

**TOPIC**

The definition of a program that gives the natural landscape back to the town, which in the case of Palermo is the seafront, remains one of the main objectives of an urban strategy to be able to renovate the landscape resource. The Municipality has already started some planning initiatives, involving the context and the site, aimed at the realization of regeneration interventions, with positive results that show the citizens' demand to live in the town, but, at the same time, in the nature.

In addition to these elements there is also the theme of the main link road (via Messina Marine) which separates the coastline to the densified fabric.

CONURBATION

The area belongs to Messina Marine Municipality; it includes the sites of Romagnolo and Bandita and develops along the southwards coast, between the two heads formed by the mouth of Oreto river and the port of Bandita and extends into the areas down below via Messina Marine as far as the shoreline and partially in some areas up to the road. Such road is the historical axe of southwards connection between the town and the external coastal settlements and therefore interested by residential and industrial historical buildings, sometimes of great value, but today left in decay inside waste lands.

SITE

The site is essentially articulated into three areas having different configurations:

- areas included between the shoreline and the buildings along via Messina Marine with scattered houses at two levels, inserted into an environment of general decay;
- built-up areas on the two sides of via Messina Marine, having a remarkable urbanistic chaos, characterised by the untidy presence of different and contrasting building typologies, both historical and recently implemented;
- unbuilt spaces, interstitial inside the existing building fabric, up to the aforementioned road.

Population: 20.000 (quarter)

Location: ROMAGNOLO BANDITA

Study area: 60 ha

Project area: 30 ha



PROGRAMME

The areas included between the shoreline and via Messina Marine and the free interstitial areas are identified by the General Town-Planning as Coastal Strip to be planned by a Detailed Plan.

The other areas include full built-up zones of A and B type; moreover, there are one zone of C type for tourism uses and some areas for facilities and services.

The Municipality has already started planning initiatives, included into the area and the site, aimed to implement rehabilitation interventions.

The intention of programme, referred to the initiatives in progress, must suggest for the site a project of upgrading by interventions of new building and of rehabilitation and remodelling of the existent, aimed to reweave the urban fabric and to rehabilitate the environment of the coastal area, both for bathing activities and for increasing the environment quality of the whole conurbation.

ISSUES

Social / functional

The physical context between via Messina Marine and the shoreline is characterised by a morphology resulting from the abandonment, the improper use as dump and the global environmental decay. The built-up fabric needs urgent and precise interventions of new building of good quality, able to make rise a progressive process of diffused urban redevelopment.

Sensitive

The prevision of new interventions of public building for experimental residences in the interstitial areas must be strategic to upgrade the built-up margin towards the coastline.

Sustainability

The site presents a peculiar environmental and social value connected to the rehabilitation and improvement of the urban morphology, because it is connected to the formal and functional configuration of the whole southern coast of the town, historically devoted to bathing (today unfeasible) in favour of the underprivileged people.





