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Federico Oliva The new plan

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**The city of Ancona
on the eve of the new plan**
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The drawing up of a new town planning scheme is always an important passage in the life of a city, as it provides one of the few institutional opportunities for reflection and comparison, on the present and on the future of said territory. Ancona is a significant example of a planned city, which, from the Unification of Italy onwards, has witnessed a succession of plans of considerable quality and innovation. At this moment the Marche Region is lagging behindhand due to the delay in the regional town planning reform which in other regions has already introduced elements such as the doubling of the Plan, as having recourse to principles of subsidiarity and participation, and as the use of equalizing instruments, without which it is hard today for a plan to be thought to be effective. It is for this reason that in the start-up phase of the process a programmatic document is prepared, and represents the framework of the future structural plan, which serves to outline the role of the city, the relevant territorial context and the possible development strategies. In the last few years Ancona has changed profoundly from the social standpoint: more old people, more families consisting of 1 or 2 members (60%), and more immigrants; but its physical structure has also changed profoundly, as well as the ways and times in which the people live the everyday spaces: the historic centre, the new residential districts, the Baraccola commercial area; and to this should be added the profound but problematic link with the port, and thus with the sea from the standpoint of its accessibility and its physical

closeness to the monumental centre. All these dynamics of physical transformation and in lifestyles can in part be referred to the Plan, but in part they are apart from it, which is why the Plan must in reality trace out the lines of development, within the framework of which the social, economic and cultural forces can find their effective expression. From this viewpoint, no longer that of state planning, particular importance attaches to participatory processes, as cohesion becomes the best guarantee of the effectiveness of the Plan. In a system that is more and more functioning at European scale, in which all towns and cities are assigned the role of acting as the fulcrum of territorial development, importance attaches to the capacity to reach decisions, knowing how to manage and to promote policies and relations, but above all the capacity to make one's own territory more attractive. That is why participation is regarded as concerted institutional agreement with the representatives of the local bodies and the adjacent administrations, which together define a broader, more complex territorial system. Outlining the system of territorial alliances, intercepting the flows of knowledge, providing incentives for the contemporary use of the territory, are the priority aims of the general character of development, although other aims can certainly not be neglected: - environmental sustainability by means of the minimum consumption of territory and limiting the areas of expansion; - equity, to be pursued by means of town planning equalization, which can lower speculative; land rental and permit the acquisition of the areas necessary for the

community,
- feasibility, through the promotion of choices relating to settlements, infrastructures and services, in proportion to the available public and private resources;
- safety and security, reducing to a minimum the risks and dangers present in the territory, by means of an accurate prior survey of environmental fragility and critical factors.

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