

THE VARIOUS DIMENSIONS OF THE CITY BETWEEN SUSTAINABILITY AND DEVELOPMENT

Thanks to the contributions of this issue, the journal *Territorio Italia* puts some themes about different issues of the city at the center of the scientific debate: the language through which it is told and measured, its social and environmental vulnerabilities, imagining more sustainable future transformations.

The paper of Giuffrida and Ventura, summary of a broader research project, presents a method of analysis, assessment and strategic planning of interventions on urban building heritage. Perceiving the city and the urban plot, as a structure of words and grammatical rules, the authors identify the signs, icons and symbols represented by the buildings in their context. According to a first characterization, Giuffrida and Ventura indicate the buildings types defined on the basis of structural characteristics, level of use and construction period. For each type of intervention, they calculate the parametric costs and the market value. The procedure allows calculating the category of intervention to which a redevelopment cost is connected, for each architectural unit. The objective is to provide the cost of redevelopment compared to the delta of the expected market value increase and to define if and to what extent the quality of the surroundings can prevail over the architectural quality. The authors select the best intervention alternative among those identified, through application of Multi-criteria techniques. Considering the "project as an assessment tool", Giuffrida and Ventura identify for each architectural unit, according to its classification, the most appropriate type of project: public interest, transfer of rights or an experimental one.

Moving across the ocean and considering the city from the point of view of its vulnerability to natural events, Rivas Gómez and Aparicio address the problems of risk analysis linked to natural disasters in Latin America, according to an approach to be considered preparatory to analyses to be carried out in a future project. In particular, they try to answer the question, made increasingly urgent by the progress of Climate Change, of what are the parameters that define cities safe and sustainable and what measures are to be taken in case of a high level of risk vulnerability. Among all Disaster Risk Transfer and Clean Technology Transfer are analyzed. The authors adapt the fundamental definitions, which are at the base of the theoretical structure of their work and in particular, the issues related to Climate Change, Disaster Risk, Integrated Risk Management and Clean Technology Transfer, to a specific case. On the basis of this framework, the authors define a methodology for the choice of the case study and for the definition of sustainable and safe middle-size cities. Indeed, the analyses carried out led to the identification of middle-size cities as those most exposed to the various risks of disasters caused by climate change, but more resilient from an economic and social point of view, thanks to the higher environment and life quality. The authors identify actions necessary to protect middle-size cities and consider, in particular, how more efficient processes of integrated risk management and clean technology transfer can act positively on industrial and production processes that trigger some of the hydro-meteorological disasters making the cities themselves vulnerable.

In relation to Italy, Cina and Manzino look to the Land Registry, from which territorial planning and management cannot be disregarded; it must be considered for the knowledge of territory and cities, properties control and border management. The authors analyze methodologies that, based on different and increasingly updated technologies, can be used to unify and harmonize the land registry local geographical reference systems in order to make them compatible with the global one with which GNSS surveys are performed. In the paper presented, the authors exemplify a procedure for the unification of the different reference systems in which multiple-origin maps were created in Piedmont and critically evaluate the results obtained. Cina and Manzino use the methodology of "Land Registry Aerial Triangulation", which is based on the use of a geodetic procedure supported by small origins with points whose coordinates are not known and takes into account different cartographic deformations and reference systems. Experiments show that on the basis of the construction of historical maps, the rotation parameters adopted have a value statistically different from zero and scale parameters do not have statistical significance. According to the results and, in particular, to good coherence between the bonding points common to adjacent land registry networks, the adopted methodology can be applied to wider areas. Ultimately, the authors show how the graphic schemes of networks, the historical geodetic data, the monographs and the registers can allow, if properly treated, rigorous transformations among existing reference systems.

The paper of Costa et al. draws attention to the most recent studies on urban and peri-urban agriculture and, in particular, explores the subject of Urban Agricultural Landscape in a neighborhood in Rio de Janeiro. The process of growing food within the urban plot is presented as a real strategic alternative to uncontrolled urban development. Indeed, the inclusion of agricultural activities in the socio-environmental and socio-economic urban dynamics allows the integration of environmental values and local agricultural traditions at risk of disappearing. The authors propose to integrate the concept of multifunctional landscape in the strategies of urban expansion, of which the environmental and cultural dimensions are two fundamental aspects. In particular, with the introduction of agricultural landscapes aimed at transforming peripheral areas of expansion, urban activities can be developed on different scales: cultivation of foodstuffs and medicinal plants in public and private areas, small-scale commercialization of products or associations for production, distribution and consumption. Transitory and impersonal landscapes of the suburbs of large cities or neighborhoods with a high level of population density can thus be transformed into multifunctional agricultural landscapes. New design and planning approaches can be tested in expansion areas, where the lack of environmental qualities leads to a serious lowering of the quality of life. If we go beyond pure cultivation practices in urban vegetable gardens, the strategies linked to the formation of new landscapes imply the procurement of resources aimed at optimizing the network of non-built spaces, offering new services, developing local economies and protecting traditions.

Radical processes are under way in cities to transform the most consolidated uses into increasingly dynamic and fluid ones. Rubino contributes to increase the recent literature that has focused on the temporary uses of cities and in particular on short-term rentals. Indeed, with the advent of web platforms, short-term rental and temporary uses have expanded considerably, thanks to the ease of putting supply and demand in contact without intermediaries, through simple, flexible and protective contracts. The platform designed for temporary sharing of housing spaces has become a leading reality today in the accommodation sector, in direct competition with the more traditional forms, such as Hotels and B&Bs. In the article, Rubino relates the evolution of short-term rental in the urban context with the physical and social characteristics of the city through the support of descriptive statistics and spatial analysis. According to the first results, since the phenomenon is strictly linked to visitor flows, it "concentrates" on well-defined central or semi-central areas, with a high accessibility rate and with direct consequences on the rental and sale markets, as well as on commercial services. The enlargement of the phenomenon in peripheral areas could offer development opportunities and

new uses intended for the enhancement of the most marginal areas in economic and social terms. New policies and a more innovative urban management compared to the radical changes under way will be able to take advantage of future forecasting models and analyzes aimed at identifying spatial clusters capable, on the one hand, of better explaining the phenomenon and, on the other, to prefigure the potential areas of development and transformation.

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