



photo by luca fascia

**CATEGORY** urban/architectural  
**TEAM REPRESENTATIVE** Architect  
**LOCATION** Venezia **SITE** Mestre - Station Area  
**POPULATION** City 269 331 inhab. Mestre conurbation 181 718 inhab.  
**STRATEGIC SITE** 300 ha approx  
**SITE OF PROJECT** 6,50 ha + 2 ha + 0,6 ha  
**SITE PROPOSED BY** Municipality of Venezia and FS Sistemi Urbani srl  
**OWNER OF THE SITE** Rete Ferroviaria Italiana SpA (RFI), FS Sistemi Urbani srl (FSSU), Favretti Srl, Comune di Venezia

**COMMISSION AFTER COMPETITION**  
 Starting from the award-winning proposals, the municipality, through a Committee and eventually through working groups with

the teams, will assess the opportunity to develop a final proposal on the whole project or on parts of it.  
**HOW THE SITE CAN CONTRIBUTE TO THE ADAPTABLE CITY**  
 Trough the project on the new station of Venezia Mestre, a path of urban regeneration will be achieved. Its starting point will recover some lots affected by a new programme of use: housing, services and work. The project shall offer spaces, adaptable over time, to reconnect Marghera and Mestre: two parts of the city that currently are visually (but not physically), divided by the railway line. The enhancement of urban infrastructure (tram an train network) defines the elements to be taken into account to ensure that these three sites contribute to make the urban context adaptable to changes of space and time, which will take place during the completion of these infrastructure projects.

**CITY STRATEGY**  
 Territorial policies of the municipality are currently directed to consider the city's urban theme not in terms of building density growth, but as urban redevelopment and re-organisation of Mestre and Marghera, which shall regard the regeneration of historical parts and of most degraded elements, too. Among the choices of redevelopment, the historical centre of Mestre and the area south of the Garden City of Marghera, are identified through the "Accordo di Programma" (Agreement of Program) for redevelopment of "Vaschette and South area of Marghera". These areas are connected by a tramway that stop at the most important functional elements to the network (the station of Piazzale Cialdini, in the historical centre of Mestre, Mestre train station and the interchange station for the southern access to the city, in the „Vaschette's" area).





**SITE DEFINITION**  
The Station area of Mestre is at the centre of these two broad areas of urban regeneration and can represent a connection tool able to re-organize the two areas. Three lots can promote this regeneration:  
1) the former rail yard, which provides new services, city planning standards enhancement and enlargement of the green area of the Park of Piraghetto; 2) the current area of the railway station in front of Piazzale Favretti which includes the station with all the related services and the conversion of the “former Post office building” (privately owned) in a new accommodation building; 3) The gardens of via Piave, area owned by Metropolis (mandatory Co. Ferrovie dello Stato) where it is foreseen the requalification of the green area through the construction of a public building that gives back the gardens to the uses of the city.

**ADAPTABILITY : MAIN ELEMENTS TO TAKE INTO ACCOUNT**  
Transformations of the station area entail the need to modify some provisions of existing Variation to PRG for the following operations: volume transfers, heights of buildings, allocation of new gross surface area. These operations will be defined within an “Accordo di Programma” (Program Agreement) to be activated among promoting actors. At the end of 2013 the tramway from Favaro to Marghera will be completed and Mestre train Station will represent the hub of exchange between rail transportation, tram line and urban and suburban bus lines. Mestre train Station allows for an efficient exchange between public transport in a perspective of sustainable mobility both in urban and suburban systems. The areas corresponding to site n. 1 will be provided by Rete Ferroviaria Italiana to the Municipality of Venezia together with all

buildings, which will be demolished. The intervention of demolition and new construction pursues enhancement of architectural quality and equipment of neighbourhood standards. The Station area, corresponding to site n. 2 will be enhanced, in its existing volume and through new gross surfaces allocation from sites n. 1 and 3 which will be purchased by Municipality of Venezia from the company Metropolis. Concerning the “former Post office building”, a dedicated section of the “Accordo di Programma” will set out in details the amount of public benefit (in terms of urbanization works aiming at upgrading of station areas) and the place, where this benefits may be spent, within the perimeter of the Agreement.





The Station - site 2 and the gardens of via Plave- site 3 (left). The area named Piaghetto - site 1 (right)



