

The citizens of the neighbourhood and the students of Pisa University raised up against this project. With them and by involving the rest of the town, we decided to implement a 3-phases participatory process for elaborating an alternative project aimed at urban regeneration of Caserma Artale on the basis of a strong public strategy pursuing environmental and social aims, and the creation of public spaces and services for the citizens and the students.

Degentrify Pisa purpose was to stop the speculative project on the Caserma Artale, aimed at guaranteeing private profit to the speculators while the planned buildings are intended to be accessible only to people having significant economic means. Thanks to the bottom-up approach implemented through the participatory process, we developed a shared project for making available the buildings only for social aims and public services. The Environmental and Climate justice sides were also part of our project: no commercial and parking area is to be allowed in the former barracks. On the contrary, we think that a public park should be realised for social aims and because the green areas are crucial to contrast and mitigate climate change. All these aspects were discussed and promoted in the participatory process.

We looked at this participative process as a starting point to degentrify Pisa, while promoting at the same time self-government of the local community and therefore strengthening local democracy.

In the picture hereinafter the former barracks:



2 Overview of the developed activities

The project was implemented in 4 steps:

- Development of a stakeholder map
- Elaboration of a Community Map
- Alternative proposal for regenerating the former barracks Artale
- Tentative planning of the future of the former barracks

Please find in the following paragraphs information on each carried out activity, main highlights, challenges what was learned, what worked and what not, what we could have done better.

2.1 STAKEHOLDER MAP

Identification of the project stakeholders: Una città in comune, along with the citizens and the students raised against the speculative project met on 17.03.2023, identified the actors - formal and informal - potentially interested in the participatory project, and invited them to participate in the activities to be carried out.

Hereinafter the developed map:

Name of the stakeholder	Type of stakeholder	Reason(s) for involvement in the project
People leaving in the neighbourhood	NA	NA
Comitato di quartiere Santa Maria	Informal association	The concerned area is part of the neighbourhood Santa Maria, and this local committee promotes a good quality of life for the citizens there living
Sinistra per...	List of left-oriented students with representatives in the University	The rent of rooms in Pisa is very expensive, while the number of available rooms for students – and in particular for students from low-income families – is too low.
Exploit	Informal association of university students	This list and this informal association raised against the project of a student hotel
Una città in comune	Institutional	Policy makers actor, left oriented, build up by citizens, associations, movements: it promoted the participatory process and is active against gentrification processes
Federazione Italiana Amici della Bicicletta	Association promoting the use of bicycles	Association very active in Pisa, points out the necessity of avoiding new car parks as they can attract more traffic. On the contrary, the Municipality (both when ruled by centre-left and by the right parties) never stopped policies incentivising the use of private cars and scooters. The project of the Artale owners foresees a multi-storey car park
Società dei territorialisti e delle territorialiste	Environmentalist association	The association promotes alternative ways of territorial planning – urban and not urban – based on participatory approaches and sustainability criteria
Legambiente	Environmentalist association	The associations is one of the most important at national level and particularly active in Pisa, particularly active against gentrification in Pisa
WWF	Environmentalist association	These associations are one of the most important at national level and often collaborate with Legambiente in Pisa
LIPU	Environmentalist association	
Greenpeace	Environmentalist association	
Fridays for future	Informal environmentalist association	

Name of the stakeholder	Type of stakeholder	Reason(s) for involvement in the project
Extinction Rebellion	Informal environmentalist association	
Biblioteca Serantini	Library – cultural association	Important library, born thanks to citizens activation, very active to promote culture in Pisa
ARCI	Cultural association	Associations actively present in the neighbourhood
Casa della donna	Feminist association	
Pink Riot	LGBTQI+ association	
Chiesa Evangelica Valdese	Waldensian Church	Church present in the neighbourhood, made available its buildings for the people raised up against the project of Artale re-use presented by the owner
University of Pisa	Institutional	Main institutional actor in principle interested in promoting the students rights in town
Municipality of Pisa	Institutional	Institutional actor in charge of deciding if a re-utilisation project of Artale is in line urbanistic criteria defined for the area involved
Owner of the former barracks Artale	Private actor	NA
Other people showing interest in the use of the former barracks Artale	NA	NA

2.2 COMMUNITY MAP

A Community Map of the neighbourhood was drawn up in the frame of an initial meeting. In this map the stakeholders – divided in two groups, represented the heritage, the characteristics, the knowledge in which they recognise themselves and which they desire pass on to new inhabitants. It highlights how the community sees, perceives, attributes value to its area, its memories and its transformations, revealing potential and critical issues. It is therefore a collective knowledge building tool.

The participatory event was held on 23.03.2023 and these activities were carried out:

17.00 – 17.30: presentation of Degentrify Pisa, of European Municipalist Network and of the method adopted for implementing the activities

17.30 – 19.40: creation of 2 groups of about 15 people for elaborating a map of the neighbourhood taking into account Strengths, Weaknesses, Needs, XXX

19.40 – 20.20: plenary discussion to share the views

The table hereinafter summarises the shared Strengths, Weaknesses, and Needs:

Strengths	Weaknesses
<ul style="list-style-type: none"> ○ Beauty of the neighbourhood ○ Piazza del Duomo ○ Botanical Garden ○ Museum of ancient ships (from roman age) ○ Vecchi Macelli (museum and gardens formerly used as slaughterhouses) 	<ul style="list-style-type: none"> ○ Absence of gathering areas ○ Closure of Teatro Rossi Aperto (abandoned ancient theatre in the neighbourhood, re-opened and self-managed by citizens for 10 years, closed during the pandemic 2021 by the Municipality)

Strengths

- Parco della Cittadella (park close to the area of Vecchi Macelli, in medieval and modern age corresponding to the port of the Pisan Republic and to the arsenals built by Medici)
- Constraints imposed by the Superintendence for Fine Arts
- Presence of ARCI (Recreational Cultural Association) with its Alhambra Club and its Provincial Steering Committee
- Presence of Pink Riot (LGBTQI+ Association)
- Presence of CNGEI (National Italian Boy Scouts Federation)
- Tra le righe (bookshop active also to promote cultural activities)
- University Departments (Medicine, Engineering, Earth Sciences, humanities campus,...)
- Liceo Russoli (Russoli High School)
- Public and private gardens and courtyards
- Presence of immigrants all day long in the streets

Weaknesses

- Abandoned Senior daytime centre
- Piazza Dante, from being a gathering area, is becoming a place for cocktails and aperitives with significant alcohol sales, more and more touristic from a day to another
- Inaccessibility of the plane trees garden
- Caserma Artale wall closing the perimeter of the former barracks
- Quaratesi Palace not accessible to disabled individuals
- The University Centre "Polo 1938" was supposed to be a garden, but it's actually a concrete platform
- Quick and distracted passage of tourists
- Part of the neighbourhood is outside the Limited Traffic Zone (ZTL)
- Private car and motor vehicles traffic across the neighbourhood in general
- Private car and motor vehicles traffic due to people accessing the hospital from Via Savi
- Car and tourist traffic heading to the Tower from Ponte Solferino
- Unwalkable sidewalks everywhere but in particular along Via Risorgimento

Needs

- Decontamination of militarized area (there was a little arsenal in the former barracks)
- Re-structuring streets to ensure hygiene and limit dust
- Pedestrian and cycling pathways
- Walking without obstacles, adequate and well-maintained sidewalks allowing , accessibility for people with disabilities and stroller transit
- Benches
- Water fountains, Shed with filtered water
- First aid and social-healthcare facility
- Gathering and recreational spaces, both outdoor and indoor, for different age groups, for leisure, study, play (also chessboard, small tables for card and board games, ping pong), sport (e.g. basketball/ volleyball), for community activities, allowing presence of pets
- Green areas, serving as nodes of interconnected networks for animals and plant species but also for food production and for fighting against global warming
- Rest and relaxation spaces for passersby (tourists, students, neighbourhood inhabitants, ...)
- Coworking areas
- Public and private (but economically accessible: rent-controlled housing also in agreement with the regional body for guaranteeing the right of studying) student accommodations
- Interacting with the high schools of the area and of the bordering neighbourhood: Liceo Russoli but also IC Tongiorgi (Porta a Lucca), IC Toniolo (Sant'Antonio)
- Neighborhood/Summer cinema
- Theatre
- Soundproof music rehearsal room
- Bars open for evening social life
- Bicycle parking

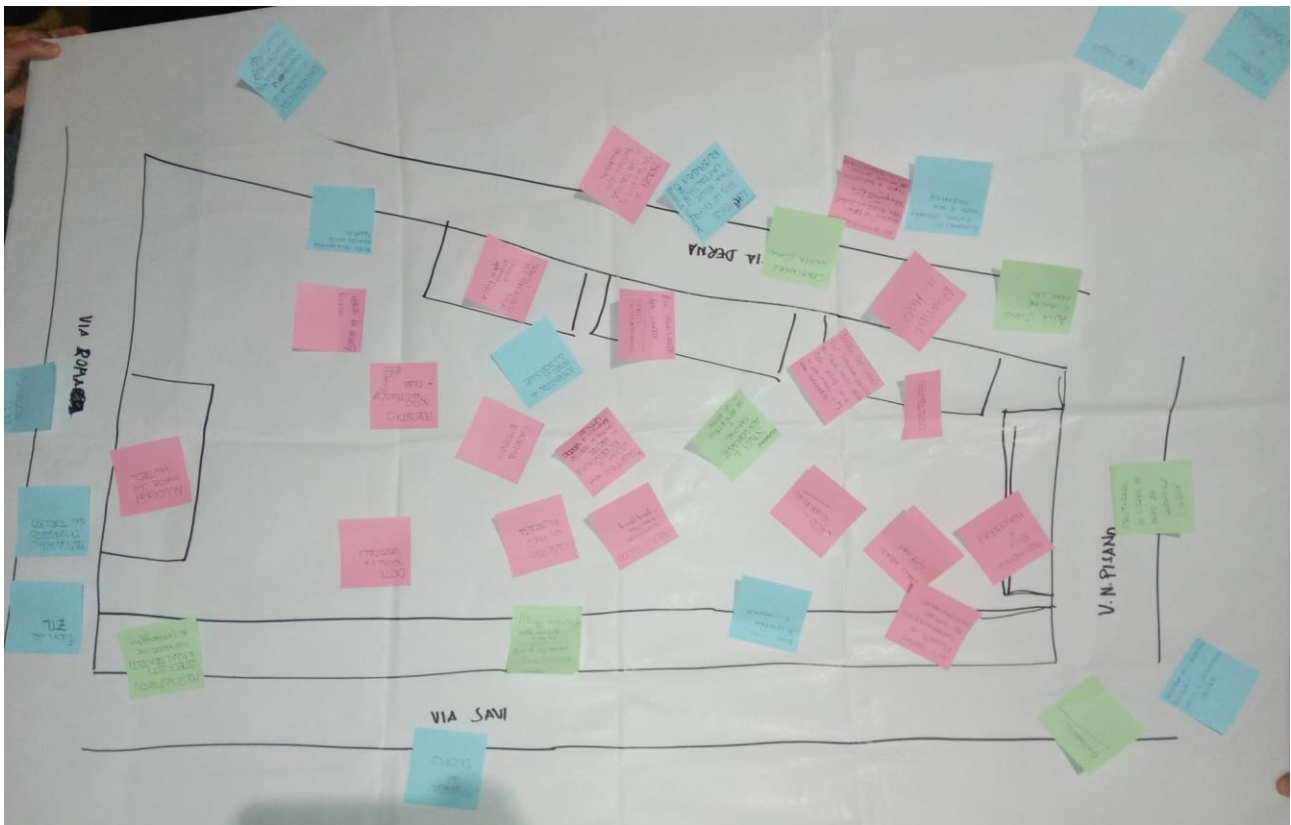
The participants also highlighted that they are against the construction of new buildings, as the neighbourhood needs open spaces, open 24 hours a day.

At the end of the discussion on the need of the neighbourhood, they propose the creation, in the building belonging to the former barracks Artale, of a multifunctional space for cinema, theatre, physical-sports activities, to be possibly self-managed.

Hereinafter some pictures of the event:







2.3 ALTERNATIVES FOR CASERMA ARTALE

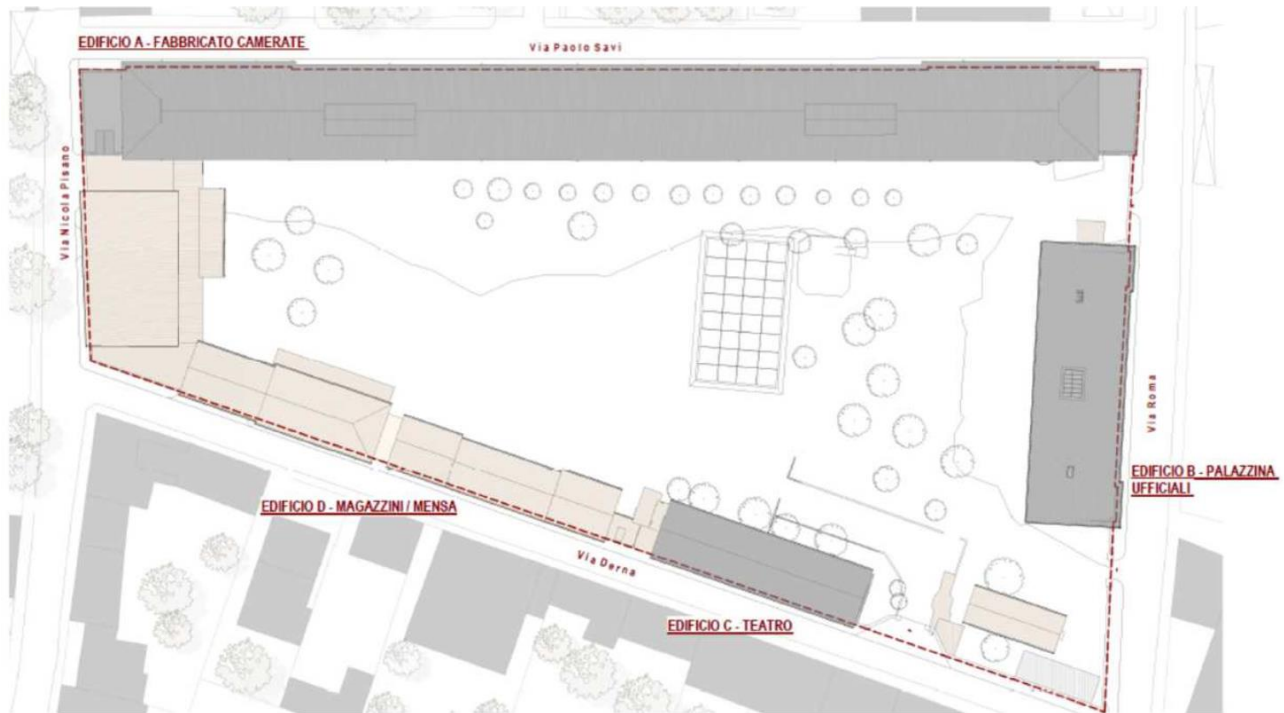
In a second event, and on the basis of the Community Map, the participants elaborated, in a shared way and on the basis of main results that emerged from the previous meeting in terms of criticalities and potentialities of the area, a list of proposals, suggestions and actions to jointly design the future of neighbourhood taking into account the needs of the community. Aim of the meeting was also to implement and to strengthen cooperative dynamics between the actors of the area.

The meeting, held on 23.03.2023 proceeded according to the following schedule:

- 21.30 – 21.45: presentation of the first meeting: results (1st phase)
- 21.45 – 22.00: splitting into 2 working groups, each consisting of about a dozen people
- 22.00 – 23.20: table discussions on proposed ideas and any other emerging proposals
- 23.20 – 24.00: comparison of table proposals and their harmonization in a general assembly

As a working basis, the maps of neighbourhood and of the former Artale barracks maps were used, along with the community map (with Strengths, Weaknesses, and Needs) developed on the occasion of the first meeting.

Below are described, building by building, and as for the central area of the former barracks, the choices made by the final assembly of the evening in which the discussions from the two tables, building by building, were harmonised. Before reading them, please see hereinafter the plan of the former barracks Artale.



2.3.1 Fabbricato camerate – Edificio A

Consisting of a single building, approximately 200 meters long in total, spread over three above-ground floors. At the beginning and end, the building has two modules with only one above-ground floor each. The proposed ideas indicate the following implementation:

- In the two modules with a single above-ground floor, there will be public bathrooms accessible not only from the area but also from the outside.
- On the ground floor:
 - o Spaces for the care of young children: breastfeeding, cleaning, etc.
 - o Spaces for co-working, a bar, small businesses, and personal craftsmanship.
 - o Spaces for associations, functionally divided into:
 - Meeting rooms
 - Service counters open to the public
 - Warehouses
 - Artistic and craftsmanship workshops
- On the upper floors: DSU (Right to University Education) residences for university students, or in any case, accommodations with regulated prices, including shared spaces and study rooms.

2.3.2 Fabbricato Palazzina Ufficiali – Edificio B

Consisting of a single building spread over three above-ground floors. The proposed ideas indicate the following implementation:

- On the ground floor:
 - o A "Health Workshop," serving as a socio-sanitary center.
 - o A museum/memorial area dedicated to the Resistance, created in collaboration with the Serantini Library, to remember and make known who Artale was, the choices he made, and why.
 - o A library and media center, managed in conjunction with the Serantini Library.

- A playroom for children.
- A gathering space for the elderly and others.
- A bar.
- On the upper floors:
 - A hostel and residences for university students and/or young researchers at regulated prices.

2.3.3 Fabbricato Teatro – Edificio C

Consisting of a single building that is a double volume and partially extends over two above-ground floors. The proposed ideas indicate the creation of a multifunctional and intergenerational gathering space that may include, among other things, a theater, a cinema, hosting conferences, and collective exercises that do not require specific equipment (e.g., yoga).

2.3.4 Fabbricati minori – Edifici D

Consisting of four distinct buildings facing Via N. Pisano and partially facing Via Derna, all of them with only one level. In addition, there are three buildings facing Via Roma, constructed on one above-ground floor. The proposed ideas indicate the following implementation:

- In the building facing Via Nicola Pisano:
 - A gymnasium
 - Gathering spaces for young people (e.g., rehearsal rooms, ping-pong area)
- In the area of the structures facing the intersection between Via Derna and Via Roma:
 - A water fountain (mineral water station)
 - A parking area for bicycles and scooters.

Regarding the buildings facing Via Derna, located between the theatre and the building facing Via N. Pisano, it is proposed to demolish them, except for a portion behind the theatre, which will be reserved as an exhibition space (also to accommodate activities from Liceo Russoli).

2.3.5 Area in the centre of the former barracks

In this area, the creation of a garden-vegetable garden is envisaged with multifunctional objectives: from food production to supporting and enhancing biodiversity and the landscape, to combating global warming, and promoting social interaction – the management must be collective. Recreational purposes should also be considered, incorporating features such as tables, benches, and chessboards. Additionally, a gazebo with tables may be included.

Water supply points through water fountains will also be necessary.

For the management of this area, the proposal is to establish a self-managed committee that will collaborate with the botanical garden, aiming to optimize the management and create opportunities for cultural growth open to the city, allowing people to learn about plants and understand and support biodiversity.

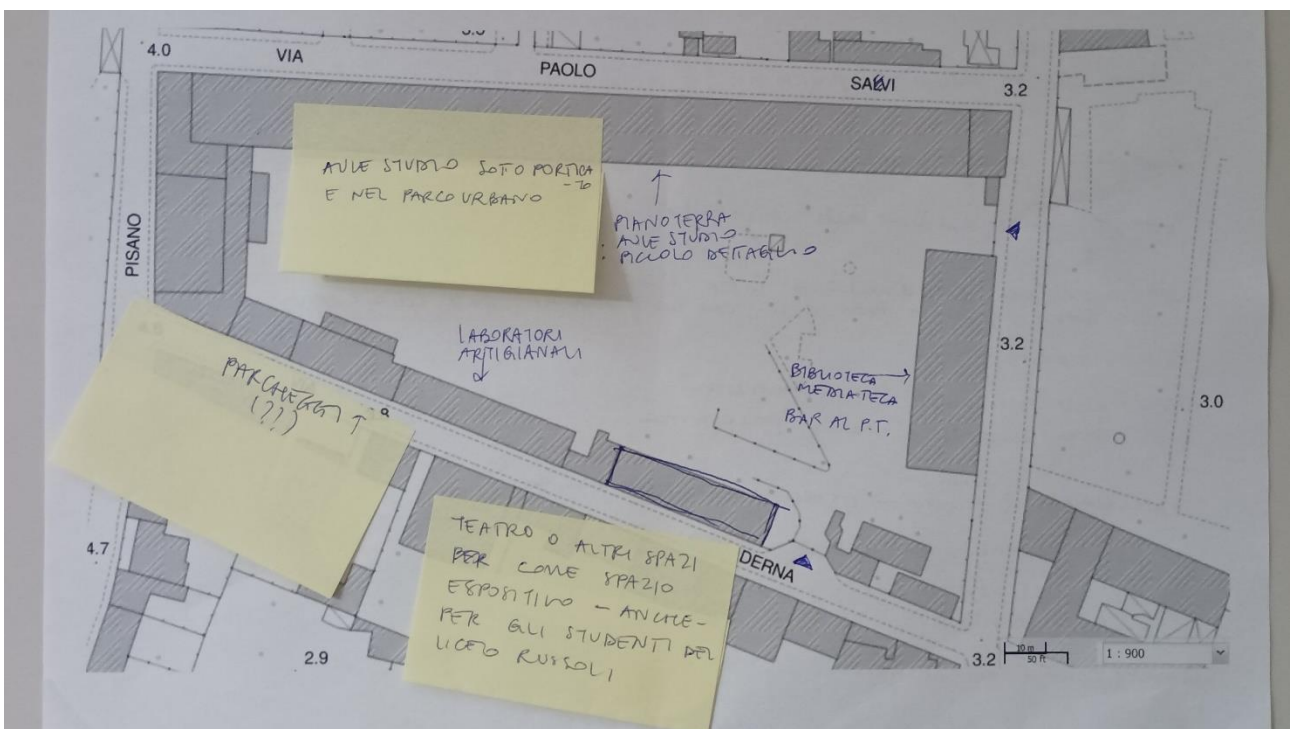
2.3.6 Others

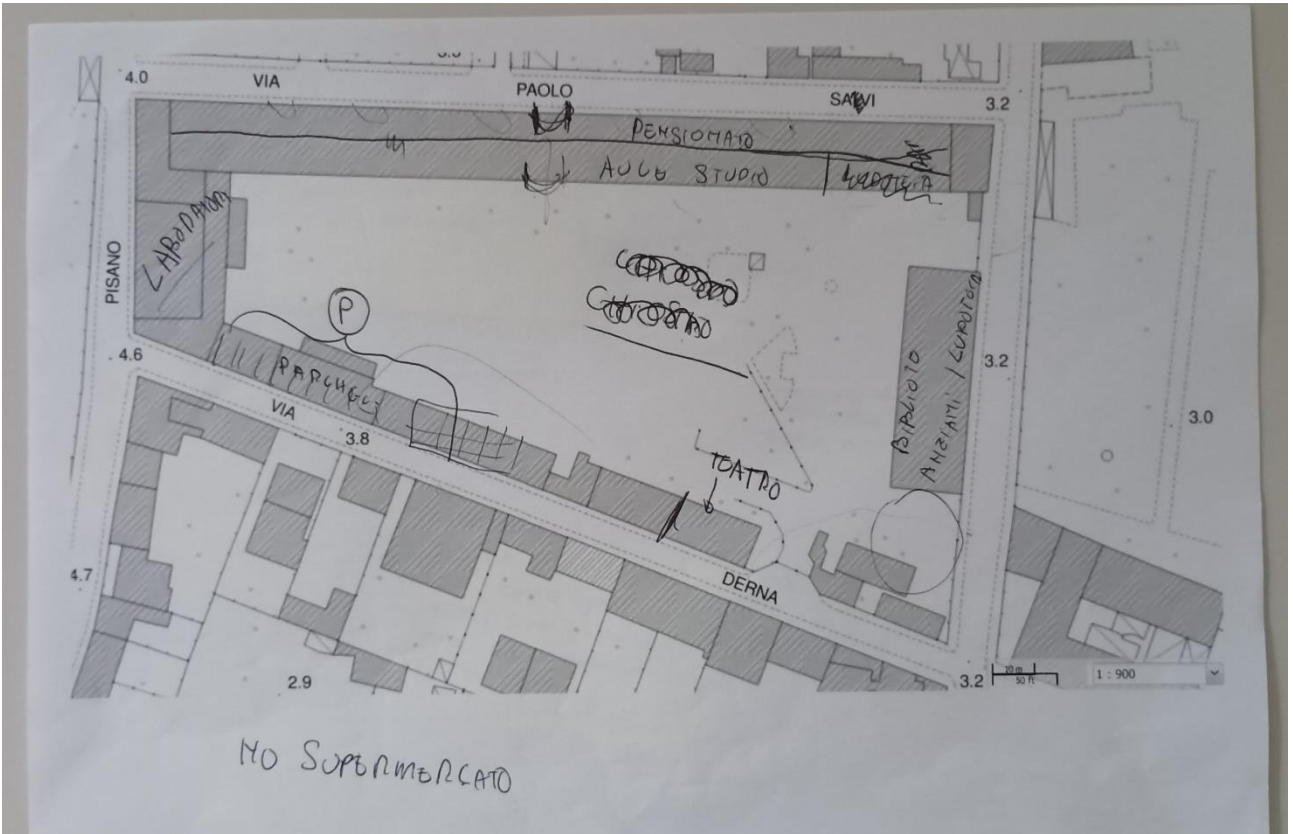
It has also been proposed to:

- Avoid any provision for parking, whether multi-story or at ground level, as it attracts traffic.
- Demolish, where possible, all the enclosing walls of the former barracks area because it should be permeable 24/7.

- Create an energy community that can potentially serve the neighbourhood as well.

Hereinafter some pictures of the event, as well as of the communications materials used for disseminating the activities:







2.4 PLANNING THE FUTURE OF CASERMA ARTALE

As for the 4th meeting, we planned that, based on outcomes of the previous events, specific topics for discussion were to be identified (e.g.: environment, accessibility, urban regeneration: architecture and services, tourism...). A 4-sessions event was to be held aimed at identifying:

1. the implementation timing of the proposed actions;
2. the actors to involve for implementing the actions;
3. the possible resources;
4. how the participants in the participatory process can contribute for putting in place the ideas emerged in step 3 of the project.

The evening proceeded according to the following schedule:

21:15 – 21:30: Presentation of the second meeting's results

21:30 – 22:00: Discussion on new possible uses proposed by citizens who were not present at previous meetings, followed by splitting into two working groups of about ten people each.

22:00 – 23:20: Table discussions on proposed ideas and any other emerging proposals.

23:20 – 00:00: Comparison and harmonization of the table proposals in a general assembly.

As a working basis for both groups, the following blank table was used, to be filled in based on the discussion outcomes:

Buildings and areas of the former barracks		Timeline	Stakeholders to involve	Potential resources	Degentrify Pisa participants contribution
Dormitories Building - Building A	Public bathrooms				
	Childcare areas				
	Co-working areas				
	small businesses, personal craftsmanship				
	Spaces for associations Artistic and amateur craftsmanship workshops				
	Student residences				
Officers' Building - Building B	"Health Workshop," serving as a socio-sanitary centre				
	Museum/memory area about Artale Library and media centre				
	Playroom Gathering space for the elderly				
	Bar				
	Hostel and residences for students/researchers				
Theatre Building - Building C	Multifunctional and intergenerational gathering space				

Buildings and areas of the former barracks		Timeline	Stakeholders to involve	Potential resources	Degentrify Pisa participants contribution
Little Buildings of minor relevance- Building D	Gymnasium Gathering spaces for young people Exhibition spaces				
	Water fountain (mineral water station)				
Central Area	Garden-allotment with gazebo				
Others	Self-managed committee for the green area				
	Energy community				
	Demolition of walls and buildings to be removed				

People focused a lot on the actors to involve in moving forward with the proposals, while they generally found it too complex to identify in an enough precise manner the “values” for the other columns. Overall, they just vaguely indicated:

- Timeline for the implementation of the proposals: 2 years for recovering the buildings, a 3rd year to plant the garden-vegetable garden;
- Potential resources: local taxes with a strongly progressive rate of taxation, tourist tax, taxation of B&B platforms, regional and national funds for guaranteeing the right to education, European funds for urban regeneration, environment, art and culture, sport;
- Participants' contribution: the

The table hereafter summarises the outcomes of the discussion with regards to the stakeholders to involve in follow-up activities:

Buildings and areas of the former barracks	Stakeholders to involve	
Dormitories Building - Building A	Public bathrooms	Municipality of Pisa, Opera Primaziale (in charge of protection, promotion and enhancement of artistic heritage of Piazza dei miracoli)
	Childcare areas	Municipality of Pisa, Casa della donna, Non una di meno (feminist organisations)
	Co-working areas	Municipality of Pisa, Category Associations, Workers
	Small businesses, personal craftsmanship	Chicco di Senape, Solidarity Economy District (fair trade) Wine and oil producer associations, category associations Province of Pisa
	Spaces for associations Artistic and amateur craftsmanship workshops	Art and collective associations
	Student residences	Students, University, DSU (Regional Student Services), Region, Municipality, Ministry
Officers' Building - Building B	"Health Workshop" serving as a socio-sanitary centre	ASL (Local Health Authority) - AOUP (University Hospital), Health Society

Buildings and areas of the former barracks		Stakeholders to involve
	Museum/memory area about Artale Library and media centre	Serantini Library, ANPI (National Association of Italian Partisans), Department of History of the University of Pisa
	Playroom Gathering space for the elderly	Sector associations, ARCI, AUSER, Pensioners Union, Municipality
	Bar	NA
	Hostel and residences for students/researchers	University
Theatre Building - Building C	Multifunctional and intergenerational gathering space	Arsenale Cinema, Centre for Film Productions in Via Nicola Pisano (local cultural associations) University Choir and Orchestra, University Theatre Public or privately affiliated property
Little Buildings of minor relevance- Building D	Gymnasium Gathering spaces for young people Exhibition spaces	CUS (University Sports Centre), Self-managed multipurpose gym, ARCI, Russoli High School, Province or privately affiliated property
	Water fountain (mineral water station)	Municipality, Acque SpA, Acqua Uliveto (local water companies)
Central Area	Garden-vegetable garden with gazebo	Acque SpA, IBBA (CNR Botanical Institute), Botanical Garden, Centro Avanzi (University centre for agriculture), DiSAAA-a (Department of Agricultural, Food and Agri-Environmental Sciences), Environmental Associations, Municipality (to become owner of the area)
Others	Self-managed committee for the green area	Acque SpA, IBBA (CNR Botanical Institute), Botanical Garden, Centro Avanzi (University centre for agriculture), DiSAAA-a (Department of Agricultural, Food and Agri-Environmental Sciences), Environmental Associations, Municipality (to become owner of the area)
	Energy community	Companies carrying out interventions on buildings, residents of the neighbourhood, TriplaE (local association for the development of technologies for saving and producing energy from renewable sources), ENEL (main Italian company in energy sector)
	Demolition of walls and buildings to be removed	Companies carrying out demolitions





3 Communication activities

At this link you can find all the pages we published in the web site of Una città in comune (pages advertising the Degentrify Pisa events, reports on public assemblies, press releases, a question time and an interpellation): <https://unacittaincomune.it/index.php?s=artale>

Facebook event: <https://www.facebook.com/events/1706113906496826>

Facebook posts: <https://www.facebook.com/search/top/?q=degentrify%20pisa>

The below pictures show leaflets delivery:





Press conference to present the participatory process:



Press review:

- <https://www.quinewspisa.it/pisa-artale-serve-un-progetto-partecipativo.htm>

- <https://www.lanazione.it/pisa/cronaca/degentrify-pisa-lalternativa-per-lartale-1.8431620>
- <https://www.pisatoday.it/cronaca/incontro-piano-recupero-caserma-artale-pisa-13-marzo-2023.html>
- <https://www.iltirreno.it/pisa/cronaca/2023/03/16/news/parcheeggio-multipiano-con-uso-pubblico-nell-ex-caserma-artale-1.100262407>
- <https://www.lanazione.it/pisa/cronaca/degentrify-pisa-caserma-artale-stop-cemento-4b1f9107>
- <https://www.pisatoday.it/politica/degentrify-pisa-dibattiti-ex-caserma-artale-giugno-2023.html>

4 Budget overview

Spending	Cost (€)	Initiative and additional info
<i>Creation of the project web pages in the web site of Una città in comune</i>	-	<i>Initially we planned an expenditure of 750 € but finally we decided to create autonomously the web pages, aimed at advertising the participatory meetings</i>
<i>Campaign on social media to invite to participate in the meetings of Degentrify Pisa and to inform on the project outcomes (FB, Instagram, Twitter)</i>	27,55	<i>Initially we planned an expenditure of 500 € but this expenditure was overestimated and we used mostly the emails and telephone contacts, as well as the distribution of leaflets to advertise the participatory meetings</i>
<i>Leaflets</i>	100,28	<i>Initially we planned an expenditure of 500 € but we printed 1.000 leaflets with the accounted amount and this was enough to cover the neighbourhood</i>
<i>Working materials for the participatory process events</i>	69,00	<i>Initially we planned an expenditure of 250 € but with the amount accounted for we covered the costs for printing: maps of the neighbourhood, plans of the plan of the former barracks, working tables for the last participatory meeting</i>
<i>Maps and rendering of the project emerged from the participatory activities</i>	990,00	<i>Maps and rendering elaborated by architects on the basis of the project shared in the participatory process of Degentrify Pisa</i>
TOTAL	1.186,83	

Please note that the person who ordered the leaflets placed the order in her own name by mistake.

5 Some insights on strategy

Thanks to the grant we could:

- keep the focus on the ongoing speculative process
- enable stakeholders to have their say, creating a collective and shared vision
- present our observations to the municipality during the strategic environmental evaluation procedure.

Furthermore, the groundwork has been laid for continuing the activities and identifying new stakeholders to involve in bringing the project ideas from Degentrify Pisa to life.

However, a limitation to all this is that the property is privately owned, even though it must meet a set of public objectives according to the urban plan. Additionally, the municipal administration is in favour of the private project.

As for the stakeholder identified at the first meeting on 13.03.2023, the table hereinafter summarises their attendance at the participatory events of Degentrify Pisa and provides comments when relevant:

Name of the stakeholder	Present	Comments
People leaving in the neighbourhood	YES	All the participatory meetings, even if some people decided not to come anymore after the first event as, they highlighted “it is impossible to succeed”
Comitato di quartiere Santa Maria	NO	This committee decided to support the project presented by the owner of the former barracks Artale since considers new parking area crucial for the neighbourhood
Sinistra per...	YES	-
Exploit	YES	-
Una città in comune	YES	-
Federazione Italiana Amici della Bicicletta	NO	Important representatives of this association were candidates or strongly engaged with centre-left coalitions for the municipal elections and preferred not to participate in order to avoid possible internal conflict in the coalition
Società dei territorialisti e delle territorialiste	YES	-
Legambiente	YES	-
WWF	NO	This association never answered to invitations
LIPU	NO	This association never answered to invitations
Greenpeace	NO	This association never answered to invitations
Fridays for future	YES	-
Extinction Rebellion	YES	-
Biblioteca Serantini	YES	-
ARCI	YES	Actually, this association participated only to the last event
Casa della donna	YES	-
Pink Riot	NO	This association never answered to invitations
Chiesa Evangelica Valdese	YES	-
University of Pisa	NO	Even if the Rector of the University explicitly and publicly stated that students hotels are not the right solution for solving the problem of finding accommodation for students, the University however did not show particular interest in issue of the project presented by the speculators and did not attended the public assemblies from whom the project Degentrify Pisa emerged. The University remains however a major stakeholder and we hope to involve it in the future, thanks to the alternatives we are proposing
Municipality of Pisa	NO	The municipality was not invited in participating in the events since it did not involved the citizens in an open discussion since the beginning. It remains however a major stakeholder and we hope to involve it in the future, thanks to the alternatives we are proposing and submitting to the offices of the Municipality
Owner of the former barracks Artale	NO	Actually, we did not invite the owner to attend the participatory meeting events as publicly declared that the company is simply trying to achieve the maximum possible profit and that it is interested in all the alternatives able to guarantee this.

Name of the stakeholder	Present	Comments
Other people showing interest in the use of the former barracks Artale	YES	Among them, some people coming for the political area of centre-left