

URBAN REQUALIFICATION PLAN

Compagnoni – Fenulli Area

THESSALONIKI

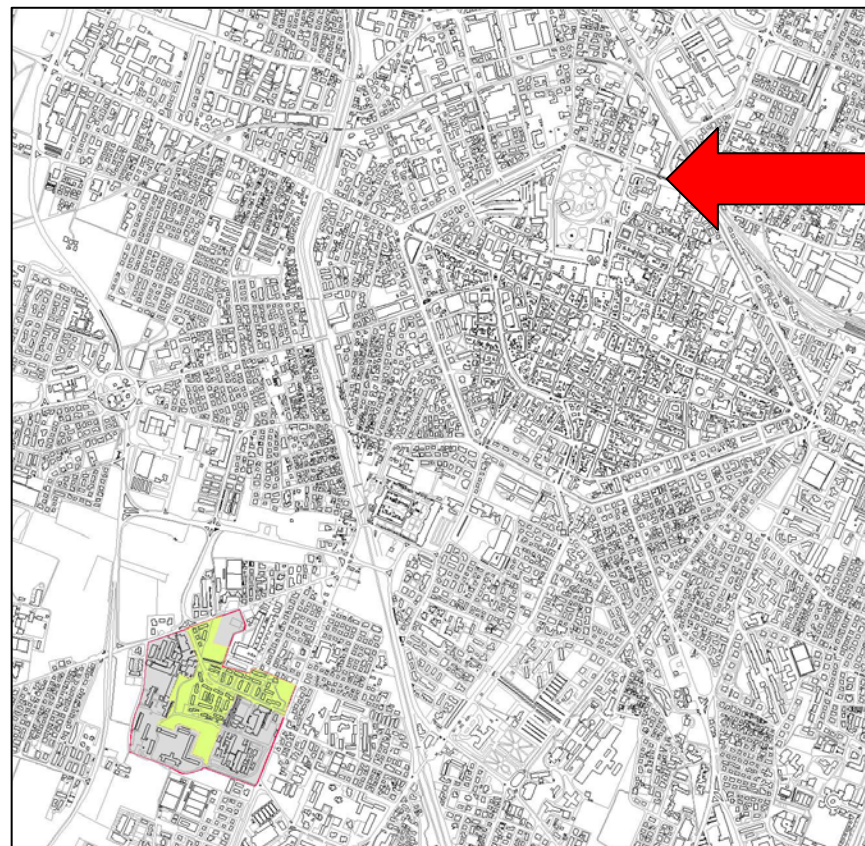
7/11/2006



- 4156 dwellings (E.R.P.)
- 100 permanent tenancy
- 43 FINCASA's dwellings
- 42 dwellings for student

- 3883 Families
- 9060 tenants
- 1423 mononuclear families (36%)
- 618 extracomunitarian families (16%)

- ▶ ▶ buildings managements
- ▶ ▶ social mediation programs



FROM 1955 TO 1965



538 DWELINGS

1500 RESIDENT



SOCIAL MEDIATION PROGRAM

- REGGIO EMILIA IS THE CITY WITH GREATER IMMIGRATION IN ITALY (13% OF TOTAL POPULATION)

THE COMPAGNONI-FENULLI QUARTER IS A MEANINGFUL EXAMPLE OF URBAN AND SOCIAL REQUALIFICATION

- NO PARTECIPATION FROM THE STATE
- RIGID SYSTEM OF ALLOCATION
- OLD POPULATION
- LACK OF SERVICES



- ▶▶ PROGRESSIVE DEGRADATION AND IDENTITY LACK OF THE QUARTER

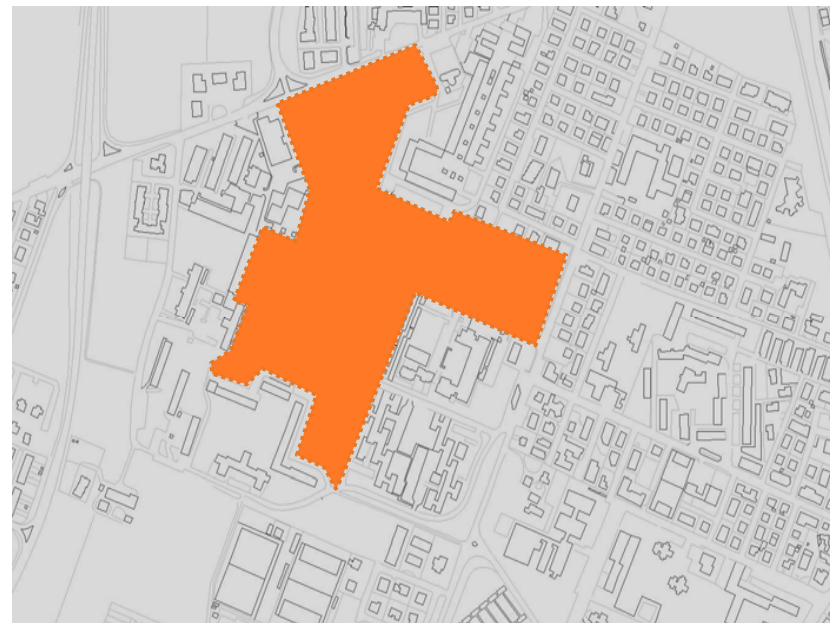
ACER MAKES ACTIVE PROGRAMS OF SOCIAL MEDIATION

- OPEN QUARTER TO THE CITY
- AGGREGATION AREAS
- DIVERSIFIED ALLOCATION SYSTEM



FROM 1998 TO 2001

- **REQUALIFY THE URBAN AREA**
- **SOCIAL REGENERATION**
- **IMPROVE HEALTH CONDITION AND SECURITY**
- **MORE SERVICES, MORE PUBLIC GREEN AREAS, MORE INFRASTRUCTURES**



- **REORGANIZATIONS OF THE PRATICABILITY**
- **ENVIRONMENTAL SOSTENIBILITY**
- **INFOPOINT IN THE DISTRICT**

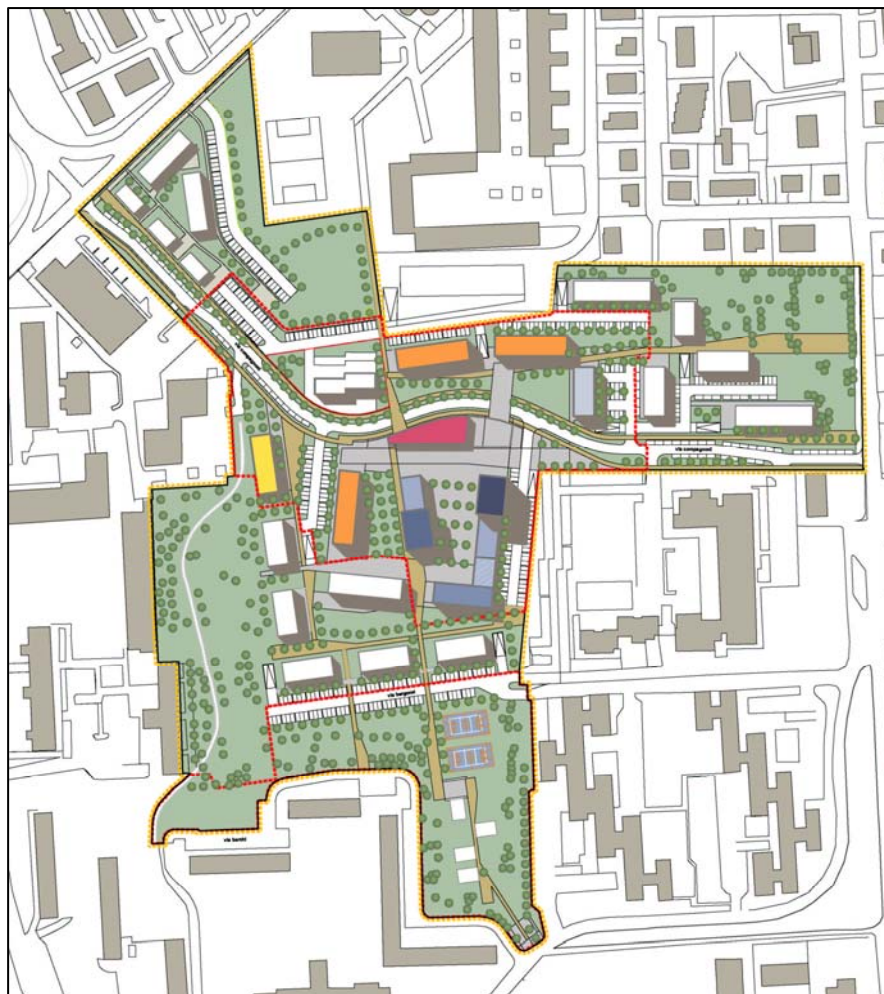
AGENDA 21 PUBLIC/PRIVATE PARTECIPATION IN DECISION-MAKING



NEW WAY OF PARTECIPATION TO PLANNING
BETWEEN THE SUBJECTS THAT INHABITS AND LIVES THE QUARTER



FROM 1998 TO 2004



STATE OF ART

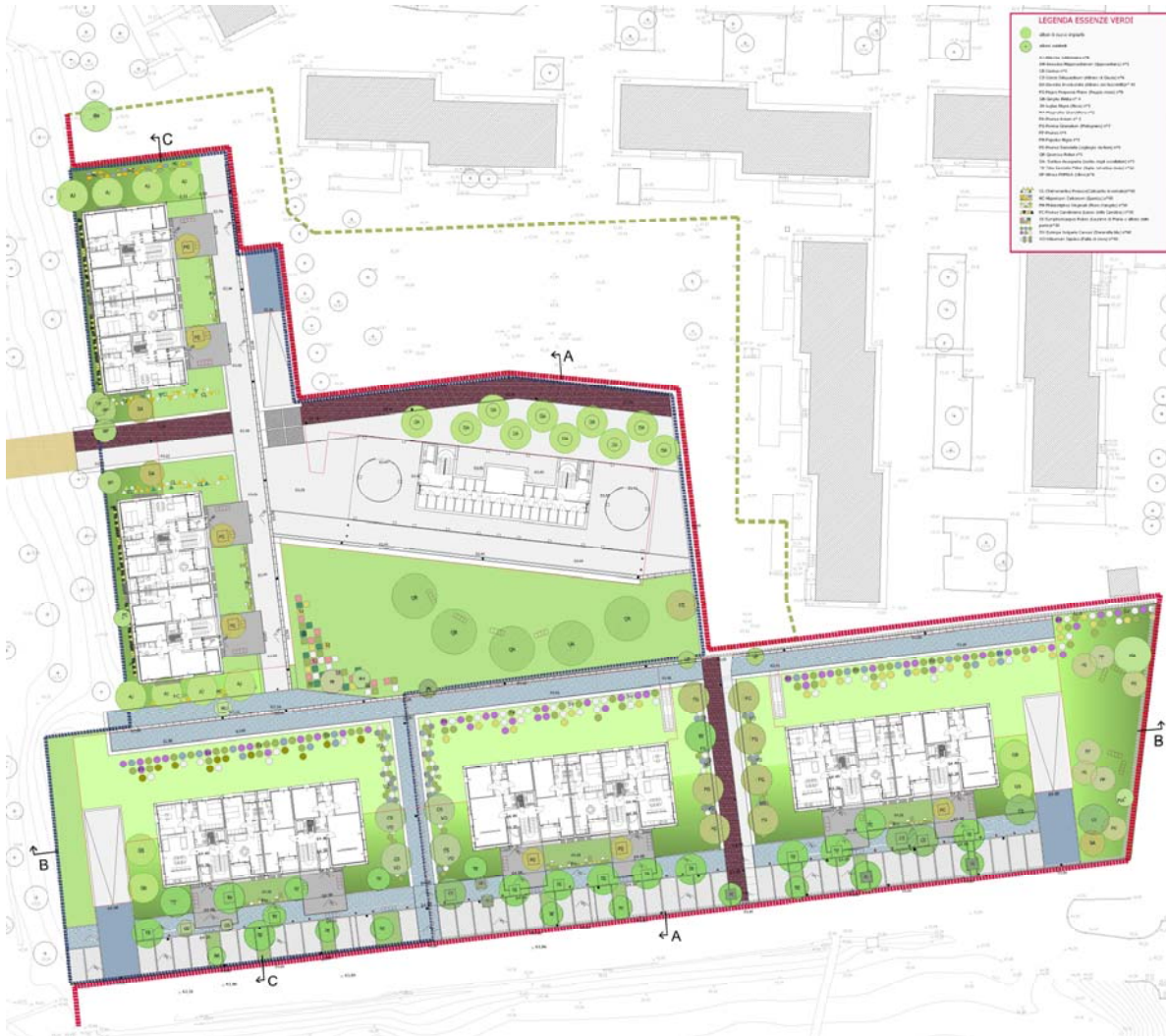
- 34 BUILDING**
- 490 PUBLIC DWELLINGS**
- 48 PRIVATE DWELLINGS**
- 30 SOLD TO THE ASSIGNEES**
- 385 FAMILIES**

THE PLAN

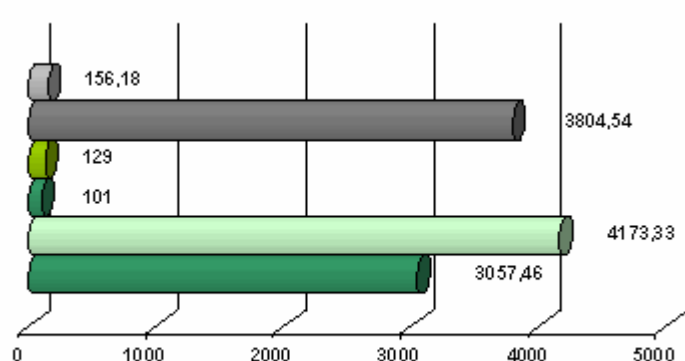
- 28 BUILDINGS**
- 314 PUBLIC DWELLINGS**
- 136 PRIVATE DWELLINGS**

TOTAL COST

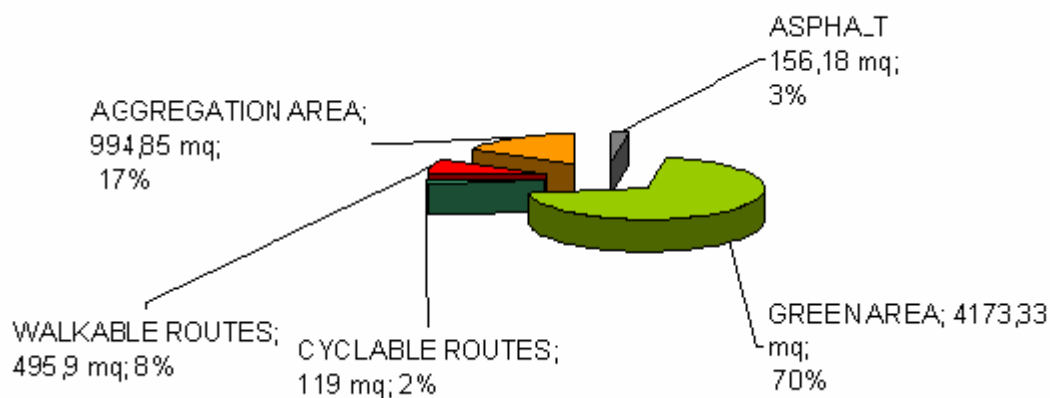
41.759.741,00 €



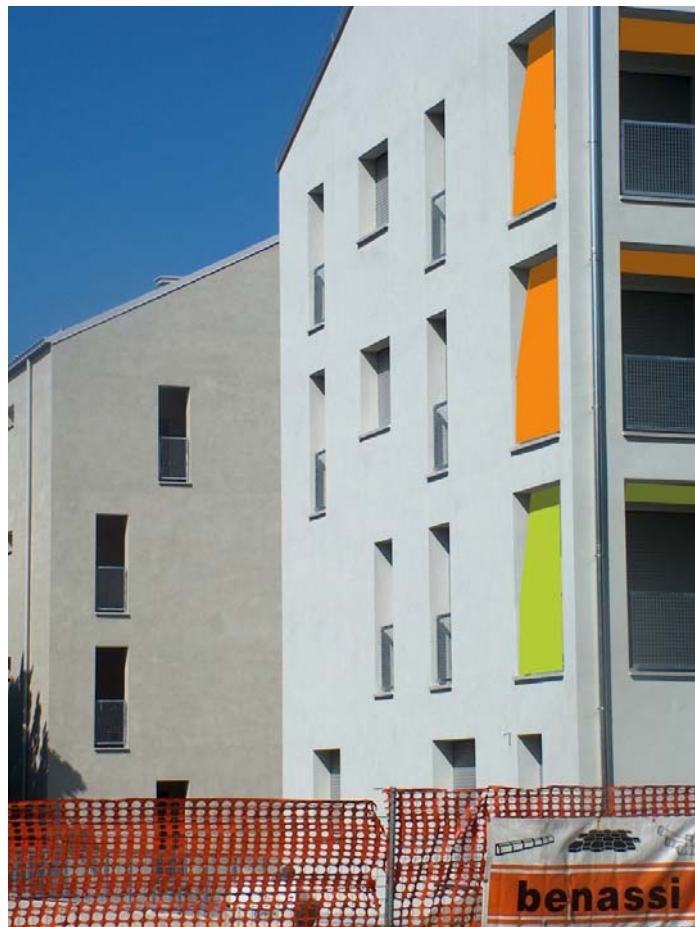
-  **BUILT - NO BUILT INTEGRATION**
-  **SUSTAINABLE MOBILITY**
-  **MORE OPEN SPACES**
-  **AGGREGATION AREAS**
-  **GREEN AREAS**

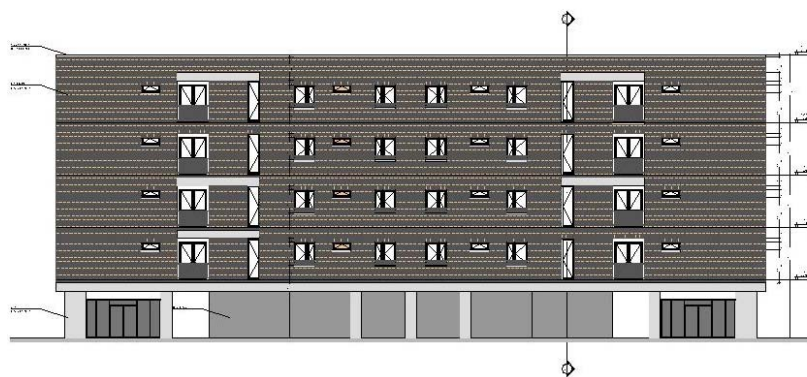
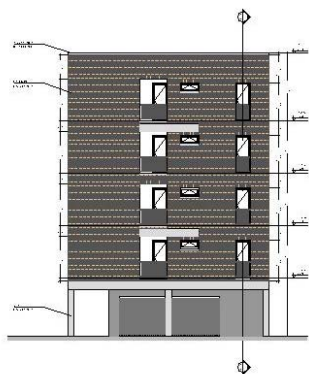


- % OF ASPHALTED AREAS AFTER REQUALIFICATION
- % OF ASPHALTED AREAS BEFORE REQUALIFICATION
- NO. OF TREES IN REQUALIFICATION PLAN
- NO. OF TREES BEFORE REQUALIFICATION
- SQUARE METERS OF GREEN AREA IN PLAN
- SQUARE METERS OF GREEN AREA BEFORE

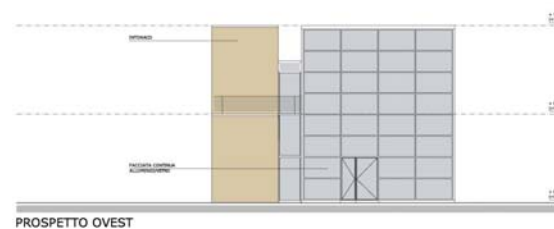
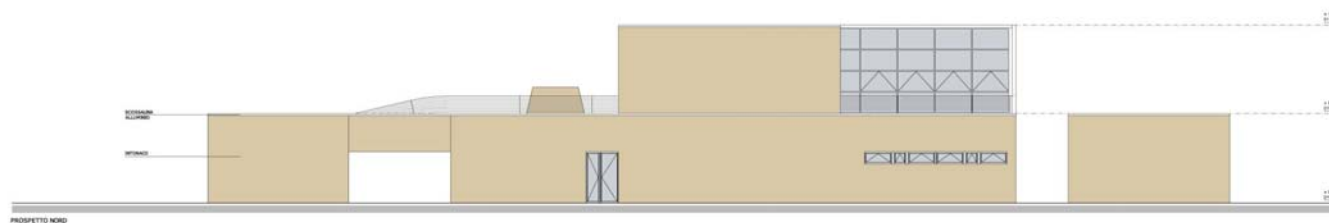
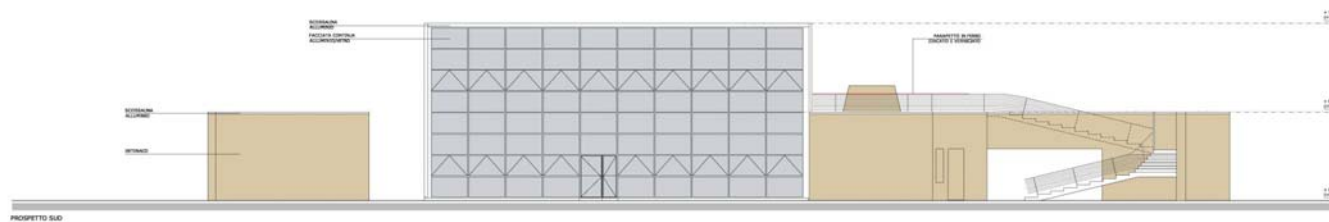


- ASPHALT
- GREEN AREA
- CYCLABLE ROUTES
- PEDESTRIAN ROUTES
- AGGREGATION AREA





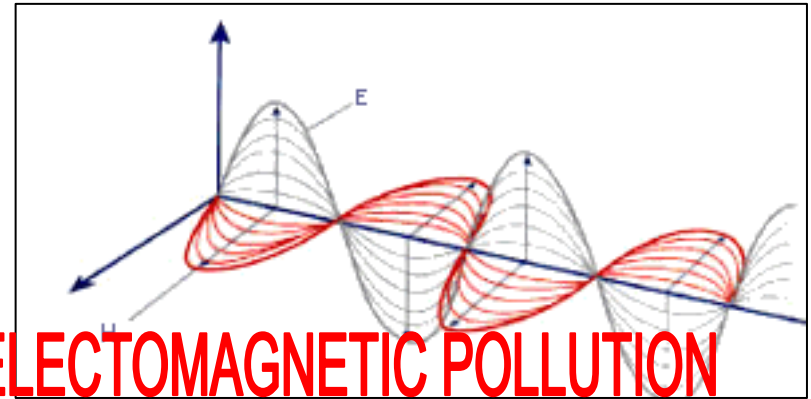
COLLECTIVE CENTER



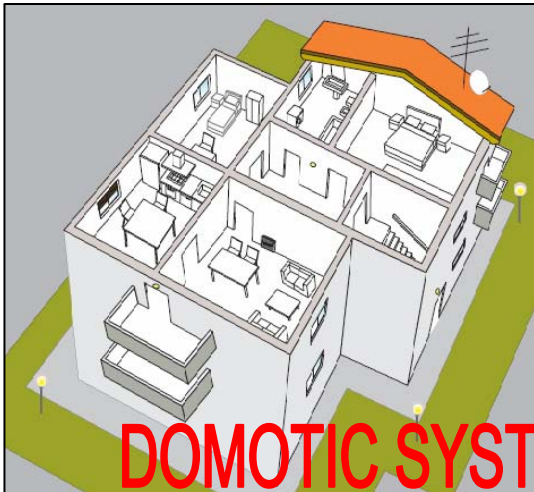
WATER SAVING



REDUCTION of ELECTROMAGNETIC POLLUTION



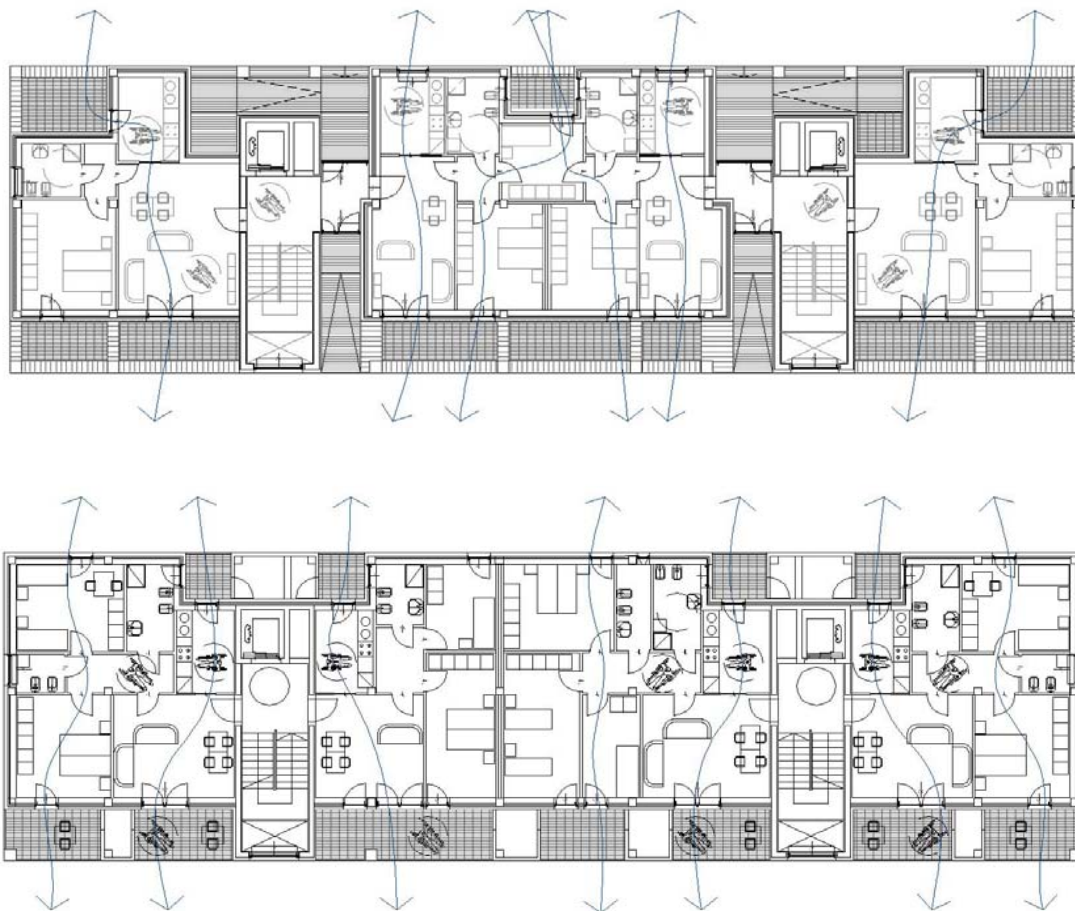
DOMOTIC SYSTEM



HEATING from PAVEMENT



NATURAL SUMMER VENTILATION



21 DICEMBRE ORE 12
H 23°

21 DICEMBRE ORE 1014
H 18°

21 DICEMBRE ORE 12
H 23°

21 DICEMBRE ORE 1014
H 18°

21 DICEMBRE ORE 12
H 23°

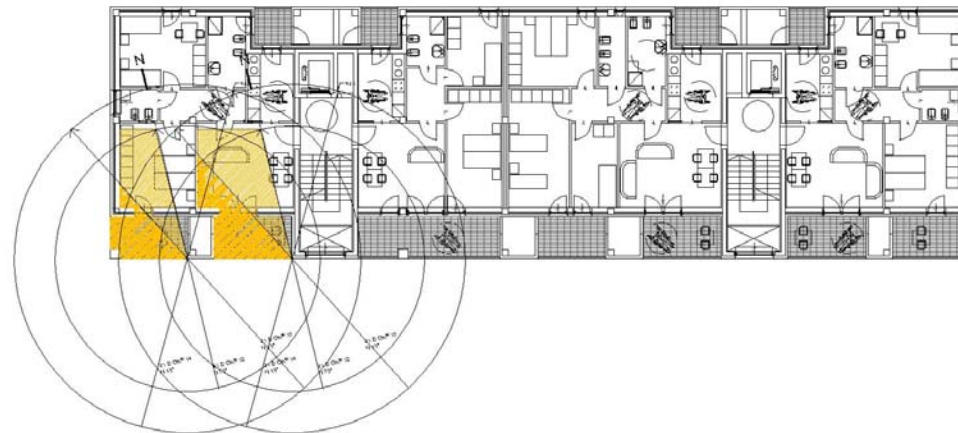
21 DICEMBRE ORE 1014
H 18°

21 DICEMBRE ORE 12
H 23°

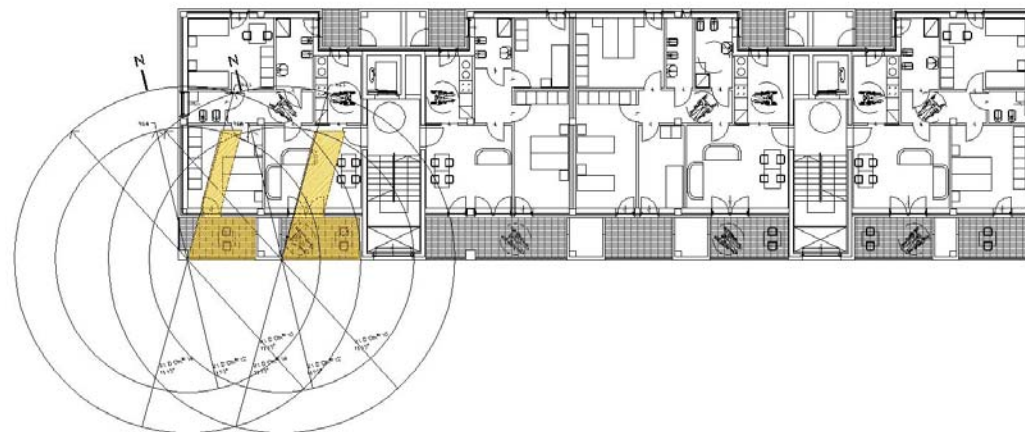
21 DICEMBRE ORE 1014
H 18°

21 DICEMBRE ORE 12
H 23°

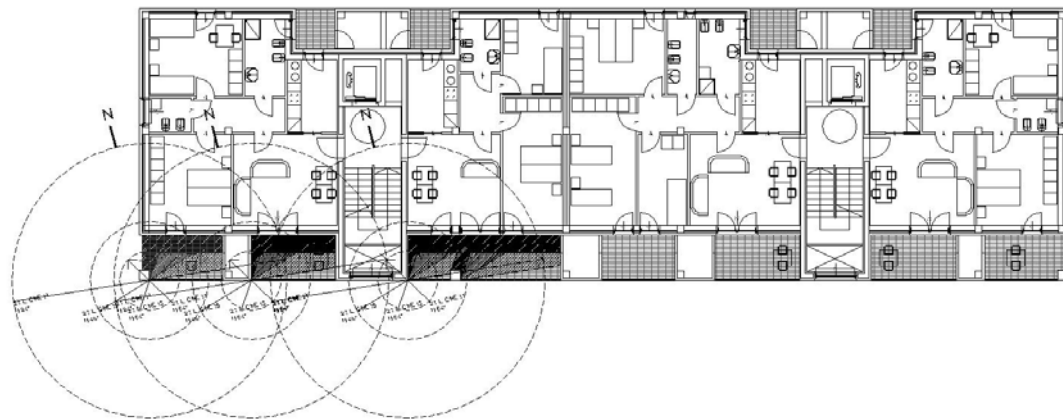
21 DICEMBRE ORE 1014
H 18°



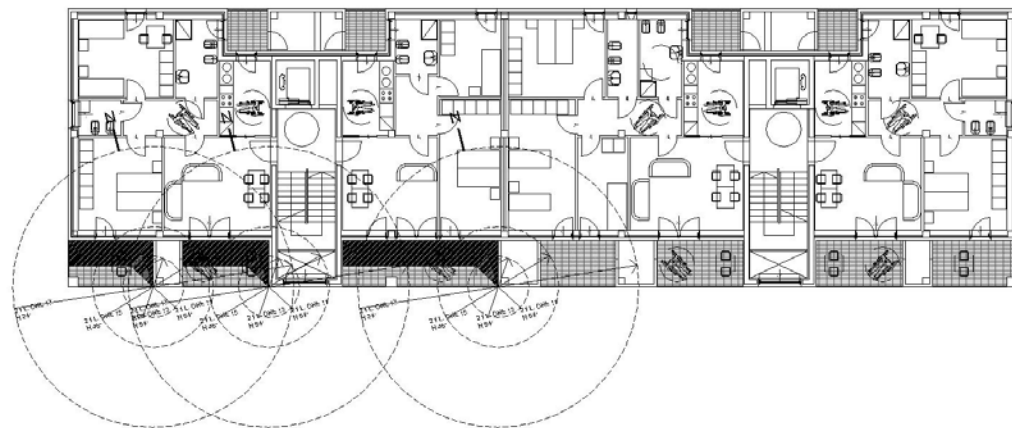
Piante tipo ERP 2b/2c

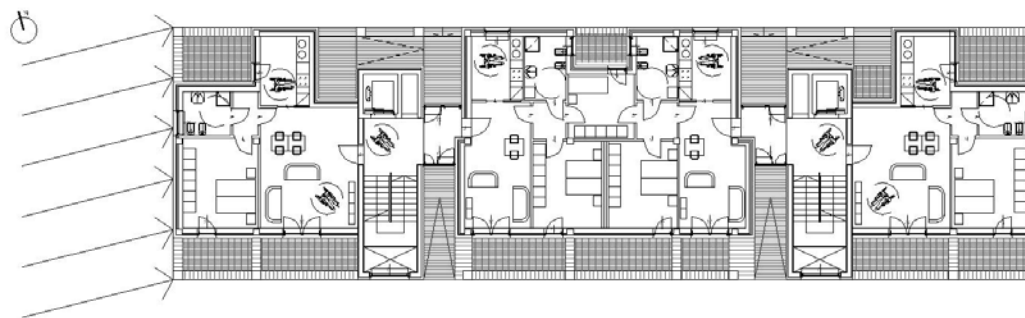
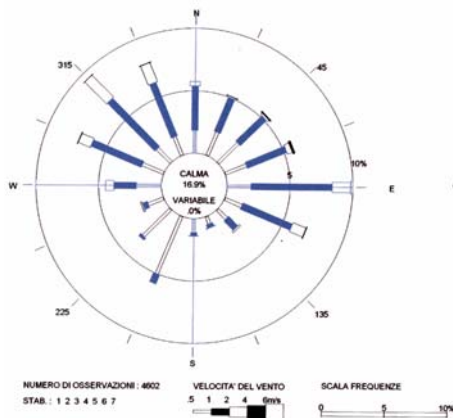


21 LUGLIO ORE 11:13 H. 64°
21 LUGLIO ORE 13 H. 46°
21 LUGLIO ORE 11:13 H. 64°
21 LUGLIO ORE 13 H. 46°
21 LUGLIO ORE 11:13 H. 64°
21 LUGLIO ORE 13 H. 46°
21 LUGLIO ORE 11:13 H. 64°
21 LUGLIO ORE 13 H. 46°
21 LUGLIO ORE 11:13 H. 64°
21 LUGLIO ORE 13 H. 46°

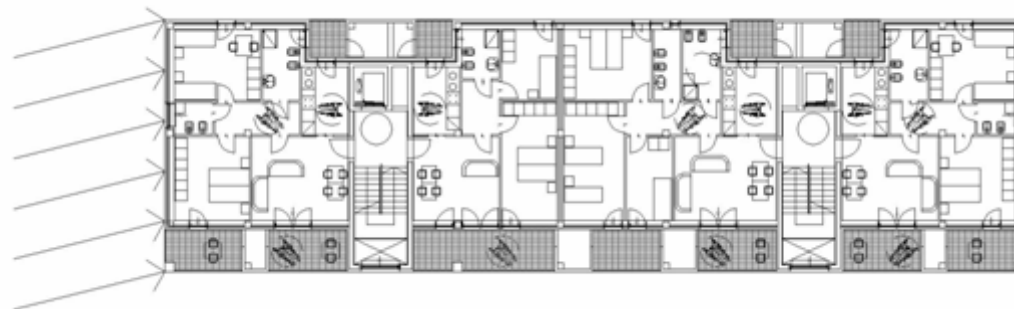
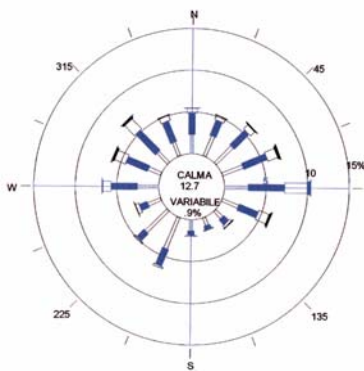


Pianta tipo ERP2b/2c





Piante tipo ERP20/2c
indicazione della direzione prevalente dei venti invernali
(W, con velocità mai superiore ai 2.7 m/sec)



BUILDING TECHNIQUES

CONSTRUCTION YEAR

EXPERIMENTAL



2005

CONVENTIONAL



2005

CONVENTIONAL







1985

CONVENTIONAL

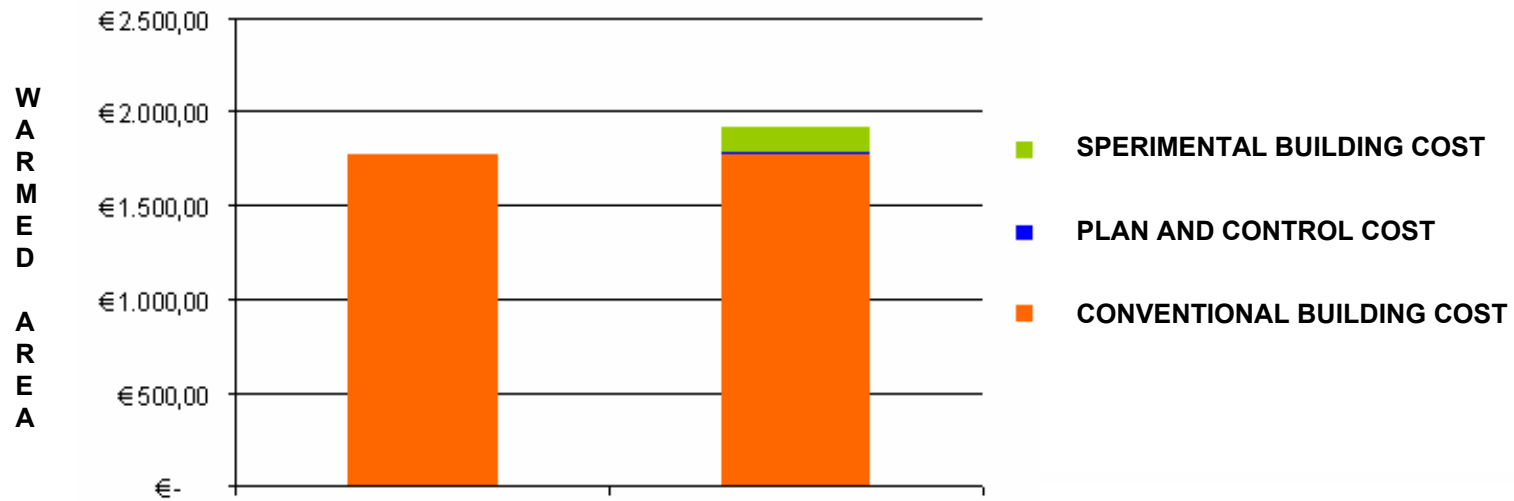


1960

COMPARISON SYSTEM: ENVIRONMENTAL SOSTENIBILITY

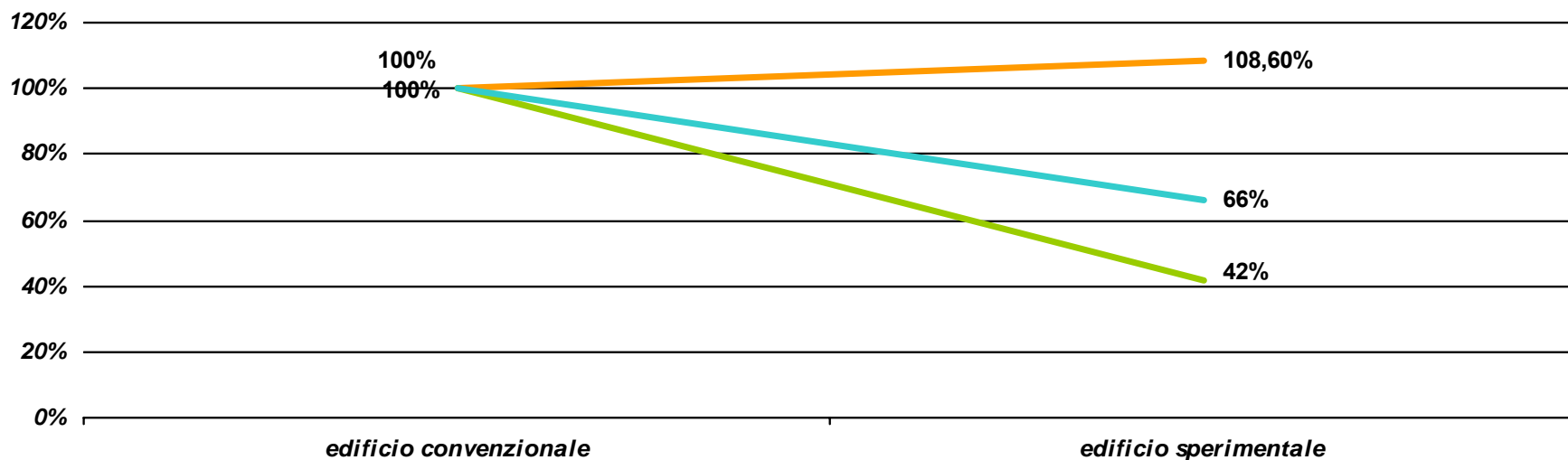
TELE-HEATING USE									
BUILDING TYPE	kwh OF TELE-HEATING COST (YEAR 2003)	U.M.	NEED OF HEAT FOR SPECIFIC HEATING	U.M.	ENERGY CLASS	DWELLING	m ² (MEDIUM VALUE)	LODGING ANNUAL COST 65 m ²	
EXPERIMENTAL (2005) 	€ 0,0763	euro/kwh	29,73	kwh/mq a	A	20	70	€	147,45
TRADITIONAL (2005) 			70,33		C	16	57	€	348,80
TRADITIONAL (1985) 			124,81		F	24	39	€	619,00
TRADITIONAL (1960) 			153,34		G	24	39	€	760,49
* rif. Casaclima localizzazione Reggio Emilia									

COMPARISON OF BUILDING COST IN RALATION OF HEATEN CLEAN AREA



Punto tipo ERP 25/2c

COMPARISON BUILDING COST / WATER AND ENERGY SAVING



 BUILDING COST

 ENERGY SAVING

 WATER SAVING

ENERGY CERTIFICATION



A+

$fep \leq 15\%$

A

$fep \leq 30\%$

B

$fep \leq 50\%$

C

$fep \leq 70\%$

D

$fep \leq 100\%$



F.E.P.

**ANNUAL ENERGY REQUIREMENT
FOR WINTER HEATING FOR MQ
OF SURFACE**