



The Integrated Programme "South San Cristoforo" began the road to revitalization in the early years of the new millennium, when the Municipality of Catania, entitled to funding of 17 million euro, decided to invest in one of the most degraded parts of the city: the district of San Cristoforo. Due to its gradual marginalization, this district had been transformed into a type of buffer zone between the downtown area and the southern "productive" part of Catania.

The reasons why this investment was made were numerous and included:

- the poor housing conditions and low standard of living;
- the district's considerable number of resources and project opportunities, due to the vast amount of unutilized and accessible real estate;
- the real estate's moderate value;
- proximity to the southern areas of the city, where important projects and investments were strengthening the tourist activity of the "Plaia" area.

The San Cristoforo project's range of action includes approximately 38 hectares of land on which many degraded buildings and abandoned non-residential areas are located. The severe social and infrastructural conditions along with the abandonment of buildings which were once utilized for commercial purposes, caused a gradual desertion of the residential area. From a social point of view, this district is one of the city's most difficult socio-economic areas due to its residents' low income, high unemployment and illiteracy rate and juvenile delinquency. On the other hand, the district's population maintains a strong sense of belonging and identity as a result of its artisan vocation which constitutes an important aspect of life.





OBJECTIVES AND STRATEGIES

The main objective of the Program is to recreate a healthy urban environment by constructing new housing units, providing services, adding green public spaces, creating areas for public use and restoring the district's heritage. These objectives are to be reached by utilizing both public and private resources that will strengthen and multiply the Program's positive outcomes.

The creation of various integrated services which will be made available to the entire district constitutes one of the Program's main objectives. These services will be capable of generating a multifunctional urban environment that will improve the standards of living.

Thanks to funds included in specific public housing regulations, co-ops and companies will construct approximately 450 housing units. Furthermore, 25,000 square meters of non-residential land will be dedicated to economic initiatives of small scope, to ensure compatibility with the nature of this district. The project's actions concentrated on the central part of the Integrated Program's district, but could represent a starting point for other nearby and downtown areas.





Regione Siciliana



Comune di Catania



Comune di Novara



Ayuntamiento de Navacerrero



INTERREG III C SOUTH
REGIONAL FRAMEWORK OPERATION
PROGRESDEC
ESDP steps



PROJECT PART-FINANCED
BY THE EUROPEAN UNION

Integrated Programme "South San Cristoforo"



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Year of political decision: 2000

Year of technical project: 2002

Years of implementation: 2004 - 2009

PROJECT FUNDING

Autonomous initiative of the Municipality



Initiative induced by normative measures

/ economic incentives:

European



National



Regional



LEGISLATIVE REFERENCES

Legge 17 febbraio 1992 n. 179 "Norms for public residential buildings, which sets up the "Programmi integrati di intervento" (integrated programs for intervention for city and buildings requalification, characterized by diversity of functions and with the participation of other private and/or public operators.



Sub project:
"RegeneratioNet" - "Po3IT3"

CATANIA



Regione Siciliana



Comunidad de Madrid



Comune di Catania



Comune di Novara



Ayuntamiento de Navalcarnero



INTERREG III C SOUTH
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DIMENSIONS

DIMENSION OF THE AREA

380.000 sq m

SIZE OF POPULATION

3.500


BULK OF BUILDINGS INVOLVED

800.000 cu m to be recovered

220.000 cu m new buildings


TIPOLOGY

PHYSICAL INTERVENTION

Transformation / demolition -reconstruction
(functions and features before and after) 

Recovering and transformation of historical
urban fabrics and public spaces to realize:

- Squares
- Urban green structures
- Shools
- Urban centres
- Sewerage systems

Preservation or restoration 
Recovering of industrial archaeology and
residential buildings

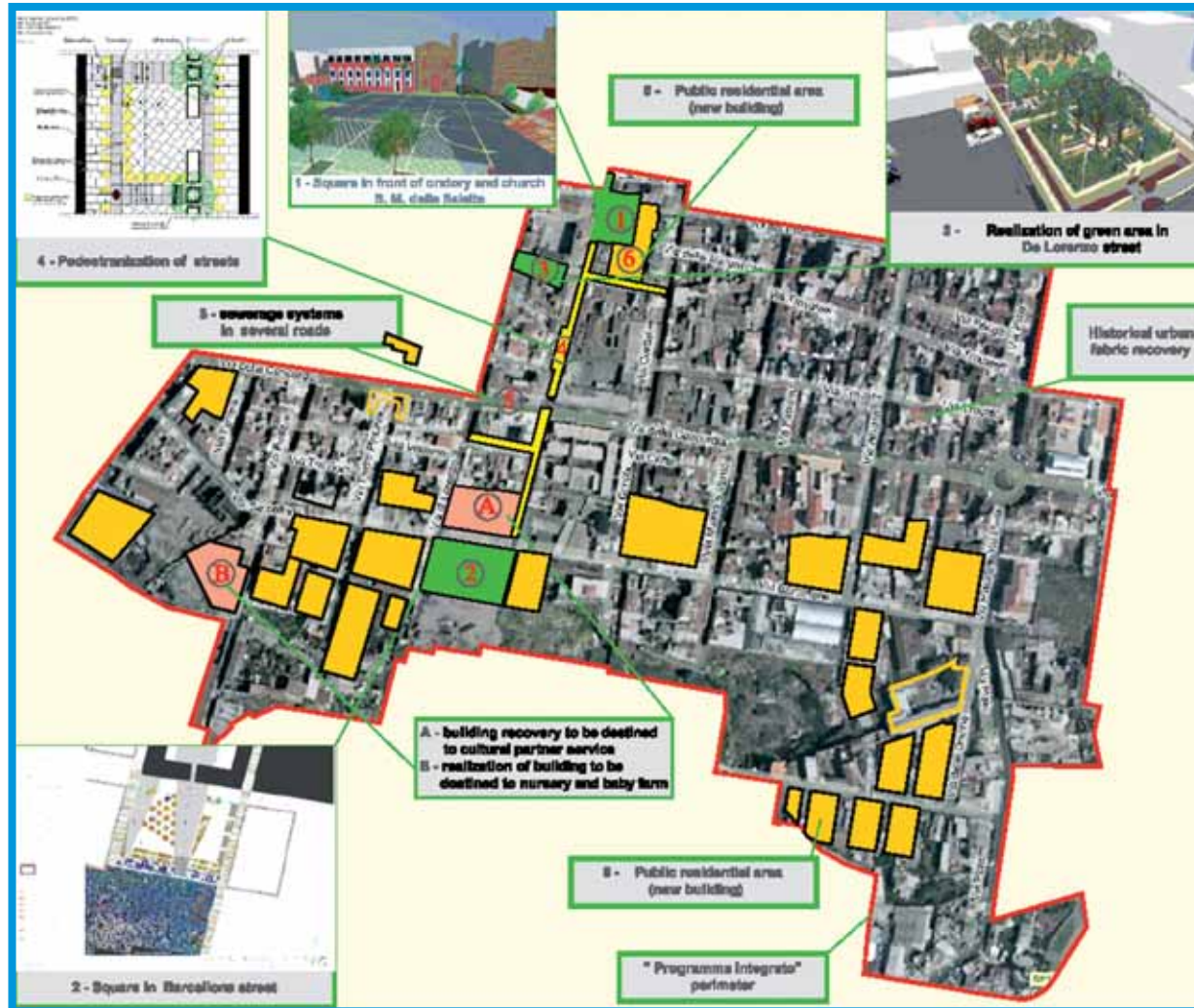
SOCIAL / ECONOMIC MEASURE

- Vocational training
- Handicraft promotion
- Schools information
- Agenda 21 Italy

Sub project:
"RegeneratioNet" - "Po3IT3"

CATANIA

Integrated Programme "South San Cristoforo"



PROJECT TOOLS

DESIGN TOOLS

- Urban planning variant "Zooming"
- Performance norms
- Buildings planning

FINANCIALS TOOLS

- National funds (L. 179/92)
- Sunk funds
- Private funds
- National funds for public residential buildings
- Concession of increases in building cubature

OTHER TOOLS OF PUBLIC POLICIES

"Accordo di Programma"
(Program Agreement between the Municipality of Catania and the Regional government)

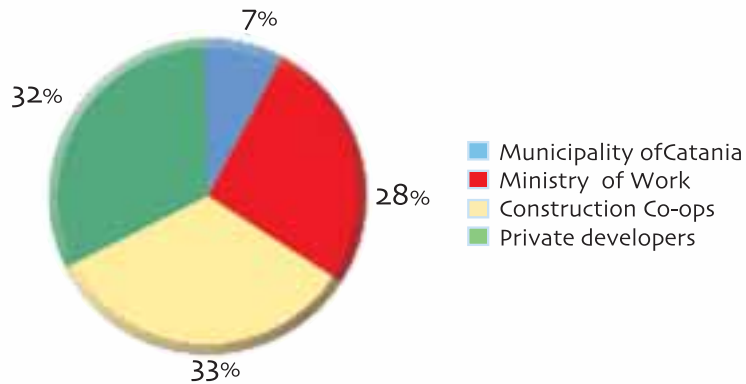


Sub project:
"RegeneratioNet" - "PO3IT3"

CATANIA



MAIN ACTORS AND THEIR FINANCIAL PARTICIPATION



PRIVATE ACTORS

Municipality of Catania:	€ 4.500.000,00
Ministry of Labour:	€ 17.301.305,45

PRIVATE ACTORS

Construction Co-ops:	€ 20.000.000,00
Private developers:	€ 20.000.000,00
Private owners:	Non quantificabile

EXPECTED / ACHIEVED RESULTS

PUBLIC BENEFITS

- Restoration of a central and highly degraded historical quarter (380.000 sq m)
- Increase in employment
- Reduction of juvenile delinquency

BENEFITS FOR THE PRIVATE SECTOR

Possibility of creating housing with public funding in a restored and central district.
Possibility to buy real estate in restored central city areas of moderate value.