

The contract of quarter: innovative instrument of urban technological requalification and building sustainable

by Corrado Carbonaro and Nicola Vescia

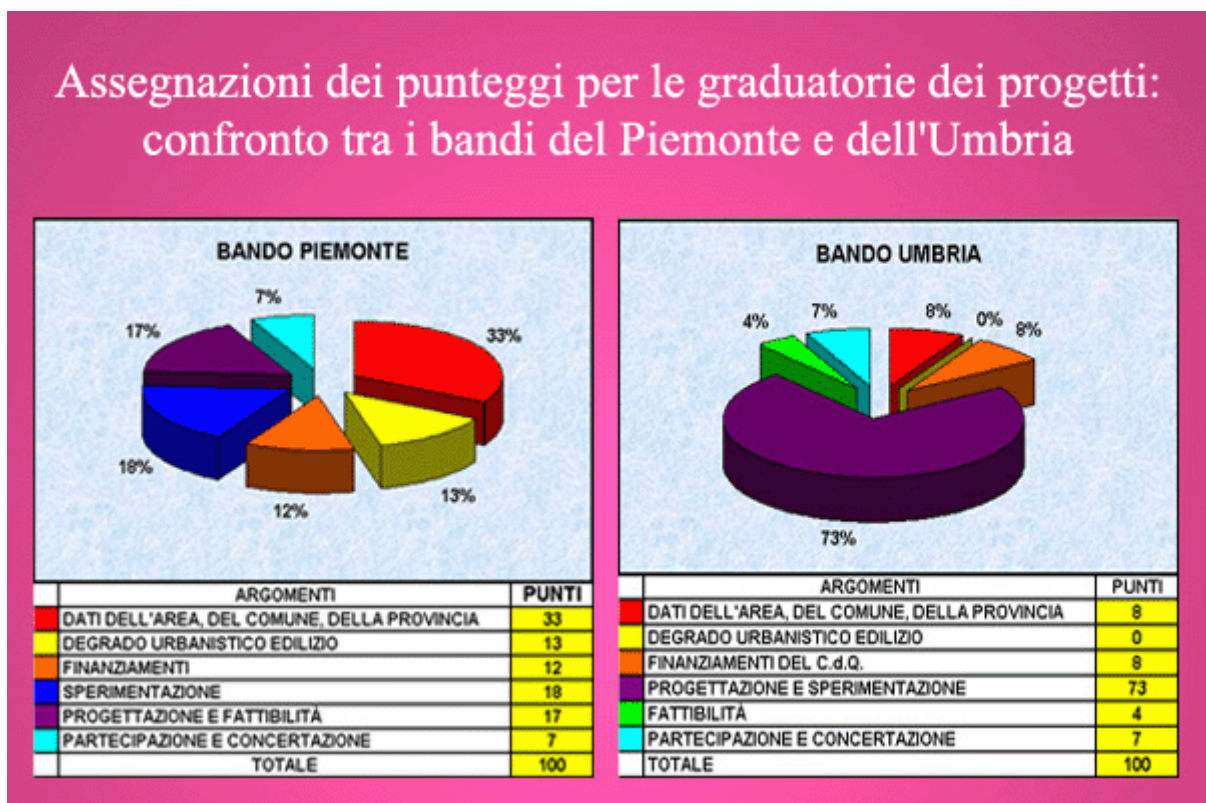
Tutor: Gabriella Peretti

Co-tutor: Roberto Pagani

The thesis deepens the topics of the planning environmental them in contracts of quarter. In one first phase is illustrated the characteristics of the national and international complex programs.

Regional announcement of competition

They have been, analysed, later, six regional announcement of competition of contracts of quarter (Emilia Romagna, Friuli Venice Julia, Lazio, Piemonte, Sicily, Umbria) to the comprehend which are the characteristics of every announcement.



The substantial differences reside in the allocation of the points for the graduator of the plans; we concentrated ourselves, therefore, in the graphical analysis of the subdivision in under-valuation areas that every region has inserted in own announcement. It is found as some regions give to greatest importance to the aspect's planning and experiences them of the program (Emilia Romagna, Sicily, Umbria), others, instead, assign they a secondary role (Piedmonte and Friuli).

They are noticed, moreover, two methodological lines in the evaluation of the experimentation: one has followed the guide to the regional experimentation, the other has been taken advantage of protocol I.T.A.C.A. (Piedmonte and Friuli). Subsequently they were illustrated two of the regional announcements that can embody the extreme of these two programmatical attitudes: the Piedmont and the Umbria.

In the next phase, they have been considered seven contracts of quarter (Alexandria, Asti, Biella, Casale, Novara, Orbassano, Turin Via Dina) on nineteen programs proposals from the piedmonteses commons.

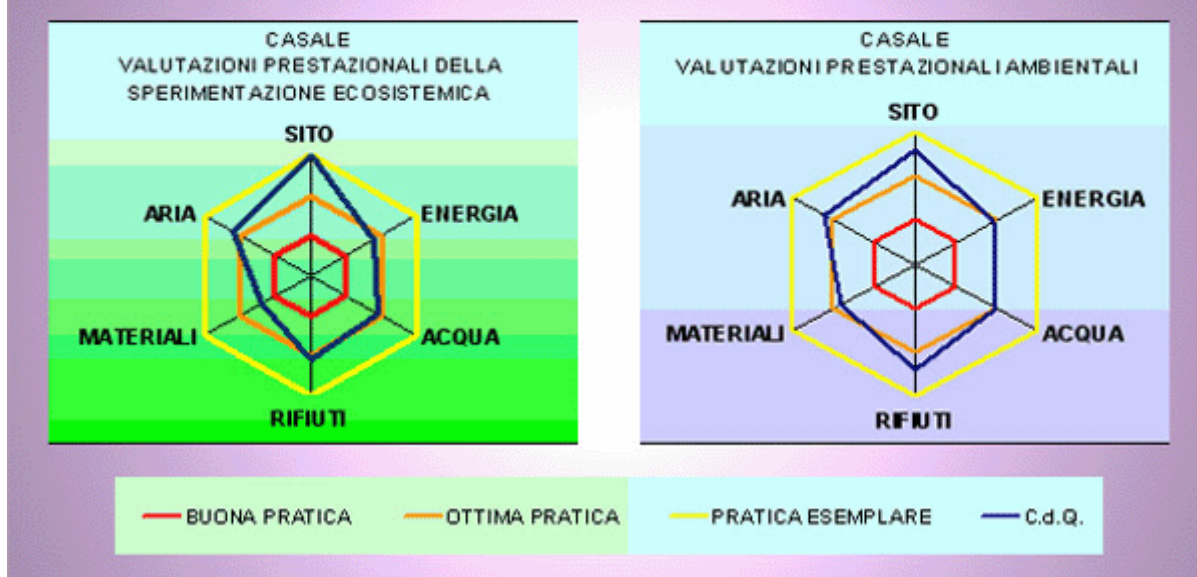


Of every program they have been analyzed the voices r, u, v, z, of the announcement regarding the feasibility, the experimentation, the financings and the preliminary plan. The analysis has been developed for three successive phases: tabular analysis of the planning and the feasibility, analysis S.W.O.T., graphical environmental analysis.

The tabular analysis

In the tabular analysis were introduced some tables, that took in examination the following components: sustainable environmental, innovative accomplishment for the urban planning, planning quality of the program and feasibility. Through one graphical chromatic representation the completeness of the interventions of every program has been estimated. Subsequently, through analysis S.W.O.T. (Strength, Weakness, Opportunities, Threats), was examined the force points, of weakness, the opportunities and the risks of every single quarter contract.

ANALISI GRAFICA AMBIENTALE E DELL'ECOCOMPATIBILITA' DEGLI EDIFICI SPERIMENTALI



Environmental analysis

We have inserted two diagrams of radial type, characterized from three performance qualitative levels, organizing the performance indicators in six environmental categories (Site, Energy, Water, Wastes, Materials). The first diagram expresses the auto-valuation, from the proposing subject the program experiences, according to the demands for the attachment A to of the piedmontese announcement of competition. The second graph is characterized from an evaluation that: it considers the interventions on the full area, it considers the experimental planning as the issue of an approach integrated to the environmental theme and it values, also, experimental interventions not residential.

Consequently to the effected analysis, the effectiveness of the contracts of quarter it is emerged in the confront the planning and in to recover of urban areas demoted. And necessary to signal, however, as the protocol I.T.A.C.A, does not be the better tool for the evaluation of the experimentation. In fact, it is not revolted to the full area, it does not contemplate the morphological quality and fruition's quality and the system quality, it risk to reduce the ecosystemic experimentation to the only insertion of technologies and ecobuilding materials.

The environmental planning, finally, filtered from a rigid system of evaluation, risks the livelling of the innovative and experimental character of the planning since the creatives elements, characteristics of the planning's innovation , are not rewarded.

For further information, e-mail:

Corrado Carbonaro: odarroc10@libero.it

Nicola Vescia: vescianicola@virgilio.it