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Paolo Avarello

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*edited by Manuela Ricci
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Planning as a problem

**Eastgate Park,
Portogruaro (Venezia)***Elisabetta Piacentini,
Alice Marie Soulié*

Eastgate Park is one of Italy's largest property development projects, the biggest for logistics/industrial use, covering an area of around 1,6 million sqm and with building space of around 450,000 sqm, between the Communes of Portogruaro and Fossalta di Portogruaro (Venezia). The area where the industrial estate will be built is in the portfolio of the Spazio industriale real estate fund, managed by Pirelli RE Sgr and owned by the Aim-listed company Spazio investment Nv. The master plan provides for the construction of a manufacturing area (with space for small and medium businesses), logistics facilities, craft workshops, service area and a business incubator/technology centre as a start-up aid for industry. Drawing inspiration from the most important success stories around the world in the business real-estate sector, the project aims to combine functionality, architectural harmony, excellence services and environmental friendliness in a strategic geographical position using state-of-the-art sustainable-building technology. The project contemplates perfect integration and interaction with local area and communities, thanks to the land development standards applied that state that around 40% of the estate's surface area be transferred to the Communes for parkland and facilities, thus redeveloping the area environmentally as well.

At a regional level, Eastgate Park has a highly strategic location close to the European Corridor No. 5. *Current state:* the layout of the area's landscape and natural surroundings is now fairly basic following

building work that was supposed to herald the occupancy of the Eni works in the 80s in order to carry out a business that was never started: just a few large, regular-shaped plots, free from the original signs of the countryside; vegetation cover heavily modified by a thousand years of human intervention; high ground-water availability.

Structure: The master plan is based on a connective system of rows forming the framework of the project along the directional east-west and north-south lines, thus joining the three main features of the landscape project: the wetlands system, public parks and surrounding wood. The maintained natural green belt consisting of the network of ditches marks the boundary of the development.

Size: Land-to-building ratios applied to the plan's development demonstrate the choice of the developer and local councils to go for a high-quality/low-density type of land use.

Industrial area: 185,000 sqm (of building work); Craft workshops: 25,000 sqm (of building work); Logistics facilities: 130,000 sqm (of building work); Roads: 108,000 sqm; Parking areas: 105,000 sqm; Green areas: 300,000 sqm; Reservoirs connected to hydraulic structures: 180,000 sqm; Total surface area of project: 1,600,000 sqm (approx.).