

TRIESTE

The URBAN area is the **Cittavecchia** district (27,000 hectares with 2,000 inhabitants) which, together with the "Borgo Teresiano", constitutes the historic centre of the city.

Cittavecchia is the district which in the last thirty years has undergone the most accentuated environmental and socio-economic decline.

Within it there is a sort of micro-area where there is a significant presence of marginal population groups (including many from outside of the Community); a high unemployment level, submerged labour, crime and deviant behaviour.

Coexisting in the historic centre, but without communicating, are the city centre facing the harbour area, the fulcrum of commercial, professional and tertiary activities, and the target area, a zone which has to be crossed when going from the Eastern part of the city to the West and vice versa. It contains all the aspects of both housing and socio-economic degradation

The target area: a down-graded historic centre

The project applies to the district of «Città Nuova - Barriera Nuova - San Vito - Città Vecchia», the fourth in size, in terms of resident population (37,000 inhabitants, or 16.5% of the total number of residents in Trieste), corresponding more or less to the city centre in its 18th-century «dimension».

This district includes the so-termed «historic centre» which is the area where the city expanded from its pre-Roman origins until the 18th century. Still recognisable within it are two different areas: the «historic district» of Cittavecchia, the original nucleus of Roman origin (with an inner nucleus corresponding to the oldest city, dating from Pre-Roman-Tergeste times) and the expansion in the Teresian period.

The target area is the Cittavecchia district, which more than any other has undergone in the course of the last thirty years an accentuated process of environmental and socio-economic degradation, in which the innermost zone, where there is an absolute ban on pedestrian traffic and on residences, emerges in all its critical state.

In this micro-zone, apart from the official resident population, there is a strongly concentrated floating population of extra-Community immigrants. There are also some marginal groups characterised by a high rate of unemployment, with the presence of submerged labour, linked with episodes of crime and of deviant behaviour in general.

The objectives

The Tergeste project is proposed as a driving instrument for private enterprise to invest in the historic centre and as a pilot experiment to demonstrate the potentials able to be produced by the synergies between public measures and private enterprise.

It embraces a number of objectives aimed at improving the infrastructures and a radical cleaning up of the environment; the establishment of basic social, health and assistance services to come to grips with the existing social shortcomings; safeguarding the historical and archaeological assets; repopulating the area; providing incentives for setting up commercial and/or handicraft or service activities; job creation; and the development of training and reconversion measures for young persons, the unemployed, workers on «mobility» and women, in the artistic handicraft and restoration sector.

The resources brought into play will enable almost 22% of the real estate assets of the target area to be recovered and 84% of the spaces open to be returned to public use. It is estimated that private investment enjoying directive incentives in the shape of Community grants concerns at least another 20% of the remaining real estate assets.

An overall measure of this nature permits the Cittavecchia area to be reopened as a pedestrian precinct, and constitutes the prior condition for turning the target area into an urban «pole» that will

act also as a socio-economic-cultural workshop and will operate in the direction of a rebalancing of the social fabric.

Implementation

In the span of just 24 months all the public works have been designed and contracted out; all the construction sites handed over and works started; the private sector subjects identified as operators of two of the services conceived for the area selected; the training measures announced and partly carried out; the contributions envisaged by Measure 1 put up; the enterprise projects assessed; the classification lists formed; contributions assigned and the first private investment projects started.

The concrete management of the project has led to the emergence of a number of problems.

For example, the recovery plan drawn up for the area in many cases imposes the maintaining of the original identity of the buildings, making it hard to adapt them for economic-productive purposes, and entailing heavier restructuring costs.

The constraints put on the intended use of the areas, moreover, although in line with the objective of repopulating an uninhabited area, make the recuperation operation more complex.

Again, the seriously rundown state of the property assets, together with the fragmentation and the uncertainty of the ownership situation, are elements that discourage private investment, in view of the risk that large areas of degradation will remain, which would condemn those recuperated to remain isolated cases.

In an attempt to underpin real estate ownership, the administration has introduced - in addition to the URBAN resources - an additional measure financing the rehabilitation of common parts of buildings in which an economic initiative promoted by URBAN is present.

Among the factors most conditioning the carrying out of the projects, the discovery of archaeological remains must assuredly be included. The problems was partly known and had urged the administration to include the question in the work plan right from the phase of devising the programme. From this stems, in fact, the hypothesis of the archaeological excavation which then became the *Crosada Project*, the first extensive urban stratigraphic excavation project to be carried out in Trieste, and the proposal of the Convention between the Municipality and the «Soprintendenza» in which the parties undertake to adopt attitudes to foster the implementation of the projects funded by the Community initiative within the times established.

The new situation that has come about in relation to the discovery of the area's considerable archaeological importance, has led to the revision of a number of projects, which is a requirement not assessed promptly and flexibly enough by the Soprintendenza, even though, today, the problems have been very largely resolved.

Participation and communication

The Tergeste Project is characterised by the large-scale participation of a multiplicity of subjects in the various initiatives and activities planned.

Normally the choice of holding public calls for bids for the selection of projects has been preferred. Alternative modalities are however adopted when it is deemed necessary to identify possible partners on the basis of their particular qualification, or when it is wished to involve representative segments of the population of the district.

The Department of Sciences of Antiquity of the University of Trieste, with its School of Specialisation in Archaeology, has been identified as partner for the research project and the campaign of archaeological excavations. A second example is represented by the actions of support, accompaniment or analysis of Measure 1, with the participation of the BIC - Friuli-Venezia Giulia and the local associations in the handicraft sector (which have contributed in drawing up the bid notices and in selecting the enterprises, respectively), at present providing tutoring for the enterprises for the carrying out of the investment projects financed.

Apart from the objective of the direct involvement of a number of actors in carrying out the activities foreseen in the programme, special attention has been devoted to communication

strategies vis-à-vis the citizens, both to disseminate the contents and to increase the credibility of the project during the course of its implementation and to increase its chances of success. The communication strategy adopted has used traditional means of communication but also more sophisticated instruments such as web pages and *CD-Rom*.