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**The model
of the Ancona masterplan**
Sauro Moglie

The current Masterplan of the municipality of Ancona, adopted in 1988 and approved in 1993, is one of the first examples of what are known as third generation plans; it aims at reorganizing and reorganizing the many existing urban fabrics, concentrating in particular on the consolidated city and the one in the process of being formed through actions of:

- Upgrading and transformation of abandoned or inadequate areas;
- Restoration of buildings of historical-architectural value and of recent ones possessing the typological characteristics prevalent in the consolidated building fabric
- Strategic definition of 'border areas';
- Introduction of functional mixes in the areas of transformation;
- Containing of industrial areas;
- Limiting the use of agricultural land;
- Reduction of geological and seismic risk;
- Acceptance of the landscape values introduced by the Regional Landscape-Environmental Plan.

The great innovative value of the Plan consists in going beyond the now obsolete traditional zoning system, by means of the introduction of two new elements able to respond to the ever more complex evolutionary dynamics of the city: ZTO (homogeneous fabric zones) and project areas.

The system of homogeneous fabric zones (ZTO)

The ZTOs represent a town planning/building organization characterized by its homogeneous historical formation and transformation, by a formal

and dimensional relation between public and private spaces, by a close relationship between building type and plot, and by a prevalence of one or more important town planning functions. Their identification has taken place by way of a thorough ad hoc analysis of the whole consolidated urban fabric, resulting in the pinpointing of 31 Homogeneous Fabric Zones subdivided into two categories (residential and handicraft-industrial) within which the Plan foresees a mix of functions for the purpose of avoiding any phenomena of specialization based on just a single theme.

The final aim of the ZTOs is control and guidance of widespread town planning transformations regarding intended uses and public and private project measures on buildings or free sites: for the former the new methodology of 'Territorial Uses' has been conceived, foreseeing 5 basic reference classes (residential, primary, secondary, services and hotels); for the project measures an articulated framework of binding town planning/ building indications has been drawn up, called 'Characters of the measure'.

The system of project areas (APL - APC)

The approximately 50 Project Areas have the task of triggering urban upgrading processes; they are divided into Free Project Areas (APL) and Built Project Areas (APC) regarding respectively measures to upgrade what already exists and measures for important town planning transformations. The establishment of a normative framework such as that of the APCs has made it possible to address the processes of the micro-transformation of built areas which have become

necessary in the course of time, making the management of the Plan more agile without affecting the general pattern of the ZTOs.

The important results that may be ascribed to these working methodologies include: the repopulation of the historic centre within the sixteenth-century walls for a number of families that increased from 2270 in 1981 to 3700 in 2005 (a 34% increase in 14 years) and the doubling of the amount of standard green areas, increasing from 11.18 sq.m/inhabitant, as recorded in 2005 to almost 23 sq.m/inhabitant in 2007 (without reckoning the opening of three important urban parks).