

The 2nd Chance
Network's Project
Brochure



2ND
CHANCE

WAKING UP THE
SLEEPING GIANTS



Lead Partner City of Naples

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The 2nd Chance Partners



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2nd Chance

WAKING UP THE SLEEPING GIANTS

The challenge of 2nd Chance is the re-activation of large vacant buildings and building complexes for a sustainable urban development.

In many European cities smaller and larger derelict sites, underused premises, so called “voids” can be found in or near the city centre. These sites often have a negative impact on their surroundings.

On the other hand they present a great opportunity: the voids can be used to complete a compact settlement structure, to provide space for needed functions in the city.

Large buildings and building complexes, that have lost their original purpose and are in decay, are the biggest opportunity within voids to support a sustainable city and neighbourhood development.

The challenge is to re-activate those “sleeping giants” for the benefit of a sustainable neighbourhood development. It is about to bring these larger buildings and building complexes in use again, to rehabilitate them, providing space for what is needed in the neighbourhood and in the city, to support an appropriation through indefinite users, to support a strategic uses of these premises, not only oriented on private exploitation interests, but also on interests of the common goods.



Naples | Lead Partner

Waking up ex Military Hospital

Description of the Target Area

Santissima Trinità delle Monache complex, also known as ex-Military Hospital, is an historical architecture with a high artistic value, a large building complex that covers a surface of almost 25.000 m2, of which 9.000 m2 are built areas with 2-5 story buildings and the other 16.000 m2 are green areas and internal courtyards. Nowadays it is nearly completely abandoned and the majority of the buildings are in severe physical conditions.

This large building complex dominates Montesanto, Olivella and Quartieri Spagnoli, considered as some of the most degraded neighbourhoods of the city in spite of being situated in the historic centre of Naples - UNESCO site, just next to the Greek-Roman foundation town. The refunctionalization of this abandoned building complex could contribute both to the regeneration of the surrounding areas by increasing the quality of life of its inhabitants, and to the reduction of the socio-spatial segregation of the neighbourhood by giving the opportunity to the citizens of Naples and to other visitors to discover an almost unknown part of the UNESCO site, providing them with a different and unexpected point of view on the city.

Main Objectives of the Integrated Action Plan are:

improving the accessibility to the site; restoring the building complex; providing space for green areas and socio-cultural activities which lack in the neighbourhood; opening a new tourist axis within the UNESCO area; providing job opportunities through the development of economic activities; increasing the social capital through the active participation of different stakeholders in the elaboration of the LAP and in innovative bottom-up governance mechanisms.

Through an open call, the municipality has involved the citizens in the reactivation process, by inviting them to express their interest in joining the URBACT Local Group. Almost 200 people are actively participating in developing one shared vision for the reuse of the building complex, in elaborating the Local Action Plan and in experimenting temporary uses.

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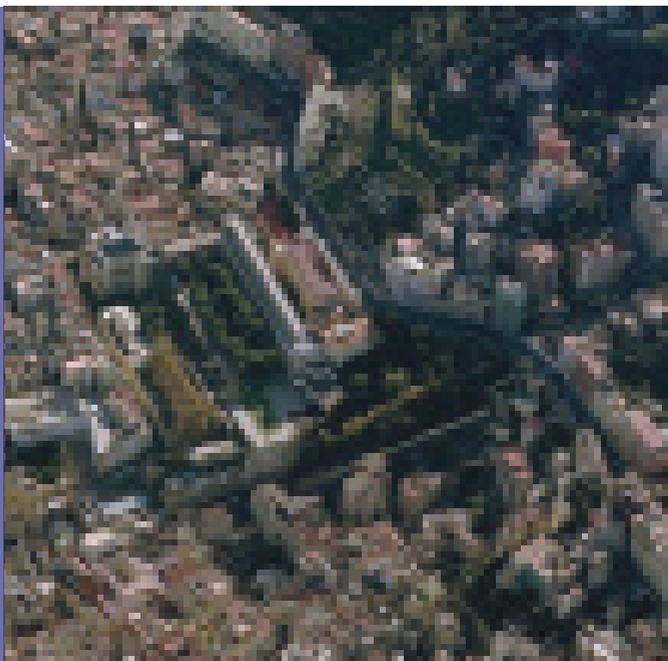
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Brussels

Arlon 104

Description of the Target Area

The building is located in the European quarter in Brussels, a dense, upscale administrative zone, yet at the same time suffering from a high vacancy ratio (11%). Nevertheless, an ambitious plan for the “Wetstraat”, the main axe in the neighbourhood, will lead to the construction of even more office buildings. Thus, a strategy is needed to avoid the demolition of the existing building stock. The building itself, Arlon 104, built in the sixties, is an office building of 11 000 m² which hasn't been in use since 2004. In 2010 it was stripped completely, leaving only its bare structure, roof and façade.

Main Objectives of the Integrated Action Plan

With the development of the Integrated Action Plan, we are aiming to give the building back its neighbourhood by developing a vibrant and open temporary occupation program for the people working and living in the vicinity. The action plan will serve as the project outline taking into account the technical challenges of the building, the stepping stones until realisation, the different partners to execute the program as well as the risks we would have to mitigate. The objective is to use the Integrated Action Plan to get the necessary support for the realisation and to apply for the required funding. Secondly, the elaboration of an action plan within the URBACT framework, allows us to elaborate our expertise. In this way Arlon 104 could serve as a pilot project for many others to follow.

During the URBACT trajectory, many of the actors necessary to develop and eventually carry out the project, have been gathered. Our Urbact Local Group consists of different services of the Municipality, NGO's, the owner of the building,... Together we are determining the exact program of the temporary occupation. At the same time, punctual events in the building have been and are being organised. This way, the activation of the building can already start gradually, during the process.

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Caen The awakening of two sleeping giants to reactivate the Caen's Peninsula

Description of the Target Area

The target area concentrates on the former docks and industrial zone, which connects with the city centre. As the target area has lost its former function as harbour and industrial zone and despite large public investments, the site itself presents a large void. The target area, for the time being, lacks identification as a city district. Citizens do not perceive the peninsula as part of the city; thus do not use enough the opportunities the area provides and do not invest there. There is therefore major work required in terms of converting the image and public appropriation of the site. Meanwhile, Caen City Council has begun to initiate the redevelopment of the part of the peninsula closest to the city centre, called "the island". This process of "awakening" is currently under way. To enhance this awakening, Caen's URBACT project has included the redevelopment of some derelict buildings on the target area, to be chosen by the ULG members.

Main Objectives of the Integrated Action Plan

The general focus of the LAP will be to prepare the process for the long-term redevelopment of the peninsula according to the master plan with the intention to:

- Encourage the inhabitants to use this part of the city and draw their and investors' attention to it to invest in peninsula;
- Revive the city's maritime identity, which it has gradually lost over time.

In addition, two derelict buildings on the target site have been chosen by the ULG to be preserved, in order to make the history of the area visible and tangible. The ULG is therefore much involved in the collection of data, collectively made a diagnosis based on a SWOT analysis and will soon write the LAP with the help of the ULG coordinator. As a result, the ULG identified three main objectives:

- Preserve and enhance marks of the peninsula former industrial history
- Enhance the peninsula centre during its transformation phase and support this transition
- Answer the peninsula's future users' needs (inhabitants, workers, students, visitors, etc.)

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Chemnitz

Spinnbau - Bold Ideas To Create More Space For Your Ideas

Description of the Target Area

The area is the former "Spinning Works" (Spinnereimaschinenbau) in Altchemnitz, 4.7 ha. Total floor area is altogether approx. 36,000 m². It is a private property, bought by the current owner in 2013. He has the intention to develop the target site and bring the buildings back in use; this in a step-by-step process, appropriate to his financial capacities. First rehabilitation works have started for spaces, for which a user/renter has been found. This area could provide space for a variety of commercial and cultural uses, for example for independent contractors, university spin-offs, cultural activities. Further the reactivation of the target area could be used to link the area with its surrounding, in particular with the very close by technical university and its students houses. The city has a development concept for the Altchemnitz neighbourhood. In this concept the revitalisation of the former industrial estate has a high priority. In addition a neighbourhood manager was appointed.

Main Objectives of the Integrated Action Plan are:

- Drawing the attention to the Altchemnitz
- Step-by-step redevelopment plan for the "Spinning Works" (Spinnbau)
- Improved access, spatial opening of the site to the neighbourhood/ city
- Bring all buildings in use (step-by-step), finding users, involvement of current users
- Retention of cultural and recreational space, encouragement of (sub-) cultural usage
- Refurbishment of the buildings (step-by-step), elaboration of renovation goals
- Improvement of townscape and streetscape
- Renovation of supply lines, elaboration of an energy concept

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Dubrovnik

Summer villa Gučetić as community-cultural centre

Description of the Target Area

The target building, a listed 2-storey summer villa from the 16th century is next to the sea in the Mokošica neighbourhood. The neighbourhood is a new part of Dubrovnik (built in 1970s) with around 12.000 inhabitants and a very high percentage of young population. The Gučetić summer villa (target building) is owned by the City of Dubrovnik. The plot sizes 3.800 m². The gross floor area is 800 m². The Gučetić summer villa is damaged and devastated. The Gučetić summer villa is a protected heritage complex. Strict national legislation on reconstruction and redevelopment of protected heritage sites complicates the process of conservation and/or reconstruction and are in general very cost intensive.

Main Objectives of the Integrated Action Plan are:

- To ensure the use of space before its renovation
- To ensure consensual commercialisation of the space within the summer villa area once renewed
- To propose and apply participative managing and programming structure before and after its renovation, with a focus on neighbourhood citizens

ULG group has so far worked on familiarizing citizens with the space potentials thus having meetings in public spaces that surround the target site and opening Facebook page for continuous communication. The project itself has two ambassadors that promote project idea.

The City of Dubrovnik has organised two music concerts and a play day for children within the garden of the summer villa Gučetić that all together were visited by almost 400 people.

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Gijón

The Tobacco Factory Action Plan

Description of the Target Area

The listed 3-storey Tobacco Factory (Tabacalera), owned by the municipality, is located in the traditional neighborhood Cimavilla, the peninsular old fishermen's quarter and historical centre of the city. The neighborhood has been declared protected area ("Bien de Interés Cultural") as archaeological area, so the area has the highest protection according with the law.

The 100 % vacant building is an old baroque convent from 1670, reconverted in the Tobacco factory after the "disentailment Mendizabal". The useable surface is 5.996 m²; the built surface 8.541 m². The surface of the courtyard is 4.776 m². Inside it houses a church with important roman works (not in use), former production and administrative space and the former habitation of the general manager of the Tobacco fabric.

The building reflects the development of the city: the use as a convent, the transformation into a building of production and then its abandonment in 2002. It has been empty since. The whole complex was in strong need of rehabilitation and the works are already being executed. The current idea is to bring a mix of uses around the culture and creative sector in the buildings. Thus, the Tobacco Factory (Tabacalera) could include from an exhibition area to incubator enterprises, artist residences, co-working spaces and so on.

Main Objectives of the Integrated Action Plan

The reactivation of the building can allow to provide new space for cultural, neighborhood and new economic activities, for co-working and to showcase to the public the history of the city through the history of the building. Beyond the building itself, the project also holds potential to boost and reactivate the whole neighborhood by extending the impact of the building recovery to its surroundings.

The new economic activities should be related both to attract and keep talents of the cultural and creative sector in the city and recovering other kind of professional profiles, thus broadening the economic diversity to foster economic development and reduce unemployment, especially among the young people.

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Liverpool

Wellington Room Options Appraisal and Feasibility Study

Description of the Target Area

The target building is a former entertainment venue including ballroom built in 1814-16 for the city's elite. The building is a single storey ashlar structure combining Greek with some Roman elements.

Main Objectives of the Integrated Action Plan

The main aim of the Options Appraisal is identify potential uses for the building. Costs and end values have been calculated for each potential option. Physical changes required to implement various uses have also been considered.

The study will identify which options are the most cost effective and identify the amount of grant required to get the building back into use. The document will be used to attract potential purchasers /operators and make a case to grant making bodies.

The ULG have also prepared a programme of temporary repairs designed to stop the building deteriorating. Temporary repairs will be implemented this year with support from Government Agency Historic England.

The Options Appraisal will be launched very soon and will be the start of a public consultation process.

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Lublin

Revitalization of the Malt House and Brewery

Description of the Target Area

The Integrated Action Plan will focus on two target buildings: the Malt House and the Brewery. The Malt House is currently mainly unused due to its very bad technical conditions. It is managed by the city but ownership is unclear. Co-operation with a local group is planned to prepare preliminary concepts of the area development. The Brewery does not operate as a local brewery any more but for last few years it has become an important cultural place in the city. Part of the area is developed and new functions have been introduced but the bigger part is still abandoned and underdeveloped. Under the project it is planned to commence co-operation with a lessee, strengthen a positive image of the brewery and assist in further activities.

The two buildings are connected, thematically as they were previously part of a larger industrial complex, and historically as they used to have the same owner. The Brewery is partially in use for cultural activities, pubs, and apartments for rent. These activities need ongoing support and they need to be expanded taking into account available resources. The Malt house is completely abandoned and derelict. Educational activities are planned which will bring the building into citizen's awareness and will allow for further project's dissemination.

Main Objectives of the Integrated Action Plan

The Integrated Action Plan will try to find answers on following questions:

1. How to support cultural activities already taking place in the Brewery and how to expand them to the area? How to include the Brewery into further "educational" activities concerning the industrial history of Lublin?
2. What should be the new function(s) of the Malt House? How to find out about them? Are they feasible? How to build a wide support among stakeholders / potential users for the reactivation?
3. What can be done in the building and around the building despite its ownership problems?

The reactivation of abandoned areas and buildings in accordance with the needs of their neighbourhoods can provide space for new and needed functions to support the city development and maybe "re-attract" people moving back to the city.

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Maribor

Former Prison “KPD”

Description of the Target Area

The large old building - former prison “KPD” is situated in the city centre on the degraded and derelict area behind the main Maribor shopping centre. The building was built around 1885 as a typical five-pointed building, one of the most modern in the Austro-Hungarian Empire.

The ‘KPD’ building with the exception of the two renovated parts, represents large underused and abandoned premises of almost 16.000 square meters. In addition, the bad conditions are combined with problems of fragmented ownership of individual segments of the building. The ownership of the Municipality of Maribor comprises the biggest area of the central part and a part of the east wing of the building. Two private parties own both southern wings, while the renovated west wing with a part of the east wing is owned by Maribor Development agency. The surrounding area is abandoned and is used as an improvised parking lot.

Main Objectives of the Integrated Action Plan

With our integrated LAP we would like to find solutions how such degraded urban areas and derelict (large) buildings can be long-term revitalised by supporting different stakeholders (municipality, local groups, initiatives, private investors) and support better organisation of city administration and better governance and cooperation between city administration and civil associations. Members of Maribor 2nd Chance core URBACT Local Group (ULG) are from different departments of Municipality of Maribor and Maribor City Council. From the beginning of second phase of project, we spread core ULG with new thematic external members from University of architecture, from Institute for the Protection of Cultural Heritage and from civil associations.

We spread our ULG 2nd Chance activities with our external ULG member from University of architecture as mentorship of the student’s project on the subject of the sustainable revitalisation of the KPD premises. The solutions of the student’s project address the wider issues of the isolation and invisibility of the KPD premises within the urban space.

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Porto

Santa Clara

Description of the Target Area

Santa Clara is a neighbourhood in the historic centre, located under a bridge. A territory from the 18th century only accessed by stairs what turns the access very difficult. It is an exclusively housing area, without other functions, trade, or equipments, except the kindergarden which will close soon. Another problem, local but important, is the noise from the metro which pass on the bridge. The area includes 3 blocks, 38 plots with 8346,95 m² and significant parts are derelict and run down. There exists 34 buildings, with a gross building area of 10211,06 m². These buildings belong to private owners, with a few economic conditions to maintain them, and a great part of the occupied buildings, have low cost rents. But the great part of the buildings is completely or partially vacant (71 %), most of them in ruins (61%).

All this contribute to the degradation of this territory, to the low qualification of the public spaces, loss of attractiveness and the concentration of poor residents.

To promote a change in Santa Clara we should look at the building called "Recolhimento do Ferro", with a gross building area of 2537,50 m² (the quite closed kindgarden) which will be turned in new mid and short time residences. Behind this other vacant buildings will be flexible residences joining housing with work spaces (Live&Work) and some public plots will be a leisure space. All of these opportunities are the anchors of the rehabilitation and revitalisation of the area.

Main Objectives of the Integrated Action Plan

The main Objective of the Integrated Action Plan is to bring relevant public and private stakeholders together developing a strong partnership trough the development of a strong joint strategy and actions that will attract new investors and most of all, new users. One of the main focus points of this strategy is the Local Technical Team, a part of the solution, an offer for the owners and the investors in Santa Clara, working as a low cost team.

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Genoa

Ex-Caserma Gavoglio

Description of the Target Area

The Caserma Gavoglio is a former military base, actually transferred to the Municipality of Genoa after the presentation of an overall redevelopment plan, designed with a participatory process that involved many stakeholders in the city in the last years.

The military base, totally enclosed, is 46.000 sq.m., and is composed by 15 buildings (27.100 sq.m. total – 15.240 sq.m. covered surface that is 33% of the whole area). The size of the Ex Caserma Gavoglio aims to define a different way to organize the process of re-activation of the whole area, that is too big and complex to be redeveloped at one time. The temporary reuse could allow the involvement of stakeholders in short term actions, by exploring new uses and ways to sustain them for existing buildings and open spaces.

Main Objectives of the Integrated Action Plan

Today a large part of the area is not accessible by citizens and it is in decay and derelict. The opening to the public has started with a small and active community centre, Casa di Quartiere Lagaccio, that aims to ensure accessibility and services for people. The Ex Caserma Gavoglio is placed in the middle of a central district, densely populated, where citizens are strongly motivated to take active part in improving the quality of their life. Therefore, the neighbourhoods can act as strong anchor partners in actively supporting and enhancing appropriation in order to develop strategic uses for the abandoned buildings as a common good. Due to the variety of actors, their strong motivation and the particular setting, the exchange on “tailor-based” and innovative solutions is very important. The aim is to further understand more about proper processes and financial models to foster participatory planning and co-design.



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LIVERPOOL | The Wellington Room

BRUSSELS | Arlon 104

CHEMNITZ | Spinnbau

LUBLIN | Malt House and Ex-Brewery

CAEN | The Peninsula

MARIBOR | Former Prison "KPD"

GENOA | Ex-Caserma Gavoglio

DUBROVNIK | Villa Gučić

PORTO | Santa Clara

Gijón | Ex-Tobacco Factory

NAPLES | Ex-Military Hospital



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