

By no place to public space: a new resource for Capua

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**Abstract:** Capua is one of older cities in Caserta province and today its socio-economic, spatial, social, economic and settlement disequilibrium is clear. The analysis done discloses functional, social and physical degradation of the city and the missing of identity, mixed with phenomena of urban disorder and social and environmental degradation. Very often, infrastructures and social services miss as well. This deficit of public space takes to the creation of denied territory, localized in urban and rural areas. The area of ex assistance camp for foreign refugees – Ex C.A.P.S., our case study, is between the historical centre and housing buildings realized over the 80s-90s. Thanks to Law Scelba (1952), ruling assistance to refugee, this area is destined to a "Campo di Accoglienza", used to host refugee coming from East Europe. Nowadays, the area is not destined for anything and is a state of abandonment and misses its identity. It is neither an empty nor a dismissed area. It might be considered a non-place, without any value, any functional link with the context and with no social aim. It is a marginal place since Institutions have ignored it for years. The aim is to revitalize this area starting from its criticalities, such as accessibility, green and parking areas, services, infrastructures and the missing of social integration through the creation of a big urban park full of utilities and housing buildings. As for accessibility, pedestrian, cycling and driveway paths have been thought to improve it. The last, and maybe the most important, criticality deals with the missing of social integration since the area is not functionally connected with the context. A mixed housing park has been created in order to overcome this criticality. No distinction between public and private buildings has been done in order to achieve a social, functional and housing mix against mono-functionality of peripheral areas.

**Keywords:** public space, disequilibrium, revitalization, mixité

## Introduction

The following work aims at the creation of a recovery project for the area called Ex C.A.P.S., that is the ex assistance camp for foreign refugees, a public space taken away from the population and become denied territory. It is an area of 132,863 square meters, in the shape of a very elongated rectangular trapezium, located in the municipality of Capua along the Via Martiri di Nassiriya. The first phase of the research consists of a historical investigation that clarifies its evolution, its urban structure and in particular its resources and its problems. The second phase consists of a territorial study of the city of Capua in the PTCP, to understand the inclusion of the same in the provincial context and in particular to know the directives in place. After a territorial analysis, we moved on to the study of the existing and existing urban planning tools in order to understand the choices of the administrations and the related effects that these have had on the morphology of the city. The study of the area is the next step both from a regulatory and urbanistic point of view. Finally, a proposal is made for an intervention aimed at revitalizing the same and aimed at the development of sustainable tourism.

## 1. Capua: resources and problems

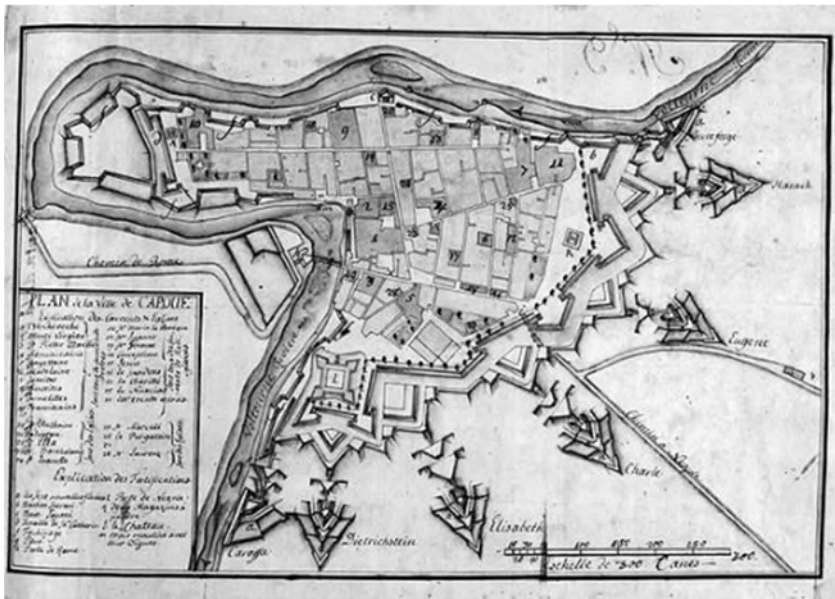


Figure 1. Plan de Capoue [Fonte: Joseph Jerome De la Lande, 1807]

Capua possesses considerable naturalistic-environmental and landscape assets that affect the municipal territory: the Volturno river and the area subject to landscape constraints at the foot of Monte Tifata and Monte dei Lupi, which also includes part of the hamlet of Sant'Angelo in Formis and the two SCI areas "Volturno e calore Beneventano" and "Monte Tifata" (Figure 2-3). Moreover, considerable historical and cultural heritage should not be underestimated: the architectural and monumental elements of value including the bell tower of the cathedral and the towers of the *federiciana* gate. In this context, a strong tourist-religious value is given by the nearby village mentioned above, where are located the Benedictine Basilica, a religious complex of medieval origin candidate to become a UNESCO<sup>1</sup> World Heritage Site, the cathedral of St. Stephen and Agatha founded in '856 but rebuilt in the tenth century. Therefore, the tourist potentialities of the territory are to be considered great, linked to the fruition of the rich naturalistic-environmental and architectural patrimony as well as to the rediscovery of the small historical centre rich in identity and traditions.



Figure 2. Basilica di Sant'Angelo in Formis



Figure 3. Monte Tifata

<sup>1</sup> The application was submitted by the National Commission of Unesco Italy, after a careful analysis in the context of the selection of Mibact.

The city of Capua, as Robotti (1996) writes, shows the liveliness and originality of a compact urban environment, an authentic small capital of the Campania hinterland<sup>2</sup>. The courtesy of the context is enhanced by the uninterrupted presence of both the bishop's seat and the military complexes. In Capua, in fact, works ranging from the Roman age to the nineteenth century, such as palaces and green spaces, churches and convents, barracks and fortifications, merge admirably. All this is enclosed in the wide bend of the Volturno river and in the mighty sixteenth-eighteenth-century bastion walls. The first inhabitants were of Campania, Lombard, and Latin origin; they came in 856 from the Roman Capua, today's S. Maria Capua Vetere, an Etruscan town later destroyed by the Romans. This was rebuilt and had a flourishing life throughout the imperial period, but was devastated again after the invasions and destruction of the Visigoths and Vandals. The earthquake of 685 caused serious damages and changed its appearance. In 817 the ancient Capua became a *gastaldato* and later - in 841 - a modest county to the dependence of Benevento, but later the Saracens destroyed cities and surroundings. It was after such devastation that the Capuan community moved to the banks of the Volturno. Of another Capua, indicated with the name of Sicopoli, we have news around the year 823. It was a small town built near the sources of Triflisco on a hill of Mount Palombaro overlooking the plain of Campania and much of the valley in which flows the Volturno. After the destruction of ancient Capua, Sicopoli then began to take the name of Capua<sup>3</sup>. Abandoned Sicopoli, because of the numerous fires that made it unsuitable for defense, the community founded in 856, in just two years of work, Capua Nova in memory of their ancient city from which they fled after the looting Saracens.

Since the foundation of the new city (856), in fact, the importance of the strategic position of the settlement has been understood both with respect to the Volturno river and with respect to the two main road axes of ancient times, the Via Appia and the Via Latina. In particular, the relationship with the Volturno was decisive for the economic life of the city, as it was not only a defensive element but also a source of wealth, as it was navigable at least until the end of the Middle Ages, constituting a fundamental communication route for trade.

The prevailing original character of Capua is to be found first of all in its role as a fortress to defend the territory, which allows us to interpret the magnificence of the city and at the same time its peculiarity as a bulwark city. The Capuan economy, however, went into crisis after 1860, when the city was deprived, after the unification of Italy, of its strategic military role and, at the same time, the progressive restructuring of the transit routes and the development of the railways made it lose that prosperity linked to the favorable geographical position. Moreover, the interruption of the fortification works that the Bourbon government had undertaken led to a sudden drop in the demand for labour, which was an important source of alternative employment to work in agriculture. With the post-unification crisis of the ancient productive structure, agriculture remained the driving sector of the local economy, even if the particularly fertile soils produced to a lesser extent than their potential, due to the backward methods of cultivation, the absence of adequate irrigation systems and the existence of large swampy areas. The economic crisis was also reflected in the demographic trend: from 1871 to 1901 the population increased by only 969 units. The industries were few and small, being mainly small quarries and brick factories located in the outskirts of the city. The only large industrial plant was the Military Pyrotechnic Laboratory, moved in 1857 from Naples to Capua, located in the castle of Carlo V.

The loss of the ancient role upset not only the economy but also the structure of the city. The walls were now useless and harmful to urban development outside the walls of the old town, while the many buildings that housed barracks, convents and welfare facilities connected to them, deprived of their original functional use, were abandoned to progressive degradation or underwent a series of functional changes. In the period between the First and Second World Wars the social and economic situation went through a positive phase, as some large industrial plants were established. In 1938 the sugar factory was born, then the cellulose factory - which in 1948 gave way to the Pierrel pharmaceutical industry - and a series of plants for the

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<sup>2</sup> Robotti C., 1996, *Capua. Città d'arte*, edizioni del grifo, pag. 7.

<sup>3</sup> "Capuae quae est Sicopolis" as writes Leone Ostiense, *Cronaca*, libro 1, cap. 26.

processing of hemp and residual products. Since the 1930s, with the construction of the second bridge over the Volturno, the development of urban areas outside the city walls began. From that moment on, we can talk about a real historic center distinct and separated from the new neighborhoods. One of the districts that today, however, still are in situations of maximum degradation is that to the south of the city, where there is the former CAPS area.

## 2. Capua in the PTCP

The Territorial Coordination Plan of the Province of Caserta<sup>4</sup> is based on the principle of environmental recovery and requalification to protect the physical integrity of the territory and the landscape (Figure 4).

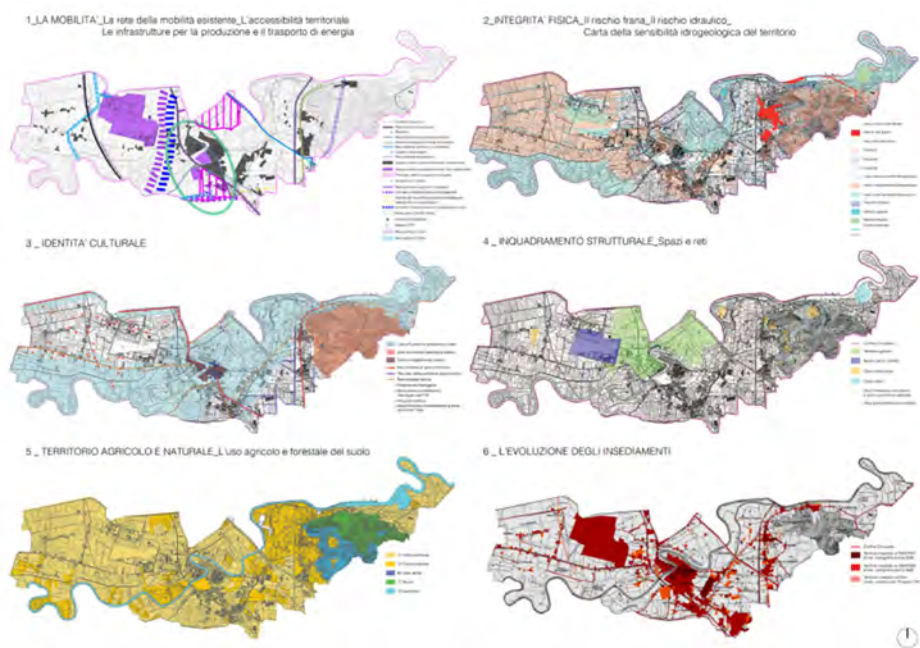


Figure 4. Summary of the Caserta PTCP [Source: author's work]

The analysis work at the base of the PTCP of Caserta has shown, first of all, strong socio-economic and territorial imbalances that characterize the provincial settlement structure. The PTCP divided the provincial territory into six settlement areas<sup>5</sup> and the municipality of Capua falls within the "Settlement area of Caserta". This area is characterized by a deficit of public, a large amount of "denied territory" and includes the conurbation Caserta, formed by the interweaving of settlements grown around the Via Appia, from San Felice to Gate Caserta and Marcianise, Santa Maria Capua Vetere to the modern Capua. The first objective of the PTCP of Caserta concerns first of all the correction of the tendential settlement pressure that afflicts the areas of conurbation and defines a precise regime of sizing of the municipal plans aimed at stopping the population growth and the consequent congestion of the municipalities with higher density. The action of rebalancing is configured as an essential objective of the PTCP, starting from the consolidation of the settlement weights, which is required to contribute to all municipalities in the province to a certain extent, regardless of real growth and demographic trends<sup>6</sup>.

The PTCP also documents that the settlement imbalance has been accompanied by extremely worrying phenomena of urban disorder, environmental degradation and wear and tear of territorial resources,

<sup>4</sup> Approved by Deliberation of C.P. n.26 of the 26 aprile 2012.

<sup>5</sup> Rules of the PTCP, Title I. General provisions, Art. 2, Settlement areas.

<sup>6</sup> Preliminary Report, PUC 2018, A.1.2 - Provincial Territorial Coordination Plan.

specifically resulting not only from the extent, but also from the morphology, of the settlement developments that have taken place in recent decades and their practical implementation, which is often approximate and out of control. These problems are being solved by focusing on a polycentric type of "discontinuity of inhabited centres in the countryside", based on the differentiation between open rural territory, to be taken away from any form of incongruous expansion, and "urbanised territory", to be reconstituted. It should also be noted that the "denied areas" of rural and open space are not only those polluted by illegal landfills, but also all those in which activities and buildings are located in clear contrast to the environmental values of the context, and in general all areas affected by critical issues that await urgent resolution.

The PTCP attributes a fundamental role to the rational re-use of the "denied areas" present in urban agglomerations, which are the same as the "denied areas" scattered throughout the open rural space mentioned above. They are all those areas belonging to both the urban system and the open space system, without a uniquely defined function and marked by clear signs of degradation<sup>7</sup>. The recovery of these denied areas is the instrument through which the receptive/habitative capacity of some districts can be increased, or the equipment and services can be integrated. In the municipality of Capua 114 denied areas have been catalogued (Figure 5), for a total of 125.45 ha and the PTCP has classified these areas in:

1. Urban areas;
2. Areas of infrastructure relevance;
3. Areas of open space;
4. Quarries;
5. Areas with waste accumulation;

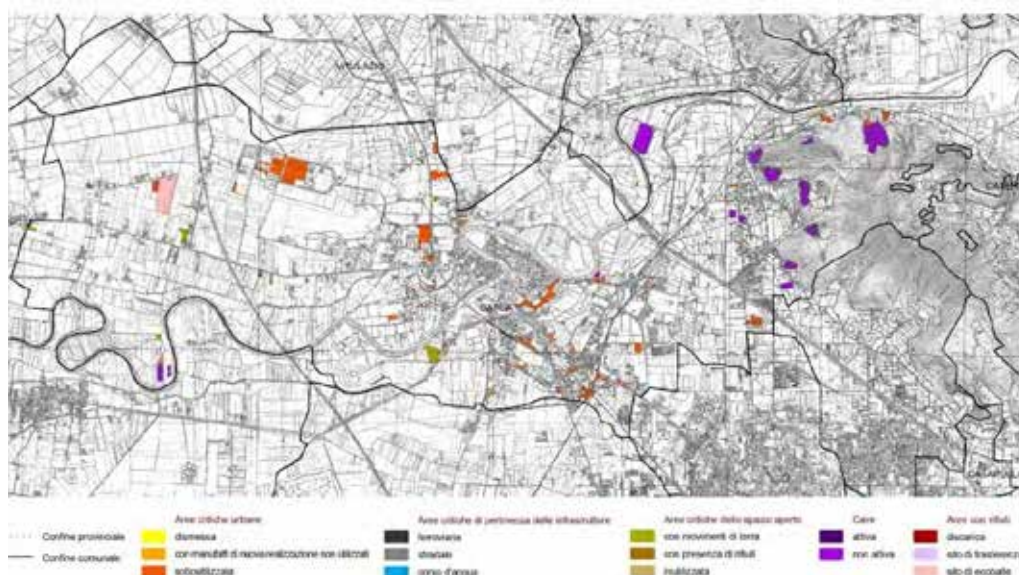


Figure 5. Mapping and classification of denied areas of Capua [Source: author's elaboration]

Analyzing the map, it can be seen that there is a strong prevalence of urban areas denied underutilization and prevalence of active quarries, but in the municipality there are other areas that although being abandoned and decommissioned are not present in the table of PTCP, as they are waiting for the programs of redevelopment

<sup>7</sup> PTCP Caserta Report, *The territory of illegality, The denied areas*, p. 222.

and/or enhancement planned for these to be implemented. This is the case of the area under study, the ex C.A.P.S..

Another issue to be resolved in the PTCP is the lack of civic identity, often accompanied by a real lack of equipment and social services, which affects the suburbs and – more generally – the recent developments in the urban fabric of many municipalities in the province. As far as the historical centres are concerned, the PTCP provides for this:

1. recovery;
2. the rehabilitation and upgrading of settlements.

### 3. Capuan urban planning instruments: from the PRG to the PUC

The cornerstone of the urban planning instruments in force is the General Regulatory Plan (PRG) adopted by the municipal administration in 1972 and in force since 1976 (Figure 6).

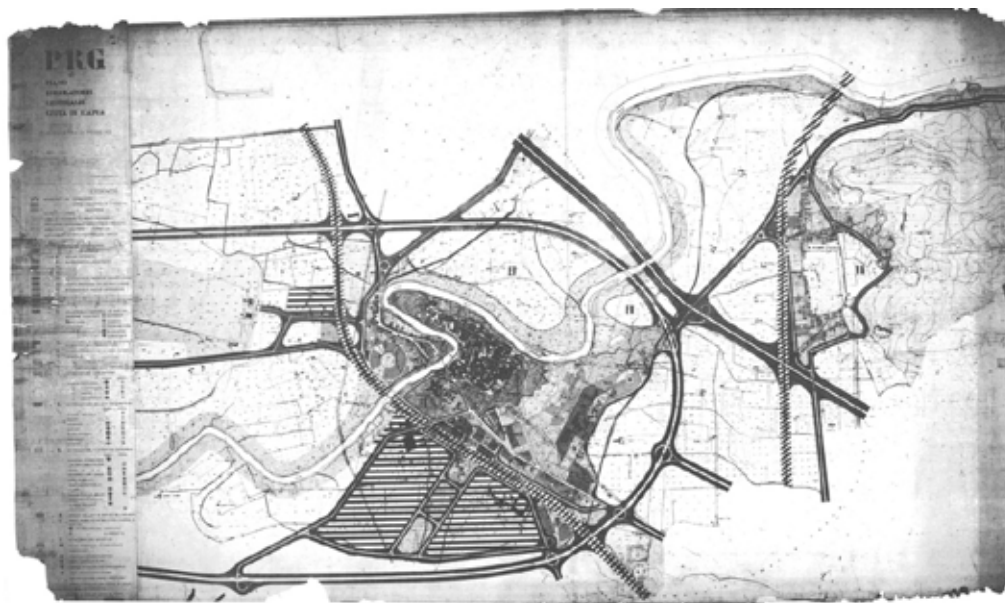


Figure 6. PRG 1974 [Source: Municipality of Capua]

Downstream of the PRG, several residential interventions have been carried out with the instrument of the Zone Plan<sup>8</sup>. In addition, there are three variants specific to the PRG:

1. a first one adopted in 1977, in force in 1978 but returned by the Campania Region without a conformity visa, concerned only zone D3 for production activities;
2. a second one, adopted in 1986 and in force in 1987 but returned by the Province of Caserta in 1993 with negative results, concerned the establishment of the CIRA (Italian Centre for Aerospace Research);
3. a third, adopted in 1994 but returned to the municipality with negative results in 1996, concerned the production areas.

<sup>8</sup> Article 19 of Law 328/2000 identifies the Zone Plan as a strategic tool for the governance of territorial social policies. The Plan is the instrument through which the Local Authorities redesign the integrated system of social services that the Area has, with reference to the strategic objectives, the tools to be used and the resources to be activated for its implementation.

From these problems, in fact, the need arose to prepare for the City of Capua a new tool for planning, management and regulation of future arrangements for the entire municipal territory, on the basis of the latest regional legislation constituted by the Regional Law n.16/2004 on "Rules on the government of the territory", the PUC (Municipal Urban Plan). Capua has been involved in three proposals of PUC:

1. The first proposal, in 2010, in which it was decided to start the drafting of the P.U.C. and the R.U.E.C. but, it was evaluated with "negative result" due to differences with the higher-order spatial planning and with the state and regional legislation in force. This concerned mainly the pursuit of a balanced and sustainable development of the settlement system; the redevelopment, reorganization, reprogramming of the territory and the settlements and finally the improvement and strengthening of transport networks recognizing the strategic importance of the same.
2. The second proposal, in 2012, adapted to the observations accepted, as well as to the opinions of the Superintendence, the authority of the Basin of the Liri-Garigliano and Volturno Rivers and the ASL Caserta, concerned mainly the preservation of the quality of the residential destination; the reuse of disused containers; incentives sustainable and environmentally friendly energy policies.
3. The third proposal, in 2018, which contains the key strategic points, such as the improvement of urban quality and living conditions, the revitalization of the existing city and regeneration of the built through the recovery of the old town and the redevelopment of the different districts of the city, in order to encourage a cultural tourism of the city; the impulse to socialization in order to make Capua an attractive and liveable city and finally the sewing up of the suburbs.

### **3.1. The disused area of the former C.A.P.S.**

In the territory of the Municipality of Capua, located in a central urban area between the Old Town and the settlements built in the 80s and 90s, there is a large area of state-owned property known as "Piazza d'Armi" because in past centuries was used for military exercises by the many troops in the city. Within this area, there is also a large complex called "ex C.A.P.S.". (Figure 7) that from the early '80s until 1989, the year of the fall of the Berlin Wall, was used as a reception camp for foreign refugees coming, mainly, from the countries of 'beyond the curtain', mostly refugees waiting for visas to emigrate to the United States, but more frequently to Canada or near northern Europe<sup>9</sup>.

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<sup>9</sup> de Filippo E., Strozza S., 2012, *Vivere da immigrati nel casertano. Profili variabili, condizioni difficili e relazioni in divenire*, Franco Angeli, pag. 60.



Figure 7. State of play of the former C.A.P.S. area [Source: author's work]

However, at times, the centre also hosted the so-called Vietnamese "boat-people" and, between 1986 and 1988, a significant number of Polish refugees. Pugliese and Sabatino write about this area: "Moving on to the province of Caserta, it should be remembered that it immediately attracted attention as one of the first and main nuclei of foreign immigration in Italy from the beginning. This is due to various reasons including, not least, the presence of the Capua refugee camp where some immigrants, especially those from Eastern Europe, had settled"<sup>10</sup>. With the so-called "Scelba" Law of 1952, the procedures aimed at the creation of the C.A.P.S., to be located in Capua, on an area owned by the State, consisting of several buildings and their infrastructure, were started. Today, most of the area of Piazza d'Armi continues to be used for agricultural purposes, the area of the Camp for Foreign Refugees Reception, since its closure on 31 December 1990<sup>11</sup>, has not been used officially, has not in fact a destination for use and for several years is in a state of complete abandonment.

All the Municipal Administrations that have taken turns in recent decades have had in their programs the ambitious goal of acquiring the municipal heritage not only the former C.A.P.S., but also the entire area of Piazza d'Armi. Thus they prepared programs and projects for the redevelopment of the site, which, for its strategic location, is a crucial point for the development of the city and the entire district:

- in 1998, the Municipality of Capua, for the first time, expressed its willingness to acquire the area called C.A.P.S. to allow the construction of a second level D.E.A. (Department of Emergency and Acceptance) hospital complex. In the state of the year, the P.R.U.S.T. (Programs of Urban Rehabilitation and Sustainable Development of the Territory) is proposed, in which the urban restructuring of Piazza d'Armi has been foreseen, foreseeing the realization of a great urban park surrounded and integrated by other structures and the forecast of the lodgings of the E.R.P. (public residential building);
- in 2002, the municipality of Capua, in addition to confirming the forecast of a hospital area to house the D.E.A. of level II already planned, provided for the location of a hotel and some areas of public housing type agreement;

<sup>10</sup> Pugliese E., Sabatino D., 2009, *Emigrazione e immigrazione*, Guida editore, pag. 96.

<sup>11</sup> Calvanese F., Pugliese E., 1991, *La presenza straniera in Italia. Il caso della Campania*, Franco Angeli.

- in 2005, all the initiatives mentioned, unfortunately, did not reach a positive result, both for the intrinsic economic difficulties, but also, and above all, for the administrative-bureaucratic obstacles connected with the onerous procedure of acquisition of the state property area;
- in 2006, the Municipality ordered the start of the procedure aimed at the contraction of the loan for the above purposes, intended to finance the expenditure necessary "for the acquisition of the area called ex CAPS for the construction of the new hospital;
- in 2009, in order to redevelop the entire area, the Municipality expressed its intention to acquire the entire area owned by the State, with a total surface area of 132,863 square meters, in order to be able to create both the second level hospital structure and an articulated intervention of urban redevelopment and social activities;
- in 2010, a portion of the former C.A.P.S. area (about 38,160 square metres) was identified as an area of the municipal territory on which to build, as a variant of the PRG, Social Residential Building settlements;
- in 2013, with the enactment of Legislative Decree n. 69 of 21 June 2013<sup>12</sup>, converted into Law n. 98 of 09.08.2013, and in particular, with the provisions of art. 56 bis<sup>13</sup> on "state property federalism", it was decided that the Municipality had the opportunity to acquire the entire former C.A.P.S. area free of charge;
- in 2014, the Regional Director of the Agenzia del Demanio transferred, free of charge, to the Municipality of Capua, pursuant to art. 56-bis of Legislative Decree n. 69 of 21/06/2013, converted with amendments by Law n. 98 of 09/08/2013<sup>14</sup>, the full and absolute ownership of the property called "Ex Piazza d'Armi - ex Campo Rifughi rate";
- subsequently, in September 2014, the Public Works and Urban Planning Sectors of this Municipality completed the elaboration of the intervention program for the enhancement and transformation, after reclamation, of the area of municipal property called ex C.A.P.S., which provided for:
  1. the reclamation of the entire area as identified above (132,863 square meters);
  2. a programme for the enhancement and transformation of the area, providing for the subdivision of the entire lot into two distinct areas of intervention: the first, with a total surface area of 93,763 square meters, intended for equipment and services at local and territorial level. The second, with a total surface area of 39,100 square meters., is intended for residential construction, with a share of Public Residential Building (E.R.P.) equal to 70% of the total volume, of which 20% to be allocated to Social Residential Building (E.R.S.) and a share of Free Residential Building equal to the remaining 30% of the total volume;

To date, the PUC has confirmed the enhancement of the area with this "tool" introduced.

#### **4. The C.A.P.S. area in the instruments in force**

The area ceded by the State Property Office to the Municipality constitutes most of the original settlement of the area of the former C.A.P.S., with the exception of the area pertaining to the Chapel of San Cristoforo and the adjacent structures already used by the Pastoral Centre of the parish of S. Roberto Bellarmino, and the part occupied by the C.A.P.I. (Civil Protection Centre) of the Prefecture of Caserta. The area, located in the

<sup>12</sup> *Urgent measures for economic recovery.*

<sup>13</sup> Art. 56-bis. *Simplification of procedures concerning transfers of real estate to local and regional authorities.*

<sup>14</sup> Law no. 98 of 9 August 2013, conversion, with amendments, of Decree Law no. 69 of 21 June 2013. *Urgent provisions for the revival of the economy.*

municipality of Capua along the Via Martiri di Nassiriya near the Appian highway S.S.7, measures 132,863 square meters in total; it has the shape of a rectangle trapezium greatly lengthened. Numerous buildings, most of which were built in the 1950s, stand on the same particle. Part of the buildings have been demolished over the years and the resulting piles of unselected rubble are still present on site; the remaining part of the buildings are in a precarious state of maintenance and neglect. The lot has direct access from the municipal road via Martiri di Nassiriya, which runs along the border on the longest side. There are several buildings on it, built at different times, all in a very poor state of preservation and many even destroyed, with a total covered area of about 46,300 square meters and a total volume of about mc. 97,060 (Figure 8).

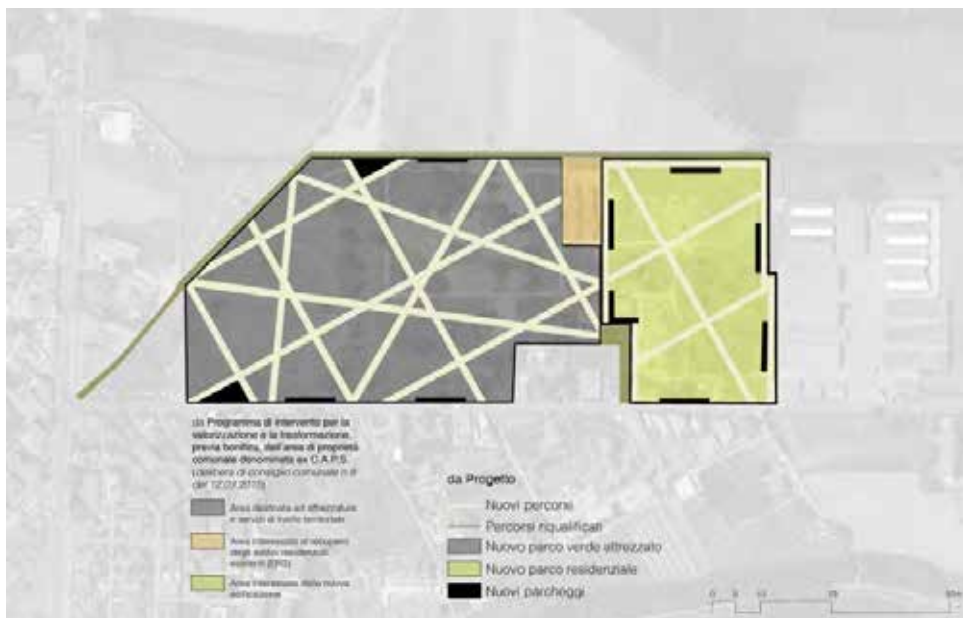


Figure 8. Performance elements of the former C.A.P.S. area [Source: author's work]

From an urbanistic point of view, in the current PRG<sup>15</sup> (Figure 9), the soil is classified:

- for the most part as: "Br2" area, (Refugee Camp) to be renovated;
- for a part as: zone "I", equipped public park and green core;
- for the additional quota as: zone "G1", district collective equipment.

<sup>15</sup> Approved by DPGRC n. 3889 del 26.10.1976.



Figure 9. Current PRG excerpt [Source: Municipal development programme for the former CAPS area]

In the PUC adopted in 2012<sup>16</sup> (Figure 10), instead, the area is classified as zone "BR3"- Urban restructuring already planned, governed by art. 15 of the NTA, which reads: "The BR3 Zone includes the area of the former refugee camp (C.A.P.S.), including the share already identified by resolution of the Civil Code n.4. of 26.02.2010 for the interventions referred to in Article 7, paragraph 4, of Regional Law no. 19/2009 and subsequent amendments and integrations, intended for social housing. In this area are allowed interventions of urban redevelopment and restructuring for destinations of collective and social use.



Figure 10. Excerpt from the PUC adopted by resolution CC n.41-2012 [Source: programme of municipal development of the former C.A.P.S. area].

<sup>16</sup> with deliberation of C.C. n. 41 of the 31.07.2012.

Finally, in the 2018 Preliminary PUC (Figure 11), the C.A.P.S. area, is part of the evolving city, namely the enhancement of the former C.A.P.S. is planned. In fact, the preliminary report speaks of the refugee camp as an area "today the object of reconversion and requalification programmes also for social housing purposes"<sup>17</sup>.

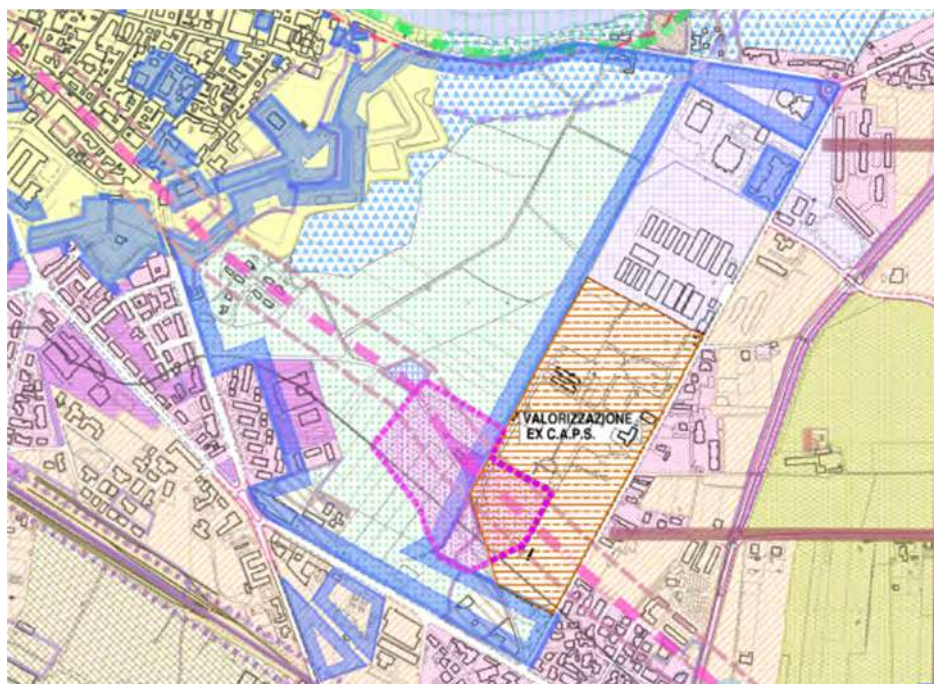


Figure 11. Proposed excerpt from PUC 2018 [ Source: Environmental and settlement transformability]

The area is not affected by any type of superordinate constraint.

## 5. The recovery project

A careful urban analysis of the area, accompanied by historical research, has allowed us to identify the particular elements, potential values and the many critical points of the area, on which to base the guidelines of the recovery project. At the end of the cognitive process, this project aims to make up for the lack of public space that leads to the creation of denied territory, to revitalize an area of great degradation for the city and consequently to create a large public space, absent from the municipal territory, that leads to the development of sustainable tourism that combines urban park and widespread cultural heritage.

This area of 132,860 square meters, has strong critical elements: first of all, most of the buildings that were present in the area, are no longer existing due to a demolition occurred in 2016 for improper use of the same and illegal occupations by Roma families. Of the buildings present in the area of 2016, only two remain today, subject to building recovery (3,350 square meters). Secondly, accessibility is greatly reduced, since it is possible to access the area only through the main road, via Martiri di Nassirya. There are two other roads that do not serve as access to the area while surrounding it and are, via Lazzaro di Raimo, almost an open-air landfill and a road parallel to the main road, accessible only for a small stretch, while the remainder is a dirt road. The green in this area is practically non-existent, or rather, the area is now completely surrounded by greenery, but a degraded green and abandoned, such as to prepare for improper use and neglect. Further discomfort is given by the lack of parking, with the exception of the space in front of the entrance to the former refugee camp and the roadsides used as parking. Another important point is the inadequacy of neighborhood services, with the exception of the sports hall, the elementary school "Former refugee camp"

<sup>17</sup> Preliminary report, PUC 2018, A.0.5.1 - *From the current PRG to the PUC: evolution of urban planning and its impact on spatial planning*, p. 18.

and three churches, the church of San Cristoforo, the Temple of San Roberto Bellarmino and the Sanctuary of San Lazzaro, there are no other standards. Finally, in order to revitalize this area, a large mixed residential park has been created, where the public, social, and private buildings will be included without any distinction between the types of buildings. In fact, the aim was to create a mixture of these in the pursuit of the social mix, so as to unite the housing functions by contrasting the monofunctionality typical of urban suburbs. As a functional mix and a building mix, they allow social mixing.

Starting from these premises, the planned interventions aim to improve the quality of housing and social and to encourage tourism. In particular, it is expected:

- the redesign of pedestrian and bicycle accessibility;
- the integration of services and equipment of the district, currently non-existent;
- the creation of a mixed residential park to restore life to an abandoned area, in order to promote social and functional integration;
- the creation of a large urban park to give new green spaces cared for and equipped for the population. (Figure 12)

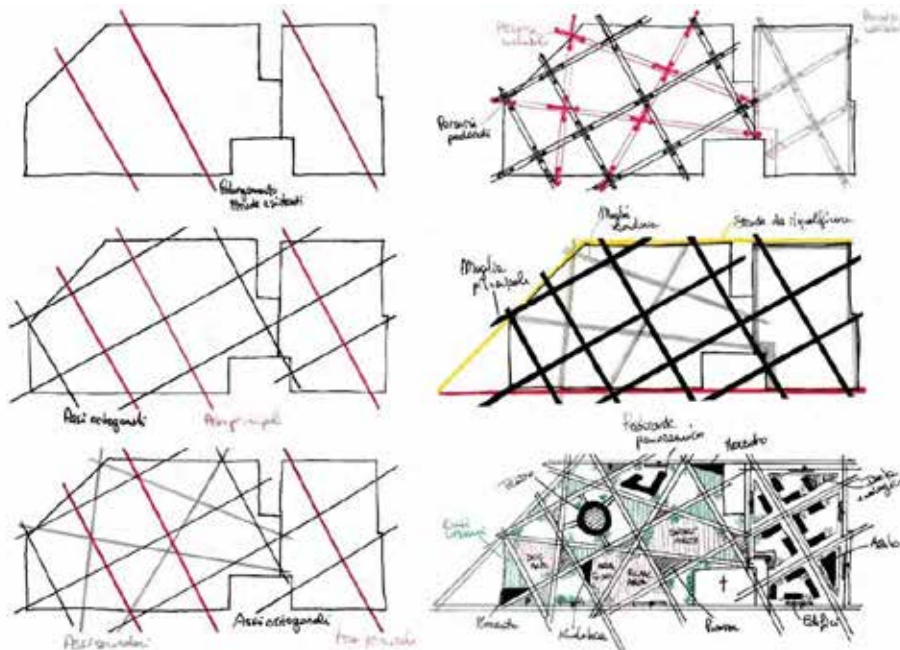


Figure 12. Project sketches [Source: author's work]

The first point is, therefore, the accessibility to the area that is no longer limited to the main road, via Martiri di Nassirya, but new access points have been opened to the area from via Lazzaro di Raimo with the related redevelopment of the road and was also redeveloped and opened the parallel to via Martiri di Nassirya, first accessible only for a certain stretch then dirt road. From the main road, the extensions of 3 roads have been drawn, which converge perfectly in the area and which will become the main axes of the new mesh. The first two routes create, with their perpendiculars, the main mesh of the equipped green park that will become the pedestrian path of the park itself; this will be interwoven with a second mesh of axes with different directions, which will become, instead, the cycle path of the park. The last axis has become the main axis from which depart the secondary axes, perpendicular to this, which will lead to the creation of a real residential park. The other fundamental point is the services and equipment provided to the population within the equipped green park and beyond. All this will be done through the creation of two parks, the equipped

urban one and the residential one, separate but connected. This urban redevelopment then enters the empty and abandoned spaces of the urban blocks so as to create an improvement in the quality of life and a strong increase in green areas for the enjoyment of all citizens, residents, and non-residents.

If this is generally the enhancement project, it is actually divided into two major projects: the equipped urban park and the residential park (Figure 13).



Figure 13. Masterplan of the recovery project for the former C.A.P.S. area [Source: author's elaboration]

### 5.1. The equipped urban park

Of the 132,860 square meters of the entire area, 90,410 square meters, from "Programme of intervention for the enhancement and transformation, after remediation, the area of municipal property called ex C.A.P.S." are intended for equipment and services of territorial level. An important functional recovery for the area has been thought of with the creation of an urban park equipped for the inhabitants of the area and beyond, a real pole of attraction (Figure 14).



Figure 14. The equipped urban park [Source: author's elaboration]

The main focus is the realization of a series of accesses, located on all sides, which serve as a connection between the area and the surrounding environment. On the main road, 7 accesses, 5 pedestrian and 2 cycle paths have been created; on via Lazzaro di Raimo 6 accesses, 3 pedestrian, and 3 cycle paths have been created and finally, with the redevelopment of the perpendicular road to via Lazzaro di Raimo, another 4 access points, 3 pedestrian and 1 cycle path will be placed. In other words, the cycle-pedestrian route represents the structuring element of the entire project. The whole project is equipped with parking lots, 3 for cars and 2 for bicycles, to fill the previous and total absence of the same. The green, of course, will be the master. In fact, there will be various green areas, located in various points of the park and having various functions, outside the main function of public green, such as:

- a large play area;
- a dog area;
- a large structure which will become a large restaurant with panoramic views of the ramparts;
- a large sports area, with football pitches, tennis courts and a track for athletics;
- a picnic area, which is a real meeting point and aggregation for families;
- a circular structure with a sinuous course which has various functions:
  1. Reading and relaxing sessions;
  2. Stage for theatrical performances or concerts;
  3. A real square, a meeting point in the core;
- paved surfaces, acting as a square, scattered throughout the entire lot, with large trees and circular seats that surround them;
- urban markets, located in 2 points of the park, with direct sale of products grown in nearby urban gardens, located in various areas of the area.

Other areas will be left to public green areas with expanses of trees. (Figure 15)

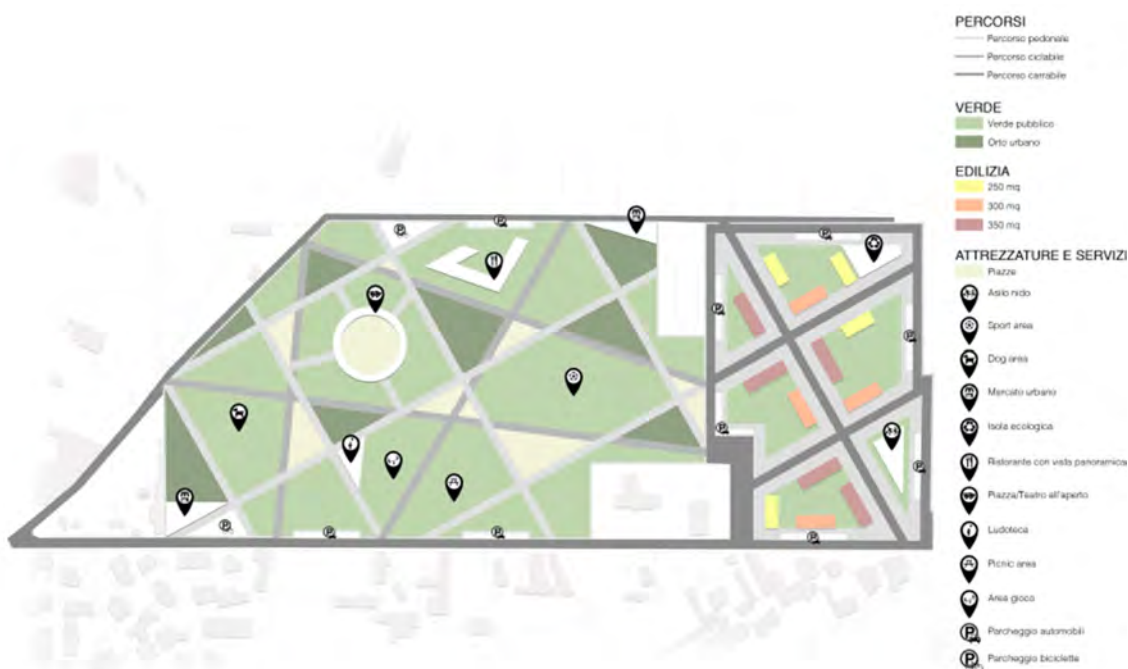


Figura 15. Project concept [Source: author's elaboration]

## 5.2. The residential park

The concept behind the residential park project was to pursue the social, functional and housing mix to eliminate the distinctions between the types of buildings, instead creating a mixture of public, social and private buildings, so as to unite all residential functions, creating a large residential park (Figure 16).



Figure 16. The residential park [Source: author's work]

Of the 132,860 square meters of the entire area, 42,450 square meters, from "Programme of intervention for the enhancement and transformation, after remediation, the area of municipal property called ex C.A.P.S." are intended to residential. Of the share of existing buildings, before the demolition, there are only two remaining construction, which are the subject of recovery program building (3,350 square meters). The remaining part will instead be allocated to new construction (39,100 square meters), of which 15% will be allocated to non-residential construction (services), 25% to Free Residential Building and finally 60% to Public Residential Building. The public and private residences will not be separated in this project, but on the contrary one of the central themes will be the search for the mix, both functional and social, mixing the functions of housing (public and private), with those of work, consumption, leisure, contrasting the monofunctionality typical of urban suburbs. This is not the traditional mix (services, residence, activities), but an innovative mix that includes leisure, sport, culture and entertainment, integrating functions not only within individual buildings, but throughout the city (multiuse city) so as to trigger a cascade of virtuous processes of revitalization and redevelopment of the surrounding urban contexts. It is possible to reach this park thanks to the opening of a long axis that connects via Martiri di Nassirya with its parallel, redeveloped. Perpendicular axes intersect on this axis, so as to allow access to the park from all points. All the buildings are equipped with greenery, pertinent car parks and a large underground car park. As planned, services have been designed in the area, such as the kindergarten and the ecological island to make the park liveable, organized and equipped.

## Conclusions

This work aims to recover a very complex area that is neither an urban void nor an abandoned area. An area that has lost its identity, which has gone from being a reception camp for foreign refugees to being an area denied to social use. It could be defined as almost a non-place, a private place of value, of functional link with the urban context. In fact, it has now become a marginal place, mainly because of years of disinterest on the part of public institutions. The same institutions, only after years of neglect and consequent degradation, have become interested in the area. In fact, this condition began in the 90s with the closure of the refugee camp and ended only in 2014 when it was decided to proceed with the demolition of the buildings in the area, with the exception of 2 buildings subject to recovery and establish a program of valorization so far not completed. The urban project developed, adhering to the conditions prescribed by the program, gives precise solutions for each area (Figure 17).



Figure 17. Project masterplan with zoom [Source: author's processing]

If the specific aim is to give a new image of this area, it has been tried to demonstrate that it is possible to comply with the rules, the needs of the population, the identity of places and transform a non-place, from problem to resource for the city of Capua. Resource created through the recovery, the transformation of the former C.A.P.S. in a place no longer "EX", a place with its own life, converting this degraded area into a new urban centrality. A large equipped urban park and a residential park with all the related services and equipment have been designed, with a deep focus on greenery, accessibility and connections, trying to give this area a functional mix, characterized by the presence of large urban services; a mix that includes leisure, sport, culture, integrating the functions not only within the area, but throughout the city. The functional mix is accompanied by a social mix that was created through the residential park and where there are no distinctions of housing type but public, social and private buildings. They all are mixed together to counteract the monofunctionality typical of urban suburbs. All this has been designed to give this area a socio-economic as well as historical-artistic usefulness, so that this heritage becomes a tourist attraction; attractor of a sustainable tourism able to preserve the environment, the community, the economies and the local cultures. A set of practices and choices that do not harm the environment but enhance it, promoting sustainable economic development and also contributing to the improvement of the quality of life of resident

**Attributions:** Within the present contribution, which is the result of the authors' common drawing up, personal contributions can be identified as specified as below: paragraphs 1-4 (Claudia de Biase), paragraph 5 (Irene D'Agostino), Abstract, Introduction and Conclusions joint drawing up

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