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The reform we want

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Problems, policies, and research

City-ports. Plans and projects
 Guidelines for port planning regulations
 The maritime transport situation
 Urban planning for waterfront redevelopment
 The port-city interface as filtering line
 The port as a park
 Maritime traffic in the Mediterranean and Mediterranean issues
 Port planning in the minor ports of Emilia-Romagna region
 Emilia-Romagna ports
 Tourist ports and urban development

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Projects and implementation

Verona sud. The "Cardo massimo"
 To imagine south Verona
 South Verona and the 'style of the city'
 The interpretation of a context for the construction of an urban plan
 The street as a settlement rule. The project as a new identity image
 The outline director for mobility and for public transport
 The matrix of the landscape: the 'Cardo massimo', the sequence of the open spaces
 The environmental strategic assessment
 Land uses asset: a description along the axis
 The guide criteria for the street plan and the seven drafts of the Cardo
 Project deepening: two 'threshold' spaces along the 'Cardo massimo'
 The normative structure
 The perequative model
 The quantities for the Variante

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Reggio Emilia: project, perequation and implementation
 An international design competition for a Masterplan by private developers
 Urban plan for parco Ottavi: from the competition to the definitive plan
 Parco Ottavi: the design of the green areas
 Communicating parco Ottavi

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Kim Leslie
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Profiles and practices

Tools for shared representation of sites. From "Parish maps" to "identity maps"
 The project Parish Maps in West Sussex
 Identity representation and participation: a Genoese periphery district experience
 Children and identity representation: two maps for Savona town

Sofia Morgado

Lisbon: five metropolitan states from unoccupied space

Adele Semeraro, Simona Rappuoli

Methods and tools

The management of the changes in the agrarian landscape, challenges and innovations of Siena Ptc

Silvia Viviani
Mariella Zoppi
Romano Viviani
Massimo Morisi
Leonardo Rignanese

Towards the territory orientation plan of the Tuscany Region
 Town planning and upland areas
 Good town planning: a question of culture
 Effectiveness as a quality in public planning
 Interview with Riccardo Conti

The reform we want
Federico Oliva

In the last months, Inu tried to press politics for a speedy passage of law about general principles of government of territory. This law completes the reform carried out by regional laws. Two outcomes have already been achieved: the promise of president of Environment commission to start a discussion about it, in order to pass the law within 2007; the presentation of a reform text, to which Inu worked and, therefore, quite shared. There are five law proposals brought in until now: the possibility to get an unified text of the law seems to be quite real by reading all the proposals. So, we can be confident about law procedure, even if we can't pass over politics. Inu, however, keeps on working in order to get proposals better and to align them with principles and solutions summed up below.

Which law

Law is a 'principles law', essential and without descriptive and normative elements; but it has to be effective and able to replace in full the old national law. Its main task consists in strengthening innovations introduced by regional laws and, at the same time, in urging other Regions to bring about the reform. It has to be about not only planning, but it has to consider the general dimension of territory government, concerning the several specialist and sectorial planning present nowadays. It's a question not only of a simple coordination, but of the compulsory participation in plan drawing up by all the actors who now give their opinion only in a second time.

Planning levels

Different planning levels and plan features are, however, the most important contents

of the law. Provincial structural planning plays an institutional and reference role for municipal level, while regional strategic planning has to grant the link between structural, European and national funds. As regards municipal level, the law is going to strengthen what Regions tested by splitting plan in three different components:

- a Structural plan, not prescriptive and not ruling owners' rights, with not time limit;
- an Action plan, relevant to urban planning transformations, prescriptive and normative, valid for five years;
- a Planning code, relevant to existing buildings management, prescriptive and normative, with no time limits.

The implementation

As regards implementation, public finance situation makes private actors' contribution necessary; therefore, the matter of private participation in public utilities and infrastructures implementation has to be clearly solved, in order to grant the contextual fulfilment of 'public city' and 'private city'. Urban planning equalization should be the ordinary way of implementing plan actions and, in particular, of acquiring public areas; expropriation, necessary for public utilities realization, should be used as extraordinary measure and only when equalization is not possible. A careful attention should be paid in territorial equalization, in order to grant the necessary financial clearing between the different administration involved in intermunicipal choices.

Territorial equipments

Regional laws have to define quantitative and qualitative public endowments, even if constitution give to the State

the task to grant the essential limits of utilities about civil and social rights for whole national territory. The best solution seems to be suggesting, inside the principle laws, the essential parameters about public quantities to grant, and leaving to Regions the discretionality in specific decisions. Public housing has to be included in public utilities; an additional volume share is therefore assigned to social buildings. In this way, public housing should be built integrated in every urban transformation and not in peripheral areas, as in the past.

Planning taxation

Local planning taxation should pay an important role, characterizing by a particular and aimed approach:

- Local taxes of real estate should be levied only upon defined and not planning forecasts;
- Volume transfers inside and between equalizing areas should not to be taxed, in order to help equalization;
- Fiscal benefits and disincentives should be defined, in order to support redevelopment and transformation actions, characterized by great public interest.