

Politecnico di Milano  
School of Architecture, Urban Planning, Construction Engineering AUIC  
Urban planning and Policy Design

# URBAN PLANS STUDIO - 099701

## Academic year 2016 – 2017

### First semester

URBAN PLANNING – 099702  
8CFU

Marco Facchinetti  
Department of Architecture and Urban Studies  
Via Bonardi 3, Third floor

[marco.facchinetti@polimi.it](mailto:marco.facchinetti@polimi.it)  
[www.marcofacchinetti.com](http://www.marcofacchinetti.com)





**October, 10<sup>th</sup> 2016**

**First day**

8,15 – 9,15 Opening reception

9,15 – 12,30 Course presentation  
Marco Facchinetti' first lecture

14,15 – 16,15 Marika Fior first lecture

16,30 – 18,00 – Workshop organization

















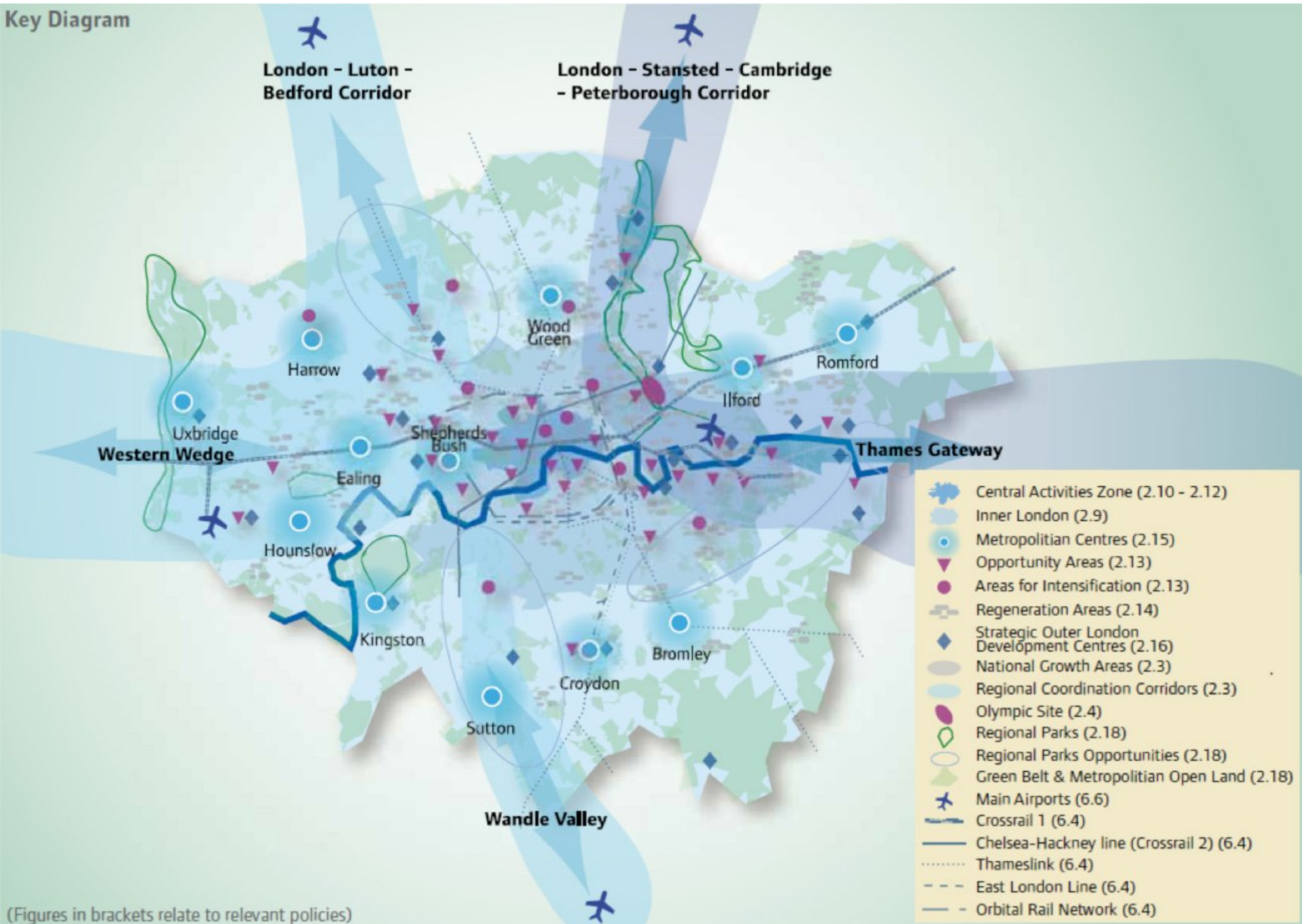








# Key Diagram



(Figures in brackets relate to relevant policies)









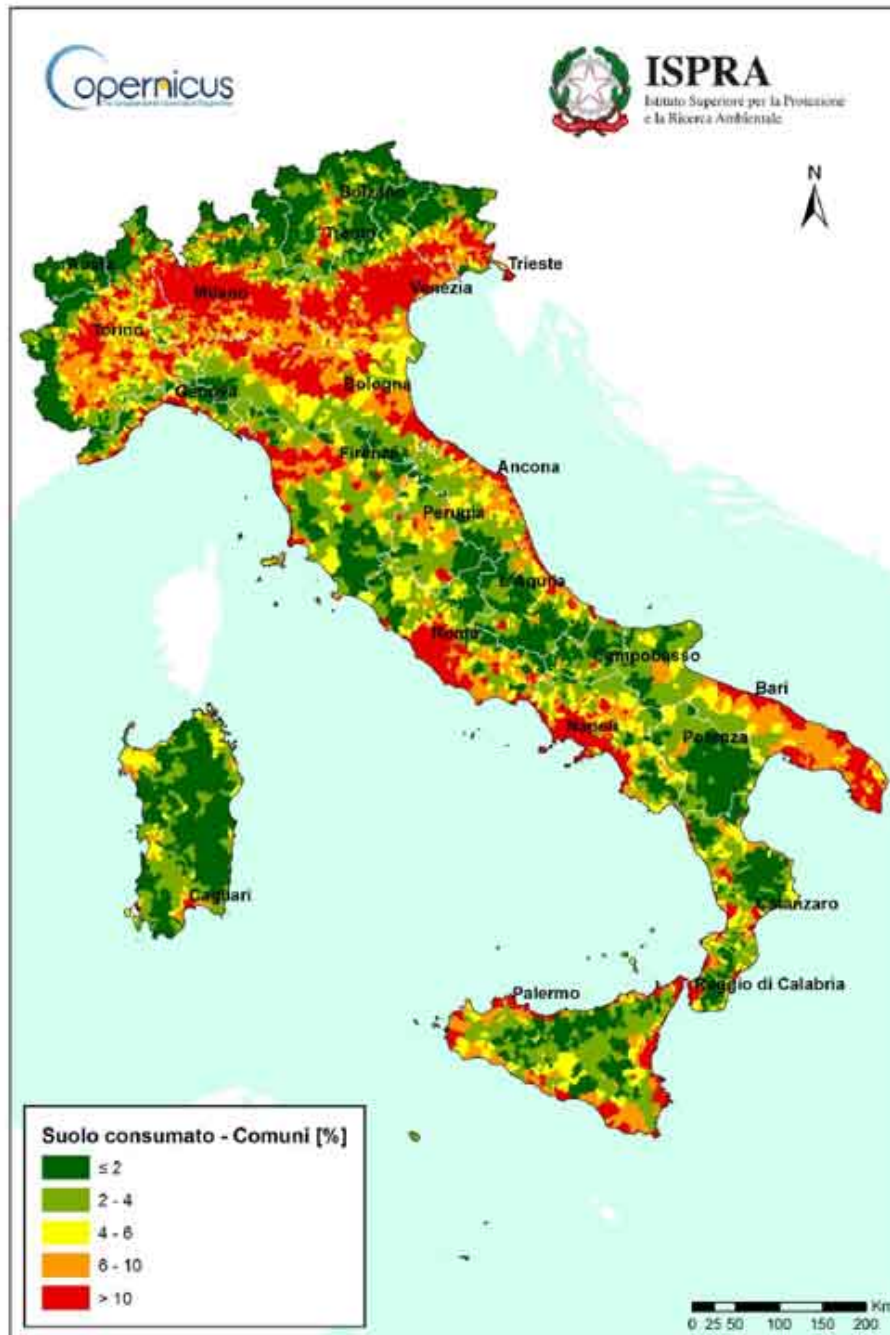




10/26/16

11

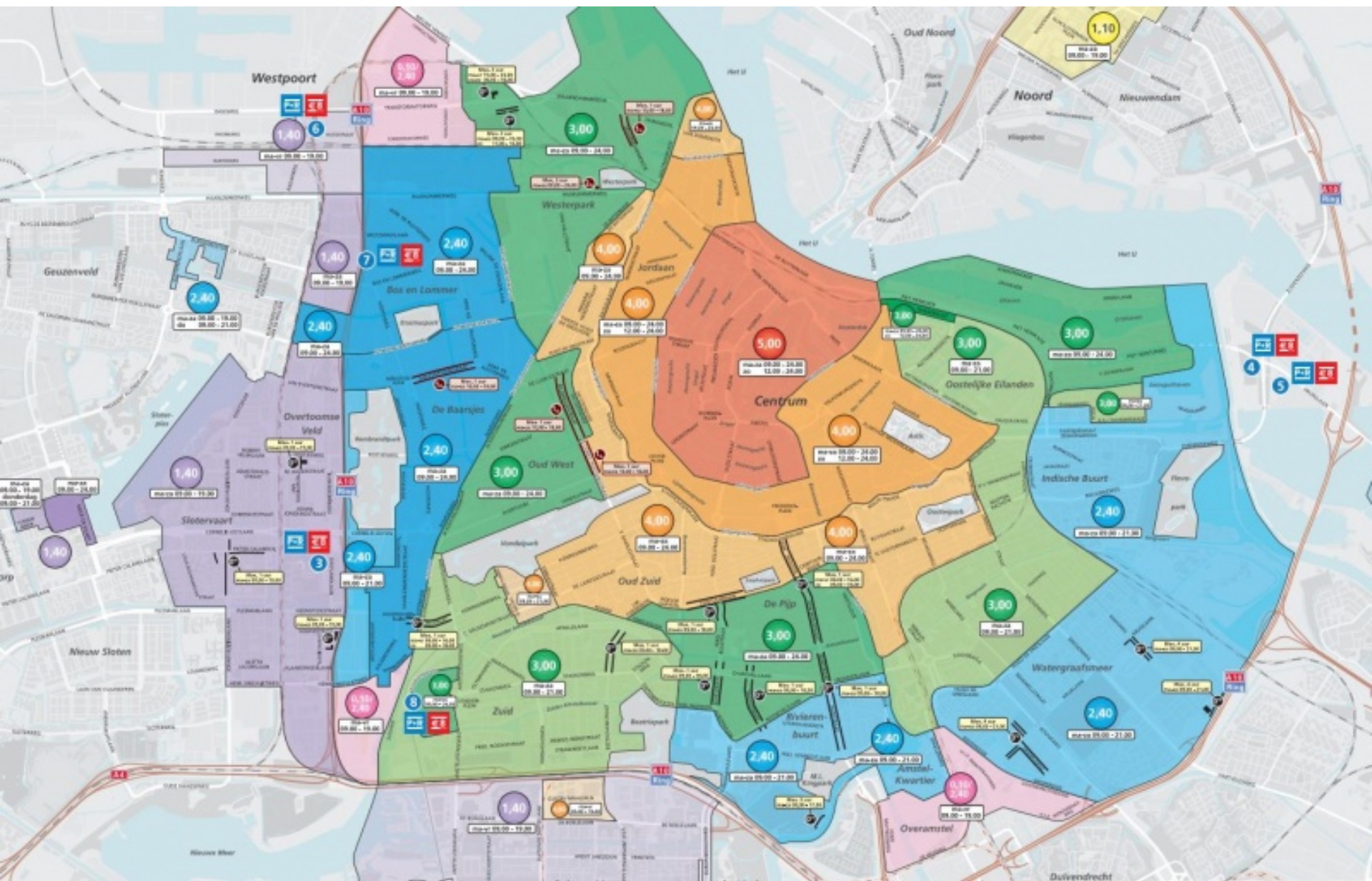




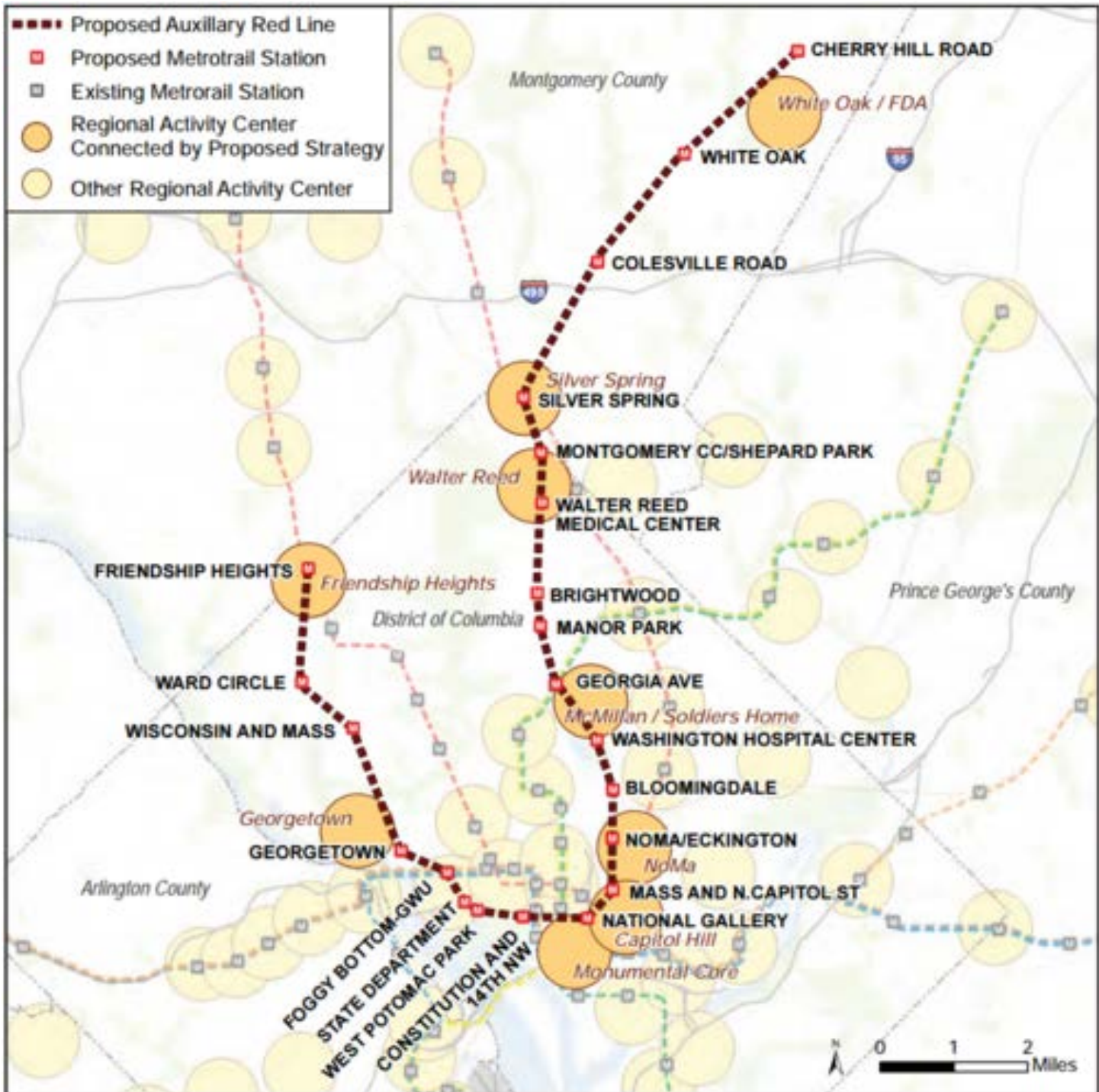
















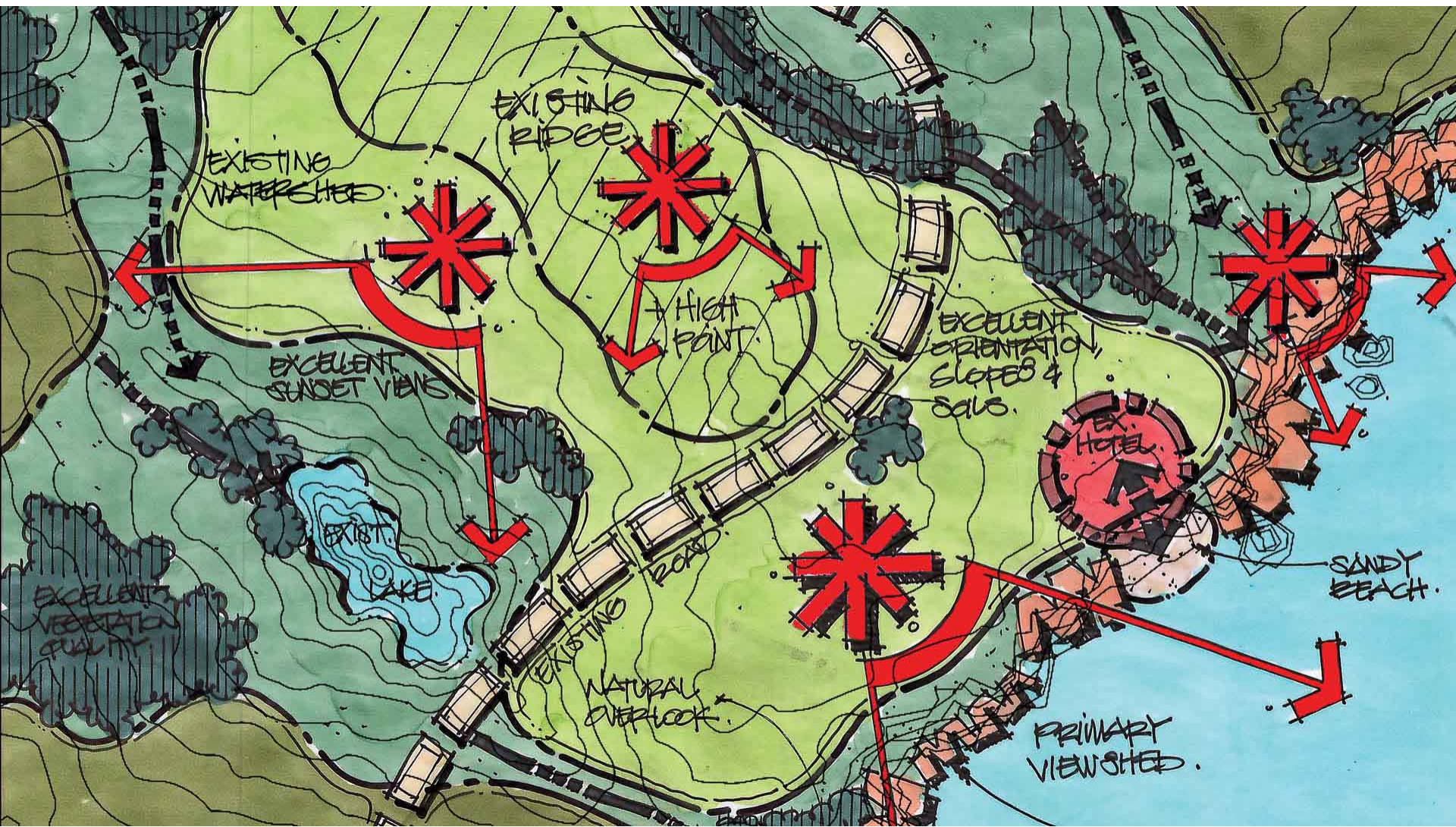




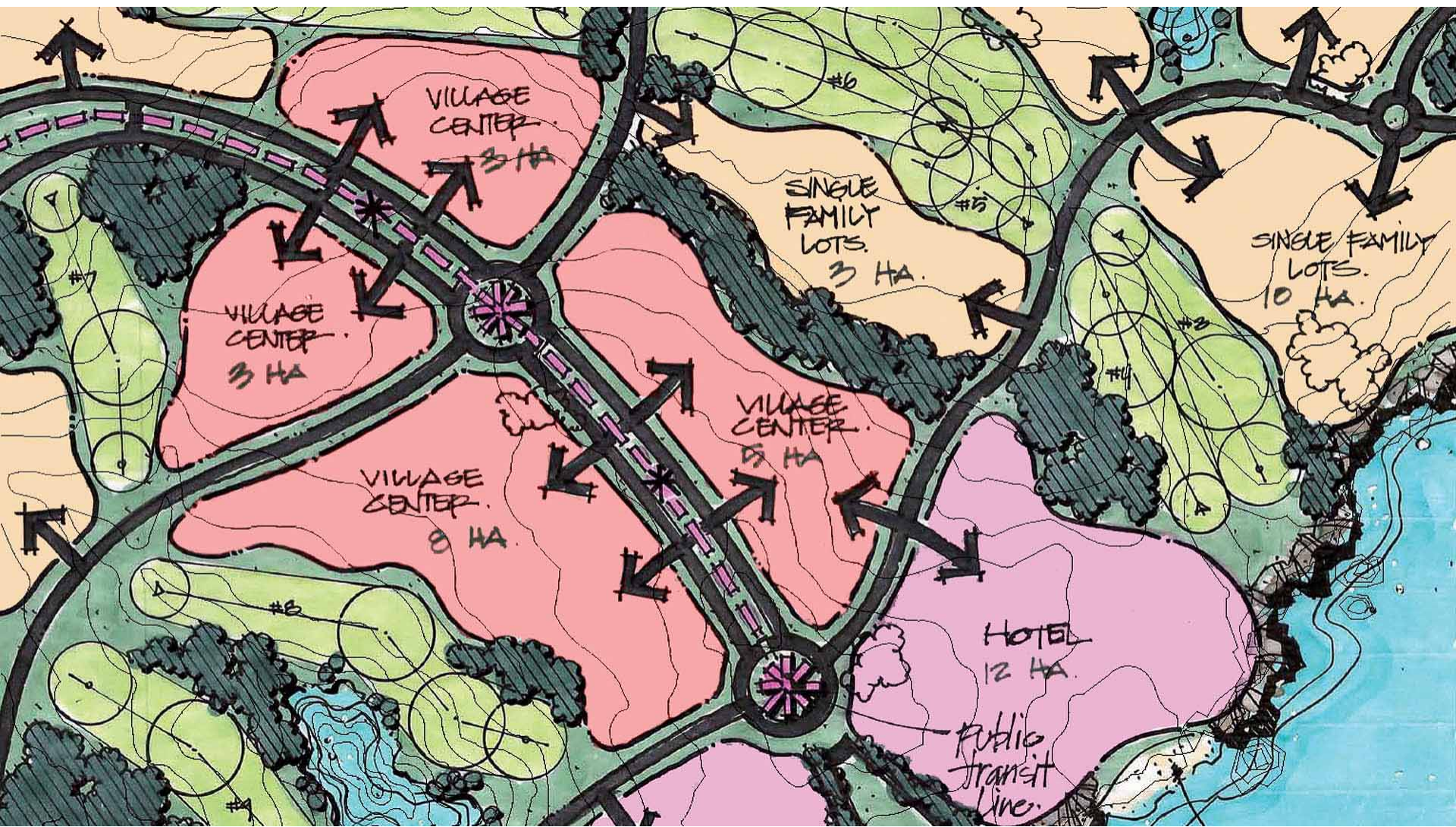




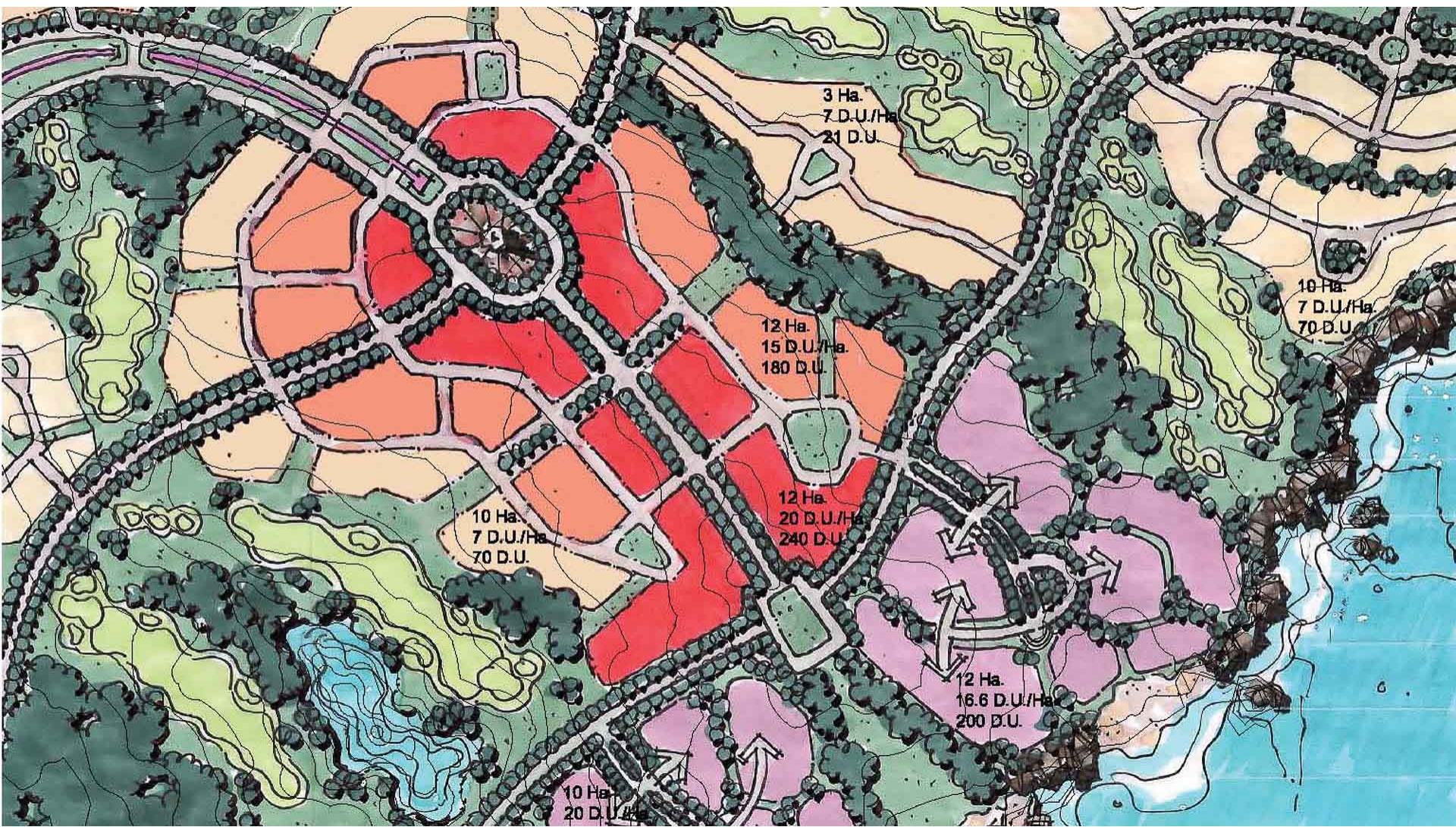




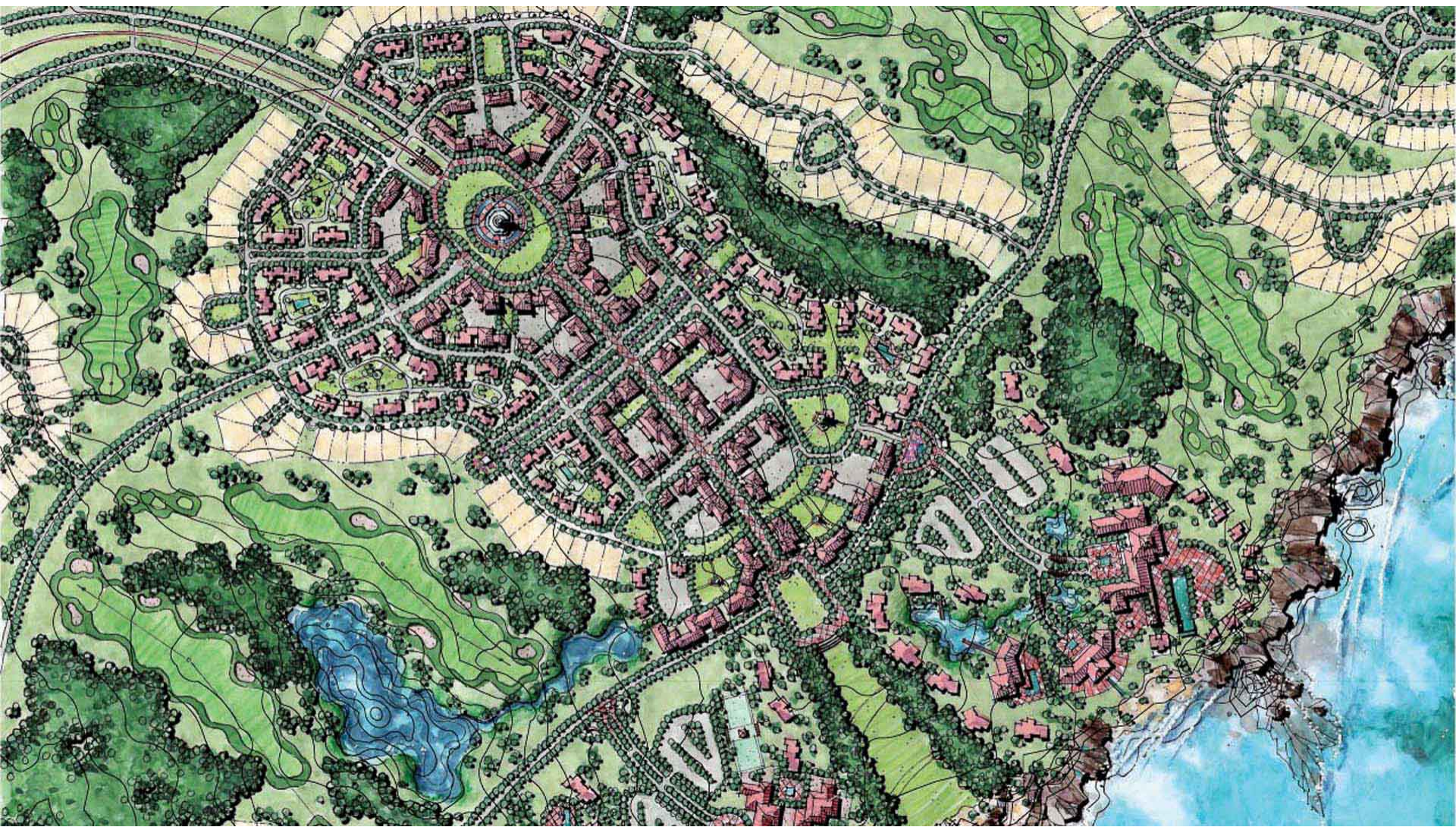


















**St. John Medical Center**  
**Modernization Plan Cost Estimate & Schedule**  
 October 9, 2010

	ESTIMATED COST	2010				2011				2012				2013				2014				2015				2016			
		JFM	AMJ	JAS	OND	JFM	AMJ	JAS	OND	JFM	AMJ	JAS	OND	JFM	AMJ	JAS	OND	JFM	AMJ	JAS	OND	JFM	AMJ	JAS	OND	JFM	AMJ	JAS	OND
PRECONSTRUCTION																													
Implementation Planning Fee	\$ 0.35																												
Partial Pre-Construction Fees	\$ 0.15																												
PHASE 1																													
Main Entrance & Lobby	\$ 2.95																												
OP Entrance and Associated Departments	\$ 7.05																												
Two Story CDU/Peds/PAOU/END/1st Floor Corridor Addition	\$ 10.79																												
Same Day Surgery/Corridor Connector	\$ 6.19																												
Sitework	\$ 2.85																												
PHASE 2																													
Lab, Radiology & Nuclear Medicine	\$ 3.14																												
Central Sterile/Lift Upgrade	\$ 1.68																												
ORs/Surgery Renovation	\$ 6.10																												
Surgery Renovation (2 Sub-Phases)	\$ 1.30																												
Progressive Care Unit (3 Sub-Phases)	\$ 3.00																												
Biometrics (remainder)	\$ 0.62																												
Respiratory	\$ 0.81																												
PHASE 3																													
Skilled Nursing Patient Rooms (Cosmetic)	\$ 0.12																												
Obstetrics (3 Sub-Phases)	\$ 1.31																												
PHASE 4																													
Step Down																													
CCU (2 Sub-Phases)	\$ 1.31																												
ICU (2 Sub-Phases)																													
PHASE 5																													
3rd Floor N. Med/Surg (2 Sub-Phases)	\$ 2.35																												
3rd Floor S. Med/Surg (2 Sub-Phases)																													
TOTAL		\$ 51.47																											









The aim of the course is to learn urban planning theories and techniques, studying **recent and most contemporary urban transformations around Europe and US.**

Urban transformations became, since decades, a way of reinterpreting the existing cities, focusing on the **unique value of living within the city and its boundaries.**

In recent years, after a first wave of changes that followed the end of extensive industrialization in western world cities, and not mentioning the early attempts to re invent cities through urban renewal programs (and simultaneously not considering how they failed in many cases), **urban transformations became one of the tools that urban planning has to re invent cities.**

By themselves, they reinterpret the concept of **scale**, they create a different balance between **interior and exterior** of urbanized areas and they become new occasions of **'urbanity'** even where relations and distances are not at an urban scale.





# Top 10 megacities over time

# 1950



Numbers are in millions,  
circles are to scale



# 2010





# 2025\*

7. New York-Newark

20.6

20.7

6. Mexico City

21.7

4. São Paulo

2. Delhi

28.6

10. Karachi

18.7

3. Mumbai

25.8

20.9

5. Dhaka

1. Tokyo

37.1

20.0

9. Shanghai

20.1

8. Calcutta

SOURCE: United Nations,  
Department of Economic  
and Social Affairs,  
Population Division

*\*Projected*

RICH CLABAUGH/STAFF





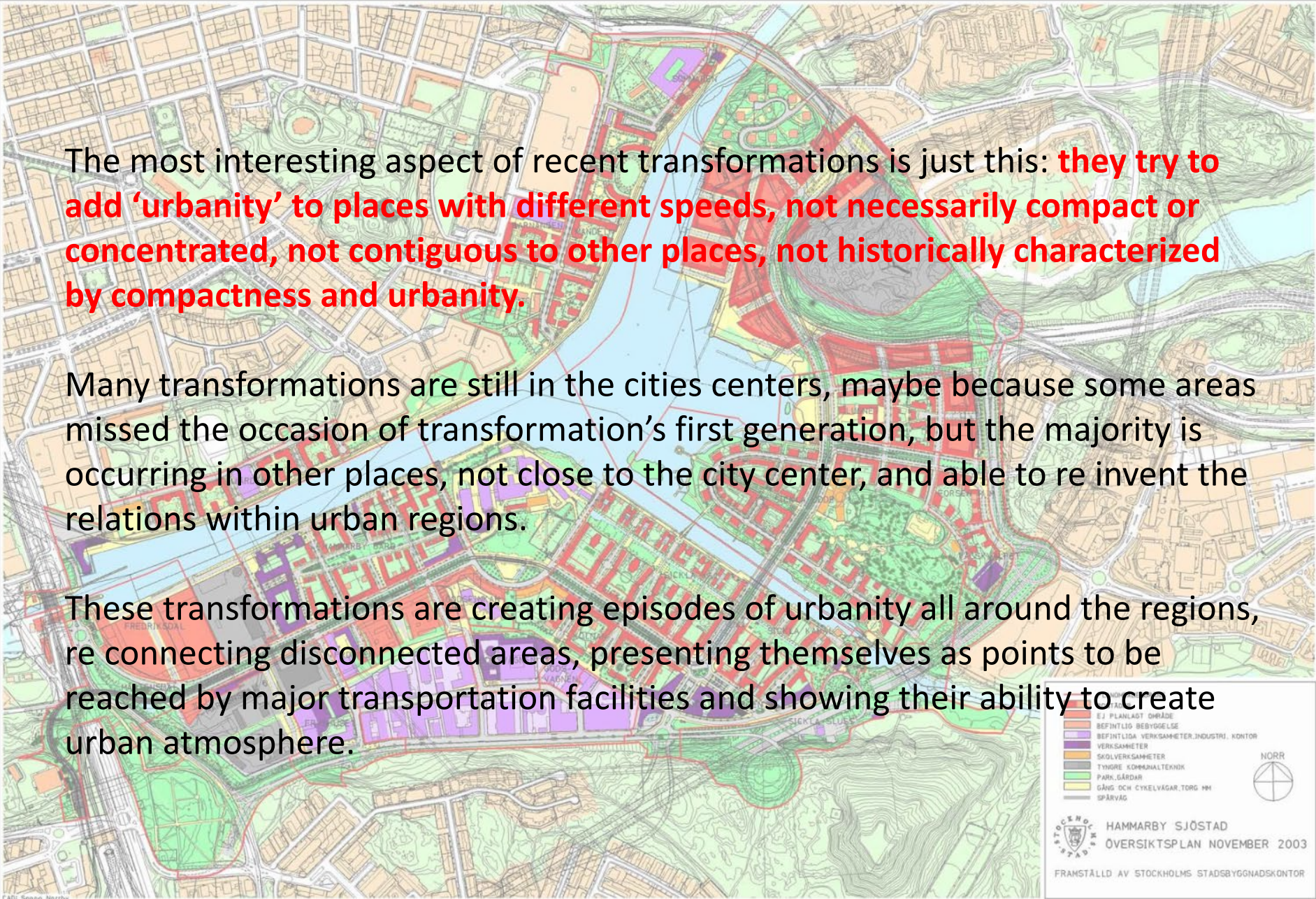












The most interesting aspect of recent transformations is just this: **they try to add 'urbanity' to places with different speeds, not necessarily compact or concentrated, not contiguous to other places, not historically characterized by compactness and urbanity.**

Many transformations are still in the cities centers, maybe because some areas missed the occasion of transformation's first generation, but the majority is occurring in other places, not close to the city center, and able to re invent the relations within urban regions.

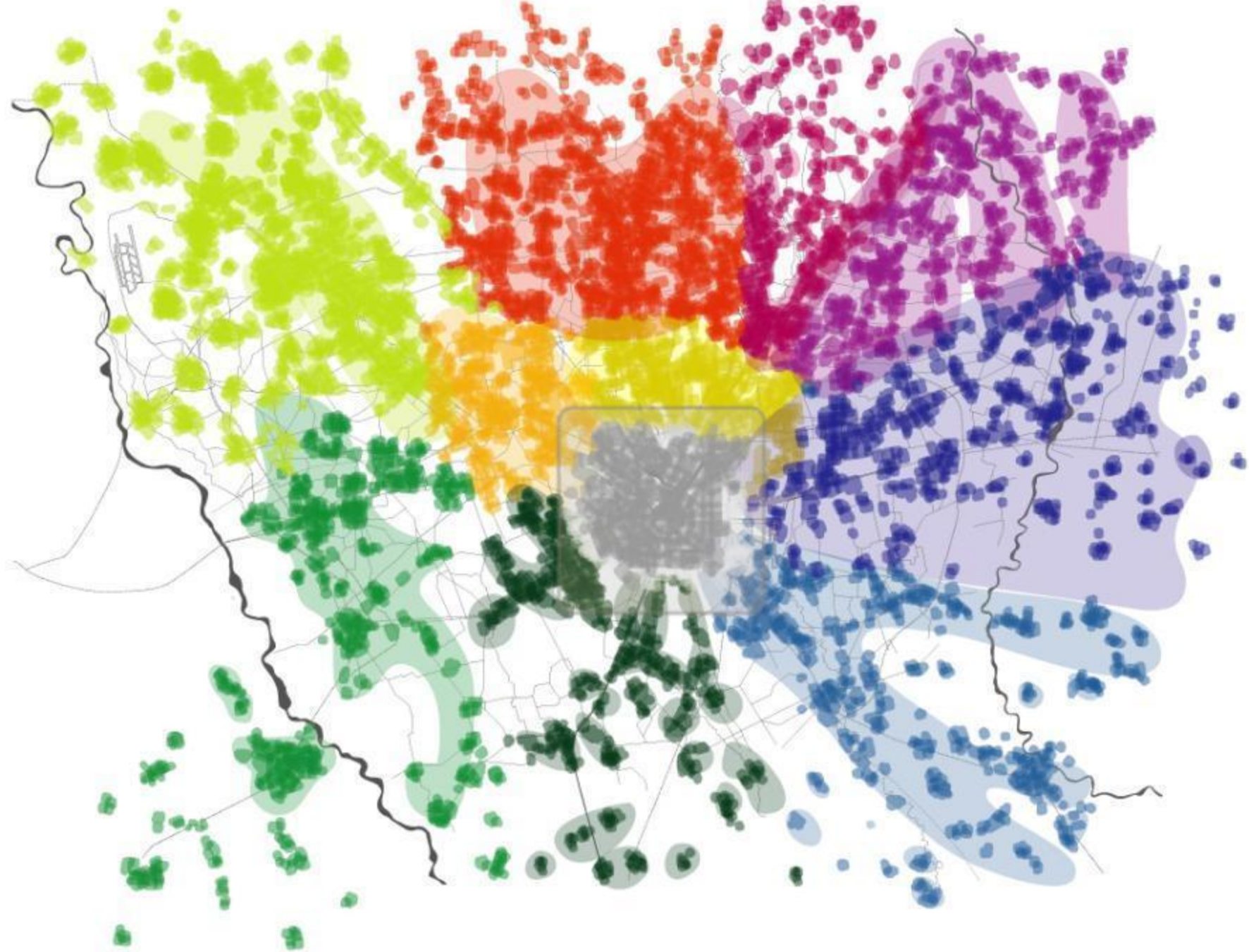
These transformations are creating episodes of urbanity all around the regions, re connecting disconnected areas, presenting themselves as points to be reached by major transportation facilities and showing their ability to create urban atmosphere.



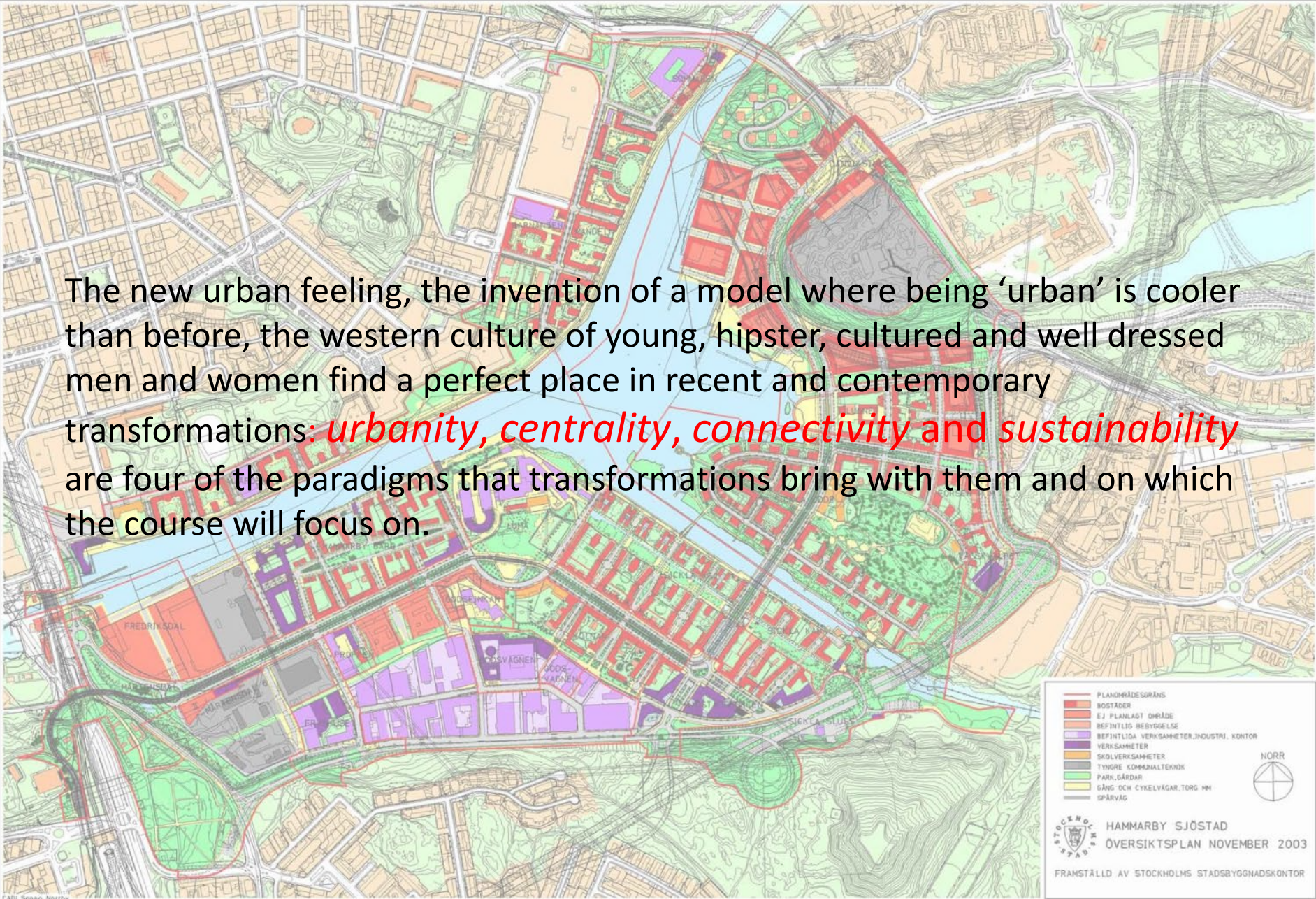












The new urban feeling, the invention of a model where being 'urban' is cooler than before, the western culture of young, hipster, cultured and well dressed men and women find a perfect place in recent and contemporary transformations: *urbanity, centrality, connectivity and sustainability* are four of the paradigms that transformations bring with them and on which the course will focus on.











Transformations occur every time there is an under used area or a use that should/want to be changed.

They used to be **long term**, in decision taking and constructions, due to the size that former industrial areas had, but **they tend to be faster, smaller and more oriented in changing some places of the metropolitan area** being able to insert, at a metropolitan level, a new presence.

**The speed of urban transformations and the size of the areas involved has shifted from large, very central areas to smaller, sometimes not necessarily central areas able to infuse urban life to more suburban places.**





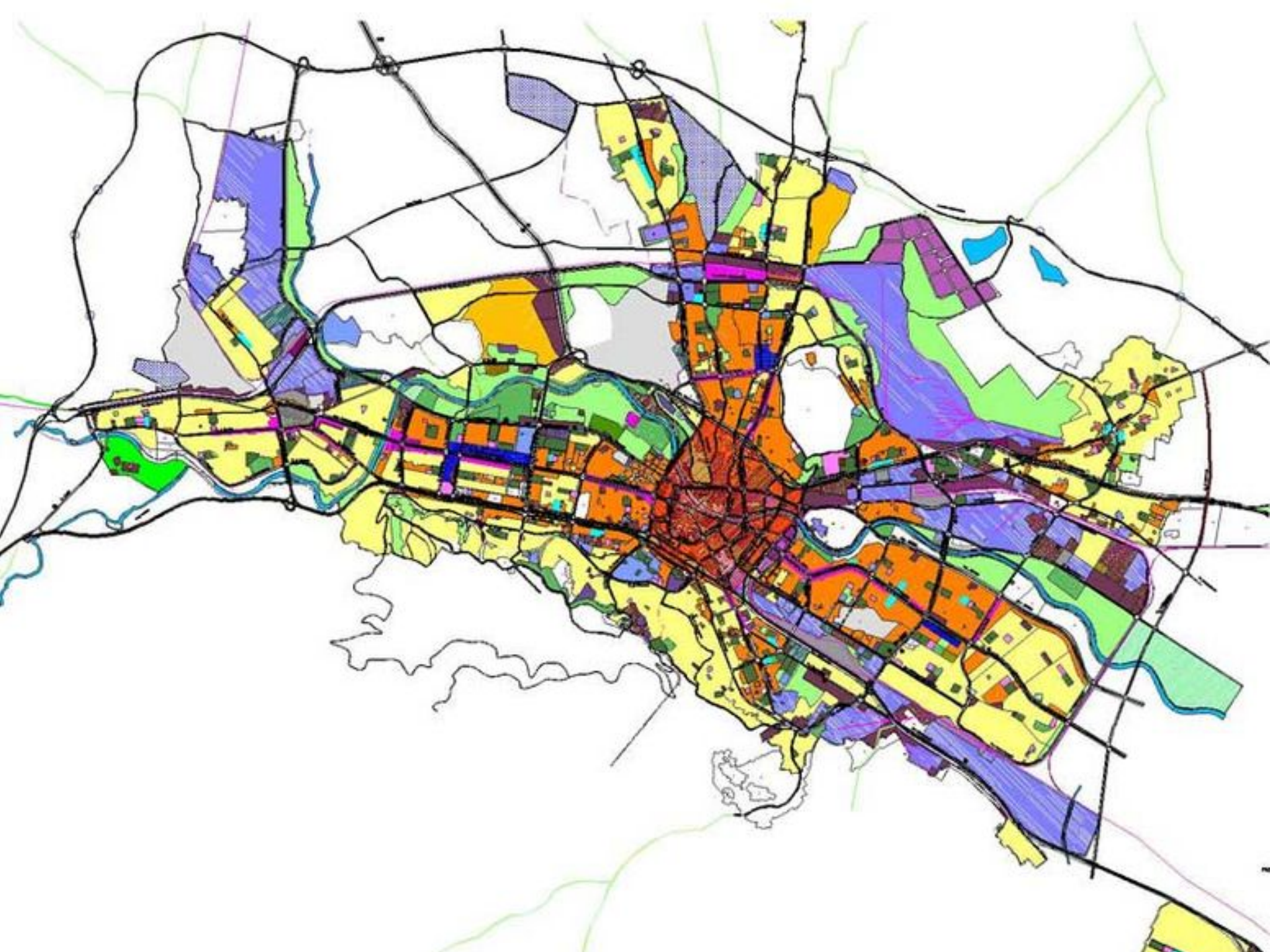
Urban planning tools, such as **metropolitan plans or regional planning agendas** focus a lot on transformations.

These plans see in transformations a good way of investing **strategically**, driving real estate market and creating hot spots of changes in the metro areas.

Around them, smaller processes of gentrification may occur (helping in many cases the retrofitting of many suburbs) and above all, in the smartest metropolitan areas, the distribution of uses and zones and the connectivity through urban transportation networks change.











# Kaart nationale ruimtelijke hoofdstructuur

## Concinerend

- Stedelijke regio met een concentratie van topsectoren
- Muisport en HSL-station Schiphol
- Muisport Rotterdam
- Muisport Zuidoost-Nederland
- Groenport
- Zuiden
- Stad van internationaal recht, vrede en veiligheid
- (Mogelijke) vestigingsplaats elektriciteitsproductie vanaf 500 MW
- (Mogelijke) vestigingsplaats kerncentrale
- Hoogspanningsverbinding vanaf 220 kV
- Nieuwe hoogspanningsverbinding (inductief)
- Buisleidingenstroom
- Buisleiding
- Gerealiseerd windturbinepark op zee
- Aangevraagd windturbinepark op zee
- Zoekgebied windturbines naar aanleidingpunt
- Kernrij gebied windenergie

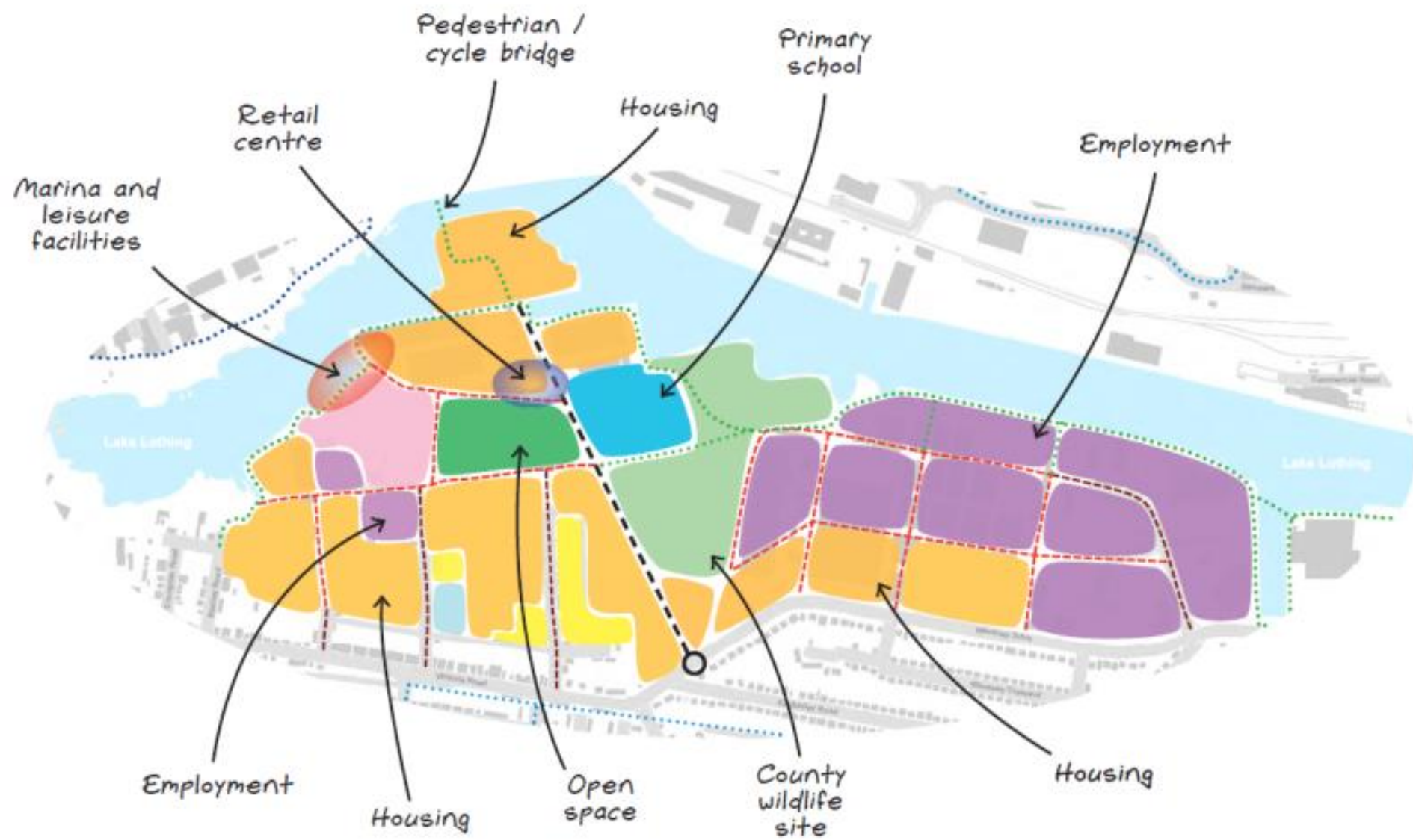
## Bereikbaar

- HSL/ICE station
- Burgerluchthaven van nationale betekenis
- Zeehaven van nationale betekenis
- Binnenhaven van nationale betekenis
- Mogelijke nieuwe verbinding hoofdwegen (drac nog niet vastgesteld)
- Mogelijke nieuwe verbinding hoofdspoorweg (drac nog niet vastgesteld)
- Internationale hoofdwegen
- Internationale hoofdspoorweg
- Internationale hoofdwegen

## Leefbaar en veilig

- Hoogwatergevaar
- Behouden kustfundament
- Primaire waterkering
- Handhaving van het vrije zee op de horizon
- Cultureel erfgoedgebied op (voortgezet) rijt monumenten
- Natuurlijk erfgoedgebied op (voortgezet) rijt monumenten
- Object of ensemble op (voortgezet) rijt monumenten
- Nationale herijke Biologische Hoofdstroom op land
- Zone met militaire beperkingen
- Radenvervalsgebied
- Militaire luchthaven
- Militaire luchthaven met burgermaatschappij
- Voorboren
- Groot oeffengebied en/of schietveld











The **arena** that surrounds these projects is tremendously complex and articulated.

Citizens, stake holders, environmentalists, developers and policy/decisions makers compose all together a narrow pool, where each party decision collides with other ones.

The result of the project, and the result of the physical transformation of an area is a specific balance of all different interests. Or, sometimes, a lack of balance and just the result of stronger powers against weaker ones.



























**100%  
SINGLE**





2410:28



# CITIZENS CAMPAIGN







29.10.2012 10:28





29.10.2012 10:28







The course strongly believes in the importance of *plan*, as the smartest way to manage all the issues and interests and preview the effect and the impact of transformations.

And it believes in the importance of *master plan* as a way to test rules and rights, share the vision and build consensus and foster a strong, visional and physical sense of belonging to the proposed changes.

**The course will focus on STRATEGIC devices to guide action**

The strategic dimension lies in the **transcendence of individual horizon in scope and time and in the selection of symbols that enable the reproduction of a joint direction for a possible future** of cities that directly and indirectly might be shared by an unspecified number of individual agents (Salet, 2007)





As course taught at Polytechnic of Milano, School of Architecture, the course shows how urban planning is studied and theorized at this school.

Upon the shoulder of Italian rationalism, with the teachings of some fathers of urban planning, after the long dispute between plans and projects and having understood how structure and strategy should compose in a good balance every plan, the teaching of Marco Facchinetti is focused on

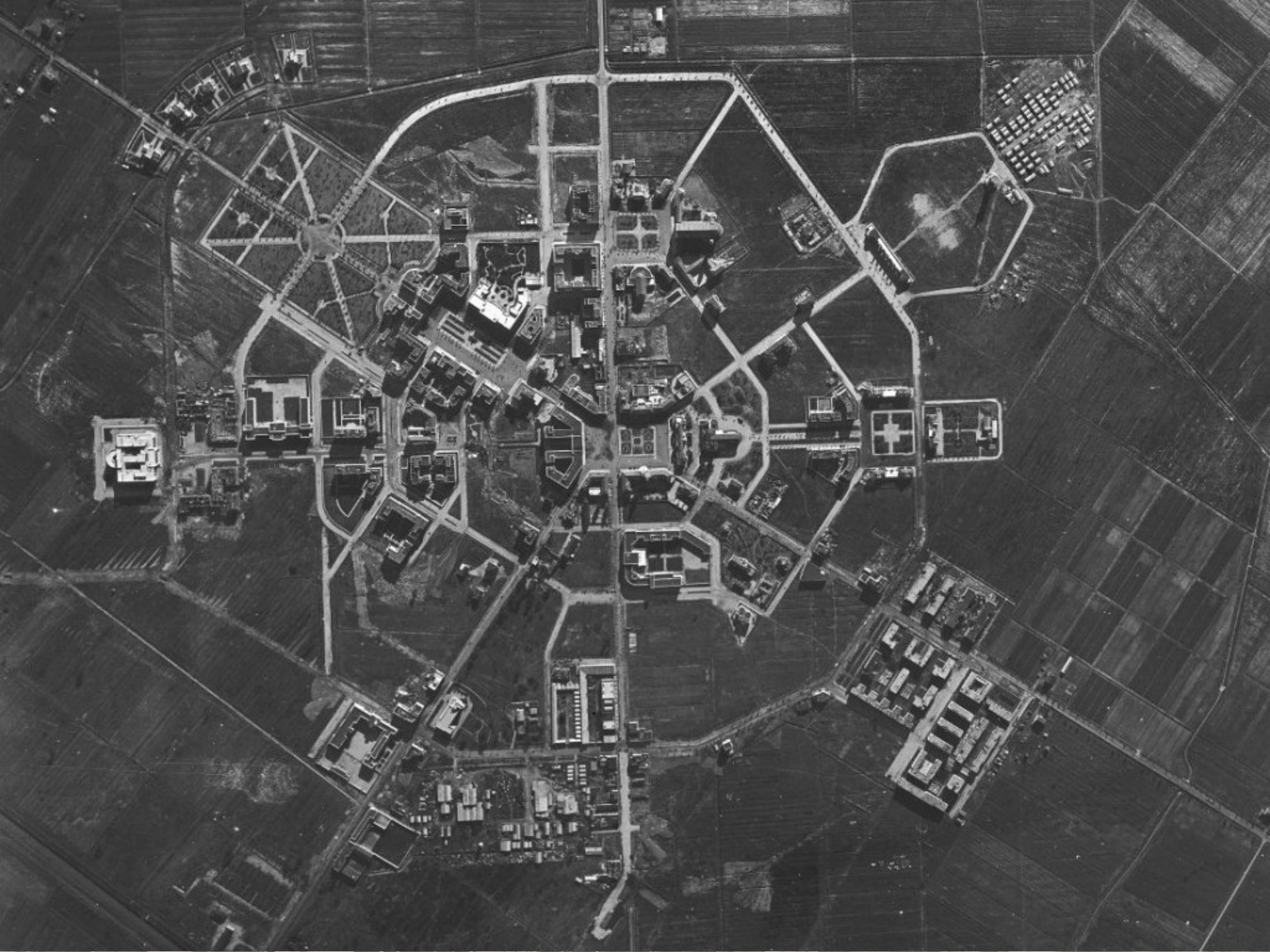
**showing how Milan's school balances the European way to urban planning, above all focusing on transformations, with an eye open to quality, design, urban composition, size of the cities and quality of life within them.**















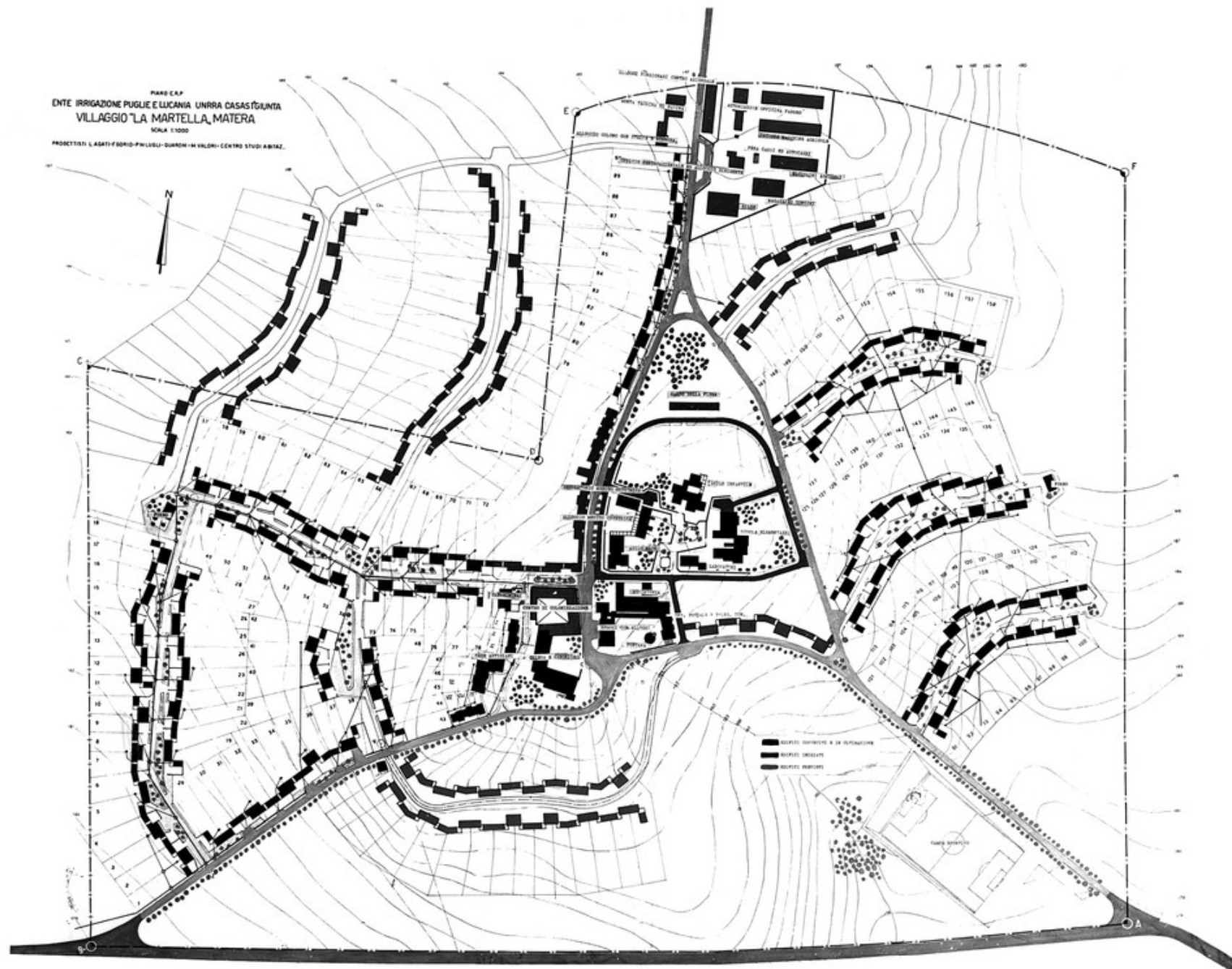




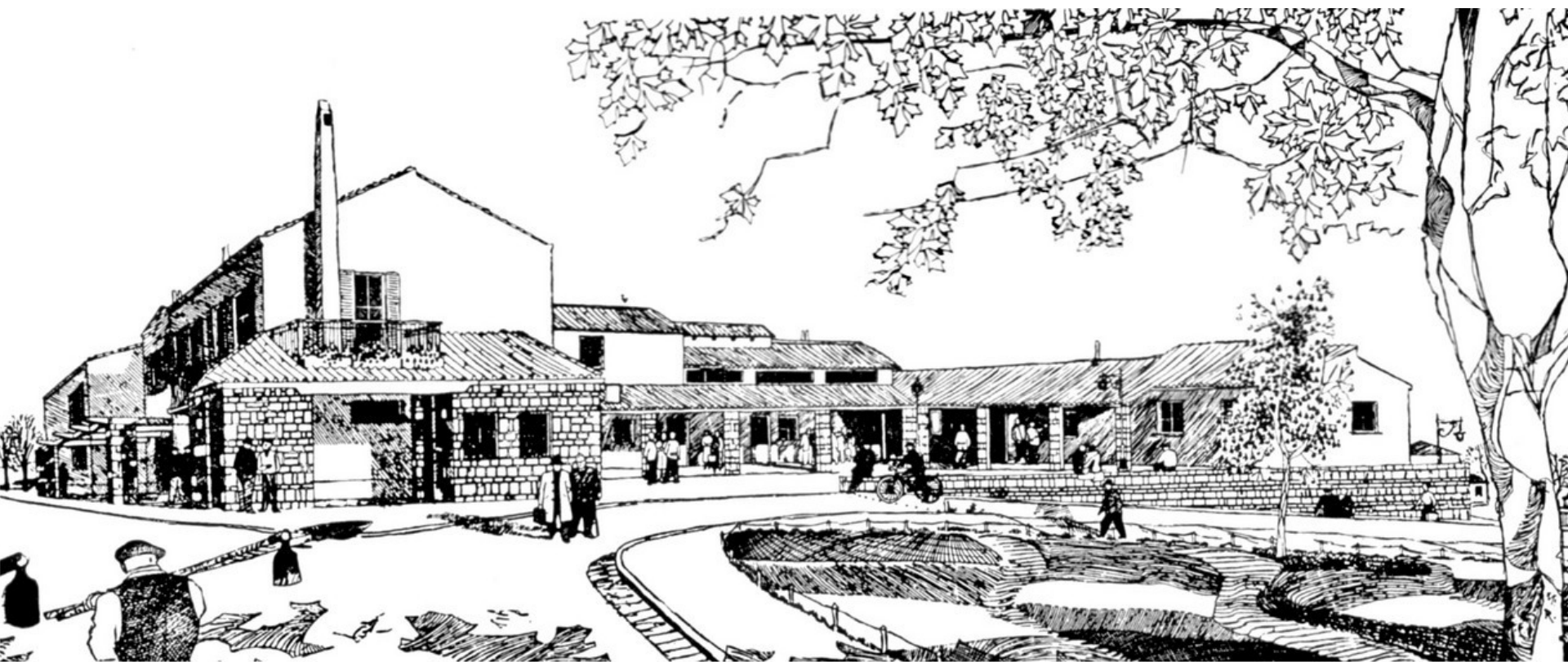


PIANO CAP  
ENTE IRRIGAZIONE PUGLIE E LUCANIA UNIRRA CASASOLTA  
VILLAGGIO "LA MARTELLA", MATERA  
SCALA 1:1000

PROGETTISTI: L. AGATTA - F. BORDO - P. LUGLI - G. QUARANTA - M. VALORI - CENTRO STUDI ABITAZ.













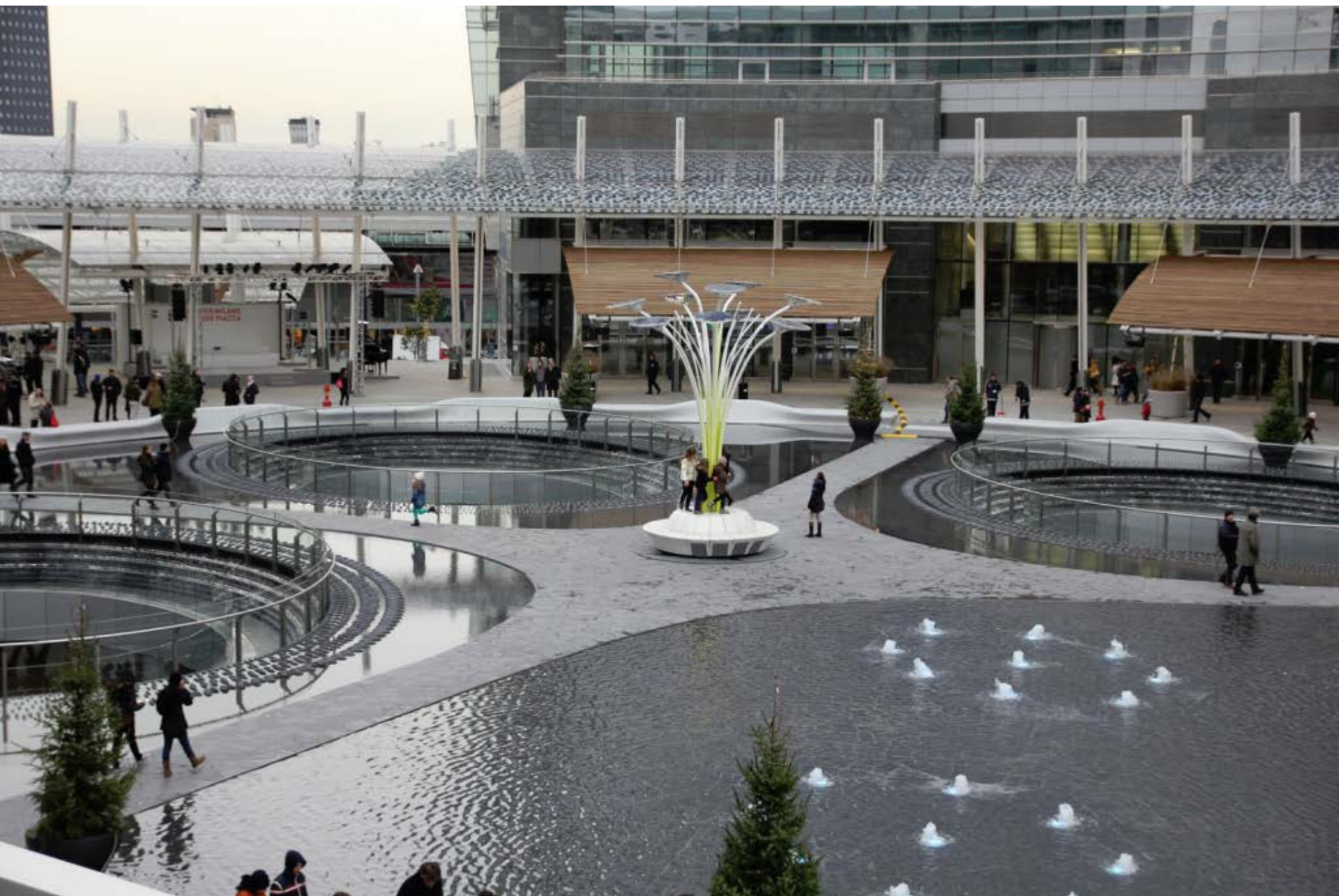


It is not just a matter of mixing good techniques: it is a matter of understanding that **every place is unique**, and people who will live there should consider it as the best place in the world.

Taking inspiration from specific moments in Italian planning (the idea of neighborhood as a social way of combining different levels of society and as urban typology between urban and suburban, the mix of uses every block has been called to host), considering many missing things that urban areas still show compared to others around Europe, **students will learn Milan school approach to urban planning and techniques, with eyes open towards European trendies and western world practices.**















27.03  
28.03

09.0000