Lesson 7
The economics of contemporary cities: boundaries, activities, clusters, transformations

Contemporary city:
descriptions and projects

Gabriele Pasqui

In the darkness on the edge of town
(Bruce Springsteen)

Some folks are born into a good life,
Other folks get it anyway, anyhow,
I lost my money and I lost my wife,
Them things don't seem to matter much to me now.
Tonight I'll be on that hill 'cause I can't stop,
I'll be on that hill with everything I got,
Lives on the line where dreams are found and lost,
I'll be there on time and I'll pay the cost,
For wanting things that can only be found
In the darkness on the edge of town.

City boundaries

Where a city starts? Where it ends?
Where are (and how can we recognize) city limits?

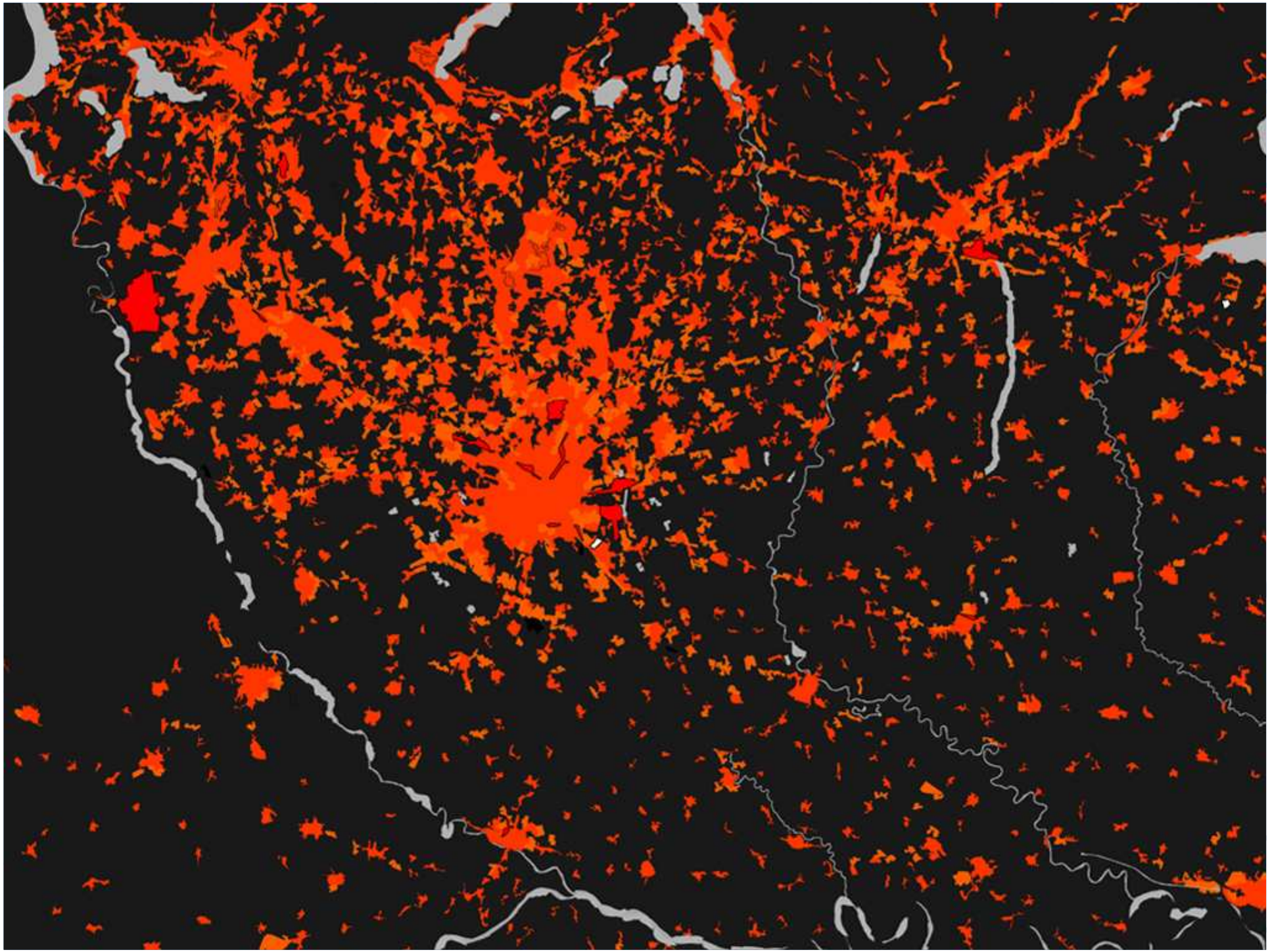
Images about patterns (historical centers, citadels, housing districts ..) show that sometimes it is easy to define boundaries…

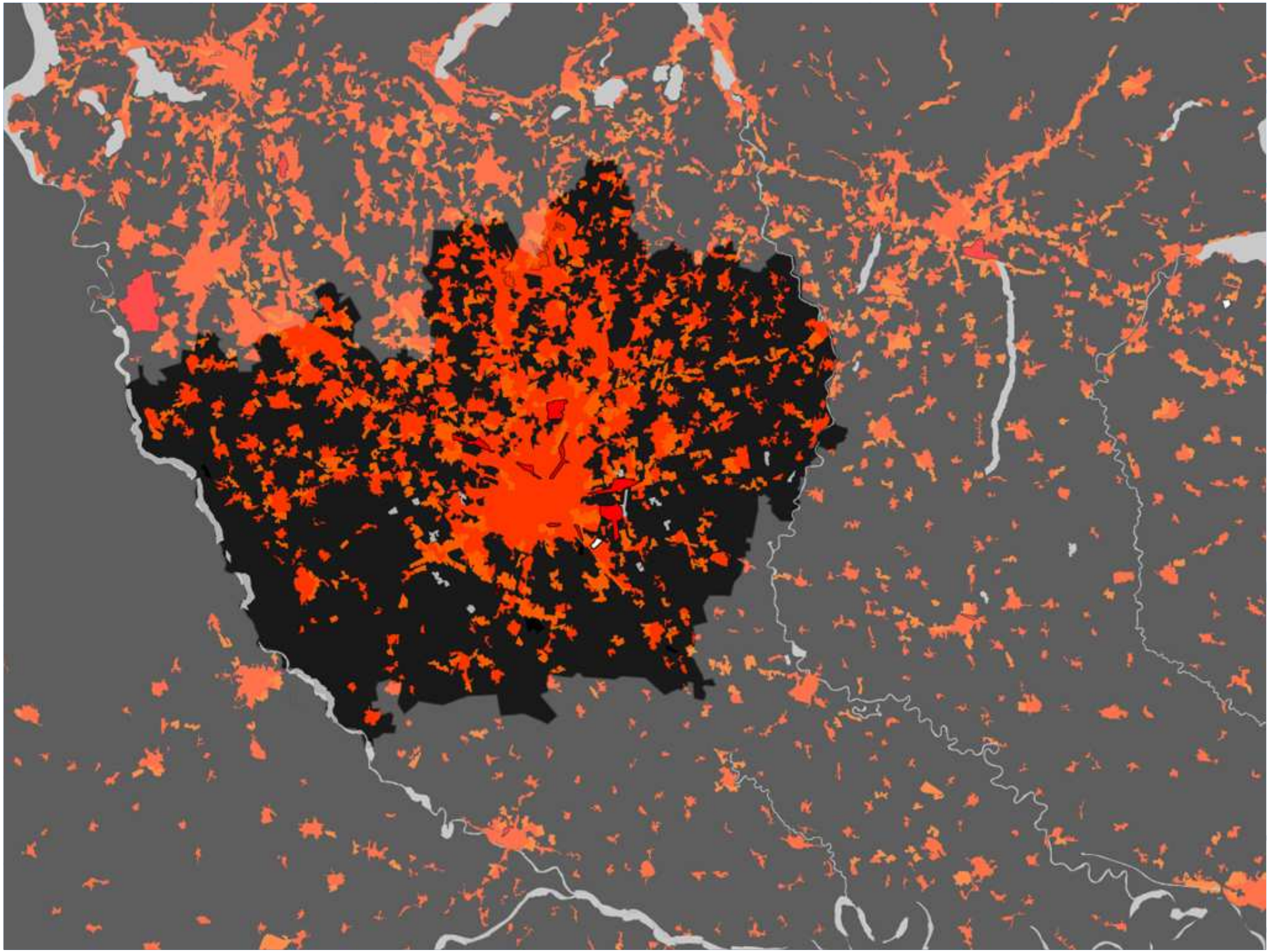
but

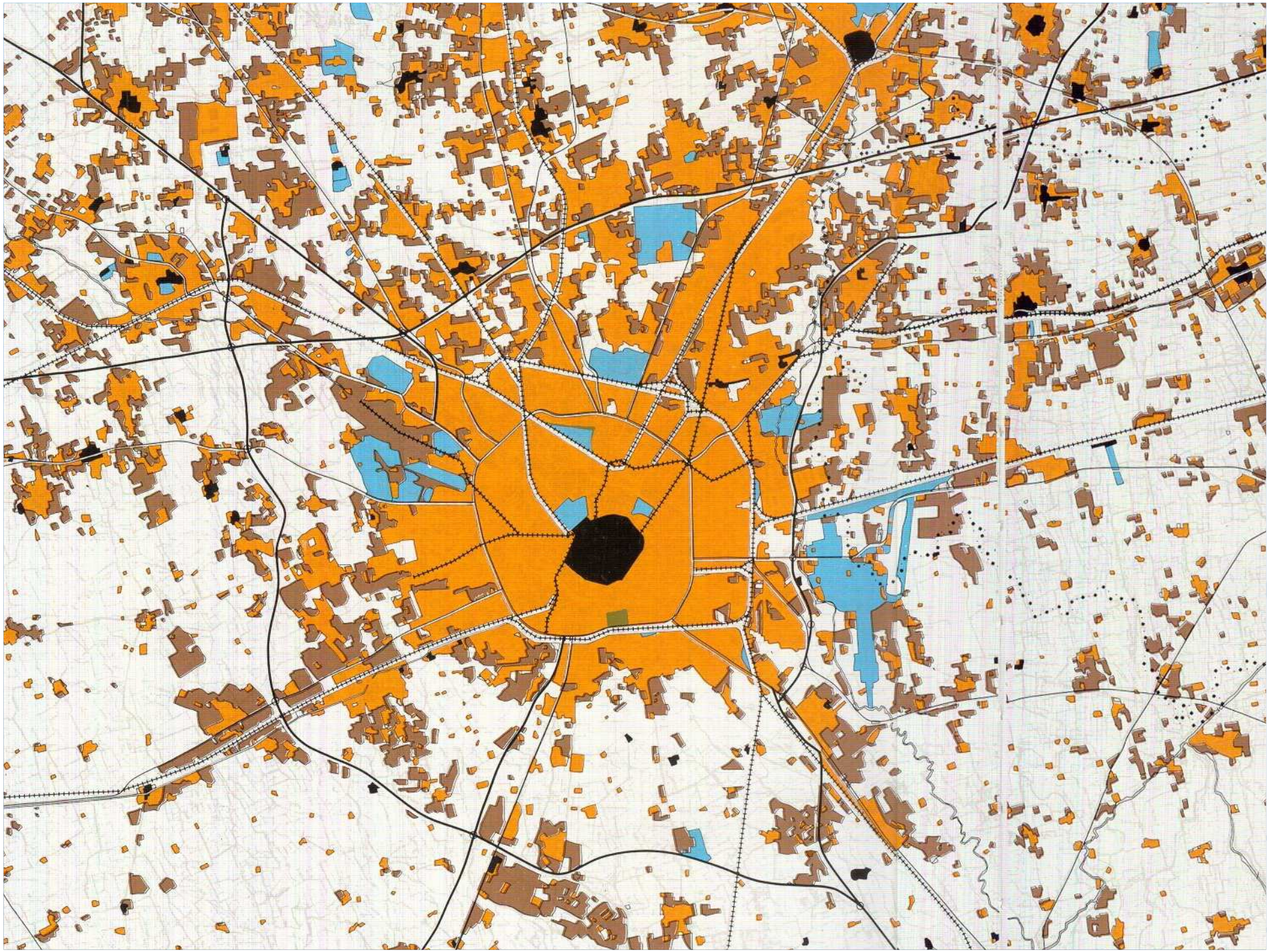
sometimes it is very difficult to "close" a city into defined boundaries (we will show the example about Milan)

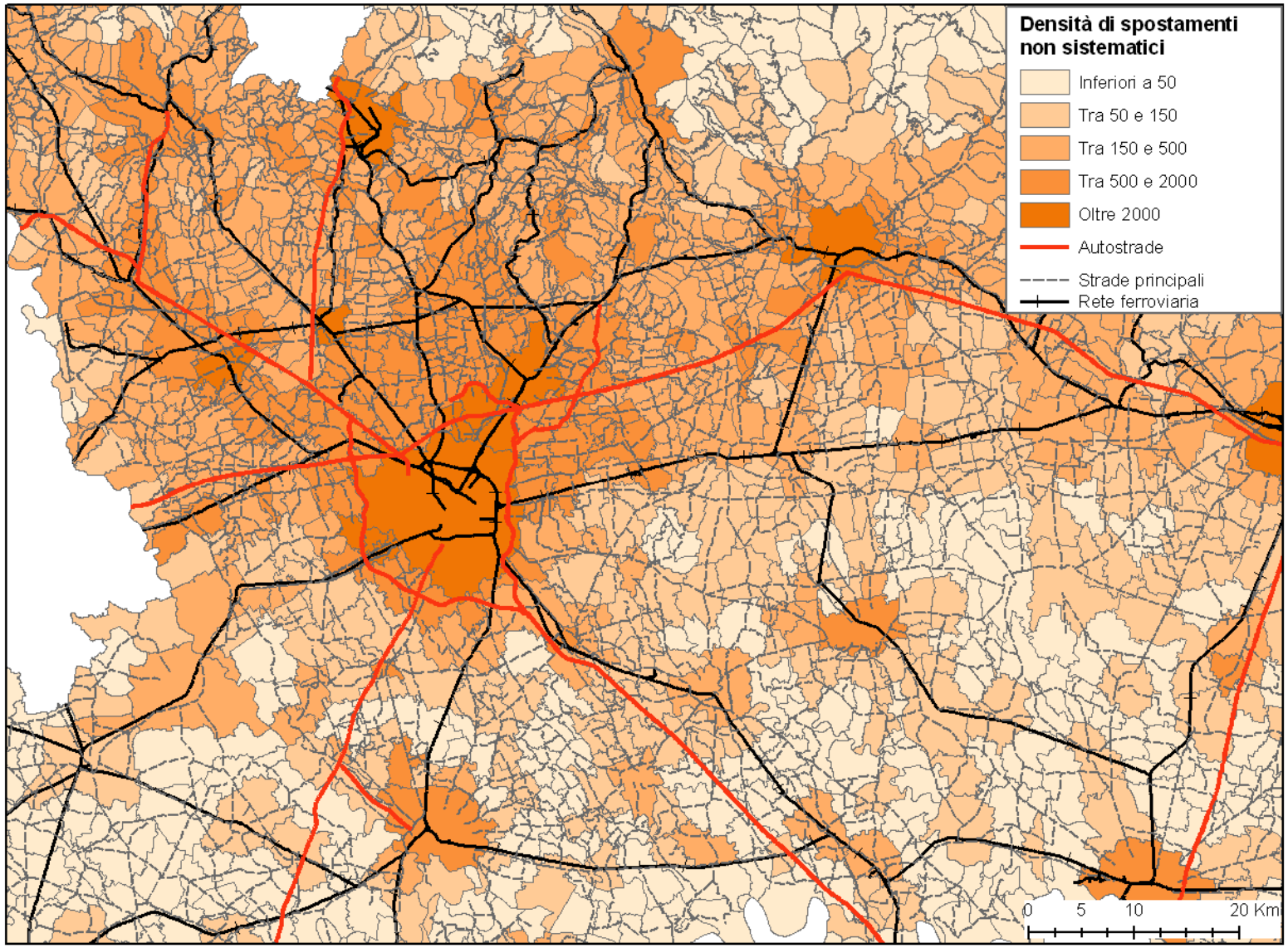
Boundaries don't exist in nature:
they are social products,
depending on political, institutional and social practices

(even if they are linked with physical possibilitiesa and actions in space)

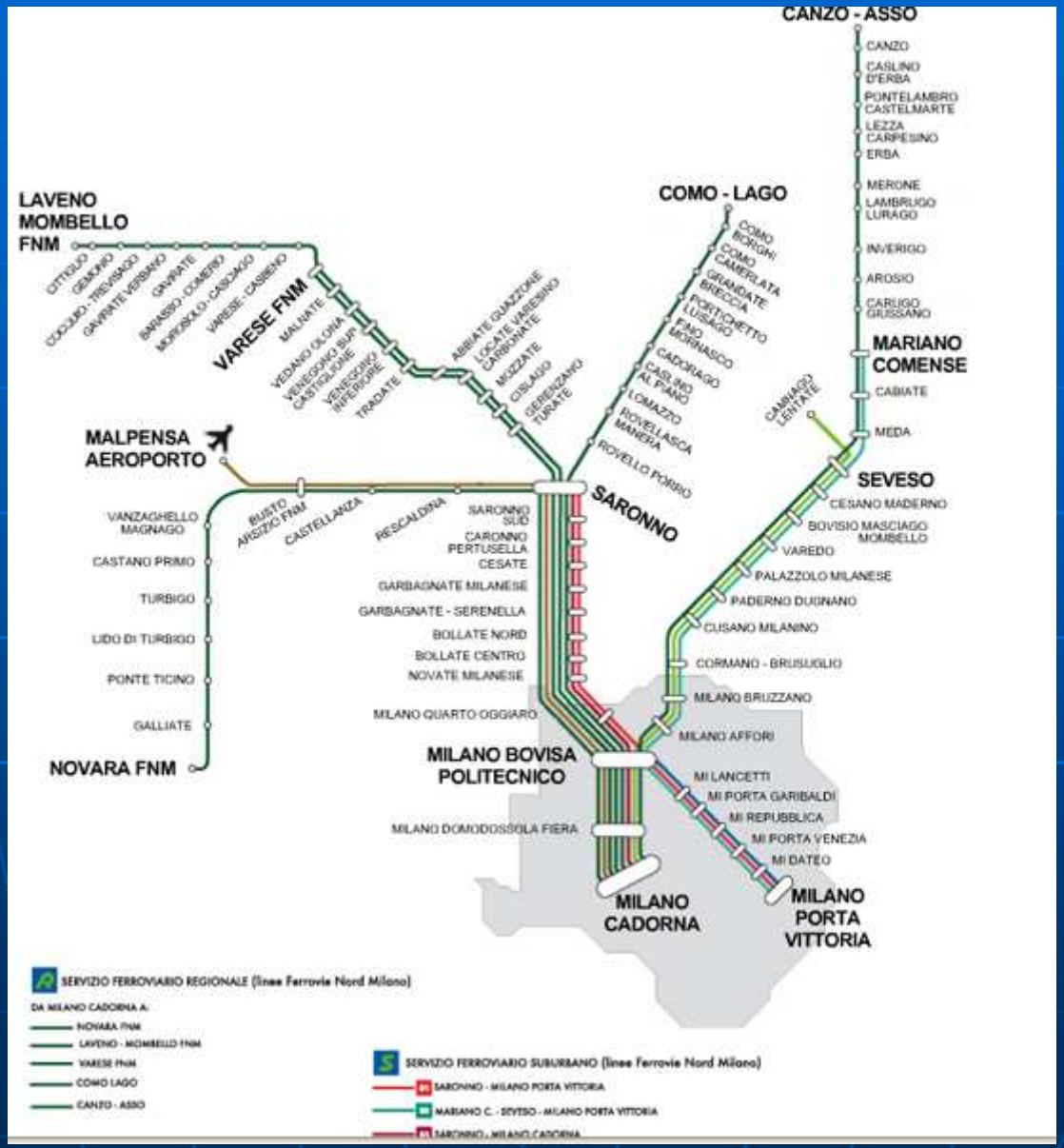


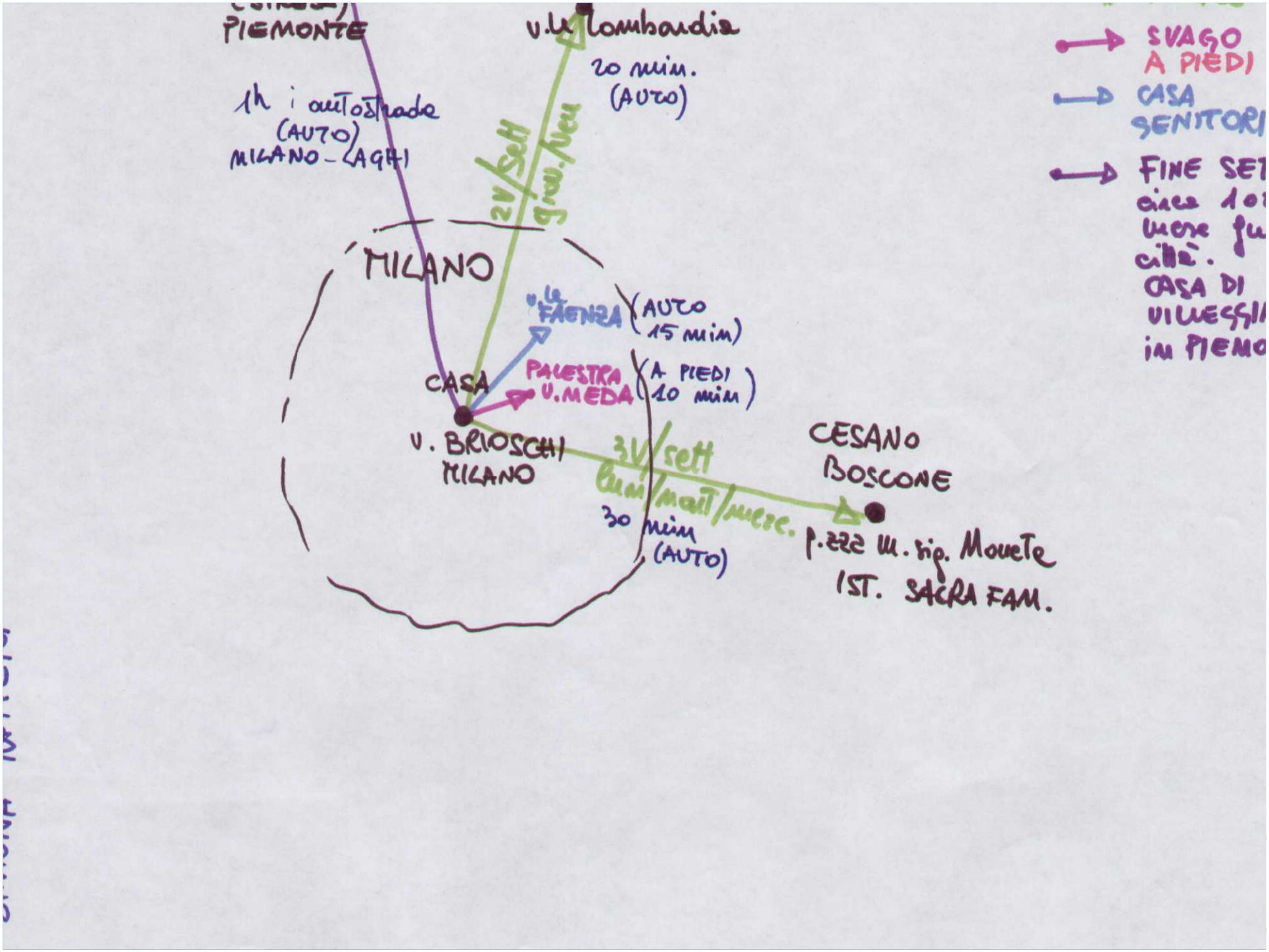


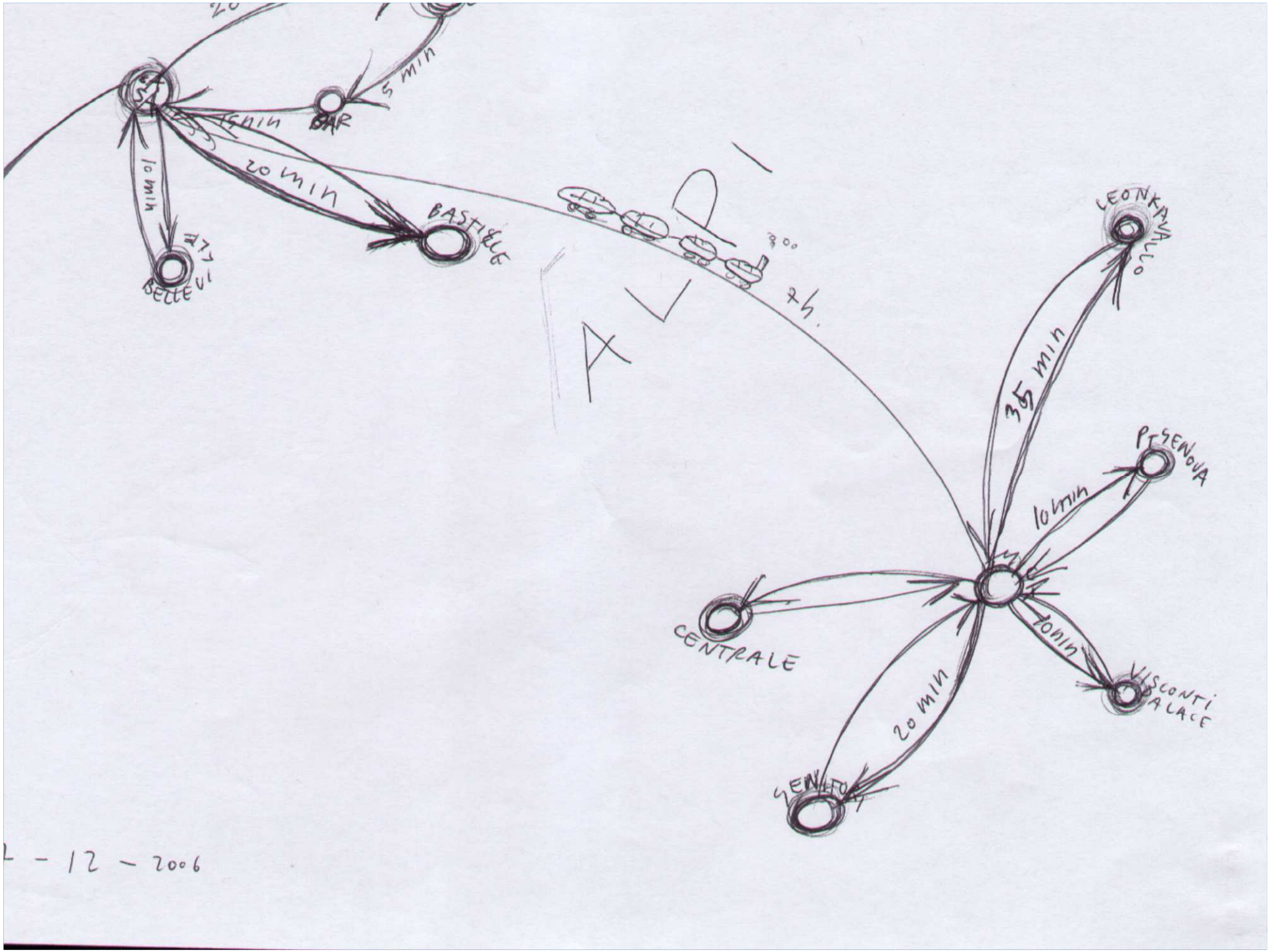



Densità di spostamenti non sistematici
Inferiori a 50
Tra 50 e 150
Tra 150 e 500
Tra 500 e 2000
Oltre 2000
Autostrade
Strade principali
Rete ferroviaria
0 5 10 20 Km

castellanza
saronno
lissone
parco di monza
vimercate
monza
alfa arese
ist.auxologico
parco di bresso
falck
carugate
expo
rho fiera
bovisa
greco
s.raffaele
melzo
san siro
farini
segrate
forze armate
ortomercato
linate
corsico
s.cristoforo
scalo romana
s. paolo
s.giulia
porto di mare
rozzano
s.donato milanese
humanitas


CANZO - ASSO
CANZO
CASLINO D'ERBA
PONTELAMBRO CASTELMARTE
LEZZA CARPESINO
ERBA
MERONE
LAMBRUGO LURAGO
INVERIGO
AROSIO
CARUGO GRUSSANO
MARIANO COMENSE
CABIATE
MEDA
SEVESO
CESANO MADERNO
BOVISIO MASCIAGO MOMBELLO
VAREDO
PALAZZOLO MILANESE
PADERNO DUGNANO
CUSANO MILANINO
CORMANO - BRUSUGLIO
MILANO BRUZZANO
MILANO AFFORI
MI LANCETTI
MI PORTA GARIBALDI
MI REPUBBLICA
MI PORTA VENEZIA
MI DATEO
MILANO PORTA VITTORIA
CAMNAGO LENTATE
COMO - LAGO
COMO BORGHI
COMO CAMERLATA
GRANDATE BRECCIA
PORTICHETTO LUISAGO
FINO MORNASCO
CADORAGO
CASLINO AL PIANO
LOMAZZO
ROVELLASCA MANERA
ROVELLO PORRO
LAVENO MOMBELLO FNM
CITTIGLIO
GEMONIO
COCQUIO - TREVISAGO
GAVIRATE VERBANO
BARASSO - COMERIO
MORAZZONE - CASCIAGO
VARESE - CASBENO
VARESE FNM
MALNATE
VEDANO OLONA
VENEGONO SUP.
CASTIGLIONE
VENEGONO INFERIORE
TRADATE
ABBIATE GUAZZONE
LOCATE VARESINO
CARBONATE
MOZZATE
CISLAGO
GERENZANO TURATE
SARONNO
MALPENSA AEROPORTO
BUSTO ARSIZIO FNM
CASTELLANZA
RESCALDINA
SARONNO SUD
CARONNO PERTUSELLA
CESATE
GARBAGNATE MILANESE
GARBAGNATE - SERENELLA
BOLLATE NORD
BOLLATE CENTRO
NOVATE MILANESE
MILANO QUARTO OGGIARO
VANZAGHELLO MAGNAGO
CASTANO PRIMO
TURBIGO
LIDO DI TURBIGO
PONTE TICINO
GALLIATE
NOVARA FNM
MILANO BOVISA POLITECNICO
MILANO DOMODOSSOLA FIERA
MILANO CADORNA
SERVIZIO FERROVIARIO REGIONALE (linee Ferrovie Nord Milano)
DA MILANO CADORNA A:
NOVARA FNM
LAVENO - MOMBELLO FNM
VARESE FNM
COMO LAGO
CANZO - ASSO
SERVIZIO FERROVIARIO SUBURBANO (linee Ferrovie Nord Milano)
SARONNO - MILANO PORTA VITTORIA
MARIANO C. - SEVESO - MILANO PORTA VITTORIA
SARONNO - MILANO CADORNA


PIEMONTE
1h i autostrade
(AUTO)
MILANO - LAGHI
v.le Lombardia
20 min.
(AUTO)
2V/sett
giov./ven
MILANO
v.le FAENZA
(AUTO
15 min)
PALESTRA
V. MEDA
(A PIEDI
10 min)
CASA
V. BRIOSCHI
MILANO
3V/sett
lun/mart/merc.
30 min
(AUTO)
CESANO
BOSCONE
p.zza m. sig. Monete
IST. SACRA FAM.
SVAGO
A PIEDI
CASA
GENITORI
FINE SET
CASA DI
VILLEGGI
in PIEMO


5 min
BAR
15 min
10 min
20 min
BASTILLE
BELLEVUE
300
7h.
35 min
LEONKAVALLO
PISENOVA
10 min
10 min
CENTRALE
20 min
VISCONTI PALACE
GENERAL

2 - 12 - 2006

Many boundaries

There are many different boundaries that are relevant for understanding the relationship between space/place and society

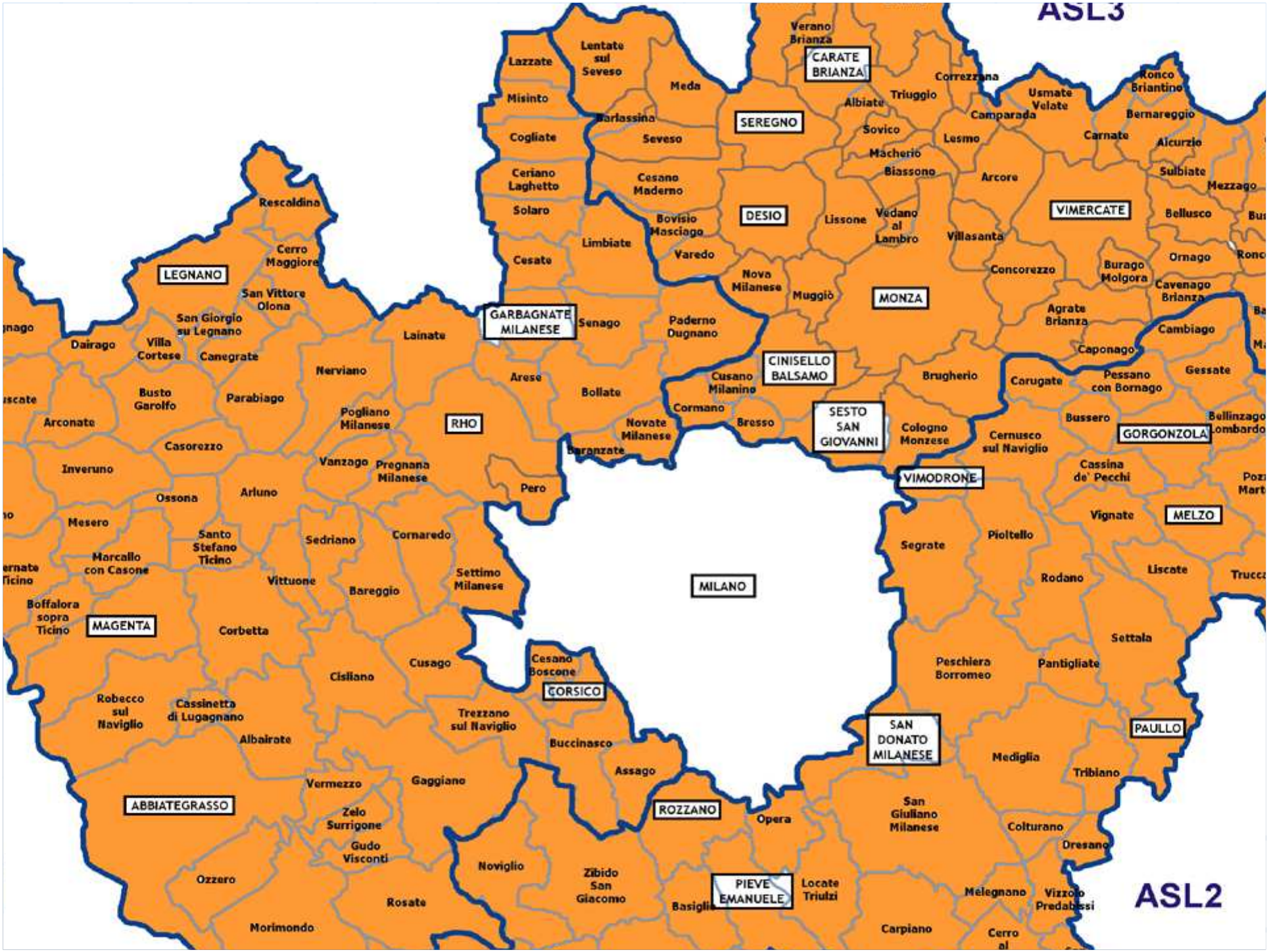
Examples

Institutional boundaries (for example: municipalities, but also other kind of institutional differentiations)

Social boundaries (ghettos, banlieus, gated communities)

Physical boundaries (in urban spaces there are some invalicable boundaries: infrastructures, walls, closed settlements, ..)

Symbolic boundaries (phisical boundaries that have often a social and cultural meaning)


ASL3
Verano Brianza
Lentate sul Seveso
Lazzate
CARATE BRIANZA
Correzzana
Ronco Briantino
Misinto
Meda
Triuggio
Usmate Velate
Albiate
Camparada
Bernareggio
Barlassina
SEREGNO
Sovico
Cogliate
Seveso
Lesmo
Carnate
Alcurzio
Macherio
Biassono
Sulbiate
Ceriano Laghetto
Cesano Maderno
Arcore
Mezzago
Rescaldina
Solaro
DESIO
Lissone
Vedano al Lambro
VIMERCATE
Bellusco
Cerro Maggiore
Limbiate
Bovisio Masciago
Villasanta
Cesate
Varedo
Ornago
LEGNANO
Concorezzo
Burago Molgora
Nova Milanese
Muggiò
MONZA
Cavenago Brianza
San Vittore Olona
Agrate Brianza
San Giorgio su Legnano
GARBAGNATE MILANESE
Senago
Paderno Dugnano
Cambiago
Lainate
Dairago
Villa Cortese
Canegrate
Caponago
CINISELLO BALSAMO
Nerviano
Cusano Milanino
Brugherio
Carugate
Pessano con Bornago
Gessate
Arese
Busto Garolfo
Bollate
Parabiago
Cormano
SESTO SAN GIOVANNI
Bussero
Arconate
Pogliano Milanese
RHO
Novate Milanese
Bresso
Cologno Monzese
Cernusco sul Naviglio
GORGONZOLA
Casorezzo
Baranzate
Vanzago
Pregnana Milanese
Cassina de' Pecchi
Inveruno
VIMODRONE
Pero
Ossona
Arluno
Vignate
MELZO
Mesero
Segrate
Pioltello
Santo Stefano Ticino
Sedriano
Cornaredo
Marcallo con Casone
Liscate
Vittuone
Settimo Milanese
Rodano
Bareggio
MILANO
Boffalora sopra Ticino
MAGENTA
Corbetta
Settala
Peschiera Borromeo
Pantigliate
Cisliano
Cusago
Cesano Boscone
CORSICO
Robecco sul Naviglio
Cassinetta di Lugagnano
Trezzano sul Naviglio
SAN DONATO MILANESE
PAULLO
Albairate
Buccinasco
Mediglia
Assago
Tribiano
Vermezzo
Gaggiano
ABBIATEGRASSO
ROZZANO
Opera
San Giuliano Milanese
Zelo Surrigone
Colturano
Gudo Visconti
Dresano
Noviglio
Zibido San Giacomo
Ozzero
PIEVE EMANUELE
Locate Triulzi
Melegnano
Vizzolo Predabissi
Rosate
Basiglio
Carpiano
Morimondo
Cerro al
ASL2

803
The Estates
HERITAGE GREEN

Boundaries and territoriality

Territoriality is the means by which space and society are interrelated

The most familiar uses of human territoriality are:

- establishing **political jurisdiction** (of a State, Region, Municipality);
- delimiting **private ownership** of land

Through the control of the territoriality, human beings may decide:

- to facilitate or not some relationships between people and places
- to establish different degrees of access to things and resources
- to state which behaviours are admitted in a place, and which are not
- to establish how the soil can and cannot be used for

Boundaries, inclusion and exclusion

Territoriality is **a form of appropriation of a space** that usually **imply also a form of communication**

This process may involve a marker in the space that is commonly found in a **boundary**

As boundaries are **both inclusive and exclusive**, the action of "drawing the boundary line" could be seen as a complex process intimately related to issues of :

- **power** (when boundaries are used to establish privileges or disadvantages for "insiders", but not for "outsiders")
- **identity** (when a boundary establishes who is part of a community, and who is not)
- **social control** (when a boundary is used to establish where some rules should be applied, and where should be not)

The break down of traditional cities' boundaries

The traditional cities' boundaries are breaking down. This does not mean that boundaries (inside the city, and between cities) are not relevant!

Some phenomena define new spaces (and new boundaries) in contemporary city within now routinely distanciated networks of economic organisations:

- the space of **transnational corporations** (which have their own specific transnational boundaries)
- the geography of **place-based knowledge-based industries** (the example of fashion or design districts)
- The electronic space of **information flows**

New boundaries and new images of cities

These processes show that the traditional image of institutional boundaries as physical and symbolic delimitations of social and economic practices is now in crisis

Three examples:

- the **worldwide web** (www and possibilities of communication and exchange between people living in each part of the world)
- the **global financial markets** (see the example of the global financial and economic crisis we are living)
- the diffusion of english as a sort of **"global" language** for international communications

These phenomena bring new patterns and new images of cities

Global cities

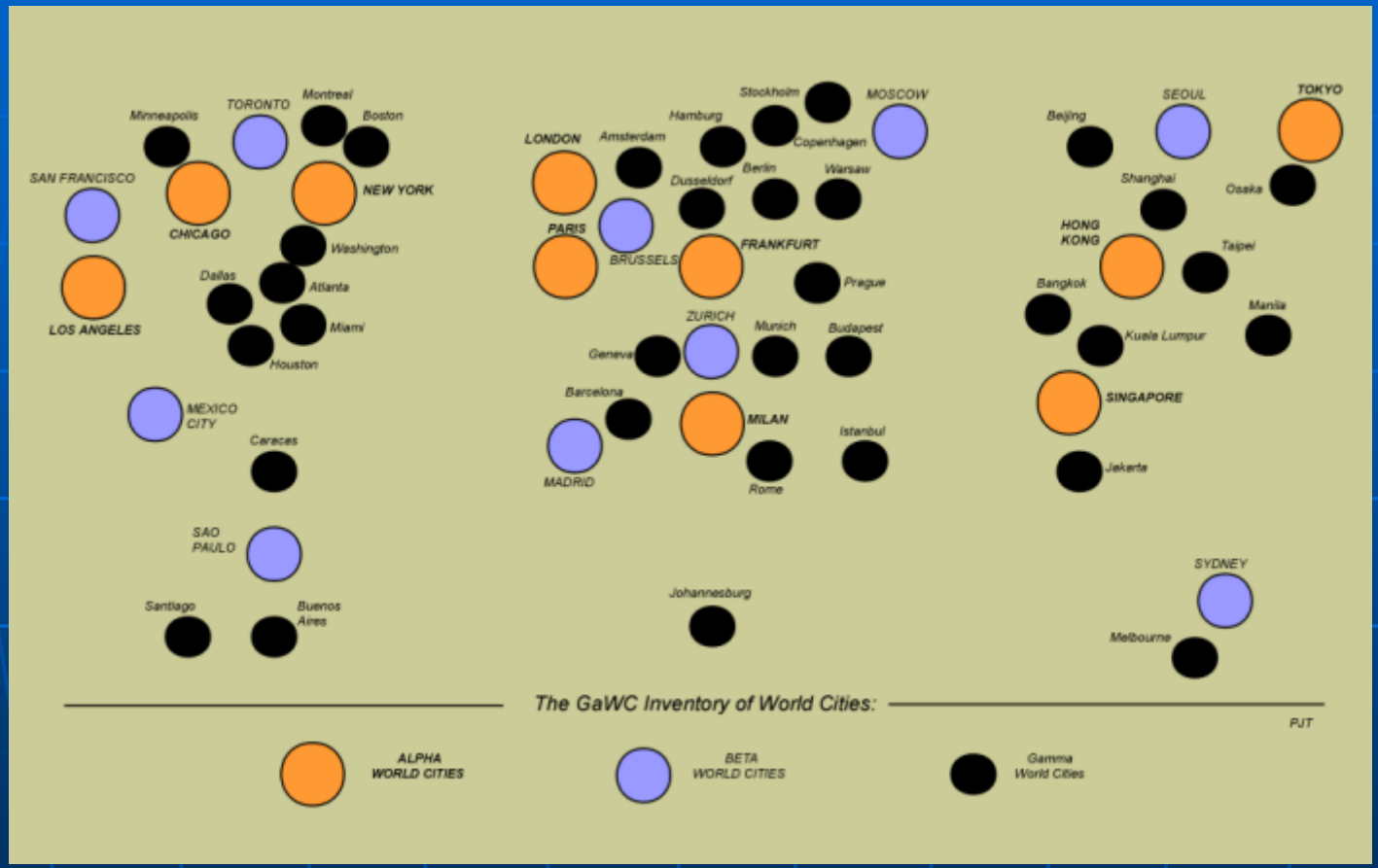
A **global city** is a city deemed to be an important node point in the global economic systems. The concept comes from geogpahy and urban studies and rests on the idea that globalisation can be understood as largely created, facilitated and enacted in strategic geographic locales according to a hierarchy of importance to the operation of the global system of finance and trade. The most complex of these entities is the "global city," whereby the linkages binding a city have a direct and tangible effect on global affairs through socio-economic means

The criteria for identification tend either to be based on a "yardstick value" ("e.g. if the producer-service sector is the largest sector, then city X is a world city") or on an "imminent determination" ("if the producer-service sector of city X is greater than the producer-service sector of N other cities, then city X is a world city").

(*Peter Hall, Saskia Sassen, Manuel Castells*)

Characters of global cities

- International, first-name familiarity
- Active influence on and participation in international events and world affairs
- A fairly large population
- A major international airport
- An advanced transportation system
- several international cultures and communities
- International financial institutions, corporarte headquarters international conglomerates and stock exchange
- An advanced communications infrastructure on which modern trans-national corporations rely, such as fiberoptics, wi-fi networks, mobile phones services, and other high-speed lines of communications.
- World-renowned cultural institutions, such as museums and universities
- A lively cultural scene,
- Several powerful and influential media outlets
- A strong sporting community, including major sports facilities,


Minneapolis
TORONTO
Montreal
Boston
SAN FRANCISCO
CHICAGO
NEW YORK
Washington
Dallas
Atlanta
LOS ANGELES
Miami
Houston
MEXICO CITY
Caracas
SAO PAULO
Santiago
Buenos Aires
Stockholm
MOSCOW
Hamburg
LONDON
Amsterdam
Copenhagen
Berlin
Warsaw
Dusseldorf
PARIS
BRUSSELS
FRANKFURT
Prague
ZURICH
Munich
Budapest
Geneva
Barcelona
MILAN
Istanbul
MADRID
Rome
Johannesburg
Beijing
SEOUL
TOKYO
Shanghai
Osaka
HONG KONG
Taipei
Bangkok
Manila
Kuala Lumpur
SINGAPORE
Jakarta
SYDNEY
Melbourne
The GaWC Inventory of World Cities:
PJT
ALPHA WORLD CITIES
BETA WORLD CITIES
Gamma World Cities

Ranking	City	Dimension				
		Business Activity	Human Capital	Information Exchange	Cultural Experience	Political Engagement
1	New York	1	1	4	3	2
2	London	4	2	3	1	5
3	Paris	3	11	1	2	4
4	Tokyo	2	6	7	7	6
5	Hong Kong	5	5	6	26	40
6	Los Angeles	15	4	11	5	17
7	Singapore	6	7	15	37	16
8	Chicago	12	3	24	20	20
9	Seoul	7	35	5	10	19
10	Toronto	26	10	18	4	24
11	Washington	35	17	10	14	1
12	Beijing	9	22	28	19	7
13	Brussels	19	34	2	32	3
14	Madrid	14	18	9	24	33
15	San Francisco	27	12	22	23	29
16	Sydney	17	8	27	36	43
17	Berlin	28	29	12	8	14
18	Vienna	13	31	29	11	9
19	Moscow	23	15	33	6	39
20	Shanghai	8	25	42	35	18
21	Frankfurt	11	43	19	13	34
22	Bangkok	18	14	23	41	13
23	Amsterdam	10	38	25	12	56
24	Stockholm	25	33	13	16	27
25	Mexico City	34	23	32	9	11
26	Zurich	30	20	8	31	54
27	Dubai	21	19	14	44	44
28	Istanbul	32	13	34	43	8
29	Boston	37	9	35	33	50
30	Rome	31	30	30	15	22
31	São Paulo	16	36	31	27	23
32	Miami	33	21	26	39	21
33	Buenos Aires	40	16	43	25	12
34	Taipei	20	49	21	40	15
35	Munich	29	27	49	18	36
36	Copenhagen	36	41	16	42	28
37	Atlanta	38	24	39	21	32
38	Cairo	48	28	17	45	10
39	Milan	24	42	41	28	37
40	Kuala Lumpur	22	46	40	49	38
41	New Delhi	47	50	20	46	35
42	Tel Aviv	51	45	38	17	31
43	Bogotá	46	26	51	34	25
44	Dublin	41	39	48	30	48
45	Osaka	54	32	45	29	51
46	Manila	43	48	47	38	26
47	Rio de Janeiro	44	47	50	22	46
48	Jakarta	42	40	36	51	41
49	Mumbai	39	37	53	52	52
50	Johannesburg	45	55	37	48	45
51	Caracas	52	54	44	55	42
52	Guangzhou	49	53	54	50	30
53	Lagos	58	56	46	60	53
54	Shenzhen	50	59	57	56	47
55	Ho Chi Minh City	55	52	58	53	58
56	Dhaka	59	51	55	54	49
57	Karachi	56	57	52	59	55
58	Bangalore	53	44	60	57	60
59	Chongqing	60	60	56	47	57
60	Kolkata	57	58	59	58	59

Traffic Flows (Mbps)
5,000
2,500
1,000
100

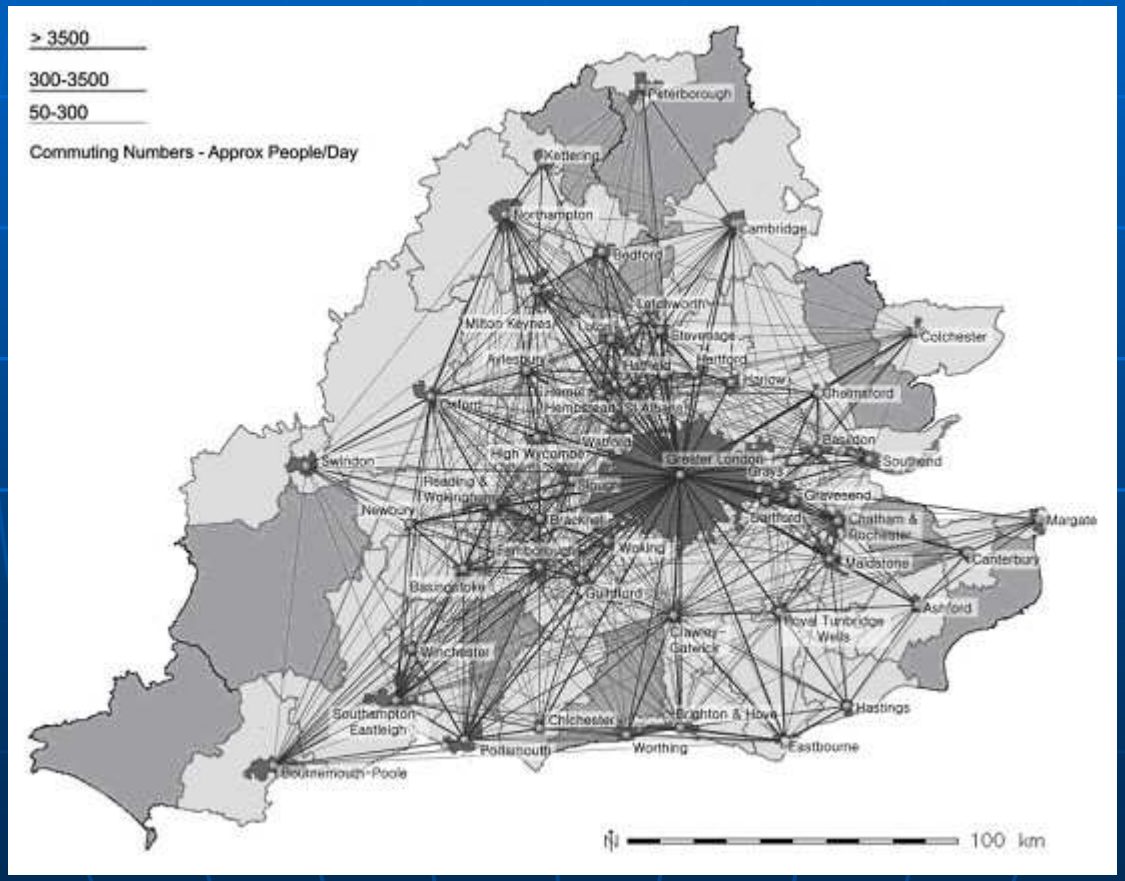
Polycentric mega city regions

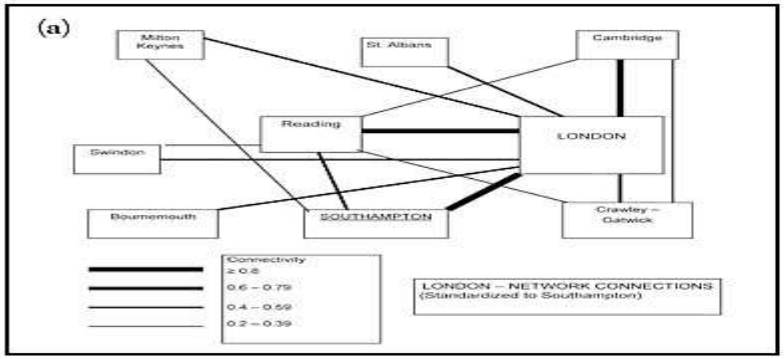
Il global cities are defined in terms of their external information exchanges, polycentric global megacity regions (MCRs) can be defined in terms of their internal linkages (Hall, Pain)

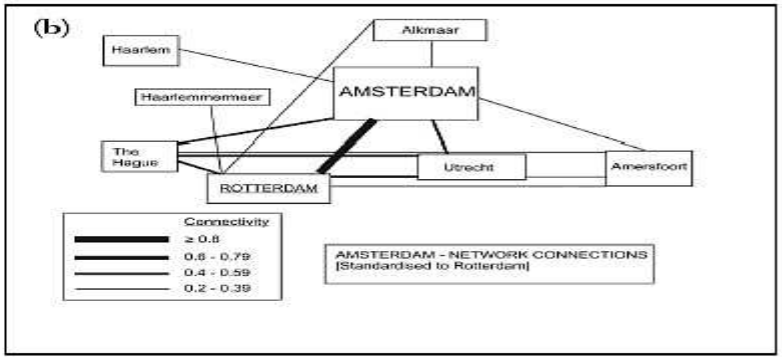
The passages from global cities to MCRs:

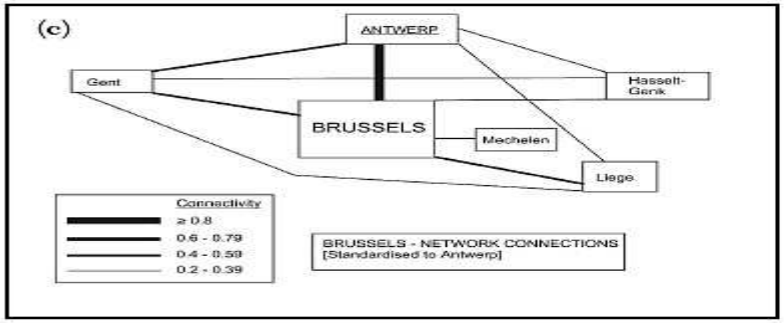
- **World city hierarchy** (command and control, competition for scarce resources, concentration of functions and activities; NY, London, Tokio)…
- **World city networks** (organisational structure of the global economy: cooperation and competition between cities)…
- **Global city regions** (complex urban regions, encompassing several cities, netwoked in a polycentric structure)
- **Space of flows** in the network society (cities within networks are hubs and nodes in the sapec of flows)

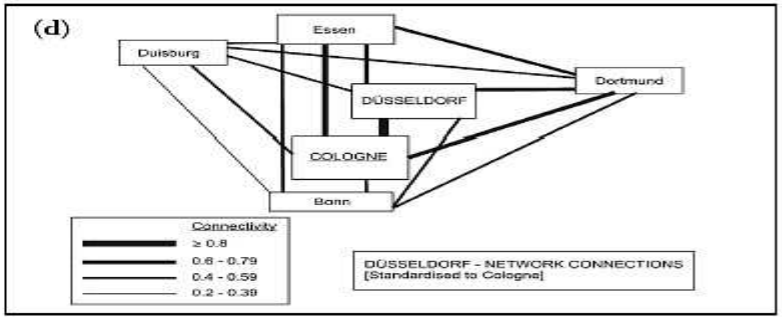
London Mega City Region

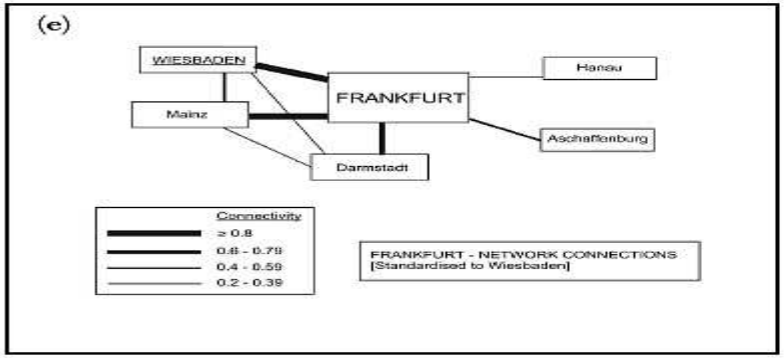


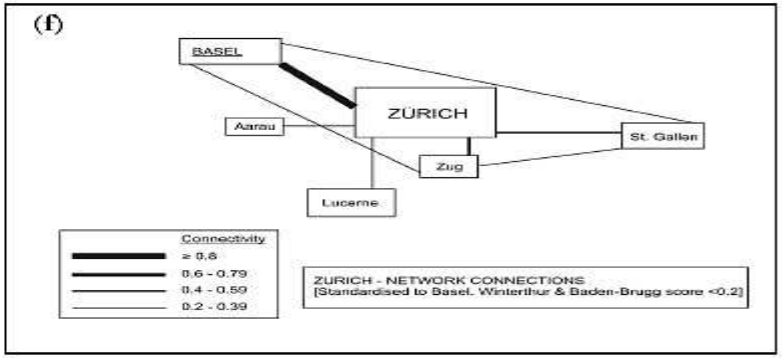

(a)
Milton Keynes
St Albans
Cambridge
Reading
LONDON
Swindon
Bournemouth
SOUTHAMPTON
Crawley – Gatwick
Connectivity
≥ 0.8
0.6 – 0.79
0.4 – 0.59
0.2 – 0.39
LONDON – NETWORK CONNECTIONS
(Standardized to Southampton)

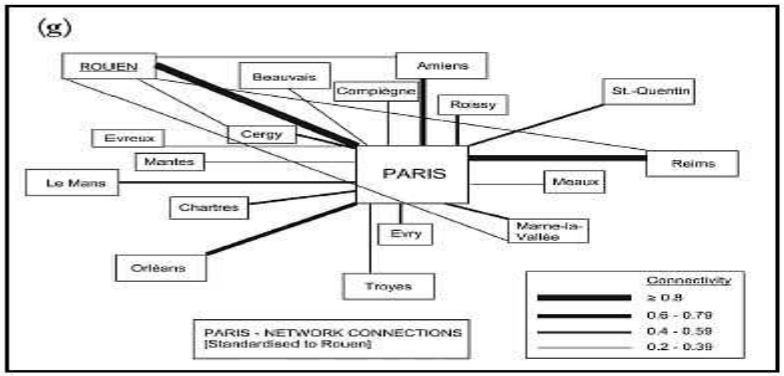

(b)
Alkmaar
Haarlem
AMSTERDAM
Haarlemmermeer
The Hague
Utrecht
Amersfoort
ROTTERDAM
Connectivity
≥ 0.8
0.6 - 0.79
0.4 - 0.59
0.2 - 0.39
AMSTERDAM - NETWORK CONNECTIONS
[Standardised to Rotterdam]

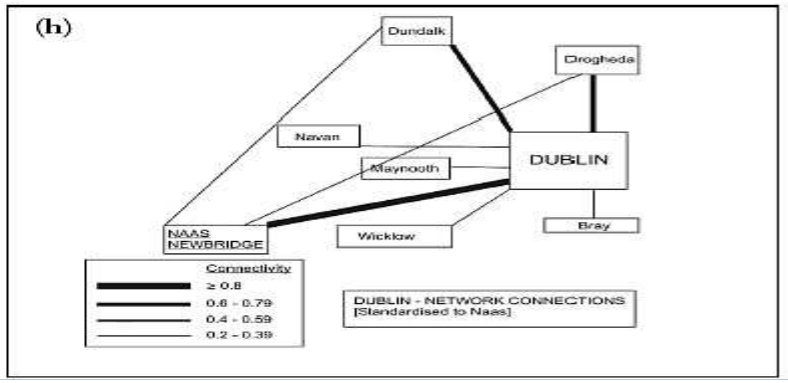

(c)
ANTWERP
Gent
Hasselt-Genk
BRUSSELS
Mechelen
Liege
Connectivity
≥ 0.8
0.6 - 0.79
0.4 - 0.59
0.2 - 0.39
BRUSSELS - NETWORK CONNECTIONS
[Standardised to Antwerp]


(d)
Essen
Duisburg
Dortmund
DÜSSELDORF
COLOGNE
Bonn
Connectivity
≥ 0.8
0.6 - 0.79
0.4 - 0.59
0.2 - 0.39
DÜSSELDORF - NETWORK CONNECTIONS
[Standardised to Cologne]


(e)
WIESBADEN
Hanau
FRANKFURT
Mainz
Aschaffenburg
Darmstadt
Connectivity
≥ 0.8
0.6 - 0.79
0.4 - 0.59
0.2 - 0.39
FRANKFURT - NETWORK CONNECTIONS
[Standardised to Wiesbaden]


(f)
BASEL
ZÜRICH
Aarau
St. Gallen
Zug
Lucerne
Connectivity
≥ 0.8
0.6 - 0.79
0.4 - 0.59
0.2 - 0.39
ZURICH - NETWORK CONNECTIONS
[Standardised to Basel. Winterthur & Baden-Brugg score <0.2]


(g)
ROUEN
Amiens
Beauvais
Compiègne
Rossy
St.-Quentin
Evreux
Cergy
Mantes
PARIS
Reims
Le Mans
Meaux
Chartres
Evry
Marne-la-Vallée
Orléans
Troyes
Connectivity
≥ 0.8
0.6 - 0.79
0.4 - 0.59
0.2 - 0.39
PARIS - NETWORK CONNECTIONS
[Standardised to Rouen]


(h)
Dundalk
Drogheda
Navan
DUBLIN
Maynooth
Bray
NAAS
NEWBRIDGE
Wicklow
Connectivity
≥ 0.8
0.6 - 0.79
0.4 - 0.59
0.2 - 0.39
DUBLIN - NETWORK CONNECTIONS
[Standardised to Naas]

Functions and places

The relevance of functions in the interpretation of world cities and MCRs

- Finance and high level services
- Culture, media, research and knowledge based activities
- Logistic and transportation

Functions have their own geography, their own boundaries, their own spatial organisation

What are urban functions?

Clusters of activities,linked to economic and social dynamics, that generate their own boundaries and spaces/places, hubs and nodes

The endless city

For Milan urban region in northern Italy has been used the image of “Infinite city”. The image gives the idea of a city spread in the territory, without clear boundaries.

- the Infinite city has not definite boundaries (not only from the administrative but even from the economic and social point of view);
- its economic structure is “glocal” (that is to say: locality rooted but open to global market dynamics);
- its inner areas have complex relationship with the urban region.

But remeber: **also an infinite city, based on fluxes and functions, is made of spaces/places, patterns and landscapes, practices of everyday life.**

Cities as economic systems

Cites can be considered economic systems

But…
what is the economy of a city?

In urban economy we can recognize different dimensions:

Location (of economic activities)
Production (of goods and services)
Consumption (connected to local and global dynamics)
Economic institutions and policies (local and non-local)

Location

The reasons for localisation of urban activities have dramatically changed

Traditional localisation theories are not completely usable for contemporary cities

Traditional localisation factors:

- Land price
- Access to labour and other productive factors market
- Accessibility, infrastructure and industrial services supply

New localisation factors

- Immaterial services
- Urban environment
- Quality of life
- High skilled human capital

Location (2)

but…

as Amin and Thrift show “the views of businesses about key location factors or their type of activity tend to emphasise basic issues of accessbility and the cost / availability of relevant kinds of labour and premises, rather than more sophisticated aspects of the busness milieux, which tend to be signficant only for small minorities of business”

This means that the analysis of the new relationship between economic activities and space should be specified

Production

The spatial organisation of production has changed in connection with many economic processes

- interaction between goods and services
- deindustrialisation
- fragmentation of firms' size
- delocalisation
- role of ICT

This does not mean that industrial activities are not relevant in urban areas…

but the traditional spatial concentration of production is over (see the phenomenon of huge industrial sites now abandoned)

Consumption

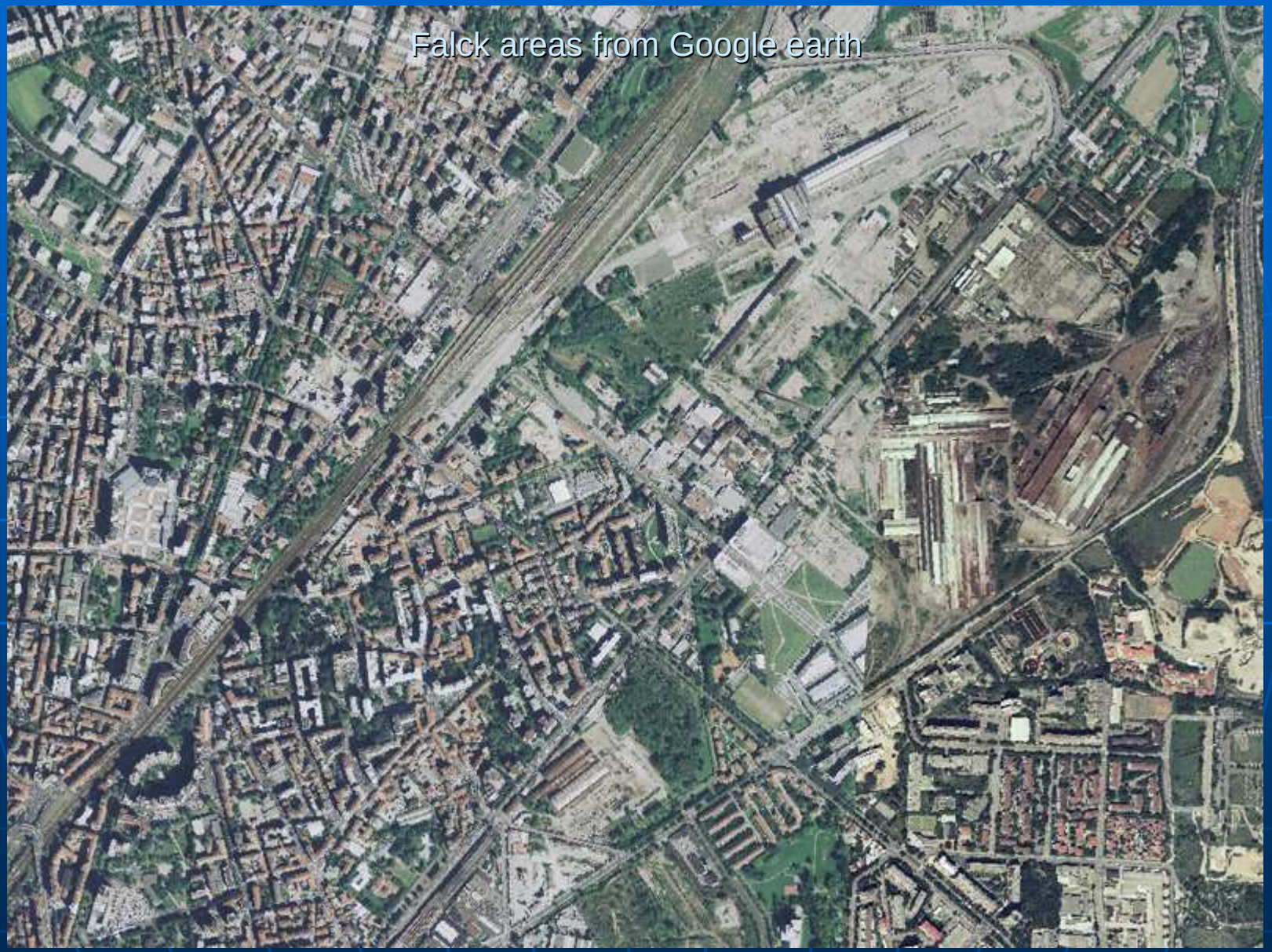
Cties are agglomerations of people, buildings, technologies, communication networks, offices, homes, parks, services.

This dense ecology can be explained also in terms of the economy of consumption

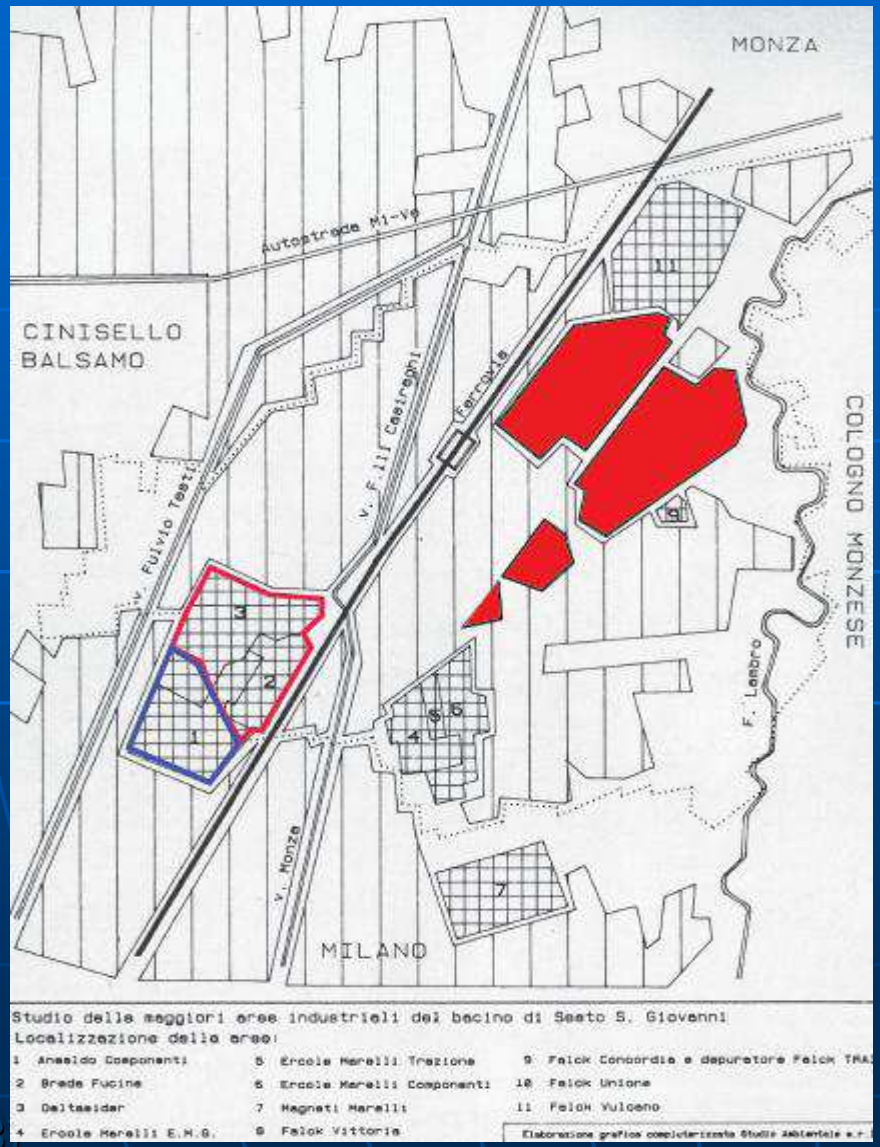
Four urban amenities mark the city as a consumption site:

- rich variety of services and consumers goods
- aesthetics and physcal setting
- good public services
- quick mobility

A case study: the transformation of Falck areas in Sesto San Giovanni (Milano)


Falck areas from Google earth

Location of the project



The interest of the case

- **Market factors**
- Unitary ownership–changed in time
- Significant costs of land remediation
- Long term (uncertain) return horizont

- **Political factors**
- Municipality of communist origins nostalgic of industrial past
- Lack of local services and lack of public money to address funamental issues
- Risk of socio-economic| electoral shift

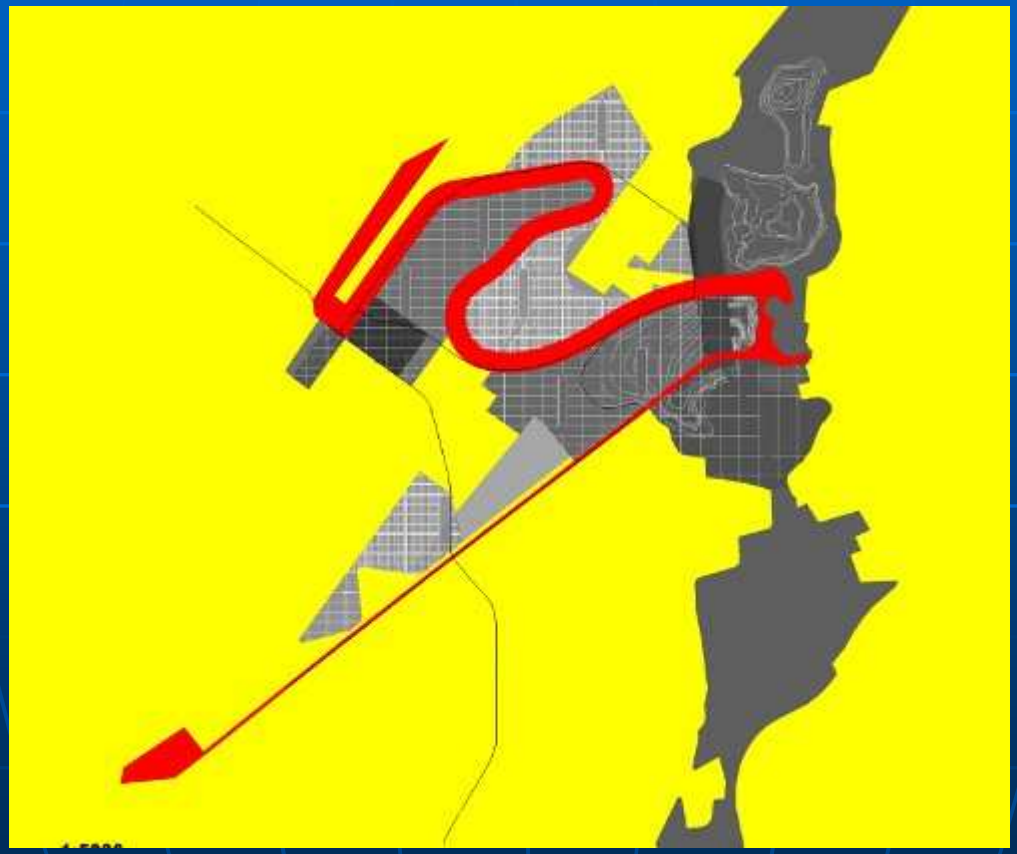
- **Social issues**
- Singnificant intervention impact on local quality of life
- Nostalgic civic groups
- Strong symbolic value

The process

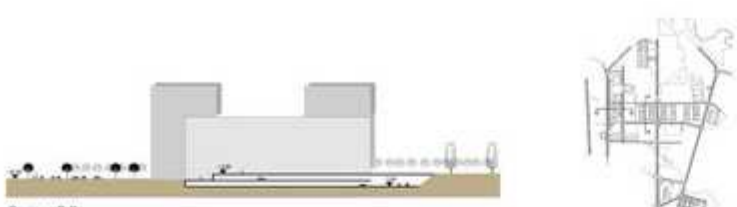
- First phase (80s-1995) - Falck industrial activities suspended
- 1995 – First project (Kenzo Tange)
- 1997 – first land use change in Sesto SG plan (from industry to services, housing and park)
- 1998 – competition organised by ASNM (winner: Paola Viganò project)
- 2000 – Falck areas are sold to a local developer (Pasini) for about 190 Meuro
- 2001 – Master plan by a group coordinated by Mario Botta
- PII proposal by Pasini
- 2004 – New land use plan (PRG) approved, with a reduction of the volumes
- 2005 – Pasini sells the areas to a national developer (Risanamento, owned by Zunino) for 218 Meuro
- 2006 - Firts Master plan proposal by Renzo Piano
- 2008 – PII proposal by Risanamento
- 2010 – Risanamento sells the areas to a new developer (Sesto Immobiliare). Value: 405 Meuro
- February 2011 – New PII proposal based on a revison of Renzo Piano master Plan
- July 2011 – Inquiry on corruption episodes, involving developers and the Municipality
- September 2011 – PII approved

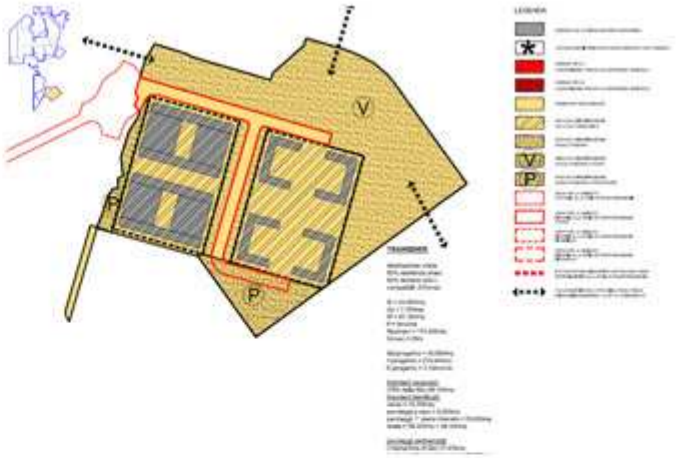
- AND NOW ???

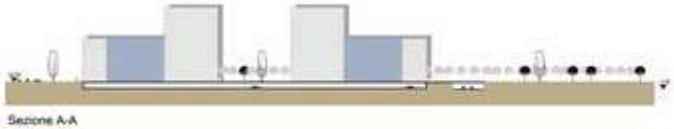
Sparkling proposal by Paola Viganò

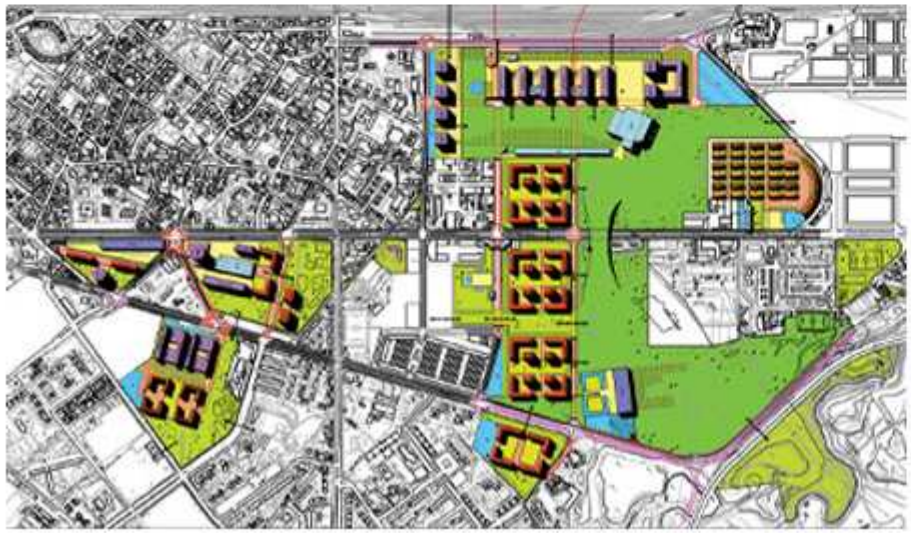


Mario Botta Master Plan proposal









Renzo Piano proposal: general overview

- Localisation: Sesto San Giovanni (MI)
- Master Plan: Renzo Piano Building
- Planning tool: PII
- Total surface: 1,400,000 smt
- SLP 1,030,000 smt
- Density 0,68 smt/smt

Housing 629,000 smt

Commerce 100,000 smt

Offices 148,000 smt

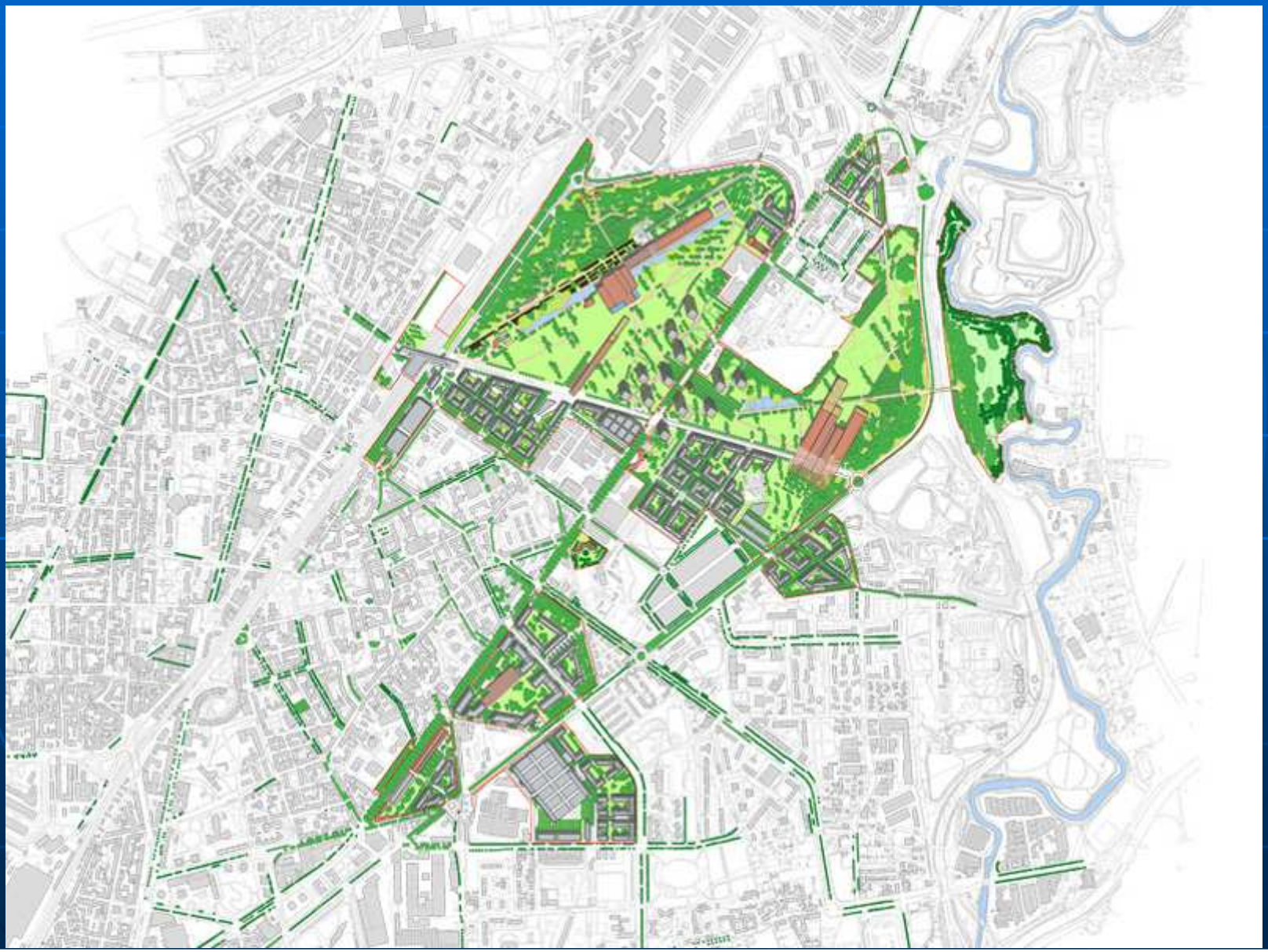
Private services 76,000 smt

Productive 81,000 smt

Public services and spaces 768,000 smt

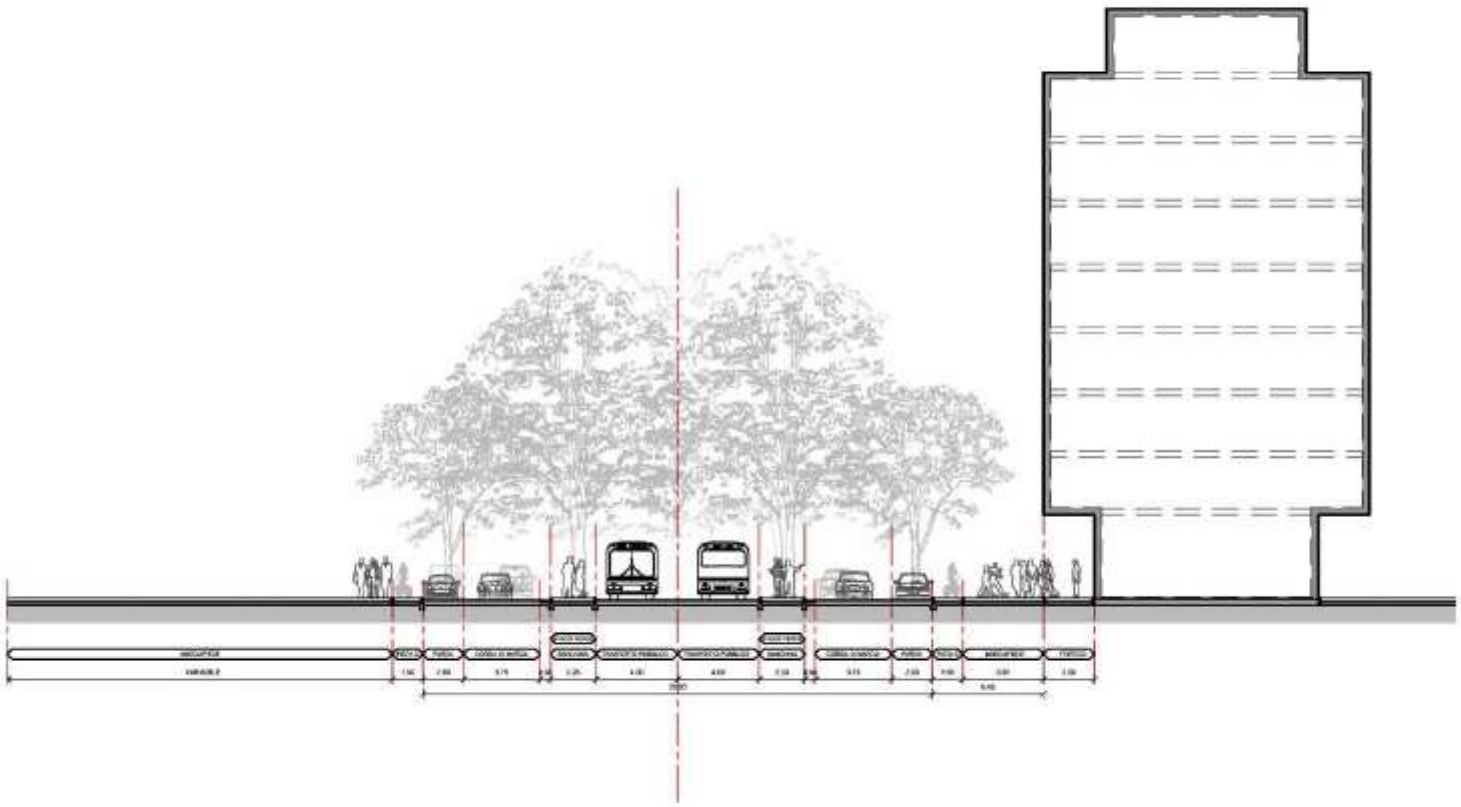
Parks 389,000 smt

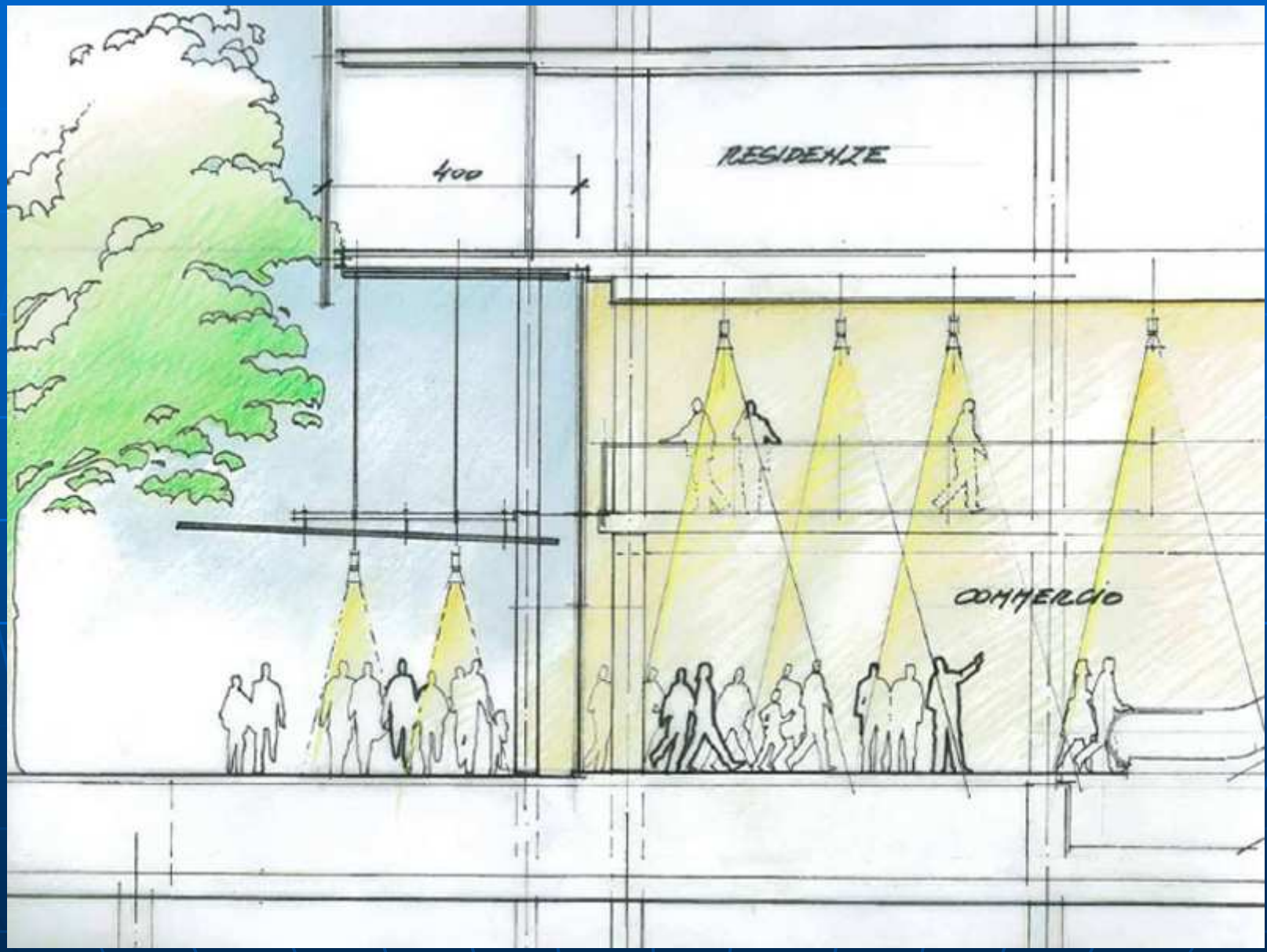
The concept of Renzo Piano Master Plan



The central section of the Master Plan

Viale Italia, the central axis

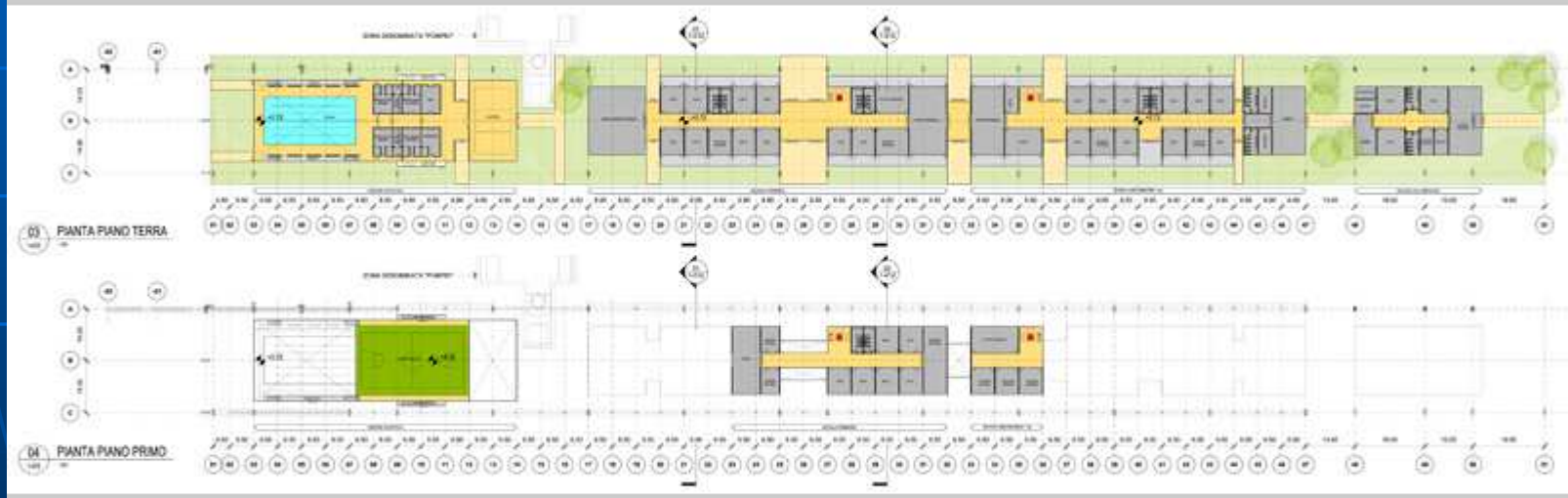


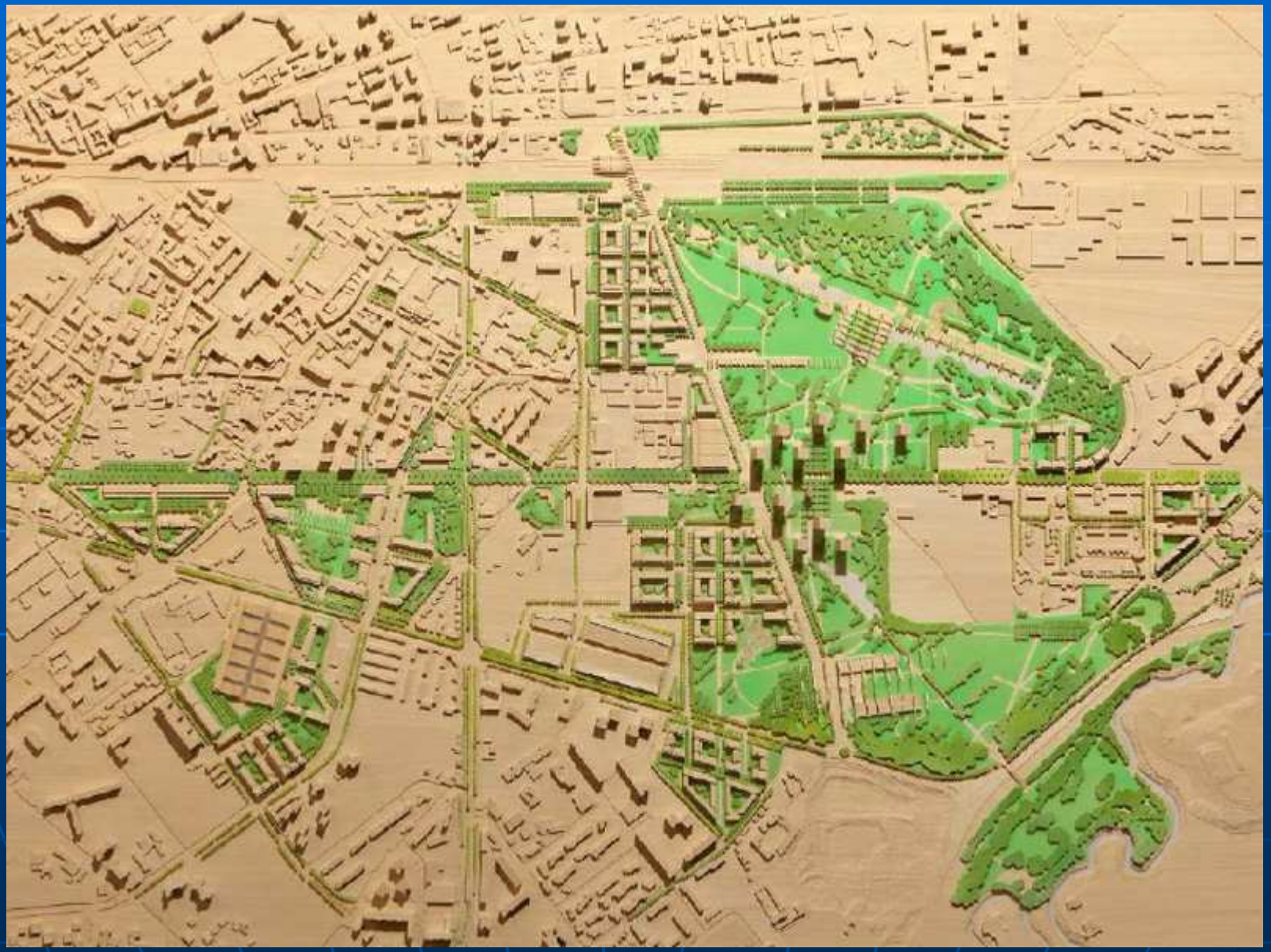

400
RESIDENZE
COMMERCIO

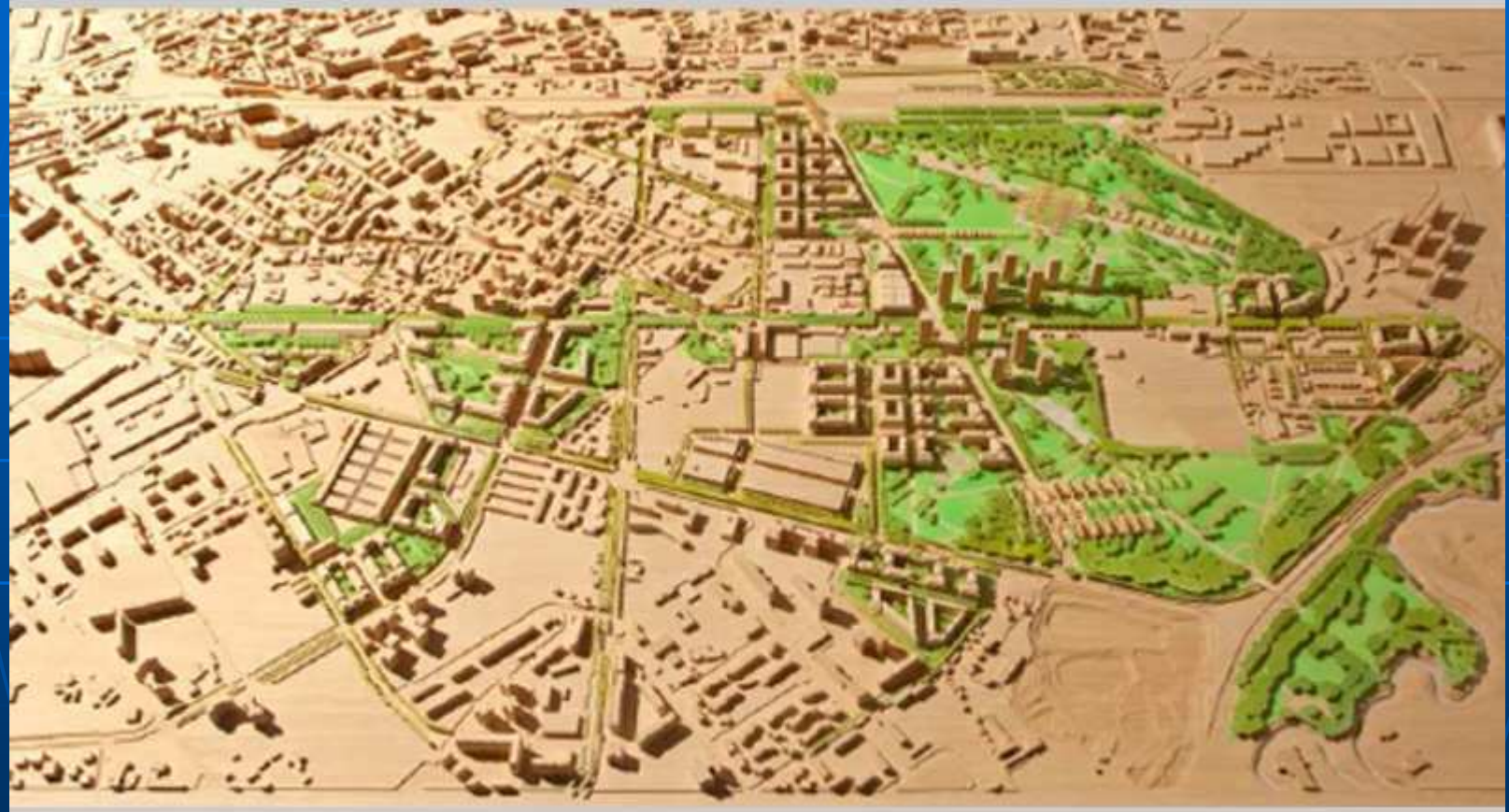
Existing buildings

Edifici esistenti

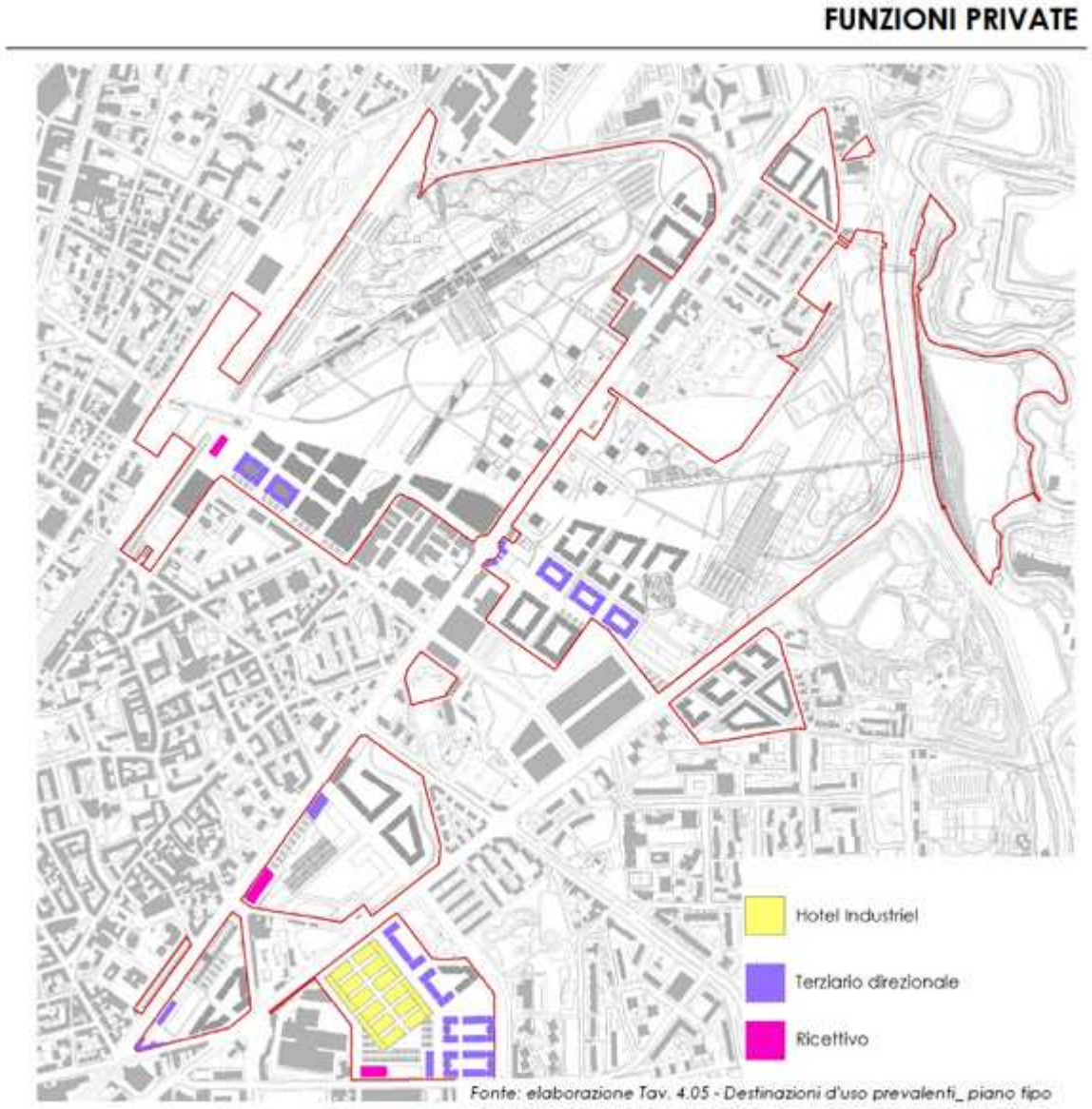
Design of the reuse of existent building



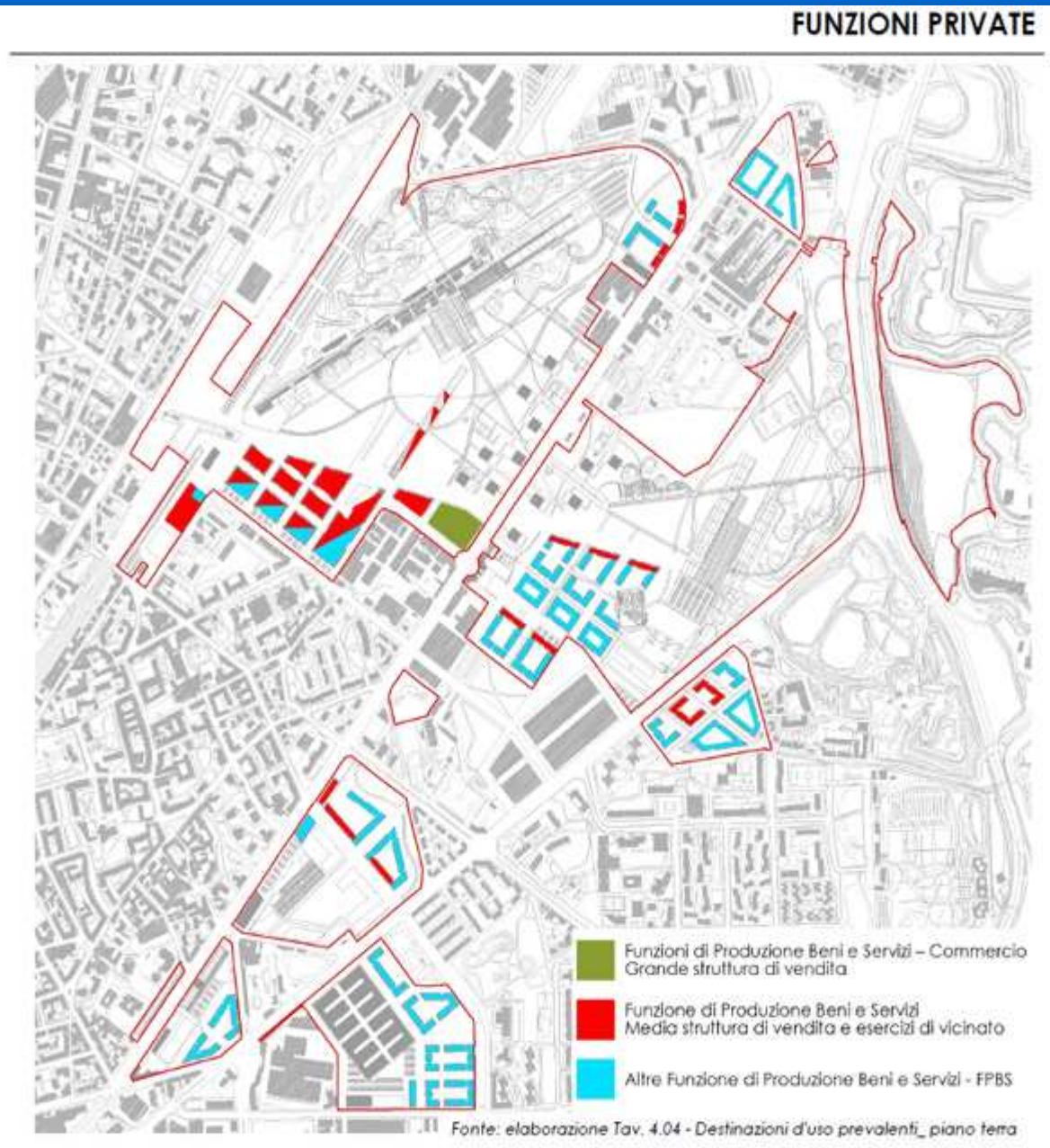




Private services



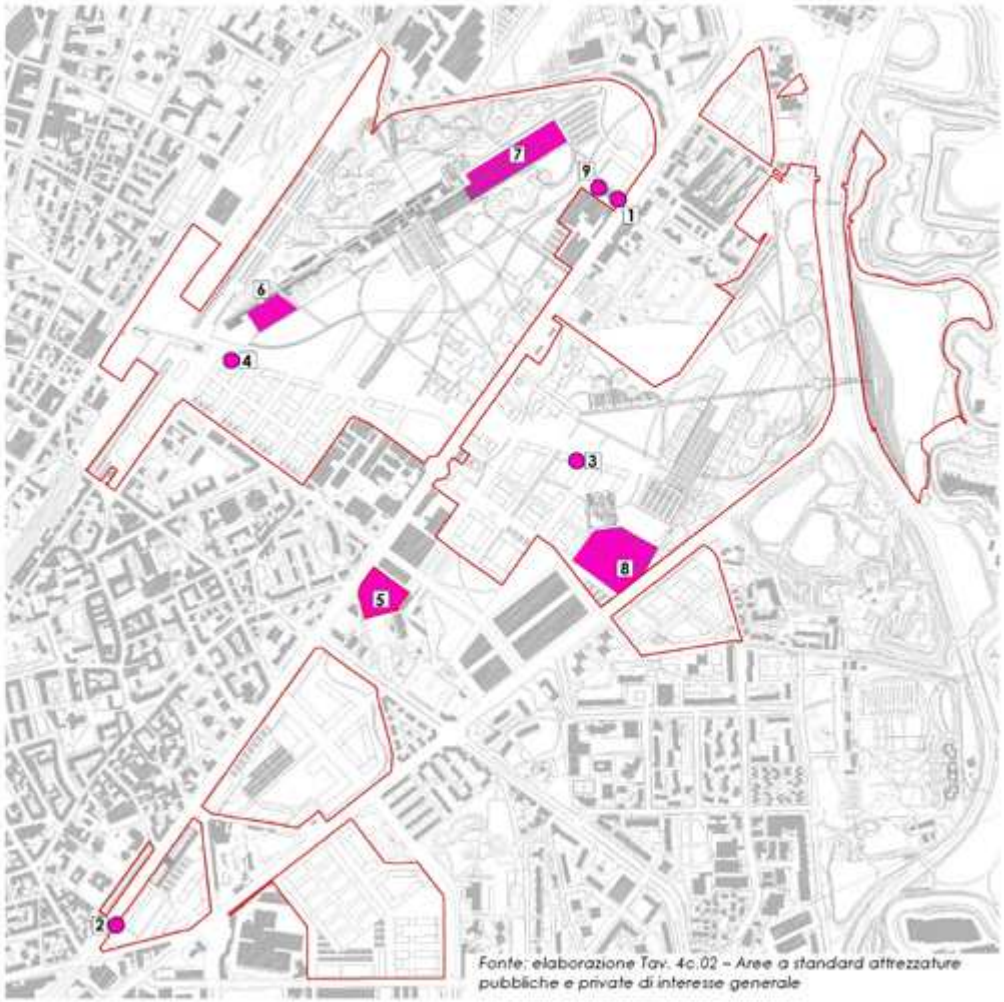
Private functions



Public city

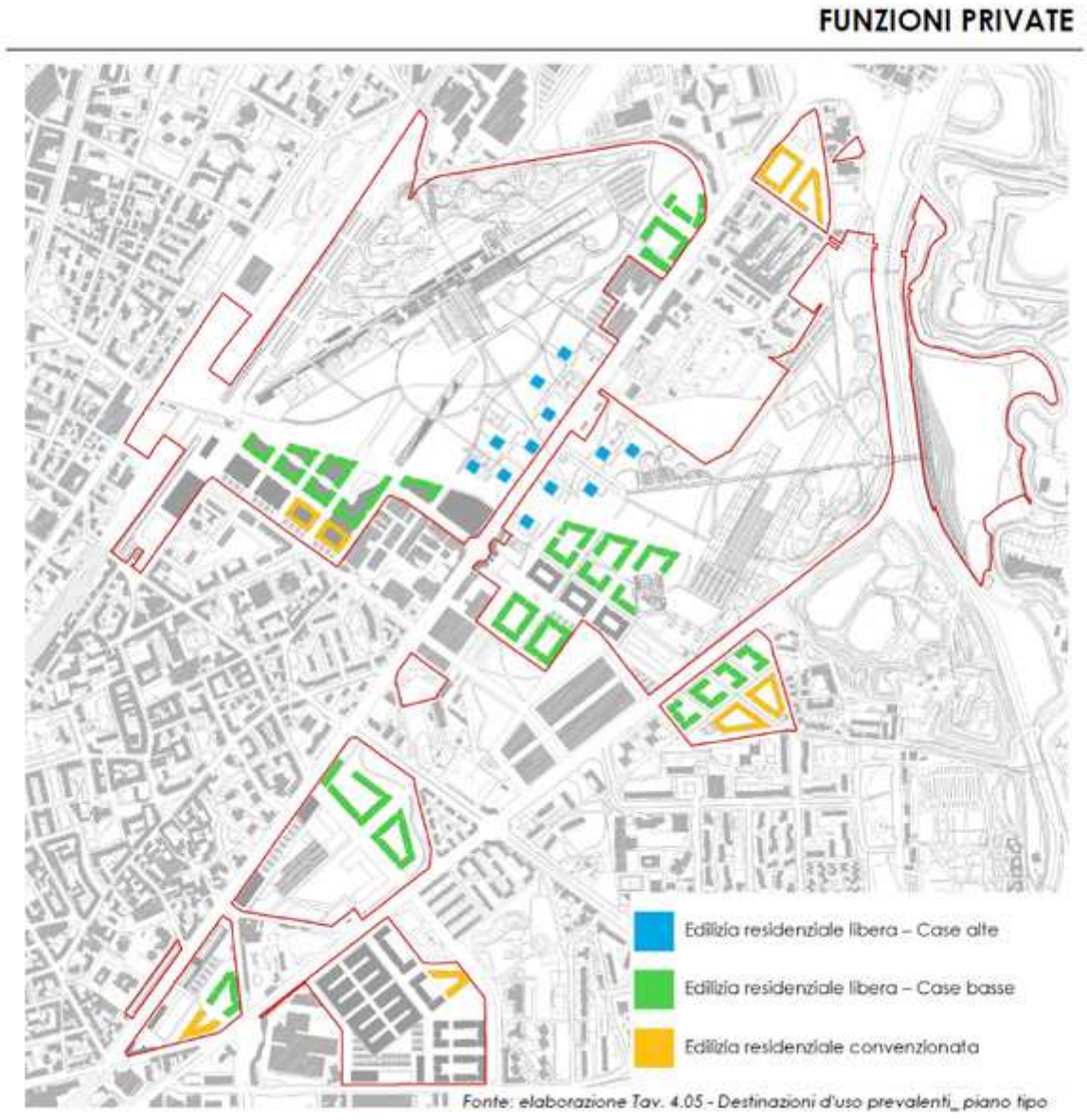
LA CITTA' PUBBLICA

Istruzione	
1	**Asilo Nido** (Superficie Costruita – SC - mq. 510) Servizio realizzato su area fondiaria. *Opera per standard qualitativo in project financing (€ 758.632)*
2	**Asilo Nido** (SC mq. 554) Servizio realizzato su area fondiaria *Opera per standard qualitativo in project financing (€ 758.632)*
3	**Asilo Nido** Servizio realizzato su area fondiaria *Risorse a garanzia della realizzazione da definire.*
4	**Asilo Nido** Servizio realizzato su area fondiaria *Risorse a garanzia della realizzazione da definire.*
5	**Scuola Materna - Montessori** (SC mq. 1.834) Recupero ed ampliamento struttura esistente su area in cessione. *Opera per urbanizzazione secondaria (€ 1.861.648)*
6	**Scuola Materna - "Casa Direttore Unione"** (SC mq. 1.754) Recupero ed ampliamento di edificio storico – documentale, su area in cessione. *Opera per urbanizzazione secondaria (€ 2.097.445)*
7	**Plesso scolastico (materna, primaria e secondaria di primo grado) – "Treno Laminatoio"** (SC mq. 5.234) Servizio realizzato in struttura edificio storico – documentale, su area in cessione. *Opera per urbanizzazione secondaria(€ 8.979.974)*
8	**Plesso scolastico (materna, primaria e secondaria di primo grado) "Concordia"** (SC mq. 8.635) Servizio realizzato su area in cessione. *Opera per urbanizzazione secondaria (€ 11.840.437)*
9	**Scuola (secondaria di secondo grado) - "Centrale termoelettrica"** (SC mq. 2.497) Servizio realizzato in struttura edificio storico – documentale, su area fondiaria. *Risorse a garanzia della realizzazione da definire.*



Fonte: elaborazione Tav. 4c.02 – Aree a standard attrezzature pubbliche e private di interesse generale

Housing


FUNZIONI PRIVATE
Edilizia residenziale libera – Case alte
Edilizia residenziale libera – Case basse
Edilizia residenziale convenzionata
Fonte: elaborazione Tav. 4.05 - Destinazioni d'uso prevalenti_ piano tipo

What can we learn

- Role of politics and values
- Role of symbolic dimensions
- Role of of market dynamic
- Role of financiarisation processes
- Role of property and banks
- Role of public administration
- Role of the architects
- Conflicts, negotiations, corruption

- A project is a project if….