



URBAN PROJECT/METROPOLITAN AREA/DEPRIVED AREAS/DEVELOPMENT ECO

URBAMECO

URBAMECO Final conference, Lyon 14.05.2009

The projects of public development which allow the private
initiative
Constanta,2009



Topic: Intervention on public/private equipments. Private investors are necessary for the setting-up of economic activities and housing environment

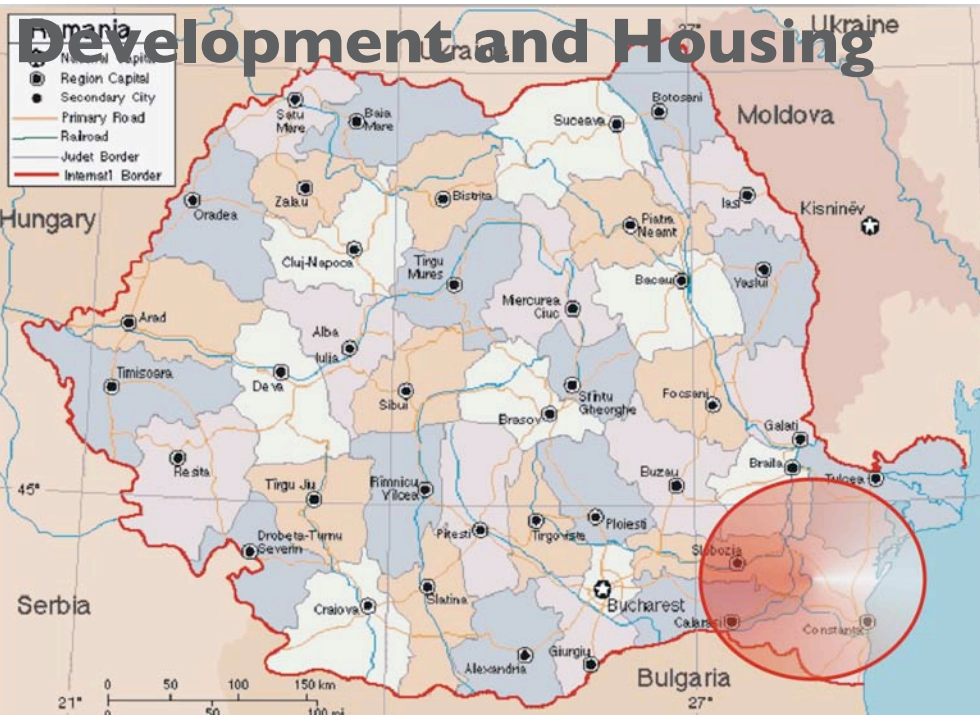
- TITLE OF THE PROJECT & LOCATION
 - Brief DESCRIPTION of LAPs aims/objective
 - ULSG description & methodology
 - List of the projects of public development which allow the private initiative
- Intervention on public/private equipments

TITLE & GEOGRAPHIC LOCATION

Title of the Project

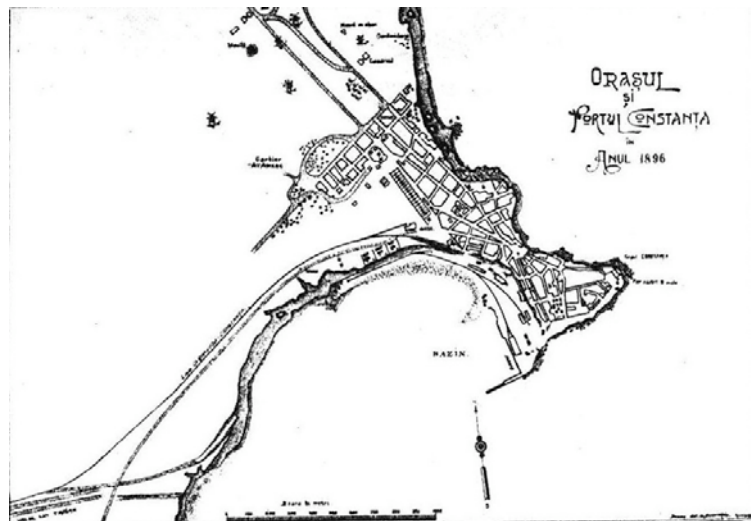
Urban Regeneration of the Peninsular Area of Constanta

Managing Authority : Ministry of Regional



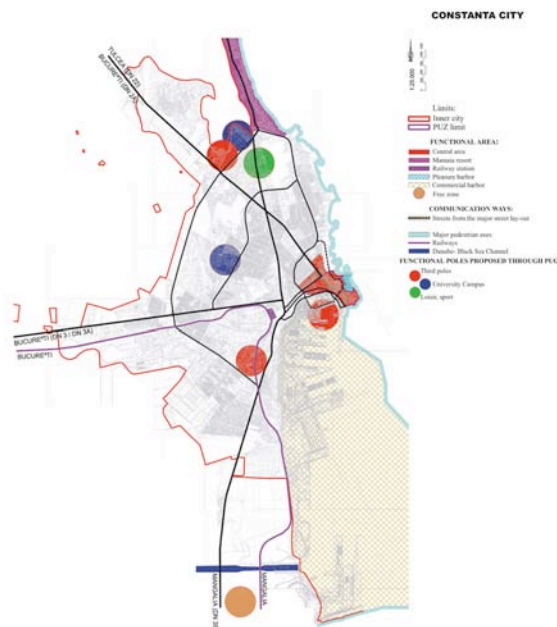
Constanta

1896



1931

2004



LAP vision and objectives

Main Theme

Urban regeneration of the Peninsular Area of Constanta (declared protected 'urban site' by national legislation in 2001)

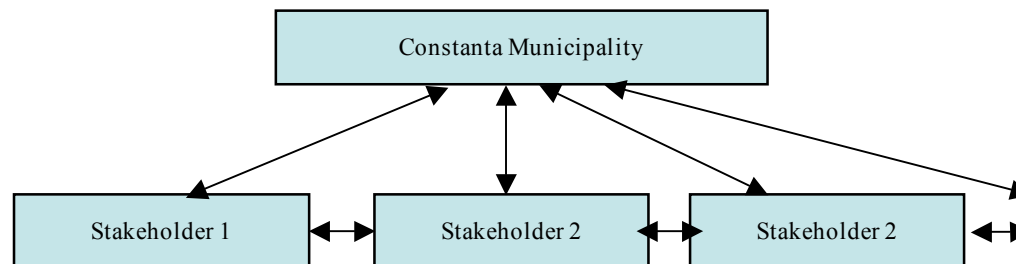
Strategic objectives

- restoration of basic infrastructure and public spaces
- developing and improving public services and develop related basic infrastructure
- tourism development and promotion in the area
- social protection and assistance development
- sustain area-specific economic activities that bring added value to the area
- environment protection and rehabilitation of the green spaces

Specific objectives

- restoration and regeneration of the monuments in the area (archaeological, architectural, historical)
- develop and approve the peninsular zonal urban plan (establish and enforce local policies for the house owners, business owners etc, re-organize traffic in the area)
- restoration and development all the basic infrastructure (roads, water pipes, sewage, gas, electricity, etc)
- create and rehabilitate the green spaces and the shoreline

Urbact Local Support Group-DESCRIPTION



Constanta Municipality - role to coordinate and follow the process in developing the LAP.

Other stakeholders:

- role of advice, as representatives of each body
- participate actively in identifying the concrete projects that have to be implemented as a priority, giving the specific information needed for the definition of each project

All members of ULSG participate to the final decision making regarding:

- definition of the concrete projects to be implemented
- prioritizing the identified projects
- finding alternative funding
- finding ways to enforce the implementation of the strategy

Urbact Local Support Group- ANALISYS

Strengths and Opportunities of ULSG members

- the expertise and knowledge concerning the specificity of the area,
- the involvement in the area and
- the position as representatives and decision-making actors for different interest groups in the area

Weaknesses and Threats of ULSG

- lack of involvement from Roma representatives in the area
- delay in the adoption of financing guidelines at national level regarding the access to the Structural and Cohesion Funds
- uncertain legal situation of some of the buildings
- lack of direct involvement of MA

Urbact Local Support Group-DESCRIPTION

- Constanta Municipality
- Constanta County Council
- Public and private Autonomous Agency (part of Constanta Municipality)
- Chamber of Commerce
- Water County Autonomous Agency
- “Dobrogea” National Entity for Electrical Energy - regional department
- Phone and cable companies in the area
- Religious entities (Orthodox, Catholic, Muslim, Jewish)
- Museums and cultural representatives in the area
- Private houses owners associations
- Business owners in the area
- Constanta Commercial Port Administration
- “Tomis” Leisure Port Administration
- Environmental Agency
- “Oceanic Club” – environmental NGO
- “Consiliul Tinerilor” – youth NGO
- “Litoral” Tourism promotion and development association (NGO)
- “Marea Neagra” Tourism promotion and development association (NGO)
- “Dobrogea” environmental protection group (NGO)
- Human Resources Development Institute
- Constanta Metropolitan Zone Association
- Roma representatives

Local Action Plan- DESCRIPTION

Structure of LAP

Chapter 1: Existing situation - analyze and evaluation from economical, social, environmental and level of technical and social capacity point of view of the Peninsular Area

1.1. General data

1.2. Territory evaluation

1.3. Administrative evaluation

1.4. Diagnosis and SWOT analyze

Chapter 2: Development strategy of the Peninsular Area

2.1. Introduction

2.2. Strategic objectives

2.3. Strategic frame

2.4. Strategic scheme of the Peninsular Area Development

Local Action Plan- DESCRIPTION

Chapter 3: Spatial profile and fields of intervention in the Peninsular Area

- 3.1. Spatial and functional profile
- 3.2. Problematic areas and spatial evolution tendency
- 3.3. Identified intervention areas
- 3.4. Identified functional areas – proposed situation

Chapter 4: Action Plan (2009 – 2015)

- 4.1. Strategic and operational arguments
- 4.2. Projects portfolio
- 4.3. Projects' details
- 4.4. Implementation time schedule

Chapter 5:

Implementing, supervising and coordinating the application of the strategy

Annexes

Local Action Plan- ANALYSIS

List of the projects of public development which allow the private initiative

(2009 – 2015):

I. Urban rehabilitation of basic infrastructure and green spaces

- Restoring and rearranging Casino and promenade
 - Restoring and rearranging Ovidiu Square
 - Restoring pedestrian access between Ovidiu Square and Tomis Leisure Port
 - Restoring pedestrian access between Modern beach and Mircea cel Batran street, including the esplanade
 - Restoring and rearranging Tomis pedestrian street (extension of Tomis Bd), between the bitch wolf statue and Ovidiu Square
 - Restoring and rearranging the Archaeological Park
 - Urban regeneration of the „ Historical town ruins” park situated near the Orthodox Cathedral

List of the projects of public development which allow the private initiative

(2009 – 2015):

2. Building and develop parking spaces in the area between Gate I and II to the Commercial Port of Constanta

3. Urban regeneration and bring into light the archeological and architectural patrimony into the Peninsular area

- Restoration and reinforcement of the Orthodox Cathedral
- Restoration and reinforcement of the Greek Orthodox Church
- Restoration and reinforcement of Karol I Muslim Mosque
- Restoration and reinforcement of Archiepiscopal Palace
- Restoration and reinforcement Armenian Church
- Restoration of Roman Spas
- Restoration of Roman Mosaic

**List of the projects of public development which allow the
private initiative**

(2009 – 2015):

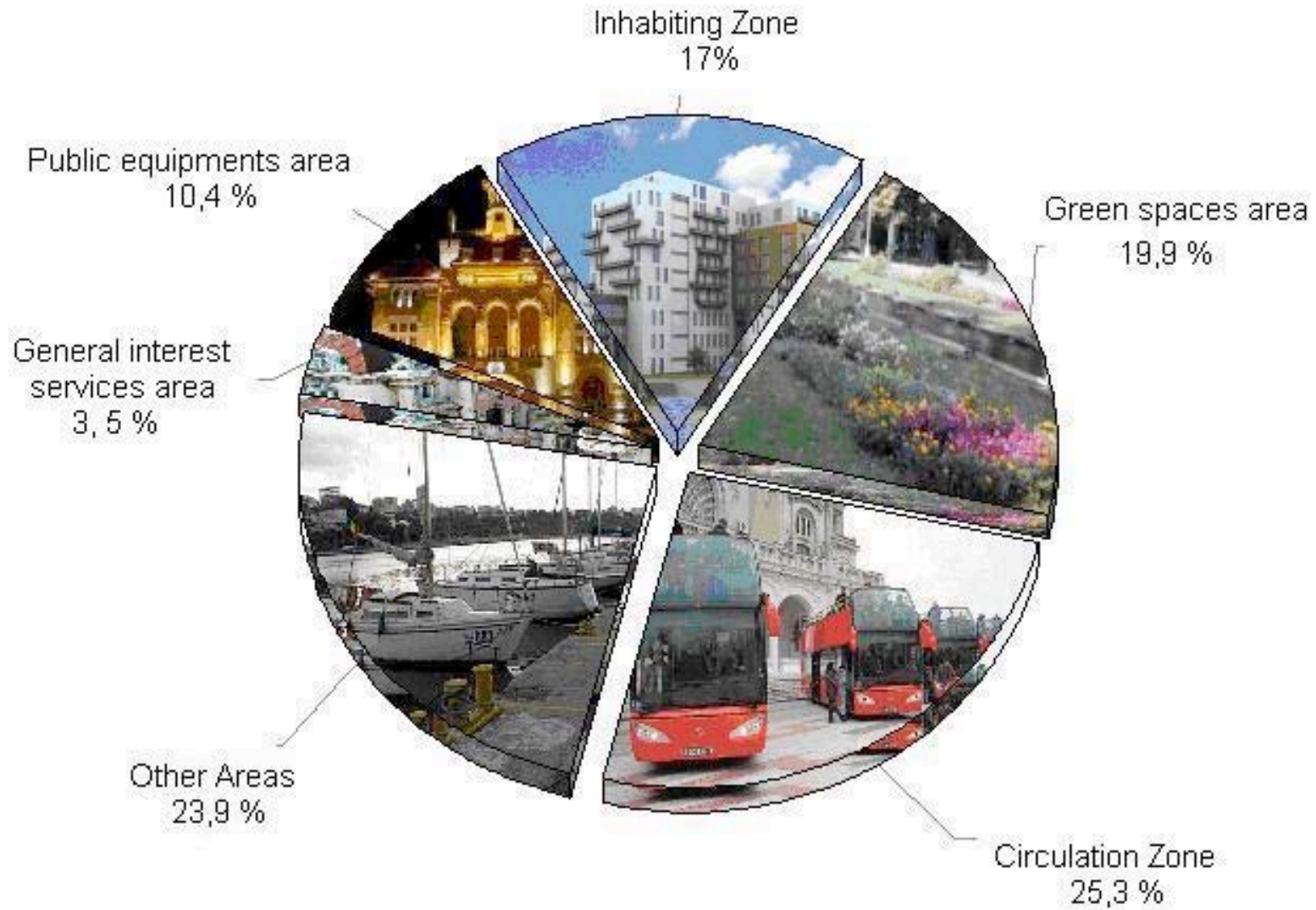
- Tomis Riviera -access coastal road that will connect Tomis leisure Port and Mamaia resort
- The Oriental Bazaar
- Residential area

Intervention on public/private equipments

Territorial comparative survey

Functional area	Existing situation		Proposed situation	
	Surface (ha)	%	Surface (ha)	%
General interest service area	3,12	3,5%	13,92	14,5%
Public equipment area	9,24	10,4%	8,28	8,6%
Public institutions	3,81	4,3%	3,62	3,8%
Cults	1,03	1,2%	0,72	0,8%
Cultural endowments	2,88	3,2%	2,4	2,5%
Education	1,52	1,7%	1,52	1,6%
Inhabiting area	15,18	17,0%	9,28	9,7%
Individual small collective in inhabitancies	10,83	12,2%	6,53	6,8%
Medium / large collective inhabitancies	4,35	4,9%	2,75	2,9%
Green space area	17,71	19,9%	19,91%	20,8%
Public green spaces	11,40	12,8%	19,11	20,0%
Untidy green surfaces	6,31	7,1%	0,80	0,8%
Circulation area	22,56	25,3%	18,86	19,7%
Road traffic circulation	11,37	12,8%	4,88	5,1%
Pedestrian circulation	11,19	12,6%	13,98	14,6%
Other areas	21,30	23,9%	25,50	26,7%
Beach	4,17	4,7%	4,19	4,4%
Leisure port	14,86	16,7%	21,31	22,3%
Unproductive lands	2,27	2,5%	0	0
Total	89,11	100,0%	95,75	100,0%

Existing Situation
functional area surface



Propose Situation
functional area surface

