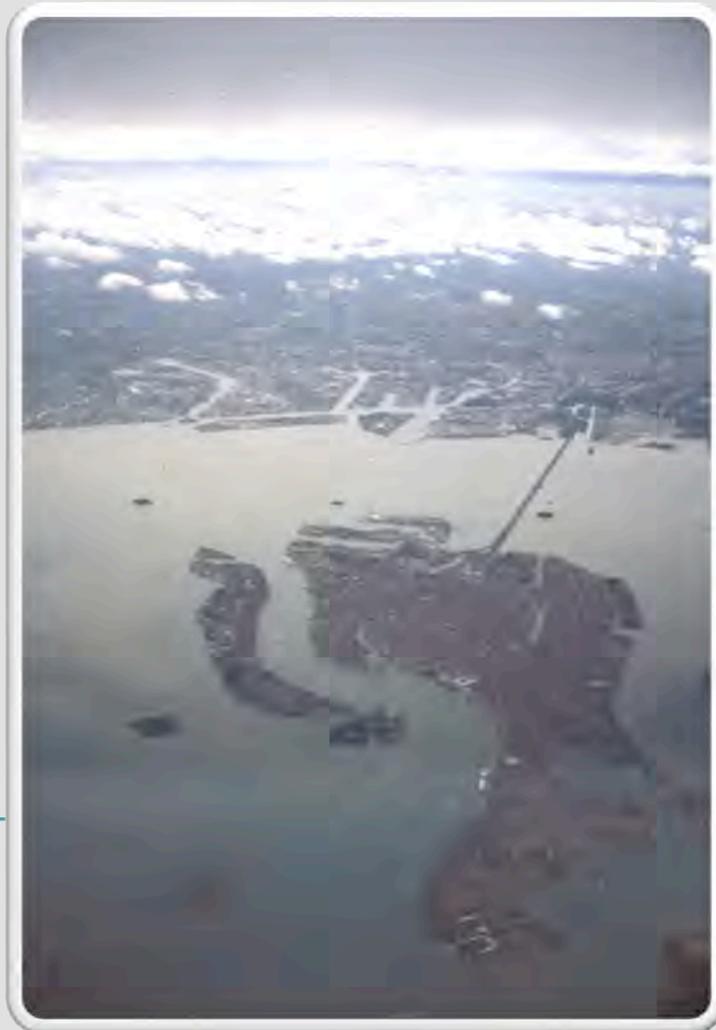
- extension: 413 sq.m (253 of which occupied by water)
- total population: 270.772 residents*

Composed of 3 different areas:

- mainland with 181.691 residents (80% of the total) - average age 46,41
- city centre (Venice and Giudecca) with 58,606 residents - average age 49,02
- estuary with 29,513 residents - average age 48,01

* Data June 2012





Venice a city under assault for

1. **Physical** and
2. **Social** aspects.



Increasing episodes of high
water flooding

Massive flows of tourists





Unsafe industrial activity located a
stone's throw from the city



Wave-induced damages

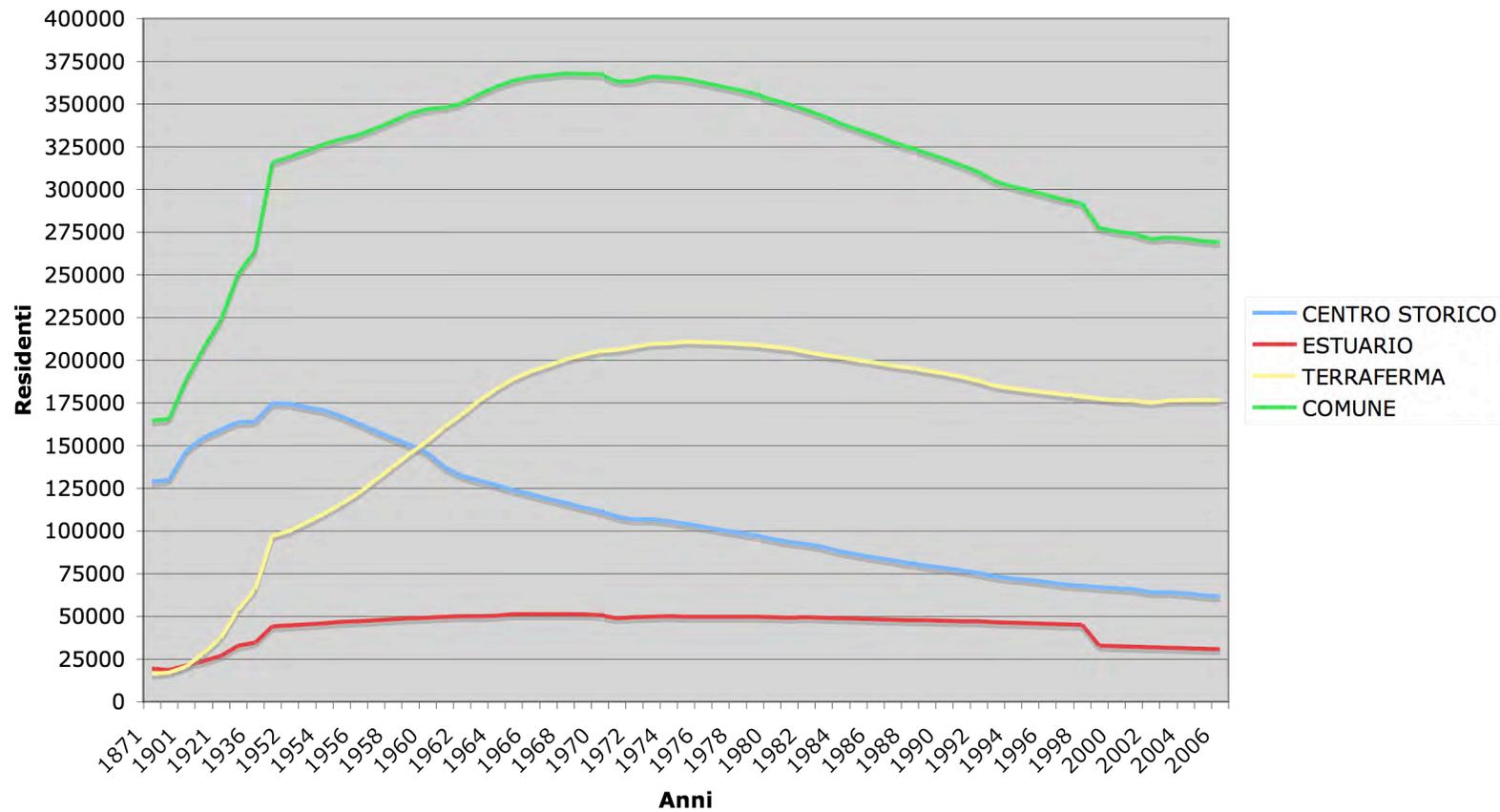




Intense traffic out of scale

A constant decrease of population

Popolazione residente nel Comune di Venezia, 1871-2006



Loss of functions and of productive activities





The Venice of the future needs to be re-designed and to find new meanings in the general framework, at local, national and international level.



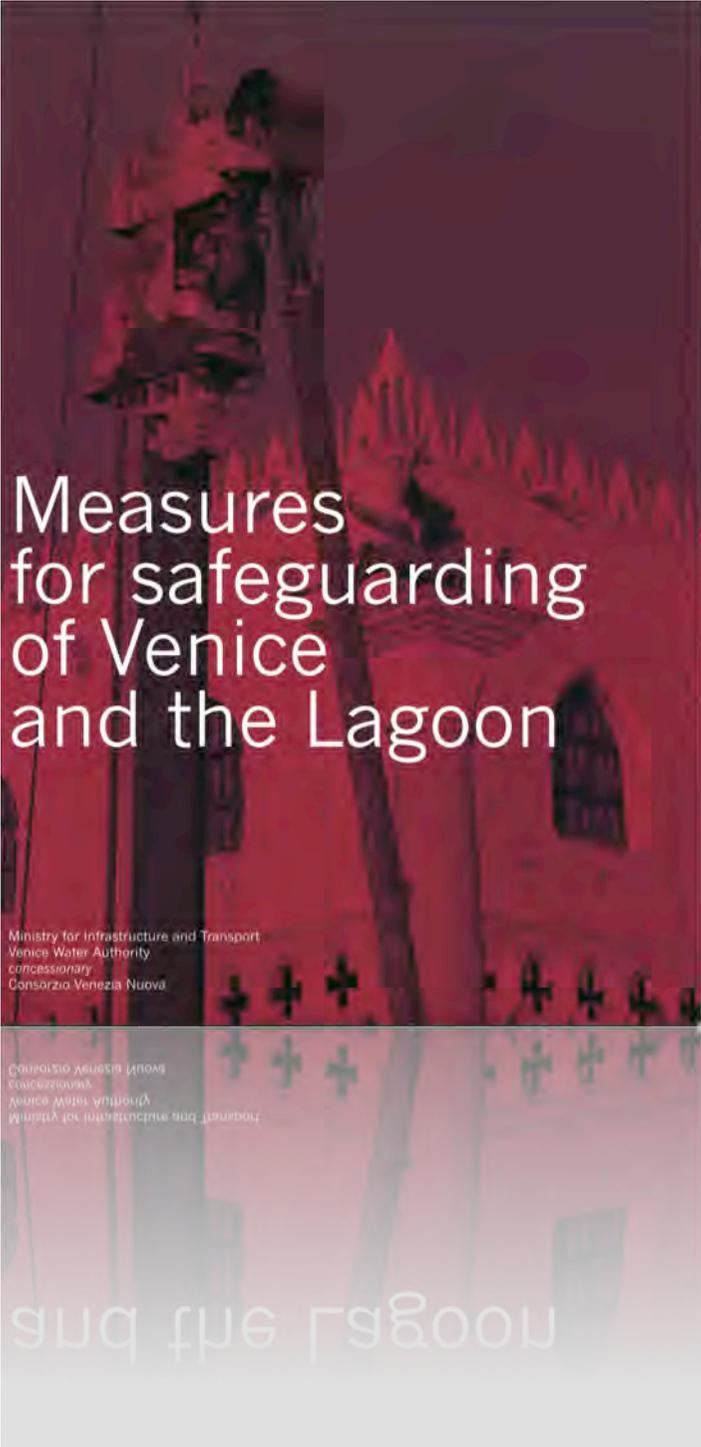
Physical interventions and social policies



Following the November 4th 1966 exceptional high tide, Venice becomes a problem of National interest: Special Law for Venice (Law 171/73)







Measures for safeguarding of Venice and the Lagoon

Ministry for Infrastructure and Transport
Venice Water Authority
concessionary
Consorzio Venezia Nuova

Ministero delle Infrastrutture e dei Trasporti
Autorità Venezia Acque
concessionaria
Consorzio Venezia Nuova

and the Lagoon

A complex system of interventions for the defence from high tide and the strengths of waters conducted by the Venice Water Authority, through the Consorzio Venezia Nuova



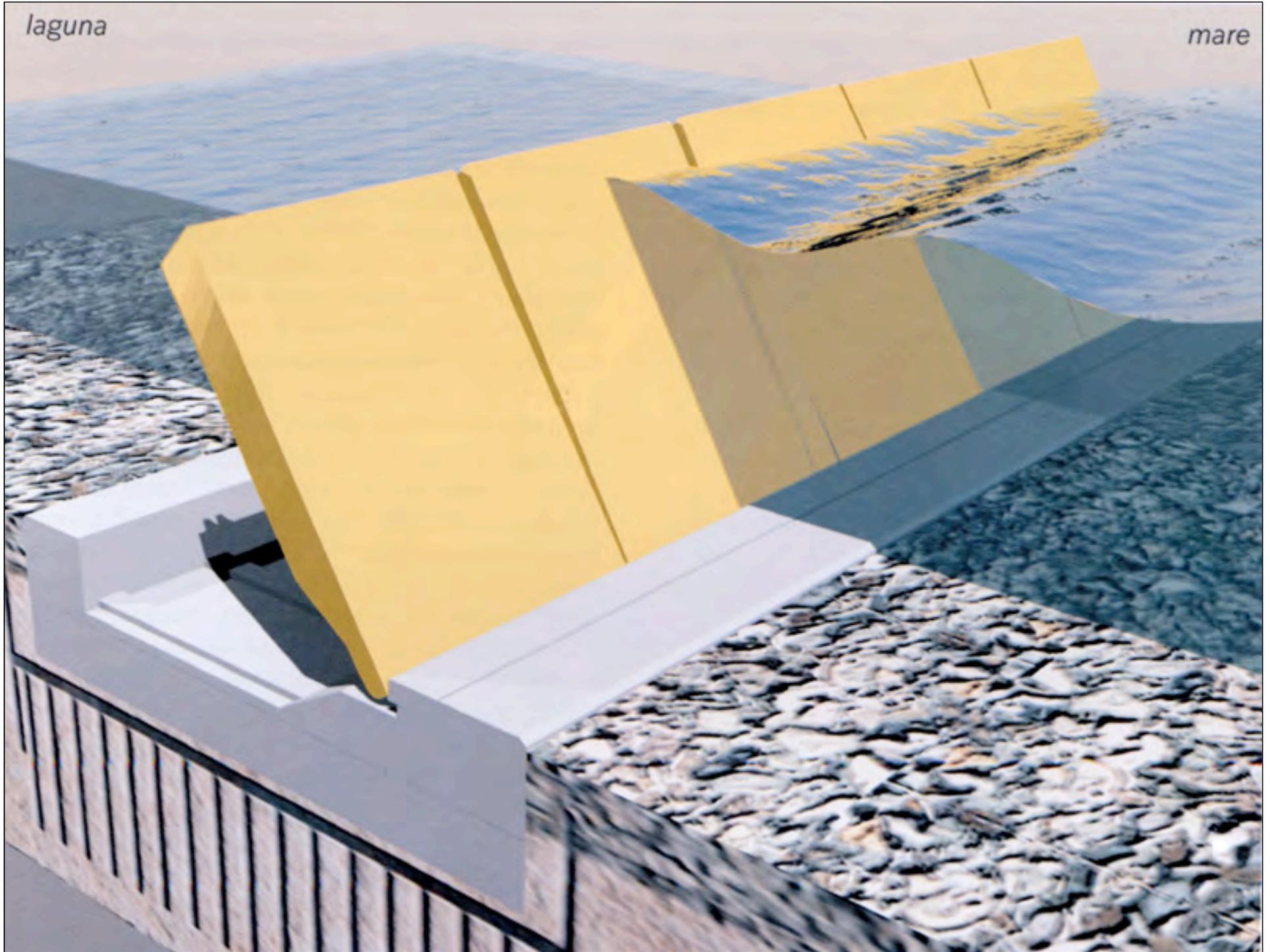
Location of the mobile gates at the three Lagoon inlets.

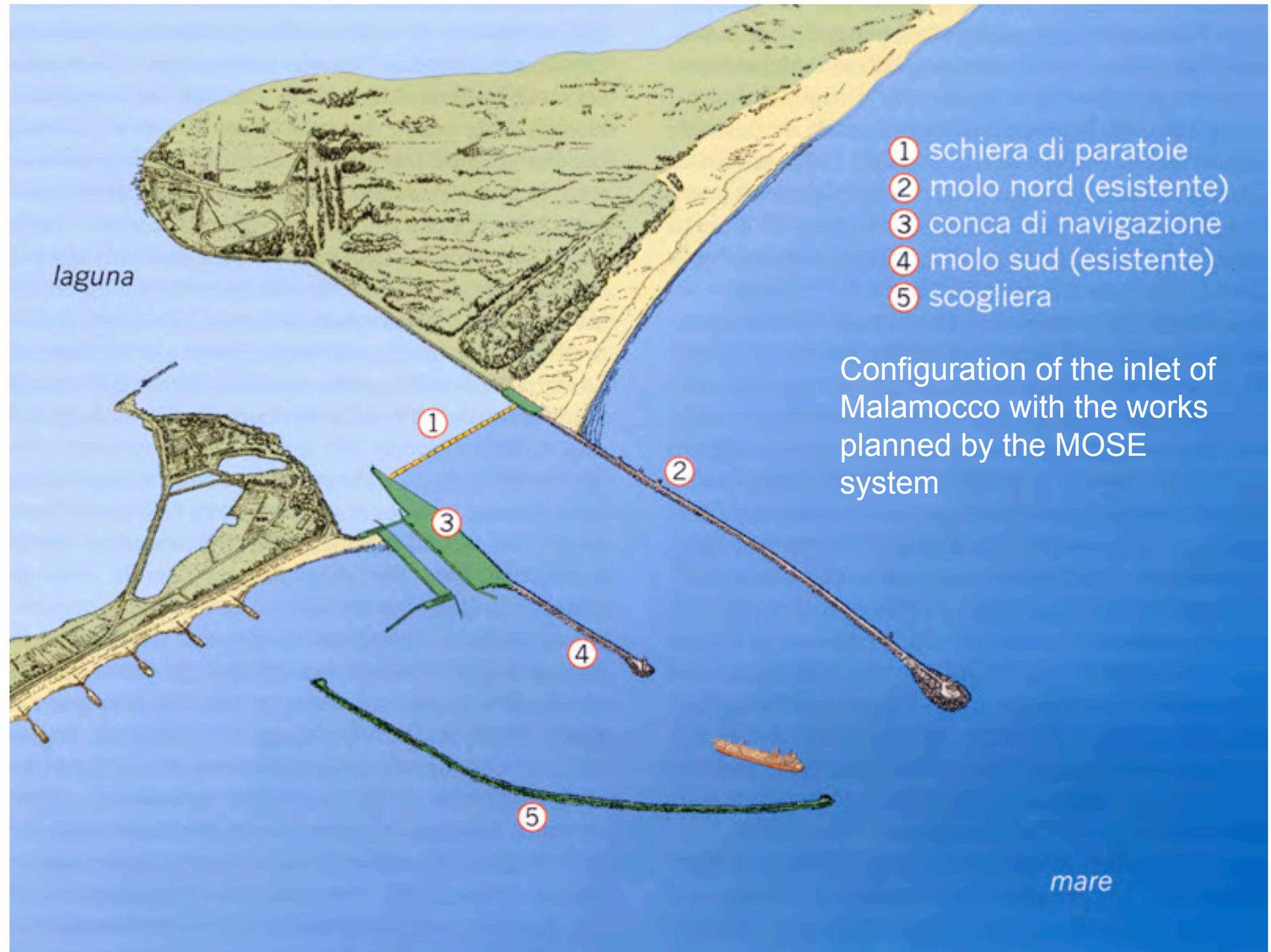
Works started in 2003 and due to be completed in 2016.



laguna

mare





- 1 schiera di paratoie
- 2 molo nord (esistente)
- 3 conca di navigazione
- 4 molo sud (esistente)
- 5 scogliera

Configuration of the inlet of Malamocco with the works planned by the MOSE system

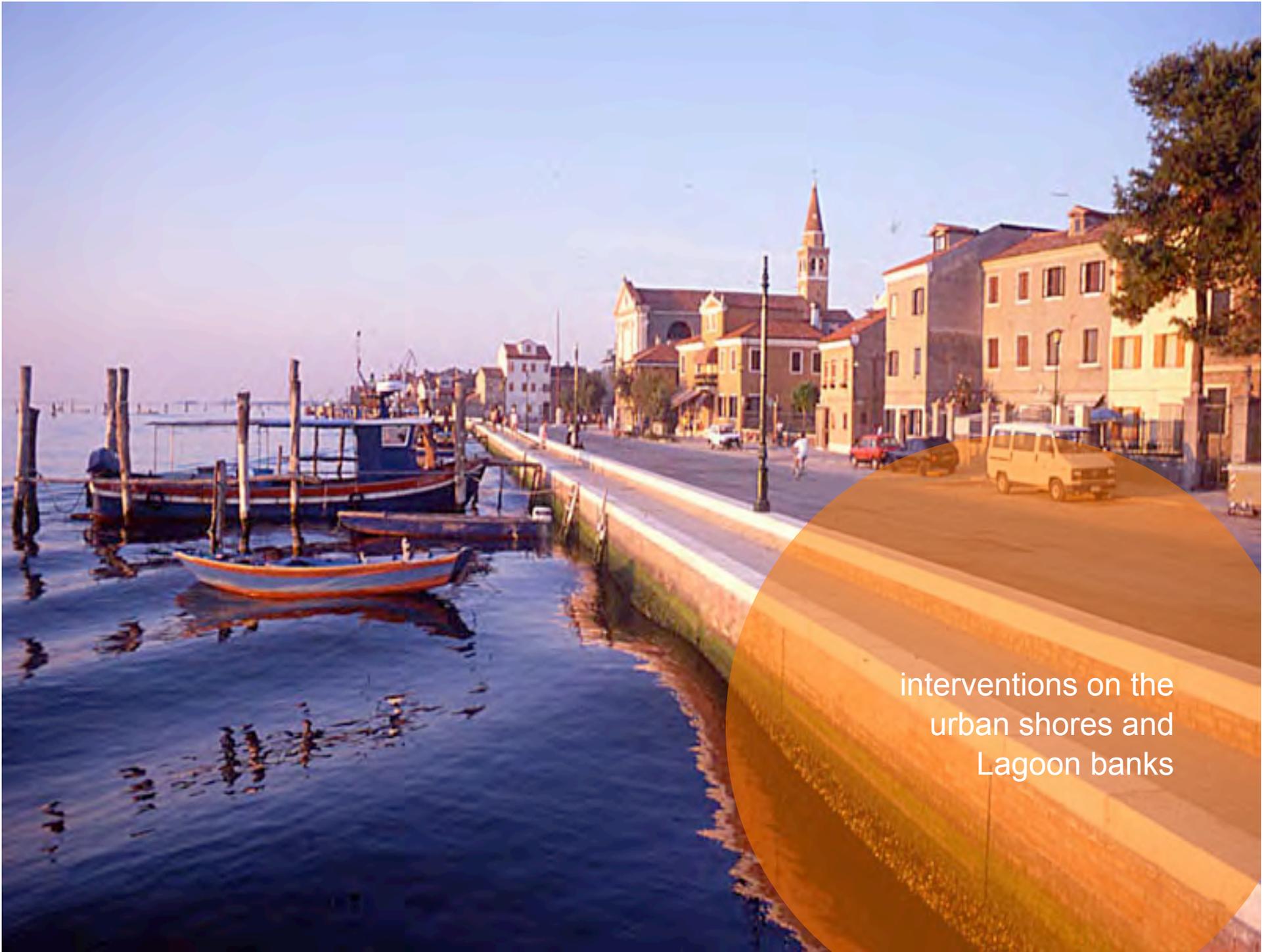
mare

New infrastructures at the Malamocco inlet



The new island in the Lido inlet



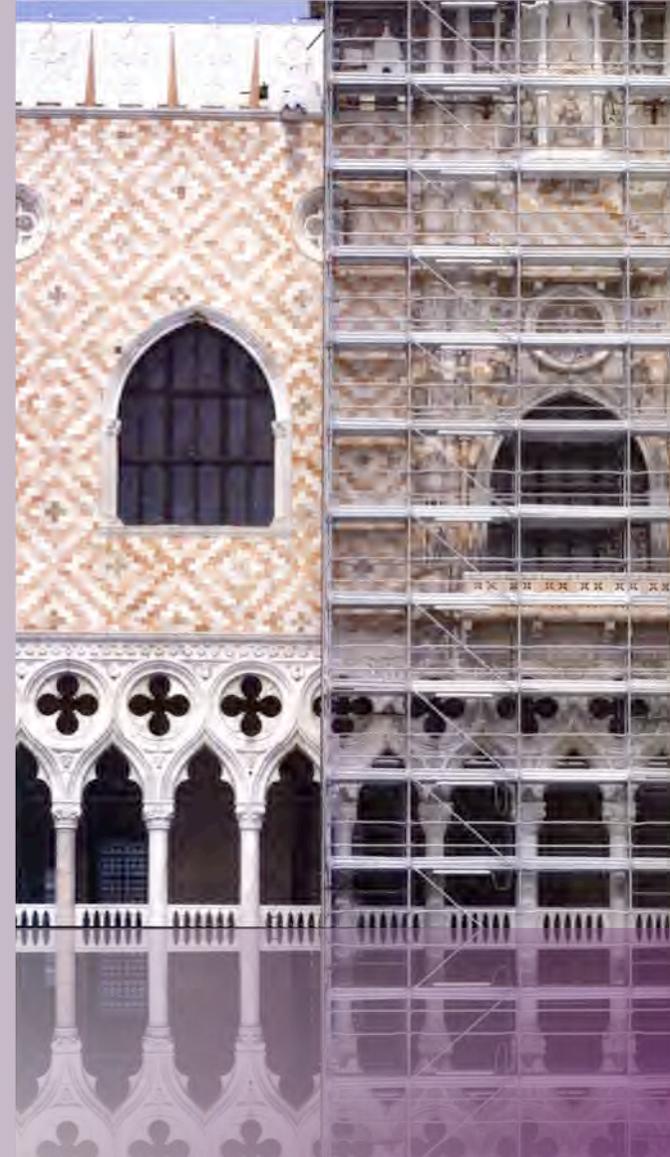


interventions on the
urban shores and
Lagoon banks

Constant urban maintenance works



Large-scale works of restoring the monuments and housing stocks



The regeneration of the Giudecca island



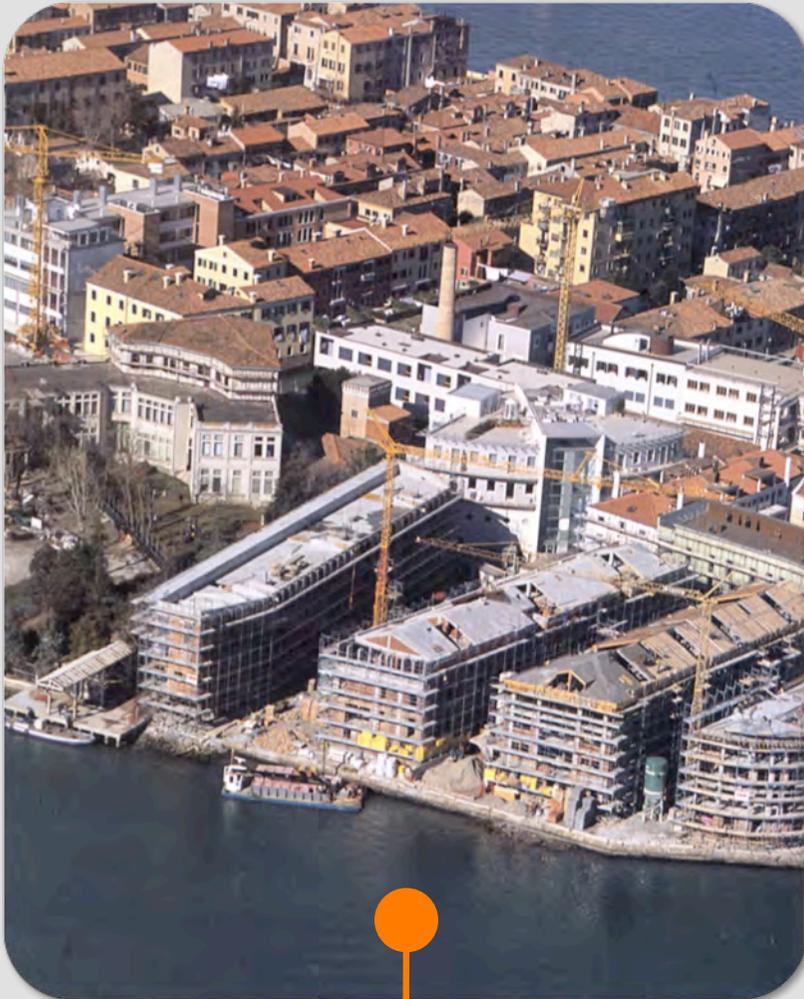
Regeneration of the
former Molino Stucky into
an Hilton Hotel



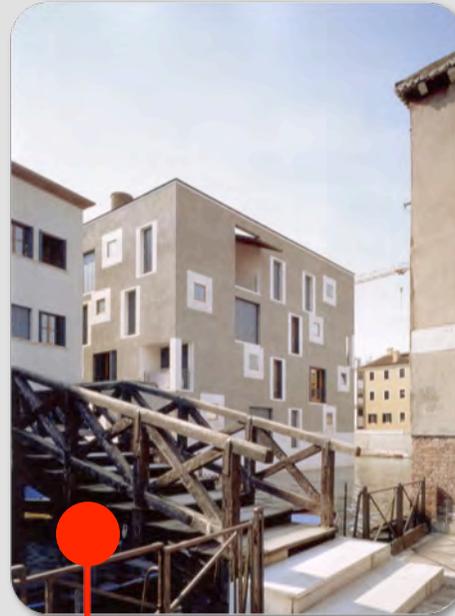


Ex CNOMV area, a former shipyard now transformed in 'nursery' for enterprises and boat yard





Urban regeneration of the former Junghans factory into a new residential area



New buildings by Cino Zucchi

Arsenal





mixed functions
and uses





The company Thetis spa

Culture as exhibition and events spaces, marine technologies laboratories and the MOSE's mobile gates maintenance headquarters.





Marittima
and San Basilio

Venice Iuav University





The Maritime Station by
Ugo Camerino (2002)





The Costituzione
Bridge
over the Grand Canal
by Santiago Calatrava





Piazzale Roma



People Mover
Between P. Roma,
the Maritime Station and
Tronchetto



A new tram line linking
the city on land to the city on water





Mobility in Venice
within the city of
water and between
the city on water
and the city of land is still
a critical issue

Porto Marghera (2000 hectares)
former industrial area reconversion





FOCUS AREA

1. The regeneration of the island of Lido



Critical points

Approx. 11 km of length, Lido acts as a physical barrier between the Venetian Lagoon and the Adriatic Sea.

Coming from a 'golden' past in the 19th century, as glamorous seaside resort, Lido is today a large residential suburb of Venice. A regeneration plan, based on territorial integration and socio-economic development, is needed with the aim of improving quality of life, restoring its identity and increasing attractiveness.

Location



Regeneration strategy

The Lido is undergoing major redevelopment work carried out by a private developer, EstCapital, including:

- conversion of the Hotel Des Bains into a residential resort
- creation of a tourist and residential resort at former hospital
- a 1,000 berth dock at the Lido inlet.



LIDO VENEZIA: ARENILE EXCELSIOR-AMARANTI, QUATTRO FONTANE, DES BAINS
 PROGETTO DI RISISTEMAZIONE

zona arenile EXCELSIOR-AMARANTI zona arenile QUATTRO FONATANE zona arenile DES BAINS

RIQUALIFICAZIONE DELL'ISOLA DEL LIDO - VENEZIA
 Committenti: ESTCAPITAL SGR S.p.a. - HOTEL LIDO UNO S.r.l. Via C. Lorenz - Padova

ARENILE EXCELSIOR-AMARANTI, QUATTRO FONTANE, DES BAINS



FOCUS AREA

2. the
regeneration of
the Certosa
Island



La Certosa is one of the largest islands of the Lagoon. Used in the past as a military firing range, by virtue of an agreement with the Municipality of Venice, in 2005, became a centre for boating developed by Vento di Venezia (VDV).



Through the promotion of water activities, VDV is engaged in the physical and socio-economic rehabilitation of a degraded area of the lagoon, preserving, at the same time, its natural environment of rare quality.



VDV Srl has worked on a feasibility study for the redevelopment of 46 buildings (for hosting sport facilities, education, accommodation, events), open spaces of the island (the creation of an *Urban Park*) and the development of vineyards and orchards, through a public-private partnership. The intervention will run until 2015.



**Thank you
for the attention!**
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