

PORTO PORTUGAL

ACTION PROGRAM OF URBAN REHABILITATION OF MORRO DA SÉ DISTRICT – CH. 1

DEVELOPMENT / PLANNING – URBAN RESTRUCTURING

Urban rehabilitation project of the Morro da Sé district and implementation of a social, economic, cultural and environmental project aiming to the enhancement of the site's assets through revitalization policy benefits.

IDENTIFICATION

SIZE OF THE CITY:	210 558 inhabitants	4 191 ha
SIZE OF THE PROJECT:	922 inhabitants	6 ha

PRINCIPAL FUNCTION(S) OF THE CITY:
 Informal “regional capital”, administrative and services centre

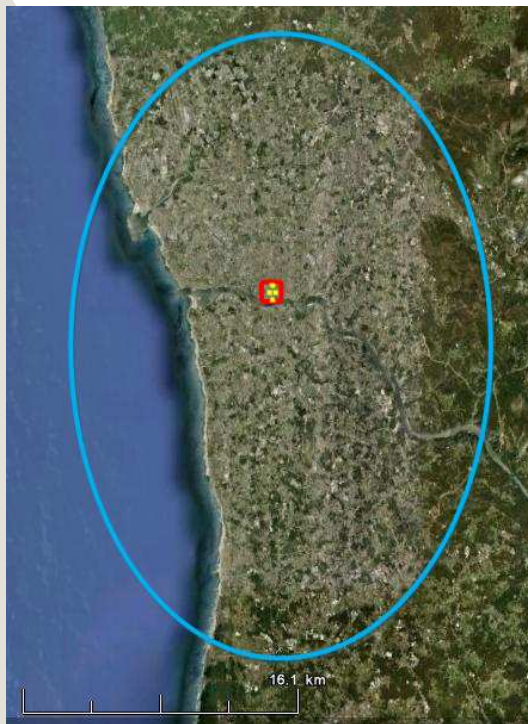
PRINCIPAL FUNCTION(S) OF THE PROJECT AREA:
 Housing, culture, touristic and leisure activities, commerce and handicrafts



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The historic centre of Porto

PROJECT SCALE



■ City

■ World Heritage Property

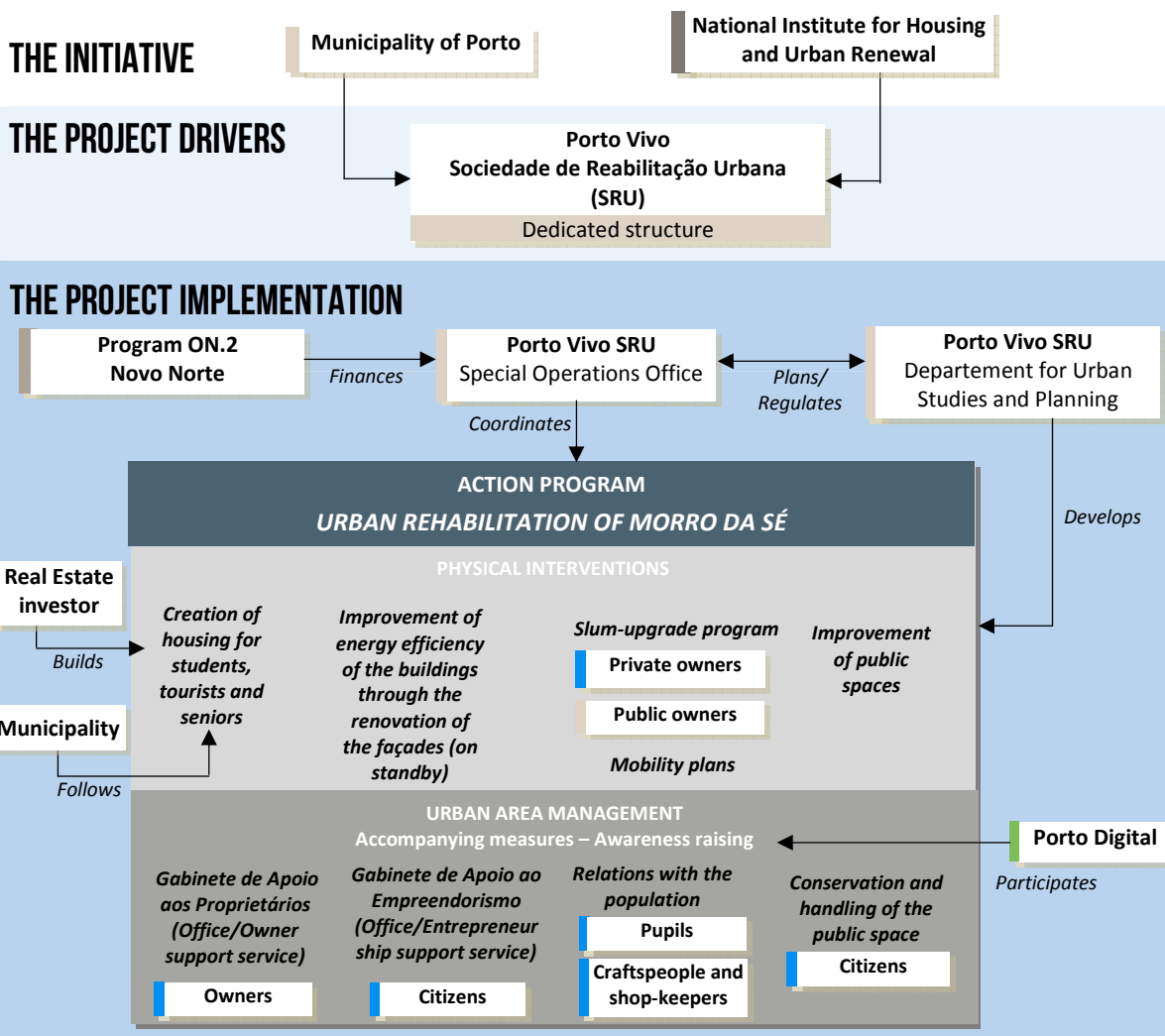
■ Project

WORLD HERITAGE PROPERTY

HISTORIC CENTRE OF PORTO

Inscription	1996	The city of Porto, built along the hillsides overlooking the mouth of the Douro river, is an outstanding urban landscape with a 2,000-year history. Its continuous growth, linked to the sea (the Romans gave it the name Portus, or port), can be seen in the many and varied monuments, from the cathedral with its Romanesque choir, to the neoclassic Stock Exchange and the typically Portuguese Manueline-style Church of Santa Clara.
Criteria	(iv)	
Area	50 ha	

DIAGNOSIS/ STATUS	Buildings deterioration directly related to the old and low rental practices, and therefore, to the short building conservation capacity of its owners, poor and socially fragile population and activities, weakness of public services and accesses, difficult topography: imbalance of urban functions.
PROBLEMS/ ISSUES	How to restore the balance of urban functions to allow the Morro da Sé district to regain its place in the historic city?
OBJECTIVES	<ul style="list-style-type: none"> ➔ Revitalization of Morro da Sé's neighborhood ➔ Physical rehabilitation of the buildings ➔ Functional conversion of this area ➔ Attraction of new residents, in particular young people, to enhance the social balance ➔ Deployment of new economic activities and tourism services ➔ Improvement of the image of this area, and more generally, of the historic site



STAKEHOLDERS / ACTORS :



SITE MANAGEMENT TOOLS

- Policies and System for the Protection and Appreciation of Cultural Heritage (2001)
- First regulation on urban rehabilitation, enabling the creation of Urban Rehabilitation Societies (2004)
- New urban rehabilitation regulatory regime (2009)
- Masterplan - Urban and Social Rehabilitation of Porto City Centre (2005)
- Historic Centre of Porto World Heritage – Management Plan (2008)

SPECIFIC PROJECT MANAGEMENT TOOLS

- « Action program for the Urban Rehabilitation of Morro da Sé_CH1 »
- « Urban Area Management »: technical support structure
- Property Owners Support Office
- Entrepreneurship project with craftspeople and shop-keepers
- Stories of Self-esteem, workshop with residents/ Documentary/ Communication plan

FUNDING

DETAILS ON PUBLIC FUNDING

Porto City Council , Porto Vivo SRU, National Institute for Housing and Urban Renewal, Porto Digital Association

Public-private partnership between Porto Vivo SRU, Porto City Council, NOVOPCA, and Porto Digital Association. A special funding agreement was established between Porto Vivo SRU, the National Institute for Housing and Urban Renewal and the European Investment Bank.

DETAILS ON PRIVATE FUNDING

Real Estate investor, Owners

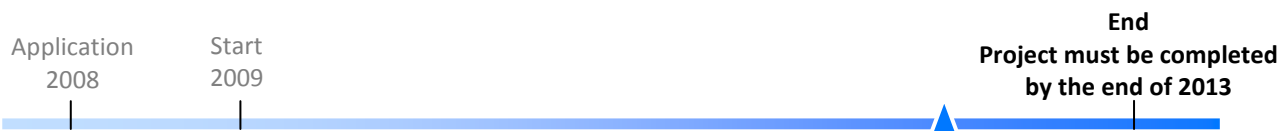
INTERNATIONAL FUNDING SOURCES

National Strategic Framework/ European Development Fund, European Investment Bank

TOTAL PROJECT AMOUNT

Urban rehabilitation program : 40 M €
 Investment in housing : 5 M € (public initiative) + 20 M € (total private investment)

STATE OF PROGRESS



RELATION BETWEEN THE PROJECT AND THE VALUE OF THE PROPERTY

In order to intervene in a sensitive area of the city, on the one hand, the focus of many social problems (aging population, poverty and deprivation, drug trafficking and drugs, unemployment), trade and economic decline, but on the other hand, classified site with universal value, grouping together a city of great architectural value and a historic tourist center of a city that is the gateway to the Douro region, which is also listed as World Heritage, that is to say, in order to implement a project with all

these dimensions raises multiple challenges, but it reveals also how necessary it is to revitalize what this site has to offer. The aim is not only to preserve it, because this site is not just a museum, but rather revitalize and stimulate it, in order to reveal it as a living heritage, as it always has been. Only a truly comprehensive strategy, in which the social, economic, cultural and environmental assets are secured, may produce the desired effect.

- 1- The Urban Area Management Unit area is already installed on the field as well as the Support Office directed to the owners, which provides support and information on the strategies adopted about the strategic documents developed for each block and/or buildings.
- 2- All the planned sessions for a project of "Tales from the self-esteem and motivation," were held with the active involvement of the local community. The intent of this project is to involve inhabitants in a socio-artistic performance of the narratives and local heritage by oral transmission/tradition, using the story of the neighborhood.
- 3- This is an area of interest to residents and non-residents regarding the rehabilitation project due to

the fact that it is a very important historical area in terms of the city's historic centre identity. The indicators that support this argument are in the number of tours made by schools, public presentations of the Management Plan, and the number of visitors to the exhibition devoted to the activity of Porto Vivo - SRU.

- 4- The archaeological reports on those buildings identified for future intervention are ready. The works in the public space have been finalized. The residence for elderly people is under construction and the relocation programme is about to start. So far, a number of private interventions are ready, several under way or have architectural projects waiting to be implemented



Archaeological excavations



Students residence project



Pupils awareness campaign

QUESTIONS

Improving the quality of the urban fabric and public space shall attract new families and facilitate the revitalization of the commercial and economic component of the site. The implementation of a tourist accommodation unit shall encourage cultural and religious tourism.

Given the large size of the project area, the related amount of investment and the integrative and multifaceted nature of the interventions, the project will

undoubtedly have a positive impact on the entire inscribed World Heritage property, emphasizing the promotion of heritage.

The results should allow to see a new economic, social and cultural balance near Morro da Sé and if this area can find its place in the historic site in relation with the World Heritage property across the Douro.

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