

This design for the Roncagette Park is intended to integrate the city of Padova and its industrial zone by attracting investment to the area.

ZIP and its investment partners will develop mixed-use neighborhoods that serve the growing market for affordable housing for young people and families. The creation of a large waterfront park also provides Padova with an opportunity to initiate development in a prime location.

The design hinges on the creation of an active waterfront. Prior to entering the Roncagette site, water from the Fossetta River is cleaned by a wastewater treatment plant serving northern Padova. The Roncagette River is cleaned as it flows into the park through a series of riverine wetlands. To contain contaminated sediments now present in the river bed, the Roncagette River is capped and filled. This transforms the current canal into a north-south elevated recreational path. On either side, the land is excavated to create an adjacent lake and wetland. Relocating the freight line and rail yard onto other ZIP land creates roughly two kilometers of prime waterfront property, as well as a water's edge for the village of Isola di Terranegra.

The risk of flooding is greatly reduced by expanding the storage capacity of water on site, within the new lake. Recreation parcels along the waterfront provide additional temporary flood storage during heavy rains, and become usable again soon after the floodwaters recede.

A passenger rail and local tram line will connect the area to the rest of the Padova region. Within 10 years of the project's commencement, four new neighborhoods will offer approximately 2,000 residents civic, commercial and social amenities convenient to work and study. Housing types range from row houses to five-story apartment buildings, and the homes are affordable for young professionals and families. The industrial buildings closest to the housing are retrofitted for commercial use, providing a zone of transition between residences and industry. In the older portion of ZIP, the clean Fossetta water is daylighted to create a waterfront, forming the incentive for the adaptive reuse of buildings into residential and mixed-use development.

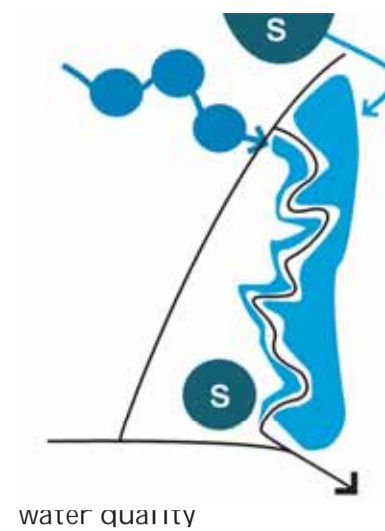
A small campus of research buildings and academic housing is proposed on the university's current property to attract high-tech industry and research. In addition, nearby housing is connected to the campus by an east-west road that continues to Padova.

West of the lake system lies the historic village of Isola di Terranegra. Its residents have easy access to the new neighborhoods' resources without losing their own neighborhood's historic character. All development -- apart from additional planting -- takes place within ZIP property.

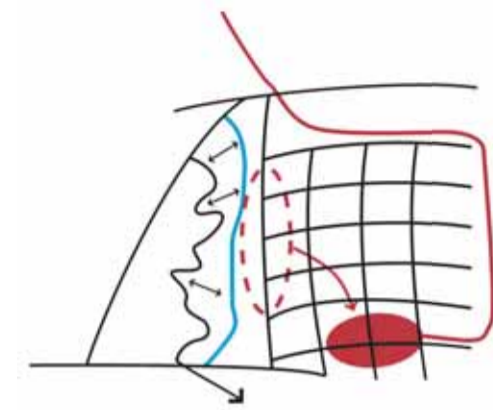
To connect the new residential areas to historic Padova, development along the San Gregorio Canal is expanded, emphasizing the existing amenities of La Scacchiera, the Gondrano e Berta riding school and the Venice Lagoon model. A ring road, pedestrian paths, and horse trails will connect these locales along a "band of destinations."

New hill landforms serve to visually distinguish the site in an otherwise flat landscape, making the land visible from afar and providing vistas of the park and region. Tree-lined view corridors between ZIP and Padova facilitate circulation, providing the area with visual identity. While the park and housing are constructed, visual connections are strengthened by incremental planting of new vegetation.

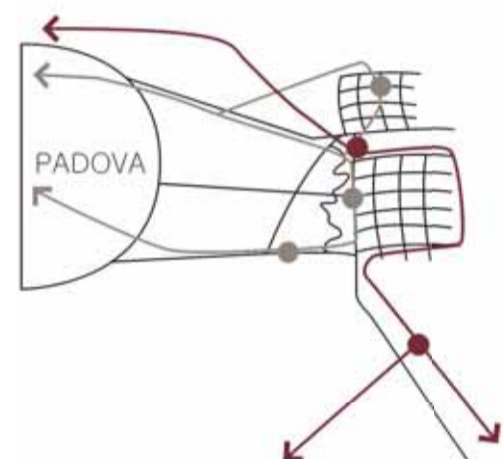
ZIP's current industrial park reduces its impacts on the environment by slowly replacing existing roofs with green roofs. It introduces bioswales that slow and filter stormwater runoff. The tree-lined streetscapes, sports fields, and commercial program improve the pedestrian environment on the industrial edge.



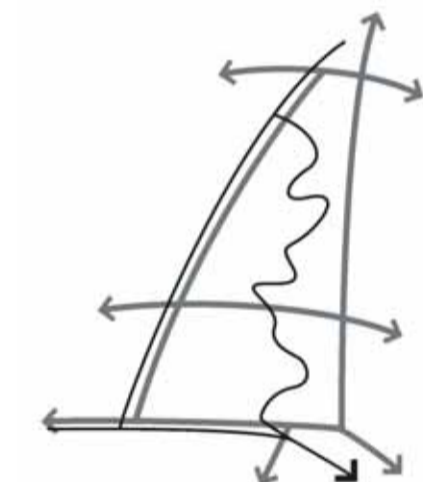
water quality



property boundaries



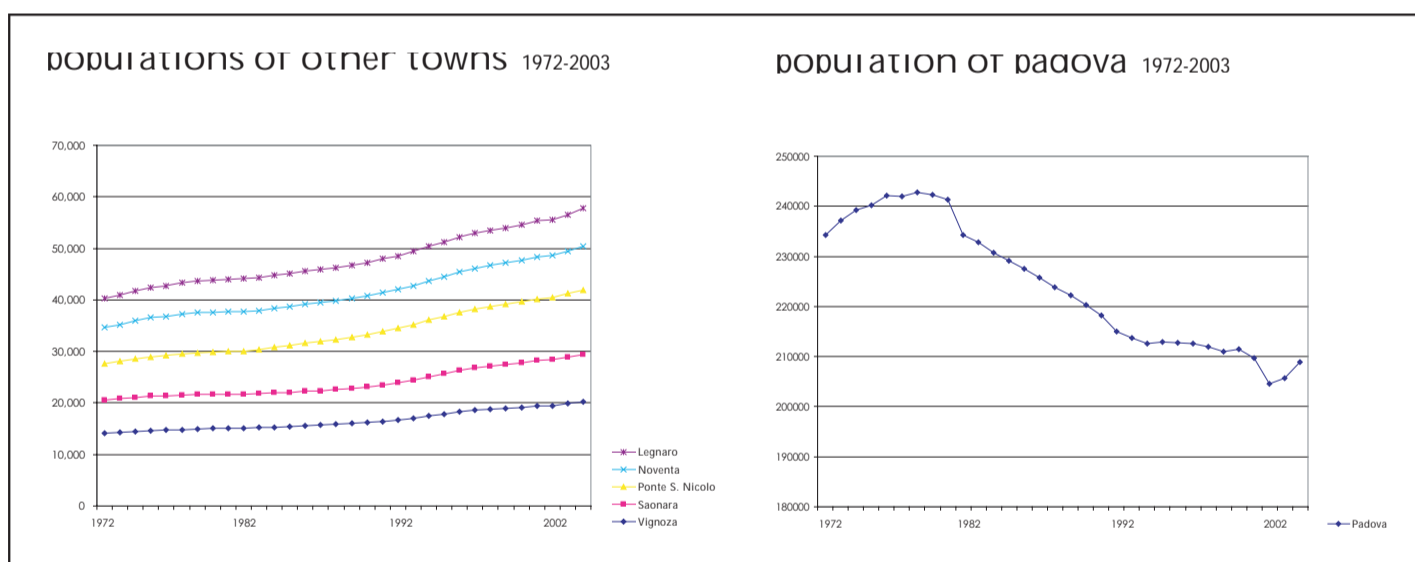
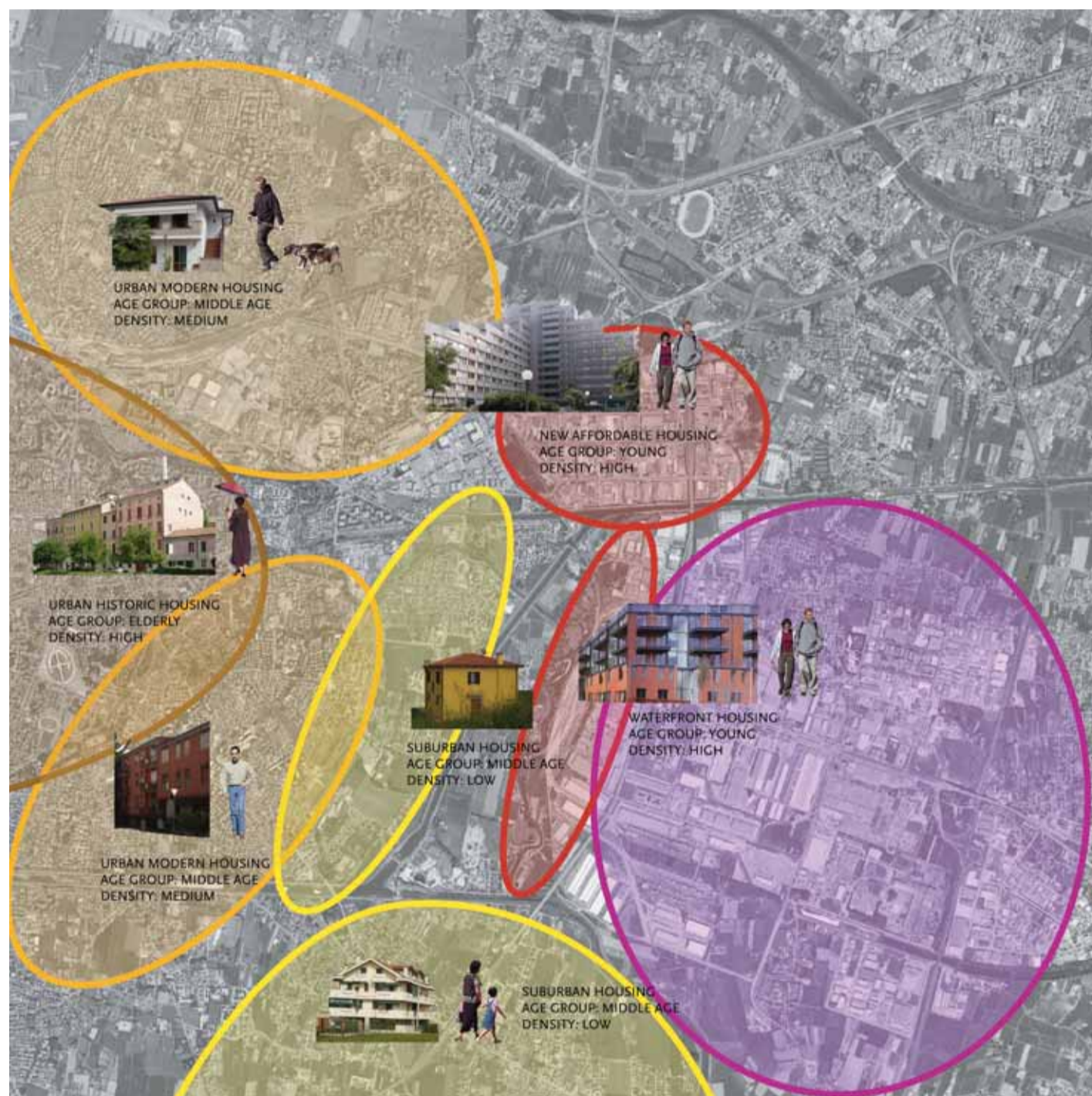
regional transportation



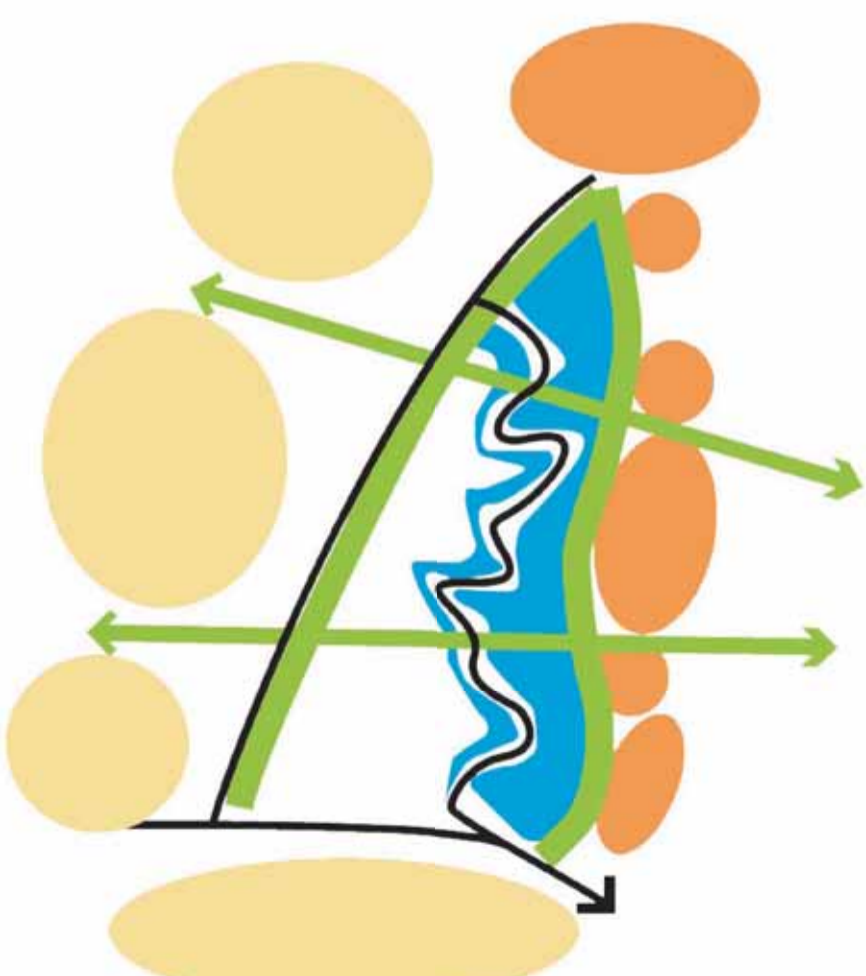
road access



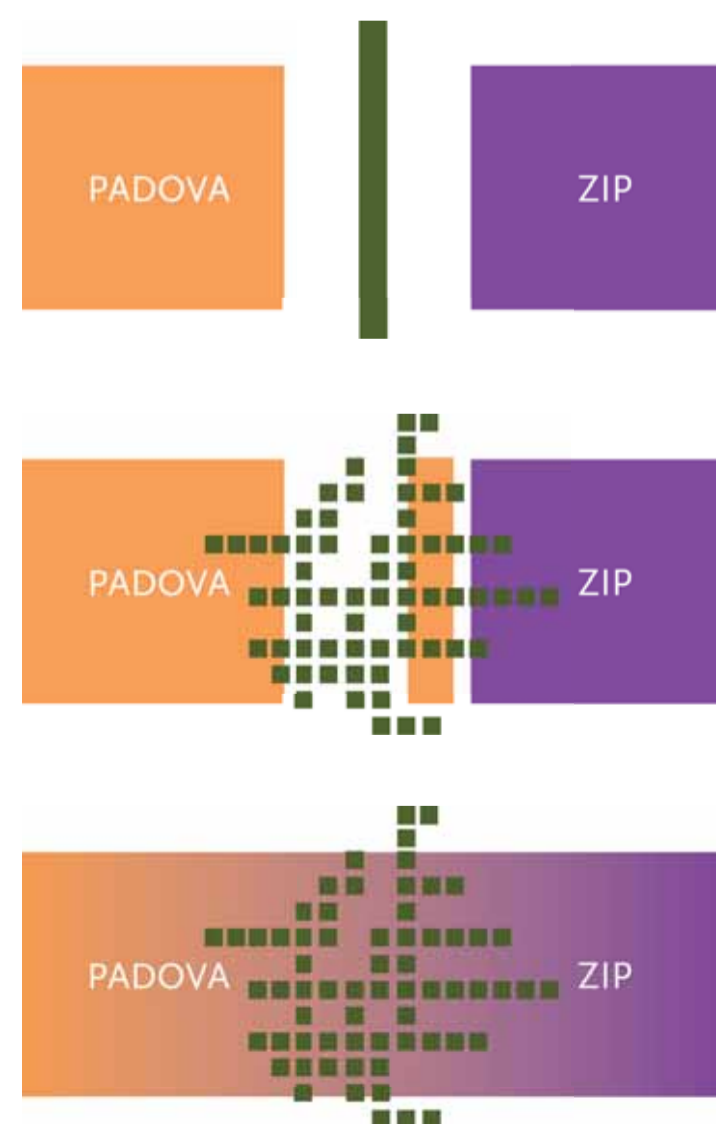
new development



The data above reveals that Padova is steadily suburbanizing. An alternative counters this trend, attracting young people to live more centrally.



concept



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