



NBS 3

Multi-use green areas

FC Cascais

Project indicative: C3.1

Project type: complex intervention/measures and local regulation proposal

Project starting point: 0-5 y

Project ending point: 10-15 y

Linkages: C3.2 Urban agricultural areas

Estimated costs: 400K-600K EUR

Typology of the intervention

NBS3: Multifunctional community garden, adapting relaxation, socializing and sports areas, improving the pedestrian connections at the neighbourhood level.

Description of the planned interventions

Several steps are needed for establishing the envisioned project in the intervention site. Land use must be reframed from ownership point of view, including land expropriation, or other legal way for allowing the municipality to construct the project. This translates in negotiations for the land use, involving private stakeholders. The current project fiche has the role of showcasing the potential the site has as a valuable GI component, in an area where traditional developments are not suited.

Vision



Scenario

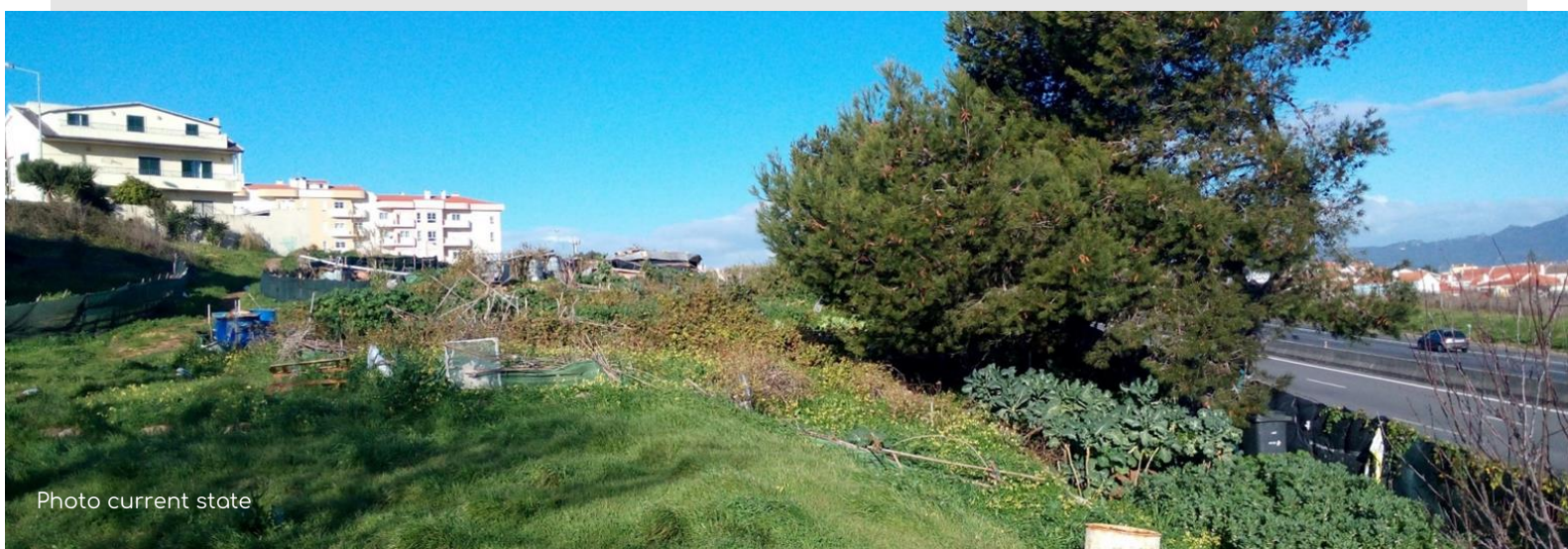
Do-it-all (extract)

The private areas are turned public, and a large area is transformed into a green (ecologic) leisure park, near the residential blocks, to be used daily by the population. It includes a community vegetable garden, playground areas for young children and teenagers, a playing field for multi-sports (such as basketball and football), other fitness facilities and resting areas.

Do something meaningful (extract)

Only part of the area is converted into a green space, the remaining private areas will be still unused. The remained green space will include a simple path, with resting spots and a new vegetation frame. A new street is built for the connection of the social neighbourhood to the surrounding facilities.

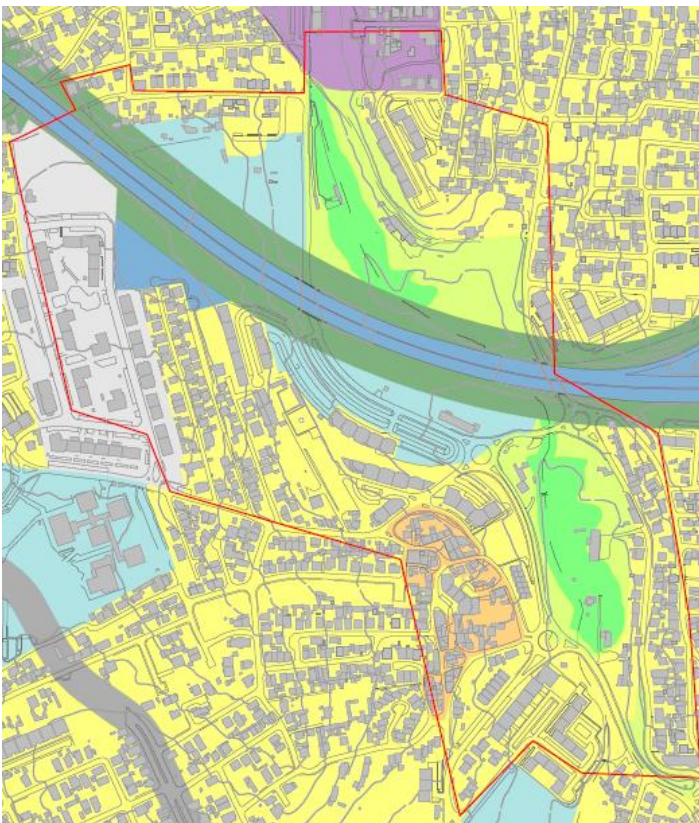
Photo current state



Local frameworks

According to Cascais masterplan there are 3 major conditions for the area:

- Local Urbanization Plan, determining the construction of some social equipment. This plan dates from 1994 and is supposed to be revised sometime soon.
- Infrastructure area, for an electric substation, in both private and municipal land. This commitment may be out of date and revised soon.
- Green protection corridor for the highway area, partially enclosed (no access area), and larger than the legally required, consisting of a simple green area not used by the public. Illegal vegetable gardens are installed in it.



	Ordenamento Qualificação • Espaço Canal
	Ordenamento Qualificação • Espaço Central
	Ordenamento Qualificação • Espaço Central Histórico
	Ordenamento Qualificação • PMOT em vigor
	Ordenamento Qualificação • Espaço Residencial
	Ordenamento Qualificação • Espaço Residencial Histórico
	Ordenamento Qualificação • Espaço Verde de Proteção e Infraestruturas
	Ordenamento Qualificação • Espaço Verde de Proteção e Conservação
	Ordenamento Qualificação • Espaço Verde de Recreio e Produção
	Limite de Equipamento • Classificação: Solo Urbanizado
	Ordenamento Qualificação • Espaço de Infraestruturas

Study area

The area (approx. 2ha) concerned is south of the highway, at a higher ground level, by its non-aedificandi protection corridor. These unused areas are the remains resulting from urbanization. It is a high-density urban area, surrounded by chaotic illegal housing developed during the late XX's century. Some people from the social housing blocks are working in vegetable gardens on abandoned land. Ruderal vegetation is covering the ground, with poor soil conditions and facing the northern dominant winds.



Specific challenges of the site

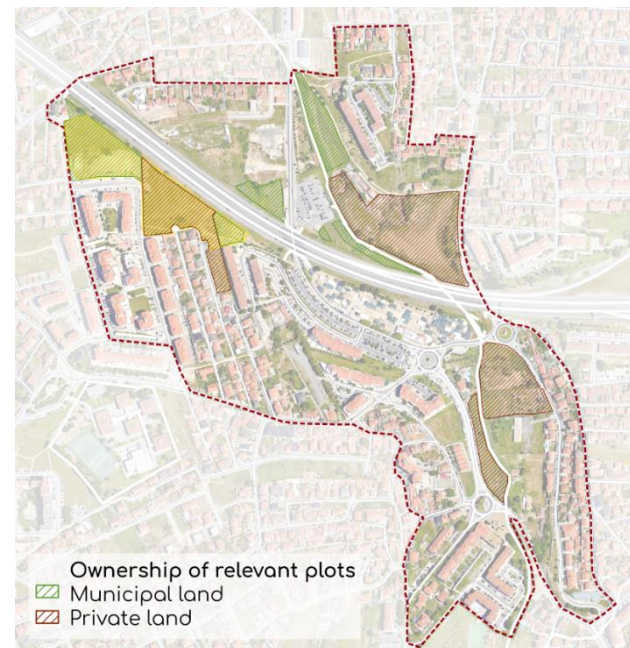
- Most of the area consists of private abandoned land, or municipal land already committed to other uses.
- Residents are pressuring the municipality for greening the area with a community vegetable garden, paired with green space for leisure purposes.
- The local parish has expectations to create a new road access connecting the social housing to the surroundings, because currently it is a dead-end road.

Policy context

Strategic regulations and drivers

Cascais masterplan and previous urban commitments determine the implementation of infrastructure and social equipment in the municipal area. Previous engagements are barriers difficult to surpass. There is a previous Urban plan for part of the area, which determines an electrical infrastructure installation. It was supposed to be built a decade ago. This urban Plan may be revised and changed if there is a political will for it.

Previous engagements, for other parts of the area should be respected, but they may change in the future if they are not accomplished.



Operational objectives

- The URA neighbourhood environmental conditions are improved.
- The residents have access to high quality public spaces.
- URA is a dynamic environment, enabling residents contact with Nature in their day-to-day activities.
- Community gardening is efficiently integrated in the project design and represents an important component of the local identity, enhancing the attractiveness of the neighbourhood.

Targets:

- 1 community gardening project
- 1 multifunctional intervention area
- Min 20 users receive training in organic agriculture

Regulatory and zoning measures

The urbanistic regulations set by Cascais Masterplan, is subject to legal revision every 15 years (link [here](#)). It is currently on revision. Land qualification for this area can be changed according to a new detail plan based on the multifunctional green areas plan.

The municipal land is divided by the private lot in the middle. In the scenario in which the private land can not be used with a public function, there local zoning plan has to maintain as a minimum requirement a pedestrian pathway from west to east, crossing the informal/illegal vegetable garden. The Cascais municipality can put in operation the land bank policy for exchanging this terrain with other piece of land in the city. In this scenario the plot will be transformed in a community vegetable garden, maintaining the pedestrian pathway. In both scenarios, the 2 municipal lots will be transformed in community public space, including relevant vegetation. The plot in the west can accommodate multifunctional sport pitch, and the east plot has the potential of relaxation and socializing area, providing shade.

Actions

- Achieving political support in order to allocate resources (human, financial and administrative) for being able to engage in negotiations with all parties.
- Ensure the inclusion of zoning requirements for this area in the new revision of the Cascais Masterplan.
- Establish the cooperation framework: expropriation or agreement with private landowners.
- Secure financing (resulted from the political support)
- Develop the detailed project design (respecting the requirements of the current project fiche) – continuing the co-creation work started in proGreg.
- Co-implementation of the intervention (involve actual users of the informal/illegal vegetable garden).

Partners

Beneficiaries: Municipality, Landowners, and residents (in the case of the community garden, and small-scale interventions)

Additional Investors / Shareholders: São Domingos de Rana Parish President, Local Strategic Planning Department

Users: Local residents, and present users of the informal vegetable garden

Design requirements

Accessibility: 1 pedestrian connection from west to east and min 3 access points

Landscaping: use of native vegetation that is wind and drought resistant

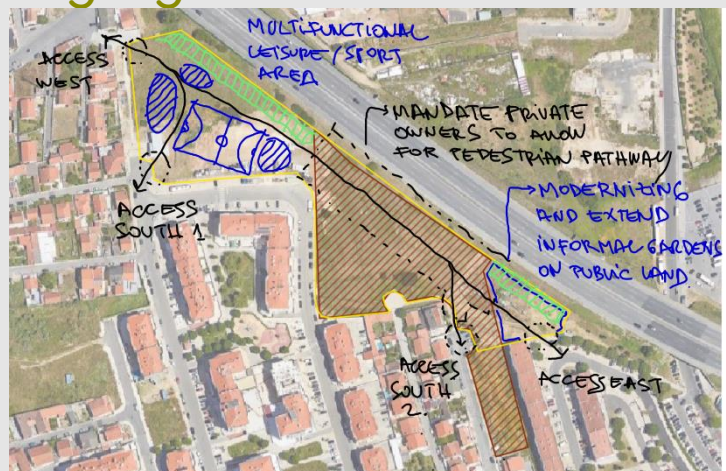
Safety: Protection area towards the highway, and separate pedestrian and car-road with vegetation

Aesthetics: Open and visible (ensuring shade at the same time)

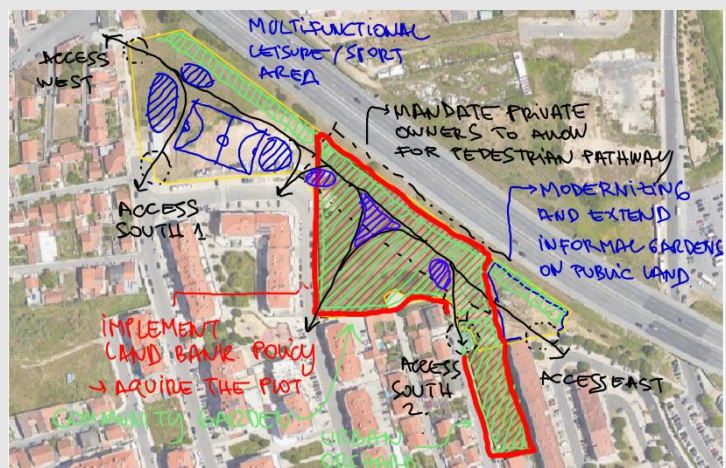
Sustainability/maintenance: Landscape design that requires little irrigation

Urban furniture and equipment: Vandalism-resistant furniture, and public lighting.

Staging



Phase 1 – Develop on municipal land multifunctional public space interventions, modernize existing vegetable garden, and ensure pedestrian connection on the private land (negotiations with the owner)



Phase 2 and 3 – Implement Land Bank Policy – use the former private terrain for urban agriculture (community gardens and orchards). Extend the public space interventions.