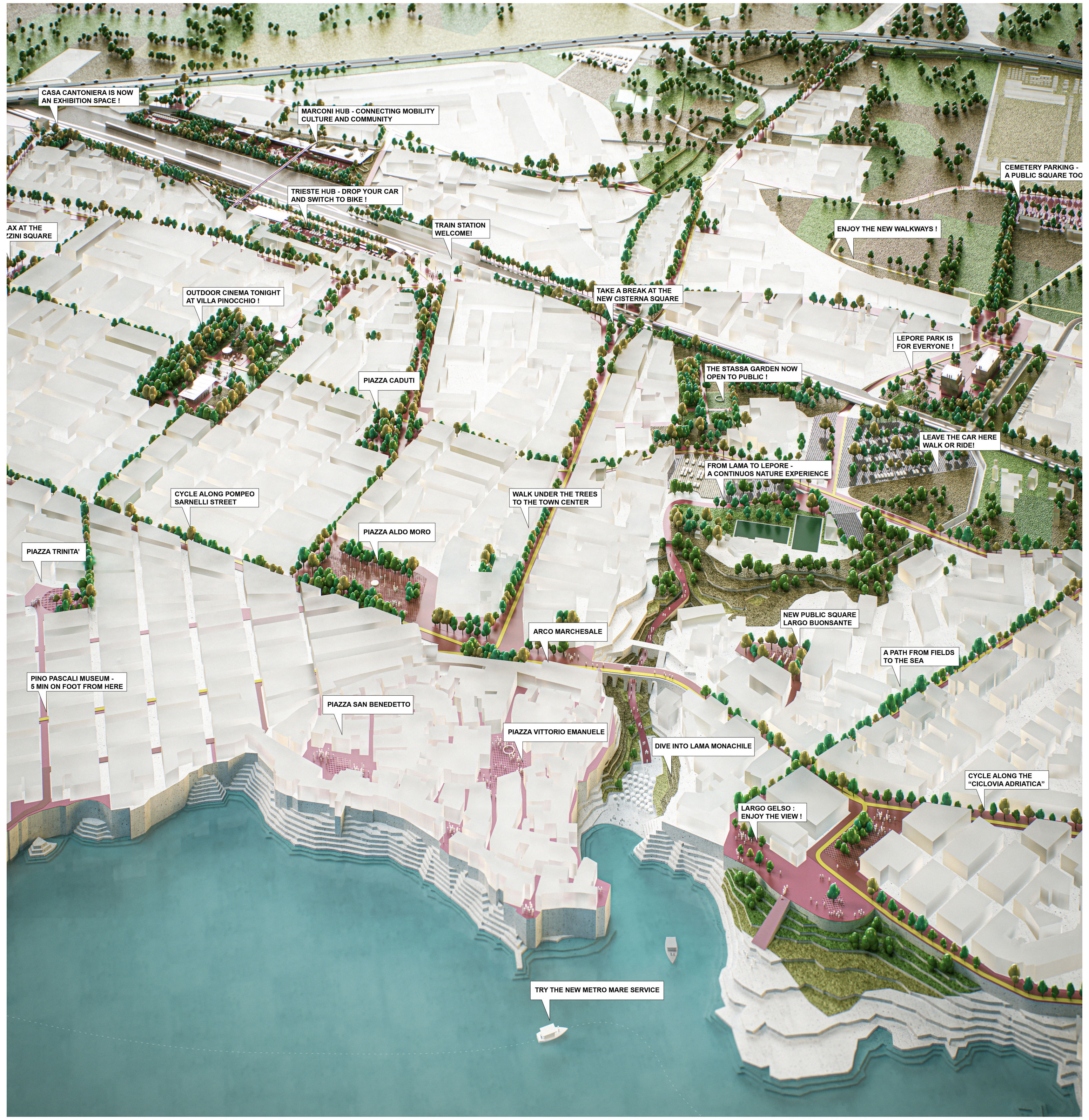
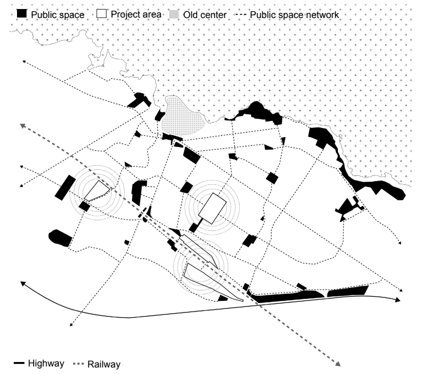
POLIGNANO A MARE (IT)

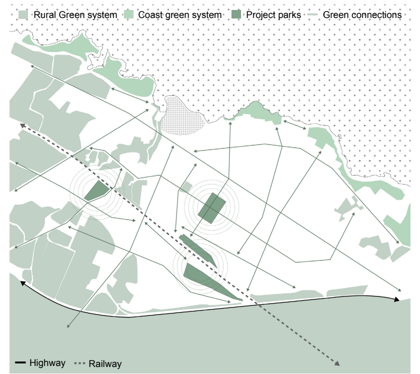
The Rewilding Grounds


CASA CANTONIERA IS NOW AN EXHIBITION SPACE !
MARCONI HUB - CONNECTING MOBILITY CULTURE AND COMMUNITY
TRIESTE HUB - DROP YOUR CAR AND SWITCH TO BIKE !
LAX AT THE ZZINI SQUARE
TRAIN STATION WELCOME!
CEMETERY PARKING - A PUBLIC SQUARE TOO
ENJOY THE NEW WALKWAYS !
OUTDOOR CINEMA TONIGHT AT VILLA PINOCCHIO !
TAKE A BREAK AT THE NEW CISTERNA SQUARE
LEPORE PARK IS FOR EVERYONE !
PIAZZA CADUTI
THE STASSA GARDEN NOW OPEN TO PUBLIC !
LEAVE THE CAR HERE WALK OR RIDE!
FROM LAMA TO LEPORE - A CONTINUOS NATURE EXPERIENCE
CYCLE ALONG POMPEO SARNELLI STREET
WALK UNDER THE TREES TO THE TOWN CENTER
PIAZZA ALDO MORO
PIAZZA TRINITA'
NEW PUBLIC SQUARE LARGO BUONSANTE
ARCO MARCHESALE
A PATH FROM FIELDS TO THE SEA
PINO PASCALI MUSEUM - 5 MIN ON FOOT FROM HERE
PIAZZA SAN BENEDETTO
PIAZZA VITTORIO EMANUELE
DIVE INTO LAMA MONACHILE
CYCLE ALONG THE "CICLOVIA ADRIATICA"
LARGO GELSO : ENJOY THE VIEW !
TRY THE NEW METRO MARE SERVICE


Public space
Project area
Old center
Public space network
Highway
Railway

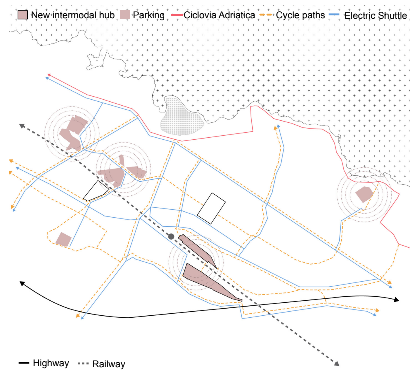
THE PUBLIC SPACE SPINE STRATEGY

Public spaces play a strategic role in reconnecting rural areas with the coast, creating continuous social and ecological corridors. By integrating walkable, accessible, and multifunctional spaces, this system strengthens territorial identity and enhances both mobility and social cohesion across diverse landscapes. The reconnection of public squares and the enhancement of underpasses help overcome existing physical barriers, stitching together fragmented urban areas.


Rural Green system
Coast green system
Project parks
Green connections
Highway
Railway

THE GREEN INFILTRATIONS STRATEGY

The ecological strategy focuses on environmental regeneration through a comprehensive urban forestry program and the creation of a continuous green infrastructure. The park system—enriched with tree-lined avenues and shaded areas—forms an ecological corridor that improves microclimatic conditions, mitigates urban heat island effects, enhances biodiversity, and contributes to better air quality.


New intermodal hub
Parking
Ciclovia Adriatica
Cycle paths
Electric Shuttle
Highway
Railway

THE SOFT MOBILITY STRATEGY

Soft mobility, through pedestrian and cycling networks, supports the social reactivation of urban and rural areas. These green routes reduce environmental impact and turn public spaces into inclusive, vibrant places for connection and well-being. To further support low-impact mobility, the strategy includes the introduction of an electric shuttle service connecting key parking exchange points with central destinations.

THE REWILDING STRATEGY

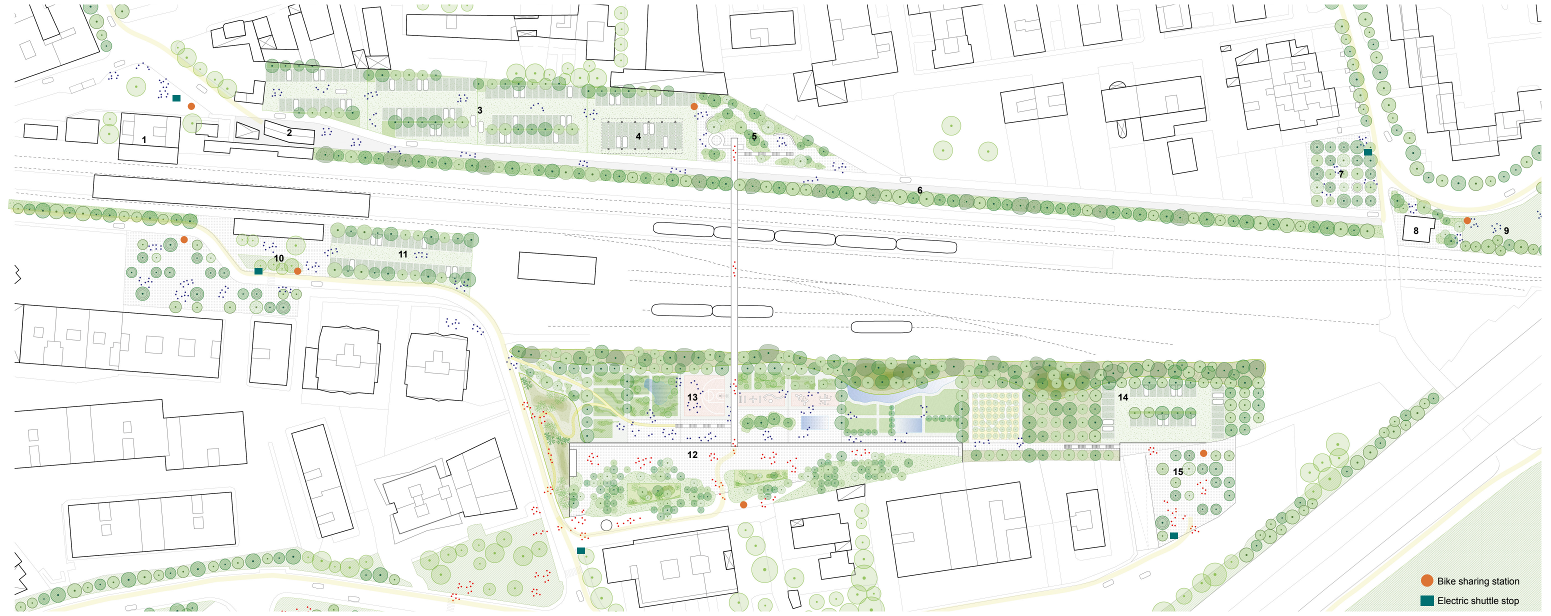
The Rewilding Grounds project aims to reconnect the urban fabric of Polignano a Mare with its natural and agricultural landscape by re-establishing both physical and perceptual links between the seafront and the rural hinterland. The plan envisions a system of three interconnected urban parks - located in the Lepore and Marconi/Trieste areas - alongside the adaptive reuse of the historic Villa Pinocchio. Despite Polignano's strong maritime identity, the absence of a functional urban port, with maritime activity concentrated in nearby San Vito, highlights the need to rethink land use and accessibility beyond the coastline. The new park system unfolds along the Bari–Lecce railway, identified as a strategic corridor that can evolve into a green-blue infrastructure, linking towns, hamlets, and natural reserves. At the core of the vision is the integration of the agricultural landscape into urban form, expanding public space and promoting a development model that is both inclusive and rooted in local identity.

The project is structured around three urban strategies:

- Public space enhancement, via urban acupuncture, pedestrian and cycling networks, and new inclusive urban hubs;

- Ecological regeneration, through urban forestry and continuous green infrastructure, creating an ecological corridor that improves microclimates and biodiversity;

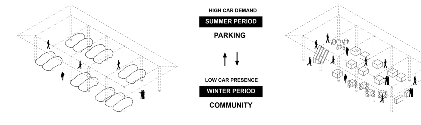
- Sustainable mobility, with a new intermodal hub near the train station, flexible green parking, and expanded bike and transit services—supporting year-round, low-impact mobility and tourism.


Bike sharing station
Electric shuttle stop

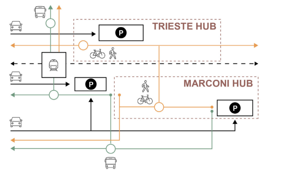
MASTERPLAN 1:1000 1. Polignano Train Station 2. Velostazione 3. Permeable Parking Hub 4. Multifunctional Covered Parking 5. Trieste Garden 6. New urban connection to via Ardito 7. Casa Cantoniera square 8. Renovated Casa Cantoniera 9. Linear Kennedy park 10. Renovated station square 11. Permeable Parking Hub
TRIESTE MARCONI AREA 12. Marconi floating Square 13. Marconi multifunctional landscape Park 14. Permeable Parking Hub 15. New urban plaza

A NEW INTERMODAL HUB

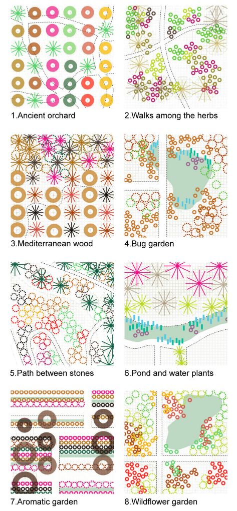
The plan aims to integrate the Trieste (north) and Marconi (south) neighborhoods, currently separated by the railway, into a cohesive and functional green space. This expansive park will serve as an urban lung within the wider urban forest network and function as an intermodal mobility hub, promoting a seamless shift from private vehicles to sustainable transportation modes. The hub will feature flexible, permeable parking integrated into the park's landscaping, connected to pedestrian pathways, cycling lanes, bike parking, bike-sharing services, and enhanced local public transit - all designed to encourage safe, eco-friendly, and integrated mobility.In particular, the Trieste area will include a significant number of permeable parking spaces surrounded by trees and greenery. Some of these spaces will be covered by a flexible structure: uncovered parking remains permanent, while the covered area can adapt seasonally, serving as parking during peak times and transforming into public space during off-peak periods. South of the railway, a two-level urban park is planned, with the possibility of a pedestrian bridge connecting it to the Trieste zone to ensure spatial continuity.


HIGH CAR DEMAND
SUMMER PERIOD
PARKING
LOW CAR PRESENCE
WINTER PERIOD
COMMUNITY

SEASONAL SWITCH_ FROM PARKING TO COLLECTIVE USES


TRIESTE HUB
MARCONI HUB
P

INTERMODAL HUB_ LEAVE THE CAR, WALK OR RIDE IN TO THE CITY


1.Ancient orchard
2.Walks among the herbs
3.Mediterranean wood
4.Bug garden
5.Path between stones
6.Pond and water plants
7.Aromatic garden
8.Wildflower garden

Tree species:

- Pinus halepensis (Maritime pine), 3
- Ceratonia siliqua (Carob tree), 3
- Quercus suber (Cork oak), 3
- Quercus ilex (Holm), 3
- Tamarix gallica (Tamarisk), 5
- Schinus molle (False pepper tree), 3
- Coruns mas (Dogwood), 3
- Morus alba (Mulberry), 1
- Cipressus (Cypress), 3
- Salix alba (Willow), 6

Edible and fuctiferous species:

- Salvia rosmarinus (Rosemary), 7
- Thymus (Thyme), 7
- Arbutus unedo (Arbutus), 3
- Punica granatum (Pomegranate), 1
- Prunus dulcis (Almond tree), 1
- Ziziphus jujuba (Jujube tree), 1
- Cydonia oblonga (Apple tree), 1
- Citrus limon (Limon tree), 1
- Citrus reticulata (Tangerine tree), 1
- Olea europaea (Olive tree), 1
- Ficus Carica (Fig), 1

Shrubs:

- Opuntia (Prickly pear cactus), 5
- Spartium Junceum (Broom), 5
- Laurus nobilis (Laurel), 5
- Prunus spinosa (Hawthorn), 3
- Juniperus communis (Juniper), 3
- Pittosporum tobira (pittosporum), 7
- Euphorbia Dendroides (Euphorbia), 5
- Ceanothus (Ceanoto), 5
- Cistus (Cystus), 5
- Helichrysum italicum, 4-7
- Westringia fruticosa, 5
- Pennisetum alupecoroides, 8
- Stipa tenuissima, 8
- Eryngium (Cardoon), 5
- Vitex agnus castus (Chasteberry), 3

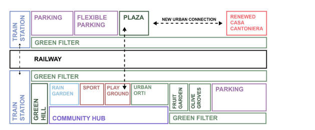
Flowers and herbaceous species:

- Festuca rubra arundinacea, 2
- Lippia, 7
- Lavandula (Lavender), 4-7
- Sage, 7
- Mint, 7
- Foeniculum vulgare (Wild fennel), 7
- Papaver rhoeas (Poppy), 8
- Anemone coronaria, 8
- Acacia dealbata (Mimosa), 8
- Dianthus Sylvestris (Carnation), 8
- Centaurea Cyanus (Cornflower), 8
- Taraxacum officinale (Dandelion), 2
- Malva sylvestris (Mauve), 2
- Borago officinalis (Borage), 2
- Matricaria chamomilla (Chamomille), 2

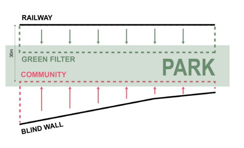
Aquatic plants:

- Nynphaea, 6
- Juncus Maritimus (Maritime reed), 6
- Phragmites australis (Marsh straw), 6

MOSAIC LANDSCAPE_ A PARK WOVEN WITH LOCAL NATURE AND APULIAN IDENTITY


TRAIN STATION
PARKING
FLEXIBLE PARKING
PLAZA
NEW URBAN CONNECTION
RENEWED CASA CANTONIERA
GREEN FILTER
RAILWAY
GREEN FILTER
TRAIN STATION
GREEN HILL
RAIN GARDEN
SPORT
PLAY GROUND
URBAN ORTI
FRUIT GARDEN
OLIVE GROVES
PARKING
COMMUNITY HUB
GREEN FILTER

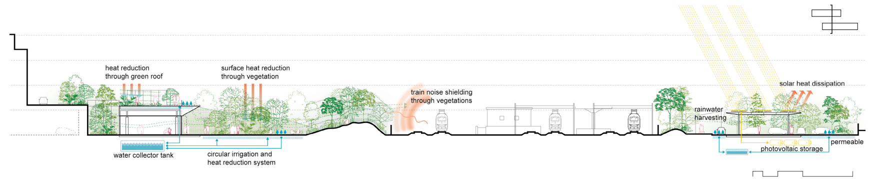
MORE THAN A STATION_ A HUB OF MOBILITY, GREENERY AND CULTURE


RAILWAY
30m
GREEN FILTER
COMMUNITY
PARK
BLIND WALL

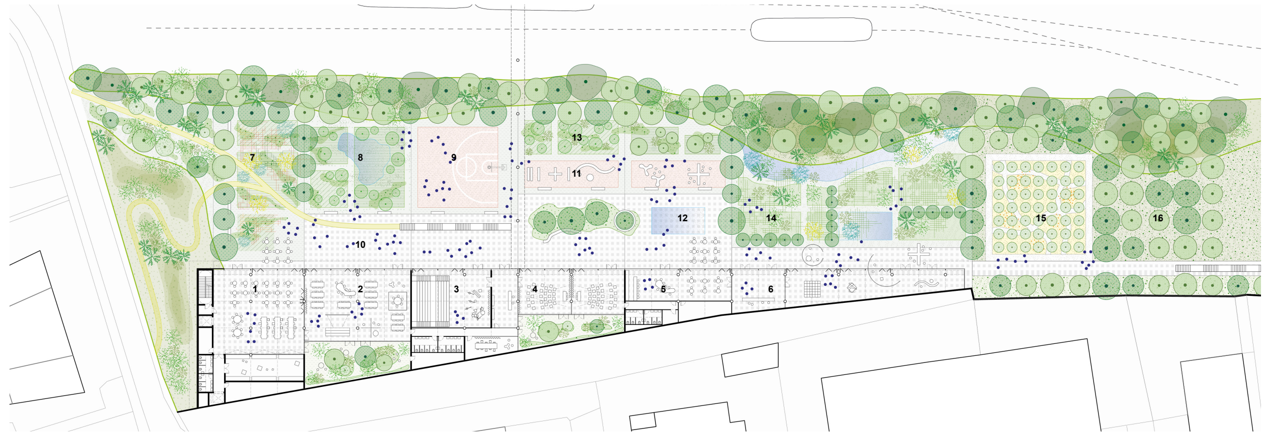
NEW URBAN FACE_ FROM A WALL TO A PUBLIC SUSPENDED SQUARE

ECOLOGICAL AND CLIMATIC REGENERATION

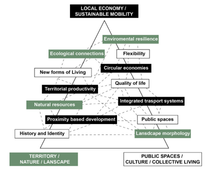
The project envisions a rich and diverse park that enhances the local landscape through a mosaic of native species and ecosystems inspired by the Apulian countryside. Designed as an ecological and climate-resilient space, the park integrates tree-lined paths, orchards, aromatic gardens, and Mediterranean woodlands—offering an immersive natural experience and promoting biodiversity. As part of a broader environmental strategy, the project includes permeable surfaces, rainwater collection ponds, shaded areas, and the integration of solar panels to support energy self-sufficiency and reduce environmental impact. These features improve microclimate conditions and air quality, contributing to ecological resilience and year-round usability. The park also hosts educational spaces, teaching gardens, and outdoor activities, promoting a sustainable, inclusive public space model deeply rooted in local identity.


heat reduction through green roof
surface heat reduction through vegetation
train noise shielding through vegetations
rainwater harvesting
solar heat dissipation
permeable
photovoltaic storage
water collector tank
circular irrigation and heat reduction system
0 2 5 10 20m

ENVIRONMENTAL SUSTAINABILITY SECTION TRIESTE-MARCONI AREA

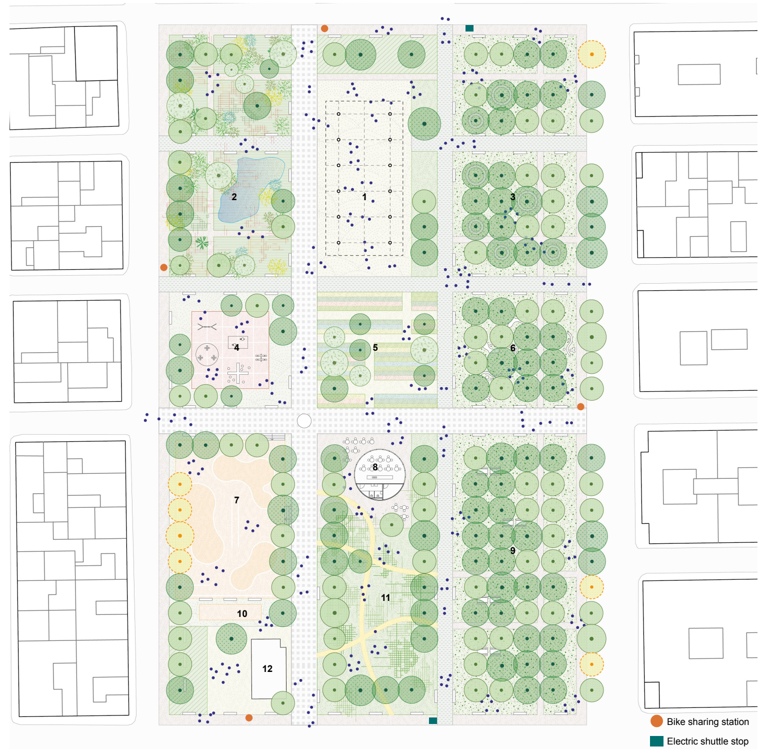


GROUNDFLOOR PLAN 1:500 1. Culinary hub km zero products 2. Coworking and studio space 3. Flexible auditorium 4. Multipurpose rooms for training courses, language classes, and workshops 5. Eco-friendly café 6. Flexible exhibition spaces 7. Flower garden
MARCONI AREA 8. Rainwater collection pond 9. Sport area 10. Event plaza 11. Playground area 12. Water features 13.Aromatic garden 14.Didactic community gardens 15.Fruit grove 16.Mediterranean woodland

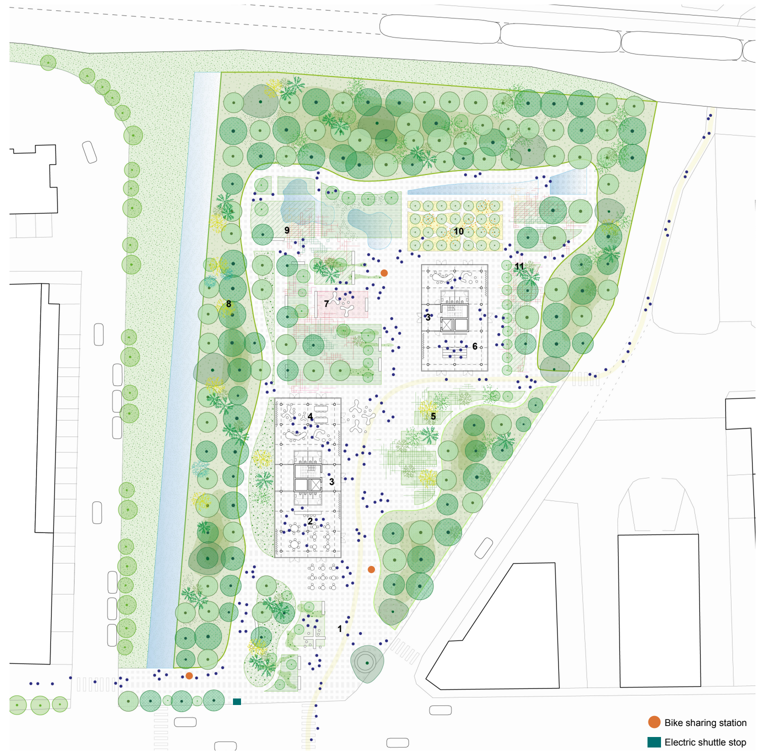

LOCAL ECONOMY / SUSTAINABLE MOBILITY
Enviromental resilience
Ecological connections
Flexibility
New forms of Living
Circular economies
Quality of life
Territorial productivity
Natural resources
Integrated trasport systems
Proximity based development
Public spaces
History and Identity
Lansdcape morphology
TERRITORY / NATURE / LANSCAPE
PUBLIC SPACES / CULTURE / COLLECTIVE LIVING

THE COMMUNITY HUB

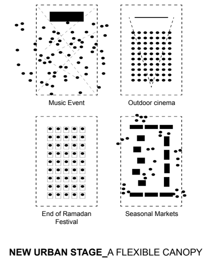
A new public community hub is nestled within a vast green system featuring a sequence of gardens, an urban orchard, and rainwater-treated phytodepuration ponds. This building transforms a previously blank wall into a welcoming façade that opens onto the park, housing an auditorium, exhibition galleries, participatory cultural spaces, multifunctional rooms for after-school activities, workshops with local residents, and a culinary hub dedicated to showcasing local, zero-kilometer produce. Designed to be bright and permeable, its architecture incorporates expansive glazed façades and internal courtyards, creating spatial richness and encouraging natural ventilation. The rooftop garden reimagines the building's roof as an elevated public plaza, seamlessly connecting to adjacent open spaces and the train station, effectively bridging existing gaps in both function and perception.


Bike sharing station
Electric shuttle stop

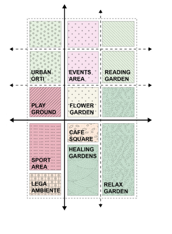
GROUNDFLOOR PLAN 1:500 1. Flexible uses canopy and event plaza 2. Educational community gardens 3. Study and reading garden 4. Playground 5. Flowers garden 6. Pic nic area 7. Skatpark 8. Eco-friendly café/ toilets 9. Pinocchio Forest 10. Petanque 11. Healing garden 12. Legambiente
VILLA PINOCCHIO AREA


Bike sharing station
Electric shuttle stop

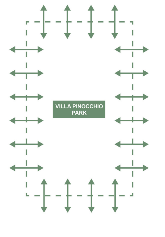
GROUNDFLOOR PLAN 1:500 1. Pino Square 2. Eco-friendly café 3. Redidential access 4. Start-up spaces 5. Community gardens 6. Community workshops 7.Playground 8. Mediterranean woodland 9. Rainwater collection pond 10. Fruit grove 11.Aromatic garden
LEPORE AREA


Music Event
Outdoor cinema
End of Ramadan Festival
Seasonal Markets

NEW URBAN STAGE_A FLEXIBLE CANOPY FOR ALL SEASONS AND ALL USES


URBAN ORTI
EVENTS AREA
READING GARDEN
PLAY GROUND
FLOWER GARDEN
CAFE SQUARE
HEALING GARDENS
SPORT AREA
LEGA AMBIENTE
RELAX GARDEN

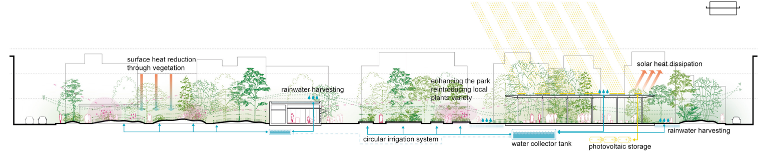
MULTIFUNCTIONAL SPACE_A NEW DYNAMIC PARK FOR THE CITY


VILLA PINOCCHIO PARK

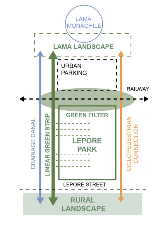
FENCE REMOVAL_A NEW PERMEABLE SPACE

A PLACE FOR ALL GENERATIONS

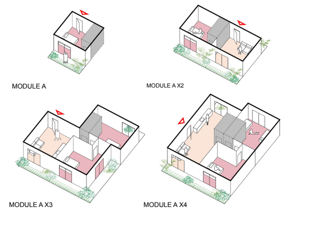
The transformation of Villa Pinocchio focuses on reactivating its spaces through adaptive reuse and improved accessibility. The existing vegetation will be preserved and enriched, while the removal of the perimeter gate and new connections will better integrate the park with the urban surroundings. A new network of orthogonal pathways links key city squares and parks, promoting walkability and community use.The project also introduces a multifunctional pavilion, the canopee, serving as a covered open-air community hub for markets, events, and gatherings. Sustainable features include solar panels, permeable surfaces, and low-maintenance materials, enhancing the park's environmental performance and long-term usability.


surface heat reduction through vegetation
rainwater harvesting
enhancing the park reintroducing local plants variety
solar heat dissipation
circular irrigation system
water collector tank
photovoltaic storage
rainwater harvesting
0 2 5 10 20m

ENVIRONMENTAL SUSTAINABILITY SECTION VILLA PINOCCHIO AREA


LAMA MONACHILE
LAMA LANDSCAPE
URBAN PARKING
RAILWAY
GREEN FILTER
LEPORE PARK
LEPORE STREET
DRAINAGE CANAL
LINEAR GREEN STRIP
CICLOPEDESTRIAN CONNECTION
RURAL LANDSCAPE

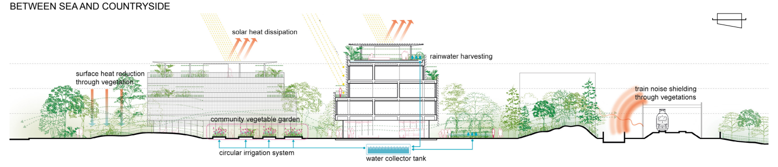
THE MISSING PIECE_LEPORE PARK AS LINK BETWEEN SEA AND COUNTRYSIDE


MODULE A
MODULE A X2
MODULE A X3
MODULE A X4

MODULAR HOUSING_A FLEXIBLE SYSTEM FOR EVOLVING NEEDS

LIVING THE LANDSCAPE

Lepore acts as a strategic transition between countryside and coast, forming the third key node in the ecological park system. This multifunctional green space integrates experimental housing within the landscape, exploring flexible, contemporary living models. Lightweight, transparent residential units blend with nature and feature communal ground-floor spaces- coworking areas, workshops, and shared rooms- to foster community life. The modular housing system accommodates diverse needs, from co-living and artist residencies to senior housing. The park also includes shared gardens, rainwater basins, playgrounds, and shaded paths, promoting sustainability, social inclusion, and year-round use.


solar heat dissipation
rainwater harvesting
surface heat reduction through vegetation
community vegetable garden
train noise shielding through vegetations
circular irrigation system
water collector tank
0 2 5 10 20m

ENVIRONMENTAL SUSTAINABILITY SECTION LEPORE AREA