

POLITECNICO DI TORINO
SECOND SCHOOL OF ARCHITECTURE
Master of Science in Land, Town and Environment Planning
Honors theses

The Societies of Urban Transformation in Urban transformations area

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My thesis project focuses on urban transformations realized by the formation of Societies of Urban Transformation (STU), which is a new company instrument of Private- Public Partnership which permits Local Authority to operate in the urban territorial transformation.

In the last years we have been assisting to important mutations in the field of urban transformations, not more seen as prerogative of Town Councils which promote, lead and apply transformations, but as the result and work rewards of different actors dominating the urban scene of our cities and relative resources deriving from.

All this bring to interrogate himself on current problems firstly considering that involving private companies is of absolute importance today, but at the same time taking in consideration the role of a watchful/awarding Administration that must benefits so as grants advantages from and to third party.

Thesis' object consists in the attempt to simulate the instrument of the Urban Transformation Societies, constituting and applying it on the actual Turin situation to transformate some zones of the city.

The idea was born from a public announcement emitted by Turin's Town council in 2009: "La Metamorfosi", a contest open to every professional architects and civil engineers to reflect on innovative proposals dealing with three important city's parts: Spina 4, Sempione Gottardo ex trincea ferroviaria and Scalo Vanchiglia.

Those areas are interested by planned interventions of law Variante 200 on the Town Planning Scheme, which with a large transformation on the south-northern quadrant of the city is planned.

The public announcement in question, as according to programmino documento f the law "Variante 200", plans to form an Urban Territorial Society by public majority to which entrusting the several elements of the transformation. The difficult operation of Urban Transformation is close to and dependent on realization of the Line 2 of the subway: the attempt is manage to use the Urban Territorial Society (stu) to start up the implementation of the complex intervention of recovering and riqualfication of this urban quadrant and, at the same time, implentation of the planning, building and management of the subway line, destined to cover that city quadrant too.

It is on this last topic that the Thesis reach its completeness: understanding how, within a territorial area concerned by a real urban transformation, the formation and the implementation of an Urban Territorial Society can occur, as the principles, contract forms concerning the Town Council, and its advantages and disadvantages.

In conclusion, considering my developed studies, it is possible to deduce that Urban Transformation Societies contain potential to become the ordinary intervention instrument for the interventions in the field of urban territory requalification, basing their action on the consultation between public body and private companies through the considerable private cash assets.

To confirm further instrument potential it is important not to underrate two sides of this: one is the strategic role that the Urban Transformation Society plays as main actor of the politicals of marketing and social –economics territory development; the other side is the presence of the public subject who takes part to the dynamics of the territory.

The Urban Transformation Societies, therefore, are a real potential flexible instrument at Local Authority disposal to arise in the consolidate urban areas: as the result of difficulty in implementing complex project, Town Councils progressively focus their interests on this management model that permits to take the most of the typical **entrepreneurial and financial** talent of private companies to provide for the primitive management and economics lack of the Public Administrations to broaden, therefore, their active role more important and important in the development of the city.

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