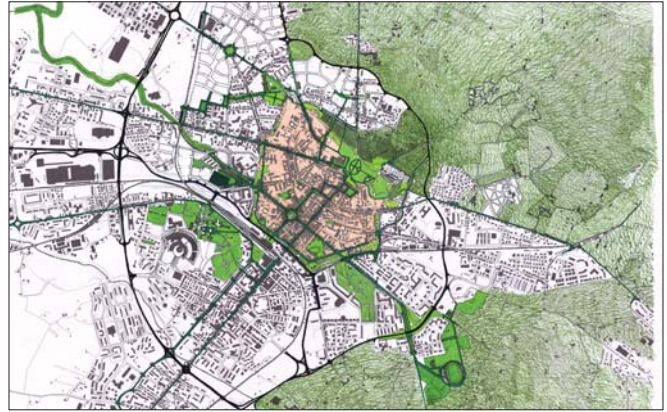


AREZZO STRUCTURAL PLAN

AREZZO, ITALY

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The Greenline. The Structural Plan proposes a greenline to preserve Arezzo's historic relationship with its surrounding hillsides and agricultural lands (left). A series of parks and greenways bring the open spaces into the heart of the city (right top).

Arezzo is a historic Italian city located in the heart of Tuscany, with a medieval core surrounded by baroque and modern districts. Like many historic European cities, it is faced with the challenge of preserving its architectural and urban heritage while remaining a 'living' city, a city that provides for its residents and visitors alike. Recent auto-oriented growth on the city's outskirts has brought increased traffic congestion, strip-mall type development and parking problems to Arezzo at the expense of the historic core's vitality.

Calthorpe Associates led a planning process that sought to define a new direction for Arezzo's growth, one that concentrates new development in existing centers and along proposed transit

corridors, while preserving the integrity of the historic core, surrounding small towns, and the region's coveted greenbelt. At a charrette attended by notable American and Italian urban designers, the Calthorpe Team created an urban growth guide for Arezzo to follow, and provided examples of how the growth would look at the regional, block and site scales.

The most important element to the Structural Plan is a proposed greenbelt, which would preserve the scenic hills and agricultural lands that form the city's backdrop, and define the city's unique relationship of urban center to countryside. Within this greenbelt, there are ample opportunities for new village-scale growth, oriented around a proposed light rail system. The rail

PROJECT SUMMARY

CLIENT: Commune of Arezzo

TYPE: Regional Plan

SUMMARY: Urban core elements and regional growth plan

DURATION: 2002

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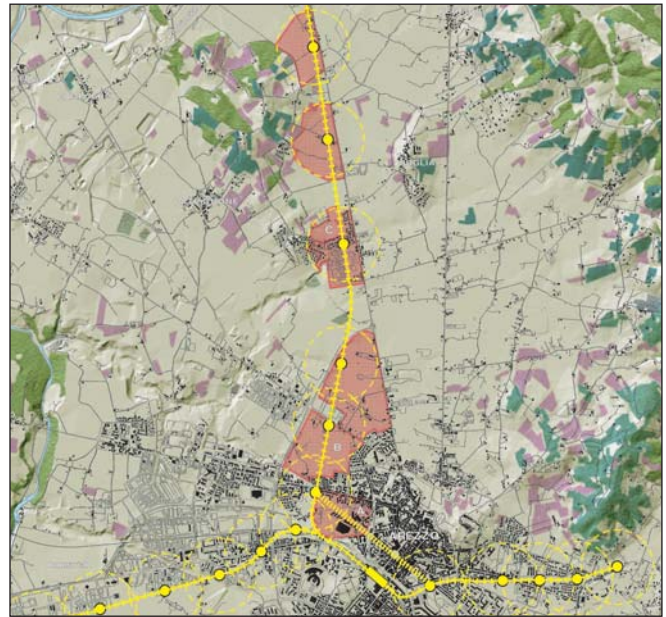
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INTERNATIONAL PLANS

system, which uses existing tracks, would access existing villages and new development areas. Transit-Oriented Development at these locations can easily accommodate the city's development demands for the foreseeable future, and will be a priority for locating new development.

New growth in these areas will retain the same urban structure as the city's older neighborhoods, based on an irregular small block pattern, human-scaled street-fronting buildings, and civic piazzas and buildings to form a social center to each neighborhood.

At the same time, the Structural Plan acknowledges that tourism is and will continue to be an important aspect to the region's economy. The plan seeks to mitigate tourism's negative impacts, such as creating congestion and parking problems, while enhancing the tourist experience. This is accomplished by consolidating parking in a few locations, away from the historic city walls, where much parking is currently located. A park will replace the city wall lots. Additionally, whereas visitors currently enter the city along an auto-oriented industrial corridor, they will now be directed along historic roads that pass through the city's surrounding fields directly into the historic core. This will allow visitors to experience the region's most positive attributes as a first impression.



Transit-Oriented Development. A proposed light rail line using existing tracks creates an opportunity to rationalize Arezzo's growth by directing it into existing villages and new growth districts along the transit line.



Rural to Urban Transition. Visitors travelling along the current entry road pass through an unattractive auto-oriented industrial landscape. New entry roads will follow historic ways, creating a direct transition from fields to the city's historic center.

