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Federico Oliva The new plan

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Town planning in project financing. Corso del Popolo in Terni

Town planning in project financing. Corso del Popolo in Terni
Aldo Tarquini

The south-eastern quadrant of the historical centre of Terni is structured by the axis (corso del Popolo) of the demolished part, traced after the war during the reconstruction phase and delimited by the cardus and decumanus of the ancient town and the river surrounding its residuary development.

The shape of the road, that is the result of detailed planning including the special design of the road surface and outline of the buildings, defined by their ground anchoring and arcaded loggia and top floor attics, becomes the emblematic expression of a neorealist town planning approach that, instead of calling for dominant courtly or simplified outlines deriving from recurrent morphological models, fits into the pre-existing town layout.

Completion of the main road was planovolumetric and functionally established by Wolfgang Frankl with a new plan that was approved in 1997 after a long period of development.

The plan concludes the road adopting the same town planning style as the constructed part thus establishing the sequence of 'single' buildings articulated in shape and alignment, fitting well with the existing western face and opening up onto a broad crescent facing the river toward the Giardino quarter on the opposite side and leading to a big underground parking lot near the town centre and underground road system excluding every physical barriers with the river thus enabling a pedestrian link with the 20th century area. The entire work took place in an area owned by the Municipality of Terni that decided to promote it with

project financing aimed at accomplishing the planning stage and with the idea of using the pentagonal building for municipal offices which was not stated in the primary stage.

In the initial stage of indicating promoters, the proposals considered a combination of contracted public works and management and permutation of municipal building plots that even though meeting requirements did not have a development model of the project financing tool adequate for the urban scale of the works.

In the negotiation stage, which in the case of Terni was limited to only one private party, it was possible to focus on the potentials of project financing and establish two very interesting innovative contents concerning the projects for parts of the town, as for the type of public work and cost.

It was stipulated that not all of the public works included in the project financing shall be necessarily managed by the contractor, but that they can be considered as one single work made up of different elements having an economic advantage within the management of one of them.

In the case in question, the management concerns 1.036 units of underground public parking lot while the other projects are handed over to the Municipality upon completion of works. For cost accounting, consisting of the funding by the Municipality for the financial sustainability of the operation, it was possible to transfer the municipal building lot thus including the accomplishment of private buildings in the financial plan of the entire works.

It is clear that this enables many applications in various urban contexts where works include particular management and operational complexity due

to close links between public and private sectors. Administrative confrontation, in this case involving the promotion as well as the negotiation stage with six pronouncements by the Regional Administrative Court (Tar) and the Council of State, is a risk in all complex town planning and building operations. On the basis of various experiences, an average of four years is necessary to conclude project financing. In the case of corso del Popolo, detailed town planning and operational foresights have allowed to focus on planning quality of public works, but it is presumable that quality verification of preliminary planning can be extended to private works as well and to a more precise town planning definition.

In the early stage of identifying a promoter, planning quality can and shall be one of the important selective criteria and the chosen solution can be improved when there is a major economic offer on the basis of precise criteria established in the public notice.

Further planning can be established in the negotiating stage, including indicating a contractor. Although the procedure differs from architecture and town planning competitions, project operations can be quality-oriented in order to establish their solid feasibility.

For economic and technical matters, the procedure can improve the promoter's project and, through negotiations, the important developments of economic performance for the Municipal administration. In the case of corso del Popolo, the promoter's project provided for the construction of a 824-unit public parking lot (well below the final 1,036-unit lot).

The 5,706 Sqm public building was totally upgraded as for its typology,

technological aspect and distribution and the number of related parking units passed from 80 to 140. Moreover, a new external investment amounting to approx. 1 million euro was obtained to accomplish the works (parking lots and other facilities) aimed at reducing the impact of the realization phase on the town centre and nearby areas as much as possible. The total volume of buildings to be constructed amounts to 65,600 cubic metres of which 18,600 are planned for hosting public municipal offices. The financial plan provides for public works investment amounting to 20,468,220 euro and 16,009,131 euro for private works, totalling 36,477,351 euro.

Notice for identifying the promoter was issued on 2nd may 2000; private tendering according to the promoter's preliminary project was called on 21st march 2001 and the final resolution for indicating the contractor was issued in june 2004; the last Council of State ruling is no. 7897/04, dated june, where the promoter's appeal was rejected.