5 Principles

- **Integration** (versus isolation)
- **Globalism** (versus specialization)
- **Coordination** (sharing versus selfishness)
- **Flexibility** (versus rigidity)
- **Adaptability** (versus univocal attitude)
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**ORIENTATION**

1. **POLITICAL WILL**
   - Identification of problems
   - Deciding on the need to act
   - Political approach and justification of the intervention
     - Social approach?
     - Urban planning viewpoint?
     - Economic viewpoint?
     - Environmental viewpoint?
     - Heritage viewpoint?

2. **PRELIMINARY DECISIONS**
   - Delimitation of the physical area of intervention
     - Urban nucleus
     - Rural nucleus
     - Rural territory
   - Nature and scope of the intervention
   - Definition of the framework of governance and participation
     - Public authorities
     - Technical team
     - Social agents
     - Residents & users

**DIAGNOSIS**

3. **ANALYSIS TERRITORY**
   - Planning the diagnosis
   - Identification of prevailing legal framework
   - Identification of the needs & expectations of residents and users
   - Socio-economic approach
   - Urban planning and architectural approach
     - Urban planning: regulation & continuity of fabrics
     - Architectural regeneration
     - Shelf spaces, open spaces & multifunctionality
     - Use of the outer territory
     - Building & material properties
     - Urban planning tensions & urban transformation
     - Social cohesion & urban potential
     - Mobility & accessibility
   - Biophysical approach
     - Urban environment
     - Anthropological approach
     - Historical & geographical approach
     - Environmental parameters
     - Ecological parameters
     - Social parameters

4. **INTEGRATED DIAGNOSIS**
   - Programme of multisectoral studies
     - Urban planning and architectural approach
     - Socio-economic approach
     - Historical & geographical approach

5. **STRATEGIC REFLECTION**
   - Summary of potentials & dysfunctions of the area
   - Social consensus and political backing
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**STRATEGY**

- **STRATEGIC REFLECTION**
  - planning the decision-making process
  - definition of scenarios of intervention
  - criteria of reflection
    - strategic premises
    - priority objectives of sustainable rehabilitation
  - evaluation of scenarios of intervention
  - criteria of evaluation
    - coherence of scenario
  - choosing the target scenario and social consensus

**ACTION PLAN**
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**STRATEGY**

5. **STRATEGIC REFLECTION**
   - drafting of the rehabilitation Action Plan
   - specification & quantification of the actions to be carried out

6. **ACTION PLAN**
   - social consensus and political approval
   - definition of appropriate legal tools
     - urban, regional and sectorial legislation
   - definition of the working framework
     - legal instruments
     - management bodies & agents involved
     - timeline & organization of phases

7. **IMPLEMENTATION PLAN**
   - complementary sectorial policies (social, economic & environmental)
   - projects of intervention on architecture and open spaces
   - actions affecting real estates
   - training strategy
   - communication & promotion strategy
   - mechanisms of participation
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### STRATEGY

#### ACTIONS TO MODIFY STRUCTURE OF THE TERRITORY
- Development of urban planning procedures
- Development of specific projects
- Development of sectorial policies
- Development of complementary campaigns

#### ACTIONS TO MODIFY AND/OR SUBSTITUTE BUILDINGS
- Social policies
- Institutional policies
- Environmental policies

#### ACTIONS TO TRANSFORM OPEN SPACES
- Projects for the insertion of new buildings
- Projects for the treatment of open spaces
- Ecological projects for rehabilitation of industrial areas

#### ACTIONS TO IMPROVE INFRASTRUCTURES
- Projects for the insertion of new buildings
- Projects for the treatment of open spaces
- Ecological projects for rehabilitation of industrial areas

### FOLLOW-UP

#### IMPLEMENTATION PLAN

- Observatory of evaluation of the implementation of the Plan

#### CONTINUOUS EVALUATION