

Project: "Barrio de la Estación"



Comune di Catania



Comune di Novara



Ayuntamiento de Navalcarnero



PROJECT PART-FINANCED BY THE EUROPEAN UNION

The District contract of Navalcarnero "Barrio de la Estación", the District contract deals more about the social and cultural aspects. The actions carried out by this project aim at enhancing the social cohesion and the quality of public services.

The urban area chosen for this intervention is a Northern district of the city, already involved in the "Barrio de la Estación", with a high percentage of public housing. The project involves two different areas.

The first is an area realized in the '70, characterized by a high people density, by the presence of many poor families and by the lack of public services. This area has always been characterized by a sort of social isolation, due to the presence of people coming from the same geographical regions. Nowadays, this area presents a big share of elderly population and a bad quality of the buildings.

The whole urban area suffers for the lack of public spaces, green areas and cultural services. Moreover, a big share of the population suffer for social problems (20% of the families have social assistance).

For all these reasons the general goals of the "District contract" are:

- enhance the quality of the buildings, even with reference to some historical buildings within the area
- enhance the quantity and the quality of public services, green areas, cultural spaces
- enhance the quality of the environment even through higher standards in energy saving
- enhance the supply of public services addressed to specific targets, such as elderly people or children
- enhance the employment of the area through the development of training and research activities

The whole project will be realized through public (regionally and local) and private funds, even through the project financing.

Sub-project:

"RegeneratioNet" - "PO3IT3"

NAVALCARNERO



Project: "Barrio de la Estación"



Year of political decision:

2005

Years of technical project:

2005 - 2008

Years of implementation: 2006 -

2010

PROJECT FUNDING

Autonomous initiative of the Municipality

Initiative induced by normative measures / economic incentives:

European
National
Regional

LEGISLATIVE REFERENCES

- Plan General de Ordenación Urbana de Navalcarnero.
- Programa de rehabilitación urbana de la Comunidad de Madrid (OCRE)

Sub-project:

"RegeneratioNet" - "Po3IT3"

NAVALCARNERO

Project: "Barrio de la Estación"



PROJECT PART-FINANCED BY THE EUROPEAN UNION



DIMENSIONS

DIMENSION OF THE AREA

190.000 mq.

SIZE OF POPULATION

Almost 4.000

BULK OF BUILDINGS INVOLVED

Almost 50.000 mc.

TYPOLGY

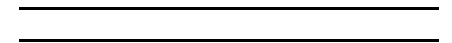
PHYSICAL INTERVENTION



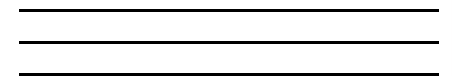
transformation/demolition-reconstruction

- Identification of new functions for the buildings of the area
- Restoration of urban area

preservation or restoration



SOCIAL / ECONOMIC MEASURE



Sub-project:

"RegeneratioNet" - "Po3IT3"

NAVALCARNERO

Project: "Barrio de la Estación"



Comune di Catania



Comune di Novara



Ayuntamiento de Navacarnero



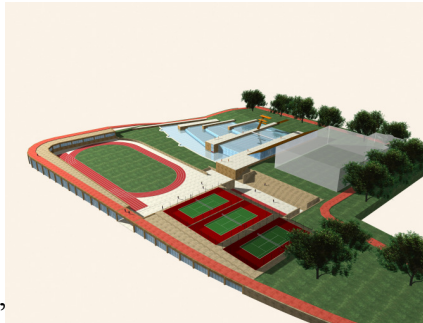
PROJECT PART-FINANCED BY THE EUROPEAN UNION



Green Area "Feliciano Hernandez"



Green Area "FEVE"



New Sport Area "Barrio de la Estación"

PROJECT TOOLS

DESIGN TOOLS

- Feasibility plan

FINANCIAL TOOLS

- National co-funding on a public call
- Public (House Territorial Agency) and Private investors for houses construction
- Private bank loan

OTHER TOOLS OF PUBLIC POLICIES

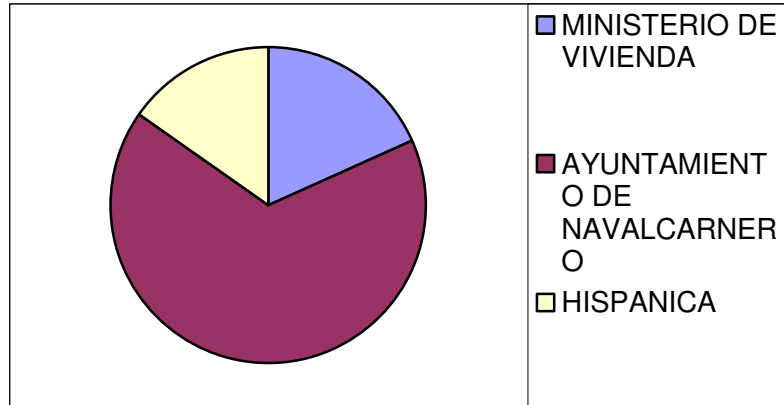
- Enhancement of public services for health and social integration

Sub-project:

"RegeneratioNet" - "Po3IT3"

NAVALCARNERO

MAIN ACTORS AND THEIR FINANCIAL PARTICIPATION



PUBLIC ACTORS

- A) Municipality of Navalcarnero – 14.188.635,19 €
- B) Ministry of infrastructures – 3.917.154,00 €

PRIVATE ACTORS

- A) Constructora Hispanica – 3.297.171,99 €

EXPECTED / ACHIEVED RESULTS

DIRECTLY QUANTIFIABLE / VALUABLE PUBLIC BENEFITS

- Enhancement of the public services (Services for elderly population and children; Green areas; Cultural services)
- Enhancement of public houses supply
- Enhancement of work places

OTHER PUBLIC BENEFITS AND EXTERNALITIES

- Revitalization of the urban area
- Social integration

BENEFITS FOR THE PRIVATE SECTOR

- Economic return for private investors in real estate business

Sub-project:

"RegeneratioNet" - "Po3IT3"

NAVALCARNERO