



LEGEND

Criticality and opportunity

Criticality

- Health care
- Hospital
- Buffer zone cemetery
- Interrupted cycle-pedestrian path
- Connections between different areas
- Level crossing
- Infrastructures
- Problems along the railway
- Difficult passages

Opportunity

- Care of ancient formation
- Sport equipments
- Area of particular landscape value
- Health district
- Agricultural area of interaction
- Natural and seminatural habitat
- Building that has to be reconverted
- Areas subject to an approved implementation tool or an agreed building title
- Areas subject to the urban completion plan
- Agricultural areas of productive value

Active requalification projects of the Municipality of Mantova

- Core zone UNESCO
- Buffer zone UNESCO
- Technological infrastructure
- Public park
- Mincio Regional park
- Existing cycle-pedestrian paths
- Panoramic cycle-pedestrian paths
- Planned cycle-pedestrian paths
- Lake
- Harbour
- Moorings for boats
- Autobus stops

General overview of the entire area

1. Area of Borgo Angeli and Bellefiora

Criticality

- Very large area with a lack of primary and secondary public services for citizens within this analysis area, including schools for children in the neighbourhood;
- Lack of green and park areas near the residential area and also of the connections between them;
- Predominantly residential area with few commercial areas;
- No bike-sharing stations;
- No Z30 area limitation (only in Valletta Valsecchi, Fiera Catena and Borgo Angeli);
- Poorly connected cycle and pedestrian paths in all the periphery;
- Very little historical permanences compared to the past.

Opportunity

- Presence of the "GAU" bus line that runs through the neighbourhood and also stops near the services;
- Presence of completed, planned and scheduled bicycle and pedestrian paths;
- Presence of a large number of intangible services to serve the citizens of the districts;
- Presence of areas subject to an approved implementation tool or an agreed building title;
- Presence of agricultural areas of productive value;
- Presence of agricultural areas of interaction that can be used in the future;
- Presence of the Unesco Buffer zone that includes some parts of the area of project;
- Presence of the Mincio Regional Park;
- Presence of areas subject to the urban completion plan;
- Presence of an area dedicated to sports facilities for the citizens;
- Some boarders washed by the waters of Lake with also boat moorings;

2. Area of Dosso del Corso and Borgochiesanuova

Criticality

- Presence of the SS10 Padana Inferiore (Via Cremona), a high-speed road, which divides the Bellefiora and Borgo Angeli districts into two parts; in the case of Bellefiora it divides the commercial area from the residential one, while in the case of Borgo Angeli it divides the old nucleus from the newly formed one;
- Presence of the Borgo Angeli cemetery, which also defines an unusable protection area around it;
- Few level crossings make it possible to go from the Bellefiora and Borgo Angeli districts to Dosso del Corso and surrounding areas;
- Area south of the Bellefiora district that is predominantly industrial and completely separated from the residential part of the district;
- Presence of a bicycle and pedestrian path that passes along Via Cremona, which is very busy and dangerous;
- Presence of a disused and abandoned production building in a state of decay.

Opportunity

- Presence of the ancient core of the Borgo Angeli neighbourhood (A4);
- There are two parks in Bellefiora: Bellefiora Park and Caldesena Park;
- Presence of a production building that needs to be regenerated;
- Presence of an agricultural area of landscape value in the old part of Borgo Angeli;
- Presence of a panoramic cycle path that starts in Borgo Angeli and also crosses the Bellefiora Park and Caldesena Park in Bellefiora;
- Presence of an area of natural or semi-natural habitat near the shores of Superiore Lake in Bellefiora;
- Presence of the SS10 Padana Inferiore (Via Cremona), a high-speed road that connect Mantova with Cremona;
- Area south of the Bellefiora district predominantly industrial and commercial divided from the residential area.

3. Area of Pompilio and Due Pini

Criticality

- Area characterised by the presence of 5 unfinished buildings that are in a state of decay and abandonment;
- Area whose perimeter is delimited by the historical permanences of the railway lines and the presence of the Southern bypass;
- Presence of short sections of bicycle path currently built that are not connected to each other within the area;
- Presence of only one level crossing connecting this entire area with the Due Pini and Pompilio districts, one with the Borgo Angeli district and one with the Bellefiora district. These last two crossings represent historical permanences;
- Area designated for general services of public interest completely empty in the vicinity of the Southern bypass.

Opportunity

- Area subjected to an approved implementation instrument, i.e. "PINQUA", for the requalification of 5 buildings;
- Area of ancient formation completely dedicated to commercial activities in the vicinity of the Tonginzella Sud;
- Area subjected to an approved implementation instrument, i.e. "PINQUA", for the creation of a new primary school;
- Buildings subjected to the project "Qualità abitata" for the requalification of 2 commercial spaces of the ALER property;
- Building subjected to the project "AXEL" for the installation of the photovoltaic system;
- Area designated for general services of public interest completely empty in the vicinity of the Southern bypass that can be reuse in order to promote some activities.

4. Area of Te Brunetti and Trincerone

Criticality

- Area mainly characterised by the presence of the "Carlo Poma" hospital and related services conditioning the urban settlement;
- Lack of road links crossing the railway between Pompilio and the Borgochiesanuova neighbourhood;
- Presence of short sections of bicycle path currently built that are not connected to each other within the area.

Opportunity

- Presence of a large high secondary school;
- Presence of an area dedicated to technological infrastructures;
- Area subjected to an approved implementation instrument, i.e. "PINQUA", for the recovery of 13 housing inside different buildings;
- Area subjected to an approved implementation instrument, i.e. "PINQUA", for the requalification of the common spaces of the Due Pini neighbourhood;
- Requalification of the Callodi School.

5. Area of Migliaretto, Valletta Valsecchi and Fiera Catena

Criticality

- Residential area completely separated from the commercial area of the district;
- Area mostly separated from the historic centre of Mantova due to the presence of the railway line;
- Presence of buildings and an area in a state of neglect and degradation.

Opportunity

- Presence of a commercial area with different secondary public services for citizens;
- Presence of technological infrastructures;
- Presence of a cycle-pedestrian path near the Trincerone road;
- Presence of an agricultural area of landscape value below the Te Brunetti neighbourhood near the river;
- Presence of a degraded area subject to rehabilitation and regeneration in the part below the Te Brunetti neighbourhood;
- Requalification of the Rodari School and creation of a new kindergarten.

6. Area of Migliaretto, Valletta Valsecchi and Fiera Catena

Criticality

- Migliaretto area divided from Valletta Valsecchi by the railway line and therefore has only two accessible road and pedestrian connections;
- No "GAU" bus line in the Migliaretto area;
- Presence of a heliport in Migliaretto;
- Presence of degraded areas and buildings in the centre of Fiera Catena.

Opportunity

- Presence of bike-sharing at Fiera Catena;
- Presence of a harbour at Fiera Catena;
- Presence of degraded areas subject to rehabilitation and regeneration in the centre of Fiera Catena. The project active to date is the "Mantova Hub", which includes the buildings near the shore of the Lake;
- Presence of an area of natural and seminatural habitat in the Migliaretto area and adjacent to the Mincio riverbank;
- Presence of technological infrastructures;
- Presence of the Unesco Core zone in the nucleus of ancient formation;
- Presence of Z30 limitation in Fiera Catena;
- Installation of a new photovoltaic system on the Frank School;
- Requalification of the building subjected to the project "La scuola genera futuro";
- Realization of an outdoor Pump Truck;
- Creation of hubs in the schools;
- Presence of ancient nucleus in Fiera Catena;
- Presence of a panoramic cycle path;
- Possibility to use this space as a park.