

Conceptual model and concrete projects for Urban Regeneration

Giuseppe Roma

President

RUR Urban Research Institute

www.rur.it

g.roma@rur.it

Former professor of Urban Management at ROMA III University



Preconditions for urban regeneration

Run-down assets to new life

Projects and investments aimed at re-using run-down assets. In this way new functions are given to significant areas of the cities.

Zero land consumption objective

Urban renewal includes physical redevelopment of industrial, public or residential buildings, as well free areas within urbanized areas. The ultimate aim is not to expand construction in rural or natural areas on the edges of cities

A comprehensive approach

Urban Regeneration is a comprehensive approach that merges vision and action in view of transforming deprived urban areas into Eco-settlements

An Eco-friendly way to revalue dead asset

The area before the intervention is an inert asset, through the assembly of a project, with the related investments, is transformed in a living area of the city without wasting new territory

The different types of urban regeneration

ECONOMIC REGENERATION

Interventions aimed at the setting up of companies or tertiary headquarters for urban development and employment growth

RESEARCH AND UNIVERSITY

Areas dedicated to research, innovative business parks, data centers. University campuses connected to research centers or hospitals

HERITAGE REGENERATION

Recovery of historic centers (especially in medium-small cities - or valuable architectural and cultural sites

ENVIRONMENTAL REGENERATION

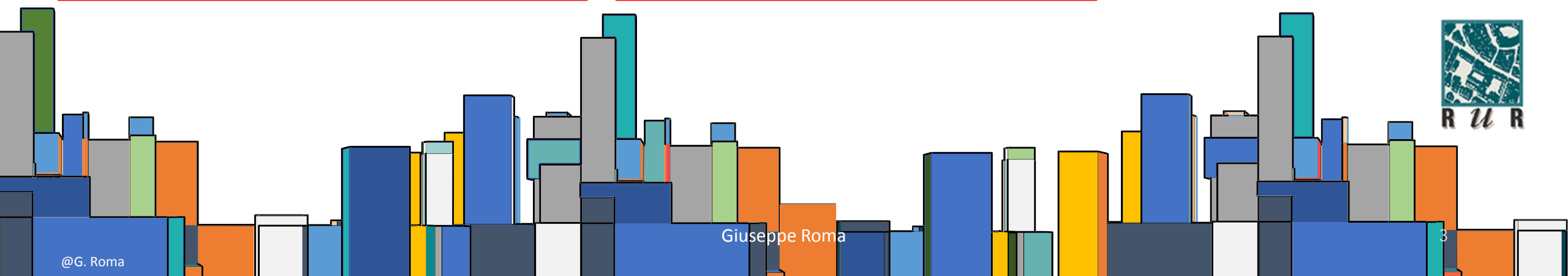
Creation of parks, cycle paths, sports areas and new rurality in abandoned and degraded areas.
Interventions for recycling plants, energy production from renewable sources

HOUSING & SOCIAL REGENERATION

Revitalization of abandoned areas located in suburbs and urbanized areas through the localization of carbon-free residences and services for social life

INFRASTRUCTURE REGENERATION

Interventions in abandoned areas belonging to disused infrastructures (railways, power plants...) converted into mobility hubs



Starting from the end:

1 environmental sustainability

2 social utility

3 economic performance



- Energy saving and de-carbonisation of buildings
- New green spaces and soft mobility



- Integrate public and private functions
- Provide different types of housing (social, students, elderly...)

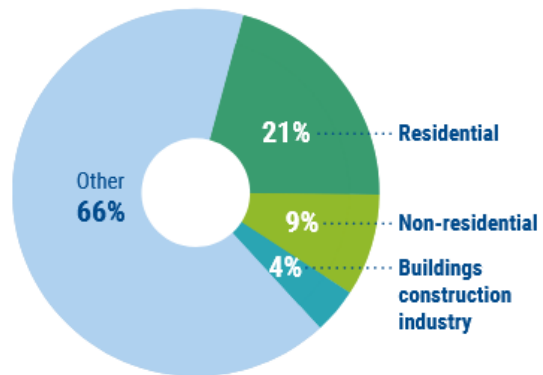


- Attract private investors on the basis of a fair yield
- Within the framework of the city's strategies, aim to encourage private improvement initiatives

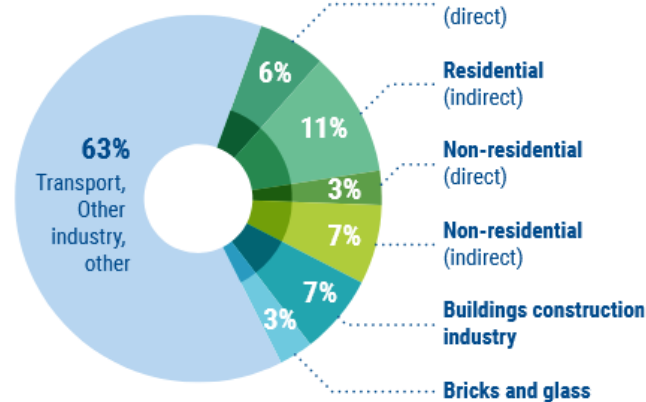
36% of global Co2 emissions depend on buildings

Figure 1 Share of buildings in total final energy consumptions in 2022 (left) and share of buildings in global energy and process emissions in 2022 (right)

ENERGY DEMAND BY SECTOR 2022



EMISSIONS BY SECTOR 2022



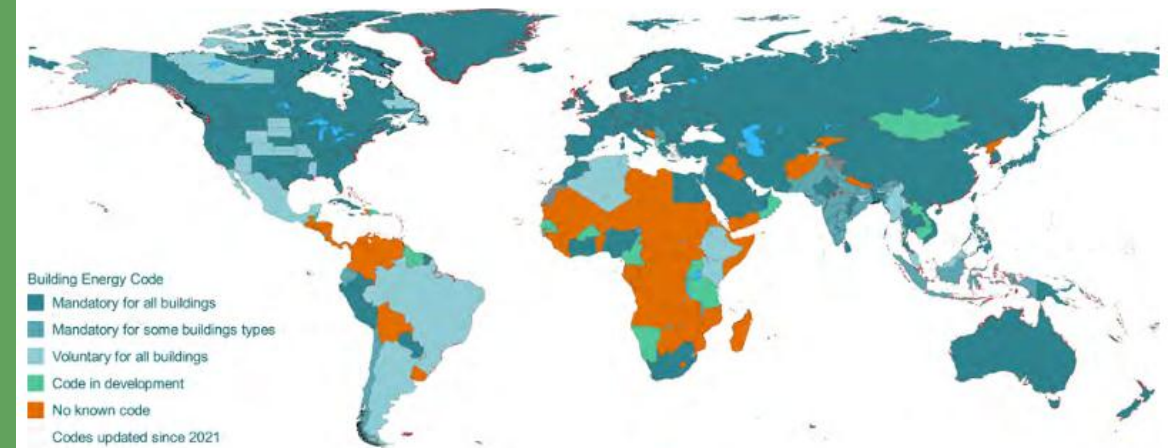
(Source: IEA 2023a. Adapted from 'Tracking Clean Energy Progress')

Our Cittaslow are largely made up of buildings on which local governments must intervene to reduce energy consumption and emissions

Modernize Building Codes

- Requirements for energy efficiency envelopes and energy systems
- Buildings equipped with smart meters, sensors and user control technologies
- On-site renewable energy systems
- Smart electric Vehicle charging

Figure 11 Adopted global building energy codes by type and status



(Source: IEA 2023a)

Notes: Countries with dark 'red' outline have adopted updated building energy codes since 2021

ECO BONUS

Energy efficiency buildings

Tax deduction on expenditure

Windows, biomass or condensing boilers Class A **50%**

Global renovation of the buildings/ Insulation / Micro Generators Building automation **65 %**

Interventions on common parts of condominium buildings from **70% to 80%**

Interventions for seismic risk **85%**

Renovation of the building facades **60%**