

# FEASIBILITY STUDIES FOR INTEGRATION OF CULTURAL SCENE IN INDUSTRIAL DEVELOPMENT AREAS IN CASTELLO DI GODEGO AND ZUGLIANO (ITALY)

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# 1. Summary

Within the framework of REFREsh project, the municipality of Castello di Godego (Treviso, Italy) wants to start a process of revitalization of the cultural and creative scene in a large spectrum of activities, involving every cultural associations of the local area and creating connections between the creative sector and the local economic and social system.

To pursue this aim, the involvement and raising awareness of the citizens are needed, namely towards the most interested stakeholders. The requalification plan of the storehouse building located in the historical centre of the town Costello di Godego and nearby the schools is answering to the need of developing the areas where the development of cultural activities could be implemented at different levels. In this plan it is foreseen the revitalization of a building that is owned by the Municipality and is nowadays a warehouse: since its construction in the '80s it had the same use as storehouse, but through the restoration in the future it will be available for being used by the local cultural associations.

The case study of the REFREsh project is an old storehouse owned by the Municipality of Castello di Godego. The storehouse is located in the Veneto Region in the historical centre of Castello di Godego and will be restored in order to create new space for the local cultural associations and to renovate the cultural and creative scene. This building is located in the centre of Castello di Godego with 7'190 inhabitants, which is a small town in the venetian plain, some kilometers at North of the maximum limit of the area of the resurgences. The area shares its characteristics with the ones of the plain, where the residential settlements are together with the productive ones, both of which have a low construction value. The past of the town is based on a strong economy of agriculture and started the development of some industries in the second half of '900 and the area is characterized by the presence of roads with huge importance for the whole Region.

The works are inserted in a process of re-organisation of the historical centre supported by the local authority, which foresees the restore of the storehouse.

The works will restore the building's ground floor in order to make it available for a new use: the plan foresees that the Municipality of Castello di Godego will offer the new spaces to the cultural associations of the area. Specifically, the initial idea of the local authority was to involve the School of Music in the ground floor's spaces in order to provide them with the spaces needed for the lessons and events, but later, the Municipality of Castello di Godego had the local elections and the local council resulted to be different from the one that originally approved the project. This has brought to a new plan to involve different cultural associations in the new building, in order to revitalise the overall cultural scene of Castello di Godego and nearby and in order to give to the citizens more opportunities.

From the structural point of view, the building presents nowadays the following arrangements:

- three floors building;
  - Ground floor: storehouse and service for the workers
  - First floor: storehouse
  - basement: warehouse
- access from the Western side
- uncovered area on the South-Western side that is used as store space for the road signage.

The local Council has planned to involve different cultural associations in the new building, in order to revitalise the cultural scene of Castello di Godego and the nearby and in order to give to the citizens more opportunities. Moreover, it organised a new meeting with the local cultural associations and shared its ideas. The foreseen plan will transform the storehouse in a multifunctional building dedicated to the cultural activities of the Municipality and its associations. The local associations, the cultural events, the school of music, a space for the Museum of Prai can take place in the old storehouse and enhance the cultural scene. Another possibility is to involve the productive small enterprises and craftsmen with a little rent in order to show and sell their products, to organise workshops about the process: this will be a possibility for the future in order to involve not only the cultural associations of the local area, but also to spread the knowledge about craftsmanship and to provide them an opportunity of being more active and known in the territory.



Moreover, on the other hand this could be also an option for having a small contribute in money to help the sustainability of the storehouse.

The economic analysis has the important goal of giving an overview of the expenses for the restore of the warehouse of Castello di Godego, with the possibilities of analysis of different plans. The analysis starts from the document delivered by the engineer of the Municipality to understand the needed expenses connected to the different works foreseen.

The expenses can be divided in the following macro-sectors:

- A. Building restoration: the plan foresees the substitution of doors and windows, the restore of the access and of the toilet for the disabled people, the painting of the whole building, audiovisual equipment, furniture and mobile panels. Also the outside will be restored in the term of paving.
- B. Adjustment of heat and electrical systems: the system for lighting, connection to the phone coverage and the internet Wi-Fi, the restore of the plumbing and heating system, the ventilation system.
- C. Energy efficiency: this work wants to provide a new energetic system that can be sustainable and efficient from the point of view of the costs.

The second case study is the annex of villa Giusti-Suman, in Italian defined as “*rustico*”, a farm building close to a villa generally built in the countryside. It is sited in the town of Zugliano, not far from Thiene (Vicenza, Italy). This area is characterised by touristic buildings of interest and natural environment, some of them are already well known while others not that much. The building is in decay, but an already existing funded project will set the conditions to accomplish a complete restoration, with all the facilities needed to host associations and cultural activities. The aim is to transform this rural and obsolete structure in a cultural hub that can be a strong drive for cultural and social development for the town and its neighbourhoods.

As a matter of fact, this site has the potential to become a cultural hub, which is a place where all the citizens can offer and receive skills, knowledge, know how, experiences, best practices, values and every contribution in the framework of this requalification project. The existing initiatives and events in the adjacent mansion will facilitate on one hand the participation of associations already active in the area, and on the other hand will start new activities based on a consolidated initial audience. This is a relevant factor in such a complex operation, because normally one of the most critical point is the audience development, the involvement of the associations of the territory as well as the sustainability through time.

The last-mentioned aspect is fundamental and we foresee several opportunities, such as:

- The installation of solar panels to reduce the energy expense and improve the efficiency of the building to assure a better natural environmental sustainability
- Involvement of new actors and supporters and use existing networks (e.g. Venetian Cluster)
- Acquirement of new funding from EU: Erasmus +, Creative Europe, Europe for citizens, Life, POR FESR and much more projects.
- Non EU funding: national, regional and private tenders (e.g. SIAE call “Che fare” - <https://www.che-fare.com/rigenerazione-urbana-bando-new-fabric/> ), private donors, etc.
- FUS/artists residencies
- Associations working in the framework of the hub will be encouraged to put in place self-subsistence activities such as:
  - o Sponsorships
  - o Self-financing events and activities
  - o Crowdfunding
  - o Services delivery (i.e. rent of the rooms)
  - o A co-working space (fee for co-workers has not to exceed structure linked costs)
  - o Associated fees

All these funding activities for sustainability and all the proposals that will follow come from the analysis of similar projects, such as the following:



- Piazza Gasparotto, Padova - <http://piazzagasparotto.org>
- Urgent project - ALDA (international project) - [http://www.alda-europe.eu/newSite/project\\_dett.php?ID=89](http://www.alda-europe.eu/newSite/project_dett.php?ID=89)
- Casa del custode, Santorso (Vicenza) - <http://www.parcorossi.it/la-casa-del-custode/> + <http://www.cooperativaecotopia.it>
- Superbudda, Turin - <https://www.superbudda.com/space/>
- Spazio Zephro, Castelfranco Veneto - <http://spaziozephro.it/zephro/il-luogo>

All these projects have a specific orientation and some of them received EU funds, as foreseen for this project; they are very different from each other but have two aspects in common: sustainability and commitment for the last 3 years. Case histories like Superbudda in Turin or Spazio Zephro in Castelfranco Veneto show how a cultural hub can achieve the goal of not only attracting people and developing their awareness and their creativity, along with their civic consciousness but also adding value to the entire area. Based on these considerations the following analysis has been carried out.

Other development plans have been adopted until now, as for example the Plan of Interventions adopted by the Municipality (“piano degli interventi”), in which land use and housing interventions are defined.

## 2. Introduction

The first case study of the REFREsh project is an old storehouse owned by the Municipality of Castello di Godego. The storehouse is located in the Veneto Region in the historical centre of Castello di Godego and will be restored in order to create new space for the local cultural associations and to renovate the cultural and creative scene. This building is located in the centre of Castello di Godego with 7'190 inhabitants, which is a small town in the venetian plain, some kilometers at North of the maximum limit of the area of the resurgences. The area shares its characteristics with the ones of the plain, where the residential settlements are together with the productive ones, both of which have a low construction value. The past of the town is based on a strong economy of agriculture and started the development of some industries in the second half of '900 and the area is characterized by the presence of roads with huge importance for the whole Region.

The Veneto Region is located in the eastern part of northern Italy. Veneto is a region that encompasses many forms of the natural landscape: from the coastal strip overlooking the Adriatic to the uniform and monotonous Veneto-Friuli plain, which then rises in the twelve hills of the Euganei Hills and the Berici Hills. With an area of 18,390 km<sup>2</sup>, Veneto is the eighth Italian region by surface. The Veneto territory is morphologically very varied, with a prevalence of plains (56.4%), but also extensive mountainous areas (29.1%) and hilly areas (14.5%).

When focusing on the economy of the Municipality, aside from agriculture, the most important economic activities were born in the second half of 1900 and are related to the food sector and the metal and stone machinery sector.

In Castello di Godego, the ISTAT data state that the average age is 42,3, and in particular the 66% of the population ranges from 15 to 64 years. The birth-rate is of 10 children every 1000 inhabitants, which is in line with the previous fifteen years, while death-rate is decreased.

In general, the population is quite stable in number since 2010.

The works of the storehouse in Castello di Godego are inserted in a process of re-organisation of the historical centre supported by the local authority, which foresees the restore of the storehouse.

The works will restore the building's ground floor in order to make it available for a new use: the plan foresees that the Municipality of Castello di Godego will offer the new spaces to the cultural associations of the area. Specifically, the initial idea of the local authority was to involve the School of Music in the ground floor's spaces in order to provide them with the spaces needed for the lessons and events, but later, the Municipality of Castello di Godego had the local elections and the local council resulted to be different from the one that originally approved the project. This has brought to a new plan to involve different cultural associations in the new building, in order to revitalise the overall cultural scene of Castello di Godego and nearby and in order to give to the citizens more opportunities.

From the structural point of view, the building presents nowadays the following arrangements:

- three floors building;
  - Ground floor: storehouse and service for the workers
  - First floor: storehouse
  - basement: warehouse
- access from the Western side
- uncovered area on the South-Western side that is used as store space for the road signage.

The requalification project foresees the following changes in the planimetry:

- ground floor: realisation of rooms with plasterboard walls and bathroom for disabled people, keeping separated from the rooms available for the administration in the basement and the first floor, adjustment of heat and electrical systems, painting and substitution of doors and windows;
- outside: greenery and paving.

At the end of the project, the storehouse will be transformed into a multifunctional building dedicated to the cultural activities of the Municipality and its associations.

The second case study chosen for this feasibility study is the annex of Villa Giusti Suman, sited in the municipality of Zugliano, in the Alto Vicentino area, Veneto region; until now this building has been used as warehouse to store municipality materials.

The villa is a historic structure built between the 15<sup>th</sup> and late 17<sup>th</sup> century by a family coming from outside of the Region called Zoiano, that gave the name to the town Zugliano. Every villa in this region had a *rustico*, a farm building used a storage for hay, plough and other agricultural tools. After the Zoiano family the mansion came in the hands of the Giusti family, then Suman's and thereafter it has been used by the Zugliano Parish as oratory and youth club from 1939 until the 1980s. Since then the entire site has been a property of the municipality.

The *rustico* appears to be used mainly as a stable, because of its ancient look and structure. It has three floors, and the west side has an arcade; part of it was walled up in the 40's to make the building habitable. The building needs a refurbishment that is already planned by the municipality council and that with AVEPA funds will be ended within 2020; this restoration will provide habitability and new electrical system along with the provision of a new telephone network, ready for optical-fibre internet connection, which is not available at the moment but that will be settled within 2020, which represents the end of restoration works.

We foresee for this facility a cultural utilisation as a cultural hub for the existing and futures associations and other Non-Profit institutions. Targets will be:

- Children between 6 and 13 years old
- Young of high schools
- Youth in general
- Disadvantaged people
- Old people
- Local and non-local artists
- Cultural operators
- Members of existing association
- Citizens, in particular general cultural public and non-cultural public involvement.
- Administration representatives
- Tourists

Cultural scenes selected are:

- Theatre - Teatroinsieme
- Cultural - Gruppo artisti Zugliano, Pro Loco, Arteca
- Musical - Corpo bandistico di Centrale
- Social/cultural - Il sole dell'aurora, circolo acli Antonio Zanin, genitori scuola infanzia Sacro Cuore.
- Tourism - amici della montagna, gruppo podisti centralesi

The town of Zugliano rises up in a beautiful green area, in a little valley called "Breganze hill", situated between Val d'Astico highway and Asiago upland. The municipal territory is composed for two-thirds by hill fields and for one-third is in low plain. Although, touristic accommodation is not so developed, there are many reasons that make Zugliano attractive for locals as well as national and international tourists. This area is one of the most preferred destination of the inhabitants of Thiene, which is the biggest town situated 6 kilometers afar from Breganze hill. Due to its marginal position in relation to Vicenza and other urban areas, it has a very basic traffic network, with a very underdeveloped transportation and transit system, which makes the viability harder, even to reach the city-centre. Nonetheless, it is situated very close to





other cities, like for example the already mentioned Thiene. Indeed, not only from Thiene but also people from the neighbourhoods came to travel by bicycle and reach the beauties and the historic building of Zugliano. Some examples are for instance , the Molini oasis sited in the east part of the peripheral area, a place that hosts a wide range of biodiversity; Villa Piovene, a mansion built by the famous local renaissance architect Andrea Palladio in the late 16<sup>th</sup> century, which in the 1996 was included as cultural heritage in the UNESCO list of sites in need of preservation; nearby, we also can found Villa Godi, among the very first architectures designed by the already mentioned renowned Andrea Palladio.

Zugliano is not only a place full of history and beautiful architectures, it is also a renowned industrial area, representing a thriving economy for this little municipality that counts 7.896 inhabitants and that has an extension of 13,73 km<sup>2</sup>. Moreover, it is an area with many industrial archaeological sites such as few “cartiere” and one “cascamificio”. Also, there are two elementary schools and one secondary school, very close to the site object of this evaluation.

Nonetheless, it is essential to highlight the fact that Zugliano is located between the town of Vicenza, one of the biggest cities in the Veneto region, and the touristic-acclaimed town Bassano del Grappa. This strategic aspect of the position is reinforced by the fact that the town is not only in the middle of the province of Vicenza, but also close to the towns of Carrè, Lugo and Chiuppano, important sites in terms of history. As mentioned before, the geographical area is sited south of Breganze hills, on the Torcolato’s wine road, a path that connects all the cities involved in the production of this fine and local wine, a DOC (controlled designation of origin) one. This path sees a number of wine companies contributing to a tourism focused on activities for the promotion of this typical product through several events able to gather hundreds of people every year.

In conclusion, the countryside is characterised by an intense farming activity with plantations of vines, olive trees, but also by horticultures and wooded areas, making its history interesting and fascinating. On the contrary, the urban centre is not so developed, but all the buildings are very close, and the community is very unified. Moreover, Zugliano has recently been awarded as the 11<sup>th</sup> Italian town with the highest housing increase, which creates a town with growing economic thanks to its industrial fame.

With reference to the year 2017, in the last years, debts of the municipality of Zugliano have decreased, having a surplus of income.

The economic situation of Zugliano Municipality seems to be pretty healthy, since the statement of the economic management says that for the year 2017:

- The balanced budget requirement was fulfilled
- The personnel expenses were contained
- There was no need for extraordinary funding
- The Municipality has no added debts

Moreover, the review body said that the foreseen budget for 2018-2020 is consistent with the actual tools and situation of the public administration and that the financial cover for the investments foreseen is adequate.

The average age (ISTAT data) in Zugliano is 43,8; in particular the 64% of the population ranges from 15 to 64 years. The structural dependence between active and non-active population is of 55,3 every 100 people, balanced by a high turnover of young people approaching the labour market. The birth-rate is of 6,6 children every 1000 inhabitants, almost half of 2002 rate, while death-rate is quite stable.

In general, the population is stable in number since 2009.

In the town there are 3 nursery schools, 2 elementary schools and one secondary school.

The most important resource for the town seems to be the associations active in the municipal area. They are described as “the lifeblood of the Municipality, “an healthy way to develop social relationships” and the volunteers as “Active tools for citizens’ participation to economic and social life of the community, [...] the engine of participation, the drive of solidarity and common responsibilities”.





Villa Giusti annex could be a cultural hub situated in an already active cultural context, where local products and traditions, historic buildings, green areas and other peculiar features of the town of Zugliano can be the perfect drive to attract local people and individuals coming from neighbourhood towns, as well as tourists.

Villa Giusti has already some activities in place, which can still continue such as concerts, seminars and expositions. Although, the lack of security, of functional heating and cooling system cannot provide a safe environment for other activities. Moreover, its total restoration is impossible due to its historic value. Therefore, the new design of the annex is crucial because it creates a multifunctional structure able to largely increase the range of activities through new spaces and the implementation of new facilities. The combination of the new annex and the magic environment of Villa Giusti would create a new place able to gather more possibilities.

## 3. Presentation of facility developments

### 3.1. Pilot investment

#### 3.1.1. Introduction of the main characteristics of the building and the sight

The working area, which is the old storehouse of the Municipality, is located inside the centre of Castello di Godego and it is in the nearby of the School complex, the gym and the Municipality offices. The land on which the restore intervention is foreseen is at West of the Secondary School F. Renier. This area is delimited by a parking at South and by the Road Paolo Piazza at Eastern.

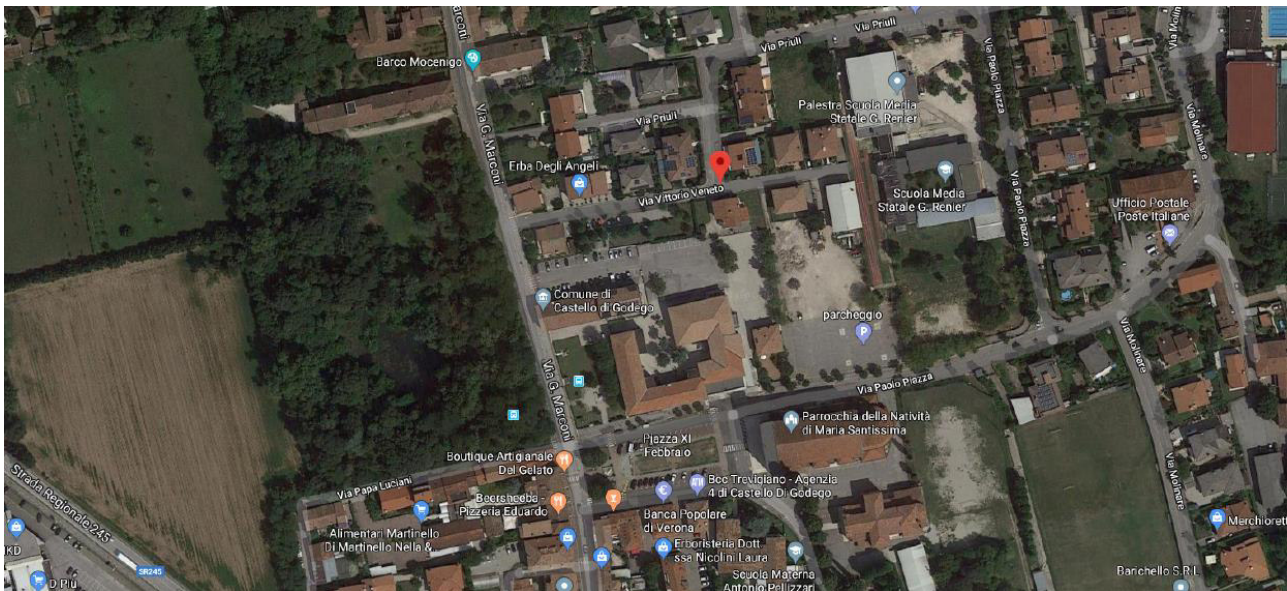


FIGURE 1: View from the top, in red the storehouse of the intervention.

Nowadays the building is a municipality's storehouse for the storage of the equipment of the administration, but the area is already urbanized and provided with all the connections with the public services and easily reachable with transport.

From the structural point of view, the building presents nowadays the following arrangements:

- Three floors building;
  - Ground floor: storehouse and service for the workers
  - First floor: storehouse
  - basement: warehouse
- access from the Western side
- uncovered area on the South-Western side that is used as store space for the road signage.

The storehouse was built in the 80's and, since this date, it has always been used as a place to store different kind of materials and documents.

Indeed, the aesthetic style is not a specific one, as the storehouse is a cement building with no particular style for windows, doors and walls, and it is presented as large rooms where the local authority can store materials such as road signs, catalogues, furniture.

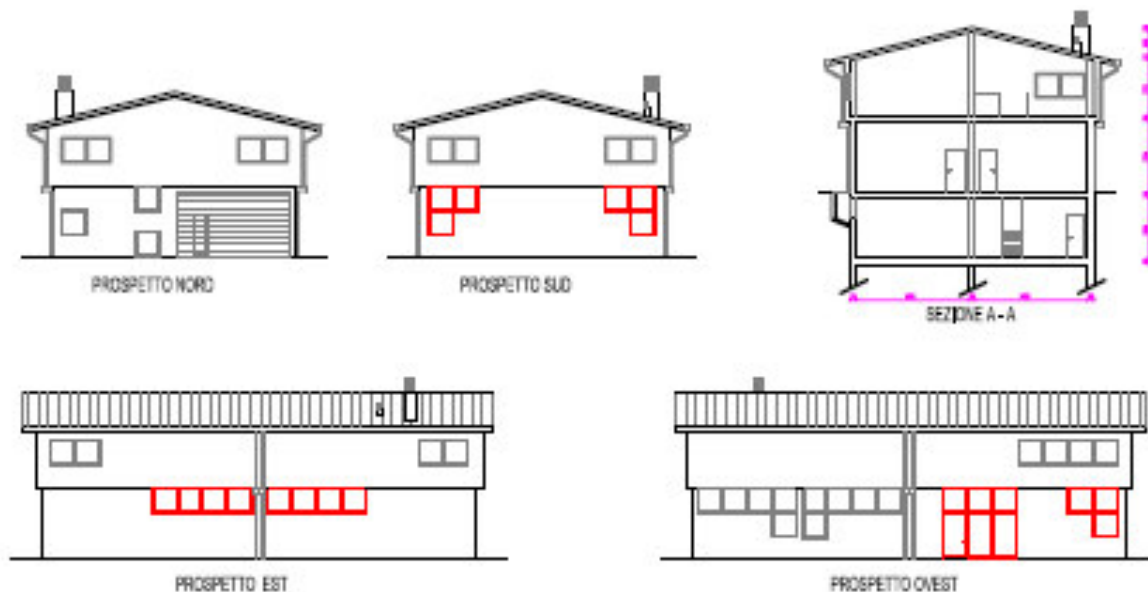


FIGURE 2: Perspective drawings of the building from North, South, section, East and West

The building is in a good state and it is nowadays used as a simple storehouse because the needs of the municipality was that one, but considering the growing development of cultural scene in the nearby and in general in many European countries, the Local Council has started to focus on the revitalisation of the cultural scene and on the management of the increasing cultural proposals.

### 3.1.2. Comparing the building to the planned functions

The requalification project foresees the following changes in the planimetry:

- ground floor: realisation of rooms with plasterboard walls and bathroom for disabled people, keeping separated from the rooms available for the administration in the basement and the first floor;
- outside: greenery and paving.

The ground floor of the building will be restored with the aim of improving accessibility and the energy efficiency. Indeed, the hydrothermal and electric system will be redone compliant with legal standards. The works will also provide the substitution of the doors and windows, the restore of the access and of the toilet for the disabled people, the adjustment of heat and electrical systems, painting of the whole building. Moreover, the connection to the phone coverage and the internet Wi-Fi will be provided, together with the possibility of using audiovisual equipment, furniture and mobile panels to adapt the internal spaces based on the different needs of use (enlarging or the spaces based on the need of one or few large rooms or of more small rooms) and the outside will be restored as well.

The aim is to make the ground floor's spaces available to the local association in order to realise events and other initiatives linked to the cultural and creative environment.

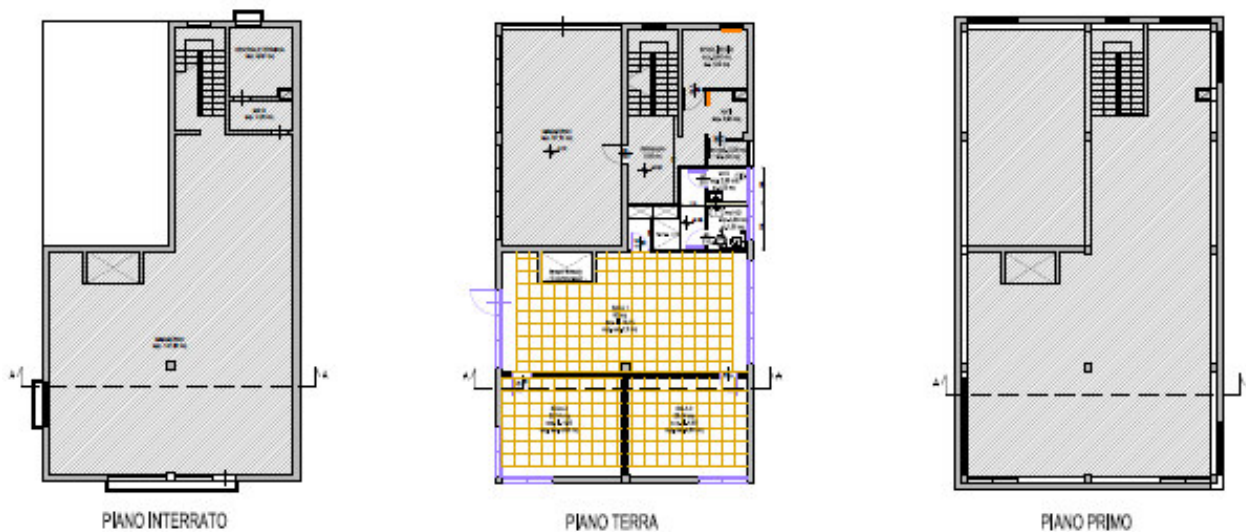


FIGURE 3: Building project.

The present project is inserted in a wider process of re-organisation of the historical centre supported by the local authority, which foresees the realization of a new scholastic and sports structure in order to improve the educational and cultural offer and the spaces dedicated to the community of Castello di Godego. The administrative body want indeed to merge the two schools in a unique building following the recent governmental recommendations, it aims also to develop a pole of cultural activities for the whole community. In fact, different functions of the two levels of school are common and the municipality has starter the realization of a new scholastic pole after the results of a seismic deficiency of the first level school's building with a project approved in March 2016 (municipality decision n.18 of the 02/03/2016). Within this huge project, there is the requalification intervention of some spaces of the storehouse in Via Vittorio Veneto, which is a public own.

The idea linked to the intervention at the storehouse has the objective of involving cultural activities in the ground floor.

The Council, as owner of the storehouse, has the stability of the building in general - through seismic analysis, lab tests of the materials - then the works are focused on the ground floor and will consist in:

- clearing out of the rooms;
- realisation of separating walls;
- adjustment of heat and electrical systems;
- painting;
- substitution window fixtures;
- outside settings.

The works will restore the building in order to make it available for a new use: the plan foresees that the Municipality of Castello di Godego will offer the new spaces to the cultural associations of the area. Specifically, the initial idea of the local authority was to involve the School of Music in the ground floor's spaces in order to provide them with the spaces needed for the lessons and a room available for concerts and events, and then the plan was also to restore and organise other two rooms for the other organisations in order to provide a shared place for meetings, conferences, trainings.

During the development of the project and of the accommodation plan, the Municipality of Castello di Godego had the local elections and the local council resulted to be different from the one that originally approved the project. This fact has brought to a new approval of the requalification intervention of the



storehouse and the other activities of the municipality within the REFREsh project, which has led to an extension of the time and a slowing down of the works on the storehouse.

Finally, the new Council has decided to involve different cultural associations in the new building, in order to revitalise the cultural scene of Castello di Godego and the nearby and in order to give to the citizens more opportunities. Moreover, it organised a new meeting with the local cultural associations and shared its ideas.

The foreseen plan will transform the storehouse in a multifunctional building dedicated to the cultural activities of the Municipality and its associations. The local associations, the cultural events, the school of music, a space for the Museum of Prai can take place in the old storehouse and enhance the cultural scene. Another possibility is to involve the productive small enterprises and craftsmen with a little rent in order to show and sell their products, to organise workshops about the process: this will be a possibility for the future in order to involve not only the cultural associations of the local area, but also to spread the knowledge about craftsmanship and to provide them an opportunity of being more active and known in the territory. Moreover, on the other hand this could be also an option for having a small contribute in money to help the sustainability of the storehouse.

Venetian Cluster supported the Municipality of Castello di Godego in the organisation of a first workshop aiming at involving local main actors in the definition of how to reutilize the storehouse, collecting specific needs of the local cultural associations in order to plan the restore of the building in the best possible way. The meeting took place with the first local Council and in that period, it was assumed that the school of music would become the main beneficiary of the restoration of the warehouse. Nevertheless, all the local associations were invited and many of the attended the event, in detail:

- the popular University (the Popular University is a cultural association that offers its members a service of lively cultural growth carrying out courses related to the most diverse topics, promoting lifelong learning activities of adults, through courses of theoretical and practical teaching, information, updating and qualification. The Popular University has a board that lends itself free and makes use of the work of high-level teachers to offer everyone an occasion for cultural, historical and artistic enrichment);
- different municipalities (Rosà, Asolo, Resana)
- the music school “Istituto musicale della Crocetta”
- the “Universalis harmonia”
- AUSER “Libera età” (voluntary and social promotion association, committed to promoting the active aging of the elderly and enhancing their role in the society)
- the Pro Loco of Castello di Godego (local associations, with the purpose of promotion and development of the territory)
- “I rabaltai” (theatre association)
- Barco Mocenigo (restauration laboratory)
- the Civil protection
- the Polisportiva of Castello di Godego (association that manages, under the same organization, various sports, in professional and amateur sections)

All these stakeholders could be integrated in the implementation of the local creative scene considering that the aim, in a long-term period, is to have a “pole” in the centre of the town where all creative subjects can have at their disposal spaces and tools for the implementation of their activities. This kind of approach will support the knowledge and collaboration among the different subjects favoring new initiatives, ideas and optimizing the use of spaces.

During the meeting, the music school, assumed, at that time, as main beneficiary of the building restoration, presented its situation and the specific needs regarding the training activities they carry out, supporting the definition of the details about the infrastructural work to be done. Main needs emerged were:

- to evaluate the number of rooms that will be available after the restoration;
- the aspects regarding the acoustic setting of the rooms;
- the possibility to have a larger room for exhibitions (maybe by using a mobile wall between two rooms).

A discussion started, both about the building interested by the project activities but also about how to prosecute in the direction of the creation of a larger cultural scene involving all the cultural associations of the territory. Actually, the building dedicated to the music school activities will be not used all the day long, and so many ideas emerged on how to adapt the location to other possible uses by the other associations/cultural and creative subjects.

In this sense following needs emerged:

- to have other spaces to locate administrative and operative sites of local associations;
- to coordinate the communication among cultural subjects, the municipality and also private owners of buildings that could be used to host cultural activities;
- to evaluate models for the economic sustainability of the cultural scene maintenance.

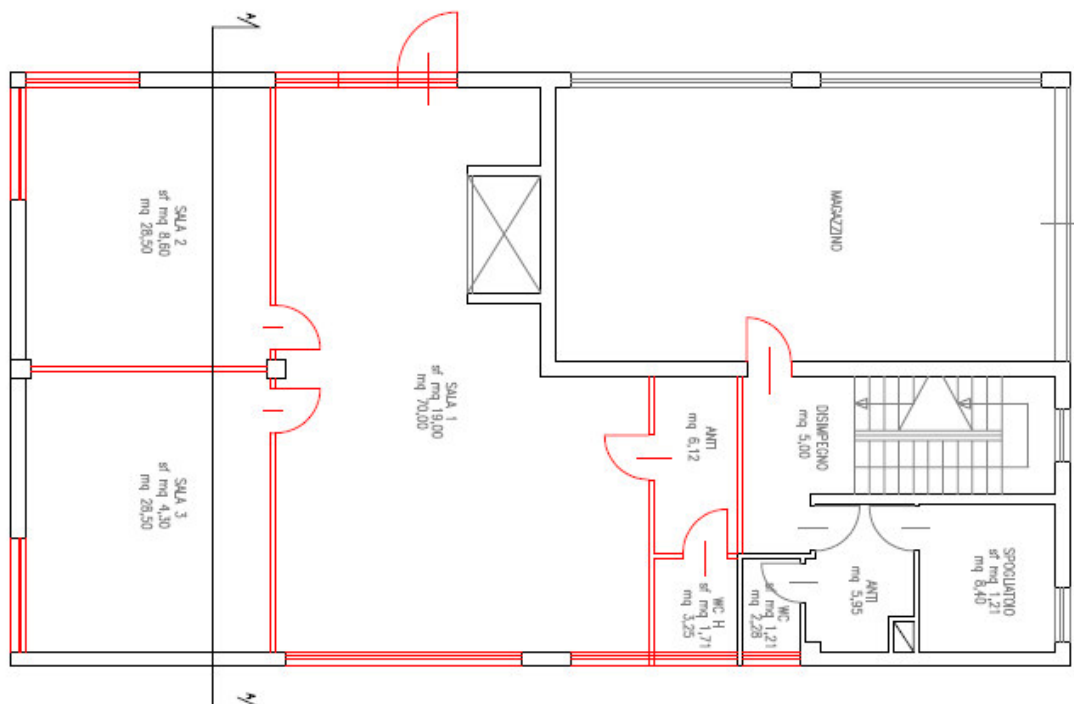


FIGURE 4: The ground floor as it is foreseen after the works.

Nowadays the new Municipality's Administration has decided to dedicate the restored building to all the local cultural associations, not only to the Music school, and so the dialogue with the stakeholders is still in course and a dedicated meeting will be held at the beginning of 2019 to share the management of the rooms and the equipment to provide on the basis of the use's destination.

The cultural associations present within the municipality of Castello di Godego and in the nearby area are the following:

1. Associazione Amici dei Prai



2. A.I.D.O. Associazione Italiana Donatori Organi
3. Associazione Anziani e Pensionati Godigesi
4. F.I.D.C. Federazione Italiana della Caccia
5. A.V.I.S. Associazione Volontari Italiani del Sangue
6. Associazione Nazionale Alpini
7. Gruppo Missionario Godigese
8. Associazione Trevisani nel Mondo
9. Associazione Genitori
10. Unione Nazionale Enalcaccia, Pesca e Tiro
11. A.N.M.I.L. Associazione Nazionale Mutilati ed Invalidi al Lavoro
12. A.S.D. Godigese Calcio
13. Associazione Il Percorso
14. Compagnia Teatrale I Rabaltai
15. Associazione Artiglieri d'Italia
16. Associazione Pro Loco Godigese
17. Associazione Difesa Ambiente
18. Gruppo Sorriso
19. Associazione Sportiva Basket Godego
20. A.D.S. Polisportiva Godigese
21. A.N.L.C. Associazione Nazionale Libera Caccia
22. Astro Club Voyager
23. A.S.D. Pattinaggio Artistico Godigese
24. Associazione Triveneta Antiquariato e Collezionismo
25. Circolo AUSER Libera Età
26. A.G.L.A.D. Associazione Genitori Lotta alla Droga
27. A.S.D. Godigese Sport
28. Associazione Quartiere Muson
29. Associazione per la Retinite Pigmentosa e l'Ipovisione nel Triveneto
30. Associazione Culturale Godego Musica
31. Moto Club Lucky Gas
32. A.C.A.T. Nord Est ONLUS
33. ANTEAS - AMICI DI GODEGO
34. A.S.D. Unione Ciclistica Godigese "Abra Iride"
35. Associazione Arma Aeronautica
36. A.F.I. Associazione Famiglie Italiane
37. Associazione NOI "San Domenico Savio"
38. Associazione CAORAL Onlus
39. Comitato Genitori Istituto Comprensivo Statale di Castello di Godego
40. A.S.D. GODEGO 2006
41. Associazione Culturale "ENJOY ORCHESTRA "
42. Comitato San Pietro
43. Università Popolare dell'Età Libera e per l'Educazione Permanente dei Comuni dell'Alta Castellana Onlus
44. Associazione " Mons. Cognata Onlus "
45. F.A.R.C.E.L.A. CON L'AUTISMO E I D.G.S. ONLUS
46. Comitato Madonna della Crocetta
47. Associazione GODEGO LAB
48. A.S.D. GRUPPO PODISTICO GODIGESE
49. A.S.D. AI AMISI
50. A.P.S. INTERCOMUNALE SENTIERO DEGLI EZZELINI
51. A.S.D. THE TEAM



52. Associazione di volontariato "Un asilo per Matany"
53. A.S.D. FUTSAL Godego
54. Università Popolare Alto Muson A.P.S.

Their roles within the storehouse is yet to be defined: some of these local cultural associations will be directly involved in the place with the possibility of booking rooms for events or workshops, while others will be not involved in the project of revitalisation of the building but they have been and will be taken into consideration to better understand needs and key points of the cultural scene and of the people involved.

### 3.1.3. Identifying the rough function- accommodation versions

The economic analysis has the important goal of giving an overview of the expenses for the restore of the warehouse of Castello di Godego, with the possibilities of analysis of different plans. The analysis starts from the document delivered by the engineer of the Municipality to understand the needed expenses connected to the different works foreseen.

The expenses can be divided in the following macro-sectors:

- A. Building restoration: the plan foresees the substitution of doors and windows, the restore of the access and of the toilet for the disabled people, the painting of the whole building, audio-visual equipment, furniture and mobile panels. Also, the outside will be restored in the term of paving.
- B. Adjustment of heat and electrical systems: the system for lighting, connection to the phone coverage and the internet Wi-Fi, the restore of the plumbing and heating system, the ventilation system.
- C. Energy efficiency: this work wants to provide a new energetic system that can be sustainable and efficient from the point of view of the costs.

The structural elements will not be touched, with the exception of the improvement of stability for a security reason: the main structural elements will be maintained, and this will allow a restoration time suitable to the project needs.

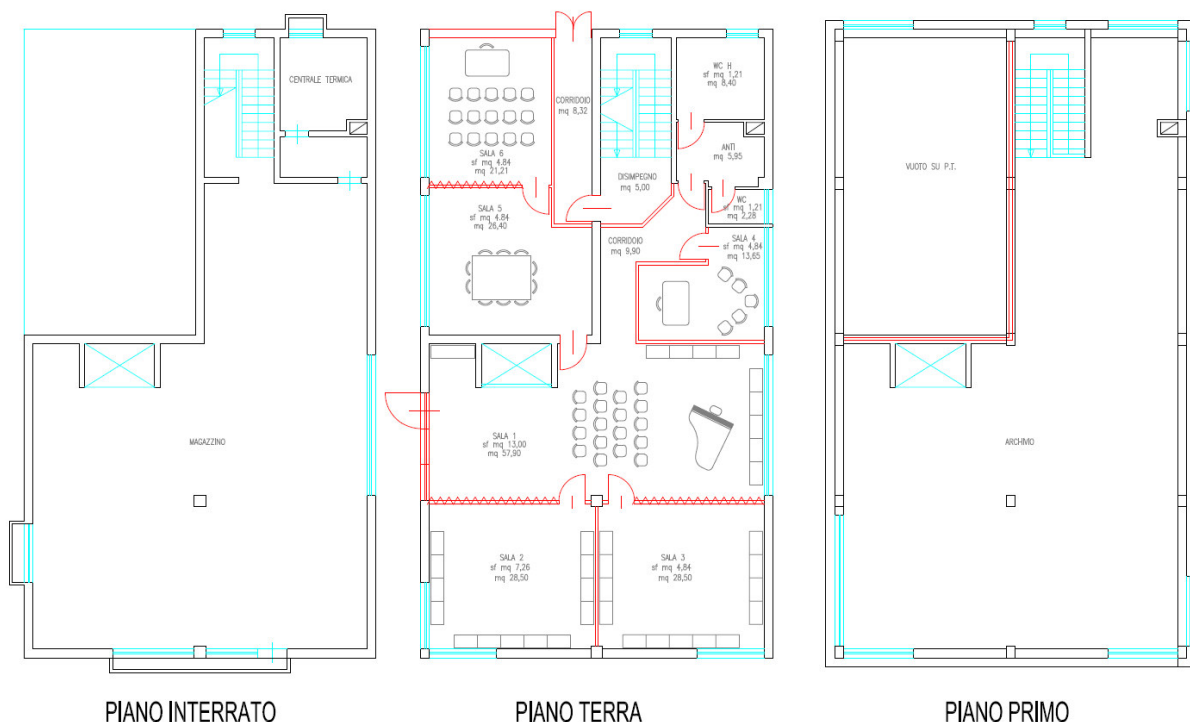


FIGURE 5: Building diagram based on the first plan

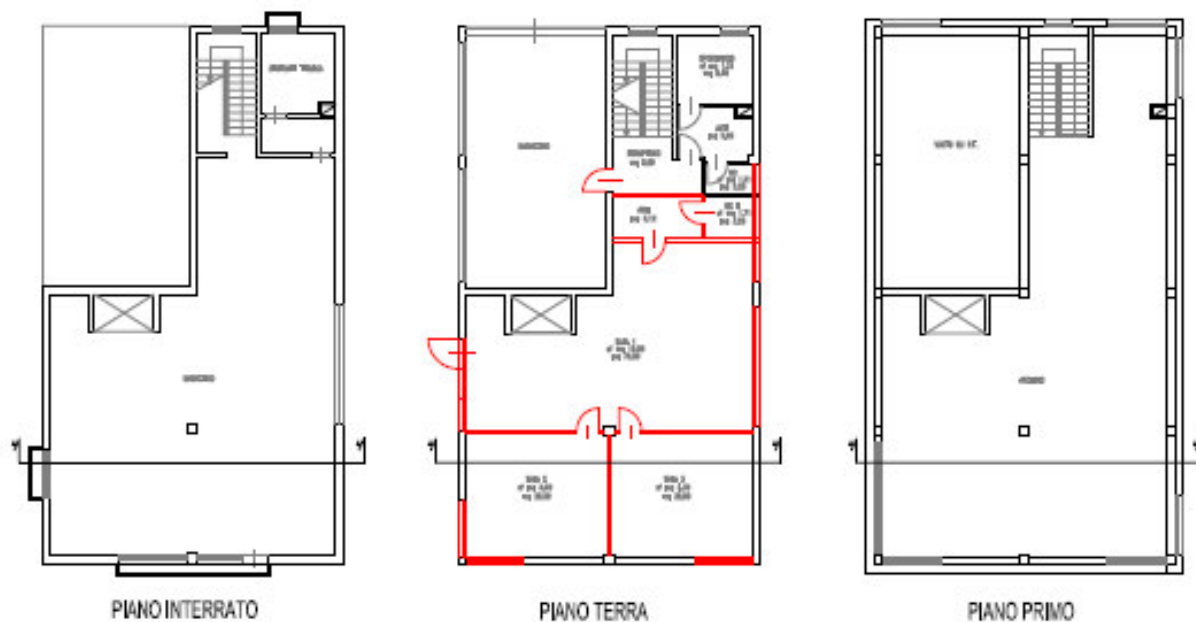


FIGURE 6: Building diagram based on the second and finally approved plan

The capacity of the building exceeds the needs, and there will be parts not to be utilized in the project. These parts are mainly the second floor and may be financed and renovated from sources outside the project: the local Council has the aim of renovating the whole facility in the next years, and the proposal foresees the realization of a new scholastic and sports structure connecting the already existing schools with the storehouse, in order to improve the educational and cultural offer and the spaces dedicated to be community.

### 3.1.4. Facility test and development

The physical status of the building was tested by the analysis completed by Ecamricert and Studio Modena, which analysed the decay of the building, the seismic stability, and the materials.

The building measures approximately 250 m<sup>2</sup> and has 3 levels. A total of 8 concrete samples and 6 armour samples were executed. The number of concrete samples taken is greater than the minimum required by law, however the high variability of the characteristics that is sometimes found in the material has suggested to perform more analysis. In addition, non-destructive surveys have been carried out on concrete with a sclerometer and ultrasound to have more data to compare for the definition of the concrete resistance class.

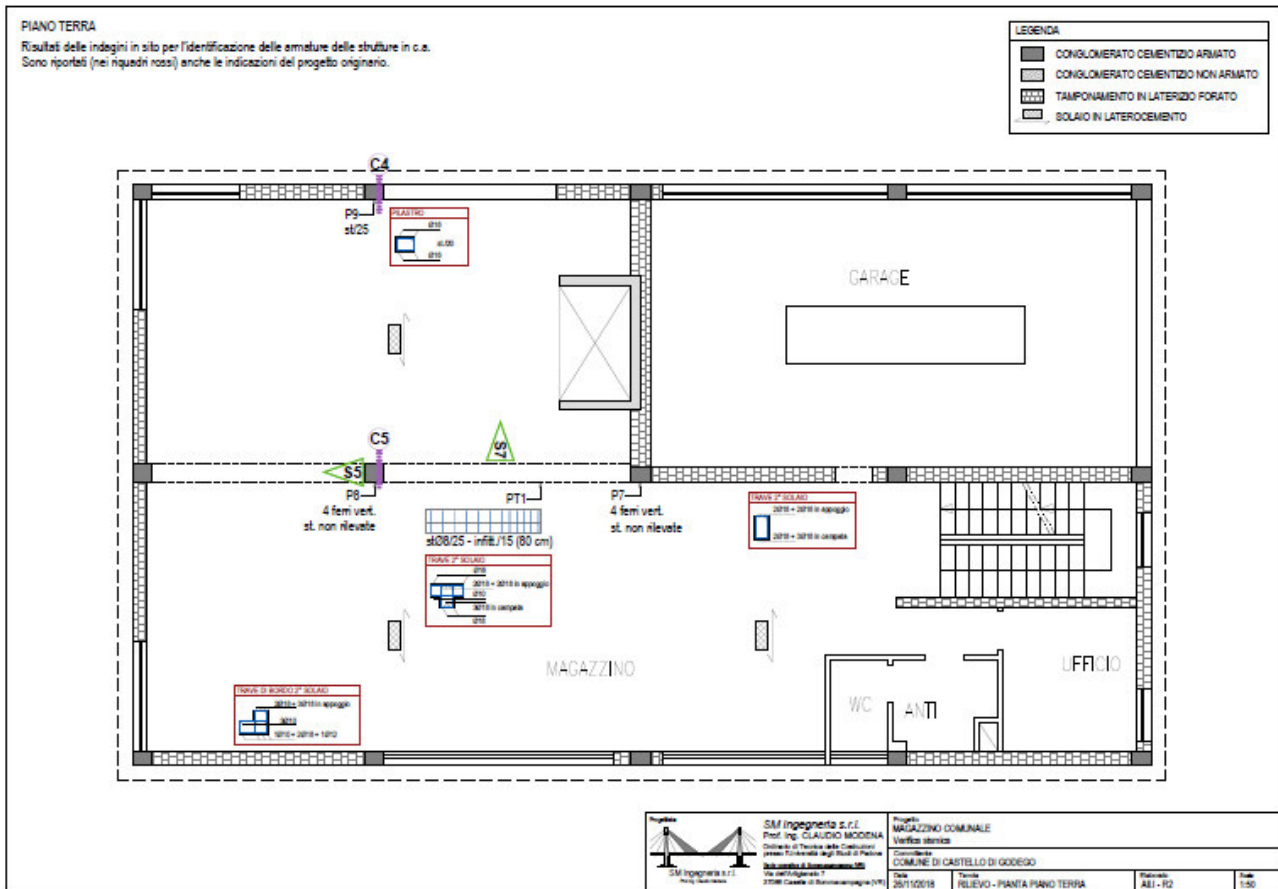


FIGURE 7: Results of on-site surveys for the identification of the reinforcements of the structures

The building used as a municipal warehouse is a rectangular reinforced concrete structure with a basement and two levels above ground. The plan dimensions are about 12 x 21 meters, the basement is smaller with form to L.

The municipality's technical office has provided the original drawings of the construction project of the structure, which they were compared with what is visible on site and what subsequently emerged from the survey campaign. There the investigation campaign mainly involved the structures, according to the provisions of the Circular 617/2009 relating to the levels of knowledge of the structures existing.

In the building there is a service elevator, prepared but not used: the investigations were carried out to verify the material with which it was made, but the attempt to extract a carrot for a subsequent test of compression in the basement was not successful due to the very little resistance of the material. For this reason, it was not taken into account in the calculation as a seismic-resistant element. With reference to the basement, it was noted that the internal partitions (at the central heating and elevator) are in non-reinforced concrete. The beam of the buried compartment was investigated, which from a first relief was found to have a base of 40 cm instead of 30 cm as indicated in project. With the removal of the concrete cover and other instrumental investigations it has been found that the beam is reinforced as in project drawings, but the concrete section of the lower part has been made wider, and that is why the cover is very thick.

Tests were carried out on the floors to identify the type, thickness and presence of any beams or orthogonal to the main direction. It emerged that the floor is of the type of brick with 10 cm wide joists at 50 cm distance between centres, while there are no connecting beams; it turns out that the main structure is composed, as envisaged by the project, by an edge beam that runs all around the perimeter and a beam

central in the greater direction. The perimeter link beam is not present on the top floor (a level of coverage).

The structure can therefore be defined as three longitudinal flat frames connected at both ends to the ground and first floor; on the other hand, the connection is given only by the floor.

The reinforcing bars of the elements were detected by means of pacometer surveys and visual investigations. The seismic analysis was carried out: the checks required by the legislation for existing buildings have been carried out. Ductile mechanisms were evaluated through force-displacement capacity curve. The verification of fragile mechanisms was then performed: cutting on beams and pillars and verification of the nodes.

It therefore appears that the most serious condition is that relating to the verification of the nodes, this according to the absence of bracketing in the knots and of the mediocre characteristics of the concrete.

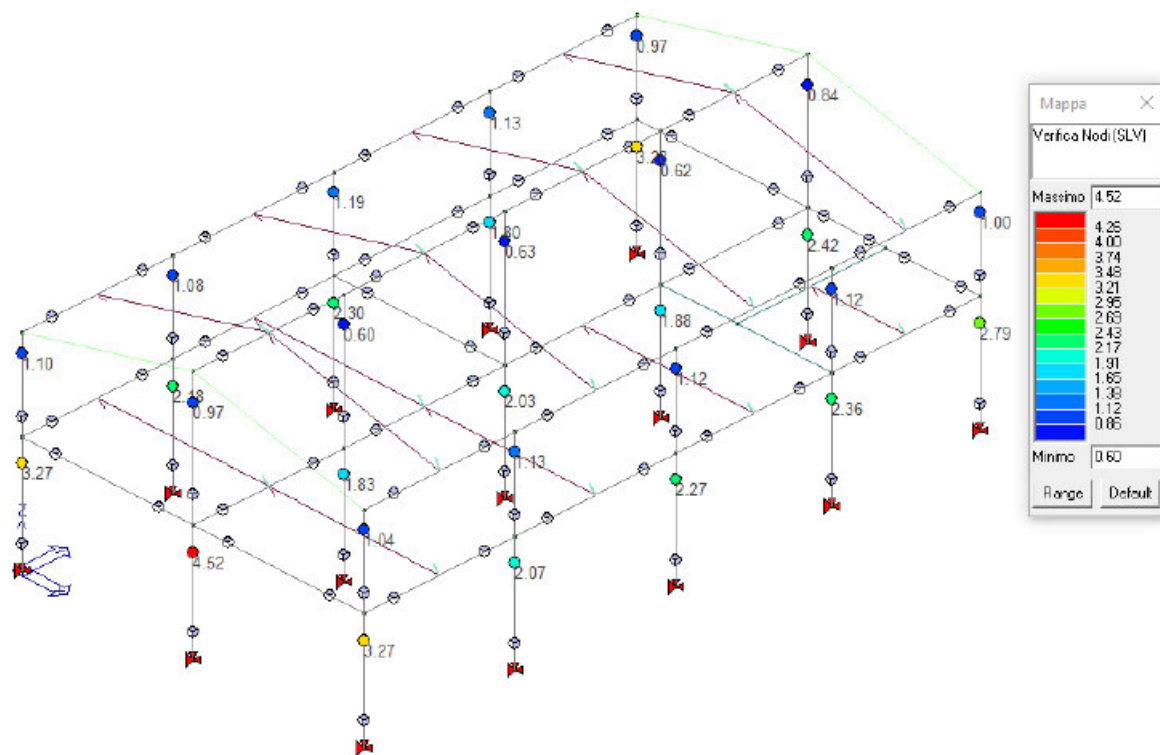


FIGURE 8: Verification of the nodes

The area in analysis is located mainly between the high old, gravelly plain, formed by fluvial conoids terraced from the Piave, Soligo and Brenta rivers, and the high recent plain, which is gravelly and calcareous, formed by conoids and terraces of the alpine rivers and then from the alluvial plains of the torrents.

The soil in this part is characterized by calcareous gravels and sand, with the exception of the territory of the Musone river, which is composed by loam and clay not calcareous and the subsoil is characterized by alluvial material of incoherent and variable granulometry (loam, sand, gravels which sedimentation was mainly happened because of Brenta and Piave).

From the hydrographic point of view, the area is characterized by the Brenta river at West, and by the Avenale, Musone and Giavera torrents. Towards West, the area is near the Piave river, but that is another area of analysis.

The presence of the historical system of water derivation from the Piave is very important for the hydrographic structure, as it is organized with some main canals such as the Brentella, the Piavesella and the Canale della Vittoria.

The vegetation of the ground is basically formed by arable land with hedges nearby the canals and the irrigation system. Near the main water canals, there are willows and riparian structures, that arrives till the curves of the Brenta river. There are also small woods of oaks and hornbeams and a large grassland.

The presence of various mines of gravels and sand is still significant, even considering that some of those mines are now in use and others are abandoned or closed.

The area has a characteristic polycentric structure, which is described by some middle-huge cites such as Bassano at West, Montebelluna at East, Cittadella and Castelfranco at South. The main cities are surrounded by middle and small centers that are organized on a spread settlement of ancient origins.

Regarding the permits needed for the actualization of the restoration of the building, the situation results to be easy: because the owner of the storehouse is directly the Municipality, which is represented by the local Council, every change and restore will be approved by the Municipality - as owner - that already agreed on the general plan. The ownership of the storehouse by the Municipality has positive consequences when dealing with other institutions that provide permissions and with the local associations that will be involved in the cultural scene.

The Municipality of Castello di Godego already started working on the documents needed for the restore. Moreover, the Deliberation of approval of the project substituted the previous building concession and it ensured to the Municipality the legitimacy of the works and modifications.

### 3.1.5. Risk management

ASPECTS OF RISKS	DEGREE OF EFFECT	PROBABILITY OF ACCURANCE %	STRATEGY OF RISK MANAGEMENT
	Low/ medium/ high	0 - 100	Actions to implement
Technical	Low		<p>The seismic analysis gave an overview on the general situation of the building stability.</p> <p>In general, the building is in a good state, but some works need to be done in order to guarantee the security of the people who will use the storehouse and to ensure a structural stability.</p>
Legal			N/A
Social	Low	80%	<p>The requalification of the storehouse owned by the Municipality of Castello di Godego will give a high impact on the social life of the citizens of the town, because it will allow an improved cultural proposals and active participation at the everyday life of the associations.</p>

ASPECTS OF RISKS	DEGREE OF EFFECT	PROBABILITY OF ACCURANCE %	STRATEGY OF RISK MANAGEMENT
	Low/ medium/ high	0 - 100	Actions to implement
Financial / economic /marketing, e.t.c.)	Medium	90%	The requalification intervention of the old storehouse has only one critical aspect in its complete realisation: the financial aspect. Indeed, there is the need of additional resources in order to complete also the other phases linked with the work on the storehouse' spaces not involved in the requalification that will be implemented thanks to the REFREsh project. It could be not easier to reach the amount of funds needed to finalise the restoration, but the future works will be facilitated because the Municipality will have important information already prepared, such as the physical status and decay of the storehouse, a plan for the use of the spaces.
Institutional / organizational	Medium	90%	The institutional way could be long, but to ensure the realisation of the works within the time foreseen by the project, the Municipality has already started asking permissions and collecting estimates. The storehouse involved in the requalification process is inside the perimeter of the historical centre of Castello di Godego, as it is highlighted in the Piano Regolatore Variante n. 28. Moreover, the local election in June 2018 has resulted in a change of the council, which was a factor that slows down the whole process, because of the need of a new approval of the works and plan.
Property - ownership aspects	Low	100%	The building is a public own of the Castello di Godego Municipality, every change and restore will be approved by the Municipality that already agreed on the general plan. The ownership of the storehouse by the Municipality represents a good point when dealing with other institutions that provide permissions and with the local associations that will be involved in the cultural scene.
Obtained or missing permissions, documents from authorities	Low	90%	The Municipality of Castello di Godego already started working on the permissions and documents needed for the restore. Moreover, the strong relationships between the Municipality, the Province and the Region will help in the collection of documents from the authorities.



ASPECTS OF RISKS	DEGREE OF EFFECT	PROBABILITY OF ACCURANCE %	STRATEGY OF RISK MANAGEMENT
	Low/ medium/ high	0 - 100	Actions to implement
Natural environmental, sustainability factors (any affecting the investment flow)	Low	90%	There are not restrictions in the area connected with the cultural or environmental or landscape goods.
Change of tourism	Low	100%	Castello di Godego is not a touristic destination as well as the storage building is not a public attraction. The municipality is indeed a central place between other more famous cities which are more famous and can be a good connection point. Because of this, change of tourism is not foreseen.



## 3.2. Second scene

### 3.2.1. Introduction of the main characteristics of the building and the sight

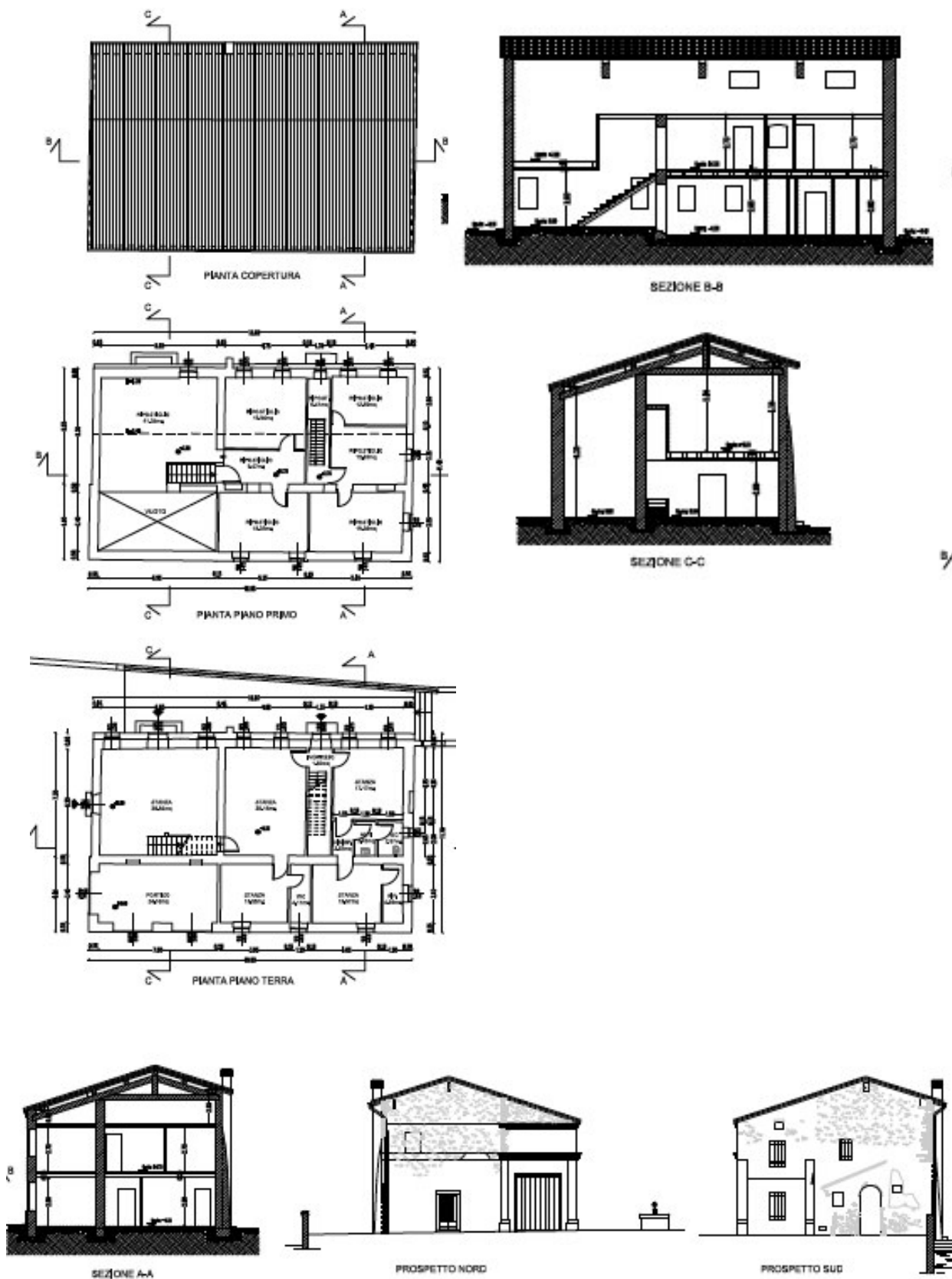
The *rustico* of villa Giusti Suman has a base of 19 x 11,7 metres and is 8,40 metres high. The site is next to the main road that brings to the city centre. There is a lack in public transportation that stops only in the centre of the town. The entire site is 105 square meters, 27 for the ground floor, 78 for the first floor. As previously highlighted, the town locates a bit far from the road network in a malfunctioning transportation system. However, in the last years it grew and became one of the highest housing-rate-towns in Italy. In particular, the site is 600 meters far from the centre (city hall) and easily accessible from there.

There is not a plan for the development of public transports services, but many interventions are foreseen for the construction of new strategic networks in the town area and a brand-new bicycle path able to connect the municipal territory with the neighbouring towns. The Municipality allocated a budget for the construction of new buildings.

Zugliano is among the Municipalities involved in the PATI project for the sustainable development of the urban area; the environmental and historical aspect of the territory are taken in account in this project. All the other development plans are subject to the Plan of Interventions (“piano degli interventi”).

The structure is very ancient, probably to be dated back to 17<sup>th</sup> century; at that time, the *rustico* of Villa Giusti was built along with many others. It was built after the mansion, whose construction started probably around the 15<sup>th</sup> century.

The entire property was acquired after the Second World War by the parish of Zugliano from the latest owners, the Suman family and then used as an oratory, for recreational activities and sports. Afterwards, it hosted families in difficult situations. Finally, the property was donated to the municipality of Zugliano, which nowadays still keeps its possession.



The portico area will be opened while the current two rooms will become part of this space, so they won't be used.

The construction of the villa in exam started in the 15<sup>th</sup> century and was finished in the 17<sup>th</sup> century, while the "*rustico*" was built in the 17<sup>th</sup> century. Since then the villa had always been used as private residency and the *rustico* as a stall. Afterwards, when the Giusti family came into possession of the mansion, the latter became a vacancy residency while the *rustico* a "*barchessa*" (i.e. a place that traditionally houses hay and farming activities). But in the 40's of the 20<sup>th</sup> century, it was donated by the Giusti family to the local parish for recreational use. After the 2<sup>nd</sup> World War, it hosted people running away from the War and then was definitely closed. Almost 20 years ago the site became property of the municipality. After the acquirement by the municipality of Zugliano and the tenants' leave of the building, it has been used for different purposes: as a storage and meeting room and converted in two new apartments to host some town families. It was in this period that three of the portico arcades had been closed to obtain a new housing space and an intermediate wooden attic.

The building has a very simple order, similar to the classical tipology of "*barchesse*" (i.e.: large semi-opened space of the building where provisions and farming activities were hosted) or other farm buildings annexed to Veneto Villas. It has a rectangular structure, with a 2-arcades portico facing the interior of the courtyard. The roof had two asymmetrical layers with pillars to sustain three wooden trusses with an overhead double-roof frame and above covering roof tiles. On the east façade, there are original simple shaped openings, without stones or marbles, that are partially interrupted. Indeed, all the facades have been modified with open windows and doors.

The access to the farm building is sited in the municipal street of via Villa also for cars, that ends in the interior of the courtyard. A little porphyry path is settled as pavement between the "*rustico*" and the mansion.

It is provided with a garden and in the east side of the rural annex there is a parking, easily reachable from the street coming from the centre that passes next to the north side of the old beautiful mansion.

The building is rural, and it presents some external decay signs, even though windows and shutters are intact. The aesthetic is a natural consequence of its origins as a stall.

The wall is made by stone and bricks, but there are weak foundations that recently carried to a ground cave in failure.

In general, the building is in an advanced state of decay especially from the rainwater infiltration on the roof. There are also several connection-problems between the covering and the walls.

The restoration project funded by AVEPA will provide all the needed interventions to fix all these structural issues.

### 3.2.2. Comparing the building vs. the planned functions

The already funded restoration foresees several layout changes and improvements of present condition of the building:

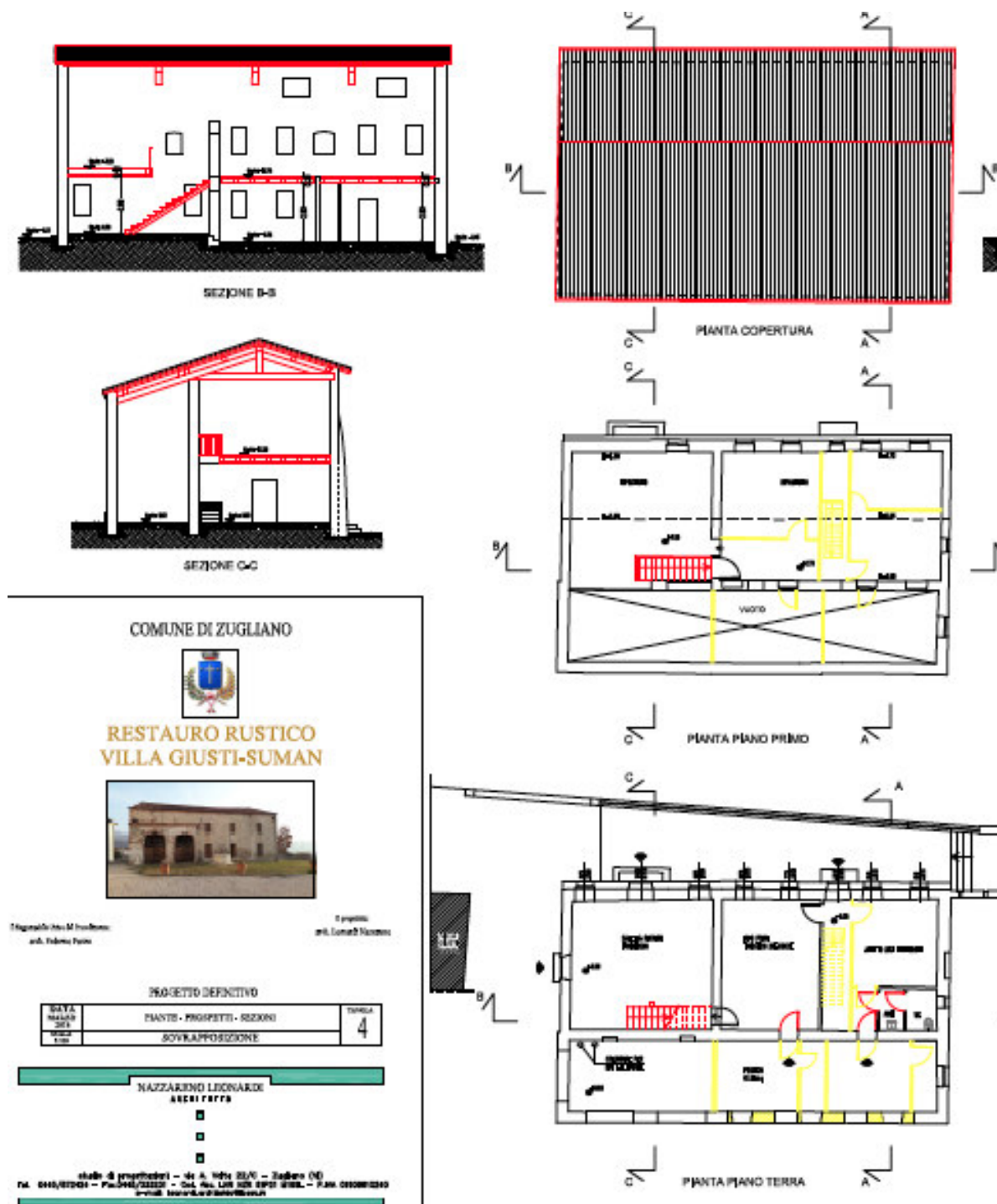
- Seismic improvement of the building
- Removal of the covering and its substitution/restoration
- Substitution of rotten beams
- Stabilisation of the foundation
- Re-opening of the three arcades closed in the '40s
- Demolition of not needed walls
- Reinforcement of the exterior with steel cables and bricks
- Other restoration interventions such as: Plaster restoration, Painting, etc.



Subsequent restorations and interventions should be:

- Electric system wiring
- Hydrothermal system works
- Adaptation of the WC for disabled people
- WiFi Internet connection activation
- Other specific adaptation works for future purposes such as:
- Charging station for bikes
- Soundproofing where needed for acoustic improvement
- Audio-visual equipment installation, etc.

Present layout/ future layout: **overlapping**



This new space will be open to the associations present on the municipal territory. Currently they are (NAME, area):

- 1 CIRCOLO ACLI "ANTONIO ZANIN" Social
- 2 JUDO CLUB Sport
- 3 ANNA RIZZATO GENITORI SCUOLA INFANZIA SACRO CUORE Social
- 4 GRUPPO ARTISTI ZUGLIANO Cultural & creative
- 5 GRUPPO ALPINI CENTRALE Army Association
- 6 PRO LOCO ZUGLIANO Cultural
- 7 S.D. SOCIETA' DILETTANTISTICA BOCCIOFILA MAGNABOSCO Sport
- 8 GRUPPO AMICI DELLA MONTAGNA Cultural & creative
- 9 CORPO BANDISTICO DI CENTRALE Cultural & creative
- 10 GRUPPO ALPINI ZUGLIANO E GRUMOLO Army Association
- 11 A.S.D. ARCIERI ACCADEMIA Sport
- 12 TEATROINSIEME Cultural
- 13 ARTECA ASSOCIAZIONE CULTURALE Cultural & creative
- 14 MOTOCLUB "NINO CARRETTA" Cultural & creative
- 15 TENNIS CLUB ZUGLIANO Sport
- 16 OPERAZIONE "MATO GROSSO" Social
- 17 A.S.D. "G.S. DUEZETA INFISSI" Sport
- 18 USD PEDEMONTANA Sport
- 19 SEZIONE COMUNALE CACCIATORI FEDERCACCIA Sport
- 21 FIDAS ZUGLIANO Social
- 22 GRUPPO PODISTI CENTRALES Sport
- 23 IL SOLE ALL'AURORA Social

At the moment, there are some associations active in the organization of cultural events, exhibitions and concerts inside the mansion. These associations are: Pro Loco, Gruppo Artisti Zugliano and Corpo Bandistico di Centrale.

Due to the fact that there is no possibility to warm the mansion and that this structure is not suitable for such a kind of events, the movement of these activities in a brand-new structure, fully equipped, is the best option.

Moreover, it is foreseen the involvement of other associations and informal collectives and Non-Profit organisations. There are 3 different cases for the assignment of functions to the various rooms:

1. Maintain the ground floor area as already conceived (bike rent and pro loco only) and letting all the cultural activities take place at the first floor.
2. Move the foreseen pro loco and bike rent touristic offices to the first floor, and qualify the ground floor for cultural activities in rooms open to the local associations
3. Change the plan for the opening of the portico and the consequent removal of at least two rooms.

In the first case, several logistic difficulties may occur, for example it will be difficult to host an event that is not at the first floor such as concerts, exhibitions, and similar. Particularly, with events that require movement of many objects, sometimes heavy that need easy access. On the other hand, it will be easy for tourists to ask for information thanks to the immediate accessibility of the offices.

In the second case, it will be easier to host concerts and events due to the presence of an audience: they will be more encouraged to enter and participate; it will also be beneficial for the accessibility of the activities by disabled or temporarily unable people, since the presence of an elevator for the first floor is not planned. At the same time, offices could operate perfectly as for the case 1 and the bikes could be stored outside of the building, in an artificial warehouse or in a smaller space.





Also, opening the portico will carry to a deprivation of space that could be fundamental for the previously mentioned purposes.

### 3.2.3. Identifying the rough function- accommodation versions

For what regards the specific activities and considering the mission of associations active on the territory, a correct integration between activities and features of the rooms should be expected. Destination rooms for rehearsal, meeting, audio-visual, conferences, co-working, exhibition, bar, lectures, room etc. need a specific intervention. For instance, rehearsal activities need a soundproof-room and the appropriate equipment; a space for exhibition, needs an accurate installation for a proper experience to be provided to the audience.

All these evaluations should take in account the main focus of the new cultural hub. There are many differences between, for example, involving all the different associations or choosing a precise orientation. In the first case, the representation of all the citizens will be guaranteed, but there will be no specific focus and it could become a problem if the municipality or associations ask for project funding. Non-focused projects are an increasingly lower percentage among the selected projects.

As a matter of fact, all the case histories evaluated in this framework have a specific mission, aim or orientation (see “1. Summary”). Therefore, it is suggested to opt for the already described approach.

As in other cases, different requests for the use of this space can be redirected to other facilities, so that citizens can clearly understand what is the meaning of this a hub in the framework of a city renewal project and take advantage from it.

The restoration project clearly foresees the creation of five rooms within the rustic annex after the deadline. The destinations for them could be:

1. Pro loco touristic information office
2. Office for bike rent
3. Storage for bike rent
4. Exhibition and/or concert room
5. Classes
6. Co-working
7. Rehearsals for music
8. Rehearsal for theatre
9. Meetings
10. Literary café/bar
11. Other

As highlighted before, there are different possibilities of use and the five rooms could not be enough to satisfy all the different needs (eleven in the example displayed) of local stakeholders.

Moreover, the number of rooms is fundamental for the sustainability of the structure. Among the activities enlisted in the summary, the rent of some of the rooms could be one of the sources of funds to accomplish such goal; therefore, the project predicts to refresh that some of the costs can be covered by self-financing operations like this.

For the best exploitation of the site, external events and activities can be foreseen: the vast courtyard; the portico and the other spaces can be not only a good resource to redirect activities carried out by subjects not addressed in the hub, but also a way to enhance the entire area. In this way, open-air activities and events are more visible and have the power to gather people more easily than the indoor ones can do.



### 3.2.4. Facility test and development

The rustic annex of villa Giusti-Suman presents several signs of decay as highlighted in “3.2.1 - Introduction of the main characteristics of the building and the sight: general state”.

The municipality has already acquired all the required permits by the AVEPA authorities for the expected restoration interventions related to the physical status and decay of the structure.

At the moment the management of the project is organised as follows:

- Municipality of Zugliano carries out and oversees the AVEPA funded project for a proper execution of works; it evaluates the results of the first restoration; Moreover, it communicates the project to the citizens
- ALDA together with Venetian Cluster: they take care of the feasibility analysis along with the ideation of the regeneration project for the building; they also design fundraising strategies and EU projects for the sustainability; developing communication and involvement schemes of the stakeholders, local and others; supervising the implementation of the activities, support actions, counselling and evaluation for the actors that will join the hub.

Phases of the project will be:

1. Pre-feasibility analysis
2. Feasibility analysis
3. Presentation of the project to the municipality of Zugliano
4. Involvement of the community and the stakeholders (i.e. associations)
5. Restoration of the building (already on-going with AVEPA funds)
6. Application to the specific EU project call
7. Check of the structure situation, evaluation, correction of interventions foreseen by the project
8. Transformation of the rooms and the building to fit the activities and the mission established.
9. Evaluation and adaptation of the structure with the involvement of the hub actors selected
10. Start of the activities

ASPECTS OF RISKS	DEGREE OF EFFECT	PROBABILITY OF ACCURANCE %	STRATEGY OF RISK MANAGEMENT
	Low/ medium/ high	1. - 100	Actions to implement
Technical	Low	90%	<ul style="list-style-type: none"> <li>- Correct implementation of technical interventions will be planned and analysed in advance</li> <li>- The building will be partially restored before the project so that it will became safe. After this there will start the transformation of the structure for the final usage foreseen.</li> <li>- All the technical evaluations have already been done (chemical, Physical, mechanical, cost, control of the execution, etc.)</li> </ul>



ASPECTS OF RISKS	DEGREE OF EFFECT	PROBABILITY OF ACCURANCE %	STRATEGY OF RISK MANAGEMENT
	Low/ medium/ high	1. - 100	Actions to implement
Legal	Low	100%	<ul style="list-style-type: none"> <li>- The site is property of the municipality involved in the project that will manage all the legal concerns</li> <li>- There are already a document for the assignment of the contribution from AVEPA (agenzia veneta per i pagamenti in agricoltura)</li> <li>- This project is the natural prosecution of an ongoing restoration process.</li> </ul>
Social	Low	80%	<ul style="list-style-type: none"> <li>- Citizens and local associations are already involved and local authorities meet the local inhabitants approval in the most of the initiatives and other projects. Indeed local people are waiting for the realisation of this project.</li> </ul>
Financial / economic /marketing, e.t.c.)	Medium	70%	<ul style="list-style-type: none"> <li>- Subsistence activities are foreseen, based on some analogue case histories</li> <li>- Funding opportunities will be identified and used.</li> </ul>
Institutional / organizational	Low	90%	<ul style="list-style-type: none"> <li>- The project will involve all the stakeholders to avoid misunderstandings and lack of cohesion about the destination of the building.</li> <li>- A steering committee will be appointed to ensure the correct implementation of all the activities with a long term line</li> </ul>
Property ownership aspects	Low	100%	<ul style="list-style-type: none"> <li>- The site is property of the municipality of Zugliano that is promoting the project, so property and ownership issues will be probably irrelevant. A project for a first restoration of the structure has already been approved by AVEPA.</li> </ul>

ASPECTS OF RISKS	DEGREE OF EFFECT	PROBABILITY OF ACCURANCE %	STRATEGY OF RISK MANAGEMENT
	Low/ medium/ high	1. - 100	Actions to implement
Obtained or missing permissions, documents from authorities	Low	100%	<ul style="list-style-type: none"> <li>- All missing documents will be enlisted and requested to the municipality of Zugliano that assured a quick response for this kind of permissions.</li> <li>- Permissions for the restoration have already been obtained during the AVEPA funds application.</li> </ul>
Natural environmental, sustainability factors (any affecting the investment flow)	Low	90%	<ul style="list-style-type: none"> <li>- The natural environment is pretty advantageous from the touristic point of view</li> <li>- The risk of natural disasters in this area is lower than in the neighbourhood towns and villages</li> <li>- Natural environment can be used as a drive to increase the attraction of the structure and the activities carried out.</li> </ul>
Change of tourism	Low	100%	Tourism is not so developed in this area at the moment. If it can afflict the project it will be in a positive way, thanks to the strategic position of the town and the natural and architectural attractions disseminated in the area.

For all the operating costs of the building the Municipality of Zugliano foresees to allocate a specific budget that will cover all of this kind of costs. Furthermore, the implementation of solar panels will reduce the energy expense and improve the efficiency of the building to assure a better natural environmental sustainability.

Other funds could be gathered through the competencies and the wide network of ALDA and VHC in the field of European and international projects' grants.

About the sustainability of the activities it will be ensured by:

- Acquirement of new funding from EU: Erasmus +, Creative Europe, Europe for citizens, Life, POR FESR and much more projects.
- Non-EU funding: national, regional and private tenders (SIAE call "Che fare" - <https://www.che-fare.com/rigenerazione-urbana-bando-new-fabric/> ) , private donors, etc.
- FUS/artists residencies
- Associations working in the framework of the hub will be encouraged to put in place self-subsistence activities such as:
- Sponsorships



- Self-financing events and activities
- Crowdfunding
- Services delivery (i.e. rent of the rooms)
- A co-working space (fee for co-workers has not to exceed structure linked costs)
- Associated fees

It will be also possible to involve companies that want to participate in fostering the tourism in Zugliano, offering payment services (such as bike rent) that complies the AVEPA contract requirements (economic activities must not exceed the covering cost needs or regard economic areas not involved in the project). In other terms every activity that aims to involve and that is open to the community will be allowed.

#### SWOT ANALYSIS

**Strengths:** Financial sustain from the Municipality for the costs, the presence of a well-known 15<sup>th</sup> century villa already in use and a spectacular area, a strong community already involved in activities, several associations, there are no similar spaces for activities in Zugliano,

**Weaknesses:** Public transports, the town is quite small

**Opportunities:** the Town is in the middle of the Torcolato way, the town is linked to other local towns for the improvement of the tourism, the green area is already visited by local people, possible follow-ups

**Threads:** Activities not consistent or effective with the project, difficulty to channel tourism, sustainability (of the activities), possible follow-ups