The project aims to revitalize, promote, and develop the historic centre of Rhodes to enhance its living quality and diversify its functions and role for the larger urban area.

### Size of the City:
- 80,000 inhabitants
- 2,034 ha

### Size of the Project:
- 2,000 inhabitants
- 72 ha

### Principal function(s) of the City:
- Administrative, financial and cultural centre, tourism and leisure, residential area, commercial and touristic port

### Principal function(s) of the Project Area:
- Residential area, area of immense touristic exploitation, leisure activities, entertainment centre

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**Rhodes - Greece**

**Comprehensive Development and Revitalization Plan for the Medieval City of Rhodes**

**Urban Management - Urban Restructuring**

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The Order of St John of Jerusalem occupied Rhodes from 1309 to 1523 and set about transforming the city into a stronghold. It subsequently came under Turkish and Italian rule. With the Palace of the Grand Masters, the Great Hospital and the Street of the Knights, the Upper Town is one of the most beautiful urban ensembles of the Gothic period. In the Lower Town, Gothic architecture coexists with mosques, public baths and other buildings dating from the Ottoman period.
Historic Cities in Development: Keys for Understanding and Acting

**BOOK OF CASE STUDIES | Synthetic Data Sheet | n°30 | Rhodes - Greece | 2012 | Page 2 of 4**

### Diagnosis/Status

Historic neighbourhood characterized by a declining number of population and a degraded built fabric. Insufficient/inadapted framework of land-use and constructions regulations.

### Problems/Issues

How to formulate a comprehensive development and revitalization plan for the Medieval City of Rhodes?

### Objectives

- Attraction of new inhabitants and students
- Providing services to the residents in the Medieval City
- Facilitating the mobility of the residents
- Protection against uncontrolled traffic and noise
- Raising awareness of the local community

### The Initiative

**The Project Drivers**

- Municipality of Rhodes
- Steering committee
  - Ministry of Culture
  - Regional administrative structures
  - Municipality of Rhodes

**The Project Implementation**

- Department of the Medieval City and monuments
  - Municipality of Rhodes
  - Manages

**Action Program**

**Determination of land uses and regeneration of urban fabric in the Medieval City**

- Designing phase: analysis and preliminary proposals
- Public consultation: Citizens
- Traffic study and reorganization: mini bus around the medieval city, installation of bike stations, parking spaces for residents
- Completion and maintenance of infrastructure
- Providing incentives for home: financing or tax exemption
- Real estate development for public housing and student housing
- Establish rules of operation for businesses
- Revival of traditional activities
- Creation of social services
- Creation of cultural events of international concern

### Stakeholders/Actors:

- Public local
- Public regional
- Public national
- Institutions / NGOs
- Public international
- Private
- Mixed
- Civil Society
SITE MANAGEMENT TOOLS

- Archaeological law
- City regulation, approved by the Ministry of Culture and the City Council. Refers to traffic circulation, facades, public spaces etc.

SPECIFIC PROJECT MANAGEMENT TOOLS

- "Urban Planning, specific land uses and building restrictions in the Medieval City of Rhodes", not yet approved

FUNDING

- New Agreement between the Municipality and relevant Ministries
- Contracts between public and private sectors
- Contribution fee for economic operators in the medieval town (not residents)

DETAILS ON PUBLIC FUNDING

Local, regional and national

DETAILS ON PRIVATE FUNDING

Private investors and owners

INTERNATIONAL FUNDING SOURCES

European Union funding programs

TOTAL PROJECT AMOUNT

Since 1988, around 80 million Euros have been spent on rehabilitation measures recently completed by urban planning scheme. The current project implementation is estimated to cost more and will be defined by completion of the project.

STATE OF PROGRESS

Start 2010

First phase of the project (analysis and preliminary proposals) completed

End 2013

The project concerns the entire World Heritage property, which is centrally located within the urban area of Rhodes City and yet spatially isolated due to its surrounding fortifications.

The Medieval city centre forms a neighbourhood with significant touristic uses, commerce and facilities for leisure activities, and marginal residential and public sector uses. Being the main cultural tourist attraction of the island, the medieval city and its immediate vicinity outside the walls experience immense pressure on the historic urban fabric and traffic infrastructure.

The project holistically addresses the need to preserve and enhance the heritage value through coordinated urban planning, specific land uses, public housing and building restrictions.
The project is conceived as an ongoing process that intends to raise awareness among the inhabitants and serve as a tool to increase public participation in the planning process.

While not yet in public consultation, the project is expected to create debate and contribute new ideas not only of those stakeholders directly involved but also of the entire local community in and around the historic centre.

The status as a World Heritage property shall help to enhance the collaboration between all the involved authorities and to ensure that conservation is considered a priority for the overall urban planning.

Coherent management planning shall thus provide a new development perspective for the cultural wealth, the project is also expected to contribute to similar initiatives aiming at enhancing cultural heritage across the island of Rhodes.

It is an ambitious project by which the Municipality aims to find sustainable solutions for revitalizing the Medieval City of Rhodes by balancing different uses and functions.

While the implementation of the project may encounter diverse difficulties – be they institutional or conflicting interests of stakeholders – its first positive results are already expected to enhance information, know-how and awareness among the all stakeholders in and around the World Heritage site. The effective conservation of the site and achievements of all project objectives, however, can only be measured on the long term.

**MAYOR**

Stathis Kousournas

**Mandate**

2011 - 2013

**RESPONSIBLE OFFICER**

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