



An urban design project for a public space

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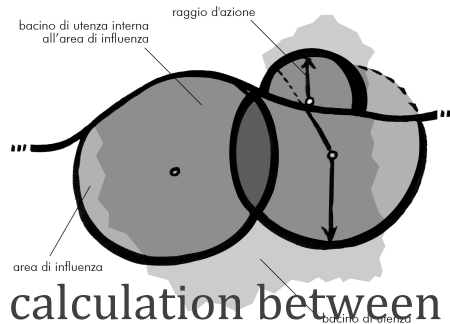
Traces of a journey

- 0 The approach to public realm
- 0 The city of Bari's Master Plan: a drawing for a regional city
- 0 The role of "Torre a Mare's" public spaces: between neighbourhood daily exigencies and touristic summer requests
- 0 The urban and landscape project
- 0 The architectural project
- 0 The public/private process

The approach to public realm

From zoning standards to urban welfare

0 zoning standards
Quantitative



A technical calculation between population/surfaces/time to reach

Minimum services for all the inhabitants

Up/down oriented

Public property

Literature Inspiration:

LE CORBUSIER, *Manière de penser l'urbanisme*, Editions Gonthier, Paris 1963.)

0 urban welfare
Qualitative



Performance oriented

Searching for the 3 qualities of urban design projects:

Morphological quality; Eco-systemic quality; Fruition quality

Bottom/up (people) oriented

No matter who is the owner but the service

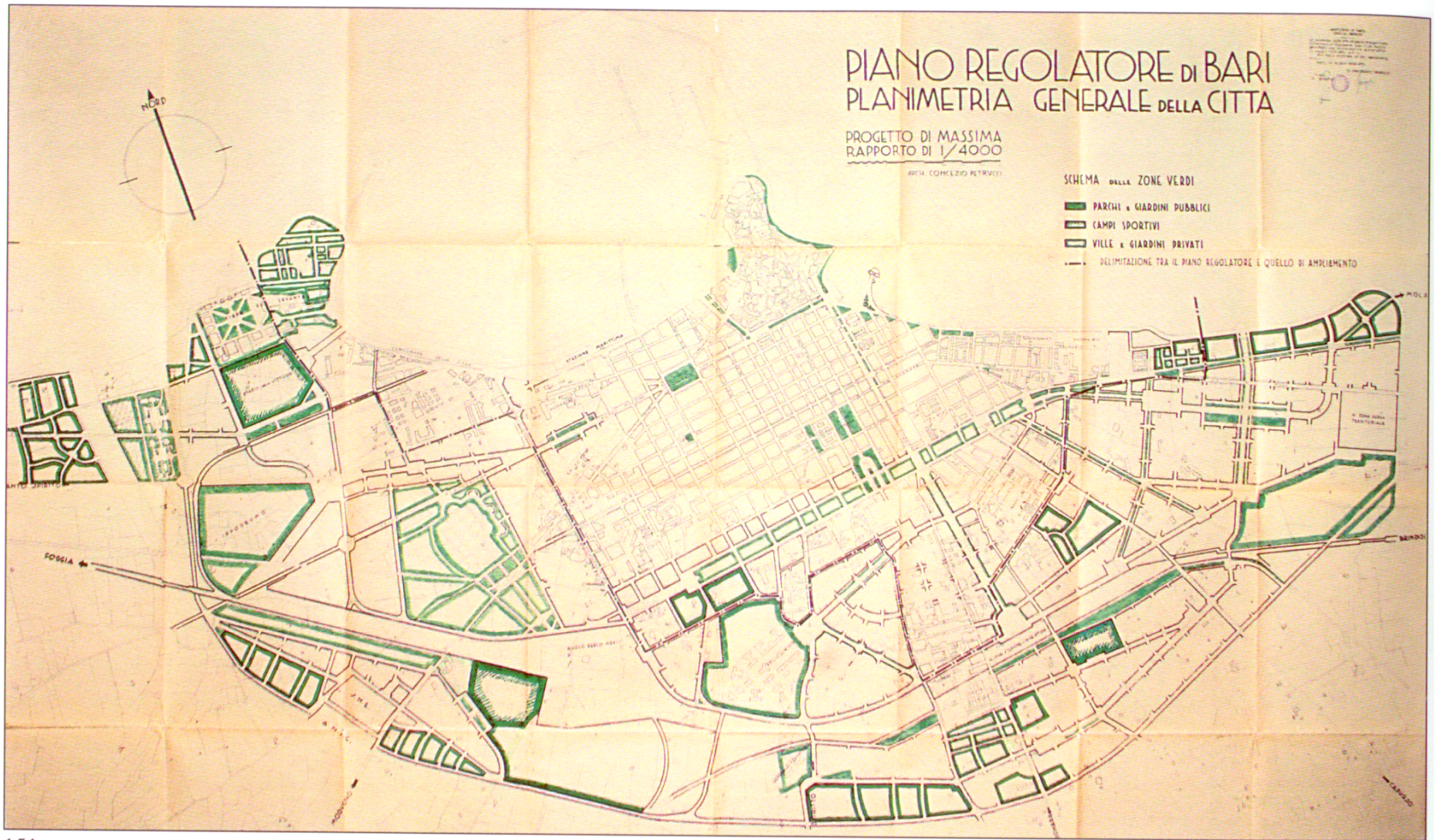
Literature inspiration:

- 0 FRANCE QUALIT. PUBLIQUE, *La participation des usagers /clients/citoyens au service public*, La Documentation Française,, Paris 2003
- 0 Rotondo F. Selicato F. (2010), *Progettazione urbanistica*, McGraw-Hill, Milano-New York

The city of Bari's Master Plan: a drawing for a regional city



The city of Bari's Master Plan



The green areas

The role of “Torre a Mare’s” public spaces



Torre a Mare aerial view



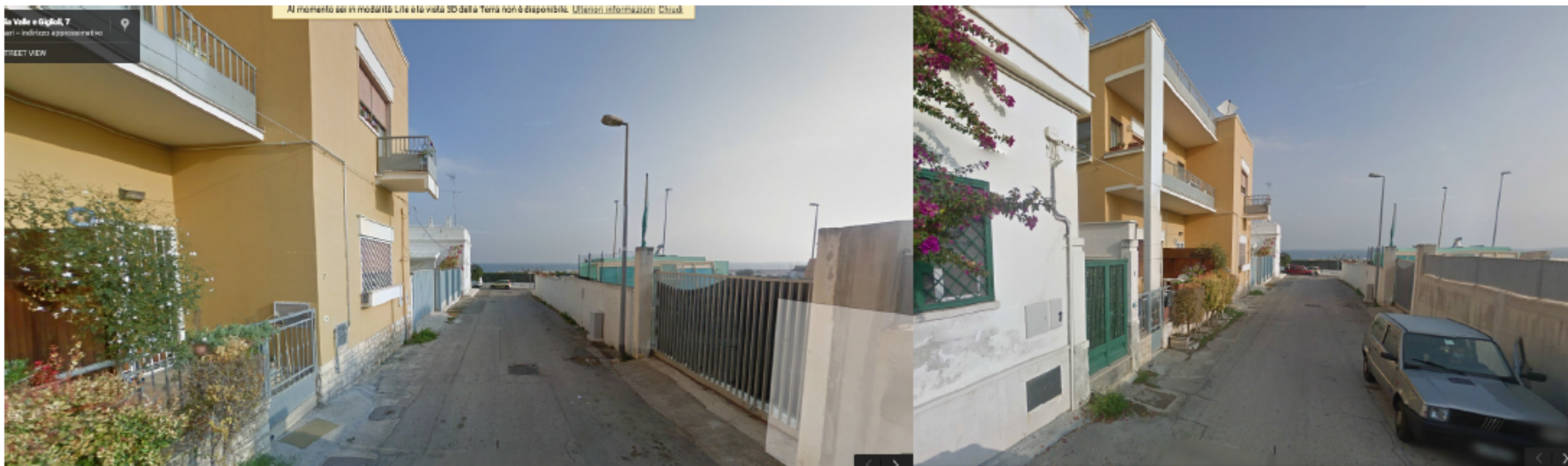
Torre a Mare architectures



Cono visivo 1 prospettiva visiva verso il mare su Via dei Martiri della Resistenza



Cono visivo 2 prospettiva visiva verso il mare su Via Pitagora



Cono visivo 3 prospettiva visiva verso il mare su Via Valle e Giglioli

The urban and landscape project

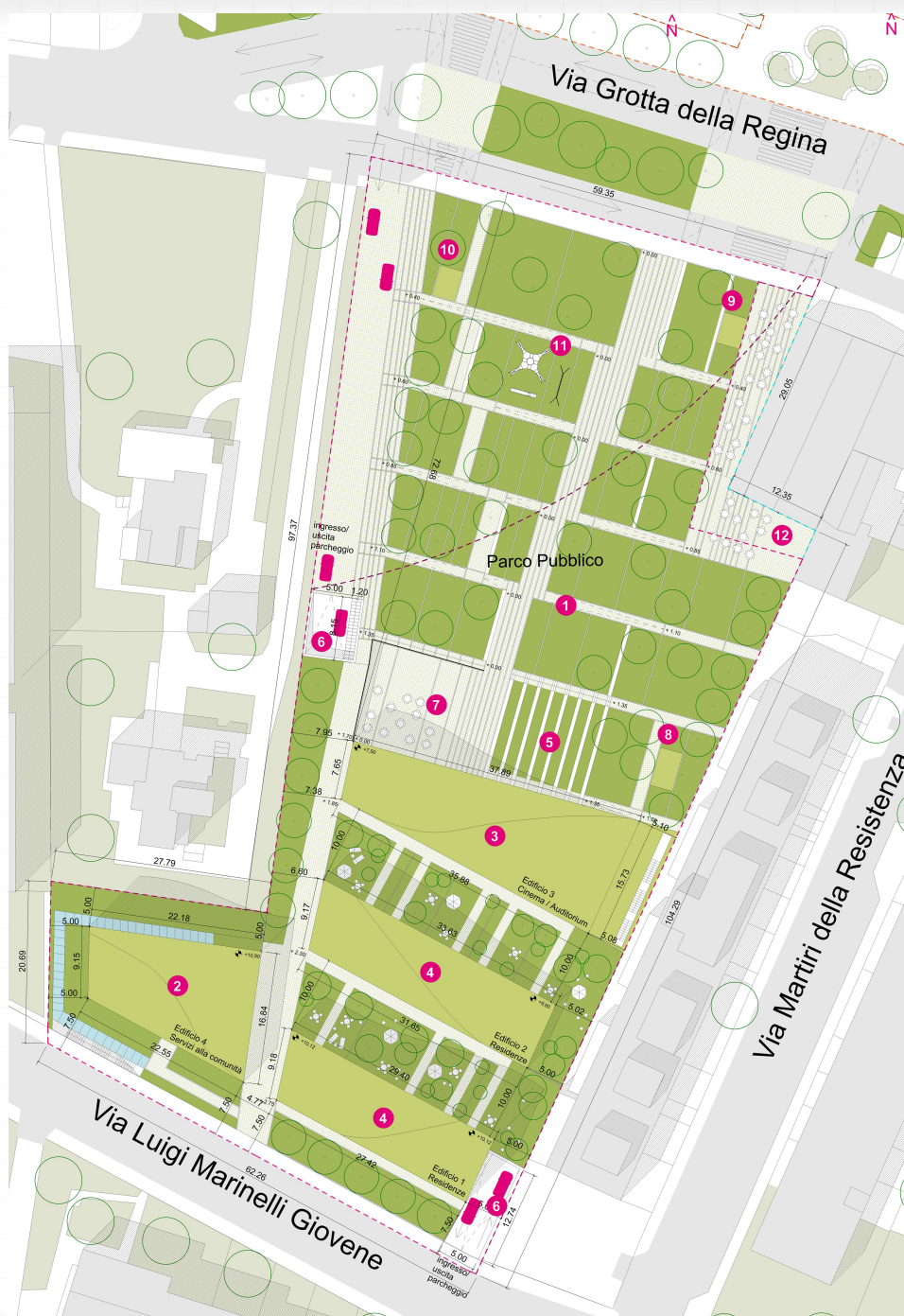


0 Objectives of the intervention: the creation of an urban park integrated in public spaces system of Torre a Mare existing or just planned, with the landscape restoration of the project area, currently part of a degraded and marginal urban context. The project area is a strategic point for the neighborhood, as the natural culmination of the urban walk, which starts from Piazza della Torre.

The urban and landscape project



- 0 Intervention objectives: to improve the facilities of public Torre a Mare
- 0 The improvement of the facilities of services of the neighbourhood is one of the objectives of the project involves a mix of functions at the service of the population (medical, senior centre, auditorium, physiotherapy)
- 0 The project aims to achieve a high degree of functional integration between settlement structures (residential and non), free spaces and equipment of services, in order to ensure that mix of functions, activities and opportunities that can help give meaning and significance to the places, extending the performance and increasing the spatial quality.



Legenda

- 1 parco pubblico
- 2 servizi alla comunità
- 3 cinema / auditorium
- 4 residenze
- 5 teatro all'aperto
- 6 ingresso/uscita parcheggio
- 7 limite area di rispetto archeologico
- 8 chiosco
- 9 chiosco
- 10 chiosco
- 11 area giochi
- 12 area privata data in concessione esclusa dall'accordo di programma ma da realizzare in continuità con l'estetica del parco pubblico

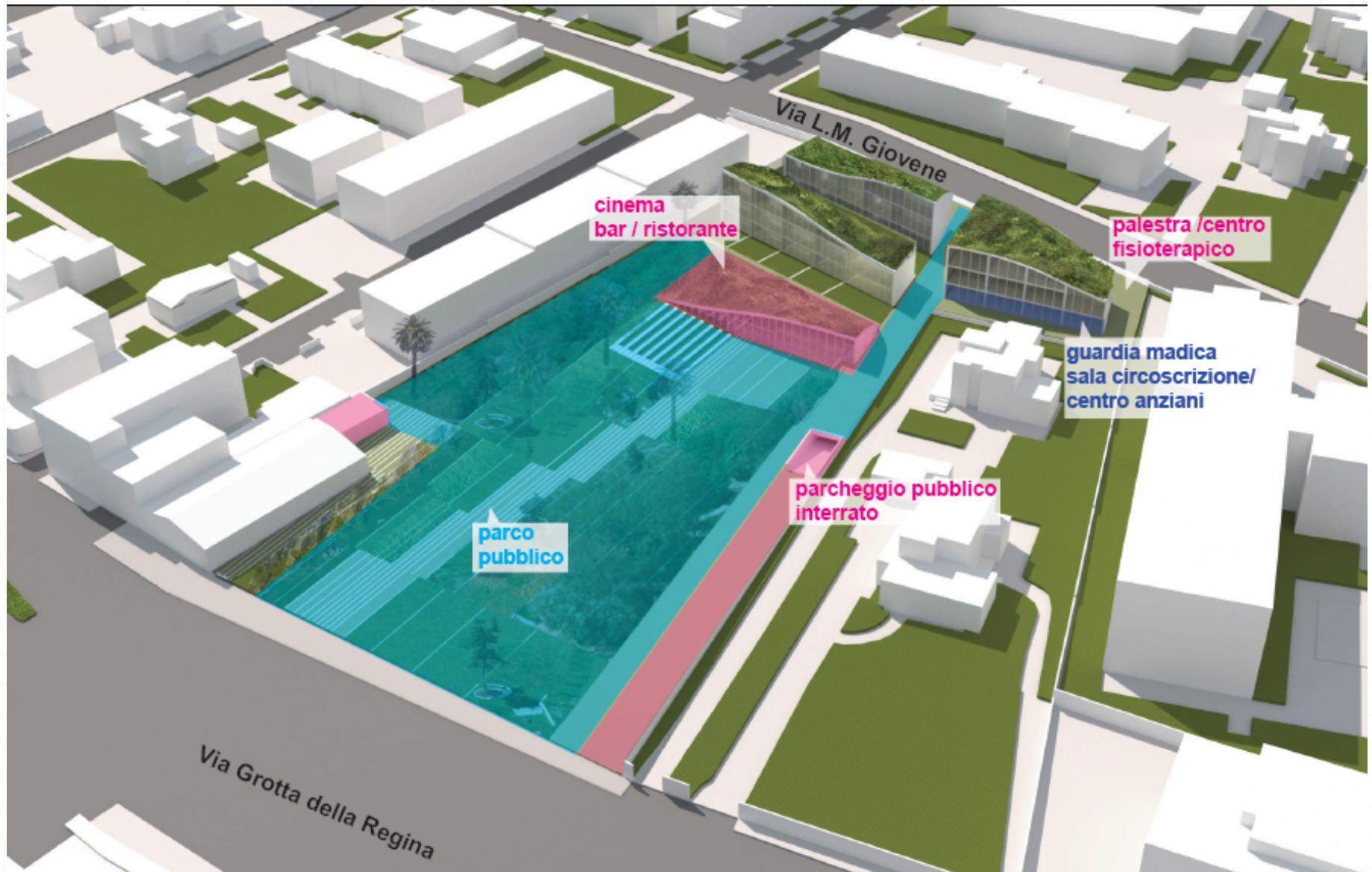
The urban and landscape project

The urban and landscape project



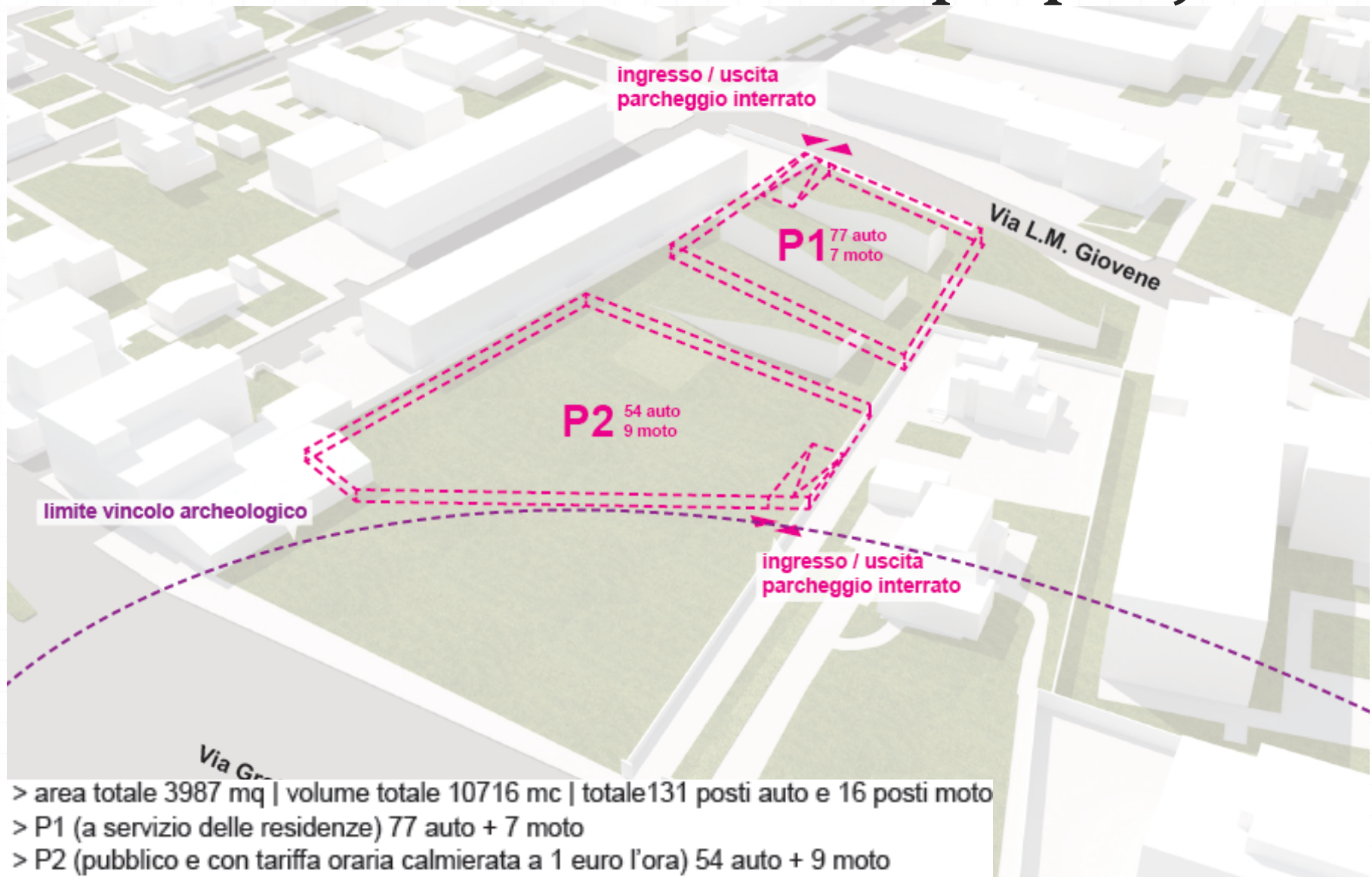
0 The present situation

The urban and landscape project



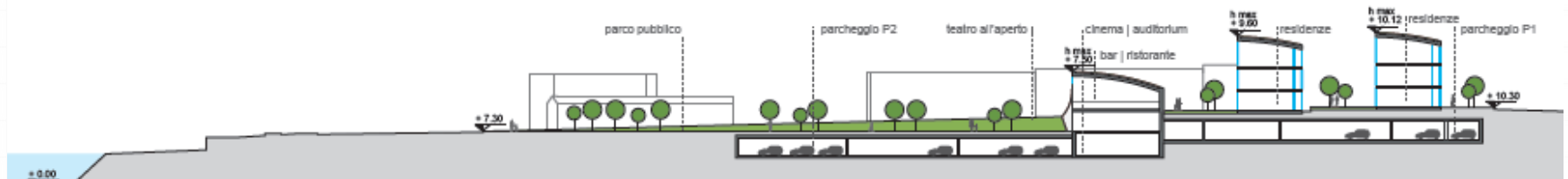
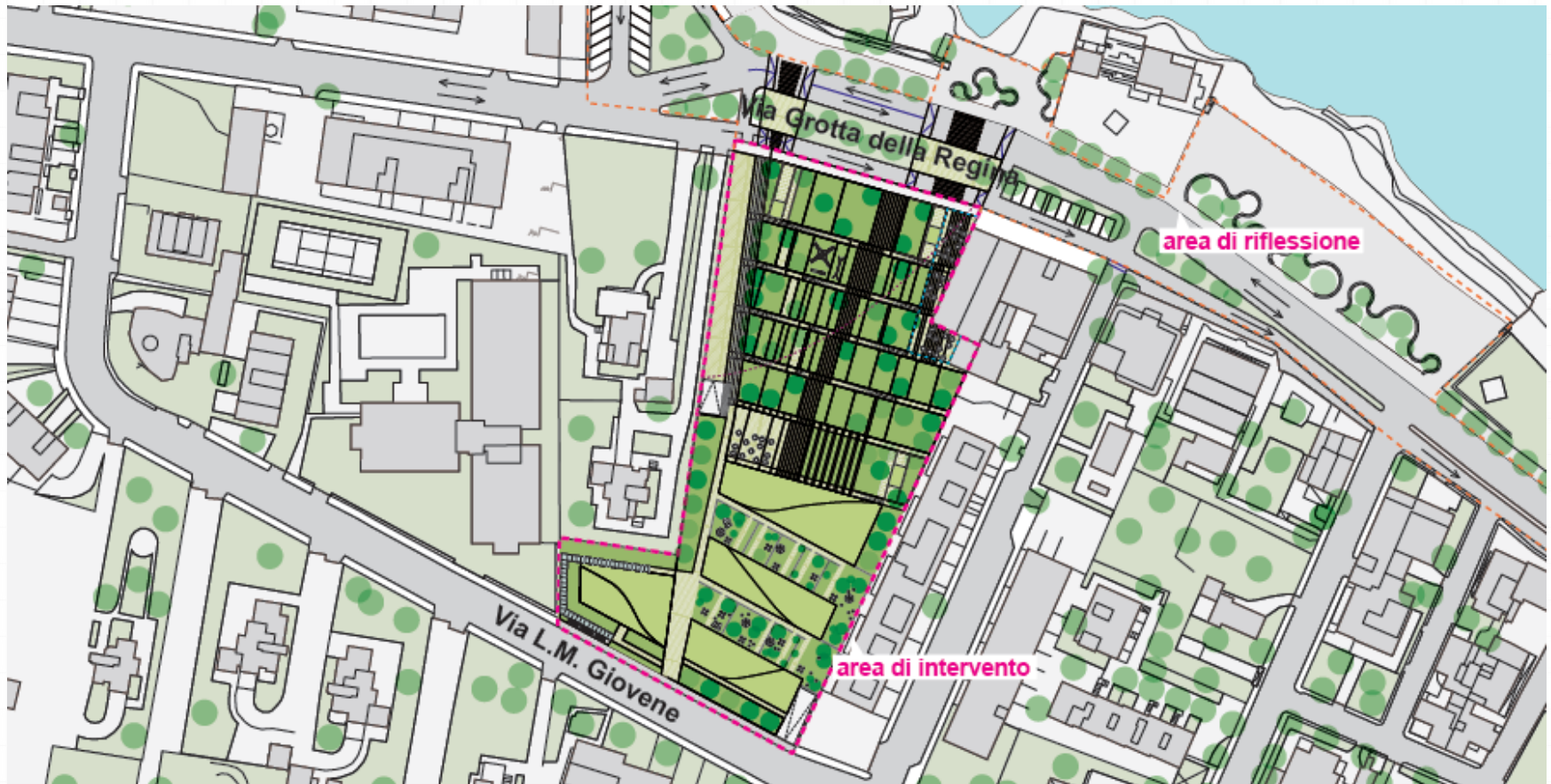
0 The public functions

The urban and landscape project



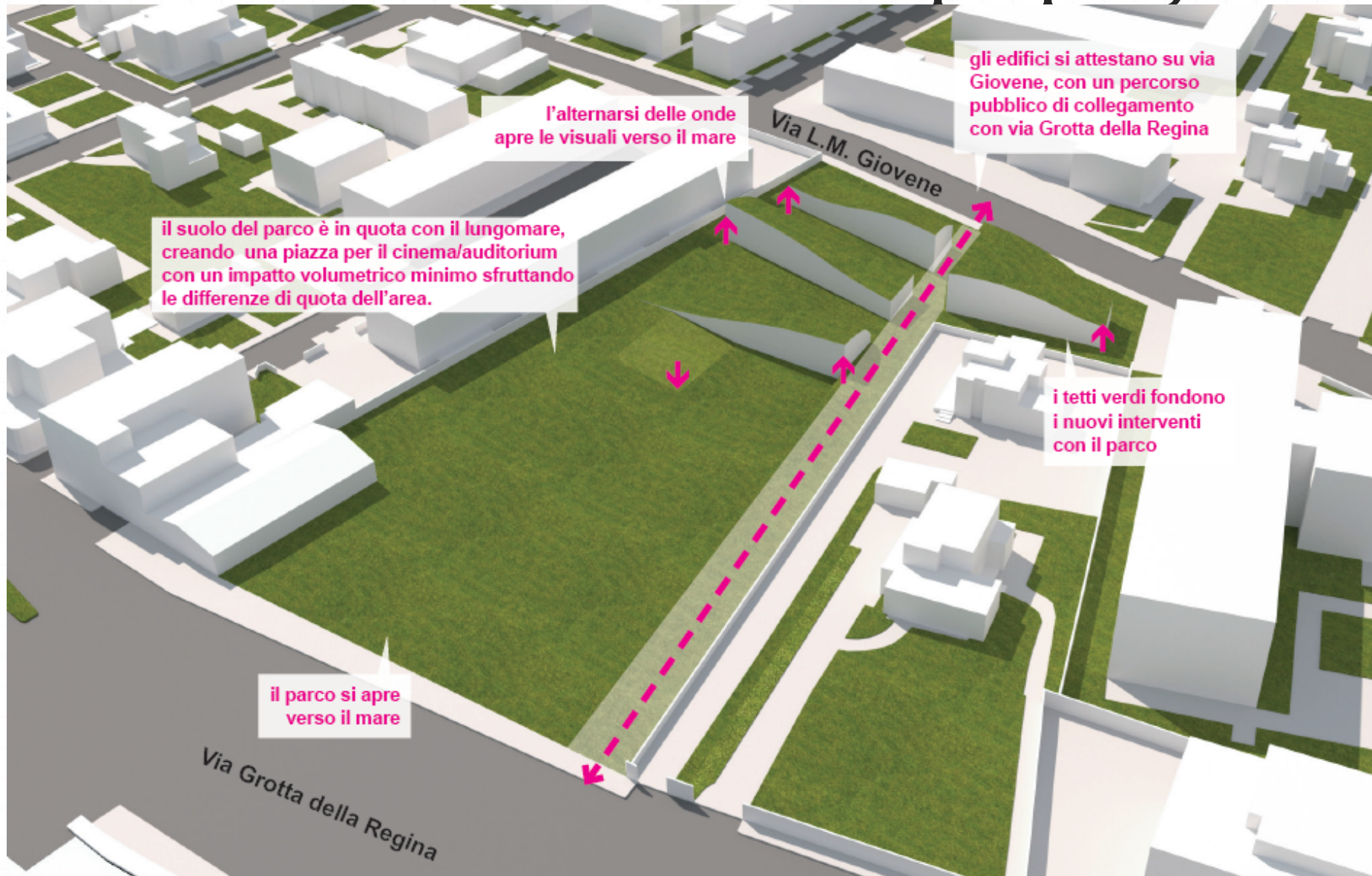
0 The public functions: parking

The urban and landscape project



0 General plan and longitudinal section

The urban and landscape project



0 The green roofs are part of the public park

The urban and landscape project



0 Residences, parking, theatre, cinema, borough's services and utilities are completely integrated

The urban and landscape project



Perspective view of the intervention. You may notice the complete insertion of the building structures within the public green, which is superimposed on them through the use of roofs - gardens that help to provide continuity to the system of open spaces and the network of public and private green, with obvious ecological benefits over the area. The green represents the main urban material of the project both in terms of quantity (the most of the area is destined to green) and qualitative (the project pays attention to the types of plants typical of the Mediterranean climate and the local context).

The urban and landscape project



Perspective view of the intervention.

The urban and landscape project



Perspective view of the intervention.

The urban and landscape project



Visual perspective of the project towards the sea with highlighted urban street that leads to the Public Park and the sea



The urban and landscape project



view from the sea of the intervention with photo insertion

The urban and landscape project



The public park access

The urban and landscape project



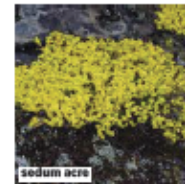
The public activities. The park will be given to the Municipality but the private actor will guarantee its management for 10 years

The urban and landscape project

macchia mediterranea



giardino di roccaglie



alberatura a medio e alto fusto



The public activities. The green species have been studied with a particular attention to the Mediterranean climax

The urban and landscape project



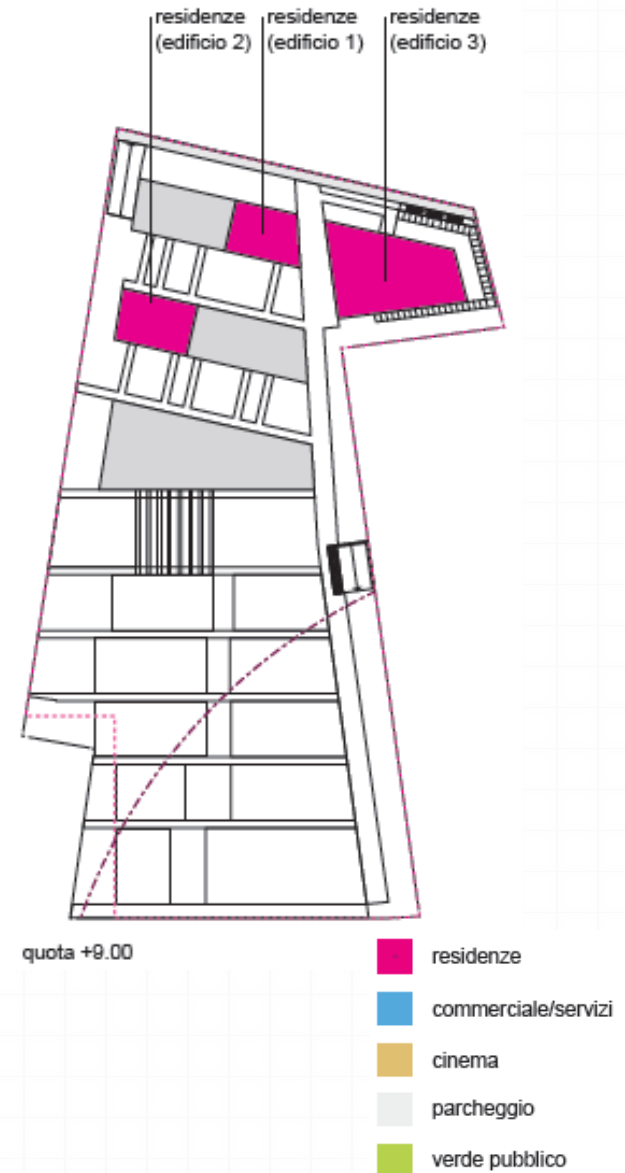
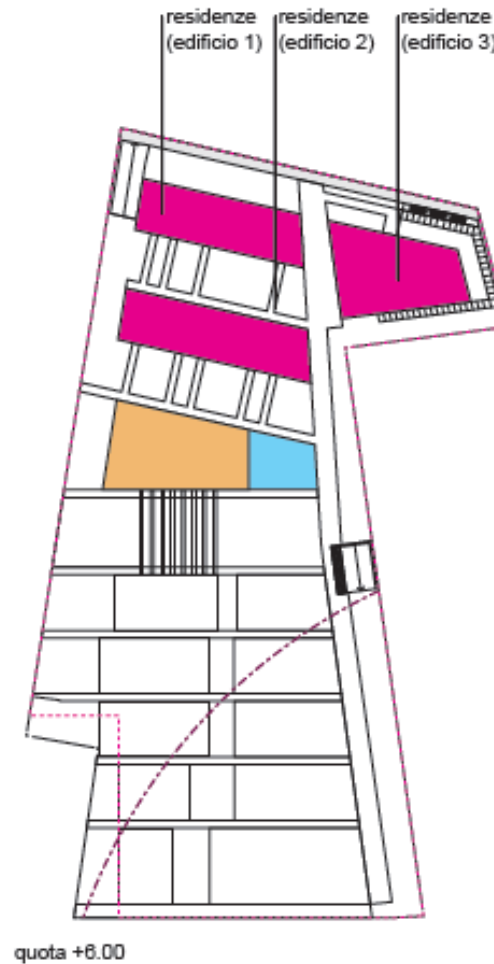
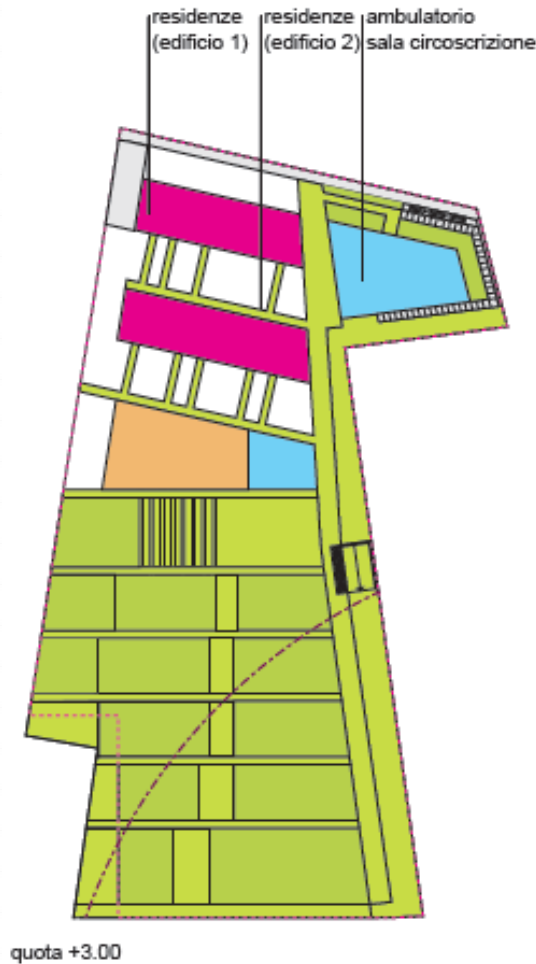
The public activities. The open Theatre integrated in the park will be given to the Municipality but the private actor will guarantee its management for 10 years

The architectural project



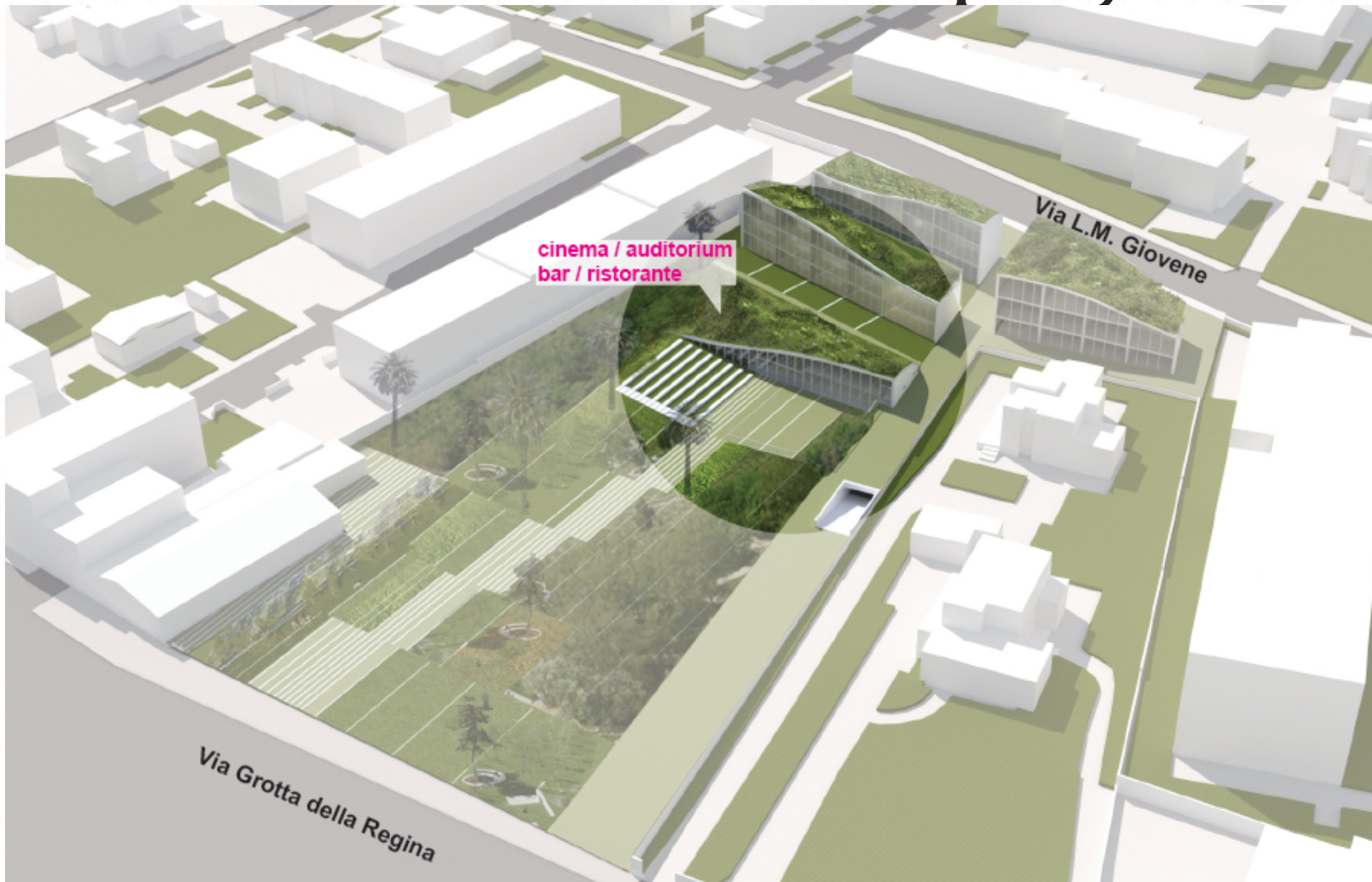
0 The project's functions: Buildings, parking, theatre, cinema, borough's services and utilities are completely integrated

The architectural project



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The architectural project



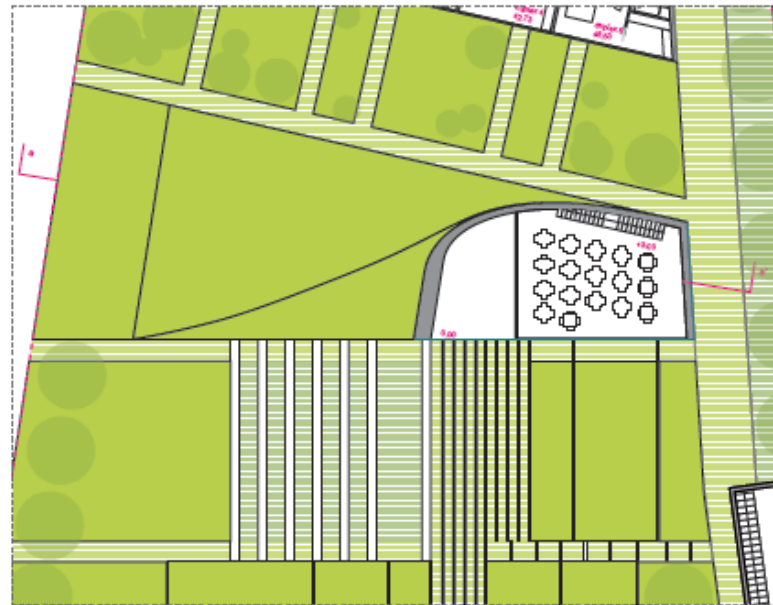
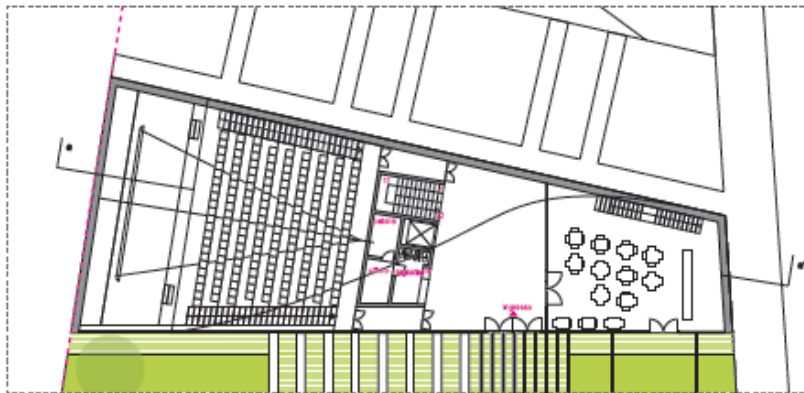
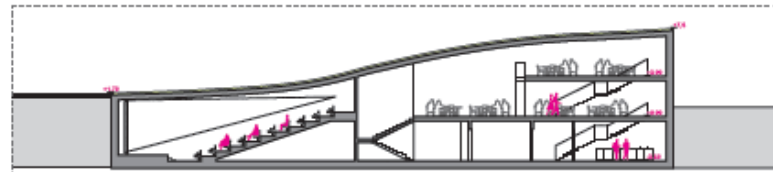
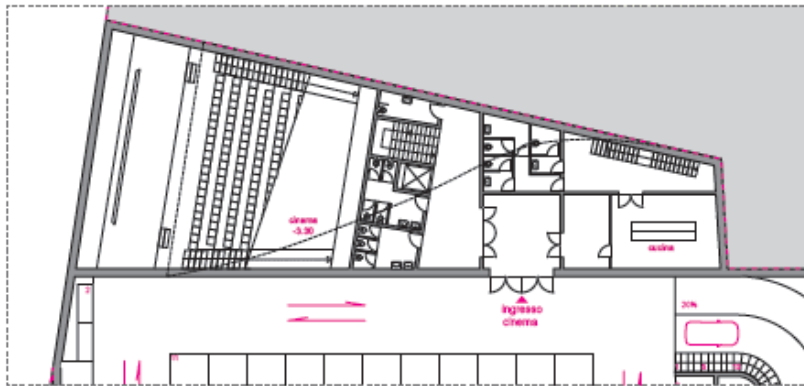
: cinema / auditorium

- > area 828 mq | volume 3381 mc (1610 mc interrati 1771 mc fuori terra)
- > cinema / auditorium 508 mq | 180 posti a sedere ca. | bar | ristorante 320 mq
- > diritto d'uso gratuito del cinema / auditorium per 10 giorni all'anno per 10 anni



0 Auditorium: the property it's private but the Municipality could use it for 10 days/year for 10 years

The architectural project



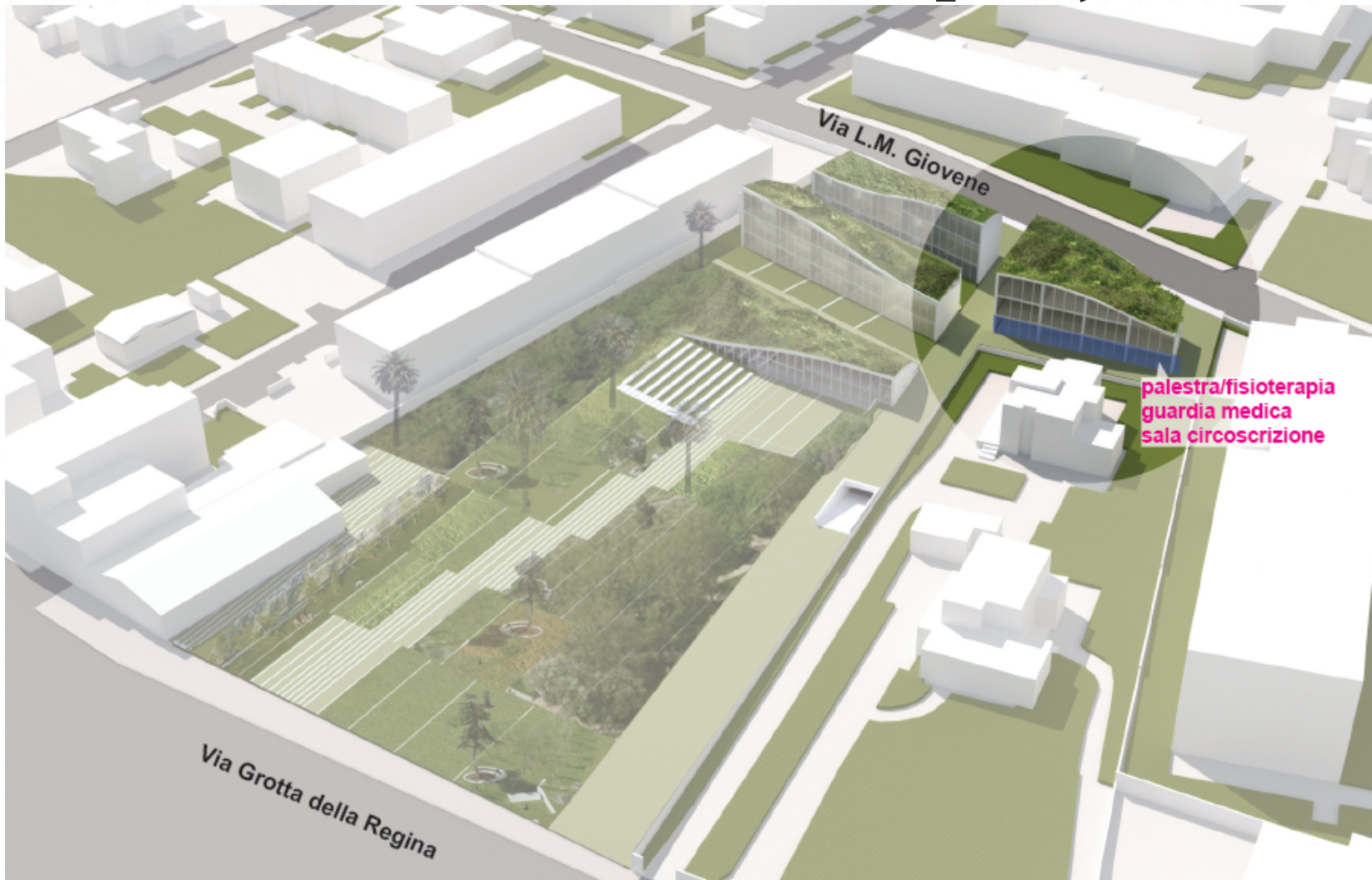
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- > bar | ristorante 320 mq



0 Auditorium: the property it's private but the Municipality could use it for 10 days/year for 10 years

The architectural project



palestra/fisioterapia
guardia medica
sala circoscrizione

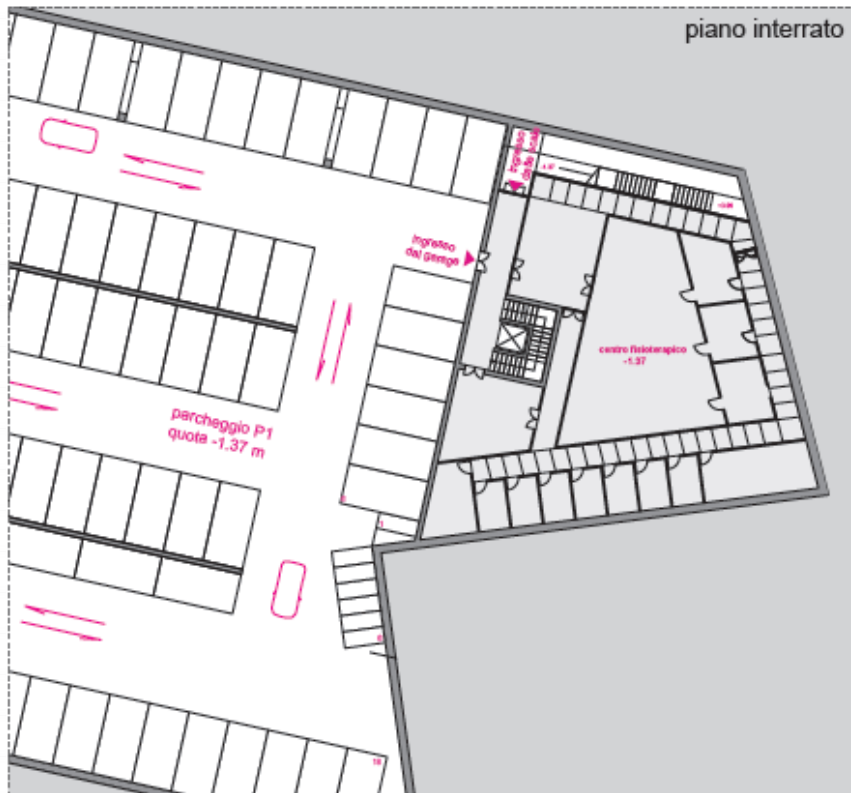
: servizi alla comunità

> area 613 mq | volume 2337 mc (1500 mc interrati 837 mc fuori terra)
> i servizi saranno dati in comodato d'uso all'amministrazione pubblica per 10 anni



0 Community facilities: all given to the Municipality

The architectural project



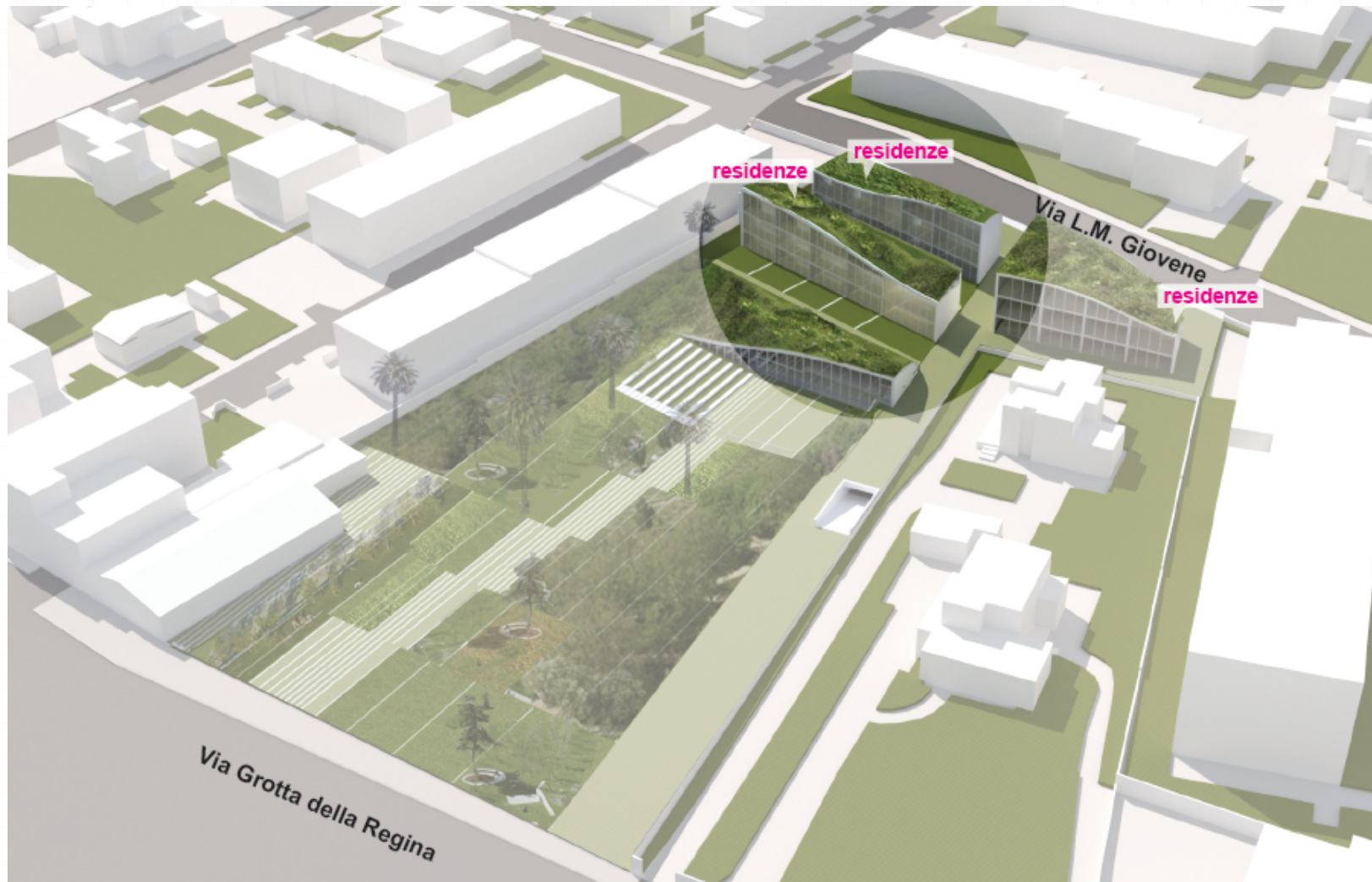
servizi alla comunità

- > area 613 mq | volume 1962 mc (1125 mc interrati 837 mc fuori terra)
- > sala circostrizione 132 mq | guardia medica 106 mq (in comodato)
- > palestra centro fisioterapico 375 mq



0 Community facilities: all given to the Municipality (just fitness centre remain in the property and use of private actor)

The architectural project



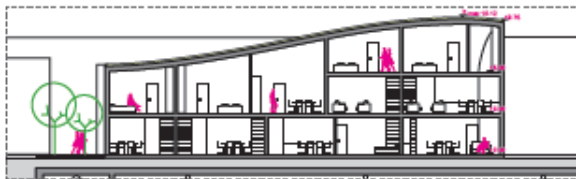
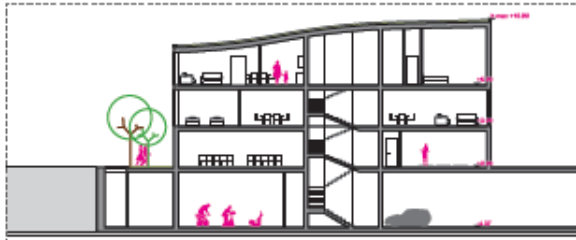
: residenze

- > area totale 1736 mq | volume totale 6507 mc
- > 20 alloggi distribuiti su tre edifici
- > area giardini privati 698 mq



0 Residential flats (20): private property

The architectural project



: residenze

- > area totale 1736 mq | volume totale 6507 mc
- > 20 alloggi distribuiti su tre edifici
- > area giardini privati 698 mq



0 Residential flats (20): private property

The architectural project



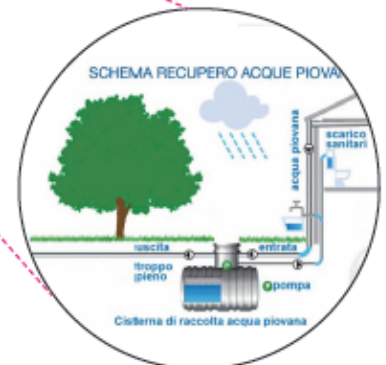
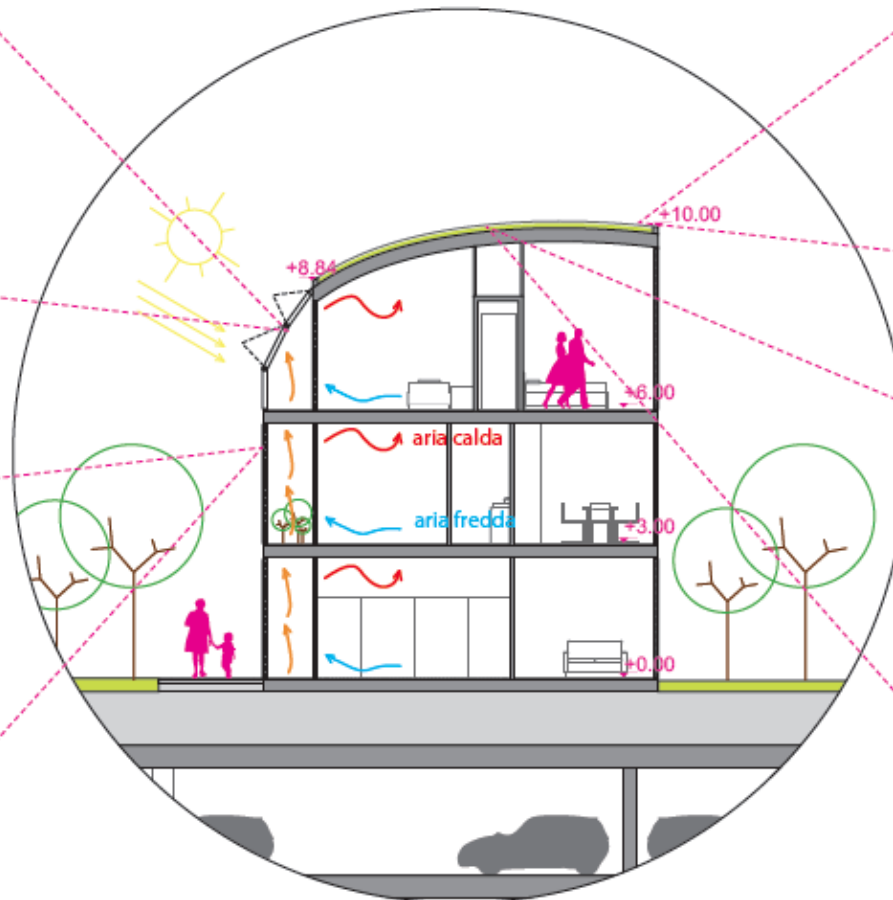
serra bioclimatica



tetto verde



facciata fotovoltaica



raccolta acque piovane

: efficienza energetica

0 Residential flats (20): energy efficiency



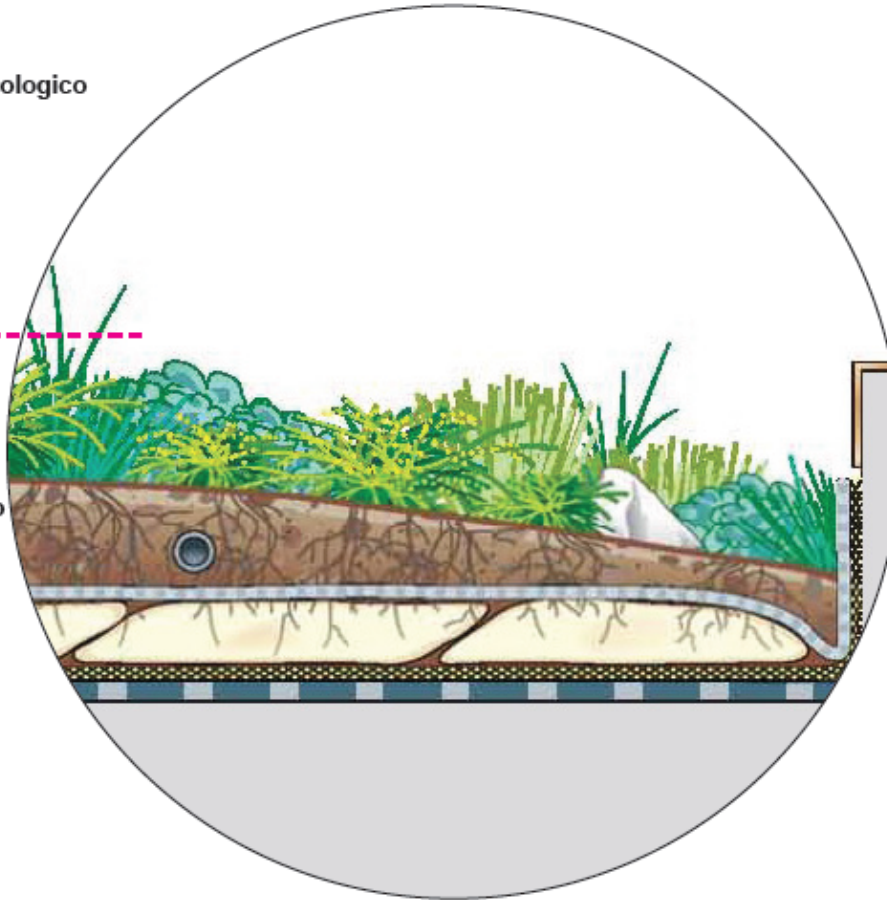
The architectural project

vantaggi

- Benessere climatico
- Isolamento termico
- Climatizzazione dell'edificio
- Isolamento acustico
- Creazione di un ambiente ecologico

sezione costruttiva:

- Strato di vegetazione
- Substrato colturale
- Impianto di irrigazione
- Geotessile
- Drenaggio e accumulo idrico
- Drenaggio
- Elemento tenuta antiradice



: il tetto verde

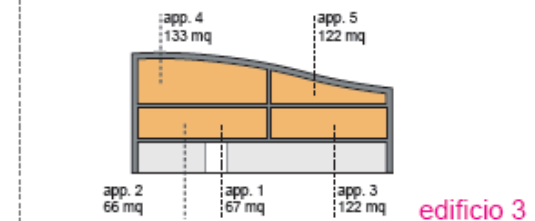
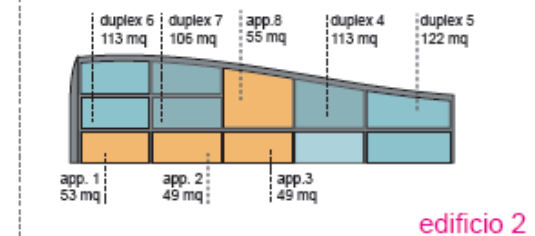
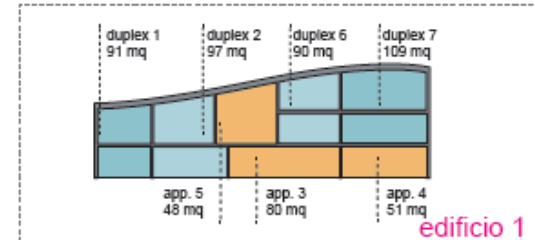
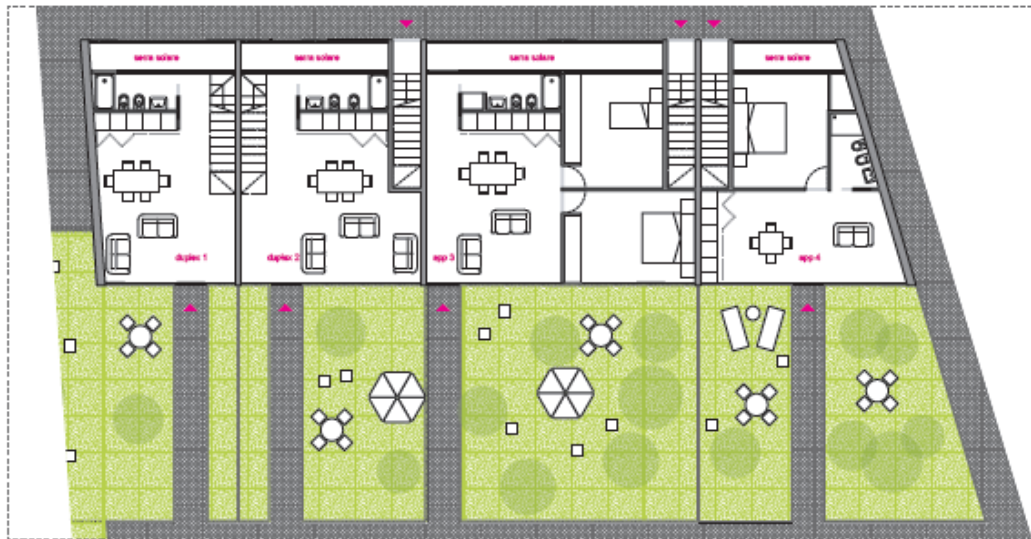
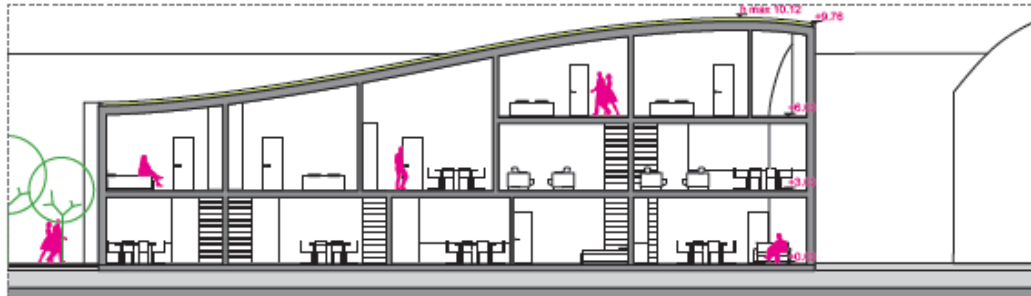
la copertura verde impiega delle essenze mediterranee per garantire una facile manutenzione grazie al ridotto fabbisogno d'acqua delle stesse. In caso di necessità si può integrare al pacchetto tecnologico un impianto di irrigazione.



0 Residential flats (20): Green roofs

The architectural project

- > distribuzione tipologica tipo
- > edificio 1



: residenze



0 Residential flats (20): Flat Typology

The public/private process



la Comunità

1

esprime una serie di esigenze raccolte attraverso un sondaggio:

- Potenziamento aree destinate alla collettività
- Creazione parchi urbani
- Creazione impianti sportivi
- Riqualificazione coste (incentivare il turismo estivo)
- Riqualificazione delle zone archeologiche

* il sondaggio è stato svolto a cura dell'Ing. Maria Altieri Giovana



la Circoscrizione

2

• richiede al Comune la riqualificazione dell'area e propone i servizi utili alla comunità da integrare nell'area a verde

i servizi richiesti sono:

- un parco pubblico
- un teatro all'aperto
- un auditorium / cinema
- un ambulatorio
- una sala polifunzionale / centro anziani
- si fa promotore di un processo partecipativo con i cittadini di Torre a Mare e media fra le istanze dei soggetti che prendono parte al processo



il Comune

3

- richiede al privato proponente un progetto di qualità sull'Area
- risponde ai bisogni di servizi alla comunità proposti dalla Circoscrizione V di Torre a Mare/Japigia nel rispetto di quanto previsto dal Piano e dal DP di Rigenerazione Urbana
- si fa promotore di un processo partecipativo con la comunità di Torre a Mare e la Circoscrizione
- attiva un Accordo di Programma



l'Investitore

4

- propone sull'Area un progetto che coniuga le esigenze espresse dalla Circoscrizione e quanto previsto dalle previsioni di Piano
- realizza opere di pubblica utilità e un Parco Pubblico per la comunità in cambio di residenze ad alta qualità ambientale
- si fa carico della gestione e manutenzione del Parco per un periodo da concordare con l'Amministrazione Comunale

The project's actors.

1. Community (interviewed by questionnaires and public meetings)
2. Neighbourhood public bureau
3. Municipality
4. Private investor

The public/private process

Tabella : investimenti ripartiti in base alla tipologia funzionale di opere

Tipologia	Importo
Investimenti per funzioni di tipo privato	€ 3.959.970,00
Investimenti per funzioni di pubblica utilità in grado di generare reddito.	€ 2.187.400,00
Investimenti per funzioni "pubbliche"	€ 1.340.640,00
Totale	€ 7.488.010,00

Ripartizione degli utili

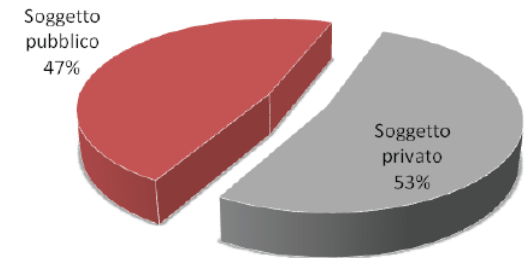
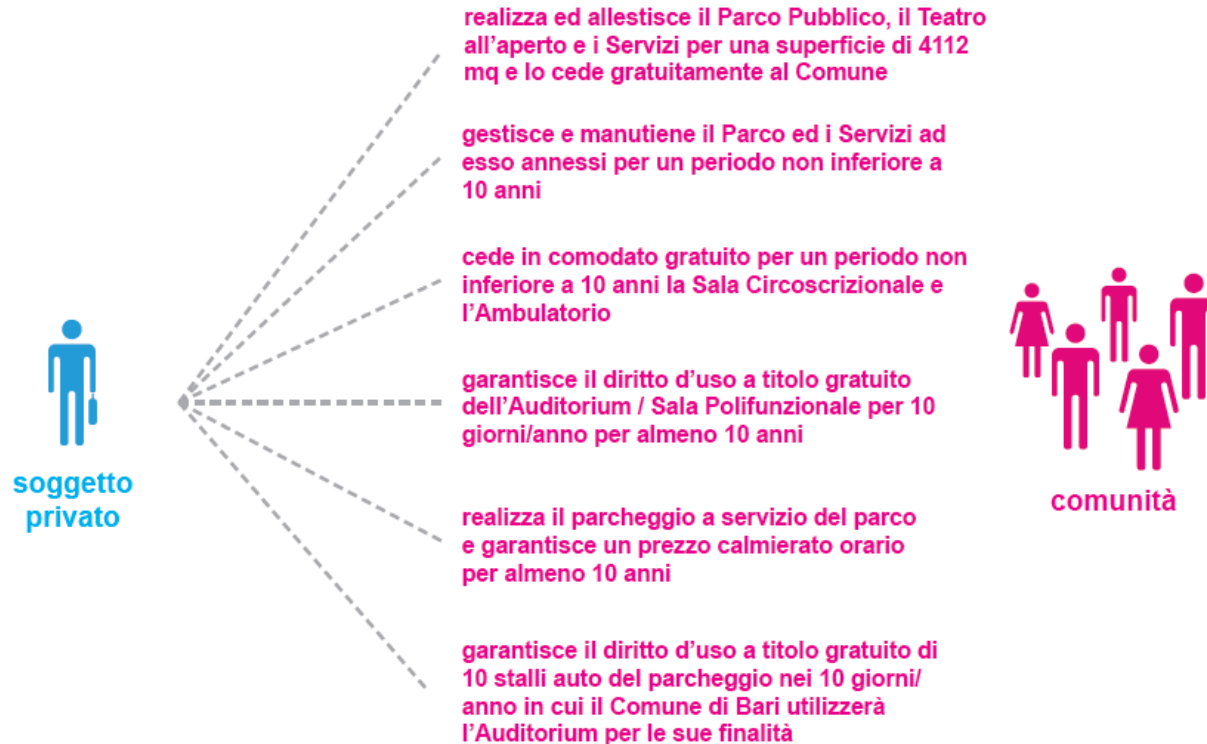


Tabella : costi di investimento

Costi di investimento								
	tipologia	Superfici Lorde [mq]	Superfici utili [mq]	Superfici pertinenziali [mq]	Volume [mc]	costo unitario di realizzazione	U.M.	totale
Residenziale (edifici 1,2,3)	Priv.	1736						
Sup. pertinenziali Residenze	Priv.			698	6507	385	€/mc	€ 2.505.195,00
Servizi/commerciale (edificio 3)	Priv/Pubbl.	613				1400	€/mq	€ 858.200,00
Sala multifunzionale/Auditorium	Priv. Utilità	508				1800	€/mq	€ 914.400,00
spazi commerciali	Priv.	320				1400	€/mq	€ 448.000,00
Parcheeggi (residenze)	Priv.	2117				400	€/mq	€ 846.800,00
Parcheeggi (servizi)	Priv. Utilità	1870				400	€/mq	€ 748.000,00
Aree Pertinenziali Private (verde+percorsi)	Priv.			567		245	€/mq	€ 138.915,00
Parco: aree verdi	Pubbl.			2490		245	€/mq	€ 610.050,00
Parco: percorsi/allestimenti	Pubbl.			1622		245	€/mq	€ 397.390,00
Parco: bar + chiosco	Priv.		27		81	180	€/mc	€ 14.580,00
Parco: edicola	Priv.		12		36	180	€/mc	€ 6.480,00
SUB-TOTALE				5377				€ 7.488.010
						Oneri urbanistici		€ 495.072,97
						Spese tecniche	10%	€ 748.801,00
TOTALE								€ 8.731.884

0 The project's functions: Buildings, parking, theatre, cinema, borough's services and utilities are completely integrated

The public/private process



0 Management model. Public advantages

- 0 Private investor: builds and manages the public park, the theatre, and all the public facilities (Neighbourhood public bureau offices; public medical bureau; elderly Centre); manages and maintains the public park and all the services for 10 years;
- 0 Offer for 10days/year the Auditorium and Cinema to the Municipality;
- 0 builds the underground parking and ensures controlled prices for ten years

The public/private process

costi di investimento (B): 8.731.884 euro (B)

ricavi dell'iniziativa (A): 12.593.740 euro (A)

utile dell'iniziativa (A-B): 2.919.000 euro

47% utile per il pubblico 1.383.263,42 euro

soggetto pubblico 47%

1.383.263,42 euro



soggetto privato 53%

1.536.564,91 euro

0 General economic balance

Onde Verdi (Green Waves)



- 0 ideas and addresses for public services: Torre a Mare's Community
 - 0 General coordination: Municipality of Bari
- 0 Architectural and Urban Planning Project:
 - 0 www.ma0.it/ (Rome)
- 0 Landscape integration and Strategic Environmental Assessment - SEA
 - 0 www.rotondoingegneri.it/ (Bari)