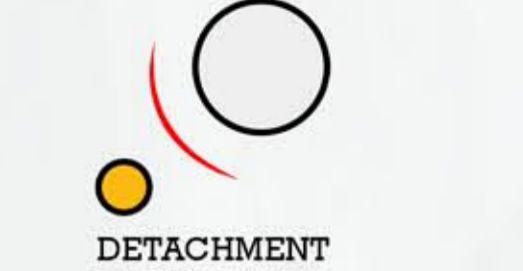


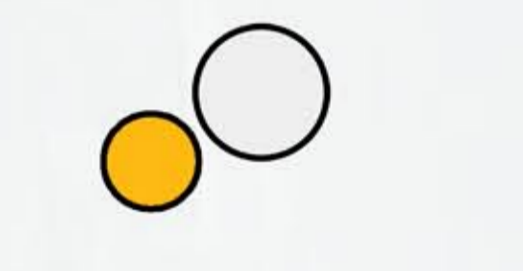
USE DISMISSED AREAS

FUNDAMENTAL CHOICE what's the future of the city?

The problems of today's city are its peripheral neighborhoods: spaces without character, mostly residential, that depend entirely on the center and casually spread throughout the surroundings. Cities are beginning to shrink, due to people always searching for facility of use. The Garden City, then, is a solution that only moves away the problem, with detached centers opening themselves to the creation of ever new suburbs. What's needed instead is to strengthen and enlarge the already usefulness of the centre.



These areas are being discarded due to their excessive distance from the centre. This distance, without a massive and comprehensive urbanistic project that is not in my objective, will only create new sub-centres detached from the central city, with their own peripheries, multiplying the problem.



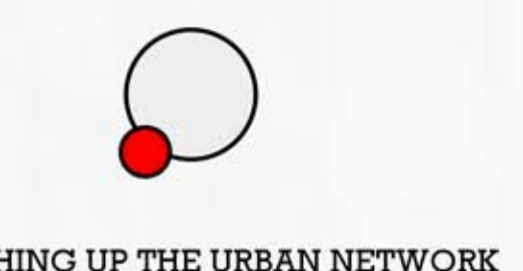
These areas are discarded for their excessive scale, disproportioned with respect to the objectives of the work. Such big areas would require a major rethink in a masterplan-scale project, which is in contrast with the micro-urbanism intended to achieve with the following project. The human scale would be generally overlooked, missing the point of an high-rise insertion.



These areas are discarded because a project eventually developed within them would be a more refurbish-oriented project, being it for historical or "industrial archeology" matters. Refurbishing usually doesn't allow a complete freedom of work and concentrates the attention on how to conserve what's existent. Is then impossible to consider an area that could risk to shift the attention from the high-rise problem and maybe transform the project in a mere reuse exercise. My goal is not to give back building to the city, is to gift the city with something new.



These areas are discarded because they don't increase or empower the "usefulness area" of the centre, for many reasons. As already stated, the objective is to extend the area that can still be called "centre", exploiting its strengths in a much wider radius. These areas are positioned where either the expansion is zero or is very limited in dimension and future growth.



These two areas are therefore the most interesting, because they represent leftover spaces within a consolidated system. Both are close enough to be useful in both directions (in and out) and both are near to main access roads, making them spot on to the usefulness objective. Of the two, the most right one is being subjected to an already running project by the City, therefore negating the sense of a project there and leaving the other one as the perfect, most reasonable choice.

Historic Centre - Eterogeneous functional system



Peripheries - Full-residential cluster, lack of character



Green and focus points - stronger outside the city



Brownfields and exploitable areas - fewer in the middle



CONCLUSIONS - Character building in the residential belt

TOTAL NUMBER OF TALL BUILDINGS IN EXISTENCE FROM 1960 (courtesy of CTBUH studies)

