

chapter 5



THE REGENERATION
TERRITORIES

RegeneratioNet

THE GENERAL PLAN AS URBAN REHABILITATION.

The start point that we have to follow about the urban plan, by an executive general plan, has to be various and different, considering a lot of factors, to plan and execute, searching for a concrete adoption in order to find the following aims:

It will be necessary to consider the classification of the urban soil, putting limits in the territorial context of each one, establishing the urban soil order, fixing protection rules for the soil integrating the soil urbanized, fixing urbanization rules for soil protection to avoid a total urbanization.

Modernizing the plan according to natural movements of population
Providing the necessity of all the territory about infrastructure, equipments and urban services, calculating the limit of saturation in areas destined for urbanization.

Adapting urban rules to traditional architecture about the promotion of rehabilitation and country conservation, from this perspective, controlling the impacts of the new architecture in a respectful sense.

The general principles are the following:

- Environment protection.
- Obtaining a perfect model integrating economic activities, residences, industrial and commercial activities.
- Obtaining a balance between population and employment.
- A balance between development initiatives and in public and private sense.
- Improving public services.
- Improving metropolitan transport, particularly the railroad..
- obtaining apartments according to the public protection rules.
- Social participation in the extra value generated by the planning and execution of infrastructures and public services.

The urban plan is the basic element for the recovery of public sites because it permits the availability of the soil, including demands of each municipality and, in a large perspective, at regional level, the realization of common infrastructures. This growth will be executed according to the improvement of quality life, it's basic the strengthening of infrastructures, green zones, equipments, sites for cultural activities. They will be relevant all the means used to consolidate urban centres and the respective access, transport network, green zones, as public as private..

These are the basic activities :

1. Improvement and preservation of environment.

Sustainable development and environmental protection.
Preservation of protected areas.
Creation of new urban parks.
Improvement of environmental quality

2. Improvement of public transport

Creation of reserved soil for interchange systems .
Campaign for the use of public transport.

3. road structures

Modification of some transport ways to avoid the congestion, obtaining, in this way, a better access and a good circulation in historical centres.

4. creation of centrality areas.
Propitiating the development of sites destined to cultural and playful activities.
5. Extension of the productive use
New activities planning, according to the growth.
6. Regeneration of historical centres
Closure of traffic in historical centres
Analysing traffic problems
New traffic map
Flooring improvement
Urbanization improvement concerning historical centres
7. Studying the centre
Adapting the buildings situated in historical centres
Public parking programmes.
Studies about traffic closure in historical centres.
8. equipments improvement
Extension of the commercial spaces
Creation of playful zones
Extension of cultural activities
9. Extension of urban parks and gardens
Creation of boulevards and new urban parks.
Renovation of free spaces
10. Planning the demand of social buildings., with new constructions in development areas.

Finally this is the conclusion :

- The urban rehabilitation initiatives, by a general plan, permit the realization of more important initiatives included in a general municipal programme.
- The rehabilitation initiatives include public and private aspects.
- All the urban context represents the core of the program.
- The definition of public spaces is the aim of the plan with the improvement of urban spaces.
- The conversion into pedestrian areas and the elimination of traffic in urban centres is an aim focused by a general plan, to define important urban parameters, releasing soil to create news boulevards.
- This typology is a good policy and an important aim for the development of tourist policies in the context of commercial areas.