

Strategies for City Edge Recovering





POLITECNICO DI MILANO FACULTY OF ARCHITECTURE AND SOCIETY MASTER OF SCIENCE IN URBAN PLANNING AND POLICY DESIGN JULY 2014

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ABSTRACT

INTERACTIVE LANDSCAPE
AS A STRATEGY FOR CITY EDGE RECOVERING

THE INTERACTIVE LANDSCAPES is a set of landscape strategies for the peripheral open space areas between the city edge of Milan and the Lands of Parco Agricolo Sud.

The Milanese Periphery suffers from different levels of neglection; abandoned industrial areas, high level of crime, illegal settlements, poor accessibility solutions and very low public services - this is just a short description of the problem. Nevertheless, this is a typical situation that repeats in many other big contemporary cities around the world.

However, there is a circumstance that makes the south peripheral lands of Milan to unique. This is the huge amount of open spaces that are situated after the city edge. In 1990 those fields were declared protected from the urban expansion and dedicated to the Parco Agricolo Sud. As a result, the urban expansion to the south was stopped and the city have got the unprecedented big reserved lands.

Despite the great potential of such large open space area near the dense city, those lands still have no entire vision, but small autonomic projects . Of course, the scale of such territory in the era of crises makes it almost impossible to develop or maintain. Moreover, there is a conflict of interests between the farmers and the people needs, so the compromise of coexisting of public space within the agriculture frame have not been developed yet. Besides, the existing visions of Parco Agricolo Sud development don't take to consideration the specific conditions of the periphery and its demands, as a result the future projects are detached from the reality and have a little influence to the city edge recovering.

Another reason of weakness of the existing visions for Parco Agricolo Sud is based on the misleading attitude to this area as to a Homogenous Place. One of the starting points of this work is an interpretation of the peripheral area as a place of Plural Processes.

Nevertheless, the aim of this work is not to criticize the existing plans and I have no propose to replace them. I see my work as a contribution to the city edge development. My strategies can be regarded as an additional set of actions in the in-between scale and can support some existing visions or become an independent framework for other future projects. During my analysis, I will discuss the large open space problems, however, will focus on the smaller scale solutions and flexible actions. Those actions can be done parallel or step by step, depending on financial situation and demand.

CHAPTER DESCRIPTION

Part 1 - Introduction

Introduction begins with a brief discussion about the open space conditions of south peripheral areas of Milan and their advantages. During this part, the different faces of Parco Adgricolo Sud are presented. The chapter examine phenomena of landscapes plurality as well as the contradictions among different actors demands and visions of future development. The chapter ends with the presentation the selected area within the context of open space representation.

Part 2 - Method

The backbone for Method of the work is distinguishing of the main processes that occur in peripheral open spaces. The core of this part is a representation of the Peripheral Area as a framework for plural processes This Method can be regarded as a parallel description of open space through four different Landscape Stories: City Edge, Physical Barriers, Water Frame and Policy Limits. This chapter begins with a brief discussion about the problems and typologies of neglected open spaces, focusing on the south peripheral conditions between the city and Parco Agricolo Sud. The important feature of this method is an investigation in two scales:

- 1- The Local Scale where the presents of neglecting and fragmented open space is evidential
- 2- The City Scale where the large scale processes of shaping peripheral open spaces are taking place.

Part 3 - Analysis

The analyze part is divided to four different themes related to Landscape Stories. Each of them have a specific point of view and representation of peripheral open space problems and potentials, individual accents and goals.

As a part of City Edge analysis a lot of attention is given to the landscapes characteristics and qualities as well as the existing recreation activities and human needs, focusing on the area between the city and agricultural fields.

The analysis of Physical Barriers taking to considerations the existing accessibility problems and describing the reasons of site isolation from the urban fabric. However, the main propose is to discuss the potentials of this place regarding the future development of the periphery especially the Parco Agricolo Sud.

This chapter of Water Frame discussing the relation between the water landscape and the cultural heritage of Milan and surroundings. Also this chapter shows the richness of water landscape typologies and its relation to agriculture as well as to ecological network. One of the aims of this part is to give a strong reason to come and explore the existing but implicit values that Parco Agricolo Sud hold.

The Policy Limits analysis is dedicated to Municipal Projects and visions of the open spaces development in the Parco Agricolo Sud lands and its peripheral areas. The aim of this chapter is to show the lack of middle scale attitude to the open space.

Part 4 - Conclusion

After the analyzing of each landscape point of view, the work is concluded with a set of open space guidelines. This chapter integrates all the previous concepts together and use them as a set of strategies for peripheral open space recovery. Then follows the detailed example of the possible interactions of four independent landscape strategies in the selected area. Here the entire concept plan is presented and the strategies have got possible programs and scenarios. The work is closing with landscape catalogue that is a synthesis for various landscape strategies.

Part 5 - References

This chapter shows some case studies, that relate to the topics of the work and provides a full description of literature that was used during the work.

PAESAGGI INTERATTIVI COME STRATEGIA PER IL RECUPERO DEI BORDI URBANI Estratto in lingua Italiana

"PAESAGGI INTERATTIVI" costituisce un insieme di strategie di paesaggio volte ridisegnare gli spazi aperti periferici tra i margini urbani della città di Milano e le aree del Parco Agricolo Sud.

La periferia milanese soffre di diversi livelli di noncuranza, quali aree industriali dismesse, alto livello di criminalità, insediamenti illegali, inefficaci soluzioni per l'accessibilità e servizi pubblici molto inadeguati. Si tratta di un problema che per altro si ripresenta in molte grandi città contemporanee di tutto il mondo.

C'è tuttavia una circostanza che rende uniche le terre periferiche del Sud i di Milano. Si tratta dell'enorme quantità di spazi aperti che si trovano al di là dei bordi esterni della città. Nel 1990 queste aree sono state dichiarate protette dall'espansione urbana e dedicate al Parco Agricolo Sud. Come risultato, l'espansione urbana verso sud è stata contenuta e la città si è assicurata un ammontare senza precedenti di spazi aperti protetti.

Nonostante il grande potenziale di questi spazi aperti vicino alla città densa, queste aree non sono ricomprese in una visione complessiva, ma sono trattate per piccoli progetti autonomi. A ciò si aggiunge il fatto che in epoca di crisi risulta difficile mantenere o sviluppare un territorio di tale scala. Inoltre, vi è un forte conflitto tra gli interessi degli agricoltori ed i bisogni degli abitanti, e quindi la necessità di una coesistenza dello spazio pubblico all'interno della cornice agricola rimane un problema irrisolto. Inoltre, le attuali proposte di sviluppo del Parco Agricolo Sud non prendono in considerazione le condizioni specifiche della periferia, e di conseguenza i progetti futuri si distaccano dal contesto ed hanno scarsa influenza ai fini del recupero del bordo città.

Un altro motivo di debolezza delle visioni esistenti per Parco Agricolo Sud è relativo alla fuorviante considerazione di quest'area come di un luogo omogeneo. Al contrario, uno dei punti di partenza di questo lavoro è l'interpretazione della zona periferica come luogo di processi plurali.

Tuttavia, l'obiettivo di questo lavoro non è quello di criticare i piani esistenti e proporre di sostituirli. Il mio lavoro intende, piuttosto, dare un contributo al problema dello sviluppo dei margini urbani. Le mie strategie possono essere considerate come un ulteriore insieme di azioni che operano nella scala "in-between", in grado di supportare alcune visioni esistenti o di caratterizzarsi come struttura indipendente per progetti futuri. Nella parte d'analisi sono discussi i grandi problemi relativi allo spazio aperto. Tuttavia questo lavoro si concentra principalmente sulle soluzioni di scala più piccola e sulle azioni flessibili. Tali azioni possono essere attuate in parallelo o per gradi, a seconda della situazione finanziaria e del tipo di domanda.

Alla base del metodo di lavoro vi è l'identificazione dei principali processi che interessano gli spazi aperti periferici. Questo metodo può essere considerato come una rappresentazione parallela dello spazio aperto attraverso quattro storie di paesaggio diverse: "bordo urbano", "barriere fisiche", "telaio d'acqua" e "limiti delle politiche".

Un'altra caratteristica importante per l'indagine sugli spazi aperti periferici è la loro osservazione in duplice scala:

1 – La Scala Locale - dove la frammentazione degli spazi aperti si manifesta con evidenza.

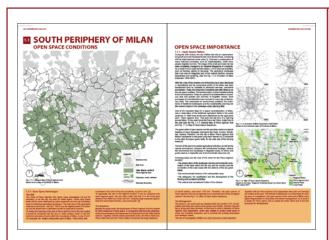
2 – La Scala Urbana - in cui sono in corso processi di larga scala che contribuiscono a plasmare gli spazi aperti periferici.

La parte d'analisi è suddivisa in quattro differenti temi, legati alle "storie di paesaggio". Ognuno di loro ha una prospettiva particolare rispetto ai problemi ed alle potenzialità specifiche dello spazio aperto, con propri accenti ed obiettivi.

Dopo l'analisi di ogni prospettiva paesaggistica, il lavoro si conclude con una serie di linee guida per la progettazione dello spazio aperto. Si è poi selezionata un'area in cui si indagano più in dettaglio le possibili interazioni tra le quattro strategie di paesaggio indipendenti. Il lavoro si chiude con un catalogo di paesaggio che rappresenta una sintesi di diverse strategie di paesaggio.



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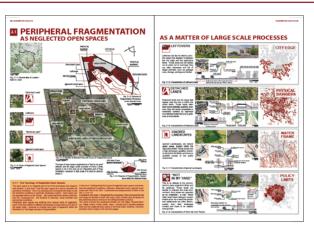
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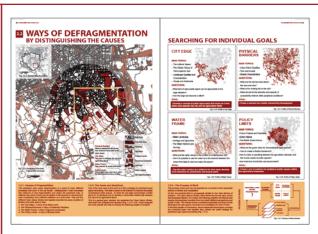
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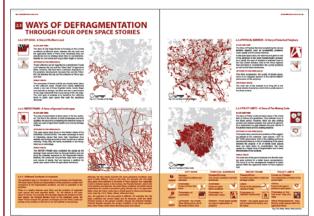
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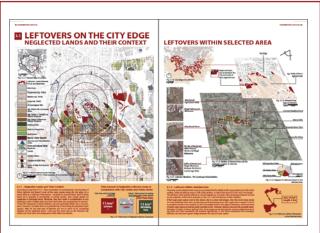
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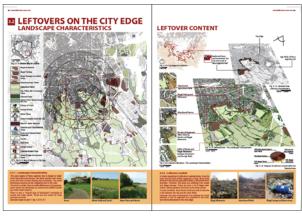
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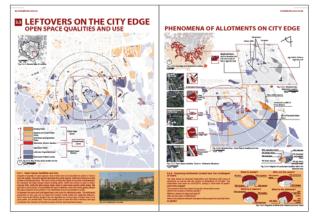
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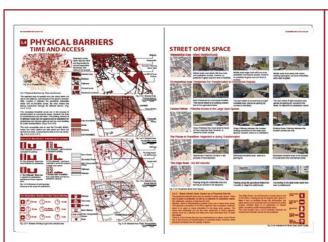
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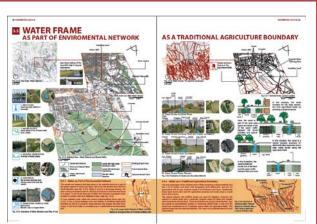
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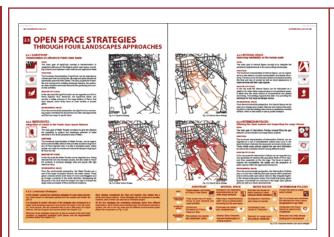
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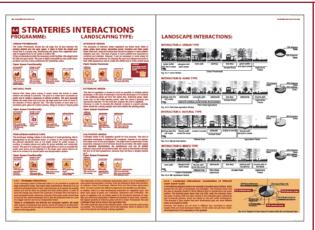
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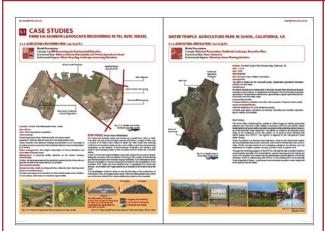


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4.5 CATALOGUE OF LANDSCAPE STRATEGIES

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5.2 CASE STUDIES

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Agro Park- Agriculture Parks in California, US



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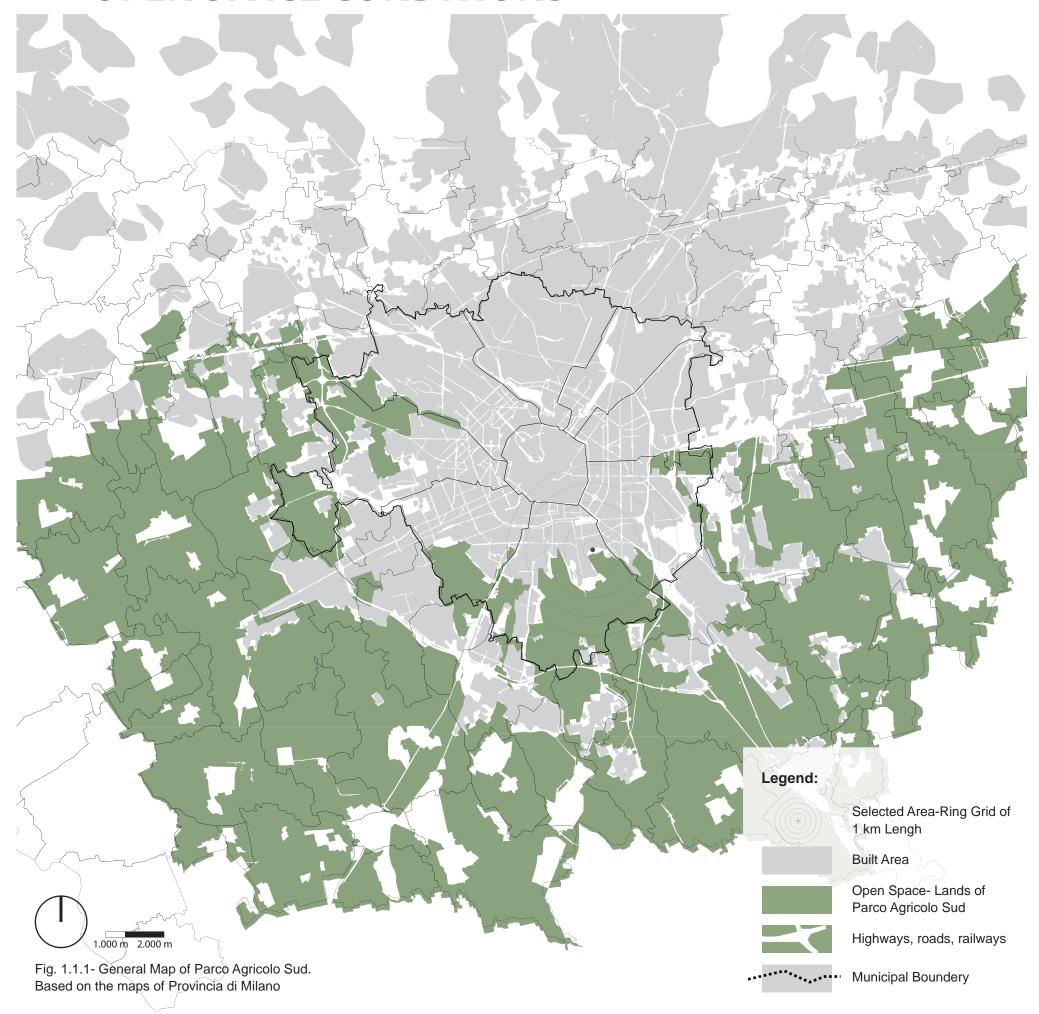
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10 SOUTH PERIPHERY OF MILAN

OPEN SPACE CONDITIONS



1.1.2 - Open Space Advantages

The Sale

The close of Parco Agricolo Sud opens many advantages not just for periphery, or for the city, but even for entire region. Those open space areas will be never destroyed by urban expansion and the city will always keep its traditional agricultural landscape. The total size of this agriculture reserves is enormous - 463 km². This is one the regional parks of Lombardy and the largest that is dedicated mostly for agriculture propose.

To realize the meaning of the size of Parco Agricolo Sud in the city context, it should be compared with the size of urban surface, which is 182 km², while the total area of parks within the boundaries of Milan, is only 13 km². For example, the largest metropolitan park of Milan - Parco Nord, that

is situated in the north of the city boundaries, is just 6.4 km².

To appreciate the size in the regional context, it can be compared with other regional parks, like the Parco Adda Sud that is in the south-east direction from Milan and holds 243 km², including large expanses agricultural and semi-natural forests, crops and poplar.

The Sequence

Besides the large scale, the landscapes of Parco Agricolo Sud are notable for their continuous of open space. In comparison with the north periphery, where the landscapes are fragmented and detached from the initial natural network. Together, with the nearby reservation parks, like Parco Adda Sud, Parco Adda Nord and the Ticino Valley it composes the large sequence

OPEN SPACE IMPORTANCE

1.1.1 - Open Space History

During the 20th century, the city of Milan had met an unprecedented growth and had increased its size more the ten times, comparing with its initial historical center area. That was a consequence of many historical processes, such as industrialization, world wars, people migration and etc. The image of the small provincial city has been completely changed to an industrial Megapolis of Lombardy. As a result of such rapid transformation, a lot of previous activities, such as farming, started to decrease. The agriculture landscape that once was an integrated part of the cultural tradition, became fragmented and vanishing. (see the Fig. 1.1.2- Evolution of Milan Expansion 1936-2007)

After the crisis of the nineties a lot of factories have been dismissed or demolished and the economical profile of the Milan has been transformed from an industrial to advanced services, commerce and fashion. Today the footprints of industrial past still influence on the city space qualities. The transformation of post industrial activity is low and expensive. Today is a period of reconsiderations of previous acts and policies and recovery of forgotten values. Such processes of overestimation have accrued in many big contemporary cities. The awareness for environment problems, the importance of traditional landscapes and the sustainability planning are the common topics in the nowadays urban planning field.

One of the important steps for a space reconsideration, in Milan, was a reservation of the traditional agriculture fields in the south periphery. In 1990 those lands were established as the agriculture park - Parco Agricolo Sud. This park has the form of a half-ring around Milan. To the west it joins the Parco del Ticino, Adda Park in the east (see the Fig. 1.1.1- General Map of Parco Agricolo Sud and Fig. 1.1.3- Map of Open Space Sequence).

The green belts of open spaces and the periurban parks are typical features of many European metropolis like Paris, London, Randstad- Holland, Frankfurt. For the city of Milan "Parco Agricolo Sud Milano" represents a vast green lung which stands out, if compared to the other European green belts, for the wide size of the farming

The aim of the park is to protect agricultural activities, as well as the natural environment, enhance the architectural heritage, retrieve the environment and landscape in degraded areas, to inform and guide users to a respectful use of environmental resources.

Following topics are the core of the vision for the Parco Agricolo lands:

- -The preservation of the landscape and the environmental reclamation of the belts which link the city and the country and the connection of the outer areas with the network of the city green areas.
- -The environmental balance of the metropolitan area;
- -The safeguard, the qualification and the development of the farming and woodland activities:
- -The cultural and recreational fruition of the citizens.

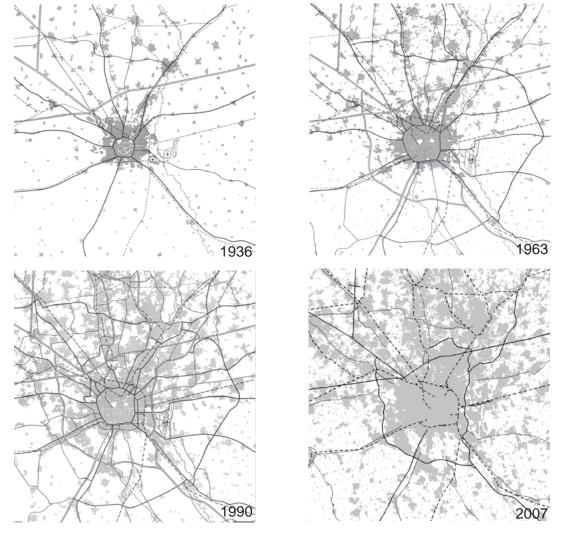
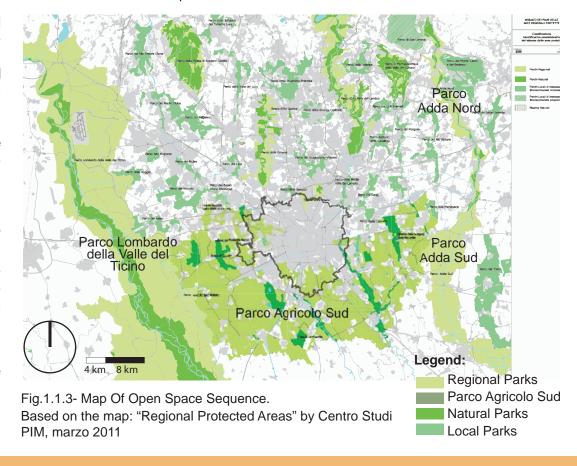


Fig. 1.1.2- Evolution of Milan Expansion (1936-2007) Based on the historical maps of Provincia di Milano



of inbuilt surface, more than 1700 km². Therefore, the open spaces of Parco Agricolo Sud can be regarded as an important part of the ecological network. See the Fig.1.1.3- Map Of Open Space Sequence.

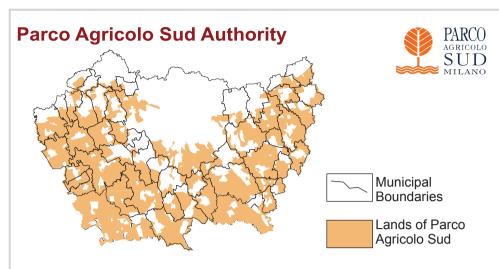
The Management

The lands of the south park are situated within the borders of 61 municipalities and there are various land owners and renters, however the park has a strong and clear structure. All this land is under a direction of Parco Agricolo Sud organization, which was created to protect those lands of urban and industrial expansion and to promote the existing landscapes and heritages values.

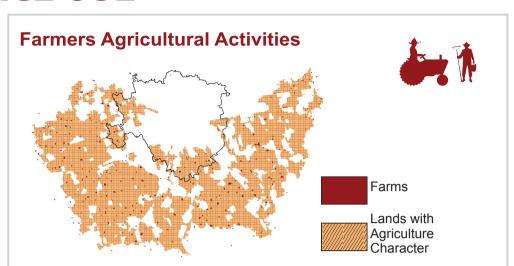
The role of municipality of Milan as a city of province is also important.

Together with the Parco Agricolo Sud organization they plan and manage the surface of the park. The entirely of leadership is an advantage for such big area, in comparison, the open spaces of the north part of Milan have higher fragmentation in ownership and weaker management. As a result it is easier for Parco Agrico Sud to create the entire vision and to find the recourses for development.

PARADOX OF OPEN SPACE USE



Lands of Parco Agricolo Sud are located within the territory of 61 municipality. The management of Parco Agricolo sud organization helps to keep the dialogue among different land owners as well as to create new activities and visions. However, the main propose of this organization is to keep and maintain the traditional agricultural land-scape, natural reserves and cultural heritage values that exist within the framework of of those lands.



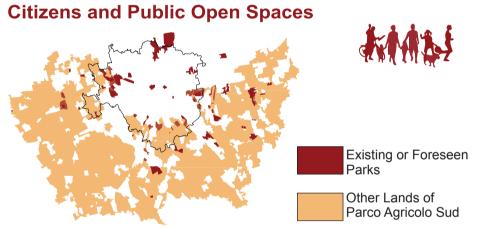
Lands of Parco Agricolo Sud are reach of agriculture activities. There are more then 500 farms houses and about 1400 agriculture companies. The total amount of agricultural fields are about 400 km2.

The farmers generally have their fields and for a long term rent and they keep the surface as much as possible profitable, which means that most of the area is in the private use and have a little relation to the public space activities. However there are some corporations between farmers and public spaces. Farmers help with land maintenance and cultivation the traditional landscape in some of Municipal projects of Milan, for example in Parco delle Cave. Moreover, there are some local events and food festivals, that are organized together with Comune di Milano, Parco Agricolo organization and farmer production.



The Municipality of Milan considers the lands of Parco Agricolo Sud that are within the administrative boundary, as a part of its planning surface.

Comune di Milano has several different offices that are responsible for planning and maintaining this areas. All of them have varies preferences, for example; agricultural landscape support, green public spaces, housing and tourist values, however, together they attempting to create the entire vision of the green belt surround the city.



The Milanese South Periphery area is reach of open spaces, however, almost everything is dedicated to agriculture propose and there is very few public open spaces for citizens. The following diagram is presenting the percentage relation between the amount of open space and the space that is ready for public use. The surface of examination is within the selected area (follow next page Fig. 1.3.6- Layout of Public Open Space)

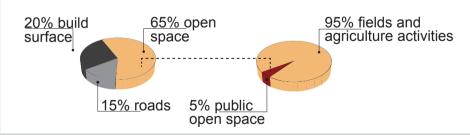


Fig. 1.2.1- Comparison Open Space Use Among Different Actors

1.2.1 -The Paradox of Open Space Use

Demands Contradiction

The Milanese South Periphery area is reach of open spaces, however, the agricultural character of those lands is also a strict limit for the public space development. The agriculture landscape provides a low level of services for the citizens needs. Moreover, there is a conflict of interest between the farmers demands and public administration visions (Fig. 1.2.2). The last has to find a compromise solution to the coexistence and maintenance of public open spaces within the agriculture frame. Besides, the visions of public administration are very general and have been detached from the real conditions of periphery.



Size Problems

Another limitation is also paradoxical. The large scale of the Parco Agricolo Sud, that turns this area to unique, also makes it almost impossible to plan, develop or even to form the entire strategy (Fig. 1.2.3). Besides, in the time of nowadays crises, any big long term project has been freezed or crashed. The current situation of Parco Agricolo Sud is full of uncertainty and lack of strong strategic vision.

Fig. 1.2.2- Demands Contradiction Scheme

OPEN SPACE DETACHMENT ISSUES

1-What is it? -The Lack of Information

The territory of South peripheral open spaces is declared as an agricultural park since 1990, nevertheless not all of the citizens are familiar with this place. There is some information in web, however, inside the city there is no mention about this large surface. The advertisement is mostly about the Area C- the historical part of Milan. For tourist or for a common commuters it is not easy to realize the advantages or necessity of making a tour to the fields of Parco Agricolo Sud



2-How to arrive? - There is a Gap in Public Transportation Network

There are some bus and metro lines that can bring a person to the city edge, however, to access the open space land and explore its values one should change buses. The schedule is not easy to understand and hard to prevent the time for a visit. The use of surface with a bicycle is also difficult, because there is no clear routes and orientation problems. The only acceptable situation today is access by private car.



3-Where is a Park? -The Open Spaces are not Perceived

Even being very near the South Park area it is hard to realise that there is something attractive in the site. The local peripheral roads don't provide a clear access to the Parco Agricolo Area. There are a lot of "underside" space in the edge of the city, that reduce the quality of space and give a perception of neglected territory.



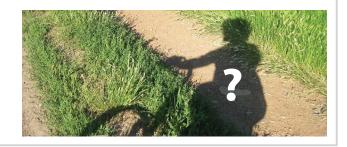
4-What to Do? - There is a Lack of Platform for Public Active Use of Space

Finally getting to the open spaces, the first impression can be very disappointing. The level of facilities is very low, moreover, there is no sidewalks and very few planned bicycle routes. The person that arrived to the area have to know ahead what he want to see and where to go. The open space surface is huge and have a little communication with its user.



5-Who will Arrive? - The Possible Users of the Area are not Explicit

The target group of this Agriculture Park is also explicit. Planning some transformations of this territory, one should take to account the social demands and its possible users. Who need this place as a public area? Is it the local people that are detached from city center services and have a primary right to enjoy a green public surface. Are those people from other part of Milan, seeking for natural areas and sport activities? Maybe this is a kind of people that desire to have their own garden and wish to be involved in urban agriculture activities?



6-What Kind of Public Open Space? - The Possible Character of the Land is Unclear

There are several visions for some areas in Parco Agricolo transformation plans, however, the main character is still implicit. Will this surface remain with mainly agriculture landscape or can it ne transformed to something els? And what kind of landscape and land use can be appropriate to this specific area of Milan. Can it transform to an urban park or to the natural woods reservation area. And, finally, how to decide when and where to interrupt.



1.2.2 -Detachment

Another disadvantage of those lands are their total detachment from the city life. It is hardly accessible by public transportation, but it is not the main reason of isolation. The area is separated from the human minds. From the point of view of the common citizen the area of Parco Agricolo Sud is not more than empty fields, where there is nothing to search or to do. Most of the people are not familiar with the hidden advantages that those fields keep. As a result, people will rather choose to spend their time in train going thousand kilometers away from Milan in seeking for open space, then take a 20 minute track by bicycle to the nearby agriculture fields.



13 SOUTH PERIPHERY OF MILAN

LANDSCAPE OF PLURALITIES

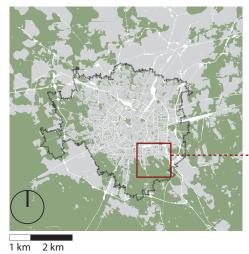
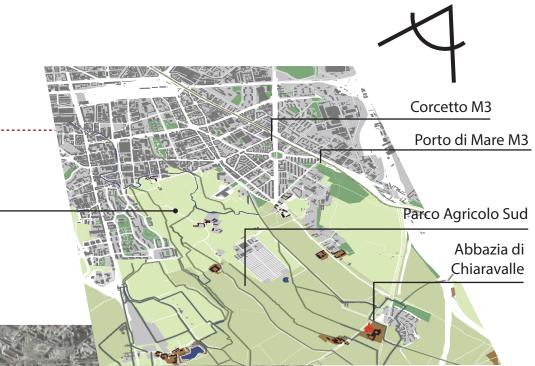


Fig. 1.3.1- General Map of Location -Build vs. Open



Vaiano Valle is one of the oldest picturesque valleys of Milan. Historically it was dedicated for agriculture proposes and has a lot of ancient monuments of agriculture activities.





Cascina Grande di Charavalle -One of the traditional family farms that are still working today.







Vettabbia Canal -Is one of the oldest agricultural irrigation routes, that takes the water from Seveso and brings oit to the South of Milan



Chiaravalle Abbey -Is one of the ancient Gothic examples in Lombardy. Was built in the middle of 12th century and function till

Fig. 1.3.4- The Landscape Features



Fig. 1.3.3- Satellite of Selected Area

250 m 500 m

Most of the open space is dedicated to agriculture, however, there are some villages and farms with architectural value and lands with woods and as well as large water surfaces. All of the features are mixed together and the diagram represent an 10% lands with high approximate distribution of them in the open space.

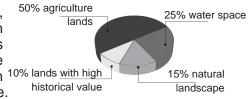


Fig. 1.3.2- General Landscape

Fig. 1.3.5- Diagram of Landscape Content

1.2.1 - Plurality of Landscapes

Parco Agricolo Sud is not a homogenous land, in opposite, it is full of various types of landscape. In general it can be consider as a land of four traditional landscapes; The Agriculture Landscape, the Landscape of Cultural Heritage and Architecture Monuments, the Water Landscape and Natural Woods Landscape. However, all of them are strictly connected to the territory and support each other. [see Fig. 1.3.3-1.3.6]

The selected area of Vaiano Valle, presents a diversity of situations, landscape constituents and overlapping among them. In the following page I will try to present this dense landscape as a layouts of different networks [follow Fig. 1.3.7-1.3.10]



Fig. 1.3.6- Landscape of Pluralities- Four Traditional Landscapes

OPEN SPACE NETWORKS

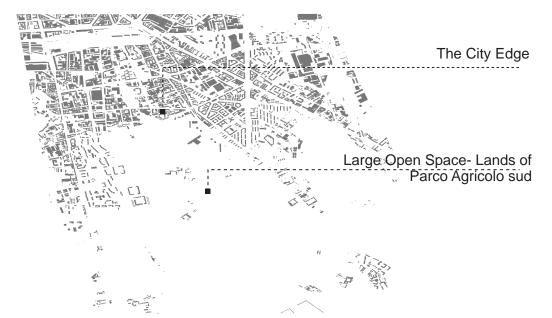


Fig. 1.3.7- Layout of Build Area vs. Open Space

Cascina Vaiano Valle

Cascina Nosedo

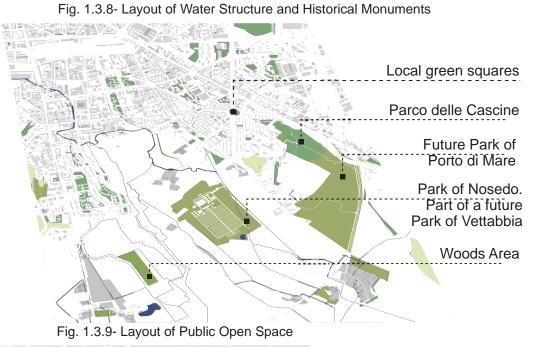
Cascina San Giacomo

Cascina Grande di
Chiaravalle

Cascina San Bernard

Chiaravalle Abbey

Lake of Ex-Quarry



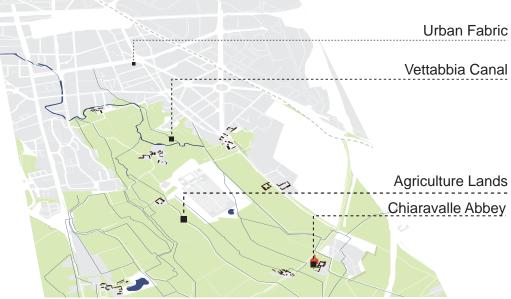


Fig. 1.3.10- Layout of Agriculture Landscape

250 m 500 m

Open Space vs. Build Area

Looking to the Layout of Build Area it is easy to distinguish the situation of edge, where the urban fabric meets the open spaces. In the selected area this intersection is very strict, and the character of space changed rapidly from build to totaly open. From this layout it is hard to see the variety of open space outside the urban fabric, however, focusing on open space inside the urban fabric, it possible to see that the structure of "void" is not uiform and there is no clear scheme of roads and squares. This patchwork of open space plays an important role in the perception of the entire landscape of this peripheral area. (Follow the Fig. 1.3.4.)

Historical Value of Agriculture

The area have a long history of agriculture tradition. Since the middle ages, the monks have been the powerful owners of those lands. They have cultivated the fields, constricted the mills and built beautiful abbeys.

As a result Parco Agricolo Sud is rich of historical monuments and archeological sites. There are more than 40 ancient mills and 12 preserved castles, 3 museums of agriculture tradition and peasant activities are located in the area. Moreover, there are 4 ancient abbeys, one of them the 12 th centurty Chiaravalle Abbey is situated within the selected area. Besides, in this territory there are 592 traditional farmhouses called cascina. In the selected area there are eight old farm houses and some of them are preserved as important historical monument. (Follow the Fig. 1.3.5.)

Water Structure

The natural geography of South of Milan is unique for its richness of water; it consist of rivers, streams, irrigation ditches and canals.

Within the selected area the presents of water structure shapes the fields and influences to the accessibility network. The most significant of the local canals- is the Vettabbia canal, that was born in the Roman times and had played important role in diversion of water from north of Milan till 20th century. (Follow the Fig. 1.3.5-1.3.7)

Natural Woods and Parks

Within the area of Parco Agricolo Sud there are a lot of lands that have naturalistic and ecological value and are preserved as natural parks. Such parks in total have the area of 5.000 ha. The typical land-scape is consists of natural woods and springs and has diversity of plants and animals species.

There are also the agriculture parks, which have an educational and recreational propose, however remain within the agricultural character. In the selected area there are lands that are dedicated to such parks, for example - Nosedo Park which is a part of a larger project of the Vetabbia Park that is planned for this area. (Follow the Fig. 1.3.6.)

Agriculture Fields

The agriculture landscape is a large part of the Parco Sud lands. The typical picture of such landscape are the fields planted with corns and rows of trees draw the boundaries of the field and accompanying waterways. The entire farming area within the Parco Agricolo Sud is about 37.152 ha and consists from different corns, such as rice: 28%, maize 28%, foragers 17%, autumn winter cereals 12%, set aside 5%, other 10%. The selected area consists of 40 ha of cultivated fields. (Follow the Fig. 1.3.7.)

