



SWOT ANALYSIS

Below are carried out the swot analysis in order to understand which urban proximity systems can be used as a project area to investigate the theme of the proximity. In this case, it was decided to work on the **third urban proximity system** as it represents a real challenge within the southern periphery of Mantova and presents peculiarities that can be stressed in order to achieve the urban proximity.

Urban proximity system 1

STRENGTHS

1. Proximity to the Superiore's lake and the mooring points;
2. Presence of areas of panoramic value;
3. Presence of a scenic walking and cycling path;
4. Presence of the nucleus of ancient formation inside Borgo Angeli;
5. Presence of sports facilities in Borgo Angeli near the lake;
6. Presence of the Mincio Regional Park;
7. Presence of the Belfiore and Calistonica Park.

WEAKNESSES

1. Via Cremona is the only link between Belfiore and Borgo Angeli;
2. No commercial services in Borgo Angeli and few in Belfiore;
3. No green spaces near the residences in Borgo Angeli;
4. No areas dedicated to residential and no residential completion or expansion;
5. No other services in the area, including for example the schools.

OPPORTUNITIES

1. Possibility of creating a green link between Borgo Angeli and Belfiore near the shores of the lake;
2. Possibility of enhancing some historical remains present in Borgo Angeli;
3. Possibility of exploring the cycle-pedestrian path in relation to the lake and nature;
4. Possibility of installing some bike-sharing stops in connection with the neighbouring areas.

THREATS

1. Respect certain constraints as it is located within the UNESCO Buffer zone;
2. Presence of the landscape value area in Borgo Angeli that cannot be used.

Urban proximity system 2

STRENGTHS

1. Presence of some buildings or commercial areas;
2. Presence of an area dedicated to sports facilities;
3. Presence of a cycle-pedestrian path linking Belfiore with Dasso del Corso and Borgochiesanuova;
4. Area well equipped with "GAU" bus stops;
5. Area in which there is a mix of buildings very different in type and function;
6. Presence of intangible services and activities.

WEAKNESSES

1. Only one area dedicated to a completion plan and, therefore, few possibilities for urban expansion;
2. Few green spaces and not connected to each other or to the cycle and pedestrian paths;
3. No historical permanence of value to be preserved and protected;
4. Only one kindergarten for the entire area.

OPPORTUNITIES

1. Possibility of exploiting areas subject to a completion plan or urban planning instrument for the creation of new activities;
2. Possibility of connecting existing green spaces also with neighbouring urban systems;
3. Possibility of installing some bike-sharing stops in connection with the neighbouring areas.

THREATS

1. Limited area as it lies between two railway lines;
2. Area with still few possibilities for urban expansion, both commercial and residential.

Urban proximity system 4

STRENGTHS

1. Presence of the "GAU" bus line that runs through the district and also stops near the hospital;
2. Presence of a large number of intangible services serving the citizens of the district, mainly related to the public health;
3. Presence of a cycle-pedestrian path connecting the different residential areas of the system.

WEAKNESSES

1. Lack of primary and secondary public services, excluding health-related services, for citizens;
2. Absence of bike-sharing stations;
3. Lack of green areas close to the residential areas and connected to the neighbouring areas;
4. Lack of road links crossing the railway between Pompilio and the Borgochiesanuova district;
5. Poorly connected cycle and pedestrian paths.

OPPORTUNITIES

1. Possibility of exploiting areas subject to a completion plan or urban planning instrument for the creation of new activities;
2. Presence of an area of interest in the vicinity of the Southern bypass that is completely empty;
3. Possibility of installing a few bike-sharing stops;
4. Possibility of creating a green "barrier" protecting the urban system from the Southern bypass;
5. Possibility of creating a connection between the existing green spaces;
6. Redevelopment of buildings in a state of decay or abandonment.

THREATS

1. Limited area as it lies between two railway lines;
2. Area with still few possibilities for urban expansion, both commercial and residential.

Urban proximity system 5

STRENGTHS

1. Presence of an area completely dedicated to commercial activity and public services for citizens;
2. Presence of a cycle-pedestrian path connecting Pompilio with the Migliaretto area;
3. Presence of a cycle-pedestrian path connecting the area of landscape value with the centre;
4. Area well provided with "GAU" bus stops;
5. Presence of intangible services and activities.

WEAKNESSES

1. Urban system divided by the historic centre of the Mantova-Monselice railway line;
2. Few green spaces and not well connected;
3. No historical permanences of value to be preserved and protected in the territory;
4. No kindergarten present in the area.

OPPORTUNITIES

1. Area subject to an approved implementation instrument or title that is completely empty;
2. Agricultural area of urban interaction that can be used for urban expansion;
3. Possibility of connecting existing green spaces also with neighbouring urban systems;
4. Possibility of installing some bike-sharing stops in connection with neighbouring areas.

THREATS

1. Area included in the UNESCO Buffer zone which determines limitations of intervention;
2. Area limited by the railway line and an agricultural area of landscape value that does not allow urban expansion.

Urban proximity system 6

STRENGTHS

1. Proximity to the Inferiore's lake and numerous mooring points and the presence of a harbour;
2. Presence of numerous historical remains to be preserved and conserved;
3. Presence of a cycle-pedestrian path that runs along the shores of the Inferiore's lake in the vicinity of the territorial green;
4. Area well provided with "GAU" bus stops;
5. Presence of a bike-sharing stops;
6. Presence of the "Mantova Hub" project for the redevelopment of disused and degraded buildings;
7. Area close to the historical centre and easily accessible from it.

WEAKNESSES

1. Presence of some green spaces that are not well-connected;
2. No buildings or commercial areas within the urban proximity system;
3. Few public services present within the urban system.

OPPORTUNITIES

1. Increase the bike-sharing stops to create an usable network throughout the area;
2. Dedicated areas for urban completion where projects are already active;
3. Enhancement of the area dedicated to the natural and semi-natural habitat with the cycle-pedestrian path.

THREATS

1. Presence of the UNESCO Core Zone and Buffer zone which determines limitations of intervention;
2. Already solid city core that is difficult to modify as it already has its own identity.

Urban proximity system 3

STRENGTHS

1. Presence of a health district, representing a permanence, completely isolated from the rest of the buildings and dwellings;
2. Presence of a project for a cycle-pedestrian path connecting Borgo Angeli with Pompilio;
3. Area well provided with "GAU" bus stops;
4. Social housing buildings of the "RINQUA" project for their regeneration;
5. Presence of agricultural areas of social interaction for new interventions or services.

WEAKNESSES

1. Presence of green spaces that are not connected to each other and not easily accessible by bicycle and pedestrian paths;
2. Presence of few intangible activities and services;
3. No activities or predominantly commercial areas present in this suburban area;
4. Only one primary school for the entire area.

OPPORTUNITIES

1. Possibility of exploiting areas subject to a completion plan or urban planning instrument for the creation of new activities;
2. Presence of an area of interest in the vicinity of the Southern bypass that is completely empty;
3. Possibility of installing a few bikesharing stops and new hubs for transport;
4. Possibility of creating a green "barrier" protecting the urban system from the Southern Bypass;
5. Possibility of creating a green connection between existing green spaces;
6. Redevelopment of buildings in a state of decay or abandonment.

THREATS

1. Limited area as it lies between two railway lines;
2. Area with still few possibilities for urban expansion, both commercial and residential.