

**IMPETUS**  
**Improving local Policies on**  
**Temporary Uses**

**Urban Agencies for Temporary use**

**3rd Handbook**  
**June 2025**

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## 1. Introduction

IMPETUS aims to generate a policy change in the design and implementation of integrated sustainable urban development strategies in European cities and regions by **promoting and regulating temporary uses**.

**Temporary uses (TUs)** refer to the practice of using vacant buildings, empty lots, and unused spaces as sites for co-creative experimentation, unlocking a multitude of innovative cultural, social, and entrepreneurial activities. The project aims to achieve this objective through **policy learning and capacity-building activities** that aim to embed temporary uses in integrated sustainable urban development strategies.

This **Handbook** presents the takeaways of the regions from the IMPETUS exchange and learning process during the **third semester of the project**, as well as the **Good Practices** collected by the Consortium. This is the second Handbook that has been published; you can have a look at the [1st](#) and [2nd](#) Handbook on the IMPETUS website.

At the end of each project semester, a new and updated Handbook will be issued, with new good practices and takeaways.

## 2. IMPETUS - In a nutshell

The project's overall objective is **to generate a policy change** in the design and implementation of integrated sustainable urban development strategies by cities and regions by adding new layers **to promote and regulate temporary uses**. In particular, IMPETUS aims to improve the **policy instruments** identified by each partner. This objective will be achieved through **interregional policy learning and capacity-building** activities on how to embed temporary uses in integrated sustainable urban development strategies. It will result in the **uptake of good practices**.

### Temporary use: a definition

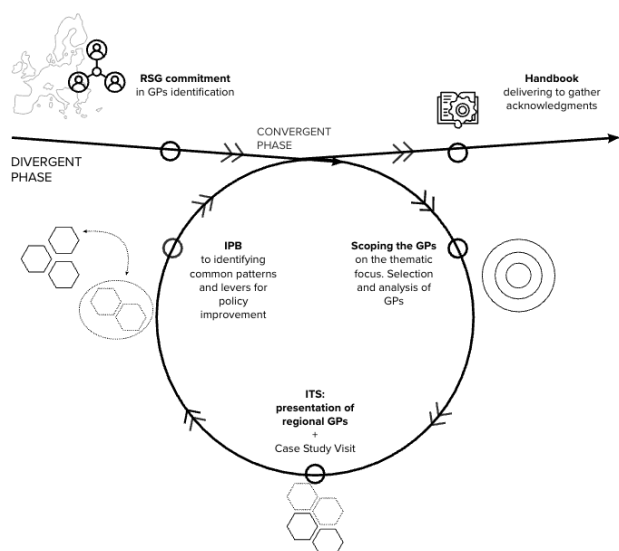
**Temporary use** is a practice in urbanism aiming to revitalise underutilised urban spaces, such as abandoned buildings, by allowing temporary, often community-driven activities. These practices are often **supported by local to national policies** during the "waiting time" in urban regeneration, as studied in projects like the [H2020 T-Factor Project](#).

Applying temporary uses in the waiting time of urban regeneration can be strategic and beneficial for the different actors at stake. Multiple gains can be achieved, including higher quality spaces, enhanced participation, dialogue, and trust, responses to existing and emerging needs, new partnerships and collaborations, and revert feelings and perceptions of decay and abandonment. At the same time, to the extent that temporary uses unfold alongside the critical relationship between public and private interests, they can also cast shadows, including appropriation of value, economic and environmental sustainability, and legacy for communities.

Meanwhile practices observed across Europe seem to move relentlessly along this wide perimeter. **There is no unique model but rather a multiplicity of strategies** and approaches that take shape and evolve over time, unpacking and repacking interests, motivations, agendas, and drivers. They primarily depart from a common need for more **flexibility and adaptation in regeneration processes**, and yet their paths unfold in different ways and unravel different impacts.

The project seeks to **address the challenges European cities face**, which generate up to 85% of Europe's GDP and account for about 80% of energy use. European Cities face challenges ranging from environmental degradation and climate change to the digital revolution, from demographic transition and migration to social inequalities.

### Semester 2-6



The project is divided into **two main phases**: the **core phase** - first three years of the project - will deal with the **interregional learning process**. If needed, this phase may also include designing one or more action plans and/or testing the transfer of good practice through a **Pilot Action**.

The IMPETUS working process involves a **recurring cycle of activities** repeated each semester on different thematic focuses.

Every semester of the core phase has a specific thematic focus that guides the collection and discussion of good practices. Each good practice that is collected may be relevant to one or more of the focus areas:

- **Semester 2:** Alternatives and approaches to the regulation of temporary uses at regional and urban levels
- **Semester 3:** Contract models, user agreements for the use of public spaces and buildings
- **Semester 4:** Urban Agencies for Temporary use
- **Semester 5:** Alternative financing models and mechanisms for temporary uses

The thematic focus for **Semester 6** will be defined along with the implementation of the project by the consortium.

The **follow-up phase**, taking place in the last year of the project, is dedicated to **monitoring the effects** of the policy improvements and the possible achievement of **additional policy improvements**.

The **project's consortium** includes six partners from local administrations, two associate partners and an advisory partner.

#### National Association of Italian Municipalities - Tuscany (ANCI Tuscany) - LEAD PARTNER



Policy instrument: **ERDF Regional Operational Programme of the Tuscany Region 2021-2027**.

ANCI Toscana is the project's **lead partner**. It is supported by the **Tuscany Region** in its quality of MA of the ERDF ROP 2021-27 as an associated policy authority.

#### Métropole Européenne de Lille (MEL)



Policy instrument: **Metropolitan integrated strategy for urban regeneration of districts of the French "New National Program for Urban Regeneration"**.

**Bucharest-Ilfov Regional Development Agency**

Policy instrument: **Regional Operational Programme Investment in Growth and Jobs ERDF 2021 - 2027.**

**Riga City Council**

Policy instrument: **Sustainable Development Strategy of Riga 2030.**

**Municipal Parking Society of Las Palmas de Gran Canaria, S.A. - SAGULPA**

Policy instrument: **Guanarteme-Plaza del Pilar. Culture-based urban development strategy.**

SAGULPA is supported by the local administration of Las Palmas (**Ayuntamiento de Las Palmas de Gran Canaria**), responsible for the policy instrument, as an **associate partner** of the project.

**Mazowieckie Region**

Policy instrument: **Regional Operational Programme European Funds for Mazovia Region 2021-2027**

**LAMA - Società Cooperativa Impresa Sociale - ADVISORY PARTNER**

The role of LAMA is to advise the other partners for the analysis and transfer of GPs, particularly as regards: **defining the methodology** for the analysis of GPs, **supervising the analysis and selection of the GPs**, leading and coordinating the **communication activities** of the project.

### 3. IMPETUS Good Practices - SEMESTER 4

#### Thematic focus of Semester 4: Urban Agencies for Temporary use

By 'urban agency for temporary use', in the context of urban regeneration and development, we refer to an intermediary organisation that serves as a dedicated body for facilitating and managing temporary use projects or initiatives that aim to revitalise vacant or underutilised urban spaces for creative, social or economic purposes. The nature of the urban agency for temporary uses can take different forms, such as initiatives implemented by public or private bodies or could be driven by a public-private partnership. Its core functions include supporting, initiating or coordinating temporary use projects, mediating between property owners, tenants, and administrative entities, and overall simplifying the process of temporary occupation by providing operational support, resources, and guidance on legal, administrative, safety and security aspects related to the temporary use projects. Overall, the agency plays a central role in enabling the transformation of underutilised or vacant urban spaces by providing comprehensive support, guidance, and coordination to all actors involved in the temporary use process.

During Semester 4 of the project, **2 GPs were collected** by regional partners and are described below.

#### 6 Good Practices

##### Mazowieckie Region

- Portal SPÓŁDZIELNIA

##### Métropole Européenne de Lille

- European Lille Metropole Urban Planning Agency – ADULM

### 3.1. Portal SPÓŁDZIELNIA

#### *Location: Warsaw*

The Spółdzielnia / Cooperative is a municipal digital platform developed by the City of Warsaw to enable free sharing of objects, spaces, and skills among residents, NGOs, and informal groups. The platform addresses issues of underused resources and social disengagement by facilitating temporary, non-commercial access to materials and services. It fosters grassroots cultural, educational, and neighbourhood initiatives.

The Cooperative is grounded in Warsaw's wider revitalisation policy (Municipal Revitalization Program to 2030), though it serves the entire city. It provides tools to organize events—from workshops to local picnics—by enabling users to lend or borrow items like tents, audio equipment, or rooms. The system is maintained by a small municipal team and supported by cultural institutions such as the Wola Cultural Centre. All resources are offered and used for free.

Key stakeholders include city departments, community centers, cultural institutions, and citizens. Beneficiaries are local residents, especially in areas with low access to social infrastructure. The platform reduces waste and fosters trust, cooperation, and sustainable local development.

#### **Resources needed**

The platform is financed by the City of Warsaw. Resources required include a small team (administrator, moderators), IT development and maintenance, and support from local institutions. Materials shared are voluntarily provided by users.

#### **Evidence of success**

The platform hosts hundreds of shared resources and sees continuous participation from citizens and organisations. Events supported through the Cooperative have strengthened neighbourhood ties and increased the reuse of resources, aligning with the city's sustainability and social inclusion goals.

#### **Potential for learning or transfer**

The Warsaw Cooperative is highly transferable to other urban contexts looking to promote resource sharing, social cohesion, and circular economy values. Its key strengths are simplicity, low cost, and alignment with broader city policies. Any city with basic digital infrastructure can replicate the model, especially if integrated into community development or revitalisation strategies. Transfer could be hampered in contexts lacking trust or digital literacy, but these barriers can be mitigated with local partnerships and community engagement. Its model aligns well with EU Green Deal and social innovation objectives, and could be piloted in small towns or districts within metropolitan areas across Europe.





(Foto courtesy: <https://www.spoldzielnia.waw.pl/> )

### 3.2. European Lille Metropole Urban Planning Agency – ADULM

#### *Location: Lille, France*

The ADULM (Lille Metropole Urban Planning Agency) addresses the persistent issue of vacant spaces in the Lille Metropolitan area, which stems from a complex mix of deindustrialisation, demographic shifts, and slow land recycling mechanisms. To tackle this, ADULM developed a comprehensive study on vacancy (2019) and follow-up work on temporary use as a policy tool. Their approach includes territorial mapping, monitoring, and strategy development for spatial reuse.

The agency works as an intermediary body supporting MEL's departments and elected officials in harmonising public policies. ADULM's interventions span from metropolitan-scale strategic planning to neighbourhood-level diagnostics. They provide technical studies, facilitate public debates, and create operational tools—including a collaborative map that visualises temporary use projects across the region.

Key stakeholders include MEL (Metropole Européenne de Lille), local authorities, community groups, private owners, and NGOs. Beneficiaries are residents, local associations, and planners seeking to implement temporary projects. The practice promotes transitional urbanism as a flexible solution for unlocking unused spaces while awaiting long-term regeneration projects.

#### **Resources needed**

The practice requires a multidisciplinary in-house team (urban planning, GIS, public policy), an operating budget supported by MEL and partners, and digital infrastructure to host studies and the collaborative map. External funds support thematic studies and community workshops.

#### **Evidence of success**

ADULM's studies have shaped MEL's policy dialogue on vacancy and led to stronger institutional focus on temporary use. The collaborative map has improved visibility and coordination across projects. Their work supported the integration of transitional urbanism into wider regeneration strategies.

#### **Potential for learning or transfer**

ADULM offers a replicable model for metropolitan agencies seeking to develop knowledge-based, policy-oriented responses to vacancy. Key success factors include cross-scale planning, stakeholder engagement, data visualisation, and integration with long-term urban policy frameworks. Transferability is high, especially for cities with similar challenges of vacancy, industrial legacy, and land-use pressures (e.g., in Northern and Eastern Europe). Challenges to transfer may include limited staffing and lack of political mandates in smaller territories. However, the collaborative mapping approach and the framing of temporary use within strategic urban planning can be adapted in diverse governance contexts.



(Foto courtesy: MEL (Metropole Européenne de Lille))

## 4. Results and insights from Semester 4

### 4.1. ITS in Warsaw

**On October 16th and 17th, 2024, the Mazowieckie Region hosted the third Interregional Thematic Seminar (ITS) of the IMPETUS project.** All project partners and some stakeholders from regions active in Regional Stakeholder Groups during the past semester attended the seminar. Notably, the Seminar officially introduced the **City of Sarajevo as a new IMPETUS partner**, contributing fresh perspectives and local experiences.

During the first day of the ITS, partners presented the **Good Practices** concerning the topic of the Semester.

Also, other relevant experiences from Europe and outside the consortium were presented.

**Professor Alexandru Ionut Petrisor** from the “Ion Mincu University of Architecture and Urbanism” presented an in-depth **overview of the Romanian legal landscape surrounding temporary and meanwhile use.**

**Paul Vogt, architect and founding member of ADAPTER,** presented on ADAPTER’s approach to **addressing housing needs through the temporary use of vacant residential and commercial spaces**, with a strong emphasis on participation and collaborative methods. ADAPTER’s work includes activating various spaces through workshops and temporary initiatives to utilise underused properties, from apartments to commercial spaces.

The meeting was also the occasion for some important **study visits** in the region.



## Study visits

During the study visit in **Żyrardów** - former industrial centre in central Poland, located 45 kilometres west of Warsaw - the consortium had the chance to visit a residential building where the City, with support from EU funding, has carried out extensive renovations of common (roof, staircases, utilities, and window and door frames). This **initiative was described in the good practice** titled "Housing in Exchange for Renovation," which was presented by the Mazovian Region during the project's third semester.



The [Wolskie Cultural Center](#) in Warsaw was part of a second study visit: the center is a hub for culture-driven activities grounded in relationships and partnership. It strives to create an ideal cultural space shaped by community members who feel a strong sense of belonging and ownership. The mission of the Wolskie Cultural Center is to build a creative, inclusive community, bringing together cultural creators and audiences to collaboratively design and support the centre's cultural programme,

enhancing its role as a dynamic and participatory cultural institution. The Wolskie Cultural Center is one of the spaces included on the 'Spółdzielnia / Cooperative' platform, presented in the Good practice above.

The second day was oriented to fostering dialogue and exchange among partners: a debrief **session** was conducted to consolidate the presented elements, key features, and policy instruments from the partners, highlighting the **relevance** and **transferability** potential of the presented GPs.

The aim was, therefore, to **stimulate work with the Regional Stakeholders Groups** and key policymakers upon returning from the ITS, in **preparation for the following Interregional Policy Brokerage Event (IPB)**.

## 4.2. IPB in Las Palmas de Gran Canaria

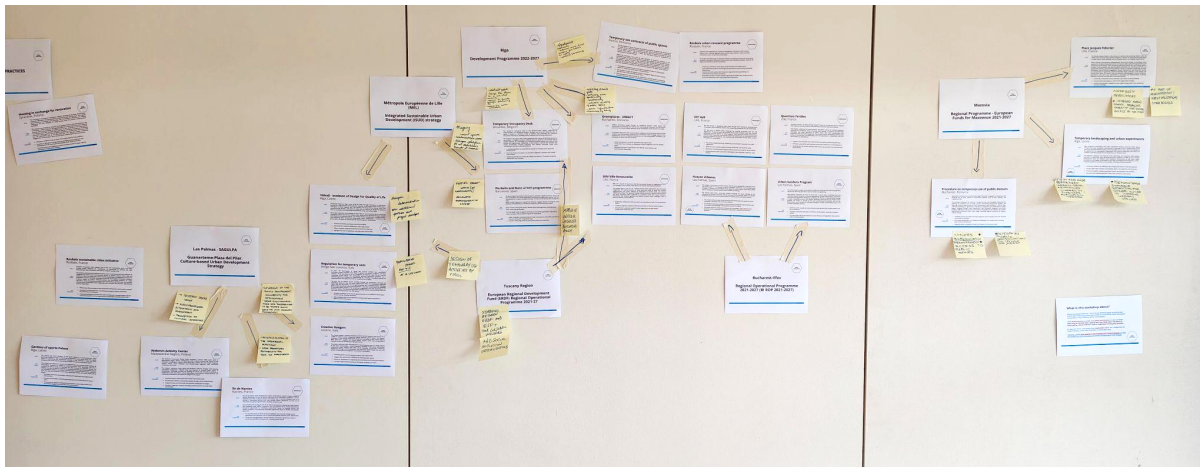
**On February 3rd and 4th, 2025, SAGULPA hosted the third Interregional Policy Brokerage Event (IPB) of the IMPETUS project.** All project partners and some local stakeholders who have been active during the past semesters in Regional Stakeholder Groups attended the seminar.

The third step of Semester 4 was the meeting to promote **exchange and cooperation between partners** to enhance their capacity to design regional policies.

The IPB meeting has been structured to allow an effective dialogue and exchange among the partners' regions and stakeholders.

During the first day, the IPB consisted of a **workshop, led by LAMA, focused on exchanging and learning from each other's good practices** within the IMPETUS project. The session aimed to **review all collected IMPETUS good practices and analyze how they relate to policy instruments**, helping participants identify key elements that have influenced - or may influence - policy development.

Participants were invited to **explore the good practices mapped within the project and link them to their own policy instruments**. To do so, they placed post-it notes on the identified connections, explaining why a particular good practice had either already influenced or could influence future policy developments in their region.



*Mapped connections between the IMPETUS good practices and the policy instruments*

Day 1 continued with a session on the **state of the art on policy improvement**. This provided a shared moment for partners to assess the progress of policy improvement efforts within the project. Each partner presented updates on their policy instruments, highlighting advancements, challenges and strategic directions.

Partners had the chance to participate in a **study visit at La Isleta**, a historical neighborhood of the city.

## Study visit

### La Isleta

La Isleta, a historic Las Palmas de Gran Canaria neighbourhood, was once a modest fishing village, growing alongside Puerto de la Luz. It became a working-class hub for fishermen and dockworkers. Its simple architecture reflects its origins, while its distinct peninsular geography and natural landmarks, such as El Confital, remain central to its cultural identity. Historically isolated from the city, the neighbourhood developed a strong sense of independence and community, reinforced by traditions like religious festivals and fishing practices.





During the tour, participants learned how urban renewal and Las Palmas's growing tourism industry have impacted La Isleta. The expansion of Puerto de la Luz and the area's proximity to Las Canteras Beach have made it increasingly attractive to developers and tourists, driving up property values and housing costs. Traditional homes are being converted into luxury apartments and short-term rentals, displacing long-term residents and altering the neighbourhood's social fabric. Tourist-focused establishments have replaced small, family-owned businesses, while visitors now dominate public spaces, diminishing the sense of local community.

The tour also addressed political challenges, including the lack of affordable housing policies and limited community involvement in urban planning.

## 5. Next steps

The project's next step will be the **collection of GPs** related to the **thematic focus "Alternative financing models and mechanisms for temporary uses"**.