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Enhancing Urban Regeneration in Cisterna di Latina, Italy: A
Comprehensive Analysis of Consultancy Services for Sustainable Urban
and Real Estate Development

Supervisor: Prof. David Celletti

Candidate: PAULO CESAR BONILLA GARCIA

Registr. number: 2050819

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Student's signature



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**Enhancing Urban Regeneration in Cisterna di Latina, Italy: A
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Paulo César Bonilla García
pc.bonilla@hotmail.com

University of Padova

Abstract

This thesis focuses on the issue of enhancing urban regeneration in Cisterna di Latina, Italy, through a thorough examination of consultancy services aimed at promoting sustainable urban and real estate development in the area. Cisterna di Latina, a town located in the Lazio region, has faced numerous urban challenges, including outdated infrastructure, environmental concerns, and limited economic opportunities. To address these issues and revitalize the town, consultancy services play a crucial role in finding sustainable strategies for urban renewal.

The research delves into the multifaceted aspects of Urban services of municipality in urban regeneration, exploring their potential to foster economic growth, environmental sustainability, and community well-being. By analyzing case studies, best practices, and the specific needs of Cisterna di Latina, this thesis seeks to provide a comprehensive understanding of how consultancy services can contribute to the town's sustainable development.

Key areas of investigation include the assessment of existing urban regeneration projects, identification of stakeholders, evaluation of financial and policy frameworks, and the integration of innovative technologies and design concepts. Additionally, the thesis examines the social and cultural aspects of urban regeneration, emphasizing community engagement and inclusivity as essential components of successful consultancy services.

Ultimately, the findings of this thesis aim to inform policymakers, urban planners, real estate developers, and local communities about the potential benefits and eventual drawbacks of Urban management, in revitalizing urban areas like Cisterna di Latina. By promoting sustainable urban and real estate development, these services can lead to improved quality of life, economic prosperity, and a more resilient urban environment.

Extended Summary

Questa tesi si concentra sul miglioramento della rigenerazione urbana a Cisterna di Latina, Italia, attraverso un'analisi approfondita dei servizi di consulenza finalizzati alla promozione di uno sviluppo urbano e sostenibile. Cisterna di Latina, situata nella regione Lazio, affronta numerose sfide urbane, tra cui infrastrutture obsolete, problematiche ambientali e limitate opportunità economiche. Per affrontare queste criticità e rivitalizzare la città, i servizi di consulenza svolgono un ruolo essenziale nell'individuare strategie sostenibili per il rinnovamento urbano. La ricerca esplora i molteplici aspetti legati ai servizi urbani municipali nella rigenerazione urbana, analizzandone il potenziale per favorire la crescita economica, la sostenibilità ambientale e il benessere comunitario. Attraverso lo studio di casi pratici, best practices e l'analisi delle specifiche esigenze di Cisterna di Latina, la tesi mira a fornire una visione comprensiva di come i servizi di consulenza possano contribuire allo sviluppo sostenibile della città.

Le aree di analisi includono la valutazione dei progetti di rigenerazione urbana esistenti, l'identificazione degli stakeholder, la revisione dei quadri urbani e finanziari insieme all'integrazione di tecnologie innovative e concetti di design. Inoltre, la tesi analizza gli aspetti sociali e culturali della rigenerazione urbana, sottolineando il valore del coinvolgimento comunitario e dell'inclusività come componenti fondamentali di servizi di consulenza efficaci.

Il primo capitolo introduttivo descrive il significato storico e culturale di Cisterna di Latina, creando il contesto per comprendere le sfide urbane uniche della città. Vengono presentati gli obiettivi della ricerca, concentrandosi su come i servizi di consulenza possono affrontare questioni quali l'invecchiamento delle infrastrutture e la crescita economica limitata.

Inoltre, la sezione metodologica illustra un approccio misto, che comprende interviste alle autorità locali e sondaggi tra i cittadini, per raccogliere diverse prospettive sulla rigenerazione urbana.

Il secondo capitolo riguarda le sfide urbane identifica tre problemi principali: infrastrutture obsolete, preoccupazioni ambientali e opportunità economiche limitate. Queste sfide vengono analizzate nel contesto dello sviluppo urbano sostenibile, evidenziando la necessità di soluzioni su misura che rispondano alle specificità di Cisterna di Latina.

Il terzo e quarto capitolo riguarda il ruolo dei servizi di consulenza che si suddivide in ambientale, economico, urbano, sociale esplorando la loro funzione essenziale nella rigenerazione urbana. Evidenzia come i servizi di consulenza agiscono come facilitatori, colmando il divario tra competenze tecniche e bisogni della comunità. Analizzando le migliori pratiche di altre realtà urbane, lo studio illustra come Cisterna di Latina possa adattare strategie efficaci al contesto locale. Lo studio evidenzia inoltre il valore dell'integrazione di tecnologie innovative, come le infrastrutture intelligenti e i sistemi di energia rinnovabile, nella pianificazione urbana.

Nel quinto capitolo si presentano i risultati dei dati raccolti attraverso sondaggi e interviste hanno rivelato approfondimenti sulle percezioni pubbliche e sulle dinamiche tra le parti interessate. Temi come l'inclusione, la sostenibilità e la conservazione storica sono emersi come elementi essenziali per il successo della rigenerazione urbana. I risultati mostrano che il miglioramento delle strutture di governance, la diversificazione dei modelli di finanziamento e la promozione del coinvolgimento della comunità sono essenziali per promuovere una trasformazione urbana significativa. Inoltre, il sesto capitolo descrive le implicazioni e raccomandazioni dei temi trattati

Il capitolo settimo della conclusione riassume questi risultati, fornendo una visione completa di come i servizi di consulenza possono facilitare la rigenerazione urbana sostenibile e inclusiva. Dando priorità alla collaborazione delle parti interessate, alla tecnologia innovativa e al benessere della comunità, Cisterna di Latina è in grado di adottare un approccio equilibrato alla rigenerazione urbana. Questa tesi offre raccomandazioni sull'importanza di combinare la conservazione storica con la modernizzazione per creare una città resiliente e prospera.

Preface

Since Cisterna di Latina was the first city I resided in after moving to Italy in 2019, it has a particular place in my heart. It was also my first home in Europe, and I was greeted by a friendly and welcoming community. This city evolved into more than simply a place to live; it served as the starting point for a number of profound friendships and connections that I still hold in my heart. My personal connection to Cisterna di Latina motivated me to investigate the prospects and challenges of improving urban regeneration in this city, since I am an enthusiastic advocate for both urban growth and historical preservation.

I have always been fascinated with Cisterna di Latina because of its rich history and cultural legacy. From its Roman origins to its post-World War II reconstruction, the city's history is intertwined with strands of tenacity. I looked into the possibility of sustainable urban regeneration that honors its history while looks to the future because of its particular historical trajectory. I was driven to learn how consulting services may be crucial in determining Cisterna's urban and real estate growth, making sure that its transformation complies with contemporary sustainability objectives as well as heritage preservation.

This thesis is the result of a sincere desire to comprehend not just the technical facets of urban regeneration but also the perspectives and real-world experiences of Cisterna's residents. In relation to the current and planned urban developments, I tried to record their opinions, worries, and goals. I sought to compile a thorough account of the city's ongoing regeneration initiatives by talking to locals and interacting with individuals employed by the government. Their observations provided priceless viewpoints on the effects of urban regeneration on people and the community at large. I also aimed to critically analyze the tactics used in Cisterna's urban renewal initiatives with this study. I sought to identify areas for improvement by examining a number of factors, including community involvement, economic regeneration, historical preservation, and environmental sustainability. My objective was to evaluate the city's strategy's advantages and disadvantages and provide helpful criticism that could direct future projects. This multifaceted approach demonstrates my dedication to comprehending the wider ramifications of urban change.

Lastly, this thesis is an intellectual and emotional journey. It is both my homage to the city that greeted me upon my arrival in Italy and an academic effort to help shape its future. By bringing together my own experiences with extensive research, I want to create a resource that will guide stakeholders and policymakers while also generating important discussions about the significance of sustainable and inclusive urban development.

Introduction

1.1 Background

Cisterna di Latina, nestled in the Lazio region of Italy, is a town steeped in history and tradition. Its origins can be traced back to ancient times, and its evolution has been shaped by a combination of cultural, economic, and environmental factors.

The town's historical significance is underscored by its strategic location in the Agro Pontino, an area known for its agricultural fertility. The marshy lands around Cisterna di Latina were drained during the Fascist era, transforming the landscape and setting the stage for the town's modern development. This reclamation project aimed to create arable land and mitigate the impact of malaria, resulting in a significant shift in the town's economic activities.

Over the years, Cisterna di Latina has faced various urban challenges. One of the prominent issues is the presence of outdated infrastructure, remnants of an earlier era that now require revitalization to meet contemporary needs. The historical charm of the town coexists with infrastructure that does not adequately support the demands of a modern society (Quilici, 2004).

Environmental concerns have also emerged as a critical aspect of Cisterna di Latina's landscape. The transformation of the marshes, while providing agricultural benefits, has implications for biodiversity and ecosystem conditions. Balancing economic development with environmental sustainability becomes a key consideration for the town's future.

Additionally, the town has grappled with limited economic opportunities. The changing economic landscape of Italy has impacted small towns like Cisterna di Latina, necessitating a strategic approach to foster economic growth and create avenues for local prosperity.

Understanding the historical, infrastructural, environmental, and economic dimensions of Cisterna di Latina provides a foundational context for the thesis's exploration of urban regeneration in this unique Italian town (Colantonio et al., 2009).

1.2 Significance of Urban Regeneration in Cisterna di Latina

The significance of urban regeneration in Cisterna di Latina cannot be overstated. The challenges faced by the town necessitate a comprehensive and sustainable approach to revitalization. Urban regeneration goes beyond mere physical reconstruction; it involves the creation of a vision that aligns with the town's historical identity while addressing contemporary needs.

One of the primary motivations for urban regeneration in Cisterna di Latina lies in the imperative to update and enhance its outdated infrastructure. The transformation of aging structures and amenities can improve the overall quality of life for residents and create a more attractive environment for visitors and potential investors.

Environmental sustainability is another crucial facet of urban regeneration for Cisterna di Latina. Balancing economic development with ecological considerations is not just a modern trend but a necessity for the town's long-term well-being. Strategies that promote sustainable practices and mitigate environmental impact contribute to the resilience of the town's ecosystem (Andreotti, 2021).

The economic aspect of urban regeneration is equally vital. By strategically revitalizing the local economy, Cisterna di Latina can create new opportunities for businesses, job seekers, and entrepreneurs. This, in turn, can lead to a more vibrant and prosperous community.

The social and cultural dimensions of urban regeneration also play a pivotal role. Engaging the community in the regeneration process fosters a sense of ownership and pride. Preserving and celebrating the cultural heritage of Cisterna di Latina contributes to the town's identity and enhances its attractiveness (Ferilli et al., 2017).

1.3 Objectives of the Thesis

Main Objective:

The main objective of this thesis is to comprehensively analyse the role of consultancy services in enhancing urban regeneration in Cisterna di Latina, Italy, with a specific focus on sustainable urban and real estate development.

Subobjectives:

- Review and evaluate past and ongoing urban regeneration initiatives in Cisterna di Latina.
- Identify successes, challenges, and lessons learned from these projects.
- Identify key stakeholders involved in the urban regeneration process in Cisterna di Latina.
- Analyze the roles, interests, and influence of various stakeholders.
- Examine the financial models and policy frameworks that govern urban regeneration projects in the town.
- Assess the effectiveness of existing financial and policy mechanisms.
- Investigate the incorporation of innovative technologies and design concepts in urban regeneration.
- Explore how technology and design can contribute to sustainable development in Cisterna di Latina.
- Explore the social and cultural dimensions of urban regeneration in Cisterna di Latina.
- Emphasize the importance of community engagement and inclusivity in consultancy services.

Methodology

1.4.1 Research Design

For the purpose of developing the study design for the thesis: *Enhancing Urban Regeneration in Cisterna di Latina, Italy*, a thorough examination of consulting services for sustainable urban and real estate development is the main goal. The study design is set up to tackle the various facets of urban regeneration, including community well-being, environmental sustainability, and economic growth.

In this chapter, we will provide a detailed account of the research process, starting from the focus, the type of research, data collection techniques, and finally the sample used, which led us to the research objectives. Before delving into a thorough analysis of the obtained results, it is important to note that two data collection modalities were considered to provide a more comprehensive assessment of the urban situation and Consultancy Services for Sustainable Urban and Real Estate Development present in Cisterna de Latina. The most appropriate and convenient sampling technique for the survey is the snowball sampling method, obviously if we consider that we will take a sample it is important to stress that there were advantages and disadvantages when choosing the margin of error as the level of confidence. Moreover, the interview will be directed to the personal competent with experience and availability in this case those in charge of the urban management of Cisterna di Latina for the scope of the study.

A mixed-methods strategy that combines quantitative and qualitative research techniques will be used to accomplish this aim. This methodology enables a thorough comprehension of the intricacies associated with Cisterna di Latina's urban renewal. Numerical data will be gathered using quantitative methodologies in order to measure the scope of urban difficulties, the influence of currently available consulting services, and stakeholder perspectives. To collect quantifiable data on economic indicators, environmental issues, and community well-being, questionnaires will be sent to citizens, business owners, and municipal politicians.

Conversely, the goal of qualitative approaches is to collect comprehensive viewpoints and insights via case studies and interviews. Semi-structured interviews with important stakeholders, such as legislators, real estate developers, urban planners, and community leaders, will be conducted for this purpose. Furthermore, case studies will be carried out to give in-depth evaluations of prosperous urban regeneration initiatives in comparable settings, providing insightful insights and best practices.

The study approach seeks to give a comprehensive picture of the prospects and obstacles for urban redevelopment in Cisterna di Latina by integrating quantitative data with qualitative observations. This approach allows for triangulation of data sources, enhancing the credibility and reliability of the research findings.

The approach taken in this study is empirical, employing two distinct methodologies: quantitative and qualitative. The quantitative aspect involves the snowball survey, where the phenomenon and its variables were measured through data collection and subsequently analyzed using statistical methods to test the proposed hypotheses. On the other hand, the qualitative approach focuses on interviews, aiming to analyze each response in detail, emphasizing the unique qualities of each one.

1.4.2 Data Collection

For the goal of supporting the study of consulting services for urban regeneration in Cisterna di Latina, information from a variety of sources is gathered throughout the data collecting phase of the thesis. This procedure uses both primary and secondary data collecting techniques to provide a strong and complete dataset.

The principal means of gathering primary data will be through surveys and interviews with pertinent parties. Residents, business owners, and municipal politicians will be surveyed using standardized questionnaires intended to collect quantitative data on important factors including community well-being, environmental sustainability, and economic progress. To guarantee a representative and varied sample, the surveys will be given both in-person and electronically.

Key players, such as legislators, real estate developers, urban planners, and community leaders, will be interviewed. A thorough examination of their viewpoints, experiences, and thoughts about urban renewal in Cisterna di Latina will be possible thanks to these semi-structured interviews. It will be possible to identify recurring themes and patterns through the transcription and recording of the interviews for use in qualitative analysis.

Cisterna di Latina's urban regeneration context and backdrop will be provided via secondary data sources in addition to primary data collecting. Examining previous research, papers, and case studies on related projects and endeavors is part of this. To support and validate the primary findings, secondary data will be gathered from scholarly journals, official government publications, and pertinent web sources.

The research to be conducted, both through the survey and the interview, will be non-experimental since urban effects and changes have already occurred and been established up to the current year, and they are not manipulable but rather selectable and observable. Additionally, most of the population to be considered as a sample are concentrated in the city center, indicating that the sample somehow is already formed (Levy & Lemeshow, 2013). Furthermore, the research will be descriptive as it portrays the facts of reality as they appear in the space-time situation without modifications. Moreover, the study is correlational as it aims to determine or predict relationships or the degree of relationship between the variables studied in the phenomenon (Cairampoma, 2015).

In general, the data collecting stage is crucial for obtaining factual information and understanding to assist with the examination and assessment of consulting services for sustainable urban planning employing a combination of quantitative and qualitative methods (Appendix 1, Appendix 2), the survey and interview will be in Italian format since will be made for Italians. Finally, research aims to generate robust and actionable findings that contribute to the advancement of urban regeneration efforts in the region.

A sample is a subset, part, or quantity of a population or universe used to establish parameters and generalize results (Hernández et al., 2006). Considering that the objective of the study is not comparative across other cities and only Cisterna de Latina will be analyzed, stratified or cluster sampling will not be used. Instead, a sampling technique based on the snowball method will be employed. "Snowball sampling techniques provide an established method for identifying and contacting hidden populations" (Atkinson & Flint, 2001), explaining the snowball method. This process is based on the assumption that there is a "link" between the initial sample and others in the same target population, allowing for a series of derivations within a circle of knowledge (Faugier & Sargeant, 1997). Thus, this snowball method will be applied until reaching a statistically significant, representative value for the population of interest, which is telecommuters. According to statistics

from ISTAT (National Institute of Statistics), each year they conduct a survey to determine the population of each city and region as of December 31st. Considering values from 2012 to 2023, it can be observed that the population of Cisterna de Latina has varied between 35,639 and 36,980. Therefore, the population for 2024 in Cisterna de Latina is estimated to be 36,168 (ISTAT, 2023). With this information, a sample size can be estimated to be representative with a 95% confidence level and a 10% margin of error, giving us a reliable sample size for our study of 97 people to be surveyed.

The possible difference between the actual parameters of the complete population and the findings derived from a sample is known as the margin of error. A 10% margin of error is taken into account in this study, which means that the results obtained from the sample might differ from the true values found in the full population of interest by up to 10%. It's important to note this margin of error since it shows how uncertain the results are.

The 10% margin of error may have various effects on the study's accuracy and dependability. First of all, it raises the potential for sampling bias, in which case the sample's characteristics could not precisely represent those of the total population. A higher margin of error is natural think that increases the probability of receiving findings that are not entirely representative of the features of the population, but considering the framework of this urban regeneration research in Cisterna de Latina, where the aim is to collect perspectives from remote workers, a 10% margin of error permits a manageable sample size of 97 respondents to be polled (Story & Tait, 2019).

Even if it adds a degree of uncertainty, a bigger margin of error has advantages in terms of actually accomplishing the thesis goals. A smaller sample size allows for more effective resource allocation and timely completion of data gathering activities. This reduces logistical issues and potential hiccups in the research process and is especially crucial when large-scale fieldwork or surveys are needed.

Furthermore, the study's findings' reliability is not appreciably jeopardized by a 10% margin of error. At a 95% confidence level, the sample is still statistically representative, giving rise to a high level of confidence in the results' applicability to the intended telecommuter community in Cisterna de Latina. With the emphasis on comprehending the various facets of urban regeneration and consulting services, the margin of error permits a reasonable degree of fluctuation in the data while producing insightful conclusions and suggestions.

In conclusion, a 10% margin of error in this study finds a reasonable compromise between accuracy and practicality, even if a lower margin of error would provide more precision. It makes it possible to gather data effectively and control the sample size, which helps to accomplish research goals according within the timeline of the thesis. As a result, the 10% margin of error supports the overall efficacy and success of the study on urban regeneration in Cisterna de Latina by acting as a practical survey design strategy, moreover, the quantitative results combined with qualitative results in mixed-methods research to provide stronger insights (Story & Tait, 2019).

1.4.2.1 Data Interview Collection

The purpose of the interview is to collect a range of viewpoints from the public regarding different facets of urban regeneration, such as evaluating ongoing initiatives, identifying relevant parties, assessing policy and financial frameworks, incorporating cutting-edge technologies, and taking social and cultural factors into account. In order to properly guide future urban regeneration activities, the study also aims to identify implications and suggestions for politicians, urban planners, real estate developers, and local communities. Regarding the interview the questions are

designed to elicit valuable insights from public entities regarding various aspects of urban regeneration.

In that sense, the study of the entities in charge of project management will be carried out through an interview with 19 questions that will cover all the concepts and topics relevant to the study, in addition to being concise and aiming to align with the objectives of the present work.

In the first question, the respondent is asked to give a brief overview of their education and experience in relation to managing urban projects in Cisterna di Latina. This is an essential part of the research since it provides insight into the credentials and breadth of the respondent's knowledge base. The study can improve the credibility of its results by gaining insight into the interviewee's history and ensuring that the insights and information they give are based on relevant knowledge and meaningful experience. It is crucial to confirm the respondent's validity and expertise level for a number of reasons. In the first place, it guarantees that the person possesses the necessary knowledge and abilities to talk about urban project management in detail. It also aids in determining how trustworthy their answers are. An expert in the field is likely to provide complex and knowledgeable viewpoints that are essential for a full investigation.

This stage is especially crucial in specialist domains like urban regeneration, where the quality of the insights offered is greatly influenced by real-world experience and direct knowledge.

Understanding the interviewee's background ensures that the observations they provide are supported by relevant data and substantial expertise. Ensuring that the results obtained in the study are grounded on real-world events rather than theoretical assumptions is crucial for maintaining the study's trustworthiness (Degen, 2008). Research can provide useful context and depth by examining the respondent's work history, which can disclose their involvement in previous projects, issues they experienced, and solutions they executed. By drawing on the expertise of seasoned professionals, the research can produce more accurate, actionable, and credible findings, ultimately contributing to more effective urban regeneration strategies for Cisterna di Latina.

Inquiry number two explores the rationale behind urban restorations for Cisterna di Latina local development, emphasizing the core motivations and expected benefits of these projects. It is essential to comprehend these fundamental driving forces because they shed light on the goals of the stakeholders and the reasons for the pursuit of urban regeneration. The entire development of the place is aided by these incentives, which frequently include increased social cohesiveness, better living circumstances, and financial stability. Through an understanding of these motivations, the research may delineate the wider consequences of urban redevelopment initiatives.

The local economy is stimulated by the creation of jobs, rising property prices, and new company attraction, among other economic ramifications. The social ramifications can include lower crime rates, better public areas, and closer community relationships that give locals a feeling of pride and belonging. Cultural implications frequently entail the preservation of historical landmarks, the celebration of regional heritage, and the encouragement of cultural endeavors that enhance the identity of the community and draw tourists. This thorough comprehension of the expected benefits offers a foundation for the applicability of urban restoration initiatives in regional development. It guarantees that the projects are in line with the requirements and goals of the community and assists in identifying the important locations where these efforts may have a major impact. Furthermore, it emphasizes how intertwined social, cultural, and economic elements are in searching the sustainable development, guaranteeing that initiatives to revitalize urban areas support Cisterna di Latina's long-term expansion and success (Degen, 2008).

Let's consider the third question for an understanding of the particular aims that these projects seek to achieve, it is essential to focus on the unique goals of urban regeneration efforts in Cisterna di Latina. These goals might be raising the standard of housing, developing public areas, strengthening the local economy, and upgrading infrastructure. The research can paint a clear picture of what

success looks like for these activities and how progress can be tracked and assessed by establishing these particular goals. It is easier to quantify the effectiveness of urban regeneration programs when one is aware of their unique objectives. Monitoring traffic flow and public transportation usage statistics before and after the project can be used to determine success, for example, if one of the goals is to alleviate traffic congestion through enhanced public transit. In a similar vein, the square footage of parks and recreational places may be used to determine the achievement of a target to increase green spaces. These quantifiable results are essential for assessing whether the programs are accomplishing their goals and for informing data-driven choices on additional funding and modifications. Furthermore, to ensure coherent, strategic urban growth city, it is crucial to comprehend the desired objectives and how they fit with the larger vision. This alignment ensures that individual projects are not only successful on their own terms but also contribute to the larger, sustained progress and improvement of the city (Cerreto & LaRocca, 2021).

The fourth question, which is vital to urban growth, deals with the obstacles that outdated infrastructures provide and the solutions that may be used to overcome them. Aging power networks, crumbling roads, and insufficient public transit systems are examples of outdated infrastructure that can limit future development potential, hinder economic growth, and lower quality of life. The first step in comprehending the particular obstacles preventing a city like Cisterna di Latina from accomplishing its urban redevelopment objectives is identifying these difficulties. This knowledge provides the groundwork for creating focused therapies that can successfully deal with these problems. Evaluating approaches to address the problems caused by outdated infrastructures is crucial to developing successful urban redevelopment initiatives. These tactics might involve replacing or modernizing outdated infrastructure, using new technology, and implementing sustainable behaviors. Renovating old buildings in vain, for example, may have a change in the use of some structures in cisterna, while utility networks can become more robust and ecologically friendly by investing in renewable sources. Through an examination of these tactics, the research can identify novel ideas and best practices that have worked well in comparable settings, offering Cisterna di Latina a path forward. Furthermore, recognizing these obstacles and approaches, the research might offer important insights into practical fixes and industry best practices for urban revitalization. Policymakers and urban planners in Cisterna di Latina as well as other cities dealing with comparable problems might benefit from this information. By exchanging these ideas, cities may work together to develop urban areas in a way that allows them to use tested solutions and learn from one other's experiences (Hu & Chen, 2024).

The fifth question, which looks at how environmental issues affect efforts at urban regeneration, focuses on these issues. This component is essential to ensure that urban regeneration initiatives preserve and improve Cisterna di Latina's environmental health in addition to its economic and social goals. It is important to comprehend how urban regeneration efforts interact with the natural environment since they can frequently result in major environmental changes. The purpose of this question is to list the main environmental hazards and challenges such as pollution, the disappearance of green spaces, and an increased carbon footprint that come with urban redevelopment. The long-term viability of urban growth depends on the sustainability and environmental friendliness of regeneration initiatives. metropolitan planners may include green infrastructure, encourage energy efficiency, and improve biodiversity in metropolitan settings by addressing environmental issues. Green construction guidelines, the development of parks and green spaces, and the utilization of renewable energy sources are a few examples of sustainable activities. These actions not only lessen adverse effects on the environment but also enhance the standard of living for locals by lowering heat islands, supplying green areas, and supplying cleaner air. As a result, the fifth question aids in coordinating urban renewal initiatives with more general

sustainability objectives. Planning initiatives that reduce adverse environmental effects and maximize ecological advantages is made easier by having a thorough understanding of these issues. Before urban regeneration initiatives are implemented, for example, thorough environmental impact evaluations can identify possible areas of concern and offer mitigation solutions. Green design ideas and materials can help new construction have less of an environmental impact. Speaking with the public about the value of environmental sustainability may also encourage support for and involvement in green projects (Yong, 1993). By concentrating on these elements, the research can support urban renewal initiatives that benefit Cisterna di Latina's sustainability and long-term environmental health in addition to short-term benefits

In the context of urban regeneration, the sixth question addresses financial restrictions and strategies to overcome them. Insufficient economic prospects can greatly hinder the advancement of urban development, as monetary resources are required for the design, implementation, and upkeep of revitalization initiatives. A few examples of economic limitations are inadequate capital, a lack of investment, and recessions that reduce the amount of money available. In order to guarantee that urban regeneration projects are viable and can be carried out effectively, these obstacles must be addressed. Urban regeneration programs may be supported and sustained by research that identifies efficient economic methods and interventions by examining economic limitations. These tactics might include obtaining government funding, forming public-private partnerships, and luring private investment. For instance, government assistance might supply the initial funding required to launch regeneration initiatives, while tax breaks and subsidies can entice companies to invest in metropolitan areas.

Furthermore, novel financing instruments such as green bonds or social impact bonds may be investigated to bolster sustainable and socially advantageous urban growth.

Comprehending the financial obstacles and formulating strategies to surmount them guarantees the enduring feasibility of urban revitalization initiatives. In addition to providing the required funds, effective economic policies enhance local economies by raising property values, fostering local company growth, and producing jobs. Effective economic interventions can also increase investor confidence and draw in more capital, starting a positive feedback loop that promotes growth and development. The research can help build strong and durable economic frameworks that support current and future urban regeneration initiatives in Cisterna di Latina by concentrating on overcoming financial constraints, which will ultimately result in a more wealthy and active urban environment (Aitken, 2015).

The question number eight try to comprehend the role that consultation services play in advancing sustainable development objectives in urban regeneration is crucial, as consultants offer an abundance of specialized knowledge and experience that can greatly improve project results. These experts frequently possess in-depth knowledge of emerging technologies, industry trends, and best practices. Their knowledge can guarantee that urban regeneration initiatives are not only successfully planned and carried out, but also in line with more general sustainability objectives. In order to build resilient, resource-efficient urban ecosystems that can satisfy the demands of both the present and the future generations, this alignment is essential. Consultants can offer insightful information on cutting edge approaches and best practices that local planners and stakeholders might not immediately see. For instance, they can advocate for the incorporation of energy-efficient technologies, green building methods, and sustainable urban design ideas to lessen their negative effects on the environment and improve the lives of locals. Furthermore, consultants may aid in navigating intricate regulatory environments to guarantee that initiatives adhere to regional, governmental, and global sustainability criteria. For urban regeneration projects to be financially supported, receive public support, and be viable over the long run, compliance with this requirement is essential. Urban regeneration initiatives in Cisterna di Latina can be more

strategically planned and carried out, improving their overall impact and sustainability, by utilizing the experience of experts. The creation of thorough project plans that consider social, economic, and environmental aspects can be aided by consultants. Throughout the whole project lifespan, from initial planning and design to execution and monitoring, they can also offer continuous support. By ensuring that sustainability is ingrained in every facet of the project, this all-encompassing strategy produces results that are more durable and productive. In the end, the addition of consulting services can turn urban regeneration initiatives into sustainable development best practices, creating a standard that other communities can emulate (Xie & Zhuang, 2021).

Moreover, analysing the nine question and comprehending the latest urban regeneration initiatives is imperative in evaluating the present condition and advancement of urban regeneration endeavors in Cisterna di Latina. Through a thorough examination of these projects, scholars can get important insights into the particular projects that stakeholders and local authorities have prioritized. This entails examining a variety of initiatives, such as housing developments, environmental restoration projects, and upgrades to public spaces and infrastructure. Determining these priorities shows the community's most pressing needs and ambitions and aids in understanding the strategic direction of urban redevelopment in the region. If we remember the objectives of the research and the question aims to identify other ways and best practices that have proven successful in the local environment by examining the techniques and strategies used in recent urban redevelopment initiatives. Identifying good tactics can help guide future initiatives and guarantee them more successful and efficient implementation. (Wu & Zhang 2023).

Furthermore, via an assessment of the results obtained thus far, the research can quantify the concrete effects of these initiatives on the neighborhood, including better living conditions, upgraded public spaces, and increased economic development. Building on prior achievements and taking lessons from setbacks or difficulties is made possible with the use of this knowledge. It offers a strong basis for assessing subsequent endeavors, serving as a standard by which fresh endeavors can be judged. Planners and legislators may offer well-informed suggestions for improvement by determining what has and has not succeeded, ensuring that future urban redevelopment initiatives are more focused and successful. This continuous learning process is essential for fostering sustainable and resilient urban development in Cisterna di Latina, ultimately leading to a better quality of life for its residents (Wu & Zhang 2023).

Focusing on ten question referred to urban regeneration and economic growth have a vital link since they both support one another. Urban revitalization initiatives might receive the support and funding they need from economic growth. A city's ability to spend publicly is enhanced, private investment is drawn in, and tax revenues rise as a result of economic expansion. These monetary resources are necessary to finance housing developments, public facilities that are necessary for urban regeneration, and infrastructure upgrades. Securing the funds required for these large-scale projects would be difficult without economic growth, which would impede the advancement of urban development as a whole. On the other hand, prosperous urban renewal can promote more economic growth. Urban revitalization may boost the local economy by drawing in new visitors, companies, and people. updated amenities, enhanced public areas, and improved infrastructure. Moreover, urban redevelopment initiatives may also raise consumer spending and property prices, which feeds a positive feedback loop of economic growth. Regeneration initiatives provide a more dynamic and useful urban environment, which paves the way for long-term economic growth. Through an analysis of the ways in which urban regeneration initiatives are impacted by economic growth and the identification of best practices or successful instances, the research can provide insight on practical and tried-and-true approaches. These are really useful information for planners and policy makers. One way to provide models for replication may be to identify cities where deliberate investments in urban redevelopment have resulted in notable economic upturns. These illustrations highlight the significance of focused investments, public-private alliances, and community

involvement in attaining favorable results. With the use of these findings, programs may be designed to optimize the financial gains from urban regeneration, guaranteeing that long-term financial sustainability will coexist with short-term benefits. Urban regeneration and economic growth are strategically aligned to create a resilient and thriving urban environment (Xie & Zhuang, 2021).

The question number eleven, it is imperative to ascertain the distinct requirements of Cisterna di Latina for economic expansion and urban revitalization in order to customize initiatives to the regional milieu. The success of urban revitalization initiatives is influenced by the particular opportunities and problems faced by each community. These needs in Cisterna di Latina can involve dealing with problems like low-income housing, poor infrastructure, or unemployment. On the other hand, the city's historical significance, geographical location, or current economic activity may present prospects. Through a comprehensive evaluation of these variables, the research can guarantee that urban revitalization initiatives are planned to address real needs and capitalize on local advantages.

Comprehending these particular requirements facilitates the development of focused suggestions that tackle the most urgent problems and capitalize on regional advantages. For instance, projects can concentrate on generating job prospects through new business ventures or vocational training programs if the study finds a high unemployment rate as a critical concern. Upgrading utilities and transportation networks can be given priority in the research if insufficient infrastructure is a significant concern. Recognizing local assets, such as a robust cultural legacy or a prime location, can also be helpful in creating initiatives that promote travel and ease commerce (Wang et al., 2024).

Because these projects build on existing resources and address genuine needs, they are guaranteed to be both effective and sustainable. Long-term success of urban regeneration initiatives depends on making sure they are pertinent, efficient, and in line with the community's larger objectives. Projects are more likely to succeed and get community support when they are created with a thorough grasp of the needs and strengths of the local area. The viability of regeneration efforts depends on the local population feeling committed and owned, which is something that this alignment helps to develop. Additionally, it guarantees that the initiatives advance the general goal of the city's growth, improving social cohesion, economic success, and quality of life. In the end, this strategy produces an urban redevelopment process that is more integrated and holistic and that is advantageous to all parties involved (Silva & Romero, 2010).

Furthermore the twelve question refers to evaluating the environmental sustainability of existing urban regeneration projects is vital to ensure that they contribute positively to the local ecosystem and reduce any negative environmental impacts. This question helps in assessing whether current projects are following sustainable practices and meeting environmental standards. By identifying strengths and weaknesses in environmental sustainability, the study can recommend improvements and promote practices that enhance the ecological benefits of urban renewal initiatives, contributing to long-term sustainability. This inquiry aids in determining if ongoing projects adhere to environmental standards and sustainable practices. The research can confirm whether the projects follow existing environmental rules and laws by conducting a thorough review. This include following environmental regulations at the municipal, state, federal, and international levels as well as adhering to sustainability frameworks and certifications. The research may determine where the initiatives succeed and where they fail by methodically going over these criteria. Holding projects responsible and making sure they support more general environmental objectives, including lowering greenhouse gas emissions and boosting biodiversity, depend on this review process. The study's identification of environmental sustainability's advantages and disadvantages allows it to

suggest strategies for enhancing the ecological advantages of urban redevelopment projects and advancing long-term sustainability (Wu & Zhang 2023).

For example, if the analysis determines that a project is not energy-efficient, it may suggest incorporating renewable energy sources like solar or wind power. The assessment may recommend the implementation of more extensive recycling programs or trash reduction methods if waste management procedures are found to be inadequate. Other possible solutions include encouraging the use of sustainable building materials, improving public transit, and expanding urban green areas. The research may assist guarantee that urban regeneration initiatives not only satisfy current environmental criteria but also create a precedent for future sustainability by offering specific suggestions based on a thorough review (Wang et al., 2024).

In the context of the question number thirteen efficacy and sustainability of urban regeneration programs could be greatly increased by using cutting-edge technologies. Urban regions may achieve increased energy efficiency and waste reduction by using technology like smart grids, which optimize energy delivery and consumption. Reducing reliance on fossil fuels can minimize carbon emissions and promote cleaner air through the use of renewable energy sources like solar and wind power. Prefabrication and environmentally friendly building materials are two examples of advanced construction processes that can cut down on construction time, costs, and environmental effect. Together, these technologies help to build more sustainable and resilient urban landscapes. Through an analysis of the technologies being used in urban regeneration initiatives, researchers can determine the most advanced and successful solutions that are currently being employed. For instance, smart grid technology increases power supply consistency and dependability while simultaneously increasing energy efficiency, which is important for metropolitan areas. In addition to producing buildings that are durable and economical as well as ecologically beneficial, sophisticated construction processes may also provide renewable energy systems that offer a reliable and sustainable power supply. Researchers can identify which technological advancements are having the most effects and suggest that others adopt them more widely by examining these technologies (Wu & Zhang 2023). To raise the bar for urban development, it is imperative that urban regeneration initiatives lead the way in innovation and may act as role models for other cities. A city may effectively showcase the viability and advantages of these techniques by effectively incorporating cutting-edge technologies into its revitalization initiatives. This may encourage the adoption of comparable technology by other communities, leading to a larger trend toward more environmentally friendly urban development. Being at the forefront of technical innovation may also draw capital, highly qualified workers, and new companies, boosting the local economy and raising standards of living. Urban regeneration initiatives may remain successful and relevant in tackling today's urban issues by consistently investigating and using new technology (Ferretti & Grosso, 2019).

Entering the context of question number fourteen, urban regeneration initiatives need to identify its stakeholders in order to make sure that all pertinent parties are taken into account and involved. A vast array of entities, each with specific interests and concerns of its own, including locals, companies, governmental bodies, and non-profit organizations, might be considered stakeholders. A thorough and inclusive planning process may be ensured by identifying these stakeholders and comprehending their responsibilities within the community. In order to compile a variety of viewpoints and develop a comprehensive picture of the possible effects of the regeneration project, this inclusion is essential. Planning initiatives that satisfy the requirements and expectations of the community requires an understanding of the roles, interests, and impacts of many stakeholders. For example, locals can provide their perspectives on the difficulties they encounter on a daily basis and the changes they would want to see. Companies can draw attention to potential economic growth areas and the kinds of infrastructure that can facilitate regional trade. Nonprofit organizations can

promote social justice and environmental sustainability, while government agencies can make sure that initiatives are in line with legal criteria and policy objectives (Xie & Zhuang, 2021).

Planners may create designs that are more balanced and responsive to the community's genuine requirements by taking these diverse points of view into account. Stakeholder identification and participation increases the chance of project success, decreases conflict, and promotes collaboration. Stakeholders are more inclined to support the project and help with its execution when they feel heard and appreciated. More creative solutions and a stronger sense of community ownership over the project's results may result from this collaboration. Early resolution of stakeholder concerns also lessens the likelihood of disputes that might derail the project. Urban regeneration initiatives may produce more socially inclusive and sustainable results, which will eventually benefit the entire community, by making sure that the needs and viewpoints of all parties concerned are taken into consideration (Almeida & Lopes, 2020).

The question number fifteen show explores the role that social and cultural elements play in urban renewal initiatives, highlighting the need of comprehending and honoring the social dynamics, customs, and values of the impacted groups. Urban regeneration includes both physical rehabilitation and community revitalization that respects the preexisting social fabric of the area. By considering these variables, planners can design projects that promote social cohesiveness, inclusivity, and respect for the local cultural identity in addition to improving the physical environment. By taking into account the needs and goals of the local population, this strategy guarantees that regeneration activities are more comprehensive. For substantial and long-lasting change to be achieved, urban regeneration must take social and cultural factors into account. Projects that are in line with the socioeconomic realities and cultural environment of the community have a higher chance of being welcomed and supported by the locals. Stronger engagement and a sense of ownership are possible outcomes, and these are critical for any urban program to succeed over the long run. However, if these elements are overlooked, there may be a mismatch between the goals of the project and the requirements of the community, which could lead to opposition, conflict, or even the project's inability to produce the desired results. Ignoring social and cultural factors can also have wider negative effects, like making social inequality worse or weakening a community's cultural legacy. Redevelopment initiatives run the risk of uprooting current communities or changing the local identity in ways that annoy locals when they ignore the social fabric. Thus, it is not only good practice to comprehend and incorporate social and cultural factors into the planning and execution of urban regeneration initiatives; it is imperative to guarantee that these endeavors positively impact the social cohesion and cultural continuity of the communities they are intended to serve (Ferretti & Grosso, 2019).

On one hand in question number sixteen, in order to ensure the validity and trustworthiness of the results, it is essential to review the methodological framework used to study urban regeneration projects, which is what makes this question so important. A well-thought-out research framework is necessary because it offers a methodical way to assess the influence and efficacy of regeneration projects. Any analysis's findings could be dubious without a strong methodological basis, which could result in erroneous conclusions and useless suggestions. A thorough understanding of the research strategy guarantees a rigorous and transparent review process and gives stakeholders trust in the conclusions reached. The successful identification and application of suitable criteria and methodologies for evaluating the efficacy of urban regeneration interventions is contingent upon a study design that is well established. This entails deciding which important indicators such as social, economic, and environmental outcomes to use and how to monitor and analyze them. The study design facilitates more precise and insightful comparisons between various projects or case studies by clearly defining success criteria. This comparability is essential for finding best practices,

comprehending what functions in different situations, and figuring out the circumstances in which particular tactics function best. Additionally, a strong research design makes it easier to formulate well-informed suggestions based on the results. For planners, policymakers, and other stakeholders, the insights obtained are more likely to be useful and usable when the research process is methodical and well-founded. Subsequently, these suggestions can direct subsequent urban revitalization initiatives, assisting in the improvement of tactics, more effective use of resources, and eventually improved community results. Thus, the significance of comprehending and implementing a robust study methodology surpasses the immediate analysis, impacting the comprehensive efficacy and durability of urban revitalization endeavors (Wu & Zhang 2023).

On the other hand the question number seventeen is crucial because it focuses on data collection strategies and procedures used in urban regeneration initiatives, which are crucial for obtaining precise and representative data. Since data is the foundation for analysis, decision-making, and conclusion-making, the quality of the data obtained has a significant impact on the efficacy of any urban regeneration program. There are several ways to collect data, including surveys, interviews, direct observation, and document analysis.

. Each method has advantages and disadvantages, and the kind and extent of the insights gathered can be significantly impacted by the method used. As a result, choosing the right data gathering methods is essential to guaranteeing that the information acquired is thorough and pertinent. The choice of data collection techniques has an impact on the conclusions' generalizability and applicability as well. While focus groups and interviews offer qualitative insights into the experiences and perspectives of particular groups, surveys, for instance, can provide quantitative data that is helpful for discovering trends and patterns across broad populations. By capturing behaviors and interactions in real time within an urban setting through direct observation, researchers are able to provide context that would be overlooked through other means. Researchers can obtain a more comprehensive understanding of the effects of urban regeneration programs by utilizing a combination of these techniques (Almeida & Lopes, 2020).

Triangulating data from many sources guarantees that the analysis accurately reflects the complex reality of urban environments and improves the validity of the conclusions. Furthermore, the techniques employed to gather the data may have an impact on the stages of the project that follow, such as data analysis, interpretation, and suggestion creation. Good, well-gathered data makes for more accurate and perceptive analysis, which increases the likelihood of solid, actionable conclusions. Poor data collection techniques, on the other hand, may leave gaps or biases in the data, which may result in conclusions that are not supported by the evidence and ineffective actions. As a result, giving careful thought to data collection techniques is not only a technological issue but also a crucial step that can effect and define the entire success of urban regeneration initiatives. Planners and legislators may make better judgments that result in long-lasting and significant improvements in urban areas by making sure that data is gathered using proper, rigorous techniques (Almeida & Lopes, 2020).

Furthermore the question number eighteen centers on the crucial step of data analysis, which converts unprocessed information from urban renewal initiatives into useful knowledge that guides choices. Through data analysis, stakeholders may make sense of complex information by bridging the gap between data gathering and practical use. Researchers can decipher findings, spot patterns and trends, and find underlying correlations in the data by carefully analyzing the data. This procedure is necessary to transform enormous volumes of unprocessed data into insightful findings that can direct the creation and improvement of urban regeneration plans.

Even the most extensive data collection initiatives would be unable to yield meaningful insights without careful analysis. The precision and applicability of the suggestions drawn from the findings are directly impacted by the caliber of the data analysis. An in-depth comprehension of the results of urban regeneration projects is made possible by high-quality analysis, which makes it easier to

identify the elements of the programs that worked well and those that still need work. This degree of specificity is essential for assessing the efficacy of various tactics and for making well-informed choices on upcoming initiatives. Thorough examination can disclose whether the objectives of the revitalization initiatives were accomplished, if any unforeseen repercussions occurred, and how various factors combined to shape the results. Therefore, a key factor in deciding the overall effectiveness of urban regeneration initiatives is the data analysis process. Insights from data analysis are also crucial for developing future plans and strategies related to urban redevelopment. A well-executed analysis can yield conclusions that give policymakers evidence-based guidance, guaranteeing that decisions are based on empirical data rather than conjecture or anecdotal evidence. As a result, there is a greater chance that interventions will be more focused and effective, benefiting communities. Thus, data analysis plays a crucial role in shaping the course and outcome of urban regeneration initiatives, ultimately promoting the sustainable growth and rehabilitation of urban areas. It is no more merely a technical phase in the research process (Bottero & Datola, 2020).

The question number nineteen highlights the crucial connection between policy development and research findings, emphasizing how crucial it is to translate analytical conclusions into practical actions. The consequences of research are crucial for policymakers because they offer the foundation of information required to make well-informed decisions that have the power to influence future urban development. Comprehending these ramifications in the context of Cisterna di Latina enables policymakers to match their tactics to the real demands and difficulties found through study. This guarantees that policy choices are both practically and conceptually sound, resulting in more focused and successful urban regeneration projects. Because the ramifications for Cisterna di Latina officials can directly affect the strategic direction of urban redevelopment efforts, they are very important. The results of research can provide important insights into what aspects of earlier endeavors were successful and what still needs to be improved. These understandings can guide the setting of project priorities, the distribution of funds, and the creation of interventions with a higher chance of success in the particular setting. For instance, officials can modify their approaches to more successfully address these concerns if the study shows that particular social groups are underserved or that particular parts of the city require greater revitalization. This strategic alignment guarantees that urban regeneration initiatives are both long-term sustainable and responsive to present requirements. Furthermore, study implications may be used as a starting point for future policy creation, creating a model for how comparable problems are handled in different situations. Policymakers can create a framework for Cisterna di Latina that can be modified and implemented in other metropolitan areas that have comparable problems by taking into account the particular results associated with the place. This improves the efficiency of neighborhood revitalization initiatives and supports regional urban development plans on a larger scale. In the end, the capacity to convert study results into useful policy recommendations gives decision-makers the ability to spearhead significant transformation, guaranteeing that urban renewal initiatives result in noticeable enhancements to Cisterna di Latina inhabitants' standard of living (Ricciardelli & Raimo, 2022).

Finally the question number twenty is pivotal because it emphasizes the significance of applying the knowledge learned to improve future urban regeneration projects by focusing the study on future applications. In order to close the gap between research findings and useful action, recommendations are essential. They provide specific guidelines that legislators and urban planners may adhere to in order to guarantee that next initiatives are more efficient and meet community demands. These suggestions can aid in fine-tuning tactics in the context of Cisterna di Latina by ensuring that the knowledge gained from prior encounters is put to use to prevent mistakes from being made again and to expand upon effective methods. Tailored advice in a specific environment such as Cisterna di Latina can address the particular possibilities and difficulties of the region,

increasing the effect and targeting of the regeneration initiatives. For instance, if earlier initiatives made clear that more community involvement or more environmentally friendly infrastructure were required, the recommendations may center on encouraging public involvement in planning procedures or using greener building techniques. These focused recommendations guarantee that next projects are not merely general fixes but rather are created especially to address the unique requirements and surroundings of Cisterna di Latina.

This degree of precision raises the chances that the regeneration initiatives will succeed in producing the desired results. Moreover, proposals that are well-crafted are necessary to guarantee the long-term viability of urban regeneration initiatives. They aid in the establishment of a strategic vision that directs continuous growth in a cogent and consistent way by offering a clear road map for future activities. By doing this, the interventions' beneficial social and cultural effects are maximized, and their long-term effects are guaranteed. Regeneration initiatives in Cisterna di Latina can support long-term community well-being and environmental stewardship by fostering a resilient urban environment via the use of sustainable methods that are guided by prior experiences and customized suggestions. In the end, these suggestions hold the key to converting study findings into workable, feasible strategies that may positively and sustainably influence the city's future (Silva & Romero, 2010).

1.4.2.1 Data Survey Collection

This project aims to highlight the current state of efforts to improve the urban landscape of Cisterna di Latina, Italy, in order to ensure that all pertinent information regarding the research's topic *Enhancing Urban Regeneration in Cisterna di Latina, Italy*, particularly in relation to *Sustainable Urban and Real Estate Development*, is thoroughly addressed. Since the inhabitants themselves are the most useful source of feedback on the real changes occurring in the city, the method is focused on obtaining insights from the citizens themselves. To achieve this, we have designed a survey consisting of fifteen clear and concise questions, targeting not only residents of Cisterna di Latina but also those from surrounding areas.

We can get both quantitative and qualitative data using this technique, which makes it possible to fully comprehend the effects of urban actions. We want to make well-informed judgments and offer viable suggestions and enhancements for the next urban development projects based on the survey results.

When interacting with the city's residents, it is important to ask, "Are you aware of any ongoing urban regeneration (urban development) projects in Cisterna di Latina?" for a number of reasons. It first functions as an indicator of public knowledge about the city's initiatives related to urban planning and development. Initiatives for urban renewal work best when the public is informed and involved, and this question serves to measure how well the public and local government are communicating. A low awareness rate might be an indication that more work needs to be done to advance community engagement and openness in urban initiatives, both of which are critical to building public support and collaboration.

From a research standpoint, this question is essential to comprehending the ways in which community members share knowledge on urban growth. Should a considerable segment of the populace remain uninformed of these initiatives, it may point to deficiencies in public education tactics or suggest that the locals don't think they're relevant. We will be able to determine if residents feel involved in or excluded from the urban transformation processes that have a direct influence on their quality of life by examining the responses.

Additionally, it can assist in determining which demographic groups are more likely to be knowledgeable or ignorant, offering information into how communication methods should be

adjusted to more effectively reach the community as a whole. The answers to this question will be crucial in developing a more comprehensive assessment of the effectiveness and inclusivity of urban regeneration initiatives at a later level of study. A well-informed citizenry can contribute to more effective and sustainable urban development by providing feedback, engaging in local initiatives, and holding authorities accountable. Thus, understanding public awareness is not only key for measuring current engagement but also for shaping future communication strategies and ensuring that urban regeneration projects are aligned with the needs and expectations of the local population. This information will ultimately help in crafting recommendations aimed at improving both the design and the dissemination of urban policies (Bottero & Datola, 2020).

Furthermore, the second question to be answered is "How would you evaluate the effectiveness of current urban regeneration efforts in improving the quality of life in the Cisterna di Latina community?" is essential since it aims to record residents' subjective experiences and opinions about the concrete effects of urban development programs. Here, the focus is on the perceived improvement in daily life experienced by the population, which is a crucial indicator of the effectiveness of urban regeneration initiatives. Urban development aims to improve the community's social, economic, and environmental well-being in addition to its physical infrastructure. Thus, knowing how the public evaluates these initiatives can offer important information about whether or not the projects are accomplishing their intended objectives. It is possible to identify gaps between the anticipated results of urban regeneration and the actual reality experienced by the community by analyzing the answers to this question. It may indicate that the projects have not effectively addressed important concerns like housing, public spaces, transportation, or environmental sustainability if residents do not feel that their quality of life has improved. Negative assessments may also suggest that the urban planning policies need to be reviewed in order to make sure they are egalitarian, inclusive, and aimed at the population's most urgent needs.

Subsequently, the examination of this data may inform policy suggestions meant to improve the efficacy of subsequent urban actions. It offers a foundation for contrasting the goals of the city with the aspirations and experiences of the populace. If particular components, such as economic development or social inclusion, receive low ratings, specific changes might be implemented to raise these aspects. In the end, such input is essential to developing more community-centered, responsive urban development policies that guarantee regeneration initiatives significantly improve everyone's quality of life in addition to changing the physical landscape (Bottelo & Datola, 2020).

Another interesting question, "How many urban regeneration projects or initiatives have you observed in your neighborhood or the surrounding areas of Cisterna?" gauges how visible and aware citizens are of the activities aimed at urban development. The question seeks to provide a concrete understanding of the level of activity surrounding regeneration efforts in particular locations by asking residents to rate the initiatives they have seen. This is important because, for locals, obvious changes like newly constructed parks, refurbished buildings, or better infrastructure frequently act as the first signs of urban transition. If there are few or no projects visible, it could indicate a deficiency in information regarding current advances or a lack of regeneration initiatives (Xie & Zhuang, 2021).

From an analytical perspective, these responses can reveal patterns regarding which areas are receiving more attention and investment in regeneration projects. For instance, if most respondents report observing many initiatives, it might indicate a concentrated focus on specific neighborhoods. Conversely, a high percentage of residents who report seeing no projects could suggest spatial inequalities in how urban regeneration is being implemented, reinforcing concerns about uneven development across the city. In the post-analysis phase, the data gathered can help urban planners refine their strategies.

If there is a disparity between different areas in terms of project visibility, it may highlight the need for more inclusive planning that ensures all communities benefit from regeneration. Moreover, such feedback could lead to better communication strategies, ensuring that residents are fully aware of the improvements happening around them and encouraging greater community engagement in the regeneration process (Adewumi, 2023).

Moreover, in the query: "Do you believe stakeholders (e.g., government officials, developers, community organizations) actively involve citizens in decision-making processes regarding urban regeneration?" is important since it assesses the perceived degree of community involvement in urban planning. A key component of sustainable urban regeneration is citizen involvement in decision-making, which guarantees that initiatives are in line with the real needs and priorities of the community. Projects that lack active participation run the risk of being top-down, in which choices are taken without enough community consultation, which could result in discontent or even resistance. Determining the degree of citizens' true involvement facilitates the evaluation of the regeneration process' inclusivity. The question is significant because it has the ability to draw attention to gaps that exist between residents and stakeholders. If people feel that their needs and concerns are not being sufficiently handled, it could be a sign that they are not being actively involved. This may result in urban development that is not up to the standards of the community or worsens already-existing social inequality. However, if stakeholders are perceived as actively involving the community, this can promote a feeling of shared ownership and raise the chances that the project will succeed in the long run.

These revelations can help direct suggestions for improving participative procedures in the post-analysis. For instance, if the results show that citizens are not very involved, this may encourage efforts to establish more transparent lines of communication, like town hall meetings or online forums that allow for more public participation. Additionally, the study may point out which stakeholders such as government representatives or developers need to implement more inclusive procedures. In the end, encouraging active involvement can help urban regeneration initiatives better meet community demands and result in more socially just and sustainable urban development (Wang et al., 2024).

As it helps identify the economic and strategic drivers driving local development, the question "Can you identify any investors, companies, or groups significantly involved in urban regeneration projects in Cisterna di Latina?" is important. Determining the financial support and long-term sustainability of urban regeneration initiatives requires an understanding of the major players in the market. These organizations not only supply the funding required for regeneration, but they also have an impact on the course and size of these initiatives. Their participation is a reflection of the regeneration activities' potential for sustainability and economic benefits. Residents can obtain insight into the larger goals of urban renewal in their city by recognizing these stakeholders. This question's significance also stems from its capacity to evaluate inclusivity and transparency in the urban renewal process. People may assume that public participation is lacking or that the procedures underlying urban regeneration are opaque if they are uninformed of the major investors and corporations. While the presence of controversial or unknown investors may raise questions about the projects' potential effects on the social and environmental spheres, the presence of well-known and trusted stakeholders may encourage greater community trust and involvement (Bottero & Datola, 2020).

Analytically speaking, the answers to this question could direct tactics aimed at improving cooperation between the community, investors, and local government. For example, if the study reveals that few respondents are able to name important stakeholders, this may point to the need for improved outreach and communication initiatives by the public and private sectors. Furthermore, a thorough grasp of the role investors play can assist local governments in creating laws that match

financial rewards with community advantages, guaranteeing the social and economic sustainability of urban renewal (Wilson, 2016).

After consider and emphasizes the necessity of striking a balance between different financing sources to guarantee the long-term sustainability of such projects is important to put in the table the question "Which financial resources are essential for the successful implementation of urban regeneration projects in Cisterna di Latina?" is very significant in order to know the knowledge of citizens about socioeconomic and infrastructure-managing issues, urban regeneration usually necessitates a mix of public, private, and alternative funding sources. Public funding, such as state or European money, is frequently essential for project start-up, particularly when social objectives like sustainability or affordable housing are given top priority. To ensure that initiatives scale up and realize their full potential, private financing through real estate partnerships or corporate social responsibility can provide much-needed resources.

Knowing which financial resources are most valued by the public also helps to understand how they think these initiatives should be financed. Strong support for public funding could indicate that locals are worried about social justice and accountability in the way the projects are run. On the other hand, a preference for private finance or other alternatives, such as crowdsourcing, may suggest that people are aware of the shortcomings of public funding and the potential for creative financing techniques to be extremely important in urban development. This distinction can ensure a well-rounded financial framework by influencing future funding methods for initiatives of a similar nature. From a post-analysis standpoint, this data may be essential for planners and municipal officials to develop a more inclusive and varied strategy for funding urban renewal. Future projects could be planned to incorporate these preferences if there is strong support for particular funding sources, guaranteeing financial sustainability and community buy-in. Additionally, determining the most popular funding sources can help local governments obtain grants and partnerships that suit their tastes, increasing the overall efficacy of urban regeneration projects (Kort et al., 2016), (Burnham, 2022).

The examination into the survey also looks how successfully local government works with different stakeholders, such as citizens, developers, and government representatives, to establish a well-rounded and thorough strategy for urban renewal. By ensuring that residents' demands and concerns are taken into account throughout the planning phase, initiatives gain more legitimacy and social acceptance. Effective and inclusive political frameworks may promote fair and sustainable urban development that addresses social cohesion, long-term economic growth, and physical rejuvenation. The question asked is "How would you evaluate the current political framework governing urban regeneration in Cisterna di Latina in terms of effectiveness and inclusivity?" is essential for evaluating the political and policy factors influencing urban revitalization. Citizens can consider whether decisions are made in a transparent, effective, and community-involving manner by evaluating the political system. Effective but un-inclusive frameworks have the potential to advance urban projects that are out of step with community demands, which could cause citizens to become disgruntled or disengaged.

Answers to this question can direct governance and policy-making enhancements during a post-analysis stage. Municipal authorities might think about implementing more community-centered participatory planning processes if the current framework is thought to be deficient in inclusivity. This could entail making sure that different views are heard, improving openness, and raising citizen participation through open consultations. In the end, more successful urban regeneration outcomes that represent the goals of the entire community are probably going to emerge from strengthening the political framework's inclusivity and efficacy (Xie & Zhuang, 2021).

It is important to ask questions like "Which innovative technologies or design concepts do you believe should be integrated into future urban regeneration projects?" since it pushes people to think

about how modern and sustainable their city may be in the future (also what other cities are projecting and planning in their current actions). Urban regeneration now includes building resilient, intelligent, and environmentally friendly cities in addition to infrastructure restoration. The poll helps to get to know the citizens and be intrigued about new plans for a better city development, and also to citizens can be requested from the higher governmental authorities and above all identified by them this innovative ideas, in the other hand planners can also hear that voice and prioritize technologies like renewable energy systems, green buildings, and smart city infrastructure that meet local requirements and global sustainability goals by involving citizens in this conversation (Capua & Errante, 2022).

The fact that this question promotes the incorporation of various technologies that have an immediate influence on quality of life makes it noteworthy as well. Green and sustainable buildings, for instance, can minimize energy use, enhance air quality, and lessen the carbon footprint of the city as a whole. In addition, 5G and other smart city infrastructure improve urban connectivity and mobility, increasing cities' efficiency and ability to adjust to new technological developments. The responses could be used in the post-analysis to influence particular elements of upcoming urban redevelopment projects. The city's development strategies may be influenced by community choices for technologies like sustainable mobility or inclusive design, guaranteeing that upcoming developments will not only solve environmental issues but also advance accessibility and inclusion for all citizens. Technological innovations and community values can be harmonized by urban planners to build more adaptable and future-ready cities (Capua & Errante, 2022).

To determine how the public views the efficacy of contemporary methods in urban development, it is essential to ask the question, "Do you think innovative technologies and design concepts are adequately utilized in urban regeneration projects in Cisterna di Latina?" Feedback from residents may offer important insights into whether sustainable and smart technologies are being deployed effectively or if adjustments are required as urban redevelopment progressively integrates these advances. For example, the incorporation of renewable energy systems, smart city infrastructure, and green buildings should not only reflect environmental aims but also enhance citizens' quality of life (Kim & Lee, 2020).

This investigation also makes it possible to assess how well more modern, sustainable approaches balance with more conventional urban development techniques. There may be a need for improved implementation techniques or a larger investment in regenerative design, which integrates environmental, social, and economic aspects in a comprehensive manner, if residents believe that these technologies are not being used to their full potential. For urban regeneration to be successful, inclusive, regenerative designs that take into account the local ecological and social context must be used instead of only technological fixes. Furthermore, Answers to this query may point out particular weaknesses in Cisterna di Latina's present urban renewal strategy in the post-analysis. For instance, urban planners may need to reevaluate how inclusive design and sustainable infrastructure are integrated into next developments if these ideas are viewed as lacking. By encouraging more investment in smart technology and sustainable building practices, this data may also have an impact on policy-making, ensuring that revitalization initiatives meet local community needs and global sustainability goals (Ricciardelli & Raimo, 2022).

Moreover, the question referred to social factors to be answered is: "How important do you consider social factors (e.g., community cohesion, inclusion) to the success of urban regeneration efforts?" is essential to comprehending how much the public values the social aspects of urban development. Achieving successful and sustainable urban revitalization requires social variables including community cohesiveness and inclusion. These elements guarantee that revitalization initiatives target the community's well-being, equality, and inclusivity in addition to its physical infrastructure. Because they lessen social inequality and guarantee that all groups gain from the change of urban

areas, urban regeneration programs that prioritize social inclusion have a higher chance of fostering long-term success (Atkinson, 2003).

Assessing this query also sheds light on how locals see the inclusivity of ongoing revitalization projects. It may be an indication that regeneration initiatives are not addressing important social sustainability concerns if residents believe their community is becoming more fractured or that social ties are eroding. Involving the community is crucial to these initiatives because it gives locals the ability to take part in the planning process, which promotes a feeling of shared identity and ownership. Urban regeneration may be used as a strategy to increase social cohesion, lessen inequality, and everyone's quality of life when social concerns are given priority.

Furthermore, doing a post-analysis of this data would help urban planners identify whether current projects in Cisterna di Latina are adequately addressing social sustainability. Reevaluating techniques to include more inclusive planning processes would follow from the community's perception that social factors are not given enough weight. This could entail making sure that the advantages of regeneration are distributed fairly, concentrating on underprivileged populations, and stepping up public involvement. Urban planning that takes social concerns into account not only makes regeneration initiatives more successful, but it also makes the community more resilient and cohesive over the long run (Hu & Wang, 2024).

To find out how inhabitants feel about the soft components of urban regeneration, such social cohesion and cultural preservation, it is crucial to ask them "Are there any specific social or cultural aspects of urban management that you believe should be prioritized for Cisterna di Latina?" In contemporary urban planning, it is becoming more and more obvious that integrating cultural identity and creating strong social ties are just as important to the success of regeneration initiatives as physical and infrastructural advancements. By giving priority to these elements, regeneration projects can build places that connect with the community, protecting local history and fostering equity and inclusivity. In order to create dynamic urban settings, social and cultural elements including shared cultural history, inclusive public places, and community involvement are essential. Urban regeneration initiatives run the danger of offending the same communities they are meant to assist when these components are ignored. For example, a town like Cisterna di Latina's rich cultural heritage is a valuable resource that may be used to forge a distinctive urban identity that appeals to both residents and visitors. In a similar vein, putting social inclusivity first guarantees that the regeneration process would benefit all demographic groups, especially marginalized communities (Navas-Carrillo et al., 2019).

The inhabitants' perceptions of the shortcomings in the current urban management procedures could be better understood by analyzing this question afterwards. This question could bring information to urban planners that could modify their methods to include more community-led projects, public cultural events, or the creation of places that represent the town's historical relevance if there is a significant emphasis on enhancing social cohesion or protecting cultural assets. With this strategy, Cisterna di Latina's social fabric would be strengthened in addition to the physical environment through regeneration activities (Navas-Carrillo et al., 2019).

Understanding public aims for determining the future of urban places such as Cisterna di Latina requires answering the question, "Which strategies do you think are most suitable for urban planners to shape the future development of the city?" Key global trends in urban development that seek to strike a balance between growth, sustainability, and community needs are reflected in the options provided in this survey, which include enhancing environmental sustainability, boosting community involvement, incorporating new technologies, and striking a balance between modernization and heritage conservation. Planners can guarantee that the development conforms to local values and expectations by allowing residents to choose these tactics.

After doing the survey and analyzing the answers to this question, it could reveal information about the public's perceptions and priorities about urban expansion. An emphasis on environmental

sustainability, for example, may indicate a desire for green urban initiatives that address climate issues, while a strong preference for community engagement may indicate a desire for more inclusive and transparent decision-making procedures. However, a community's dedication to maintaining its cultural identity in the face of modernization may be demonstrated by its interest in historical protection (He & Chen, 2024).

This question's post-analysis will enable urban planners to modify their plans in response to community input. Planners might work toward a balanced strategy that modernizes the city without compromising its historical and cultural treasures if respondents place a high priority on integrating new technology with heritage conservation. Additionally, maximizing financial resources is crucial to guaranteeing a project's long-term sustainability, thus planners should take into account tactics that are both ecologically and economically viable. In order to create policies that are both progressive and firmly anchored in the local environment, this citizen-driven feedback is crucial (He & Chen, 2024).

Furthermore, when evaluating the perceived involvement and efficacy of both public and private developers in the process of urban transformation, the question "To what extent do you think urban developers are involved in advancing urban regeneration projects in Cisterna di Latina?" is important. Redevelopment projects' physical and financial results are greatly influenced by urban developers. Their participation is linked to both the technical and financial facets of development as well as making sure that initiatives complement more general social and environmental objectives. It is possible to determine whether developers are viewed as partners in sustainable urban expansion or as organizations mainly motivated by profit by examining how residents view their involvement. This type of investigation also aids in determining any possible discrepancy between what the community expects and what urban developers really do. There may be a need for more inclusive and cooperative planning procedures if locals believe that developers are not committed to social sustainability or are not involved enough. On the other hand, if developers are seen as being unduly in control, this may indicate that decision-making is not balanced or transparent and that business interests may take precedence over community requirements. These observations can highlight the advantages and disadvantages of the existing management of urban projects and point out areas that require improvement (Cerreta & LaRocca, 2021).

Post-analysis of these responses could guide future policy recommendations aimed at improving the collaboration between developers, local authorities, and the community. For instance, if developers are viewed as inadequately engaged, city planners might consider implementing more stringent requirements for community consultations and sustainability criteria in development proposals. On the other hand, if developers are overly influential, policies could be revised to ensure greater oversight and inclusion of citizen voices, thus fostering a more balanced and inclusive approach to urban regeneration (Cerreta & LaRocca, 2021).

In order to get feedback from the public on how future projects should be designed to fit with community priorities, it is essential to ask, "What advice would you give for future urban regeneration initiatives in our community to ensure they meet the needs and aspirations of local residents?" The social, cultural, and environmental demands of the people it serves must be integrated into the urban regeneration process, which is not just a technological one. The survey's request for suggestions challenges locals to consider carefully whatever facets of regeneration whether social justice, sustainability, or economic opportunity are most significant to them. This degree of involvement makes it easier to modify upcoming initiatives to specifically address community expectations.

Practically speaking, this question allows planners to collect a range of viewpoints that can guide more inclusive and comprehensive urban development plans. For instance, urban planners can give priority to green spaces, affordable housing, or improved public transportation in future developments if the input highlights these needs. Such information is essential for ensuring that

regeneration objectives are in line with the realities of the local population and that new construction does not result in gentrification or displacement but rather improves the quality of life in the area (Hu & Chen, 2024).

These replies' post-analysis could be used as a starting point for more community-focused and successful restoration strategies. City planners can create programs that encourage residents' involvement and sense of ownership by finding recurring themes in the comments. Furthermore, the study may highlight discrepancies between the community's actual preferences and present planning initiatives, leading to changes that better meet immediate demands and long-term sustainability objectives. In the end, this participatory method increases the credibility and efficacy of urban renewal projects (Hu & Chen, 2024).

1.4.3 Data Details and Considerations

The data of the survey was mostly gathered from the different territorial areas that comprise Cisterna di Latina, each of which has its own different socioeconomic and infrastructure conditions. In particular, the seventy percent approximately of the sample originated from the Cisterna di Latina center, a more urbanized area influenced by recent suburban projects. Residents' expectations and awareness of urban regeneration programs have probably increased as a result of these recent developments, which could affect how satisfied or dissatisfied they are with continuing projects. Meanwhile, ten percent approximately of the sample came from outlying areas like Ninfa and the area around several lakes, where there is less urban influence and nature preservation may have greater local value. The remaining twenty percent approximately of the sample came from more remote agricultural and industrial zones, such as nearby farms, cultivations, etc.

The sample's age distribution, which includes two primary age cohorts, between the ages of 18 to 60 makes data interpretation even more complex. The estimated male and female is sixty percent male and forty percent female. A diverse dataset may arise from the disparity in priorities and viewpoints between younger and older people, especially when it comes to desires for modernity against heritage preservation.

This generational gap may also represent different levels of involvement with urban efforts, as older respondents may have a preference for healthcare and community infrastructure, while younger populations may place a higher value on employment and recreational opportunities. When extrapolating results to larger age groups, this demographic de-homogeneity in responses calls for careful interpretation. Therefore, we are aware of the possible changes in results (Bonaiuto & Bonnes, 2003).

Although respondents were selected at random within predetermined geographic boundaries due to the use of snowball sampling, the social networks that are a feature of this sampling technique may cause bias if participants have similar socioeconomic backgrounds or viewpoints. Even though this type of sampling is useful in smaller communities, it might result in the overrepresentation of some points of view, especially if the original participants had similar opinions or social circles. Although this risk is somewhat reduced by the unpredictability within geographic clusters. Additionally, because urban regeneration can be a very subjective topic, responder biases may affect the statistics. Because of the recent successes of local programs, residents in recently created suburban areas could have more positive opinions about development initiatives. People who live in rural and industrial areas, on the other hand, could feel cut off from these developments and think that urban renewal ignores their unique requirements. This disparity in viewpoints according to one's distance from an urban center points to a response bias that captures both actual and perceived variations in the advantages of development and service delivery (Atkinson & Flint, 2001).

In this approach, the statistical margin of error must also be taken into account. Despite efforts to include a varied cross-section of the community, the random sample selection and the

unpredictability brought about by demographic and geographic variables may result in an error margin that compromises the validity of more general conclusions (Heckathorn, 1997).

In summary, this dataset requires a careful considerations and interpretation that takes into account its methodological constraints, even though it is rich in recording a variety of viewpoints across Cisterna di Latina. Along with regional and demographic heterogeneity, the randomness of participant selection offers insightful information, but it also necessitates an awareness of the inherent biases and margins of error that could affect the findings. To improve the accuracy and relevance of results to direct urban planning projects in Cisterna di Latina and other towns, future research may profit from a more sophisticated sampling strategy and a tighter match between demographic distribution and goal variables.

Urban Challenges in Cisterna di Latina

2.1 Outdated Infrastructure

Like many urban areas Cisterna di Latina, grapples with a host of challenges stemming from outdated infrastructure. The infrastructure, ranging from roads and bridges to water and sewage systems and public buildings, was predominantly erected decades ago, and signs of wear and tear have become increasingly evident. As these systems age, they not only become less efficient but also more susceptible to breakdowns, causing disruptions in the daily lives of residents. Moreover, the existing infrastructure may struggle to meet the demands posed by a burgeoning population and evolving urban needs. For instance, outdated sewage systems might find it challenging to cope with the escalating volumes of wastewater, thereby exacerbating environmental pollution and health hazards. In parallel, many older infrastructure systems lack integration with modern technologies that could bolster their efficiency, safety, and sustainability. Incorporating smart technologies and digital solutions into these systems could significantly enhance their performance and resilience.

Safety concerns loom large over Cisterna di Latina due to its aging infrastructure. Crumbling roads, bridges, and deteriorating public buildings pose significant risks to residents' well-being, potentially leading to accidents or failures. Furthermore, the environmental impact of outdated infrastructure cannot be overlooked. Non-compliance with modern environmental standards can contribute to pollution and resource depletion, as witnessed in the release of pollutants from outdated water treatment facilities, which imperils ecosystems and public health (Allam & Newman, 2023).

Cisterna di Latina's infrastructure that was failing presents serious problems, reflecting more general problems seen in many European cities. Deterioration of vital infrastructure systems, such as public amenities, water management, and roadways, can lead to a decline in economic output and urban efficiency. Older infrastructure might eventually be unable to meet the needs of an expanding population, particularly in urban areas that are expanding. Urban residents experience disruptions in everyday services like waste management, water supply, and transportation when these systems malfunction, all of which are essential to preserving the standard of living in urban settings (Xie & Zhuang, 2021).

The environmental impact of aging infrastructure is one of the main issues. Higher pollution levels can result from outdated systems, especially in waste and water management, especially if they don't adhere to current environmental standards. For example, insufficient wastewater treatment facilities endanger ecosystems and public health by contributing to water pollution. In order to address these problems, many communities have realized that they must upgrade their infrastructure

to include sustainable technologies like smart water networks and energy-efficient systems. These developments encourage long-term sustainability in addition to reducing environmental damage. Cisterna di Latina's infrastructure issues will also necessitate a large investment in modernization and technological integration. Smart city technologies can improve the resilience and efficiency of urban systems. Examples of technologies that can significantly increase operational effectiveness and public safety include sensor-based traffic control, real-time infrastructure monitoring, and energy-efficient building retrofits. As seen in other European cities like Copenhagen and Barcelona, incorporating technology into urban infrastructure helps address the issues associated with aging systems and gets communities ready for future needs. (Allam & Newman, 2023).

2.2 Environmental Concerns

Environmental issues and Cisterna di Latina's antiquated infrastructure are closely related, creating major urban challenges. The municipality's dependence on outdated infrastructure frequently endangers the health of its citizens and degrades the environment. Outdated sewage systems lead to insufficient wastewater treatment, which is one of the main environmental concerns. The environmental integrity of the city may be further jeopardized by antiquated industrial buildings and manufacturing techniques that lead to soil and air contamination. The city's ecological resilience is compromised by the combined effects of these environmental stresses, which also make it less appealing as a place to live and invest.

Urban design and infrastructure development must prioritize sustainability and resilience in order to effectively address these environmental concerns. By putting green infrastructure ideas into practice, such as permeable pavement, urban green areas, and green roofs, pollution effects can be lessened, and the city's natural environment can be improved. Furthermore, lowering the city's carbon footprint and lessening the consequences of climate change can be achieved by supporting energy efficiency initiatives and investing in renewable energy sources (Strokal, & Kroeze, 2021).

Moreover, it is crucial to concentrate on the interconnected problems of deteriorating infrastructure and environmental deterioration while tackling environmental issues in cities like Cisterna di Latina. One of the main problems in similar cities as Cisterna is wastewater management, as outdated sewage systems frequently fail to adequately treat the amount and contaminants produced, posing a risk to public health and contaminating water supplies. Pollution is exacerbated in communities with aged infrastructure when combined sewer overflows during periods of high rainfall cause untreated sewage to be spilled into aquatic bodies. This can lead to increased pathogen levels, including gastrointestinal disorders, especially during extreme weather events brought on by climate change (Strokal, & Kroeze, 2021) (Silva, 2023).

Additionally, the quality of soil and air is greatly impacted by industrial pollution, especially from antiquated production techniques. Pollutants include dangerous chemicals and heavy metals can seep into the ground and streams, harming ecosystems and endangering people's long-term health. In order to lessen these effects, effective environmental remediation techniques are essential. These include soil restoration and more stringent industrial emission regulations. Green infrastructure, a sustainable approach to urban development, is becoming more widely acknowledged as a remedy for these issues. Green roofs, permeable pavements, and urban green areas may all help control stormwater runoff, lower heat islands, and enhance air quality. By making cities more habitable, such infrastructure not only improves environmental resilience but also benefits locals' quality of life (Sangamneri & Kumar, 2023).

Furthermore, the impact on conventional treatment facilities can be lessened by enhancing wastewater treatment systems using cutting-edge technology such as advanced microbial electrochemical systems. These technologies improve the sustainability of urban water management by eliminating pollutants more effectively and using less energy. Reducing the environmental impact of cities like Cisterna di Latina also heavily depends on energy efficiency and the use of renewable energy sources. By reducing reliance on fossil fuels, investments in solar, wind, and bioenergy may lower carbon emissions and provide a healthier, cleaner urban environment (Sangannere & Kumar, 2023), (Silva, 2023).

Urban planners must also concentrate on community participation and education to guarantee the efficacy of these initiatives. Campaigns for public awareness can promote actions like recycling, water conservation, and trash reduction that lessen their negative effects on the environment. Finally, water scarcity is an increasing issue in many cities as a result of climate change and can be addressed by integrating water reclamation and reusing technologies into urban planning. By using reclaimed water for non-potable uses, freshwater resources can be less stressed and circular water management systems can be encouraged (Herrera-Navarrete et al., 2022).

All these premises are key preliminary ideas to later formulate more accurate conclusions considering the subsequent study that was carried out about environmental concerns of Cisterna di Latina.

2.3 Limited Economic Opportunities

Cisterna di Latina faces a serious urban challenge in the form of limited economic prospects, which exacerbate socioeconomic inequities already present and impede the city's overall development. Economic growth often stagnates because of prospective investors and businesses being discouraged from settling in the area by the antiquated infrastructure and dearth of contemporary facilities. Furthermore, residents, especially the young and those from marginalized communities, face high unemployment rates and financial insecurity as a result of the reliance on conventional sectors and a lack of employment options.

The economic implications of maintaining and repairing outdated infrastructure are substantial, straining municipal budgets and deterring potential investments and economic development. Addressing these multifaceted challenges necessitates a concerted effort involving strategic planning, investment, and collaboration among government agencies, private sector stakeholders, and the community. Prioritizing infrastructure upgrades, adopting sustainable design practices, leveraging new technologies, and securing funding through public-private partnerships or government grants are crucial steps toward modernizing Cisterna di Latina's infrastructure. Ultimately, such endeavors promise to enhance residents' quality of life, bolster the city's competitiveness, and ensure its long-term sustainability.

The problem of scarce economic opportunities calls for calculated actions meant to promote entrepreneurship and diversify the local economy. Promoting the expansion of small and medium-sized businesses (SMEs) can boost employment and the economy, especially in developing industries like technology, sustainable tourism, and renewable energy. Furthermore, funding efforts for education and vocational training that are adapted to the demands of the local labour market can improve people's employability and close the skills gap, opening the door for Cisterna di Latina's sustained economic development.

Role of Consultancy Services in Urban Regeneration

3.1 Definition and Scope

Urban regeneration initiatives greatly benefit from the experience, direction, and strategic planning that consultancy services provide in order to tackle the complex problems that cities such as Cisterna di Latina face. In order to revitalize urban areas, improve infrastructure, boost economic prospects, and promote sustainable development, a wide range of specialized skills and knowledge areas are included in the definition of consultancy services in urban regeneration. Consultants aid in the development and execution of successful revitalization plans that are customized to the particular requirements and circumstances of each city by offering insightful advice and recommendations to local governments, developers, urban planners, and community partners (Roberts & Sykes, 1999)

The scope of consultancy services in urban regeneration is vast, encompassing various disciplines such as social development, environmental science, engineering, architecture, and urban planning. In order to do thorough assessments of urban areas and identify important obstacles, possibilities, and potential solutions for regeneration, consultants work in conjunction with local authorities and stakeholders. They are essential in creating strategic frameworks, feasibility studies, and master plans that direct the regeneration process while striking a balance between social, economic, and environmental factors to produce long-term results (Radnor & O'Mahoney, 2013).

In order to guarantee that regeneration projects are carried out effectively, on time, and within budget, consultancy services often include project management and implementation support. To achieve effective outcomes, consultants handle procurement procedures, supervise the collaboration of various parties, and track the status of projects. They also mitigate risks and deal with new issues as they arise. Furthermore, consultants could offer knowledge-transfer and capacity-building initiatives, giving local stakeholders the tools and resources they need to manage and preserve restored urban assets over time (Larice & Macdonald, 2013).

3.2 Importance in Sustainable Development

The significance of consulting services in sustainable development, is relevant for the scope especially when it comes to urban renewal. The notion of sustainable development pertains to development that satisfies the requirements of contemporary generations while maintaining the survival of forthcoming generations, in order to meet existing needs without jeopardizing the ability of future generations to meet their own, sustainable development places a strong emphasis on the integration of economic, social, and environmental factors. By contributing their knowledge in fields like waste management, energy efficiency, green infrastructure, and community involvement, consultants are essential to the advancement of sustainable development goals (Wise, 2017). Consultants assist important cities such as Rome in reducing their environmental impact, improving climate change resilience, and advancing social justice through the integration of sustainability concepts into urban redevelopment initiatives.

Sustainable development is crucial for fostering resilient and inclusive societies. By promoting economic growth that is socially inclusive and environmentally sustainable, sustainable development initiatives aim to reduce poverty, inequality, and social exclusion. Over though, sustainable development has the potential to improve livelihoods, strengthen social cohesion, and encourage a fairer distribution of income and resources within societies by guaranteeing equitable access to resources and opportunities (Cohen & Guo, 2021).

In essence, sustainable development has benefits for the environment, society, and economy in addition to these three areas. Putting money into sustainable development projects can save long-term costs related to resource depletion and environmental degradation while fostering innovation, job creation, and economic growth. Furthermore, adopting sustainable business practices can increase a company's ability to compete, draw in investment, and strengthen its defenses against market instability and economic shocks. (James & Lahti 2004).

3.3 Overview of Urban Renewal in Cisterna di Latina

Nestled in the Lazio region of Italy, Cisterna di Latina has witnessed a substantial trajectory of urban renewal over several decades. After World War II, started expanding again and began a process of post-war restoration that brought its residential areas and infrastructure back to life. An upsurge in industrial activity in the middle of the 20th century not only fuelled economic prosperity but also cleared the path for the development of industrial zones and urban sprawl. The city's infrastructure and services were put under strain by this quick growth as well as people influxes looking for opportunities, necessitating immediate attention to keep up with the growing urbanization. Cisterna di Latina has made significant infrastructure improvements throughout the years in response to the problems brought on by aging infrastructure and growing urbanization. In order to accommodate an expanding population, water and sewage systems have been updated, and public buildings, roads, and bridges have all undergone renovations. These initiatives demonstrate the city's determination to change and advance in response to shifting urban needs. In addition, urban regeneration projects have played a critical role in reviving abandoned neighborhoods, encouraging sustainable development strategies, and improving inhabitants' quality of life in general (SIUSA, 2004).

The community's involvement and active participation are essential to Cisterna di Latina's urban renewal activities. In order to make sure that initiatives are in line with the needs and goals of the community, local businesses, residents, and stakeholders actively participate in the development and implementation of regeneration projects. Furthermore, the incorporation of green areas, sustainable design concepts, and environmental considerations into urban planning has been given priority in recent urban redevelopment attempts (Beatley, 2000). The development of green spaces, parks, and pedestrian-friendly areas, together with the integration of energy-efficient technologies and renewable energy sources, demonstrates the city's dedication to sustainability and resilience. In essence, the story of urban renewal in Cisterna di Latina is one of resilience, adaptation, and progress. Driven by a goal of a lively, inclusive, and sustainable urban landscape, the city continues to progress from post-war reconstruction to contemporary sustainability projects. Assuring a better future for its citizens and future generations, Cisterna di Latina is prepared to face the challenges and opportunities of the future via strategic planning, community participation, and an unwavering dedication to innovation.

Multifaceted Aspects of Consultancy Services

Consulting services have a couple of parts in urban regeneration, tackling issues such community engagement, economic viability, and environmental sustainability. In order to preserve cities' historical and cultural character while incorporating contemporary technology and ecological practices, urban regeneration initiatives need for certain expertise. In line with global sustainability goals, environmental consulting, for instance, is essential for evaluating the ecological effect of urban projects and putting green technologies like waste management and renewable energy systems into practice (Coaffee et al., 2018).

Consulting for urban planning is equally important for achieving a balance between modernity and historical preservation. Specialists in this area make sure that revitalization projects honor cities' cultural legacy while incorporating cutting-edge ideas. For example, without sacrificing historic sites, smart infrastructure and pedestrian-friendly city plans may encourage accessibility and mobility. Gehl (2013) asserts that the quality of urban life is improved when inclusive planning and urban design are combined to produce areas that are both aesthetically pleasing and useful.

The basis for long term funding for urban regeneration projects is provided by economic consulting. Consultants assist in ensuring the financial stability of projects by examining funding options such as tax incentives, crowdfunding, and public-private partnerships (PPPs). These methods increase the resilience of urban initiatives by distributing financial risks and luring investment. According to research by Healey (1997), flexible finance structures are crucial for preserving the long-term sustainability of urban regeneration initiatives.

Community and social consultation is another crucial aspect, concentrating on the human element of urban transformation. By facilitating community involvement and stakeholder engagement, consultants in this field make sure that revitalization projects take into account the interests and goals of the local populace. In her "Ladder of Citizen Participation," Arnstein (1969) emphasizes how inclusive planning builds trust, guarantees that projects are in line with community interests, and promotes a sense of accountability and ownership.

4.1 Economic Growth

Because of their wide variety of experience and specialist knowledge areas, consulting services contribute in many ways to economic progress. First and foremost, consultants help firms and policymakers find growth opportunities, manage the complexity of the market, and make wise decisions by offering them priceless insights and strategic guidance. Consultancy services, whether it be for financial analysis, market research, or strategic planning, provide customized solutions that help companies or institutions to grow economically by helping them optimize operations, enter new markets, and take advantage of new trends (Biech, 2011).

Moreover, by encouraging efficiency and innovation in both the public and commercial sectors, consulting services support economic growth. In the public sector, consultants help government agencies make the most use of their resources and provide citizens with improved services by providing their knowledge in organizational management, program assessment, and policy creation. Consulting services are essential for stimulating economic growth and raising the standard of governance at all levels by helping public institutions streamline operations, apply best practices, and increase accountability and transparency. As a result of this partnership, innovation and economic expansion are encouraged, which benefits society at large (Ethan, 2001).

By providing firms, entrepreneurs, and public institutions in Cisterna di Latina with experience and strategic assistance, consultancy services can play a vital role in fostering economic growth in the region. Businesses can gain access to specialist knowledge and resources through consulting in order to streamline operations, increase market share, and seize new possibilities. This may result in higher profitability, productivity, and competitiveness, which in turn may spur economic expansion in the local economy. Furthermore, consulting services encourage entrepreneurship and innovation by giving new and small companies the resources and direction they need to overcome the obstacles associated with launching and expanding a business. Consultancy services support the development

of new goods and services, the creation of new jobs, and the acceleration of economic activity by promoting an innovative and entrepreneurial culture.

4.1.1 Case Studies and Best Practices

Analysing different cases studies and different practices that has completely changed the state of a city valuable insights and strategies that may contribute to analyse urban Regeneration and the consultancy services, sustainable urban and real estate development in Cisterna di Latina. One such example is the implementation of sustainable urban regeneration projects in cities facing similar challenges also considering the area and population of a city or analysing also taken in to consideration the similar historical and green areas. For instance, the revitalization of brownfield sites, abandoned industrial areas, or deteriorating urban neighbourhoods through strategic planning, community engagement, and sustainable design can serve as a model for Cisterna di Latina's urban renewal efforts.

We could compare Italian cities with some Spain cities, which transformed its post-industrial landscape into a vibrant cultural hub through strategic investments in infrastructure and public spaces, can provide inspiration and guidance for similar initiatives in Cisterna di Latina. Because the convincing illustration of how both the public and private sectors might strategically intervene to promote economic recovery and urban renewal. Furthermore, Cisterna de Latina has approximately 144 km² of surface area and a population of about 37,000 inhabitants (ISTAT, 2023). Therefore, one of the cities that can be compared with Cisterna de Latina in terms of approximating the territorial surface and population is Écija, España has approximately 278 km² of surface area and a population of about 40,000 inhabitants, apart from having dimensional similarity, Ecija also contains similarities in the conservation of cultural heritage, and within urban analysis is crucial to understand and improve the conservation of cultural heritage in cities with specific characteristics, such as Cisterna di Latina, Italy.

Given the context of the International Congress on Science and Technology for the Conservation of Cultural Heritage, it is clear that technological and scientific advances play a fundamental role in urban management and heritage protection this best practices from other cities, such as Écija, can improve urban planning and heritage conservation. Écija has adopted advanced technologies such as Geographic Information Systems (GIS) and 3D scanning to map and analyze its cultural heritage, documenting and preserving historical structures. Collaboration among universities, cultural institutions, and technology sectors has facilitated knowledge and technology transfer, enhancing conservation efforts. Moreover, these practices can be integrate traditional conservation methods with modern technologies to ensure the sustainability of its heritage projects in Cisterna. Encouraging active community participation in conservation efforts will foster a sense of ownership and responsibility towards cultural heritage, similar to the successful practices in Écija (Navas-Carrillo et al., 2019).

Another city to take in consideration considering the dimensions of surface and inhabitants is Tullamore, Ireland, that has undertaken various urban regeneration projects. Cisterna di Latina can learn from Tullamore, which has implemented a number of urban regeneration projects that prioritize sustainable development, community involvement, and economic revitalization. Tullamore has included sustainability into these projects by encouraging green building practices, increasing energy efficiency, and enhancing public transportation systems. One noteworthy project is the Tullamore Regeneration Framework, which was created with assistance from Brady Shipman Martin and Offaly County Council and aims to create a sustainable town center with improved access and permeability. The project, which is supported by Offaly County Council and an Urban Regeneration & Development Fund award, focuses on creating sustainable public spaces and low-carbon residential and commercial buildings Community involvement is a cornerstone of

Tullamore's urban regeneration efforts (Roberts & Sykes, 1999). Large-scale planning initiatives, like the Tullamore Regeneration Framework, require public consultations and participatory planning sessions .

By guaranteeing that locals have a major voice in the development process, this strategy promotes a feeling of ownership and accountability for the town's advancement. According to Construction Ireland, community involvement has been essential in ensuring that developments are tailored to the requirements and preferences of Tullamore's citizens. Tullamore has redeveloped its core business center with an emphasis on economic revival. An example of this kind of work is the Distillery Yard project, which is a mixed-use complex. Its 45,000 square feet of retail space and 204 flats are intended to boost the town's economic vitality. The initiative intends to provide new employment possibilities and strengthen the local economy by drawing in new enterprises and encouraging local entrepreneurship. Along with merging new and ancient structures to rejuvenate neglected portions of the town, the development also has a minimal carbon footprint, which is in line with sustainable development aims (Nikolić ,2014).

Many cities in Europe experienced a severe economic downturn in the 1980s as a result of the demise of its major industries, mainly the shipbuilding and steel industry. Nevertheless, some cities in Spain and Italy became a vibrant hub of culture and commerce because to forward-thinking urban planning and visionary leadership as Bilbao the public sector made investments in key infrastructure projects to raise the city's appeal as a location for business and investment while also enhancing accessibility and connection inside the city. This included expanding public transportation systems, developing pedestrian-friendly zones, and revitalizing the city's waterfront region. In addition to raising citizens' quality of life, these infrastructure improvements opened up new possibilities for business growth and urban revitalization (Monge et al., 2019). Although it is true that the territorial area of Cisterna is three times larger than that of Bilbao but in turn the population of Bilbao is ten times larger compared to Cisterna cave make an evaluation of its improvements over the time, and in this way can learn a number of valuable lessons and best practices for its own urban renewal and economic development projects from the Bilbao case study. First off, public space revitalization and investments in prominent cultural landmarks can aid in the city's rebranding, draw tourists, and boost the economy. Second, giving strategic infrastructure projects that strengthen urban environment and connectivity top priority can open doors for business growth and urban revitalization. Lastly, encouraging innovation and entrepreneurship through focused policies and assistance programs can develop a vibrant business environment and propel long-term economic progress (Santamaria, 2006).

In the context of Cisterna di Latina's urban regeneration, the topic of consulting services may seem too broad. It is crucial to specify the precise categories of consulting services being discussed in order to address this. For instance, sustainable development techniques, such as energy-efficient designs and green infrastructure, are the emphasis of urban planning consultancies (Healey, 1997). Economic development consultants fall under a different category; they help attract investment and establish company incubators. When used in Cisterna di Latina, these particular services can offer workable solutions for the city's particular problems, such protecting its historic landmarks while promoting contemporary economic development.

Urban regeneration encompasses many levels of consulting services, ranging from economic revival tactics to technical urban design. An obvious example is Bilbao, Spain, where economic consultants created initiatives to encourage entrepreneurship and draw in investment, while strategic urban planning consultancies gave priority to connectivity and public space enhancements (Monge et al., 2019). Likewise, Cisterna di Latina would gain from separating consulting functions: economic consultancies might assist in setting up company accelerators and entrepreneurship training to

diversify the local economy, while urban planning companies could concentrate on sustainable infrastructure and public space design.

For comparisons with cities such as Bilbao or Écija to be more relevant to Cisterna di Latina, they need to be contextualized. Despite having a larger population and a different economic scale than Cisterna, Bilbao's strategy for combining public transit with historical sites can be used as a model by smaller communities (Santamaria, 2006). These lessons might be turned into scalable initiatives for Cisterna via consulting services, such as improving transportation and using historical places to increase tourism. In a similar vein, Écija's conservation initiatives highlight the value of cooperation between regional stakeholders, academic institutions, and technological companies; advisory services may help to enhance the effect of these collaborations.

On the other hand, Cisterna di Latina could learn a lot from best practices in consultancy services, entrepreneurship and innovation to support economic growth. Business incubators, accelerators, and entrepreneurship training programs are examples of consultancy services that promote entrepreneurship ecosystems and can foster an innovative culture while enabling local entrepreneurs to start and expand profitable enterprises. Case studies from places that are well-known for their vibrant startup ecosystems and innovation hubs, such as Tel Aviv, Israel, or Silicon Valley, the United States, can provide Cisterna di Latina with insights into successful tactics for fostering entrepreneurship and advancing economic growth. Finally, by drawing on case studies and best practices related to consultancy services, Cisterna di Latina can gain valuable insights and inspiration for addressing its economic and development challenges. Whether through sustainable urban regeneration projects, entrepreneurship promotion initiatives, or public sector reforms, consultancy services offer a multifaceted approach to driving economic growth and fostering sustainable development in the region.

4.1.2 Potential needs of Cisterna di Latina

To collect the specific needs of the city we should enter with studies, questionnaires, and surveys in this regard, but what has been found in references and giving a 360 view with them we can say that the needs could include: community development, infrastructure modernization, economic diversification, urban regeneration, governance and institutional capacity and environmental sustainability.

In order to guarantee sustainable development, and as many cities Cisterna di Latina must attend to a number of possible needs. First and foremost, modernizing the city's infrastructure which includes improving public buildings, water systems, and roads is imperative in order to boost safety and handle the burgeoning population. Second, in order to provide new employment prospects and lessen dependency on old industries, economic diversification is crucial. An innovative, entrepreneurship-friendly, and investment-attracting local economy can be strengthened by these factors. On the other hand, urban regeneration is a crucial field that aims to create a more lively and pleasant urban environment by rejuvenating neglected districts, improving the quality of housing, and improving public spaces. Furthermore, for Cisterna di Latina to survive in the long run, environmental sustainability issues like pollution and climate change must be addressed. Encouraging green infrastructure, waste management, and energy efficiency can reduce environmental hazards and increase resistance to climate-related issues (Hall & Pfeiffer, 2013).

In addition to the potential demands for Cisterna di Latina, developing digital infrastructure should be a potential priority as it is a key element of resilience and sustainable growth. In addition to supporting contemporary commercial activity, digital infrastructure makes it possible for more

effective public services, such as e-governance and applications for smart cities (Neirotti et al., 2014). The city may improve accessibility and inclusion, especially in rural or underserved regions, by making investments in digital public services, high-speed internet, and data-sharing platforms. Furthermore, by giving small companies access to larger markets and resources, digital connection promotes innovation ecosystems and aids in efforts at economic diversification (Albino et al., 2015).

To address present and upcoming health issues, public health infrastructure must be improved. Building a resilient community requires investment in strong healthcare systems, emergency response capabilities, and mental health services as urban surroundings get more complicated (McMichael, 2000). Because physical and mental well-being are directly impacted by access to green areas and recreational amenities, public health demands are closely linked to urban planning. In line with the larger objectives of sustainable urban regeneration, including health-conscious urban design techniques can enhance public health outcomes, lower healthcare costs, and improve inhabitants' quality of life (Corburn, 2004).

Finally, community development initiatives are required to support cultural variety, bolster social cohesiveness, and empower marginalized communities. Putting money towards social services, cultural activities, and community facilities can promote a feeling of community and enhance its general well-being. Last but not least, strengthening institutional capacity and governance is necessary to guarantee efficient decision-making, accountability, and transparency in development policies. Cisterna di Latina could endeavour to create a more resilient, inclusive, and sustainable city for its citizens by working with stakeholders and giving these requirements top priority (CCL, 2020) (Andreotti, 2021)

4.2 Environmental Sustainability

Preserving the natural environment's longevity and quality for coming generations is the broad definition of environmental sustainability. It includes several important variables and facets, each of which deals with a distinct facet of how people interact with their surroundings. The first fundamental idea is sustainable development, which seeks to satisfy current demands without endangering the capacity of future generations to satisfy their own. Promoting socially and ecologically responsible economic growth is part of this. The Sustainable Development Goals of the United Nations offer a framework for this, with particular goals pertaining to sustainable energy, responsible consumerism, and climate action. Another important factor is pollution management. Reducing greenhouse gas emissions, managing waste, and lessening the effects of industrial activity are effective ways to manage pollution that requires the employment of technologies like bioremediation, which cleans polluted places with microorganisms, and the creation of green fuels. These techniques promote ecosystem health and lessen the ecological impact of human activity. Preserving biodiversity is essential to preserving ecosystem services that are essential to human well-being, such clean water, air, and rich soil (Acemoglu et al., 2012).

Crucial elements include avoiding the extinction of species, safeguarding ecosystems, and practicing sustainable resource management. Protected area creation, ecological restoration, and the encouragement of sustainable land use practices are common tasks of conservation initiatives. Mitigation and adaptation to climate change entail cutting greenhouse gas emissions and becoming ready for the effects of the shift. Developing robust infrastructure, improving energy efficiency, and switching to renewable energy sources are among strategies (Sepe & Di Trapani, 2010).

The IPCC's assessments emphasize the necessity of decarbonizing economies as soon as possible in order to prevent catastrophic climate consequences, with a focus on keeping global temperature rise

below 1.5°C. Involving the community in environmental sustainability is crucial to guaranteeing the efficacy and equity of policies and practices. Building a culture of sustainability involves involving local communities in decision-making processes, advancing environmental education, and supporting sustainable practices at the local level. A sense of ownership and responsibility for environmental conservation is fostered by this participatory method. Lastly, policies and incentives based on the economy are very important in advancing environmental sustainability. Policies that promote sustainable behaviours can be put into place by organizations and governments. Examples of these include pollution legislation, carbon pricing, and subsidies for renewable energy. In order to facilitate the shift to a greener economy, economic instruments and market-based strategies may stimulate innovation and investment in sustainable technology (Aghion et al., 2019).

A wide range of tactics and approaches are included in the concept of environmental sustainability for cities, with the goal of reducing the ecological imprint of metropolitan regions, enhancing the quality of life for locals, and protecting the environment for future generations. This idea acknowledges the relationship that exists between environmental factors, human activity, and socioeconomic development in metropolitan areas. The following are important facets of environmental sustainability for cities: resource management, transportation, waste management, green infrastructure, climate resilience, community engagement (Ben-Zadok, 2019).

Environmental sustainability is essential to Cisterna di Latina's residents' well-being and the health of the area's ecosystem. Like other European towns, Italian cities suffer environmental issues like air pollution, resource depletion, and poor waste management, all of which can negatively affect public health and quality of life. As a result, it is crucial to have policies in place that support sustainable lifestyle choices in every facet of urban living. On one hand waste management is a crucial component in enhancing Cisterna di Latina's environmental sustainability, this entails putting recycling, composting, and waste reduction plans into action in addition to encouraging citizens to practice responsible consumerism and raise awareness of environmental issues (Miglietta et al., 2021).

Furthermore, it's critical to make investments in the right infrastructure to handle garbage in a safe and environmentally responsible manner. The preservation of regional natural resources, including as land and water, is a crucial component of environmental sustainability in Cisterna di Latina. This entails implementing sustainable farming methods, safeguarding natural regions, and encouraging urban water efficiency. Local ecosystem preservation improves the community's economy by promoting outdoor leisure and ecotourism, in addition to its positive effects on the environment. Moreover, Cisterna di Latina's air quality can be enhanced and greenhouse gas emissions can be decreased by encouraging sustainable mobility and effective public transit. What could include expanding the public transportation network, encouraging the use of electric vehicles, and creating infrastructure for active mobility, such as bike lanes and pedestrian paths. By prioritizing sustainable transportation, the city can mitigate negative environmental impacts associated with transportation and improve the quality of life for its residents as some other developed cities in the northern Italy (Maturò et al., 2021) (Fusaro et al., 2018).

4.2.1 Assessment of Existing Urban Regeneration Projects

Based on the latest available data, a document entitled (Applicazione delle disposizioni regionali per la rigenerazione urbana e il recupero edilizio 2017-2020 di Cisterna di Latina) or "Application of Regional Provisions for Urban Regeneration and Building Recovery (2017-2020) for Cisterna di Latina" outlines various topics pertinent to urban regeneration projects. These include fundamental state principles, regional legislative authority, and the objectives of the Lazio regional law.

Furthermore, it delves into the potential roles of municipalities and conducts a preliminary analysis of the contextual framework, referencing municipal guidelines and preparatory phases for initiating procedures. It also provides general indications and analyzes surrounding conditions in preparatory studies, such as intervention areas, exclusion cases, and structural planning references. Additionally, it discusses the initial implementation of the law, the content, and objectives of interventions, including urban planning qualifications and territorial redevelopment areas (CCL, 2020).

After conducting extensive research, no further records of the latest Existing Urban Regeneration Projects in Cisterna di Latina have been found on internet reeseach. Therefore, studies and investigations employing appropriate methodologies will be necessary to ascertain the most recent records of Urban Regeneration Projects in this city. In light of this, it is imperative to draw upon academic sources to glean insights into the intricacies and interdisciplinary nature of urban development initiatives. Benelli and Magauida's (2017) exploration of ongoing experiences in local urban development plans sheds light on the multifaceted challenges and strategies adopted by cities in Italy, while Bonifazi, Gasbarrone, and Serranti's (2023) study underscores the importance of assessing environmental performances in urban regeneration projects. These references underscore the significance of strategic planning, environmental considerations, and continuous monitoring and evaluation in achieving sustainable urban regeneration outcomes, important studies to consider later in the study

4.2.2 Integration of Innovative Technologies

Investigating different technologies that might be used to improve the services, infrastructure, and environmental initiatives of the city. Sustainable energy solutions is one area where new technologies could be very important. By utilizing renewable energy sources like geothermal, wind, or solar power, cities can lessen their dependency on fossil fuels and cut down on carbon emissions, leading to a cleaner and greener energy supply. Energy efficient technology and smart grid systems can also enhance energy distribution and consumption patterns, resulting in lower costs and increased resistance to power outages.

Moreover, the transportation sector's efforts to reduce air pollution and greenhouse gas emissions could include the adoption of electric vehicles (EVs) and the construction of charging infrastructure. Moreover, traffic control, public transportation route optimization, and general city mobility could all be improved by intelligent transportation systems (ITS) that make use of sensors, data analytics, and real time information.

The application of geographic information systems (GIS), remote sensing technology, and data-driven decision making tools could make infrastructure development, disaster management plans, and land use planning more effective in the context of urban planning and management. With the use of these technologies, municipal officials efficiently address a range of urban concerns, monitor environmental changes, and evaluate spatial data (Samoggia et al., 2021).

Furthermore, integrating digital platforms and smart city solutions could improve public service delivery, involve citizens in governance procedures, and encourage entrepreneurship and innovation in Italian cities (Giffinger, 2007). Urban environments that are more responsive and linked could benefit from the use of digital marketplaces for local enterprises, online platforms for citizen participation in decision making, and mobile applications for reporting infrastructure faults. Furthermore, real time monitoring and control of environmental resources, such as waste management, water quality, and air quality, are made possible by emerging technologies like artificial intelligence (AI), big data analytics, and Internet of Things (IoT) sensors. Cities can use focused measures to reduce pollution, preserve natural resources, and promote ecological resilience by utilizing data driven insights (Sepasgozar et al., 2019).

Since they provide answers to difficult urban problems and promote sustainable development, innovative technologies are essential to determining how cities will grow in the future. Urban transportation is one area where technological developments are having a particularly revolutionary effect. The emergence of shared mobility services, autonomous cars, and electric vehicles is transforming urban transportation, resulting in less traffic, reduced emissions, and improved accessibility. Furthermore, the efficiency of urban mobility is increased, and transportation networks are optimized through the integration of smart transportation technologies, such as predictive analytics and real time traffic monitoring (Inkinen et al., 2020),

Finally, by generating new chances for entrepreneurship, job creation, and economic diversification, cutting edge technologies have the ability to promote economic growth and innovation in urban areas. Furthermore, smart grids, intelligent buildings, and networked street lighting are examples of smart infrastructure technologies that improve the general sustainability and liveability of metropolitan areas. Urban economies are being propelled ahead by the advent of digital ecosystems, innovation hubs, and startup incubators, which provide an atmosphere that is favorable to technology driven innovation and information sharing. Furthermore, programs like digital markets, open data platforms, and civic tech projects encourage cooperation between the public, private, and academic sectors, creating innovation ecosystems that drive cities toward a more affluent and resilient future (Sepasgozar et al., 2019).

4.3 Community Well-being

Community well-being is a multidimensional concept that encompasses various aspects of individuals' physical, social, and psychological welfare within a community context. Fundamentally, community well-being is the overall health, contentment, and wealth of the local populace as shaped by elements like social support systems, access to high-quality healthcare, education, and employment opportunities, as well as a clean and safe environment. A comprehensive strategy that takes into account the many needs and goals of the community's members while promoting a feeling of inclusion, social cohesiveness, and belonging is necessary to promote community well-being. A vital component of a community's well-being is its citizens' ability to get healthcare services tailored to their individual requirements. This covers preventative care, mental health support, and health promotion initiatives in addition to physical health treatments (Lee & Kim, 2015) (Saing et al., 2018).

Ensuring equitable access to healthcare services and facilities is another crucial component of community wellbeing. By doing so, communities could increase quality of life, lower health disparities, and improve the general health and well-being of their citizens. In addition to healthcare, education is essential for promoting community well-being since it provides people with the knowledge, skills, and chances for both professional and personal development. From infancy to maturity, having access to high-quality education empowers people to reach their full potential, seek fulfilling occupations, and actively participate in the social and economic life of their communities. Additionally, educational establishments act as centers for lifelong learning, cultural enrichment, and community involvement, encouraging civic engagement and social cohesiveness. Economic possibilities and financial stability also play a critical role in determining the well-being of communities because they affect people's capacity to satisfy their fundamental requirements, pursue their objectives, and live comfortably (Kawachi & Berkman, 2014). Strategies for sustainable economic development that encourage entrepreneurship, job creation, and workforce development are essential for promoting inclusive growth and lowering poverty and inequality in

local areas. Furthermore, ensuring that all inhabitants succeed and thrive requires fair access to affordable housing, transportation, and other necessities.

By giving local governments, non-profit organizations, and community groups access to knowledge, tools, and strategic direction, consultant services may be extremely helpful in promoting community well-being. Experts in the fields of urban planning, public health, social services, and community development provide insightful advice and practical solutions for handling difficult problems and promoting community well-being programs. Consultancy services assist communities in setting priorities, allocating funds, and putting into practice practical plans for raising the standard of living of their citizens via performing needs assessments, encouraging stakeholder participation, and creating customized solutions (Phillips & Wong, 2016).

Furthermore, as they guarantee that people's needs and opinions are taken into consideration throughout decision making processes, good governance and civic engagement are fundamental to the well-being of communities. Policies that better represent citizens' concerns can result from inclusive governance that promotes community involvement, increasing engagement and satisfaction (Leonardi et al., 2001). A greater feeling of community ownership is also fostered by civic participation, which inspires locals to make investments in their communities. This results in more effective urban projects and long-lasting gains in well-being (Arnstein, 1969).

It is impossible to overestimate the importance of social cohesiveness to the health of a community. In varied urban environments, social cohesiveness is particularly crucial because it cultivates a sense of trust, shared identity, and support among community members (Forrest & Kearns, 2001). Public events, neighborhood associations, and inclusive community centers are examples of initiatives that promote community connections, which fortify social bonds and increase disaster resilience. Communities that are socially cohesive are more inclined to work together and solve problems as a group, which increases resilience and wellbeing (Kawachi & Berkman, 2014).

Additionally, advisory services promote cooperation and alliances between interested parties, utilizing a range of viewpoints and specialties to create original solutions and accomplish common objectives. Multi sectoral projects that bring together government agencies, companies, non-profits, academic institutions, and locals to address urgent needs and seize possibilities for good change can be facilitated by consultants (Saing et al., 2018).

4.3.1 Stakeholder Identification

In the fields of project management and strategic planning, stakeholder identification is an essential procedure, especially when a variety of interests and viewpoints need to be taken into account. The significance of methodically identifying stakeholders who could be impacted by or have an interest in a specific project, policy, or initiative is emphasized in academic literature. In order to participate in this process, one must first identify all parties with an interest in the project's results or effects, regardless of whether they will be directly or indirectly impacted by its execution. Throughout the project lifetime, stakeholder participation, communication, and decision making are all facilitated by stakeholder identification (Crane & Ruebottom, 2011).

Stakeholder management academics stress the importance of a thorough approach to stakeholder identification that goes beyond merely enumerating stakeholders and instead considers their influence, expectations, interests, and potential effects on the project. Analyzing stakeholder relationships, power dynamics, and interdependencies is necessary to identify potential conflicts or obstacles and to prioritize engagement activities. Stakeholders in various contexts are routinely

identified and analyzed using a variety of approaches and techniques, including participatory workshops, social network analysis, and stakeholder mapping (Kumar et al., 2016).

The incorporation of community led viewpoints, which are becoming more and more acknowledged as being crucial for sustainable urban regeneration, is another crucial component of stakeholder identification. Conventional top down methods frequently ignore grassroots stakeholders, which causes local populations to become disengaged or resistant. According to academic studies, it is crucial to actively involve community groups and local citizens in the identification phase. This can enhance project legitimacy and resilience and build a sense of ownership (Arnstein, 1969). Because it takes into account the sociocultural factors that give regeneration initiatives significance to those most impacted, this participatory method to stakeholder identification also supports sustainable development goals.

Additionally, consultants are essential in establishing cooperation and overcoming gaps in communication between many parties who have conflicting agendas or interests. Consultants can assist in bringing stakeholders' interests and aims into alignment by fostering communication, resolving disputes, and encouraging buy-in and shared understanding. This will eventually improve project outcomes and stakeholder satisfaction. Additionally, consultants can provide customized strategies and interventions that address stakeholders' needs and concerns while achieving project objectives by utilizing their knowledge in stakeholder engagement and management (Schlange, 2006).

Tools and technology that offer data-driven insights that help improve comprehension of stakeholder networks and impact patterns are also beneficial for identifying stakeholders in urban planning. Stakeholder relationships may be mapped out and possible areas of cooperation or conflict can be identified using digital platforms for public involvement, social network analysis, and Geographic Information Systems (GIS). Scholars claim that these technologies improve the planning process by guaranteeing that a variety of voices are mapped and represented, and they enable more accurate evaluations of stakeholder interactions (Gibson et al., 1997). Urban planners may develop a more comprehensive understanding of stakeholders via the use of such technology, facilitating more effective and efficient participation.

Moreover, the process of identifying stakeholders is dynamic and iterative, meaning that it changes as the project advances and new stakeholders appear or old ones rearrange their priorities. To guarantee that stakeholders' requirements, concerns, and interests are adequately handled throughout the project lifetime, ongoing stakeholder involvement and frequent changes to the stakeholder identification process are crucial. Furthermore, identifying internal stakeholders such as decision-makers, sponsors, and members of the project team whose responsibilities and viewpoints are crucial to the project's success is just as important as identifying external stakeholders (Crane & Ruebottom, 2011).

Understanding the various power dynamics and social hierarchies that affect project results is a crucial part of identifying stakeholders in urban regeneration initiatives. The direction and reception of regeneration initiatives can be greatly influenced by power disparities among stakeholders, which are frequently connected to socioeconomic position, political clout, or organizational influence. Researchers contend that in addition to listing stakeholders, efficient stakeholder identification procedures should also look at the underlying power dynamics that may help or impede fair participation and resource distribution (Friedman & Miles, 2006). This strategy lays the groundwork for inclusive urban development by promoting more open decision-making and coordinating project aims with more general social justice goals.

Stakeholder identification is important because it informs consultants' engagement methods, recommendations, and actions in the context of consulting services. Stakeholder viewpoints, priorities, and possible contributions to the project must be thoroughly identified and analyzed by consultants. Stakeholder analyses, participation in focus groups, surveys, or interviews, and the organization of workshops or meetings with stakeholders are ways to learn from and connect with them (Kumar et al., 2016).

4.3.2 Social and Cultural Aspects of Urban Regeneration

When we talk about urban regeneration it include social and cultural factors into account since they represent the diverse and interwoven nature of urban populations. Scholarly discourse emphasizes that in order to guarantee the relevance, inclusivity, and long-term sustainability of regeneration programs, social and cultural components must be integrated. Cultural aspects are concerned with the preservation, promotion, and celebration of local heritage, identity, and creative expression in urban settings, whereas social aspects cover a broad variety of factors linked to community well-being, equity, social cohesion, and quality of life (Silva & Romero, 2010).

In order to reduce inequality, improve social inclusion, and foster community empowerment, urban regeneration projects need to consider the social dynamics and requirements of the local population. To do this, one must interact with a variety of stakeholders, such as locals, community organizations, and social service providers, in order to learn about their goals, worries, and aspirations. Regeneration programs can cultivate a feeling of ownership, trust, and collective responsibility by incorporating communities in decision-making processes and utilizing participatory methodologies. This strategy guarantees that interventions are tailored to the needs and values of the target population (Henneberry & Rowley, 2002).

Furthermore, social cohesiveness and community resilience are important factors to take into account while revitalizing an urban area, especially in areas where there are socioeconomic gaps, shifting demographics, or social fragmentation. Prioritizing social cohesiveness in regeneration initiatives helps locals feel more connected to one another, more a part of a community, and more united. This might entail developing welcoming public areas, encouraging interpersonal communication and cross-cultural interchange, and building social capital via cooperative endeavors and activities that unite people (Ferilli et al., 2017).

In order to preserve the local identity, history, and cultural variety urban regeneration projects have to take into account social and cultural factors are essential to rejuvenating historic sites, protecting architectural legacy, fostering creative businesses, and promoting festivals and events that highlight the depth and variety of regional culture are all parts of cultural regeneration. By integrating cultural elements into regeneration projects, cities can leverage their cultural assets to attract tourists, stimulate economic growth, and enhance the quality of life for residents (Henneberry & Rowley, 2002).

Moreover, cultural regeneration fosters a sense of pride, identity, and belonging among residents, strengthening social cohesion and community resilience. By celebrating cultural heritage and supporting cultural expression, regeneration projects can empower communities to reclaim and revitalize their cultural identity, fostering a sense of ownership and attachment to their neighborhoods. Moreover, cultural regeneration initiatives can contribute to social inclusion by providing opportunities for marginalized groups to participate in cultural activities, express their identities, and contribute to the cultural life of the city (Lees, 2014).

On one hand, urban regeneration is becoming more widely acknowledged as a strategy for resolving social injustices and creating inclusive communities, in addition to being a physical change. Regeneration initiatives that incorporate social elements address problems including wealth inequality, marginalization, and uneven access to urban resources all of which are frequently made worse in places that are quickly urbanizing (Tallon et al., 2013). Through increased participation in planning and decision-making, a community-focused strategy may empower locals, especially marginalized groups, and promote social welfare. By addressing the specific demands of each group within the community, such inclusive techniques guarantee that projects do not uproot current communities but rather offer advantages that enhance their quality of life (Roberts & Sykes, 1999). According to this perspective, urban renewal may be used to advance social justice and lessen inequality.

On the other hand, Urban regeneration programs must take into account the significance of creating a strong feeling of community and belonging, particularly in regions where social cohesiveness has been lost as a result of neighborhood transformations, migration, or economic collapse. Leonardi (2001) asserts that the development of resilient communities depends on social capital, which encompasses networks of connections and community trust. By fostering community-led projects that unite locals and establishing public areas where people may interact, urban renewal that places a high priority on social cohesion can aid in the reconstruction of this capital. In a regeneration context, for instance, the establishment of parks, shared community centers, and cultural spaces may foster contact between various groups, fostering solidarity and lowering social fragmentation (Manzo & Perkins, 2006).

Additionally, further research argue that city's capacity to implement smart-city solutions which are becoming more and more prevalent in urban renewal is hampered by a lack of adequate technology infrastructure. Although IoT and 5G networks can increase urban efficiency, their deployment necessitates upfront costs and a high degree of digital awareness among the populace. Future studies might assess the advantages and disadvantages of using smart technology in Cisterna and look at the integration of training initiatives and digital infrastructure into urban renewal initiatives. Finding easily available technical innovations that complement regional capabilities can help promote effective urban administration and enhance citizens' quality of life (Hollands, 2020).

Cultural elements are equally important since they improve the social and economic worth of communities while also preserving creative and historical heritage. Cultural preservation and economic sustainability are linked when towns engage in their cultural legacy to draw tourists, boost local economies, and provide employment in creative sectors (Zukin, 1998). A thriving cultural scene that fosters municipal pride and attracts tourists is a result of regeneration initiatives that promote cultural programs, such as festivals, art exhibits, and history trails. This strategy strengthens a community's ties to its past and identity while also boosting the local economy. Cultural regeneration is therefore viewed as a crucial component of urban planning that may benefit cities and their residents on a social and economic level (Sepe & Di Trapani, 2010).

Furthermore, culturally inclusive regeneration projects encourage a more comprehensive portrayal of the community's identity, showcasing its diverse customs and variety. A more inclusive city culture may result from this inclusion, which entails interacting with minority populations, promoting regional artistic endeavors, and fostering cross-cultural dialogue. In multicultural metropolitan regions, where gentrification and the eviction of ethnic minorities have frequently resulted from regeneration programs, such activities are particularly pertinent. Cities may avoid cultural erasure and instead foster an inclusive atmosphere that embraces variety by proactively involving these groups in the cultural regeneration process (Lees et al., 2008).

5.1 Data Interview Analysis

After several attempts to contact the people responsible for urban projects in Cisterna di Latina, and in general for urban regeneration of recent years, after different appointments (five to be precise, due to they were busy with the last projects) in the city hall the interviewed was conducted at Angela Papisidero specialist in Urbanistica and Planification Territorial, working also in activities dedicated to Communal Planning and urban interventions, together with Maria Maddalena also responsible for Territorial Urbasm and Territorial Planning, in the control of activities of architecture and construction, and urban administrative support, we were all together in a room, where the voices were recorded with three devices, and a computer to take notes and to read interview questions, We gave way to the interview in an agreement that more than an interview we would build a dialogue, instead of depending just on pre-structured responses (as current interview), constructive dialogue promotes the interchange of varied viewpoints, which leads to a greater understanding (Habermas, 1984). In the first question asking to “provide an overview of the background and experience in managing urban projects in Cisterna di Latina”. Maria and Angela told us how they have had a career in the development of projects and urban tank Latina for more than 10 years also in different municipalities of the city of Latina.

On the next question regarding “the importance of urban regeneration for Local Development in Cisterna di Latina” they agree that the urban restorations are important because they improve living standards and encourage social inclusion. Renovations improve social and cultural growth in addition to beautifying the city by reviving urban areas including historical sites and schools. Similar to education, infrastructure improvement is essential to forming the next generation of people by giving them access to contemporary, comfortable learning facilities. That’s why in the past 5 years the municipality of Cisterna di Latina has been responsible for the infrastructure of the education systems to generate development and prosperity of the community are directly impacted by this investment in educational facilities. Furthermore, Cisterna di Latina's cultural legacy is preserved in large part through the restoration of historical centers. Historical preservation draws tourists and promotes local tourism while also helping the town maintain its identity and sense of continuity. Redeveloped historical districts function as landmarks that provide citizens with a link to the past and provide possibilities for education for upcoming generations. By fostering greater civic engagement and pride, this cultural investment helps strengthen the city's social cohesion. Additionally, urban makeovers have the potential to spur economic growth. Property prices can rise, local businesses can be stimulated, and new investments can be drawn in by providing better infrastructure and attractive public places.

Moreover, talking about “specific objectives do you aim to achieve through urban regeneration initiatives in Cisterna di Latina”. Maria and Angela answered the question: The Cisterna di Latina urban redevelopment projects aim to accomplish a number of specific objectives that will have both immediate and long-term positive effects on the neighborhood. The strategic planning and redevelopment of important regions, such as the historic center and educational institutions, is one of the main goals. The city hopes to improve educational facilities to better serve its citizens while also enhancing its historical and cultural relevance by concentrating on the regeneration of these places. This strategy invests in the city's future while safeguarding its historical assets by constructing contemporary, useful venues that encourage community involvement and education. Furthermore, the regeneration initiatives involve targeted interventions such public space repair and the construction of cycle-pedestrian routes (Zukin, 1998).

“The goal of these projects is to increase accessibility and urban mobility, which will make the city easier to navigate and more environmentally friendly” was the answer of Maddalena & Papisidero about the aim of the municipality of Cisterna di Latina, to promote more environmentally friendly modes of transportation and build hospitable public areas that improve the quality of life for those who live there by incorporating these contemporary conveniences. Creating bike-pedestrian paths and renovating public spaces would also encourage residents to lead healthier, more active lifestyles, which will strengthen their sense of belonging and general well-being. Additionally, under the National Recovery and Resilience Plan (PNRR), which aims to restore infrastructure harmed by historical events like bombings, the regeneration initiatives address specific difficulties. This component of the project is critical to restoring and updating vital urban infrastructure, which will increase the resilience and general functionality of cities. By reducing risks in the future and strengthening the city's ability to adjust to changing circumstances, the emphasis on these important repairs not only restores the city's infrastructure but also promotes its long-term viability. Cisterna di Latina hopes to benefit both the present and the future generations by establishing a more resilient, inclusive, and vibrant urban environment through the accomplishment of these broad objectives.

Later talking about the “outdated infrastructure pose a challenge to urban development in Cisterna di Latina, and what strategies are being implemented to address this issue” with the two experts on the subject (Papisidero & Maddalena)

because of historical reasons, Cisterna di Latina's antiquated infrastructure poses serious obstacles to the city's urban development. Many locations still have the effects of World War II bombings, particularly those inside the historic core. Due to their decades-long neglect, these regions are vulnerable and underdeveloped in comparison to other districts of the city. The urban environment has deteriorated due to a lack of restoration and upkeep, which is impeding both residential and commercial activity. Cisterna di Latina has resorted to strategic planning and government support in order to overcome these problems. The city's urban planning division has been actively involved in putting the Piano Nazionale di Ripresa e Resilienza (PNRR) into practice, which has given significant funding for the revitalization of important neighborhoods. This involves large expenditures in the historic center, where attempts are being made to preserve the area's historical relevance while maintaining and improving the current infrastructure. In addition to addressing the area's physical needs, these interventions hope to improve locals' general quality of life, draw in new enterprises, and increase tourism. The city is also concentrating on long-term plans for urban renewal. These include enhancing public areas and updating transportation infrastructure, such as building new roads and traffic control systems. The objective is to build an urban environment that is more functional and unified so that the city may flourish while maintaining its historical legacy. Cisterna di Latina is striving for a sustainable future that respects its past while seizing new chances by fusing contemporary urban development with historical preservation.

After that they talk about the “environmental concerns are prevalent in Cisterna di Latina, and how do they impact urban regeneration efforts”, however they agree that management of hydrogeological limits and the environmental sustainability of urban constructions are two environmental challenges in Cisterna di Latina. The city's strategic urban planning, which rigorously complies with environmental standards to guarantee that all projects are sustainable, is a clear indication of its efforts to strike a balance between urban development and environmental preservation. The cooperation between environmental protection and urban planning is essential because it enables the city to incorporate environmentally friendly activities into its revitalization initiatives, such creating bike lanes and preserving green spaces (Lees, 2014).

Managing hydrogeological limits and guaranteeing the environmental sustainability of urban constructions are the main environmental concerns in Cisterna di Latina. The landscape plan

protects the region's important natural resources, including the Lago di Giulianello and its woodlands, which are considered to be a part of the Roman countryside. In order to maintain these natural regions, urban development projects such as the building of new infrastructure like cycle-pedestrian paths must be meticulously planned, carried out, and strictly adhered to environmental standards. Collaboration between urban planning and environmental legislation is necessary to guarantee that projects are not only authorized but also carried out in a sustainable manner. For example, the proposed cycle-pedestrian path that was brought up during the discussion is intended to link important public buildings throughout the city while accommodating individuals with impairments. These initiatives show a larger dedication to incorporating social and environmental factors into urban planning. Furthermore, the sustainable management of water resources is a top priority for Cisterna di Latina. This involves installing heat pumps, solar panels, and water recycling devices in metropolitan settings. The city's dedication to balancing economic expansion with environmental stewardship is highlighted by the focus on decreasing environmental impact through these measures, ensuring that urban regeneration initiatives favorably contribute to the city's ecological footprint (Yong, 1993).

Moreover, talking about “the economic opportunities hindering urban development in Cisterna di Latina, and also the measures that are being taken to overcome this challenge Cisterna di Latina” the argue that limited economic options severely impede urban growth, necessitating a heavy reliance on outside funds and urbanization fees for the municipality to carry out large-scale initiatives. For example, urbanization costs levied on private sector activities allowed for the construction of a roundabout on Via Monti Lepini. Furthermore, the city needed to acquire loans and co-financing agreements for initiatives like the elimination of architectural impediments because internal resources could not cover the entire cost. The necessity of outside financial sources draws attention to the difficulties the city has in pursuing its urban goal. Even in cases where outside funding is available, co-financing projects necessitates that the municipality take on debt or postpone other projects in order to set aside the necessary budget. This financial reliance may hinder the rate of urban growth overall by delaying the execution of necessary infrastructure upgrades. Cisterna di Latina is looking for innovative ways to lessen these difficulties, such partnering with businesses and submitting funding applications on a regional and federal level. These tactics seek to support the city's constrained local budget and allow it to continue pursuing its objectives for urban development.

How ever, Cisterna di Latina's limited economic prospects call for a multipronged strategy that makes use of both internal and external resources. Developing specialty sectors that can draw tourists and provide employment, like agro-tourism or sustainable agriculture, is one way to find a solution. The city can carve out a distinct economic niche by marketing locally produced goods and distinctive experiences that are connected to the history and culture of the area. Furthermore, encouraging entrepreneurship through training programs and small company subsidies can enable locals to launch their own businesses, thus broadening the scope of the region's economy (Sepe & Di Trapani, 2010).

Forming alliances with local colleges and research centers to construct innovation hubs centered on industries like biotechnology or renewable energy is another tactic. These hubs have the power to draw talent and capital, transforming Cisterna di Latina into a hub for innovative R&D. The city can encourage employment creation and technical advancements by offering incentives to startups and tech enterprises to locate there. This can have a good knock-on effect on the local economy. Analyzing prosperous case studies from other tiny cities can yield insightful information. For example, the Spanish town of Marinaleda has established a cooperative economy centered on local production and agriculture, providing a model of self-sufficiency and community-driven economic development. In a similar vein, the Greek town of Kalamata restored its economy by putting money

into producing olive oil and marketing itself as a culinary attraction. These illustrations show how tiny towns can leverage their distinctive qualities to generate long-term economic prospects; Cisterna di Latina could modify this tactic to fit its particular situation. (OECD, 2010),(OMT, 2020).

Then talking about “scope and importance of consultancy services in the context of urban regeneration”, Papisidero agree that consulting services are essential because they offer the knowledge and experience required to guarantee that projects are successfully planned and carried out. The specific knowledge provided by these services frequently enhances the internal capabilities of municipal teams. For instance, outside experts are usually brought in to create comprehensive plans and oversee the implementation stages of urban revitalization initiatives. This kind of cooperation is crucial because it enables the municipality to take on difficult tasks that call for a wider variety of expertise, resulting in initiatives that are not only well-thought-out but also successfully carried out. These services are more significant than just technical expertise. By assisting towns in navigating regulatory frameworks, obtaining funds, and incorporating creative solutions into their initiatives, consultants frequently contribute to a more strategic approach. This outside assistance is especially important in situations when towns might not have the internal knowledge or resources to manage every stage of a project on their own. Cities can better achieve their aims for urban regeneration and make sure the results are sustainable and in line with larger urban development goals by utilizing the knowledge and expertise of consultants (Sepe & Di Trapani, 2010).

Furthermore, dialogue about “consulting services are essential to the iterative urban planning process”. They offer ongoing assistance from the very beginning of a project's conception and design until its successful completion and assessment. By ensuring that the project satisfies community requirements and adheres to environmental and architectural standards, this continued involvement helps to sustain the project's quality and coherence. In the end, a crucial component of effective urban regeneration is the strategic alliance between consulting firms and municipalities, which enables communities to reshape their urban environments in a way that is both creative and sensitive to the changing demands of their citizens.

In one hand we talk about the importance of consultancy services but in the other hand we discuss how consultancy services contribute to sustainable development goals in Cisterna di Latina. Achieving sustainable development objectives is largely dependent on consulting services, especially for Cisterna di Latina urban regeneration initiatives. These services guarantee that urban projects follow sustainability and environmental guidelines, even if these aspects aren't often explicitly addressed during the design stages. The specialist experience of external consultants aids the city in designing solutions that are in line with environmental standards and the distinct social demands of the community. In addition, the consultants play a crucial role in ensuring the long-term sustainability of urban developments by providing cutting-edge technology solutions and strategic planning. Consulting services enable the effective use of finances and guarantee that projects are carried out in a way that reduces environmental impact while increasing social benefits in a community like Cisterna di Latina, where resources are frequently few.

Lastly, by helping to navigate the intricate regulatory environment, these services guarantee that every facet of urban regeneration from public space design to infrastructure development meets all applicable legal criteria. This all-encompassing strategy not only helps the city grow sustainably, but it also improves the quality of life for its citizens by developing more livable, accessible, and ecologically friendly urban areas.

Moreover, interviewed brought an “overview of recent urban renewal projects undertaken in Cisterna di Latina”, this renewal projects in the city have focused on enhancing various aspects of the city's infrastructure and public spaces, with significant funding from the National Recovery and Resilience Plan (PNRR). These initiatives include the revitalization of the historic center, renovations to several schools, and the restoration of the garden at Piazza 19 Marzo, all aimed at improving the quality of life for residents. Among the most noteworthy initiatives is the creation of a bike-pedestrian route that links important parts of the city. By removing architectural impediments, this road tackles accessibility issues and encourages sustainable mobility while also making the city easier to navigate for all residents, including those with impairments. This network will also be expanded into neighboring natural regions, including the landscapes that are protected between Cisterna and the Lago di Giulianello. This extension demonstrates the dedication to protecting the natural heritage and incorporating urban areas into the larger environmental framework. These initiatives demonstrate an integrated approach to urban renewal that integrates environmental sustainability, contemporary infrastructure, and historical preservation.

Furthermore, talking about “economic growth and successful case studies or best practices that they as a municipality had”, Economic growth drives demand for new residential and industrial constructions, increasing the city's infrastructure demands and having a substantial impact on urban regeneration initiatives. The demand for improved public areas, utilities, and transportation networks grows as the city gets bigger. Urban renewal initiatives receive resources and momentum from this expansion, which also draws investments in the local economy. One example of how private sector actions may positively contribute to urban development is the creation of the roundabout on Via Monti Lepini. This project demonstrated a fruitful partnership between public planning and private investment, in addition to enhancing traffic flow and connectivity across the city. The roundabout has developed into a crucial component of urban infrastructure, enabling improved traffic and simpler access. Best practices for urban regeneration, such all-encompassing planning that takes into account social, economic, and environmental factors, guarantee that development initiatives are long-lasting and advantageous to the neighborhood. These practices include involving stakeholders in the planning process, ensuring that projects are well-designed and thoroughly executed, and leveraging economic growth to fund and support regeneration initiatives in the past years.

Afterwards, talking about “specific needs does Cisterna di Latina have regarding economic growth and urban regeneration” they agree that Cisterna di Latina is faced with a number of difficulties as a result of population expansion and rising infrastructural needs. The city gives top priority to initiatives like historic center and school renovation since they are critical to the community's economic growth and improvement of the standard of living for its citizens. The expanding population's varied cultural and religious customs also need to be taken into account, including requests for houses of worship. This demonstrates the city's dedication to creating an environment that is inclusive and meets the changing demands of its citizens. Due to a lack of local resources, Cisterna di Latina mostly depends on outside financing to address these issues. For important initiatives like the creation of bike and pedestrian routes and the elimination of architectural impediments, the city has been successful in obtaining regional and federal funding. These projects not only increase accessibility but also boost regional economic growth by drawing more people and companies to the city (Sepe & Di Trapani, 2010).

Therefore, Cisterna di Latina trying apply sustainable urban planning techniques and contemporary technology. In line with local laws governing sustainable construction, the city has adopted green building practices and renewable energy sources. This methodology guarantees that urban revitalization initiatives are not only financially feasible but also ecologically conscious, so

promoting enduring sustainable growth of demand of buildings. The municipality is also committed to putting accessibility-enhancing initiatives into action. One such initiative is the PEBBA (Piano per l'Eliminazione delle Barriere Architettoniche), which attempts to increase accessibility for all residents, including those with disabilities, in public buildings. In Cisterna di Latina, this project emphasizes the significance of inclusive urban development.

Furthermore, the town is seeing an increase in the number of newcomers, including a sizable immigrant population, which is driving up demand for more housing and services. This change in the population calls for careful urban planning as well as the creation of new business and residential districts to make sure that the town's infrastructure can accommodate the growing number of residents.

In order to make sure that the projects adhere to environmental restrictions, environmental sustainability in Cisterna di Latina Papisidero & Maddalena we discuss about “the environmental sustainability of existing urban regeneration projects in city”. urban regeneration projects is evaluated using instruments like the Strategic Environmental Assessment (VAS) and other requirements. By identifying and reducing any environmental effects early on, these evaluations assist to make sure that development adheres to sustainable principles. Furthermore, efforts like building bike-pedestrian routes and incorporating energy- and water-saving technology demonstrate the dedication to sustainable development. The goal of these initiatives is to improve the urban environment while using less resources and leaving a less environmental impact on new construction.

Cisterna di Latina's urban regeneration initiatives are a part of larger initiatives to make Italian cities more livable and sustainable. Redeveloping deteriorated metropolitan areas, fostering social harmony, and advancing environmental sustainability are the usual goals of these projects. The application of certain techniques and procedures to gauge these projects' success in accomplishing these objectives is a crucial part of the assessment process. This entails evaluating the social and environmental effects, such as enhanced accessibility and community engagement, as well as the environmental effects, such as decreased greenhouse gas emissions and greater energy efficiency. Making sure that these developments don't result in gentrification the displacement of the original people owing to increased costs is a major concern. This has been an issue in a number of European urban regeneration initiatives, such as those in Italy, where the goal has frequently been to advance sustainable urban growth while safeguarding cultural property. This balance is essential to the long-term viability and sustainability of the regeneration initiatives in Cisterna di Latina, as it is in other places. A crucial aspect of assessing urban regeneration initiatives is their conformity to the wider sustainability objectives of the European Union, as delineated in texts like as the Leipzig Charter and the Territorial Agenda 2020. The necessity of integrated, socially inclusive, and ecologically sustainable urban development is emphasized by these frameworks. The projects in Cisterna di Latina are assessed not just on their immediate outcomes but also on their long-term contributions to these broader goals, ensuring that they contribute positively to both the local community and the environment (Silva et al., 2018), (Eckert & Kovalevska, 2021).

Moreover, Papisidero & Maddalena talking about “the innovative technologies are being integrated into urban regeneration projects in Cisterna di Latina”, and they agree that to increase the sustainability and effectiveness of urban development, a number of cutting-edge technologies are being implemented into brand-new urban regeneration projects in Cisterna di Latina. One of the primary technologies that is necessary for the design and planning phases is building information modeling, or BIM. The capacity to construct precise digital representations of the physical and functional characteristics of places, made available by BIM, facilitates improved visualization, analysis, and decision-making throughout the project lifecycle. Technical teams utilize Building Information Modeling (BIM) to improve the precision and effectiveness of project planning and

execution. BIM is becoming more and more necessary in public bids. Detailed 3D modeling made possible by BIM fosters better communication between contractors, engineers, and architects and guarantees that the design is properly reviewed and problems are found early in the process. This approach speeds up the design process and aids in problem-solving, leading to more affordable and environmentally friendly urban developments.

Moreover, a major goal of these projects is the use of sustainable materials. These programs prioritize using environmentally friendly building materials, such low-carbon or recycled materials, in order to lessen the environmental impact of new construction. Sustainable materials increase the durability and robustness of the infrastructure while also reducing the carbon emissions linked to urban development. This dedication to sustainability fits with larger objectives to develop habitable and ecologically conscious urban settings. In addition, more technologies are being investigated and progressively used, such as renewable energy systems and smart city solutions community (Yli-Huumo, 2016).

Afterwards we talk about “how do you identify stakeholders in urban regeneration projects, and why is this process important”, Papisidero answer that stakeholder identification in Cisterna di Latina's urban regeneration initiatives is an strategy approach that involves interacting with the local population and outside experts including engineers, architects, agronomists, and geologists. Through the consideration of socio-cultural changes, such as the increasing variety of the population, this procedure guarantees a thorough grasp of the demands of the region. When it comes to problems like social services and religious infrastructure, an inclusive approach is essential to making sure that projects fulfill the many requirements of the community and advance sustainable urban development. Collaborative methods, such as social value mapping and co-design laboratories, are used to identify stakeholders. This makes sure that many viewpoints those of professionals, local residents, and outside specialists, for example are included when addressing social and environmental issues. This strategy is essential for developing solutions that take into account the city's actual requirements and possibilities, encouraging community engagement, and advancing sustainable urban development. For Cisterna di Latina, the participation of several stakeholders is essential since it guarantees that the initiatives correspond with the true requirements and features of the community. The initiatives are more likely to be successful and receive public support if they incorporate feedback from the local population as well as other pertinent stakeholders.

Stakeholders in urban regeneration projects are identified through a strategic planning process that, depending on the project's particular requirements, entails engaging with a variety of specialists, including outside technicians, engineers, architects, and other professionals. This ensures a comprehensive approach to urban development by taking into account the environment, social effect, and economic aspects. Additionally, this inclusive strategy aids in addressing the particular possibilities and problems faced by the city, such as encouraging sustainable development and protecting natural areas. Cities as Cisterna di Latina could develop urban regeneration initiatives that are comprehensive, socially responsible, and advantageous to the community as a whole by collaborating with a variety of stakeholders (Freeman,1984) (Pallagst & Fleschurz 2019).

Moreover, on the question regarding “social and cultural aspects are considered in the planning and implementation of urban regeneration initiatives”. Maddalena answer that in Cisterna di Latina, social and cultural factors are central to the planning process for urban renewal. The city prioritizes inclusion and the preservation of regional cultural heritage when it comes to urban renewal. Projects aimed at historical sites and schools, for example, show a careful awareness of the educational requirements and cultural values of the community. This guarantees that new construction improves the historical and cultural identity of the city while still being useful. In order to understand the requirements and desires of the community, local stakeholders and members are extensively consulted during the planning process. By using a participatory approach, programs may be tailored

to specifically address the problems and strike a chord with the local populace. By incorporating feedback from residents, the city aims to create spaces that foster social cohesion and improve the overall quality of life. In addition, the city's dedication to maintaining the natural environment and incorporating green areas into urban development initiatives shows regard for cultural and environmental factors. The preservation of historical and natural landmarks, together with the addition of bike and pedestrian routes, demonstrate a well-balanced approach to development that respects Cisterna di Latina's rich history while meeting contemporary requirements.

Planning and carrying out urban regeneration programs need careful consideration of social and cultural factors. Successful urban regeneration addresses the social and cultural requirements of locals in order to improve their entire quality of life, going beyond simple physical change. This methodology is demonstrated in a number of initiatives, including those that deal with the construction of schools and the preservation of historic districts. Planners make certain that these activities are in line with the requirements and desires of the populace by taking into account comments from the community and having a thorough awareness of local cultural dynamics. In this regard, extensive discussions with local populations are generally conducted during the design and planning phases to obtain insights about their requirements and goals. By using a participative approach, places that represent the social fabric and cultural legacy may be created. Projects are tailored to foster social cohesion, inclusivity, and a sense of belonging among residents. In order to appreciate and protect local heritage, cultural concerns are often incorporated into regeneration initiatives. This might involve preserving ancient sites, incorporating regional artwork and customs into brand-new construction, and advancing cultural events and activities. Urban regeneration initiatives help to preserve a city or neighborhood's distinctive character while bringing it up to date by valuing and showcasing its specific cultural identity. All things considered, the effective incorporation of social and cultural elements into urban regeneration initiatives guarantees that the advantages of growth are distributed widely, improving community well-being and cultivating a lively, unified urban environment (Loulanski, 2006).

Furthermore, Papisidero & Maddalena talk about “the research design used to assess existing urban regeneration projects” and they agree that a detailed examination of environmental, social, and economic data is part of the comprehensive and multifaceted study approach used to evaluate Cisterna di Latina's urban regeneration initiatives. In order to comprehend the effects of regeneration initiatives on the surrounding landscape and natural resources, environmental evaluations are first carried out. This entails assessing the ways in which recent developments interact with and impact protected places, such as the Lake of Giulianello and the Campagna Romana. Environmental impact assessments make ensuring that projects follow sustainability guidelines and are in line with local conservation objectives. Social data is gathered by means of stakeholder and local community discussions.

To find out about the needs, interests, and problems of the locals, companies, and community groups, this involves getting their opinion. Such engagement helps to tailor projects to address the specific social dynamics of the area, ensuring that regeneration efforts contribute positively to community well-being. For instance, projects like the PEBBA (Barrier-Free City) focus on making public spaces more accessible to people with disabilities, demonstrating responsiveness to community needs. One crucial aspect of the study design is the economic assessment. Analyzing the projects' financial viability entails looking at budgetary restrictions and possible financing sources. The study looks at how revitalization initiatives might raise property values, promote job possibilities, and boost local economic growth. The design also takes into account the financial advantages of updated facilities and public transit, among other infrastructural and service improvements.

On the other side of the coin, talking about “Methods are employed for data collection in urban regeneration projects “ and “data analysis conducted to derive insights from urban regeneration

projects” community Engagement one of the aspects that municipalities of cisterna di Latina don't be too concerned about it, and Engaging with the community is essential for understanding the real-world impact of urban regeneration projects and it is something they do not use as they should such as public consultations, focus groups, and feedback surveys are used to get input from stakeholders and locals in order to attain this level of participation. I have found that feedback from the community is helpful in determining if the initiatives have met local requirements and preferences, pointing out any areas where people are not happy, and making suggestions for improvements. The evaluation will accurately represent the views and experiences of the people who are most directly impacted by the regeneration activities thanks to this participatory methodology. The study approach for evaluating urban regeneration programs offers a complete assessment of their performance and impact by integrating data analysis, expert input, and community feedback. Using a comprehensive approach makes it easier to pinpoint areas of success, areas that need work, and best practices for next regeneration projects (Turcu, 2009) (Maginn, 2007).

5.2 Data Survey Analysis

Whereas the survey has both quantitative and qualitative questions, more qualitative (thirteen questions) and quantitative (two questions) we will use the help of tools for evaluation statistics as excel to generate graphs and arrive at more visual conclusions. Moreover, the surveys were carried out in the period from June 24 2024, to October 16 2024, and were conducted in different areas of Cisterna de Latina (to generate more accurate results), so that surveys have been distributed both in the city center of cistern as on the outskirts of it (to lake of Ninfa, spaces for planting and cultivation, industrial territories, etc.)

Another point to consider is that although we have 122 survey results and the target was 94 surveys to reach the desired sample, we preferred to have a larger number of results, In one hand, there is substantial evidence to support the choice to expand the sample size from 94 to 122 respondents since a bigger sample size lowers sampling error and boosts the study's statistical power. This guarantees improved generalizability to the larger population and more reliable outcomes. Increasing the sample size also reduces the margin of error, which increases the validity of the survey results for use in decision-making, especially in urban planning environments where community perspectives are essential to success (Columb & Atkinson, 2016). On the other hand, some inhabitants of Cisterna de Latina were unable to respond fully to the surveys or, by their own choice, were reluctant to complete the survey, This is why we have obtained a larger sample which allows us to assess the opinion of citizens more accurately, so that a series of guides or paraphrases from the interviewee towards people who are illiterate or without studies on farms and crops have been carried out.

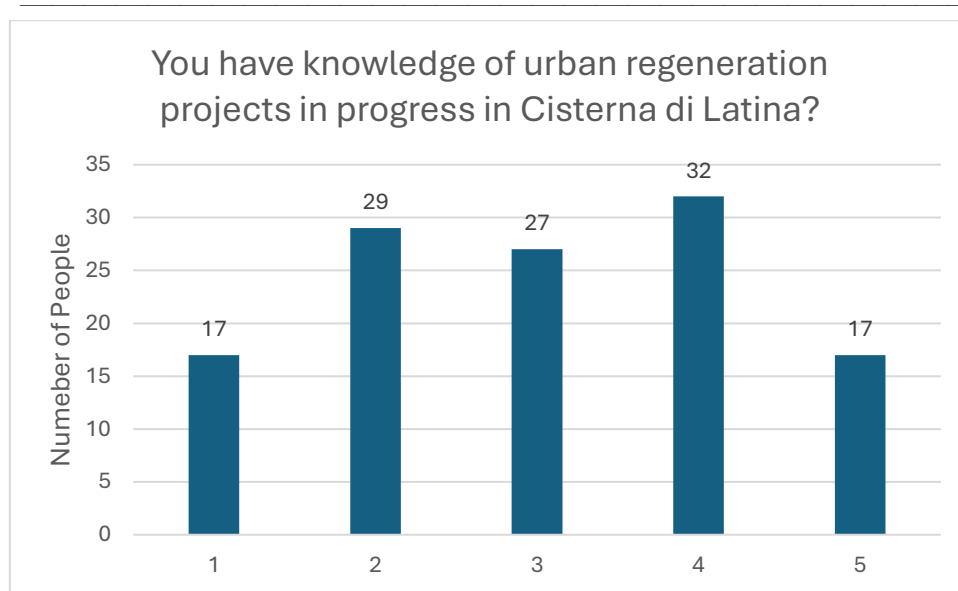


Figure 1: Survey results Question 1

The data analysis about the first question to the respondents' familiarity with urban regeneration projects in Cisterna di Latina provides important new perspectives on the perceptions and comprehensions of local development initiatives within the community. Overall, we find a modest level of awareness with a mean score of 3.02. This shows that there is potential for improvement in terms of public knowledge transmission, even though some members of the public are somewhat aware of the ongoing programs. Studies have indicated that community support and civic involvement are necessary for urban development programs to succeed, and that knowledge of urban initiatives plays a significant role in promoting these outcomes (Daley, 2012).

An intriguing pattern emerges from a close examination of the frequency distribution: the most frequent answers were 2 and 4, indicating a split between higher and lower awareness levels. In particular, a full 4 was given by 32 respondents, suggesting a very high level of understanding, whilst a 2 was given by 29 respondents, indicating a limited level of awareness. This discrepancy raises the possibility that different population segments do not have equal access to information regarding urban projects. This could be caused by a variety of socioeconomic variables or communication impediments.

The fact that 17 respondents gave their level of knowledge a 1 (very low awareness), highlights the necessity for more successful public outreach and communication initiatives. The potential effectiveness of urban regeneration initiatives may be hampered by this lack of awareness since residents who lack or possess incomplete information may be less inclined to support or participate in these initiatives. Evidence has demonstrated that transparent communication and public awareness campaigns can greatly increase community involvement in urban planning, resulting in more inclusive and successful development outcomes (Gearin & Hurt, 2024).

However, the similar number of respondents who gave their awareness a 5 rating (extremely high) indicates that there is a group of knowledgeable people in the community. These people, who can be citizens directly affected by the regeneration projects, local company owners, or stakeholders, can be extremely important in influencing public opinion and fostering involvement. These knowledgeable residents frequently act as project advocates in comparable urban settings, fostering more community trust and involvement.

Cisterna di Latina's urban management is significantly impacted by the difference in awareness levels. In order to close the knowledge gap, the municipality ought to implement a more

comprehensive approach to communication. To do this, you might use community forums, local media, and internet channels to target various demographic groups. Additionally, public involvement procedures like online feedback platforms or participatory planning sessions could guarantee that all locals feel informed and engaged (Chassin et al., 2021).

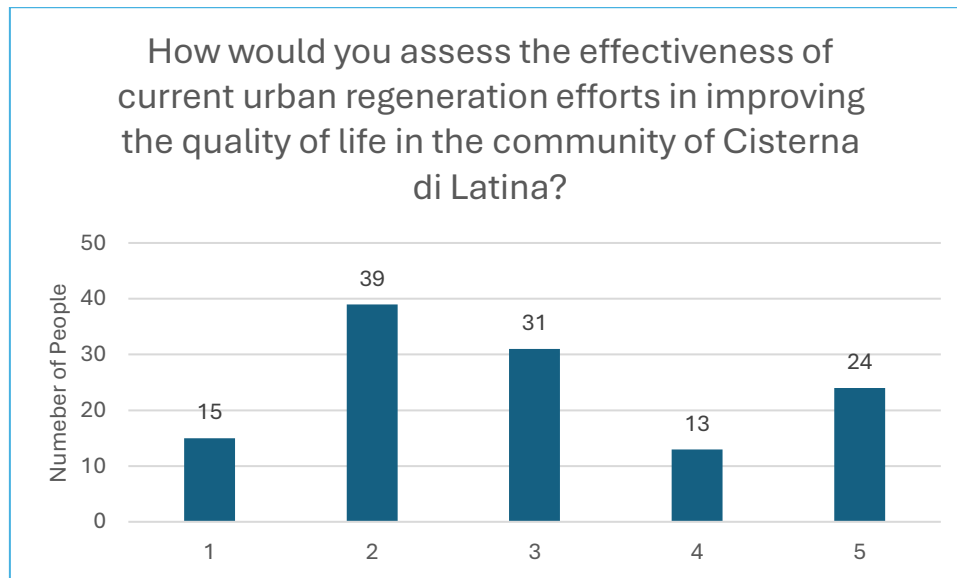


Figure 2: Survey results - Question 2

Furthermore, the analysis of the responses in the second question of the survey, which evaluates the effectiveness of current urban regeneration efforts in improving the quality of life in Cisterna di Latina, provides valuable insights. The replies show a reasonable level of satisfaction among respondents regarding the impact of these efforts, with a mean score of 2.93 out of 5. This implies that although there has been some progress, there is still a great deal of space for development in terms of how urban regeneration is viewed as a means of improving living standards.

Further analysis of the data revealed that 39 respondents' most frequent response, a score of 2, indicated a generally low opinion of effectiveness. This finding indicates that a sizeable section of the populace is either unsatisfied or believes that the major community problems are not being sufficiently addressed by the current urban redevelopment efforts. Similar trends have been seen in other urban development programs, where a lack of outcomes visibility or communication can result in a decrease in public satisfaction (Afzalan & Muller, 2018).

By contrast, a high degree of pleasure was indicated by 24 respondents who gave the effectiveness of the regeneration efforts a rating of 5. This minority probably consists of those who are more closely involved in or knowledgeable about the developments, or who may have benefited directly from the projects. Studies indicate that stakeholders who directly experience the effects of urban development or have access to more information tend to have a more positive perception of these projects. Moreover, 31 respondents rated the efforts as 3, which is the median score, this indicates that many residents see the initiatives as somewhat effective but not transformative. This middle ground reflects a population that may see certain advantages but also recognizes areas that want development. By involving this group in participatory planning, it may be possible to pinpoint certain project elements that require modification or enhancement (Hrivnák et al., 2021).

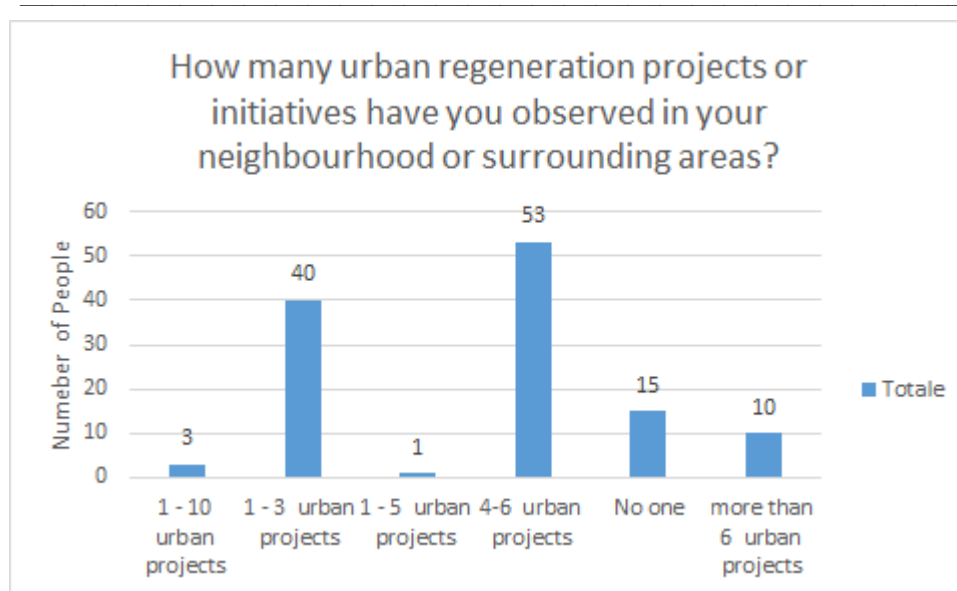


Figure 3: Survey results - Question 3

Moreover, Important information on how the community views continuous growth in Cisterna di Latina may be gleaned from the analysis of the responses of question number three which asks how many urban regeneration projects or initiatives respondents have seen in their neighborhood or neighboring areas. 53 respondents selected the most common option, "4-6 projects or initiatives," which indicates that most people have seen a moderate degree of activity. This fits in nicely with the city's five primary urban renewal initiatives, which include five main urban regeneration activities in Cisterna di Latina: Revitalization of the historic center: Including the preservation of historical and cultural sites, after the renovation of schools: Improving educational facilities to boost local development, Creation of cycle-pedestrian routes: To improve urban mobility and promote a healthier lifestyle, on the other hand the restoration of public spaces: As the renovation of the garden in Piazza 19 March and finally the repair and modernization of infrastructure damaged by historical events: As part of the National Plan for Recovery and Resilience (PNRR). Information to be obtained from the interview with those responsible for urban project management.

Forty respondents said they had seen "1-3 projects or initiatives," which suggests that they have seen the regeneration efforts less frequently. This might be a sign of variances in public knowledge of the activities or of geographical inequalities in project execution. According to research, the public's view of urban development initiatives may be greatly influenced by their visibility, and places with less obvious changes may feel ignored.

According to fifteen respondents, they saw "none" of the urban regeneration projects. This could indicate a lack of interest in local issues or real implementation problems in some districts. This emphasizes how important it is to distribute urban development projects fairly and how important it is to have efficient communication plans in place to make sure that all locals are aware of the changes taking place and can see them firsthand (Hrivnák et al., 2021).

Conversely, 10 respondents reported seeing "more than 6 projects or initiatives," which may indicate regions with higher levels of engagement or clusters of many projects. When concerted efforts are made, the public's reaction in urban planning contexts can occasionally be more favorable since locals can immediately perceive how regeneration programs are improving their quality of life

Finally, a tiny subset of respondents provided mixed replies, such as "1-10 projects" and "1-5 projects," which suggests that there may be misunderstandings or variations in the definition of

what counts as a project. This implies that improved public awareness and participation could result from municipal authorities communicating the scope and goals of urban regeneration programs in a clearer manner (Hrivnák et al., 2021).

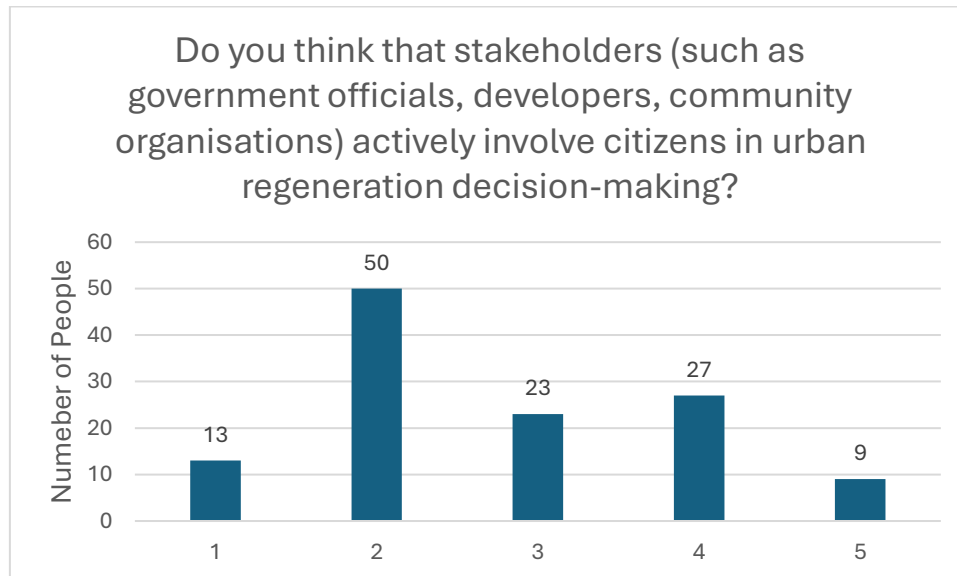


Figure 4: Survey results - Question 4

Some important conclusions can be drawn from the examination of question four of the survey, which assesses how involved stakeholders (including elected officials, developers, and community organizations) are in actively including the public in urban regeneration decision-making. The data indicates that the general mood goes towards a view of moderate to low engagement by stakeholders, with a mean score of 2.74 out of 5. This shows that a large number of respondents believe citizens are not involved enough in the decision-making processes pertaining to Cisterna di Latina's urban renewal.

A closer examination of the frequency distribution reveals that 50 respondents selected the most popular rating of 2, which denotes a low degree of perceived citizen engagement. This illustrates worries over the inclusion and transparency of the decision-making procedures. A lack of real engagement frequently results in unhappiness among the populace and dwindling support for urban initiatives. Recent studies show that involving the public in planning procedures early on and regularly enhances results and promotes long-term community buy in.

Interestingly, 27 respondents rated stakeholder engagement as 4, reflecting a more positive view of citizen involvement. These individuals likely feel that there has been some effort to include the community in decision-making processes, but there is still room for improvement. Engaging citizens meaningfully can lead to greater public trust and better project outcomes. Studies have shown that participatory approaches in urban development not only improve social cohesion but also contribute to more sustainable city growth (Sangamneri & Kumar, 2023).

However, 13 respondents gave their impression of involvement with a score of 1, meaning they saw very little to no participation from the public in the decision-making process. The low scores can be attributed to a perceived deficiency in outreach or communication from the parties involved. Studies have shown that when communities are not actively involved in regeneration initiatives, there is frequently a lack of accountability and a reduction in the effectiveness of the project.

Finally, nine respondents gave involvement a five, indicating that just a tiny percentage of people feel very involved in the process of making decisions. This may be because these people have closer relationships to local groups or stakeholders, which may have allowed them to be more

informed about the projects or to be directly impacted by them. To guarantee that opinions of participation are more evenly distributed within the community, additional work may be done to make citizen engagement more inclusive. Models of participatory democracy and inclusive governance indicate that local governments should expand their engagement efforts to include a range of community viewpoints (Silva, 2023).

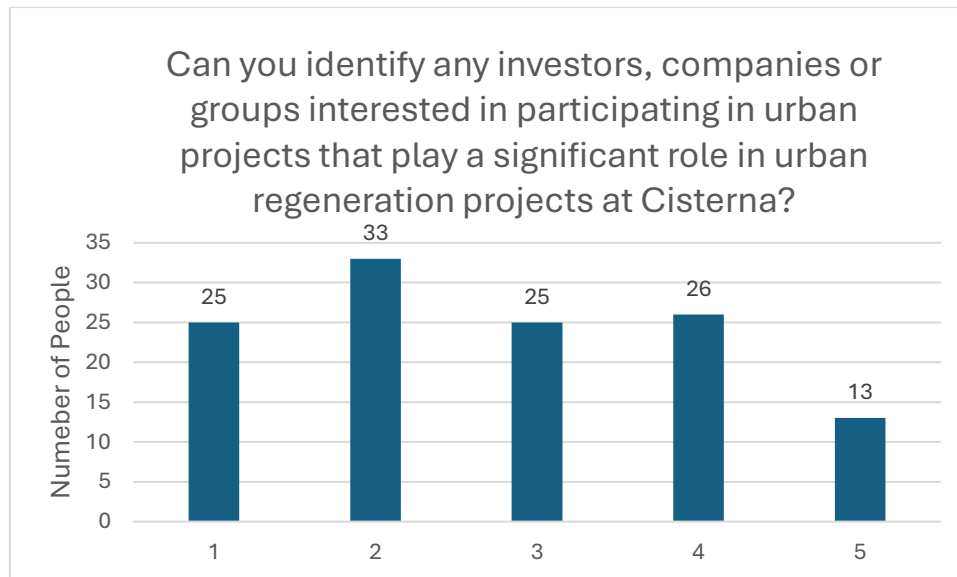


Figure 5: Survey results - Question 5

A closer look at the responses provided in question number five, which span from 1 (very low) to 5 (extremely high), reveals how respondents feel about businesses, organizations, and investors getting involved in Cisterna di Latina's urban renewal programs. The mean rating, calculated from 122 responses, is roughly 2.75, suggesting that stakeholder involvement is typically viewed as being below average. This implies that there is potential for enhancement in the identification and engagement of important stakeholders who may be able to support urban regeneration initiatives.

The 1.30 standard deviation indicates a significant degree of response diversity, indicating a wide range of perspectives among the respondents. There was significant disagreement among the participants as 25% gave this element a score of 2 or lower and 25% gave it a score of 4 or higher. While some respondents might think that firms or investors aren't really involved at all, others might think that they are playing a bigger part.

This distribution of answers is consistent with research on the involvement of stakeholders in urban regeneration, where uneven stakeholder participation or inconsistent communication can lead to divided perspectives. Stakeholder involvement is rated as ordinary by half of the respondents, according to the median rating of 3. Given that community organizations, corporate investors, and local governments must work together to revitalize cities, this outcome indicates a moderate but not entirely satisfying engagement. Stakeholder involvement is essential for successful urban regeneration since it guarantees that projects address local demands and fosters longterm sustainability, as several studies have observed (Healey, 2020).

According to current opinions, Cisterna di Latina might profit from focused techniques that improve stakeholder cooperation, as advised by urban planning frameworks. Proactive steps to involve corporations and investors in the planning and execution process, for instance, could increase their prominence and influence and raise the perceived efficacy of urban regeneration initiatives (Ganeshu et al., 2023).

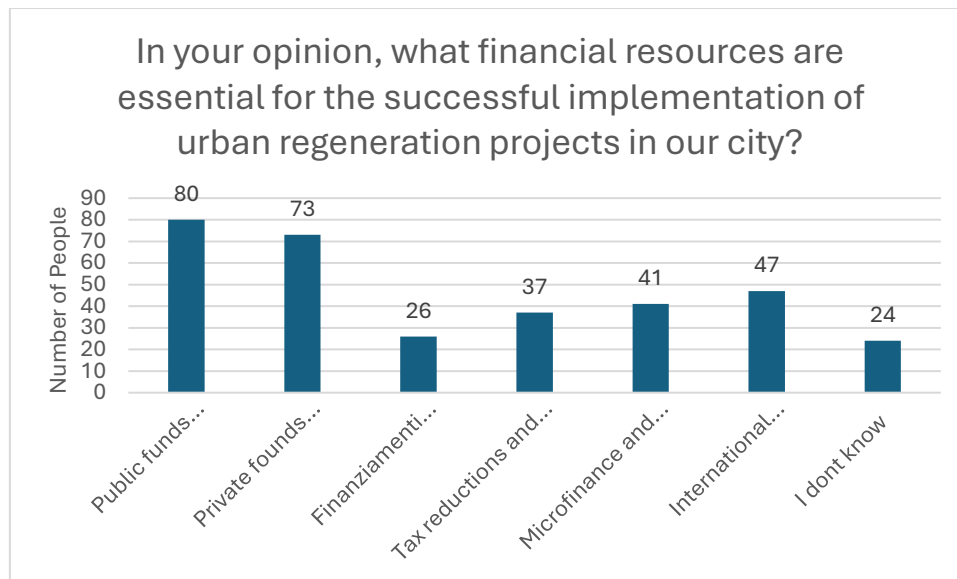


Figure 6: Survey results - Question 6

Some significant insights are drawn from the examination of the survey data pertaining to possible funding sources for Cisterna di Latina urban renewal (question number six). These findings are consistent with larger patterns in European urban development and show the community's preferences for funding urban regeneration initiatives.

Given that 80 respondents chose fondi pubblici (also known as Fondi europei/statali/regionali), public money is clearly the most important resource for Cisterna di Latina's urban renewal. This dependence on public funding is consistent with wider European traditions, wherein national, regional, and EU structural grants are major sources of funding for environmentally friendly urban initiatives.

The European Commission claims that these kinds of financing are essential for urban renewal because they enable towns to take on initiatives that would not be feasible with just local money. Long-term stability and support are ensured by public money, particularly for initiatives requiring significant expenditure (Cortinovis et al., 2019).

Finanziamenti privati (Immobiliari/Partenariati/Corporate social responsibility) is the second choice, selected by 73 respondents. This illustrates how crucial public-private partnerships (PPPs) are becoming to urban development. Through the provision of extra resources, creative solutions, and effective project execution, private investment enhances public funding in urban redevelopment. According to research, private investors can help promote economic growth through urban projects, especially when governments are dealing with financial constraints. Corporate organizations and real estate developers in Cisterna di Latina may have a significant influence on how the city develops in the future (Clark et al., 2018).

Furthermore, only 26 respondents selected Finanziamenti alternativi (Crowdfunding), notwithstanding their potential. This suggests that, despite its global expansion, crowdfunding is still in its infancy in Cisterna di Latina's urban renewal scene. One benefit of crowdfunding is that it allows locals to financially participate in projects that have an impact on their city.

Its low poll popularity, however, indicates that either there is no infrastructure for such models or locals are not aware of its potential. Research conducted in other European cities demonstrates that

community trust and technical platforms are both necessary for successful crowdfunding (Montfort & Graaf, 2020).

Selected by 37 respondents, *Sgravi fiscali e incentivi (Zone Economiche Speciali /Incentivi fiscali)* are seen as a moderate option for funding urban projects. Tax incentives and special economic zones have been used effectively in several European regions to attract both domestic and foreign investments into urban regeneration projects. These incentives reduce the financial burden on developers and encourage investment in underserved areas. In Cisterna di Latina, using tax incentives could attract more private investment and stimulate economic activity

Sgravi fiscali e incentivi (Zone Economiche Speciali / Incentivi fiscali), which were chosen by 37 respondents, are seen as a moderate choice for financing urban development. Several European regions have successfully employed tax incentives and special economic zones to draw in both international and domestic capital for urban renewal initiatives. These incentives stimulate investment in underdeveloped areas and lessen the financial burden on developers.

Using tax incentives could increase private investment and boost economic activity in Cisterna di Latina. 47 respondents selected international financial institutions (*Banca Europea per gli Investimenti/Banca Mondiale*), suggesting a high level of interest in using international financial institutions for regional urban initiatives.

Large-scale infrastructure projects are supported by grants and loans from organizations like the World Bank and the European Investment Bank (EIB). Getting access to these funds could provide Cisterna di Latina the money it needs for radical urban renewal. These organizations' participation also adds more supervision and knowledge, guaranteeing that initiatives fulfill global requirements for social impact and sustainability (Amirtahmasebi & Altman, 2016).

Ultimately, *non saprei*, or "I don't know," was chosen by 24 respondents, indicating a lack of understanding regarding the range of financial possibilities available. This implies that some residents of Cisterna di Latina might not be completely aware of the many financing sources that could be available to promote urban renewal.

Local governments have the chance to inform stakeholders and citizens about the range of financial resources that are accessible by taking advantage of this knowledge gap. Informational campaigns to involve the public may result in better decision-making and increased community support for upcoming initiatives (Healey, 2020).

Now, comparing the results of the interview with those of the specialists, The National Recovery and Resilience Plan (PNRR) is one of the main sources of funding required for Cisterna di Latina urban regeneration projects. In order to improve the city's long-term resilience and sustainability, this plan offers vital funds for the renovation of places like the historic center and the repair of damaged infrastructure.

Cisterna di Latina also receives funding from the federal and regional governments for targeted projects including removing architectural impediments and establishing cycle-pedestrian pathways, in addition to the PNRR. These monies are essential for enhancing mobility and accessibility, both of which are critical components in drawing in investments and promoting regional economic growth.

The costs associated with urbanization, which are imposed on private sector projects, represent another significant resource. One instance of this is the development of the roundabout on Via Monti Lepini, which was made possible in part by donations from private companies.

Urban project funding is made possible by this arrangement, which spares the municipal budget from all of its burdens. Infrastructure projects are financed in large part by public-private partnerships, which enable the municipality to cut expenses and expedite the execution of important

projects. These partnerships encourage faster development in both the public and commercial spheres. Finally, to pay for the costs of larger projects, the municipality frequently uses loans and co-financing. However, because resources must be carefully managed to avoid excessive indebtedness, this reliance on debt may hinder the development of future projects (Guan & He, 2024).

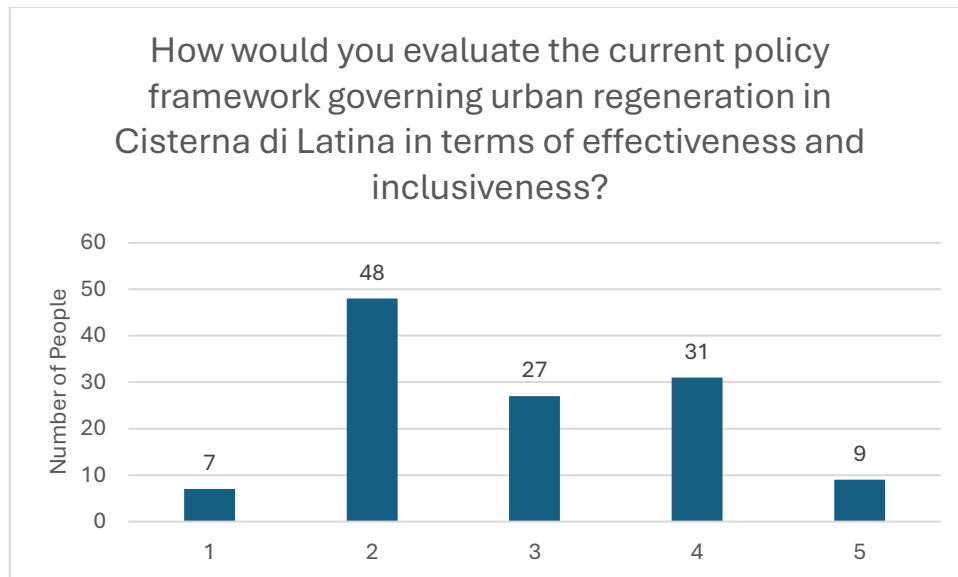


Figure 7: Survey results - Question 7

The following observations are drawn from the examination of the answers in question number seven, which assigns a score ranging from 1 (extremely low) to 5 (very high) to the governmental structure that oversees urban renewal in Cisterna di Latina. With a mean score of 2.89, it appears that respondents believe the political framework to be a little less inclusive and effective than average. This modest assessment can be the result of discontent with the policies in place or a want for more all-encompassing strategies. Research on urban government highlights that perceived success depends on community participation and policy openness.

The following observations are drawn from the examination of the answers of the question number seven in the survey, which assigns a score ranging from 1 (extremely low) to 5 (very high) to the governmental structure that oversees urban renewal in Cisterna di Latina. With a mean score of 2.89, it appears that respondents believe the political framework to be a little less inclusive and effective than average. This modest assessment can be the result of discontent with the policies in place or a want for more all-encompassing strategies. Research on urban government highlights that perceived success depends on community participation and policy openness (Healey, 1997).

With a standard deviation of 1.08, there is moderate variation in viewpoints. The replies, which range widely from 1 to 5, are evenly distributed, indicating a variety of viewpoints across the population. This discrepancy emphasizes how complicated public perceptions of government are, which is a recurring topic in urban renewal initiatives 25% of replies fell at 2 or below, and 25% at 4 or above, with a median score of 3. While some respondents may be unsatisfied, a sizable number of respondents appear to view the framework as reasonably effective, based on the balanced distribution around the middle. This supports the notion that different demographic groups frequently have differing opinions on how successful urban policies are (González & Healey, 2005), (Tallon et al., 2013).

Responses range from 1 to 5, with 5 being the max. This range shows that whereas some respondents view the current political efforts to be quite inadequate, others feel them to be sufficient. In urban governance evaluations, where many stakeholders may perceive policy consequences differently, such divisive outcomes are not unusual (Castells, 1983). In addition to a few extremely positive or negative replies, the general trend toward moderate satisfaction raises the possibility that, while the political system may be serving some community segments well, it may not be meeting the requirements of others. This emphasizes the requirement for more flexible and inclusive governance practices (Carmon, 1999).

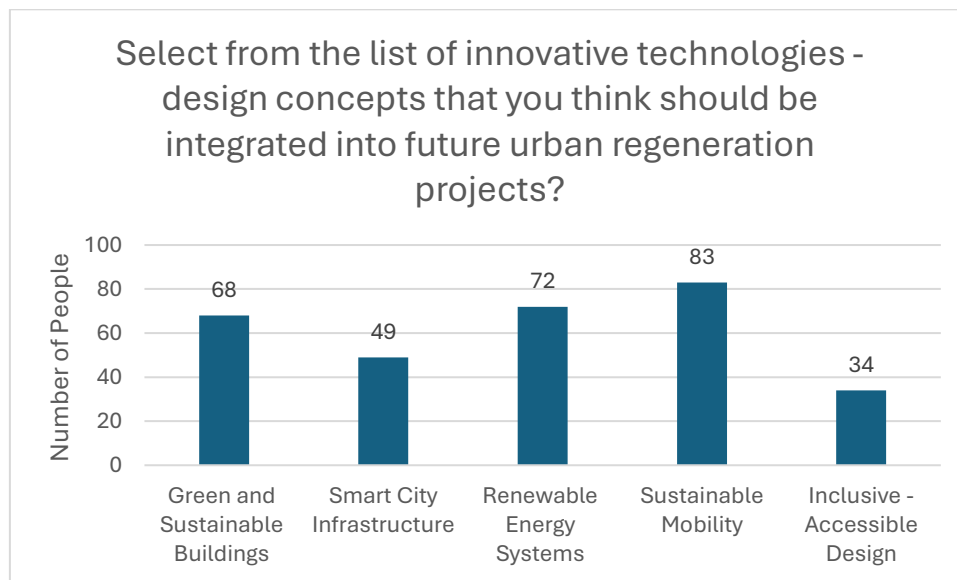


Figure 8: Survey results - Question 8

Considering the question number eight that refers to innovative technologies - design concepts and what the citizens think about integrate into future urban regeneration projects in Cisterna de Latina and we proposed the innovative technology proposals that have been used in similar cities over the last few years and these are the results:

Green and Sustainable Buildings such as green roofs and vertical gardens, sustainable building materials with 68 votes, this category, which covers sustainable construction materials and technologies including vertical gardens and green roofs, represents an increasing trend in urban planning toward ecologically friendly infrastructure. The UN's Sustainable Development Goals, which emphasize the significance of lowering urban carbon footprints, demonstrate how the emphasis on sustainability is in line with global urban development aspirations (Coaffee et al., 2018).

With 49 votes, Smart City Infrastructure IoT and 5G connection received somewhat less votes, indicating that although digital infrastructure is crucial, it might not be the top concern. However, because it facilitates improved data collecting and resource management, the incorporation of smart technology is essential for future urban expansions (Hollands, 2020). The community may view this as a supplemental requirement rather than a major one, as evidenced by the comparatively smaller number of votes.

72 votes for renewable energy systems the strong support for urban microgrids and integrated solar panels demonstrates a pronounced desire for sustainability and energy independence. Given its

critical role in lowering emissions and building more resilient urban ecosystems, this development underscores the global push for renewable energy in urban settings (Kusch-Brandt, 2019). 83 votes for Sustainable Mobility, there is a clear demand for cleaner and more effective transportation options, as seen by the most popular category, sustainable mobility, which includes intelligent bike lanes and electric and autonomous public transportation. Since urban mobility has a direct influence on inhabitants' everyday life and the quality of the environment, it is frequently the focus of regeneration efforts (Banister, 2008).

Finally, inclusive and Accessible Design such as inclusive urban planning, citizen participation with the result of 34 votes. Even while inclusive design was not as highly ranked by respondents, it is nevertheless a crucial area to guarantee that urban renewal serves the interests of all community members. More and more people are realizing the need of urban inclusion in creating resilient cities, especially when it comes to addressing socioeconomic inequality (Gehl, 2013). Briefly we could see that point to a clear community preference for increased mobility and environmental sustainability, but they also highlight the significance of inclusion and digital infrastructure for the success of urban renewal initiatives in the future.

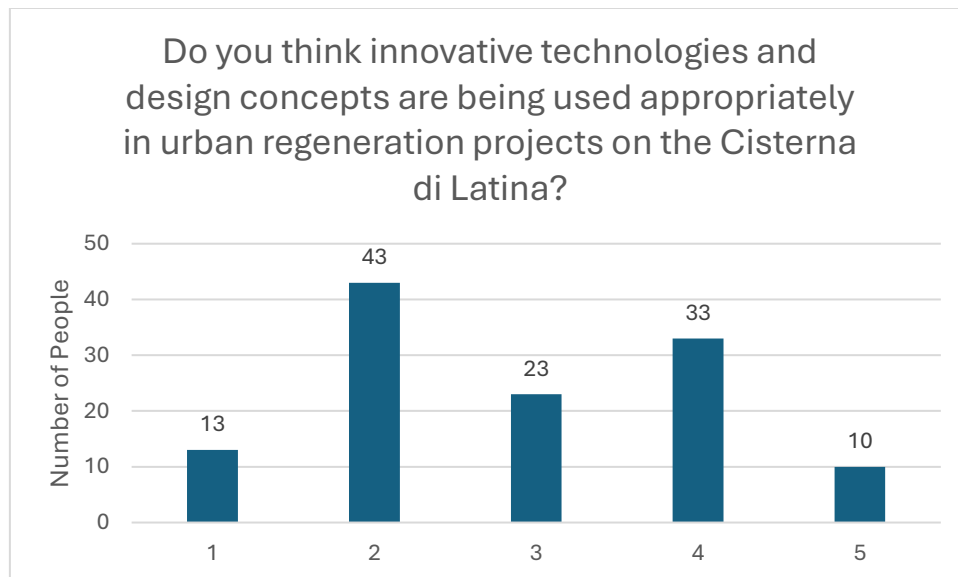


Figure 9: Survey results - Question 9

The following insights are revealed by analyzing the responses in question number nine, which ranks the suitability of cutting-edge technology and design ideas utilized in Cisterna di Latina urban regeneration initiatives (on a scale from 1 very low to 5 very high). The average score of 2.87 indicates that people generally believe that cutting-edge design ideas and technology are used, but not to their full potential. This implies that the way contemporary methods are incorporated into regional urban renewal initiatives should want some work. According to research, the sustainability and efficacy of urban planning initiatives are greatly increased when technology is used appropriately (Tallon et al., 2013).

A comparatively large variety of viewpoints is shown by the standard deviation of 1.17, with some respondents expressing high levels of satisfaction and others expressing more critical views. Because diverse stakeholders, ranging from residents to developers, have differing degrees of participation and understanding of technology applications, such disparities in impressions are typical in community surveys. With 25% of participants giving sufficiency of technology usage a rating of 2 or below and 25% giving it a rating of 4 or higher, the median response is 3. According

to this distribution, a considerable number of respondents think that present efforts are already sufficient, even if a sizeable part of them perceive space for improvement. Community members' varying priorities are reflected in the balance, may depend on the individual's condition and needs, whether he lives in the city or in the suburbs (countryside), (Gehl, 2013).

Some respondents believe the technology and designs are completely inadequate, while others believe they are completely acceptable, as shown by the lowest score of 1 and the maximum score of 5. This dichotomy is frequently observed in evaluations of urban renewal, as the effects of technology integration are viewed differently based on personal expectations and experiences. The findings imply that although the use of cutting-edge technologies in urban renewal initiatives is acknowledged, community expectations are still not being fully met. Going ahead, this gap may be closed with more focus on involving the public in the planning process and guaranteeing openness in the selection and application of these technologies (Castells, 1983), (Carmon, 1999).

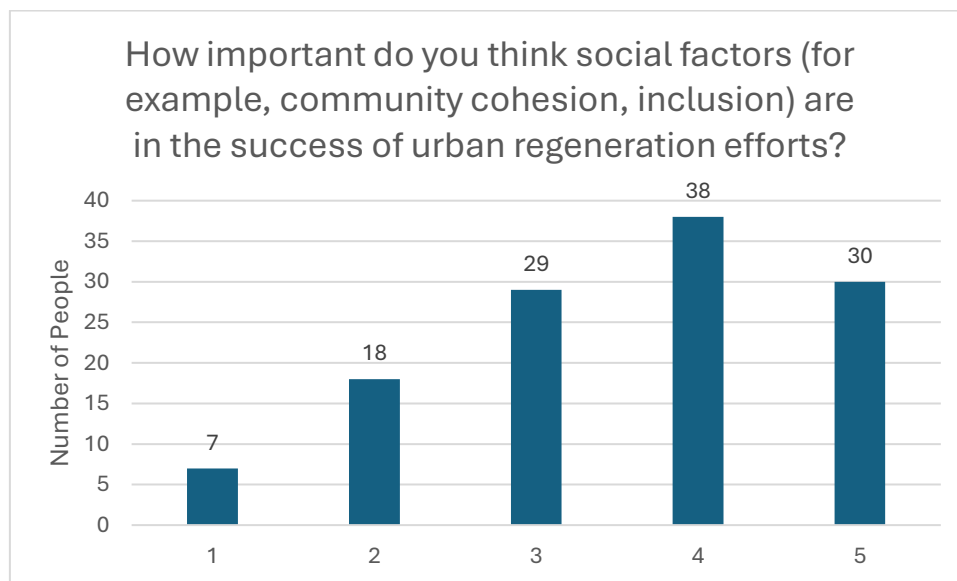


Figure 10: Survey Results - Question 10

Distinct patterns emerge from the examination of the answers to question number ten, which examines the perceived significance of social aspects (such as community cohesiveness and inclusion) in the accomplishment of urban regeneration initiatives. Among them, the majority of respondents think social aspects are very significant. In particular, thirty respondents gave them a five-point rating, while 38 gave them a four. The community's understanding of their involvement in successful urban regeneration is shown by this considerable emphasis on social aspects. Similar research on urban planning emphasizes how important these elements are to promoting sustainability over the long term (Dempsey, 2011).

There is also general recognition of moderate importance. Twenty-nine respondents gave social elements a score of three. Although many respondents accept their importance, this middle-ground ranking points to a nuanced viewpoint where they may also believe that other concerns, including economic or environmental ones, should be given equal weight in regeneration efforts. Social considerations are downplayed by a lesser percentage of respondents. Seven people gave it a score of 1, and 18 gave it a score of 2. This suggests that a portion of the population either prioritizes other facets of urban development or considers social considerations to be less important. This range of viewpoints is consistent with findings in earlier studies, which show that the dynamics

of urban renewal are frequently shaped by the goals of different stakeholders (Colantonio, 2011), (Smith, 2009).

Overall, most respondents choose higher ratings (4 and 5), indicating a tendency to acknowledge the significance of social components in urban regeneration. This is in line with modern urban development strategies that highlight social sustainability as a crucial component of effective revitalization initiatives (Kim & Jiang, 2020).

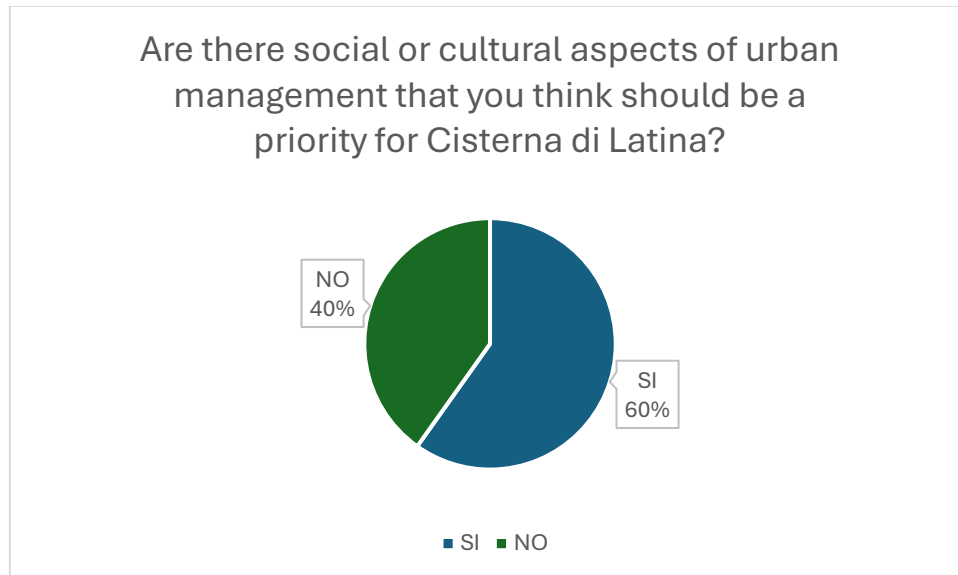


Figure 11: Survey results, Question 11

According to the study of all 122 replies to question number eleven, which asks respondents if there are certain social or cultural components of urban administration that should be highlighted in Cisterna di Latina, "73 Yes" answers were given. This indicates that 60% of the community strongly agrees that addressing the cultural and social aspects of urban redevelopment is important. The broad consensus highlights the necessity of interventions and policies that take inclusive and culturally aware urban design into account (Turok, 2004).

This forceful statement is consistent with more general urban regeneration tendencies, in which locals frequently push for social policies that are inclusive and represent the region's cultural variety. According to Colantonio and Dixon (2011), the absence of social and cultural concerns in urban planning has resulted in a decrease in long-term sustainability and the division of communities in several cities.

Furthermore, concentrating on these social and cultural facets aims to create a more resilient and cohesive society in addition to promoting integration. Communities that successfully incorporate various ethnic groups into the urban fabric through focused programs and infrastructure typically promote stronger social cohesiveness and communal well-being, according to research on urban development (Leonardi et al., 2001).



Figure 12: Survey results, keywords question 12

In the survey's question number twelve, we find essential themes that draw attention to the areas that respondents prioritize as being crucial to Cisterna di Latina's urban administration. A thorough analysis of the replies' main ideas and trends, as well as their consequences, can be found here. The emphasis on inclusivity is one of them. Responses often emphasize "inclusione," which is a recurrent subject. Respondents emphasize the need for increased inclusivity in a number of areas, with a focus on ethnic and cultural diversity. This implies that a lot of people believe that urban regeneration has the ability to promote better social integration, particularly in environments with a varied population (Kearns & Paddison, 2000).

"Cultural Diversity as a Priority" was another important statement that emerged from the results of question twelve. Consistent use of terms like "culture" and "diverse" indicates that respondents believe managing intercultural dynamics is essential to urban renewal. The suggestion that language classes and public areas be provided to promote cross-cultural interaction shows a willingness to use urban planning to bridge social divides. Another usual result where: Social Spaces for Cohesion. Several responses suggest the need for creating or optimizing public spaces that support social cohesion, such as parks, cinemas, and communal recreational areas.

The development of community centers is brought up frequently, suggesting that respondents see a deficiency in suitable communal areas such as skateparks, public dog training facilities, and outdoor exercise areas which are essential for promoting a sense of community (Leonardi et al, 2001). Moreover, Projects for Social and Cultural Integration: A lot of respondents advocate for organized integration initiatives, such language classes or gatherings meant to foster social cohesiveness ("corsi di lingue"). These recommendations show that structured integration promotion initiatives are needed, rather than depending just on natural social contacts (Leonardi et al., 2001).

Concerns regarding the Sufficiency of the Current Social Infrastructure: Although some respondents proposed brand-new projects, others criticized the current framework. Expressions such as "migliorare le strutture sanitarie" or "ottimizzare e utilizzare gli spazi pubblici inoccupati" express a belief that the public spaces that are already available are either mismanaged or underutilized. For urban management to improve community well-being, these inefficiencies must be addressed. Besides, some calls were found from outsiders towards church creations for each religion "Religious and Ethnic Inclusion" is another important result of the survey. The terms "diverse etnie" and "Inclusione religiosa" are often used to indicate the goal for more inclusive representation of many religions and ethnicities in urban design. This is consistent with larger European initiatives to integrate racial and religious minorities into the urban fabric (Qadeer, 2009).

Mention of youth-oriented infrastructure (e.g., "Design more parks or spaces for young people and children in appointment") and recreational areas indicates that respondents believe existing urban planning initiatives have not adequately taken into account the needs of younger citizens. This is in line with a larger trend in urban planning, wherein communities are realizing the value of

adolescent participation in urban areas (Driskell, 2002). Moreover, an increased accessibility is also required. Better access to social services and amenities is necessary, according to some respondents, especially for underprivileged populations. This demonstrates the need for more public areas that are also conveniently accessible to all facets of society (Imrie & Hall, 2001).

Decision-Making and Civic Engagement: Ultimately, a lot of replies indicate a wish for increased public involvement in urban planning choices. This is consistent with current movements toward participatory urban government, in which local residents actively participate in determining the course of their communities (Arnstein, 1969).

Furthermore, a number of participants highlight the necessity of intercultural communication and cultural assimilation. Reactions like "migliorare il rapporto interculturale" and "generare una cita interculturale" suggest that historical preservation initiatives should prioritize promoting social and cultural harmony via inclusive public places and activities in addition to safeguarding physical assets. This is consistent with the notion that urban regeneration need to strike a balance between the requirements of a contemporary, varied population and the preservation of the past (Newman & Jiang, 2020).

Lastly, identifying the most common patterns and responses in the data; among these, the last result I mentioned is that historical and cultural restoration highlight the community's aim to highlight and preserve Cisterna di Latina's cultural heritage. It is implied that the preservation of historical sites and cultural landmarks is a top priority for the inhabitants by expressions such as "conservare e rendere importante il patrimonio." These opinions are in line with a wider awareness that, especially in regeneration efforts, preserving historical identity is crucial to promoting a feeling of community cohesiveness and belonging (Pratt & Larkham, 1996).



Figure 13: Survey results - Question 13

As question number eight let's do a quantitative analysis of question number thirteen. Significant patterns in the strategic goals respondents feel urban planners should concentrate on for Cisterna di Latina's future development are revealed by the analysis of question thirteen. According to the

respondents: on one hand the enhancing urban developments' environmental sustainability with 87 votes. Environmental sustainability was ranked as a vital issue by the largest percentage of respondents. This indicates a rising understanding of how crucial it is to include ecologically friendly activities and green infrastructure into urban development. According to Beatley (2000), maintaining long-term resilience in the face of climate change requires urban sustainability.

On the other hand, 71 votes in favor of increasing community involvement in urban planning. A sizable portion of those surveyed stressed the importance of increased community engagement. This is in line with contemporary tendencies in urban planning that emphasize the value of participatory governance. Urban regeneration initiatives are more likely to reflect local needs and promote social cohesion when communities are involved in the decision-making process (Arnstein, 1969).

Moreover, 56 votes in favor of encouraging the incorporation of innovative technology into urban plans: Incorporating smart technology into urban planning was another topic of interest for the respondents. Future-ready communities are increasingly relying on the integration of new technologies, including digital infrastructure, smart grids, and sustainable transportation options. This is in line with larger efforts to build "smart cities" that improve citizens' quality of life and efficiency (Harrison & Donnelly, 2011).

Further, maintaining historical heritage while balancing modernization is the second option more voted in this question with 76 votes. The necessity of striking a balance between modernization initiatives and the preservation of historical and cultural assets was emphasized by almost as many respondents. This suggests a strong local desire to embrace modernization while preserving the city's historical character. In urban redevelopment, where preserving cultural assets may boost both tourist and community pride, striking this balance is a typical difficulty (Larkham, 1996).

Lastly, Optimizing the use of material and financial resources with 54 votes A practical awareness that sustainability and fiscal responsibility go hand in hand is shown in the fact that many respondents placed a high priority on efficient resource usage. Long-term urban success depends on making sure that initiatives utilize the most financial and material resources available, especially in communities with tight budgets (Turok, 2004).

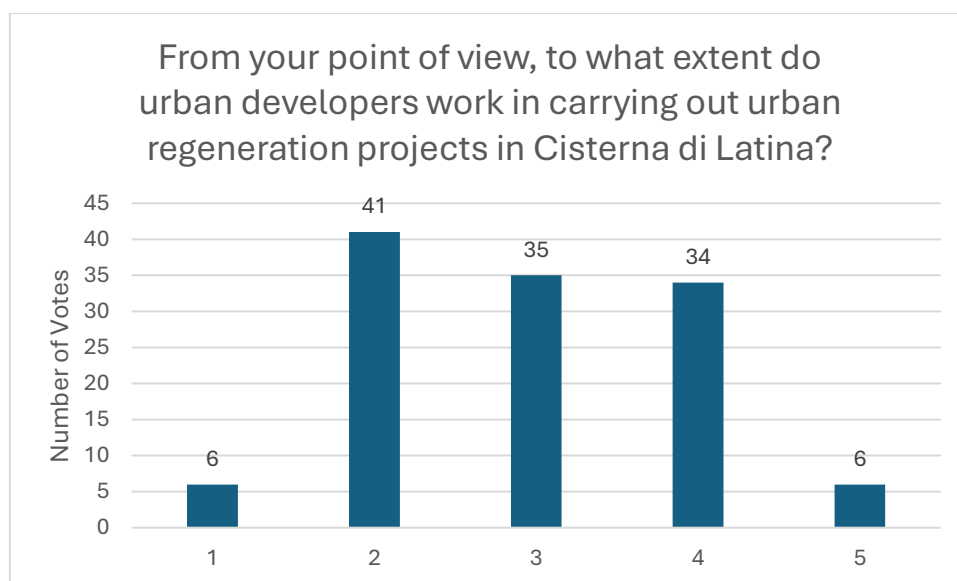


Figure 14: Survey results - Question 14

The following insights are revealed by the analysis of question number fourteen of the survey, which rates respondents' opinions on a scale of 1 (extremely low) to 5 (very high) about the efficiency of urban developers in promoting regeneration initiatives in Cisterna di Latina: On the one hand, the Confidence ratings 2 and 3 are low to moderate. The vast majority of respondents (35 choosing a rating of 3) and 41 choosing a rating of 2 indicate low to moderate trust in the work of urban developers. This implies that even when a large number of locals acknowledge some progress, they could believe that the rate or scope of these initiatives is now insufficient. This is consistent with prior research showing that open communication and observable outcomes are frequently necessary for fostering community confidence in urban development (Turok, 2004).

Moreover, moderate to high confidence with rating of 4 or high rate about the efficiency of urban developers in promoting regeneration initiatives in Cisterna di Latina. 34 respondents, or a sizable part, gave the developers' efforts a rating of 4, suggesting that a sizable section of the population believes the urban development work is beneficial, but maybe with space for improvement. This high ranking implies that a large number of locals are aware of the possibilities and continuous work in revitalization initiatives, which is a common observation in neighborhoods where developers have listened to community feedback (Lees et al., 2008).

On one hand, low Confidence ratings 1 and 5. A tiny but divisive group within the community is reflected in the fact that only 6 respondents each chose the extreme ratings of 1 (very low) and 5 (extremely high). People who gave the creators a 1 probably think that their method has serious flaws, which might be related to unfulfilled expectations or a lack of obvious advancements. On the other hand, people who gave a 5 could have a stronger connection to the regeneration initiatives or have directly experienced particular advantages (Smith et al., 2007).

On the other hand the bulk of replies (ratings 2-4) indicate varied degrees of confidence, with the distribution of responses leaning towards a moderate judgment. In order to boost general trust and happiness, this pattern indicates that even while the community acknowledges some progress in urban regeneration, more work has to be done in the areas of communication, transparency, and measurable results (Leonardi et al., 2001).

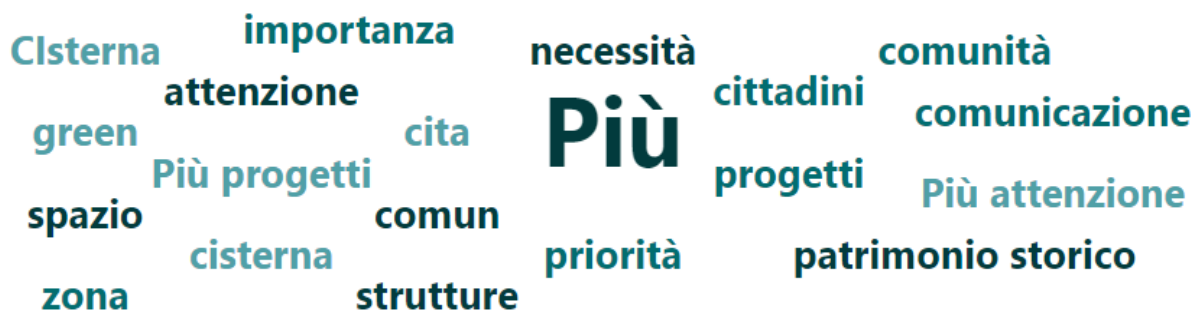


Figure 15: Survey results, keywords question 15

Regarding the last question, advices that citizens would give for future urban regeneration initiatives in our community to ensure that they meet the needs and aspirations of local residents in Cisterna di Latina, question of the survey number fifteen, identifies a number of recurrent themes and important terms. Based on trends in the replies, these insights highlight recurring words like "più progetti" (more projects), and "migliorare" (improve), among others key words. This is a thorough study based on the typical trends found: More community engagement. The most common term used in recommendations for more community engagement in the design and implementation

of urban initiatives. In order to better understand the requirements of various areas, respondents continuously call for additional surveys, research, and interviews. This demonstrates a desire for a participatory approach to urban renewal, which is consistent with scholarly debates over the importance of public involvement in sustainable urban design (Arnstein, 1969).

Another insight of the citizens was Emphasis on Project Improvement. Some answers that has the word "migliorare" (improve) and "progetti" (projects) highlight the need in the community to increase the efficacy of ongoing urban projects. According to the respondents, ongoing projects require a great deal of development, especially when it comes to tackling regional issues like environmental sustainability, mobility, and infrastructure. This emphasis on project enhancement is consistent with findings in urban studies, where locals frequently demand that public input be better included into project development (Talen, 1999).

Moreover, resolving infrastructure concerns is another current answer. Practical issues like repairing roads are brought up in a lot of comments like: "le strade ci sono molti buchi" (there are numerous potholes in the roads) or "migliorare la infrastruttura sanitaria" (Improve healthy infrastructure). These recommendations highlight the necessity for municipalities to pay attention to daily issues and show discontent with fundamental urban infrastructure. One essential component of urban renewal that has a big influence on community satisfaction is infrastructure (Cervero, 1998).

Further, another feedback from the citizens of Cisterna di Latina was focus on inclusivity: The repetitive patron of words "strategie urbane inclusive" (inclusive urban strategies) is used a lot, indicating that the community wants urban projects to put inclusivity first and guarantee that all inhabitants gain something from them taking into consideration their necessities. This is in line with more general trends in urban construction, where equity and inclusivity are increasingly valued objectives. According to research, inclusive urban strategies can improve the overall effectiveness of regeneration initiatives and promote social cohesion (Talen, 1999).

Sustainability and Environmental Concerns is another common patron in the terms "ecologico" (ecologic) and "sostenibilita ambientale" (environmental sustainability) are used frequently by respondents, who also highlight the necessity to adopt more ecologically friendly methods. They recommend that future initiatives concentrate on lessening their negative effects on the environment and promoting the usage of green technologies. This focus on sustainability is in line with worldwide urban trends, which include the redesign of cities to address environmental issues (Newman & Kenworthy, 1999).

Long-term vision is necessary according to citizens of Cisterna di Latina. A number of responders make reference to the necessity of having a long-term vision for urban regeneration initiatives in order to make sure that projects are both proactive and reactive in tackling upcoming problems during time. In urban planning, where strategic foresight can avert temporary fixes that fall short of addressing structural issues, this forward-looking approach is essential (Hall, 1988).

Moreover, encouraging cultural and social integration is another result. The idea of encouraging integration among various social and cultural groups keeps coming up. The desire for urban renewal to promote social cohesion and shared spaces among varied community members is expressed by the respondents. Building inclusive and resilient communities requires including social factors into urban design (Sandercock, 2003). Furthermore also campaigns for Education and Sensitization was another common result. The proposal for "eventi di integrazione con la comunita" (awareness events) emphasizes the necessity of educational programs to increase public knowledge of urban renewal initiatives. Workshops, public gatherings, and campaigns to educate the public on the advantages and effects of suggested initiatives may be part of this. In order to win community support for urban initiatives, public education is frequently a crucial element (Forester, 1999).

A call for financial effectiveness were another result of the survey. Despite being less common, some answers emphasize how crucial it is to maximize financial resources. More careful budget management is demanded in order to maximize the advantages for locals and make sure that public monies are used efficiently. Urban planners frequently worry about resource efficiency, particularly in places with limited funding (Flyvbjerg, 2014).

| Summary Schema for Survey Conclusions | | | |
|---|---|---|---|
| Key themes | Evidence | Conclusion | Impact |
| Importance of Community Participation | Numerous participants underlined the necessity of surveys, interviews, and inclusive municipal plans (more than 60% according to Q4 and Q10) | More community participation in urban decision-making processes is highly desired. | Project effectiveness could increase, and agreement is strengthened through a participatory approach. |
| Balancing Modernization and Historical Heritage | Cultural heritage preservation is frequently given top priority (more than 50% according to Q12 and Q13) | The respondents desire modernization without sacrificing the historical character of the city. | The sense of community belonging could strength when contemporary features are incorporated while preserving cultural significance. |
| Focus on Sustainability and Innovation | Strong support for renewable energy, sustainable mobility, and smart infrastructure (more than 60% according to Q8, Q9 and Q13). | Technological innovation and environmental sustainability are seen as essential for citizens | By using sustainable and innovative technology, urban resilience could increase, and environmental effect could decrease. |
| Infrastructure and Social Inclusivity | Evidence includes calls for inclusive public areas (parks, different religions places to pray) and complaints about poor roads and parking and Infrastructure for health services. (more than 50% according to Q12 and Q15) | It is necessary to upgrade the current health, transport and social infrastructure while paying more attention to social inclusion. | Municipality initiatives addressing infrastructure health, transport and social issues and promoting social cohesion garner greater support |
| Financial Efficiency and Long-Term Vision | Proactive project planning and transparency in economic management are demanded (more than | Optimizing and maximizing financial resources, also developing long-term urban strategies are critical. | Long-term social and economic sustainability could promote efficient resource management. |

| | | | |
|------------------------------------|--|--|---|
| | 40% according to Q6 and Q15) | | |
| Public Education and Communication | Proposals for public awareness campaigns and public educational activities are demanded by citizens (more than 50% according to Q10, Q12 and Q15) | Community events and campaigns to increase awareness are essential to the successful democratic execution of projects. | More communication between citizens and municipality increases transparency and promotes support for urban initiatives. |

Table 1: Summary Schema for Survey Conclusion

5.3 Identification of Stakeholders

A range of stakeholders are vital to Cisterna di Latina's urban regeneration initiatives, each offering specialized knowledge and viewpoints to guarantee the projects' success. The municipality's residents are one of the main stakeholders. During the interview, we were able to speak with Angela Papasidero, an expert in urbanistic and territorial planning, who works with Maria Maddalena to supervise architecture, construction, and urban administration assistance. They are important players in the growth of the city because of their vast experience with urban initiatives and community planning. Their participation emphasizes how crucial local government representatives are in directing regeneration initiatives as they have a direct say in how projects fit in with the requirements and long-term goals of the community (Freeman, 1984).

Consultants and outside specialists are essential to the regeneration process in addition to local government representatives and citizens. Papasidero highlights the function of consultants in offering specific expertise that enhances the municipality's in-house capabilities. These professionals frequently take the lead in creating thorough plans, guaranteeing that projects are both technically sound and strategically in line with more general objectives for urban development. Their position is crucial to the effective implementation of urban renewal projects since they assist municipalities in navigating intricate regulatory frameworks and obtaining funds (Pallagst & Fleschurz, 2019).

Community members are another important stakeholder group, and their involvement in urban planning is essential to the success of regeneration projects. According to Papasidero and Maddalena, community engagement is essential to making sure that initiatives represent the needs and goals of the local community. Involving the community promotes social cohesiveness and guarantees that revitalization initiatives build public areas that improve people's quality of life rather than alienate locals. This is particularly crucial for initiatives like school renovations, since they have a direct impact on the wellbeing of the community and the learning surroundings of the next generation (Arnstein, 1969), (Ganeshu et al., 2023).

An important part of Cisterna di Latina's urban growth is also played by private sector participants, such as nearby companies and investors. Large-scale projects require the financial backing of these parties. For instance, the development of infrastructure, like the roundabout on Via Monti Lepini, was greatly aided by private sector investments. Involving the private sector ensures that redevelopment initiatives continue even in times of limited public support by filling budget shortages. By bringing in new investments and employment, their involvement also boosts local economic growth (OECD, 2010).

Last but not least, environmental groups play a crucial role in making sure that urban renewal initiatives complement sustainability objectives. Since Cisterna di Latina places a high priority on environmental sustainability, groups that work to protect natural resources such as Gardens of Ninfa or Lago di Giulianello help to make sure that the territory and projects are developed with the least possible negative ecological impact. These stakeholders contribute to striking a balance between urban growth and the preservation of the area's natural heritage by maintaining and integrating green areas with sustainable best green practices (Yong, 1993). Their participation guarantees that revitalization initiatives enhance the local ecosystem and the long-term viability of the town.

5.4 Evaluation of Financial and Policy Frameworks

Policy and financial frameworks that support urban projects in Cisterna di Latina are complex and multi-layered, reflecting both national and local dynamics. The National Recovery and Resilience Plan (PNRR), which is a significant source of money for community-based development, historical preservation, and infrastructure upgrades, is one of the main financial instruments propelling these initiatives. This approach, which emphasizes long-term sustainability and post-pandemic recovery, is in line with larger EU goals. With significant financial support from the PNRR, Cisterna di Latina is able to integrate contemporary urban planning techniques with historical infrastructure issues, especially those brought on by World War II destruction as many median and big cities around Europe (European Commission, 2021).

Urbanization fees are an important source of revenue for urban initiatives at the municipal level. These fees are collected by private sector developments that, as part of the regulatory process, must contribute to the city's infrastructure. For example, the building of a roundabout on Via Monti Lepini was financed in part by urbanization expenses from private sector projects. This partnership between the public and private sectors emphasizes how crucial these financial instruments are to controlling urban expansion in the metropolis. It also draws attention to the financial constraints faced by smaller towns, such as Cisterna di Latina, which frequently depend on a combination of outside assistance and domestically produced income to meet their urban development objectives (Healey, 1997).

Another important financial structure in Cisterna di Latina's urban initiatives is loans and co-financing arrangements. The city has had to get loans in order to co-finance several large-scale initiatives, such the elimination of architectural impediments, because of financial limitations. These loans put a financial strain on the municipality, which must carefully balance debt with its long-term development goals, even while they give the money needed to proceed with important infrastructure projects. The difficulties small towns encounter in supporting urban regeneration are made clear by this financial structure, especially when outside money falls short of covering the entire extent of the required work (Peterson, 2000).

Environmental standards and sustainability rules have a significant impact on policy frameworks in Cisterna di Latina's urban development. These rules guarantee that urban initiatives are in line with global and national objectives to lessen their negative effects on the environment. For instance, the city's adherence to environmental regulations designed to reduce carbon emissions in urban development is demonstrated by the use of sustainable building materials, such as recycled or low-carbon materials. These regulations have an impact on project planning as well as material selection, guaranteeing that developments incorporate energy-efficient technology, green areas, and mobility options including bike-pedestrian routes (World Bank, 2013).

Last but not least, the city's compliance with urban planning regulations guarantees that projects are carried out in an organized manner that encourages accountability, transparency, and public

involvement. This is particularly crucial for large-scale initiatives that need to strike a balance between modernity and preservation, such as the historic center's regeneration. In order to preserve the city's historical and cultural character while updating its infrastructure for future expansion, the regulatory framework controlling such projects necessitates cooperation between city planners, architects, and cultural heritage specialists (UN Habitat, 2009). These frameworks financial and policy-driven are crucial in determining Cisterna di Latina's resilient and sustainable growth.

5.5 Integration of Innovative Technologies and Design Concepts

Green and sustainable construction technologies are progressively being included into Cisterna di Latina's urban developments. The adoption of sustainable materials and environmentally friendly infrastructure, such as vertical gardens and integrated green roofs, has been given preference by local authorities. In addition to lowering the city's carbon footprint, these technologies improve the visual appeal of metropolitan areas. The UN's Sustainable Development Goals, which place a strong emphasis on lowering urban emissions and advancing sustainability in urban planning, are in line with the adoption of green buildings (Coaffee et al., 2018). Most Cisterna di Latina's residents support these initiatives, demonstrating a strong desire for a more environmentally friendly urban environment that strikes a balance between development and preservation.

Furthermore, integrating smart city infrastructure is a crucial factor for Cisterna di Latina's future. Although they are not widely used, technologies like 5G networks and the Internet of Things (IoT) are being regarded as essential components in the city's digital transformation. Through improved data gathering and communication, these advances provide better resource management by offering real-time insights into energy use, transportation, and public services. The advantages of smart infrastructure in raising productivity and quality of life in urban environments are indisputable, even though the community may not view this as their top priority (Hollands, 2020). These technologies have the potential to increase the city's adaptability and responsiveness to the requirements of its citizens, according to local planners.

The infrastructure of Cisterna di Latina is expected to depend heavily on renewable energy solutions, especially solar panels and urban microgrids according to survey's result. Authorities hope to encourage energy independence and lessen reliance on conventional energy sources by incorporating renewable energy sources into the city's architecture in further projects. An urban environment that is more robust and sustainable will be made possible by solar panels and other renewable technology. This drive for renewable energy is in line with worldwide urban trends, as cities are attempting to reduce emissions and satisfy energy demands in a sustainable manner (Kusch-Brandt, 2019). Cisterna di Latina residents' increased interest in renewable energy sources is another indication of their long-term sustainability goals and environmental concerns.

5.6 Social and Cultural Aspects of Urban Regeneration

According to the survey, Cisterna di Latina citizens wishes to build areas that cater to a diverse population, social inclusiveness is essential to the city's urban desire. The commitment to equality and access is shown in initiatives to create inclusive urban places, such as public areas that are accessible to individuals with disabilities. People from all walks of life need to be able to use public areas in an inclusive setting, according to community members. Globally, this inclusive urban design strategy aids in reducing social inequality and advancing the welfare of the community (Davidoff, 1965).

With investments in school renovations and infrastructure enhancements targeted at improving local education, educational facilities have emerged as a key priority in Cisterna di Latina's revitalization ambitions. The municipality has acknowledged that education is a vital component of community development, particularly in an urban environment that is changing quickly. The locals embrace these initiatives because they believe they are necessary to prepare the next generation. Studies verify that easily accessible and up-to-date educational facilities are essential for economic stability and societal development, creating a more resilient metropolitan populace (Leonardi et al., 2001).

Furthermore, social cohesiveness is being considered in the design of Cisterna di Latina's public areas. To encourage community contact and healthy lifestyles, parks, recreational facilities, and pedestrian pathways are being created. These areas are essential for creating a feeling of community among locals and act as gathering places for social interaction. It has been demonstrated that public areas that promote social interaction and active lifestyles enhance people's general quality of life and mental health in metropolitan environments (Whyte, 1980).

Lastly, a significant social component of Cisterna's urban renewal initiatives continues to be the blending of religion and culture. As the population becomes more diverse, the community is pushing for areas that honor different religious and cultural customs. The necessity for spaces that support many customs has been brought up by the community; these spaces could include multipurpose cultural centers and places of worship. These areas facilitate peaceful coexistence amongst many cultural groups and promote social harmony by reflecting the diversity of contemporary cities (Sandercock, 2003).

5.7 Assessment of Existing Urban Regeneration Projects

Cisterna di Latina has embraced urban regeneration initiatives, emphasizing long-term strategic and community-centered development, in response to its complicated historical context and contemporary demands. The city's urban character has changed as a result of heavy WWII bombs that destroyed many buildings. These activities include renovating historic buildings, updating educational facilities, and enhancing public areas like the Garden at Piazza 19 Marzo. Implemented under the National Recovery and Resilience Plan (PNRR), these initiatives emphasize on the city's practical and aesthetic aspects to accommodate its expanding population and match modern urban living standards.

Considerable attention has been paid to educational infrastructure, converting schools into multifunctional community centers open after school hours. This approach highlights the city's dedication to promoting social cohesion and educational growth through common areas while offering more recreational and cultural opportunities. According to research, investing in education improves community well-being by fostering civic participation opportunities and raising academic standards, both of which fortify the social cohesion of urban areas (Kim & Jiang, 2020).

The road reconstruction, new roundabouts and the preservation of old pathways are examples of public infrastructure upgrades that attempt to facilitate urban movement while lowering pollution and traffic. Via urbanization fees, the city has used private finance to solve key traffic nodes, such as those on Via Monti Lepini. For sustainable urban regeneration, particularly in places with constrained local government funds, such public-private partnerships are essential. According to Banister (2008), this strategy is in line with best practices for urban planning, which promote infrastructure that enhances both economic activity and the standard of living for locals.

On one hand the city has also prioritized environmental sustainability by incorporating eco-friendly technologies and urban green spaces. The plan includes the construction of cycle paths and pedestrian walkways, which connect Cisterna to the broader regional landscape, including protected areas like the Lake of Giulianello. Additionally, Cisterna aims to designate more natural spaces, such as the Filetto forest, as protected sites, reinforcing the city's commitment to preserving its natural heritage alongside urban expansion. Sustainable planning principles stress that integrating green spaces within urban areas not only improves ecological resilience but also enhances residents' mental health and social integration (Coaffee et al., 2018).

On the other hand, since Cisterna mostly depends on outside funding from state and regional organizations, it still faces difficulties obtaining stable financial resources, which limits the city's ability to independently sustain and grow urban initiatives. Financial dependencies can restrict future investments and cause delays in project timeframes. Local governments would benefit from a variety of funding sources, such as crowdsourcing and local incentives for corporate investments, according to recent scholarly talks. This would allow for more steady development on urban initiatives (Amirtahmasebi & Altman, 2016).

Implications and Recommendations

6.1 Implications for Policymakers

Cisterna di Latina's urban regeneration projects have important ramifications for policymakers, especially when it comes to incorporating economic development, environmental sustainability, and community engagement into urban planning. First of all, the moderate to low level of public knowledge of ongoing initiatives (mean familiarity score of 3.02) highlights the necessity of improved communication tactics to increase openness and include locals. According to studies, comprehensive public participation promotes confidence and guarantees that urban projects take into account the requirements of the community (Daley, 2012). To close awareness gaps and promote active public engagement, policymakers should embrace a participatory strategy that incorporates forums, feedback systems, and regional outreach initiatives (Chassin et al., 2021).

Second, the comments emphasizing the need for better infrastructure, inclusive cultural programs, and public areas illustrate how urban projects may promote social cohesion. Redevelopment initiatives should give priority to areas that foster community engagement and showcase local heritage, since 60% of respondents said that cultural and social factors are crucial. Since inclusive urban settings have been demonstrated to promote social well-being, policies should incorporate accommodations for multicultural, accessible places and activities that integrate a variety of cultural demands (Colantonio & Dixon, 2011). In order to promote social integration among Cisterna di Latina's diverse demographics, policymakers might include multicultural and intergenerational areas.

Policymakers should take note of the community's considerable interest in environmental goals in terms of sustainability. Residents appear to appreciate ecological resilience, as seen by poll results supporting renewable energy systems, green construction materials, and sustainable mobility (e.g., 87 votes for environmental sustainability). Beatley (2000) asserts that policy frameworks that prioritize sustainable urban growth can lessen their negative effects on the environment and enhance the quality of life for locals. A more resilient city may be achieved by taking a proactive

approach to regulations that support eco-friendly transportation alternatives, green infrastructure, and sustainable building practices. This will bring local initiatives into line with international sustainability standards (Tsenkova, 2016).

Policymakers should also take into account funding arrangements that combine public and private investments, according to the economic insights gained. In order to promote regeneration without incurring undue public debt, sustainable urban finance should combine private investments with municipal resources, as evidenced by the significant role of private partnerships and the emphasis on public funding sources (80 percent in favor of public money). According to research on public-private partnerships in urban development (Clark et al., 2018), this strategy can ease the financial burden on municipal budgets and speed up project completion. Legislators ought to create regulations that encourage cooperation from the private sector while maintaining accountability and openness in the distribution of funds.

There is a demand for increased cooperation between various parties, such as citizens, private developers, and local government. Many respondents on the survey believe that a better coordinated strategy, in which all stakeholders actively participate in the decision-making process, would be beneficial for urban regeneration initiatives. It is commonly acknowledged that collaborative planning is a successful method for guaranteeing that a range of interests are taken into account (Healey, 2006).

Lastly, authorities should recognize that local development methods may benefit from new ideas and technical developments. Despite the acknowledged benefits of IoT integration and smart city infrastructure (49 votes for smart city infrastructure), locals appear to be only somewhat happy with how these technologies are currently being used (mean score of 2.87 for innovative technology). The city's infrastructure may be modernized and service delivery enhanced by policies that encourage innovation, such as the deployment of new technological networks, smart transportation, and digital services. For a more effective, sustainable urban environment, policymakers should give priority to measures that enhance digital infrastructure and conform to global guidelines for smart urban development (Harrison & Donnelly, 2011). They should also make sure Cisterna di Latina stays up to date with technological advancements.

6.2 Implications for Urban Planners

The results of the study and the interviews with local experts provide crucial information for Cisterna di Latina's urban planners. In order to ensure that projects meet community expectations and take into account environmental, cultural, and economic concerns, these insights point to a number of important areas for urban regeneration that are in line with contemporary planning concepts.

First, it becomes clear that public participation and knowledge are crucial elements. According to survey data, individuals awareness of ongoing urban efforts varies, with certain community groups showing a tendency toward more familiarity and others displaying a lack of knowledge. Urban planners should give priority to communication tactics that increase openness and actively include the community through forums, online platforms, and workshops in order to close this gap. Community involvement builds public trust and promotes the long-term viability of urban projects, according to scholarly literature (Arnstein, 1969). In order to improve project inclusivity and responsiveness to community demands, planners should endeavor to establish mechanisms that guarantee all residents are informed.

Second, both survey participants and interviews stressed the necessity of socioeconomic and cultural integration. Early project planning should incorporate local stakeholders, such as community organizations and business owners, particularly in historically and culturally sensitive locations. Urban planners can use Cisterna di Latina's rich cultural legacy to strengthen social cohesion and community pride by encouraging an inclusive and participatory approach. In order to enhance community identity, academic viewpoints on urban reconstruction stress the significance of integrating regional cultural and social components (Sandercock, 2003). This strategy can also lessen the chance of gentrification by making sure that initiatives benefit both newcomers and long-time locals.

Third, community choices highlight the sustainability and environmental resilience of urban regeneration projects. According to survey results, there is a significant desire to include green infrastructure, renewable energy systems, and sustainable mobility choices including bike lanes and pedestrian-friendly walkways. According to research on sustainable urban planning, incorporating environmental factors into every stage of a project not only lowers the carbon footprint of the city but also raises property values and draws in eco-aware investors (Newman & Kenworthy, 1999). To achieve an ecologically balanced urban environment, Cisterna di Latina must prioritize green building methods and enhancements to public transit.

Fourth, financial resource management and economic development are essential. As locals realize that outside investment can spur revitalization, urban planners need to investigate alternate funding sources and public-private partnerships (PPPs). In order to finance extensive infrastructure upgrades, planners should also take use of the national and regional grants that are available, especially through the National Recovery and Resilience Plan (PNRR). According to academic sources, PPPs and mixed finance models are effective in municipalities with limited resources since they guarantee effective budget utilization and long-term financial gains (Clark et al., 2018). By strategically supporting industries like sustainable agriculture and tourism, Cisterna di Latina can increase its allure while highlighting the region's historical features and strengths.

Finally, incorporating cutting-edge technologies into urban planning is a goal for the future. There is potential for a progressive digital transition, as indicated by the survey participants' moderate enthusiasm for smart city infrastructure such as IoT and 5G connection. Planning for urban projects, transparency, and public involvement can all be enhanced by integrating green technologies and Building Information Modeling (BIM). Studies show that technology-enhanced urban design increases the ability of urban areas to adapt to shifting environmental conditions and demography while also encouraging community engagement (Tsenkova, 2016). Cisterna di Latina can ensure a robust and inclusive urban future by gradually embracing technology to increase project efficiency, service delivery, and resident happiness.

6.3 Implications for Real Estate Developers

In light of the findings from the survey and interview data, real estate developers in Cisterna di Latina will need to address a number of social, economic, and environmental aspects that are essential to regeneration of the city. First of all, it is clear that there is a sizable need for inclusive, sustainable growth that raises locals' standards of living. The effectiveness of urban regeneration frequently depends on its capacity to address social elements, promoting inclusivity and cohesiveness, as scholars like Dempsey et al. (2013) have shown. In order to meet the varied and changing demands of the Cisterna di Latina neighborhood, developers should take into account community-centered designs that incorporate green areas, easily accessible public facilities, and flexible housing options.

Furthermore, as both the survey participants and the municipal officials have pointed out, historical preservation and cultural inclusivity are closely linked to urban renewal in Cisterna di Latina. This is consistent with research by Pratt & Larkham (1996), who points out that real estate developments that respect historical integrity typically draw support from the general public and cultural tourists, which boosts regional economic development. Therefore, developers ought to concentrate on restoration projects inside the historic center, utilizing materials and designs that respect the region's architectural legacy. Developers may guarantee that the city will continue to be of interest to both residents and visitors by fusing conserved historic landmarks with contemporary infrastructure.

A third consideration is the infrastructure upgrade, which includes improving transportation networks and mobility options, as supported by Banister's (2008) research on urban transportation and sustainability. Survey responses and municipal interviews pointed to a pressing need for better connectivity within the city. Real estate developers should consider investing in projects that include cycle paths, pedestrian-friendly routes, and efficient public transportation links. These improvements can raise property values, attract investment, and promote a healthier lifestyle, aligning with the city's goal of increasing environmental sustainability and ease of access across urban areas.

According to experts like Turok (2004), who emphasize the significance of a variety of funding sources for urban regeneration, developers also need to be aware of the economic dynamics in Cisterna di Latina, which are characterized by budgetary limits and a reliance on outside finance. Public-private partnerships (PPPs), in which developers collaborate with local government to co-finance projects that could otherwise be delayed or impossible, may be a workable approach. Large-scale developments might be made possible by this cooperative strategy, which would also guarantee that community demands are satisfied and lessen the financial strain on municipal resources.

In addition, combining sustainable construction technologies with smart city infrastructure is essential for the future. This strategy not only satisfies community expectations for innovation but also fits with worldwide urban trends toward digitization, as proposed by Hollands (2020). Incorporating energy-efficient technologies, renewable energy sources like solar panels, and Internet of Things systems into new developments is something that developers should look at. According to survey results, the local populace values environmental and technical advancements, thus these enhancements would not only lessen the city's carbon footprint but also appeal to them. By doing this, real estate developments can help Cisterna di Latina achieve its objective of developing into an urban region that is sustainable and prepared for the future.

6.4 Implications for Local Communities

According to the study and interviews with local urban experts Maria Maddalena and Angela Papasidero, the urban renewal initiatives in Cisterna di Latina have a number of effects on the surrounding towns. For the locals, these programs present both possibilities and difficulties, impacting community involvement, economic development, and social inclusion. Urban regeneration has been shown to have a good impact on social cohesiveness, quality of life, and a sense of belonging among inhabitants (Dempsey, 2011; Turok, 2004). For example, Cisterna di Latina's investments in cultural and educational infrastructure provide people with greater access to opportunities and resources that enhance their community life, so laying the groundwork for the development of social capital.

The possibility for greater social cohesiveness through the inclusion of various community members is one important implication. In order to strengthen the city's cultural character and save

its legacy for future generations, Papisidero and Maddalena underlined the significance of restoring ancient buildings and educational institutions. This supports the results of urban studies, which show that maintaining cultural traditions in urban areas can improve ties between neighbors, create a sense of community, and draw tourists (Colantonio, 2011; Larkham, 1996). The revitalization of Cisterna di Latina's historic districts not only makes the city more aesthetically pleasing but also unites locals from all origins, strengthening ties within the community and fostering civic pride.

Initiatives for urban redevelopment could stimulate local economic growth for local communities by raising property prices and promoting company expansion. Strong support for smart infrastructure, sustainable mobility, and public-private partnerships was found in the poll findings. These factors might increase Cisterna di Latina's attractiveness to investors and entrepreneurs. According to academic studies, urban regeneration frequently results in economic revival, drawing in firms and creating more job prospects in the area (Clark et al., 2018). The proposed bike-pedestrian pathways and enhanced public areas in Cisterna di Latina have the potential to stimulate local business and make the region more appealing to both locals and visitors, hence promoting economic activity in local areas.

On one hand, the need for more inclusion in urban development, especially for underprivileged populations, has important ramifications for nearby villages. The community's interest in inclusive social policies, accessible public areas, and urban plans that meet a range of requirements was highlighted by the poll results. Scholars claim that by ensuring that the advantages of regeneration are shared fairly, inclusive planning techniques improve community participation and trust (Gehl, 2013; Sandercock, 2003). Such inclusion is crucial in Cisterna di Latina to guarantee that all members of the community, including those with disabilities and those from diverse cultural backgrounds, feel supported and represented by the city's urban initiatives.

On the other hand, since community engagement may affect public image and project efficacy, public participation has emerged as a crucial element for the successful execution of regeneration projects. Moderate to low levels of perceived public engagement were found in the poll, indicating the need for more inclusive and transparent decision-making procedures. Research on participatory governance shows that project objectives and local requirements are more closely aligned when communities are actively involved in urban planning (Arnstein, 1969; Healey, 2020). Increasing public participation might help Cisterna di Latina achieve better project results and foster confidence, ensuring that revitalization efforts represent the needs and desires of the local community.

6.5 Recommendations for Future Urban Regeneration Initiatives

Residents of Cisterna di Latina are well aware of the intricate relationships that exist between technology, sustainability, cultural preservation, and community participation. It will need a complex strategy that considers both local quirks and global trends to incorporate these concerns into urban design. Residents of Cisterna di Latina are well aware of the intricate relationships that exist between technology, sustainability, cultural preservation, and community participation. It will need a complex strategy that considers both local quirks and global trends to incorporate these concerns into urban design.

Another important element that arose was the protection of historical and cultural assets. In addition to promoting tourists, historical center renovation fosters social cohesiveness by giving locals a feeling of pride and identity. Future initiatives should have a balanced strategy that honors the past while meeting contemporary demands in order to address this. This is consistent with research by Tallon (2013) that emphasizes the benefit of a strategy to urban regeneration that is attentive to

heritage, where cultural preservation serves as a link between past traditions and current community values.

Urban regeneration initiatives in Cisterna di Latina have prioritized maintaining cultural history while incorporating contemporary features. To preserve its cultural character and continuity, the city has concentrated on rehabilitating historic locations, such as its historic center. This supports the community's aim to preserve Cisterna's history while encouraging a feeling of pride and community among locals. Research on cultural sustainability in urban design supports the idea that maintaining historical sites while adding modern touches not only draws tourists but also fortifies local cultural ties (Spaul & Evans, 2005).

The city's integration of ethnically varied community demands is a crucial area of concern. The need for culturally sensitive places, such as places of worship and public spaces that promote social integration, is expanding as the immigrant population rises. Cisterna has included social and cultural elements into its urban planning, allowing for shared community experiences and honoring a variety of cultural customs, despite the city's historically low urban density. Studies on inclusive urban development have demonstrated that social inclusion-focused urban redevelopment initiatives are more successful in creating cohesive communities (Leonardi et al., 2001). Through these initiatives, Cisterna di Latina is progressively creating an urban landscape that respects its past while constructing a future for its varied and changing populace.

Enhancing environmental sustainability through sustainable mobility alternatives and green construction techniques is another crucial suggestion. The survey's findings clearly show that people want more ecologically friendly urban layouts, such as those with energy-efficient structures and green infrastructure. Urban regeneration initiatives that integrate sustainable methods can lessen their negative effects on the environment and enhance the quality of life for locals. This is corroborated by research by Tsenkova (2016), which indicates that resilient and long-lasting communal spaces are enhanced by sustainable urban development.

A diversified strategy is required for Cisterna di Latina's economic recovery, with an emphasis on boosting agritourism, tourism, and local business. Although they are restricted by internal funding, efforts to seek private investment are crucial. As demonstrated by initiatives like the building of a roundabout on Via Monti Lepini, outside finance has been essential to reaching infrastructure objectives. Economic initiatives like subsidies for small firms and tax breaks for investors might improve the city's ability to maintain development and promote revitalization objectives. Furthermore, comparative analyses of prosperous rural revitalization in comparable European communities that capitalize on distinctive local features for financial advantage might offer useful ideas (Brezzi & Sanchez, 2012). Redefining urban areas in OECD countries.

Consultants are essential to Cisterna di Latina's urban renewal initiatives because they bring knowledge in financial efficiency, project planning, and regulatory compliance. By filling up technical knowledge gaps and improving project quality from inception to completion, effective consulting services guarantee that initiatives are sustainable and community-centered. Cisterna may use technical know-how to improve urban planning tactics and produce unified, effective development results by continuing consultant relationships (Freeman, 1984). As the city moves toward a resilient, inclusive, and sustainable future, it will continue to be crucial to integrate social, environmental, and economic goals comprehensively.

Conclusion

7.1 Summary of Key Findings

The research, "Enhancing Urban Regeneration in Cisterna di Latina, Italy: A Comprehensive Analysis of Consultancy Services for Sustainable Urban and Real Estate Development," offers a detailed examination of the ways in which creative urban policies and consulting services support sustainable regeneration in Cisterna di Latina. The process of urban regeneration in Cisterna di Latina is a complex endeavor that takes into account historical, economical, environmental, and communal aspects. Residents' knowledge of contemporary urban initiatives is modest, according to survey and interview data, which highlights the need for improved public communication with citizens of Cisterna di Latina. Research indicates that community knowledge and support are typically essential for successful urban regeneration (Daley, 2012).

More inclusive outreach tactics are required, since the observed disparity in awareness levels points to a variation in information availability that may be influenced by socioeconomic characteristics (Chassin et al., 2021). Cisterna's successful urban renewal might be supported by focused public outreach initiatives that encourage more openness and involvement in urban initiatives.

An important key finding is the diverse range of consulting services is essential to the effective revitalization of metropolitan areas. Consulting services help cities manage the challenges of change by integrating knowledge in the social, economic, environmental, and urban planning sectors. Their efforts guarantee that urban regeneration initiatives are inclusive, respectful of cultural heritage, sustainable, and financially feasible, resulting in resilient urban settings that satisfy the many demands of modern populations.

Furthermore, how important consulting is for managing intricate regulatory frameworks and coordinating project objectives with sustainable development principles. Interacting with local specialists like Maria Maddalena and Angela Papisidero highlights how specialized consultants provide crucial knowledge to urban planning, including environmental compliance to financial structure. Through the improvement of internal municipal capabilities brought about by this external expertise, Cisterna is able to undertake initiatives that are inclusive, technically sound, and representative of community priorities. According to the survey findings, people believe that moving forward projects are moderately effective in raising people's quality of life, and they clearly favor infrastructure for education and historical preservation. This is consistent with studies showing that social and culturally focused urban renewal can promote long-term community resilience (Kim & Jiang, 2020).

Nonetheless, some respondents voice dissatisfaction about the absence of noticeable change in some districts, which is consistent with research showing that project visibility and equal geographic implementation are critical to the success of urban regeneration (Hrivnák et al., 2021). In order to promote more balanced growth and community satisfaction, this emphasizes the necessity of inclusive urban planning that takes into account the entire city rather than just certain sections.

The emphasis on stakeholder participation as the foundation of effective urban regeneration is a second important feature. Although there is a need for more extensive public participation in decision-making processes, survey findings show that community interest in urban projects is moderate to high. Moreover, the involvement of stakeholders, such as consultants, members of the private sector, and local government representatives, is seen as a key component of Cisterna's urban regeneration. Funding for initiatives like road improvements has been made possible by private sector contributions like urbanization fees and collaborations. There is potential for further cooperation and transparency, though, as the study indicates a reasonable level of satisfaction with

stakeholder participation. According to scholarly research, strong public-private partnerships and committed funding to maintain continuity are frequently advantages of successful regeneration plans (OECD, 2010). In order to encourage long-term urban development, Cisterna might profit from growing these collaborations and taking into account alternate funding options like foreign donations or targeted tax incentives. In addition to improving social cohesion, community involvement guarantees that urban projects fulfill regional need. According to the survey, locals place a high priority on sustainability and inclusion since they believe that these are crucial for promoting a sense of community and solidarity, even as they appreciate better public areas and mobility.

The third conclusion focuses on the legislative and financial structures that facilitate urban development. Local urbanization fees and funding from the National Recovery and Resilience Plan (PNRR) serve as an example of a combination of public-private partnerships and national support. To ensure long-term financial sustainability for urban projects, the analysis also notes a dependence on outside financing sources, emphasizing the necessity for more varied financial techniques like crowd-funding or encouraging private investment.

The integration of innovative technology with sustainable design principles is the subject of a fourth insight. From smart city infrastructure to renewable energy systems, the public clearly favors green buildings and transportation options like bike lanes and pedestrian walkways. In addition to being in line with international environmental objectives, these sustainable practices demonstrate the community's dedication to a more robust urban ecology. The use of cutting-edge technology, such solar panels and ecologic construction materials, is consistent and is advancing in nearby cities a Cisterna with emphasis on environmental sustainability. The community as a whole values sustainable urban development, as evidenced by the strong popular support for eco-friendly solutions (Coaffee et al., 2018).

However, citizens still rank practical green and transportation measures higher than technology improvements, making investments in digital infrastructure like 5G and IoT secondary. This is consistent with research indicating that community preferences for urban revitalization frequently give priority to short-term enhancements in quality of life (Gehl, 2013). Moreover, residents are receptive to technological advancements, according to survey results, but they also want a balance that preserves the city's historical and cultural character.

Furthermore, data analysis emphasizes how crucial social and cultural aspects are to the planning and implementation of urban projects. The community places a high importance on initiatives that promote inclusion, accessible public areas, and respect for cultural diversity. This demonstrates the need for public spaces that encourage social contact and accommodate a range of cultural expressions in order to build a more harmonious urban setting. The results of survey show that social and cultural factors are highly valued, with locals supporting inclusiveness, easily accessible public areas, and chances for cross-cultural interaction. According to research, socially inclusive urban revitalization initiatives strengthen community ties and a sense of shared identity (Sandercock, 2003).

In conclusion, the study shows how Cisterna di Latina can successfully experience urban regeneration through the use of consulting services, strategic stakeholder involvement, diversified financial frameworks, creative technology integration, and a strong emphasis on social inclusivity. This will help to create a future urban environment that is sustainable, balanced, and focused on the community. Future initiatives in Cisterna di Latina would profit from a participative strategy that is in line with community values and addresses more general environmental and technical objectives, as indicated by the desire for social and cultural inclusion as well as sustainable development. Furthermore, the city's initiatives to improve public services, repair historic landmarks, and include

green spaces show a calculated approach to creating a resilient and dynamic urban environment that meets the many demands of the neighborhood.

7.2 Contribution to the Field

The survey data collection indicates a significant prospect for enhancing the communication and engagement tactics related to urban regeneration initiatives in Cisterna di Latina. The long-term viability of urban development initiatives depends on city planners creating a better informed and involved community through equal access to information and concentrating on more efficient public engagement. The people is more likely to support and actively participate in the city's change if they are informed, which will ultimately result in more inclusive and sustainable growth. The long-term viability of Cisterna di Latina's urban renewal may depend on resolving the grievances of the unsatisfied responders while retaining the support of the already satisfied. City planners might create a more involved and encouraging community by taking a more inclusive stance, such as hosting open forums or soliciting opinions online (Hrivnák et al., 2021).

Although sustainability and mobility are highly valued by the community, it appears that these innovations are not being completely realized in present urban projects, as indicated by the alignment between questions eight and nine on innovative technology and design concepts for future urban regeneration projects. In order to close this gap, urban planners should prioritize inclusive design in addition to including green and mobility technology. This would support more equitable urban renewal initiatives that meet social and environmental demands while adhering to sustainable urban planning best practices (Gehl, 2013), (Tallon et al., 2013).

Social cohesion, cultural inclusion, and community participation are highly valued by respondents in the context of urban regeneration, according to the analysis of questions eleven and twelve of survey. In order to address the changing demands of the community, these insights give Cisterna di Latina's urban planners a clear mandate to give priority to inclusive, accessible, and youth-friendly public places. According to the findings, the community views historical preservation and environmental sustainability as the most crucial factors in urban renewal, with community engagement and technological integration coming in second and third, respectively. These aims are interrelated; for instance, adopting new technology is frequently necessary for sustainable practices, and community involvement may assist guarantee that preservation and modernization are properly balanced. Addressing these many but connected issues at the same time is what makes urban regeneration so difficult (Tallon et al., 2013).

The necessity of accessible and inclusive urban design is becoming more widely recognized. Making sure that public areas are accessible to all citizens is essential for social cohesion and fairness, even when other cutting-edge technology could get more attention. In the city's urban planning talks, inclusive design which considers the needs of those with disabilities and other excluded groups is becoming more and more popular. In order to ensure that no one is left behind in the city's growth, residents are starting to realize how important it is to create public places that are not just technologically modern but also egalitarian and hospitable for all inhabitants (Gehl, 2013).

One of the main ideas to improve Cisterna di Latina's tourism would be to create a Museum of History and Culture of Cisterna by transforming underutilized historical areas, such ancient buildings and plazas, into an engaging and instructive cultural destination. In addition to reviving the city's legacy, this museum would provide guests with a holistic experience that blends art, technology, and history. The museum, which is located in the historic center, may have augmented reality spaces and interactive displays that let visitors "travel" to significant points in Cisterna's

history, such the city's medieval growth and the effects of World War II on the area. Immersion experiences may greatly increase tourist engagement and foster a deep bond with the local history, according to scholars (Harrison & Donnelly, 2011).

Putting on cultural activities both within and outside the museum, such as historical festivals, medieval marketplaces, and live theatrical productions that portray historical events, would be an additional noteworthy improvement. Both locals and visitors would be drawn to these gatherings, encouraging increased participation and a feeling of shared identity. The museum would work as a cultural center, reviving the local economy, creating jobs, and promoting Cisterna di Latina as a distinctive cultural destination in Italy by including regional artifacts, historical records, and depictions of daily life from the past. Such a comprehensive strategy is consistent with research indicating that community-focused and participatory tourist programs increase local participation and heritage tourism's long-term viability (Richards, 2000; Ashworth & Tunbridge, 2011).

On one hand, historical regions that link the museum to other iconic locations, such the Ninfa Garden and Lake Giulianello, should also be restored to create a tourism circuit and encourage thematic tours that combine cultural and natural heritage. This circuit would combine recreational and educational components, enabling visitors to discover the city's natural heritage and history. Incorporating guided tours, traditional craft workshops, and cultural information centers would allow visitors to fully immerse themselves in the region's rich ecological and historical variety. According to research, including cultural and natural assets into tourist strategy promotes sustainable tourism practices while also increasing attractiveness (Timothy, 2011).

On the other hand, planners and legislators should prioritize environmental sustainability in Cisterna di Latina's next urban renewal initiatives while making sure that community opinions are heard at every stage of the procedure. Furthermore, maintaining cultural heritage and incorporating modern technology should be viewed as complimentary elements of a comprehensive, sustainable urban development plan rather than as mutually exclusive objectives. All of these initiatives should be based on resource optimization, which guarantees that projects are long-term economically and socially feasible (Castells, 1983).

7.3 Limitations and Areas for Future Research

Urban regeneration in Cisterna di Latina has a significant impact on the community's social, cultural, and economic aspects. The focus on protecting cultural assets, encouraging economic growth, advancing inclusion, and improving public involvement suggests a comprehensive strategy for revitalization. But in order to benefit from these advantages, these components must be balanced and backed by inclusive municipality actions and active community participation. As per Turok (2004) and Colantonio & Dixon (2011), successful urban regeneration may support sustainable development by creating thriving, resilient communities that are better equipped to handle upcoming difficulties.

Future studies should look at successful community participation methods that boost local participation in urban planning procedures. Research on digital engagement tools, including virtual town halls or interactive surveys, may provide best practices for encouraging a culture of participation and ensuring that participation is available to all demographic groups (Arnstein, 1969). Moreover, urban managers in Cisterna di Latina can guarantee that urban regeneration projects satisfy the community's present and future needs by encouraging active community engagement, honoring cultural values, giving priority to sustainable practices, efficiently managing resources, and embracing technology. Although the study is representative of Cisterna di Latina,

more sampling may be necessary to lower error margins and take regional socioeconomic variations into account when extrapolating the findings to larger urban or rural contexts in Italy, future research should take into account more stratified or randomized techniques to improve representativeness and further account for sample bias.

The scope and long-term sustainability of a project are severely limited by budgetary restrictions. Cisterna's dependence on sporadic financial assistance from state or regional entities may impede long-term growth, even with access to the National Recovery and Resilience Plan (PNRR) and other outside funding. Future studies might look into community-based funding sources, public-private partnerships, and local tax incentives as examples of sustainable finance approaches. These tactics could give the city a more stable financial foundation so that it can continue to grow without relying on outside funding (Healey, 1997).

Additionally, environmental sustainability is a problem and a topic that needs more research. According to survey results, people of Cisterna place a high value on renewable energy sources, sustainable mobility, and green construction technology. But implementing these technologies may be expensive and time-consuming. The viability of adopting green technology within the limitations of small-town budgets and scarce local resources might be examined through research. Cost-effective, scalable techniques that are adapted to Cisterna's setting can be informed by comparisons with comparable metropolitan areas that have effectively integrated sustainable technology (Kusch-Brandt, 2019).

Lastly, Urban regeneration is decisively being seen not just as a physical or structural transformation, but also as a tool for tackling social disparities and promoting inclusive communities. Issues including wealth inequality, marginalization, and uneven access to urban resources are addressed by incorporating social factors into regeneration initiatives. These problems are frequently made worse in places that are quickly urbanizing (Tallon et al., 2013). Cisterna's historical legacy offers special chances and challenges for revitalization, especially when striking a balance between modernity and preservation. Although the city's emphasis on restoring infrastructure and reviving ancient places demonstrates a dedication to cultural continuity, there is a risk of "disneyfication," or the overcommercialization of historical monuments to draw tourists. Future studies could look at ways to maintain authenticity in urban renewal. Research on community-driven preservation approaches or the adaptive reuse of historic structures may provide information on how to achieve sustainable tourism without sacrificing cultural assets (Ashworth & Tunbridge, 2011).

Appendix

8.2 Additional Data and Charts

Appendix I: Survey

Sondaggio con scopo di: "Miglioramento della Rigenerazione Urbana a Cisterna di Latina" ☞

Il presente sondaggio ha come obiettivo fare un'analisi del criterio delle persone che abitano a Cisterna di Latina esaminando la conoscenza dei servizi per lo sviluppo urbano e immobiliare sostenibile che sono stati implementati nei ultimi anni dentro della zona.

Compilare gentilmente le domande secondo il suo criterio qualificando con i numeri del 1 al 5 (essendo 1 molto baso e 5 molto alto)

1. Tu hai conoscenza di progetti di rigenerazione urbana (sviluppo urbano) in corso a Cisterna di Latina? *

| | | | | |
|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 |
|---|---|---|---|---|

2. Come valuteresti l'efficacia degli attuali sforzi di rigenerazione urbana nel migliorare la qualità della vita nella comunità di Cisterna di Latina? *

| | | | | |
|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 |
|---|---|---|---|---|

3. Quanti progetti o iniziative di rigenerazione urbana hai osservato nel tuo quartiere o nelle aree circostanti? *

- Nessuno
- 1 - 3 progetti o iniziative
- 4-6 progetti o iniziative
- più di 6 progetti o iniziative

4. Ritieni che le parti interessate (ad esempio funzionari governativi, sviluppatori, organizzazioni comunitarie) coinvolgano attivamente i cittadini nei processi decisionali sulla rigenerazione urbana? *

| | | | | |
|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 |
|---|---|---|---|---|

5. Riuscite a identificare eventuali investitori, aziende o gruppi interessati a partecipare in progetti urbani che svolgono un ruolo significativo nei progetti di rigenerazione urbana a Cisterna di Latina? *

| | | | | |
|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 |
|---|---|---|---|---|

6. Secondo te, quali risorse finanziarie sono essenziali per la riuscita attuazione dei progetti di rigenerazione urbana nella nostra città? (puoi scegliere al massimo 3 risposte) *

Selezionare al massimo 3 opzioni.

- Fondi pubblici (Fondi europei/statali/regionali)
- Finanziamenti privati (Immobiliari/Partenariati/Corporate social responsibility)
- Finanziamenti alternativi (Crowdfunding)
- Sgravi fiscali e incentivi (Zone Economiche Speciali /Incentivi fiscali)
- Microfinanza e cooperative (Cooperative di comunità /Microcredito)
- Istituzioni finanziarie internazionali (Banca Europea per gli Investimenti/ Banca Mondiale)

7. Come valuteresti l'attuale quadro politico che governa la rigenerazione urbana a Cisterna di Latina in termini di efficacia e inclusività? *

| | | | | |
|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 |
|---|---|---|---|---|

8. Seleziona dalla lista de tecnologie innovative - concetti di design che ritieni dovrebbero essere integrati nei futuri progetti di rigenerazione urbana? *

- Edifici Green e Sostenibili (Tetti Verdi e Giardini Verticali, Materiali da Costruzione Sostenibili)
- Smart City Infrastructure (Internet of Things (IoT), 5G Connectivity)
- Sistemi di Energia Rinnovabile (Pannelli Solari Integrati , Microgrid Urbane)
- Mobilità Sostenibile (Trasporto Pubblico Elettrico e Autonomo , Piste Ciclabili Intelligenti)
- Design Inclusivo e Accessibile (Urbanistica Inclusiva, Partecipazione dei Cittadini)

9. Ritieni che le tecnologie innovative e i concetti di design siano adeguatamente utilizzati nei progetti di rigenerazione urbana su Cisterna di Latina? *

| | | | | |
|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 |
|---|---|---|---|---|

10. Quanto ritieni importanti i fattori sociali (ad esempio, la coesione della comunità, l'inclusione) nel successo degli sforzi di rigenerazione urbana?

| | | | | |
|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 |
|---|---|---|---|---|

11. Ci sono aspetti sociali o culturali specifici della gestione urbana che ritieni debbano essere prioritari per Cisterna di Latina? *

SI

No

12. Descrivi brevemente questi aspetti sociali o culturali prioritari *

Inserisci la risposta

13. Quali ritieni siano le strategie più adatte per gli urbanisti nel modellare lo sviluppo futuro della città secondo il tuo criterio? (puoi scegliere al massimo 3 risposte) *

Selezionare al massimo 3 opzioni.

- Migliorare la sostenibilità ambientale dei progetti urbani.
- Aumentare la partecipazione della comunità nella pianificazione urbana.
- Favorire l'integrazione di nuove tecnologie nei piani urbani.
- Bilanciare la modernizzazione con la conservazione del patrimonio storico.
- Ottimizzare l'uso delle risorse finanziarie e materiali.

14. Dal tuo punto di vista, in che grado gli sviluppatori urbani lavorano nel portare avanti i progetti di rigenerazione urbana a Cisterna di Latina? *

| | | | | |
|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 |
|---|---|---|---|---|

15. Quali consigli daresti per le future iniziative di rigenerazione urbana nella nostra comunità per garantire che soddisfino i bisogni e le aspirazioni dei residenti locali? *

Inserisci la risposta

Appendix 2: Interview

Intervista: University of Padova

1. Può fornire una panoramica del tuo background ed esperienza nella gestione di progetti urbani a Cisterna di Latina?
2. Perché le ristrutturazioni urbane sono importanti per lo sviluppo locale di Cisterna di Latina?
3. Quali obiettivi concreti intende raggiungere con le iniziative di rigenerazione urbana di Cisterna di Latina?
4. In che modo le infrastrutture obsolete rappresentano una sfida per lo sviluppo urbano di Cisterna di Latina e quali strategie si stanno attuando per affrontare questo problema?
5. Quali sono le preoccupazioni ambientali prevalenti a Cisterna di Latina e in che modo influenzano gli sforzi di rigenerazione urbana?
6. In che modo le limitate opportunità economiche ostacolano lo sviluppo urbano di Cisterna di Latina e quali misure si stanno adottando per superare questa sfida?
7. Può definire l'ambito e l'importanza dei servizi di consulenza nel contesto della rigenerazione urbana?
8. In che modo i servizi di consulenza contribuiscono agli obiettivi di sviluppo sostenibile – rigenerazione urbana in Cisterna di Latina?
9. Potrebbe fornire una panoramica dei recenti progetti di rinnovamento urbano intrapresi a Cisterna di Latina?
10. In che modo la crescita economica influisce sugli sforzi di rigenerazione urbana e può condividere casi di successo o migliori pratiche (buone prassi)?

11. Quali sono le esigenze specifiche di Cisterna di Latina riguardo alla crescita economica e alla rigenerazione urbana?
12. Come valuta la sostenibilità ambientale dei progetti di rigenerazione urbana esistenti a Cisterna di Latina?
13. Quali tecnologie innovative vengono integrate nei progetti di rigenerazione urbana a Cisterna di Latina?
14. Come identifica gli stakeholder nei progetti di rigenerazione urbana e perché questo processo è importante?
15. Quali aspetti sociali e culturali vengono considerati nella pianificazione e nell'implementazione delle iniziative di rigenerazione urbana?
16. Può descrivere il disegno della ricerca utilizzato per valutare i progetti di rigenerazione urbana esistenti?
17. Quali metodi vengono impiegati per la raccolta dei dati nei progetti di rigenerazione urbana?
18. Come viene condotta l'analisi dei dati per derivare approfondimenti dai progetti di rigenerazione urbana?

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