



Urbanistica n. 135

January-April 2008

Distribution by www.planum.net

Federico Oliva The new plan

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The development of the city

Marcello Gidoni

The development of the city, with the creation of what is known as Ancona 3, began in the early '70s after the catastrophic earthquake of 1972, with the construction of these housing expansion districts (Q1, Q2 and Q3) in the southern part of the municipal territory. Even though the initial forecasts of the Masterplan of 1973 of as many as 25,000 new inhabitants were not achieved, urban expansion involved vast areas and greatly modified the organization of the city.

The development programme started with the drawing up of a Zonal Plan along the alignment of Via Breccie Bianche (Q1), immediately evidencing the positive feature of the whole programme, namely the clear-cut prevalence of public building (ERP) over private building (% ratio 70/30).

In this phase the difficulties stemmed from the troublesome relations with the owners of the areas who were opposed to expropriation, a matter that was subsequently addressed by means of an original form of contracting (almost a form of development right transfer ahead of its time) by the then Town Planning councillor, Gianni Mascino.

The planning of the 2nd expansion district (Q2), entrusted to a number of outside designers in collaboration with the Municipal Public Building Office, led up to a PPE (Local Area Plan) with the aim of controlling all the measures, both public and private.

The initial design of the district, which foresaw the construction of a considerable number of housing units (2500 only by public building), articulated on continuous built blocks (with reference to Corviale

of Rome), was subsequently modified and a more conventional pattern was chosen with building plots of various size earmarked for public and private building, and for what is termed 'compensation building' for the original owners of the areas.

Positive characteristics of the district, apart from the care devoted to the study of both public and private green areas, was the importance attributed to the supply of utilities and equipment, applying a standard of 25 sq.m/inhab., appreciably more than the legal minimum.

Less positive was the building quality of the district with the construction of buildings often of considerable size (referred to as 'casermoni' (tenements) of 6/7 floors) which did not always meet with the tenants' favour.

The 3rd expansion district (Q3) was started following the other great natural calamity, the landslide of 1982. This increased the need for more housing which was in part satisfied within the framework of Q2 then in the implementation phase, while the remainder was located in the new district.

The planning of the district, containing some 1500 housing units, entrusted to the Municipal Town Planning Office, with the consulting services of Arch. G. De Carlo, had to take into account both the objectives of the Municipal Government (the erection of buildings of limited height with much public and private green areas available), and the environmental quality of the site, partly with the constraints as per Law 1497/39.

The proposals made by De Carlo, although very appealing, (hanging gardens, the Central Services Backbone, etc.) did not however find favour

with the tenants and those engaged on the works, partly due to the foreseeably high costs. Despite the scaling down of the initial objectives, the district today appears as an orderly settlement with ample green spaces and with architectural solutions that are sometimes happy ones, thanks to the work of a number of well-known Italian architects (including Ludovico Quaroni and others).