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

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Today, the challenge of Venice, city on water, lies in balance between the need for conservation and the need for innovation.
Since its origins, the destiny of the city of Venice has been dependent on its relations with the natural element: water.
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.
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)
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.
Configuration of the inlet of Malamocco with the works planned by the MOSE system
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.
New buildings by Cino Zucchi

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