

E¹⁸ Polignano a mare (IT)

Scale
L/S

Living between urban connections and natural landscapes

Team composition: architect mandatory

Location: Railway Station Area

Population: City 17,680 inhab.

Strategic site: 60 ha

Project site: 3 ha

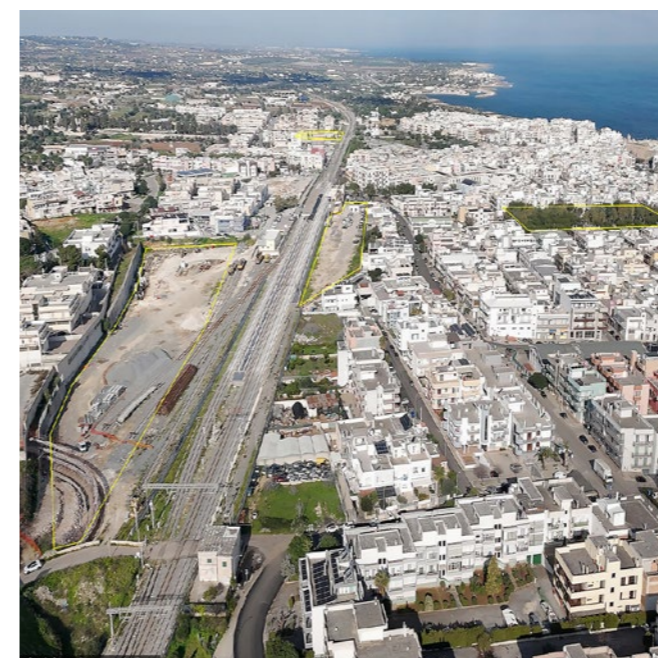
Site proposed by: City of Modugno

Actors involved: City of Polignano a Mare, FS Sistemi Urbani

Site owner: FS Sistemi Urbani and City of Polignano a Mare

Commission after-competition: At the national results event, a workshop, together prize-winning teams and stakeholders, will be organised to define the project/process guidelines, in order to define the development and urban transformation of the competition areas.

The ideas, typologies and/or approaches developed by the award-winning designers may be the subject of a subsequent project phase in accordance with the regulations of the current procurement code.



SITE / CONTEXT

Polignano a Mare, a town in Puglia, is located 33 km south of the coast of Bari. It is characterised by the magnificent location of its historic centre, which stands on a rocky outcrop overlooking the Adriatic Sea. Its wealth lies in tourism related to marine activities and agriculture. With an average of 250,000 visitors per year, the FEE, Foundation for Environmental Education, has awarded Polignano a Mare the Blue Flag since 2008. It was named “Most welcoming city in the world 2023 at the Booking.com Traveller Review Awards”. The city hosts the “Red Bull Cliff Diving World Series” every year. Its territory is characterised by a landscape of considerable interest, both naturalistic - with its Lama (Lama Monachile is famous) and sea caves - and historical with its ancient centre and the remains of Roman domination.

The city is served by two airports (Bari and Brindisi), the FS railway line, the A14 motorway and the Adriatic SSI6. Its tourist attractiveness and urban conformation have stimulated an expansion of the territory along the direction of the coastline and within the SSI6 connecting axis.

But it has also developed inland beyond the railway line, which represents an important connecting infrastructure both at the metropolitan and tourist level. The railway line crossing consists of some vehicular and pedestrian underpasses, to be rethought to facilitate the connection of the different parts of the urban fabric with the vital city centre and with the sea.

CITY STRATEGIES

The city is promoting the regeneration of the urban system through the Preliminary Planning Document (P.D.R.U.) aimed at improving the urban, housing, socio-economic, environmental and cultural conditions of human settlements and also adopting intervention tools with the involvement of inhabitants and public and private stakeholders. Furthermore, in synergy with FS Sistemi Urbani - the Asset Manager company of the Ferrovie dello Stato Italiane Group - the City is working on a plan for the urban regeneration of railway areas no longer useful for railway operations, through the establishment of new public-private functions. Today the city must respond to new needs of the community that must deal with the activity of tourism by building new social, housing and service dynamics according to the principles of ecological transition, energy saving, inclusiveness. The challenge of EUROPAN is to offer new ideas for these areas with a high re-sourcing capacity.



How to generate new ways of living for the community by combining connections, services and landscape values?



QUESTIONS TO THE COMPETITORS

The site is defined within the framework of the collaboration between the Municipality of Polignano and FS Sistemi Urbani (Asset Manager company of the Gruppo Ferrovie dello Stato Italiane) for the urban regeneration of a number of compendiums no longer functional for railway operations and of possible future disposal. The areas are located in the area of the FS station, a few minutes' walk from the historic centre and Lama Monachile. An urban regeneration is foreseen to create new public and private facilities and to give back to the community the nodal spaces of the city fabric. Strategic for the station areas is the Villa Pinocchio playground project, completing the connection system that has already seen some interventions in the urban squares. The urban fabric of Polignano is strongly oriented towards sustainability due to the ease of creating a high-quality proximity context, by intervening on public spaces and safeguarding the landscape and local resources. Unused areas can respond to the need to combine tourist attractiveness, housing mix and services with attention to connections with urban and landscape systems. In accordance with the regional landscape plan of the Puglia Region, the project must safeguard the natural, morphological and historical-cultural characteristics of the landscape; promote interconnection between the different modal transport solutions in reference to the railway infrastructure; ensure soil permeability and promote renaturalisation processes, as well as introducing new functions to serve the community and local productivity.



How can we strengthen landscape connections and reconnect the fragmented areas with sustainable actions to enhance local resources?