INDICE

A. OGGETTO DELLA RELAZIONE PAESAGGISTICA.....2

B. ANALISI DELLO STATO ATTUALE.....3

: ; "<=><?@?AB!?CADECFB!G@F!A@EEBA<EB<!GB!*FH@?IC J J J J J J J J J J J J J J J J J J J J J J J J J J J J J;;;;;;;;;;;;;;;;J;;;K!!

L; "@??B!MA<EBNB!MDFFC!0<E=CPB<?@!G@FFC!NBAAQ J J J J J J J J J J J J J J J J J J J J J J J J J J J J J;;;;;;;;;;;;;;;;;;;;;;;;;;;;;R!

K;)F!H@?@!>C@MCII BMABN<!B?A@E@MMCA<;;;;;;;;;;;;;;;;;;;;;J J J J J J J J J J J J J J J J J J J J J J J J J J J J J;;;;;;;;;;;;;;;;J J J;;;S!

T; +BU@FFB!GB!ADA@FC!EBF@UCHBFB!GCIFB!MAED=@?AB!GB!>BC?BOBNCPB<?@!>C@MCII BMABNCV!DEHC?BMABNC!@!A@EEBA<EBCF@;;;;;;;;;;;;;;;;;W!

T;:; 4BC?<!8@EEBA<EBCF@!GB!N<<EGB?C=@?A<!>C@MBMABN<!.4;8;";4;1;;;;;;;;;;;;;;;;;;;

A. Oggetto della Relazione Paesaggistica

+C! >E@M@?A@! 3@FCPB<?@! 4C@MC I I BMABNC! ! MB! EBO@EBMN@! CFF<! /;%;*;!B?! N<?A@MADCF@! UCEBC?A@! CF! 4;3; - ;! GB! *FH@? I C! E@FCABU<! CFFZCE@C! I BQ! GB! >E<>EB@AQ! G@FFC! "<<>@ECABUC! @b! #EA<0EDAABN<FCV! MBADCAC! AEC! F@! UB@! (CF = CPBCV! 4CAEB<ABV! "] B@MC! @! "] @! - D@UCECV! 0B?CFBPPCA<! C! M<MABADBE@! F<! /AED = @?A<! %EHC?BMABN<! CAADCABU<V! >E<><MA<! GCFFC! M<NB@AQ! N<<>@ECABUC! *_L'Ortofrutticola s.c.*`V! N<?! M@G@! B?! *FH@? I CV! UBC! (CF = CPBC! : SYV! C>>E<UCA<! GCFFZ* = = B?BMAECPB<?@! " < = D?CF@! GB! *FH@? I C!N<?!FC! (@FBH@ECPB<?@!G@F! "<?MB I FB<! " < = D?CF@! ?;!R!B?!GCAC! W! I @??CB<!L^^Y! @!N<?U@?PB<?CA<V!N<?!CAA<!G@F! ?<ACB<!+DNBC?<! , CMM<!GB! *FH@? I CV!B?!GCAC! : W!C>EBF@!L^^Y!.3@>@EA<EB<!?;!X^;TXT! [!3CNN<FAC!?;! : S;LTR1!E@ I BMAECA<!CG! *FH@? I C!BF!LW!C>EBF@!L^^Y;!

+ZCE@C!< I I @AA<!G@FF<! /AED = @?A<!%EHC?BMABN<!0C!>CEPBCF = @?A@!>CEA@!GB!D?!*territorio costiero compreso in una fascia della profondità di 300 metri dalla linea di battigia"*! EBN<?<MNBDA<! \DCF@! H@?@! >C@MC I I BMABN<! GCF! N< = = C! C1! G@FFZCEABN<F<! : TL!!G@F!! (@NE@A<!!+@ I BMFCABU<!LL! I @??CB<!L^^TV!?;!TL!`*Codice dei beni culturali e del paesaggio*`;!

+C! 3@FCPB<?@V! UB@?@!E@GCAAC! N<@E@?A@ = @?A@! CFF@! B?GBNCPB<?B! G@0B?BA@! GCF! (@NE@A<! G@F! >E@MBG@?A@! G@F! "<?MB I FB<! G@B! = B?BMAEB! : L! GBN@ = HE@! L^^R!E@FCABU<! CFFC! G<ND = @?ACPB<?@! ?@N@MMCEBC! CFFC! U@EB0BNC! G@FFC! N< = >CABHBFBAQ! >C@MC I I BMABNC! G@ I FB!B?A@EU@?AB!>E<><MABV!CB!M@?MB!G@FF5CEABN<F<! : TSV!N< = = C!KV!G@F! "<GBN@!G@B!H@?B!NDFADECFB!@!G@F!>C@MC I I B<!GB!ND8!CF! G@NE@A<!F@ I BMFCABU<!LL! I @??CB<!L^^TV!?;!TL;!

B. Analisi dello stato attuale

1. Componenti naturali del territorio di Albenga

4@E!D?C!N<EE@AAC!G@0ß?ßBPß<?@!G@FFC!MßADCPß<?@!G@F!N<?A@MA<!>C@MC❙❙ßMAßN<!ß?!NDß!c!MACA<!MUßFD>>CA<!ß F!>E<❙@AA<!!G@F!?D<U<!/;%;*;!

MB!c!>E<N@GDA<!CG!D?C!MB?A@AßNC!C?CFßMß!G@FF@!N<==><?@?AB!?CADECFß!G@F!A@EEßA<Eß<!Gß!*FH@?❙C;!

)F!8@EEßA<Eß<!*FH@?❙C?@M@!.<!)?❙CD?<1!N<MAßADßMN@V!EßM>@AA<!Cß!NCECAA@Eß!>ßd!EßN<EE@?AB!G@F!A@EEßA<Eß<!E@❙ß<?CF@V!D?C!_@NN@Pß<?@`;!

)F!0ßD=@!"@?ACV!N]@!N<?!ß!MD<ß!>Eß?Nß>CFß!C00FD@?AB!V!*EE<MNßC!@!&@UCV!]C!D?!HCNß?<!ßGE<❙EC0ßN<!Gß!TL^!e=\!V!]C!0<E=CA<!FZD?ßNC!

U@EC!❙EC?G@!>ßC?DEC!G@FFC!+ß❙DEßCV!GC!M@==>E@!0C=<MC!>@E!F@!N<FADE@!C❙EßN<F@!@G!<EA<0F<EßN<F@;!

f D@MAC!M>@NßOßNßAQ!]C!N<?GßPß<?CA<!0<EA@=@?A@!ßF!EC>><EA<!AEC!ßF!=CE@!@!F@!CFADE@!G@FFZ!@?AE<A@EEC!a!=<FA<!>ßd!F<?AC?@!EßM>@AA<!

CFF@!CFAE@!P<?@!N<MAß@E@!G@FFC!+ß❙DEßC!@!!AEC!ßF!=CE@!@G!ßF!N@?AE<!MA<EßN<!a!_*sospinto*`!F<?AC?<!GCFFC!N<MAC!GCß!G@><MßAß!CFFDUß<?CFß!

G@F!0ßD=@;!

$ <FA<!NCECAA@EßMAßN<!c!ßF!A@EEßA<Eß<!C❙EßN<F<!N]@V!C!GßOO@E@?PC!G@F!E@MA<!G@FFC!E@❙ß<?@V!ß?!NDß!c!N<MAE@AA<!CG!@MA@?G@EMß!?@FF@!

C?❙DMA@!>ßC?DE@!AEC!ßF!=CE@!@!FC!=<?AC❙?C!<!MDß!Eß>ßGß!A@EECPPC=@?AB!NE@CAß!?@ß!M@N<Fß!GCFFZD<=<V!AE<UC!C=>ß<!M>CPß<!?@FFC!

>ßC?CV!E@MC!0@EAßF@!GCF!0ßD=@!.CF=@?<!?@FF@!MD@!>ßdßB==@GßCA@!UßNß?C?P@1!@!_GßO@MC`!GCFFC!HCEEß@EC!G@FFC!0@EE<UßC;!

"<?!FC!M@=>FßOßNCPß<?@!N]@!D?!G<ND=@?A<!N<=@!FC!>E@M@?A@!3@FCPß<?@!4C@MC❙❙ßMAßNC!EßN]ß@G@V!M<?<!MACA@!ß?GßUßGDCA@!T!

GßOO@E@?AB!N<=><?@?AB!?CADECFß!G@F!A@EEßA<Eß<!Gß!*FH@?❙C;!

- FZC=Hß@?A@!=CEß?<!G@FFC!0CMNßC!N<MAß@EC!.N0E;!9ß❙DEC!:!@!L1V!NCECAA@EßPPCA<!GCFFC!A<ACF@!=C?NC?PC!Gß!EßFß@Uß!@!>E<=<?A<EßV!GCF!

>E<0<?G<!@MADCEß<!G@F!"@?ACV!GCFFC!>E@M@?PC!G@FFC!Fß?@C!0@EE<UßCEßC!?@FF@!ß==@GßCA@!UßNß?C?P@!G@FFC!N<MACV!GC!D?C!M>ßC❙❙ßC!

><N<!>E<0<?GCV!GC!><N]ß!ß?M@GßC=@?AB!M>@NßCFßPPCAß!>@E!FC!HCF?@CPß<?@!.N0E;!9ß❙DEC!K1!@!GCFF@!?<A@U<Fß!@=@E❙@?P@!

>C@MC❙❙ßMAßN]@!G@FFZßM<FC!-CFFß?CEC!.N0E;!9ß❙DEC!T1!@!G@FFZC=>ß<!_*arco*!_!G@F!-<F0<!Gß!-@?<UCg!



9ß❙DEC!:!9<A<!C@E@C!GCF!5@?AE<A@EEC!



9ß❙DEC!L!9<A<!C@E@C!GCF!=CE@!



9ß❙DEC!K!)?M@GßC=@?AB!MDFFC!M>ßC❙❙ßC

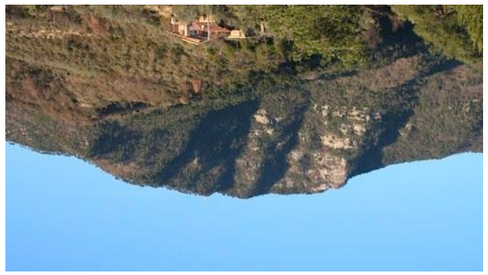


9ß❙DEC!T!OßMAC!G@FF5M<FC!-CFFß?CEC!GCFFC!M>ßC❙❙ßC

9%IDEC?S1O%MAC?G@FCIp<?CIN<FB?CE@



9%IDEC?:^i$<?A@i,%i?<?@i



9%IDEC?:::i$<?A@i4@MCFA<i

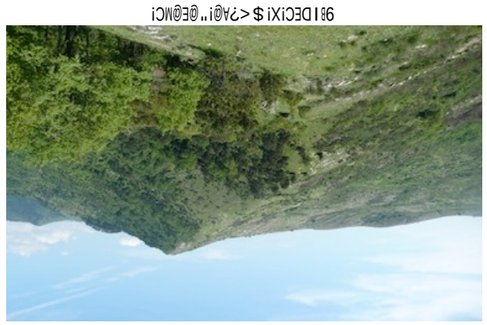


/D FF@i >EB=@i GD@i N<==><?@?A@Vi N<==@i =@IR<i MCE9i N]%CE8A<i ?@8i NC>8A<F8i M@ID@?A8Vi >@MCi D?i >E<0<?G<i G@IECG<i DEHC?BMA8N<h8?M@G8CA8U<Vi Ci NCDMCi G@FF<i MU8FD>><i 8==<H88RCE@i @Gi 8?0ECMAEDAADECF@i 8EECP8<?CF@i @i G@\DCF80NC?A@i F@i C??8i !M@MMC?ACh%M@AAC?AC;!

+%@?AE<A@EECV!M<>ECADAA<i\D@F<i G@8iEF%@U8i>8di CFA8Vi ciADA4<ECi EBN<?<MN8H8F@iN<==@iD?i_C=H8@?A@i?CADECF@`Vi G<ACA<i G8i?<A@U<F8i

UCF@?P@i>C@MC!!BMA8N]@;

9%IDEC?:Xi$<?A@i"@E@MCi



9%IDEC?Yi$<?A@i*NDA<i



9%IDEC?W!4C?<EC=C!GC8i=<?4B!G@FZ@?E<A@EEC



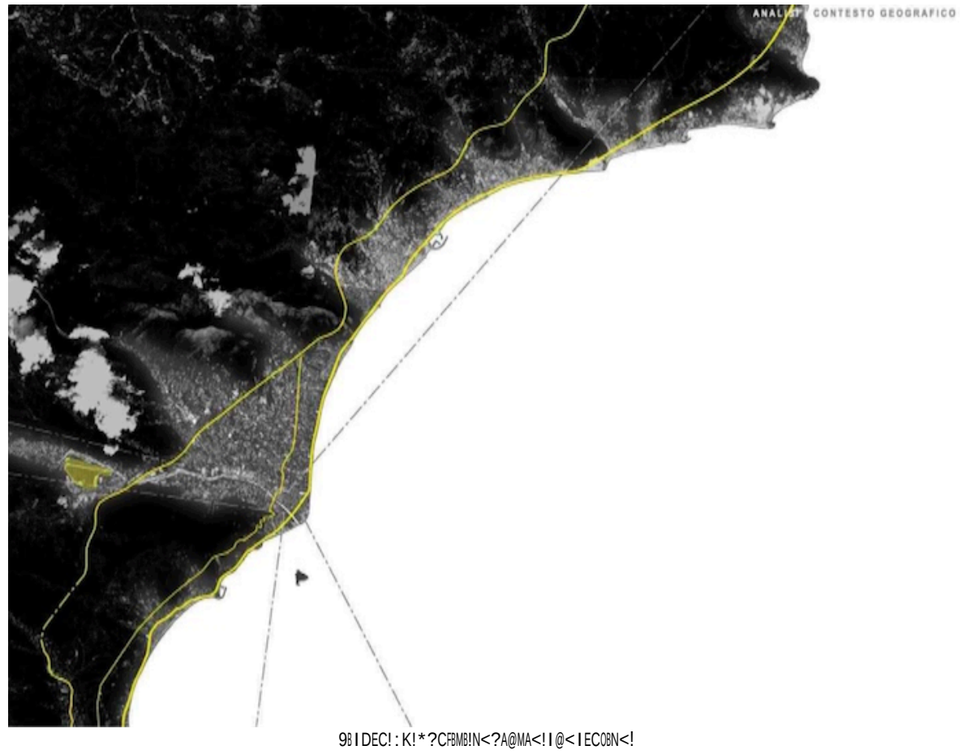
- F@!P<?@!N<FF?CE8!A@EECPPCA@i.N0E;!9%!DEC!S1!G<=8?CA@!GCF@!N<FADE@!G@FFDF8U<i@!G@FCiU8A@!a!=@?<!EBF@UC?A8!EBM>@A4<!C!\D@F@!GB!
N<FADE@i<EA<0F<EBN<f@ViGCiD?i!EC?!D=@E<i!G8!ME@AADE@i08MM@Vi!MBCiG<ACA@i!G8!MAEDAADE@i?<?!>@E=C?@?A8!@i
M=<?ACH8FB!@iGCi8?M@G8C=@?A8i>E@UCF@?A@=@?A@!i!E@M8G@?PBCF8!M>CEM8!WDFiA@EEA<EB

2. Cenni storici sulla formazione della città

*FH@?ıC! c! "BAAQ! GB! <EBıß?@! 3<=C?C;! &CMN@! MDFFC! N<MAC! .N0E;! 9ßıDEC! : L1V! ß?! D?C! ><EPß<?@! GB! A@EEBA<EB<V! ß?! \D@F! A@=><V! ?<?!
CGßCN@?A@!CF!0ßD=@!"@?ACV!N]@!CFF<EC!M0<NßCUC!ß?!=CE@!NßENC!D?!N]BF<=@AE<!>ßd!C!?<EG;!
&@B!M@N<FBV!FC! "BAAQ! MB! MUßFD>>C! @! MB! N<?0<E=CV! ?@F! =@GB<! @U<V! N<=@! "BAAQ! 0<EABOßNCACV! NB?AC! GC! =DEC! MD! ADAAB! B! FCABV! MDFF5@M@=>B<!
G@FF@! jbastidej !0EC?N@MBV!N<=@!FC!?<?!F<?AC?C!*BıD@M! $ <EA@M!?@FFC!E@ıB<?@!G@FFC! "C=CEıD@;!
&@B!M@N<FBV!BF!N<EM<!G@F!0ßD=@!"@?ACV!MB!=<GßOßNC;!)F!?D<U<!N<EM<!FC=HßMN@V!N<Mk!N<=@!0C!<ıIBV!F@!=DEC!G@FFC! "BAAQ;!
)!M@GB=@?ABV!><EACAB!CF!=CE@V!CFF<?AC?C?<!BF!?DNF@<!<EBıß?CF@!GCFFC!N<MACV!NE@C?G<!D?C!?D<UC!><EPß<?@!GB!A@EEBA<EB<;!
+C! NE@CPß<?@! G@FFC! 0@EE<UßC! N]@! D?ßMN@! - @?<UC!C!O@?AB=BıFßC! AEC! FC! 0ß?@! G@F! : X^^! @! F5ß?ßPß<! G@F! M@N<F<! MN<EM<V! EC>>E@M@?AC! BF!
>EB=<!B=><EAC?ABMMB=<!M@ı?<!GB!GßMN<?AB?DßAQ!?@FF<!MUßFD>><!DEHC?<!GB! *FH@?ıC!.N0E;!9ßıDEC! : K!@! : T1;!
fD@MAC!FB?@C!0@EE<UßCEßC!?<?!UB@?@!N<MAEDßAC!M<FAC?A<!>@E!NE@CE@!D?C!?D<UC!UßC!GB!N<FF@ıC=@?A<!N<?!FC!9EC?NßCV!=C!C?N]@!>@E!
0ß?CFßAQ!GB!AB><!=BFßACE@!@G!@N<?<=BN<;!
+C! FB?@C! UB@?@V! ß?0CAABV! N<MAEDßAC! C! =CE@V! N<?! D?C! =CMMßNNßCAC! N]@! ß?ßPßCUC! CF! N<?0ß?@! CAADCF@! N<?! BF! N<=D?@! GB! !*FCMMB<!@!
A@E=ß?CUC!CFFC!0ß?@!G@F!N<=D?@!GB!"@EßCF@;!
fD@MA<!><MBPß<?C=@?A<! UB@?@! G@NBM<! >@E! >@E=@AA@E@! N]@! F@! A@EE@! UßNß?<! CF! =CE@! .A@EE@?B! >CFDG<MB! @! MCF=CMAEBV! M<ıI@AAB! C!
N<?AB?D@!ß?<?GCPß<?B1!><A@MM@E<!@MM@E@!H<?B0ßNCABV!CD=@?AC?G<!FC!MD>@E0ßNB@!CıEBN<FC!G@FFC!>ßC?C;!
+C!=CMMßNNßCAC!C!=CE@V!ß?<FAE@V!]C!D?!0CAA<E@!GB0@?MBU<!a!=<FA@!@EC?<!MACA@V!ß?0CAABV!F@!?CUB!@!IFB!@M@ENßAB!N]@!?@B!M@N<FB!>CMMCAB!
CU@UC?<!MN@FA<!FC!ıEC?G@!>ßC?C!CFH@?ıC?@M@!N<=@!M>ßCıIßC!GC!MHCEN<!>@E!F@!AED>>@;!
+C!FB?@C!0@EE<UßCEßC!GB!N<FF@ıC=@?A<!!N<?!FC!9EC?NßC!UB@?@V!\Dß?GB!E@CFßPPCAC!ß?!><MBPß<?@!E@FCABUC=@?A@!F<?AC?C!EBM>@AA<!CF!
?DNF@<!MA<EBN<!G@FFC! "BAAQ;!



9ßıDEC! : L!/N]@=C!G@FF<!MUßFD>><!G@FFC!NBAAQa!MUßFD>>><!G@FFC!NBAAQ!E<=C?C!.C!MB?ßMAEC1V!MUßFD>>><!G@FFC!NBAAQ!M@N;!ıI)ıI!.CF!N@?AE<1V!MUßFD>>><!G@FFC!
NBAAQ!M@N;!ıIıI!.!C!G@MAEC1!



9ßıDEC! : K!*?CFßMB!N<?A@MA<!ıI@<ıIEC0ßN<!
!



9ßıDEC! : T!*?CFßMB!N<?A@MA<!DEHC?<!
! !

!

/DHBA<!G<><!FC!N<MAEDPB<?@!G@FFC!0@EE<UBCV!FC!"BAAQ!MA<EBNC!N<=B?NBC!CG!@M>C?G@EMB!U@EM<!FC!MACPB<?@!0@EE<UBCEBC!.N0E;!9B!DEC!:L1;!!

+C!NE@MNBAC!CUUB@?@V!GC>>EB=CV!B?!=<G<!<EGB?CA<!a!MDFF@!?D<U@!GBE@AAEBNBV!GBM@!?CA@!N<=@!UBCFB!CFH@ECAB!AEC!F<E<!>CECFF@FBV!U@?!<?<!E@CFBPPCA@!F@!?D<U@!N<EAB?@!GB!@GBOBNB;!!

+C!>E@M@?PC!G@FFC!/ACPB<?@!0@EE<UBCEBC!>E<=D<U@!FC!NE@CPB<?@!GB!M>CPB!N<==@ENBCFBV!HCEV!CFH@E!]BV!EBMA<EC?ABa!*FH@?!C!E@CFBPPC!D?!?D<U<!j*centro*jV!N]@!C?N<EC!<!!B!=C?AB@?@!F@!MD@!NCECAA@EBMABN]@!CAAECAABU@!@!GB!M@EUBPB<V!@!MB!C!!BD?!@!CFF<!MAEC<EGB?CEB<!?DNF@<!MA<EBN<;!

(<><!FC!M@N<?GC!!D@EEC!=<?GBCF@V!C?N]@!*FH@?!CV!N<=@!\DCMB!ADAA@!F@!"BAAQ!BACFBC?@V!MDHBMN@!!FB!@00@AAB!?@!CABUB!G@FFC!!EC?G@!NE@MNBAC!@N<?<=BNC!@!G@F!N<?M@!D@?A@!=CMMBNNB<!B?DEHC=@?A<!GB!D?!4C@M@V!0B?<!C!\D@F!=<=@?A<V!0<EA@=@?A@!C!EBN<F<!.N0E;!9B!DEC!:L1;!!

*!\D@MAB!0@?<=@?B!MB!C!!BD?!@V!\DCFN]@!C??<!G<><V!FC!NE@MNBAC!G@FF@!j*seconde case*j!a!AB>BNC!GB!D?C!E@!B<?@!U<NCPB<?CF=@?A@!ADEBMABNC!a!@!NBm!?<?<MAC?A@!N]@!FC!0@EE<UBC!M>@PPB!!ECU@=@?A@!BF!EC>><EA<!N<?!BF!=CE@V!N<?!FC!H@FF@PPC!G@F!>C@MC!!B<!N<MAB@E<V!N<?!F@!CFA@!=<?AC!?@!G@FF5*>>@??B?<!@!FC!UBNB?C?PC!G@FF5BM<FC!-CFFB?CEC!.N0E;!9B!DEC!:R1;!



9B!DEC!:R!4C@MC!!B<!N<MAB@E<!@!BM<FC!G@FFC!-CFFB?CEC!

+C!"BAAQ!M<>><EAC!FC!MDC!=C!!B<E@!@M>C?MB<?@V!=C!B?!=<G<!?<?!>BdB!<EGB?CA<;!)F!A@MMDA<!DEHC?<V!C?N<EC!<!!B!UBMBHBF@V!MB!j*sfrangia*j!B?!<!?B!GBE@PB<?@!.N<?!FC!M<FC!@MNFDMB<?@!G@FF@!CE@@!<EABN<F@!U@EM<!"@EBCF@V!C!?<EG1!B?!D?!EC?!?D=@E<!GB!@GBOBNBV!AEC!GB!F<E<!MF@!CABV!B?!D?C!EC?G@!*periferia*`V!M@?PC!D?!*cuore*`!@!M@?PC!*centralità*`;!

!

3. Il bene paesaggistico interessato

"<=@!c!MACA<!!BQ!COO@E=CA<V!+ZCE@C!<!!@AA<!G@FF<!/AED=@?A<!%EHC?BMABN<!0C!>CEPBCF=@?A@!>CEA@!GB!D?!*_territorio costiero compreso in una fascia della profondità di 300 metri dalla linea di battigia"*!EBN<?<MNBDA<!\DCF@!H@?@!>C@MC!!BMABN<!GCF!N<==C!C1!G@FFZCEABN<F<!:TL!!G@F!!(@NE@A<!!+@!BMFCABU<!LL!!@??CB<!L^^TV!?;!TL!`*Codice dei beni culturali e del paesaggio*`;!

'Z!N<EE@AA<!EBN<EGCE@!N<=@!\D@MAC!ADA@FC!G@EBUB!B?!=<G<!GBE@AA<!@G!@M>FBNBA<!GCFFC!+@!!@!TK:hXRV!>BdB!?<AC!N<=@!*_Legge Galasso*`V!GCF!?<=@!G@F!!EC?G@!MA<EBN<!?C><F@AC?<!-BDM@>>@!-CFCMM<V!C!\D@F!A@=><!$B?BMAE<!G@B!,@?B!"DFADECFB;!

)F!H@?@!>C@MC!!BMABN<!B?A@E@MMCA<!cV!\DB?GBV!FC!N<MAC!=CEB?C!@!NB<c!\D@FFC!><EPB<?@!GB!A@EEBA<EB<!GB!*_confine*`!AEC!FC!A@EEC0@E=C!@G!BF!=CE@;!!

/B!AECAAC!GB!D?C!ADA@FC!N]@!EB!DCEGC!CM>@AAB!E@FCABUB!CFFC!>@EN@PB<?@!N<=>F@MMBUC!G@F!_H@?@!>C@MC!!BMABN<`V!AEC!NDB!c!><MMBHBF@!B?GBUBGDCE@!a!

- BF!>C@MC!!B<!?CADECF@g!
- FZCMM@AA<!U@!@ACPB<?CF@g!
- BF!>C@MC!!B<!C?AE<>BPPCA<g!
- F@!@=@E!@'?P@!MA<EBN]@!@!@G!CEN]BA@AA<?BN]@!>E@M@?AB!
- FC!>@EN@PB<?@!G@FFC!N<MAC!GCF!=CE@g!
- FC!>@EN@PB<?@!G@FFC!N<MAC!GC!A@EECg!
- FC!\DCFBAQ!@!FC!UBMBHBFBAQ!G@FF<!_M0<?G<`!N<MABADBA<!GCFFZ@?AE<A@EEC;!

+C!N<=>F@MMBAQ!GB!\D@MAB!CM>@AAB!E@?G@!B?GBM>@?MCHBF@!.B?!=BMDEC!>E<HCHBF=@?A@!MD>@EB<E@!EBM>@AA<!CG!CFAEB!H@?B!>C@MC!!BMABNB!ADA@FCAB1!D?ZC?CFBMB!N<=>F@AC!G@B!NCECAA@EB!>C@MC!!BMABNB!G@FFZCE@C!B?!ND8!c!>E@UBMA<!FZB?A@EU@?A<!@V!CF!A@E=B?@!GB!ACF@!C?CFBMBV!FC!G@0B?BPB<?@!G@F!E@FCABU<!N<?A@MA<!>C@MC!!BMABN<;!

8CF@!C?CFBMB!G@U@V!<UUBC=@?A@!@MM@E@!>E@N@GDAC!GCFFC!G@0B?BPB<?@!G@B!FBU@FFB!GB!ADA@FC!G@FFZCE@C!GB!B?A@EU@?A<V!EBF@UCHBFB!GC!FB!MAED=@?AB!GB!>BC?B0BNCPB<?@!>C@MC!!BMABNCV!DEHC?BMABNC!@!A@EEBA<EBCF@;!

! !

4. Livelli di tutela!rilevabili dagli strumenti di pianificazione paesaggistica, urbanistica e territoriale

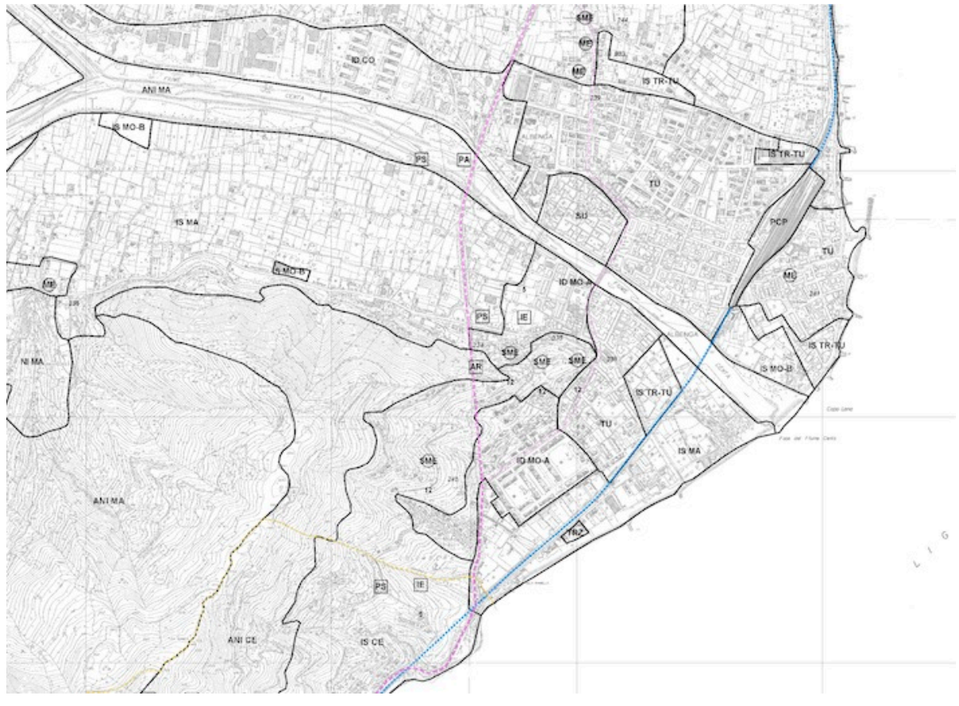
4.1 Piano Territoriale di coordinamento paesistico (P.T.C.P.)

+C!3@!B<?@!+B!DEBC!@5!MACAC!FC!>EB=C!E@!B<?@!BACFBC?C!C!G<ACEMBV!C!M@!DBA<!G@!FB!<HHFB!B!>E@UBMAB!GCFF@!?<E=@!MACACFBV!!GB!D?!4BC?<!4C@MBMABN<V! ?<?<MAC?A@! FC! N<=>F@MMBAQ! @! FC! EBNN]@PPC! G@F! MD<! A@EEBA<EB<;!*!GBOO@E@?PC!GB! =<FA@!CFAE@!>CEAB!G5)ACFBCV!c!><MMBHBF@!\DB?GBV!COO@E=CE@!N]@V!C!FBU@FF<!GB!>BC?BOBNCPB<?@!>C@MBMBABNC!E@!B<?CF@V!@MBMA@! D?C! N<?M<FBGCAC! G@OB?BPB<?@! G@FF@! N<?GBPB<?B! GB! ADA@FC! G@B! H@?B! >C@MC!!BMABNB;!+5CE@C!GB!B?A@EU@?A<!C>>CEAB@?@!CFF5*=HBA<!?;!K^!2!*FH@?!C!2!"@EBCF@;!!

)?!ACF@!C=HBA<!B!NCECAA@EB!!@?@ECFB!G@F!>C@MC!!B<V!M@N<?G<!BF!4;8;";4;V!M<?<!N<MABADBAB!a!

- GCB!**rilievi montuosi**!a!AEC!B!>Bd!B=><EAC?AB!BF!=<?A@!*NDA<V!BF!=<?A@!4@MCFA<V!BF!=<?A@!"@E@MC!@G!BF!=<?A@!4B!?<?@g!
- GCFFC!!EC?G@!@!NCECAA@EBMABNC!**pianura alluvionale**!AEC!BF!A<EE@?A@!&@UC!@G!BF!A<EE@?A@!*EE<MNBCV!COOFD@?AB!G@F!HE@U@V!=C!=<FA<!B=><EAC?A@!OBD=@!"@?ACV!GC!M@N<FB!G@GBNCAC!CFF@!N<FADE@!C!EBN<F@V!N]@!GB!@MA@?G@!OB?<!CF!=CE@g!
- **dall'ambiente di tipo rurale delle zone collinari**V!?@FF5B?A@E?<!AEC!FC!>BC?C!@G!B!=<?ABV!B?!NDB!MB!EBAE<UC?<!OEDAA@AB!@G!DFBU@ABg!
- GCFFC!>@E=C?@?PC!GB!D?!>C@MC!!B<!N<MAEDBA<!GB!>E@UCF@?A@!**matrice agraria**g!
- GC!D?!N@?AE<!DEHC?<!NCECAA@EBPPCA<!GCFFC!>E@M@?PC!GB!D?ZD?BNC!**"trama urbana" compatta**g!
- GC! D?C! N<MA@FFCPB<?@! GB! **polarità urbane**V! N<MABADBA@! GC! C!!E@!CAB! N<=>CAAB! N<?! MUBFD>><! FB?@CE@! @G! C! =C!FBCV! FD?!<! F@!GBE@AAEBNB!G@B!N<EMB!GZCN\DC!G@FFZ*EE<MNBC!@!G@F!&@UC;!
- GC!**emergenze storiche ed archeologiche**!N<MABADBA@V!>EB?NB>CF=@?A@!GCFFC!"BAAQ!3<=C?CV!GCB!E@MAB!GB!MAECG@!E<=C?@V!GC!D?!><?A@!=@GB<@UCF@!V!GC!B?M@GBC=@?AB!E@FB!B<MB;!

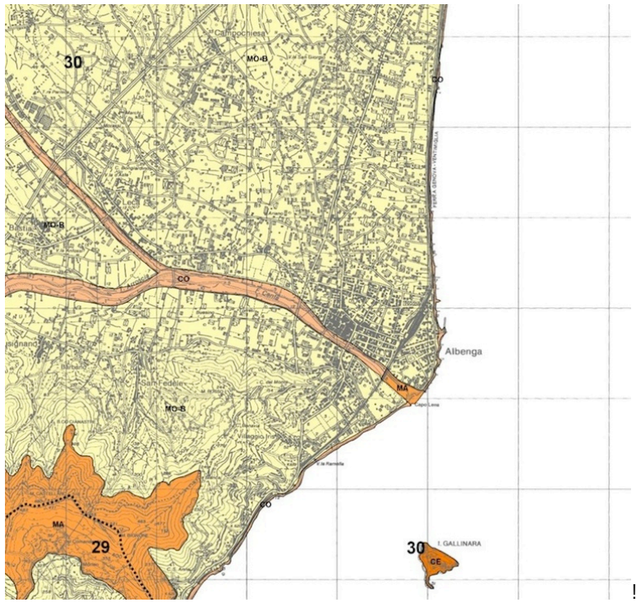
)?!MB?A@MBV!BF!4;8;";4;!EBN<?<MN@!CFFZC=HBA<!GB!*FH@?!C!@!"@EBCF@!D?C!B?A@!ECPB<?@!GB!UCF<EB!C=HB@?ACFB!GBE@AAC=@?A@!N<FF@!CAB!C!M>@NBOBNBAQ! =<E0<F<!BN]@V! \DCFB! CE@@! >BC?@!!BC?AB! N<?AEC>><MA@! C! MCFB@?AB! <E<!ECOBNBV! C! NCECAA@EB! GB! AB><! U@!@ACPB<?CF@!.>E@G<=B?C?PC!G@F!>C@MC!!B<!C!ECEB<1!@!A@MAB=<?BC?P@!G@F!>C@MC!!B<!N<MAEDBA<!.N0E;!9B!DEC! : S1;!

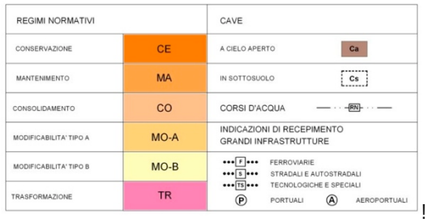


9B!DEC! : S!'MAECAA<!GCF!4;8;";4;a!MN]@GC!?;!LS!

+5CE@C!B?A@E@MMCAC! GCF! /;%;*;! @5! B?GBUBGDCAC! GCF! 4;8;";4;! 3@!B<?CF@! N<?! D?C! M>@NBOBNC! >@EB=@AECPB<?@! N]@! ?@! G@OB?BMN@! D?C! >E@NBMC!M>@NBOBNBAQ;!

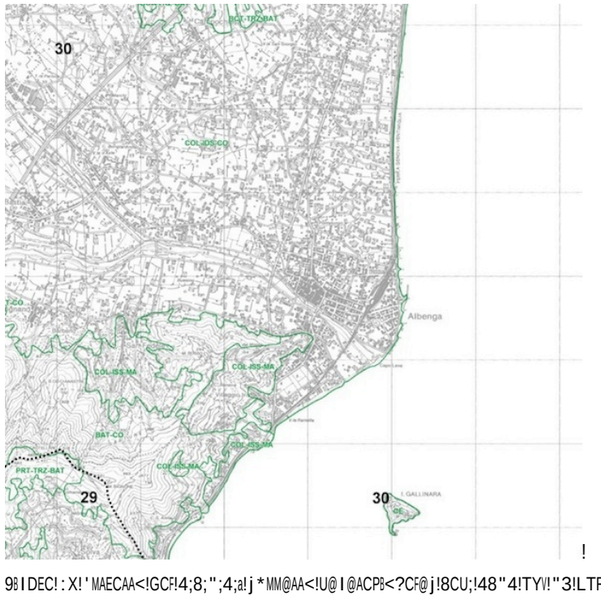
3@FCABUC=@?A@! CFF5**assetto geomorfologico**! .N0E;! 9B!DEC! : W1V! !F5CE@C! UB@?@! G@OB?BAC! N<=@! G<ACAC! GB! j=<GBOBNCHBFBAQ! GB! AB><! , j! . $ #2 , 1! @V! \DB?GBV! N<=@! ><EPB<?@! GB! A@EEBA<EB<! ?<?! CMM<!!@AACAC! CB! E@!B=B! ?<E=CABUB! G@FFC! E@FCABUC! M@PB<?@! G@F! 4BC?<;! - FB! B?A@EU@?ABV!B?!ACF@!P<?C!G<UEC??<!B?O<E=CEMB!C!NEBA@EB!GB!N<EE@AA<!B?M@EB=@?A<!C=HB@?ACF@!GCF!>D?A<!GB;!OBMACV!<UUBC=@?A@V!GB!AB><!!@<=<E0<F<!BN<;!

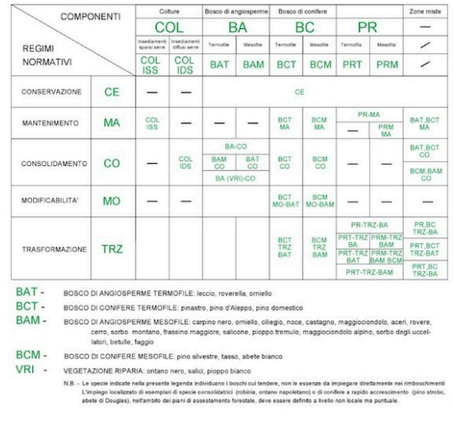




9B!DEC! : W!'MAECAA<!GCF!4;8;";4;a!j*MM@AA<!!@<=<E0<F<!BN<j!8CU;!48"4!TY\!"3!LTR;L!

3@FCABUC=@?A@! CFF5**assetto vegetazionale**\! .N0E;! 9B!DEC! : X1! AECAAC?G<MB! GB! D?! C=HBA<! DEHC?<\! ?<?! U@?!<?<! GCA@! >CEABN<FCEB! B?GBNCPB<?B;!





9B!DEC! : X!'MAECAA<!GCF!4;8;";4;a!j*MM@AA<!U@!@ACPB<?CF@!j!8CU;!48"4!TY\!"3!LTR;L!

3@FCABUC = @?A@! CFFZ**assetto insediativo**V! .NOE;! 9B I DEC! : Y1! BF! 4BC?<! B?GBUBGDC! FZCE@C! N<?! AE@! MB I F@V! N<EEBM><?G@?AB! C! K! GBOO@E@?AB! G@OB?BPB<?B!G@FFZCE@C!a!

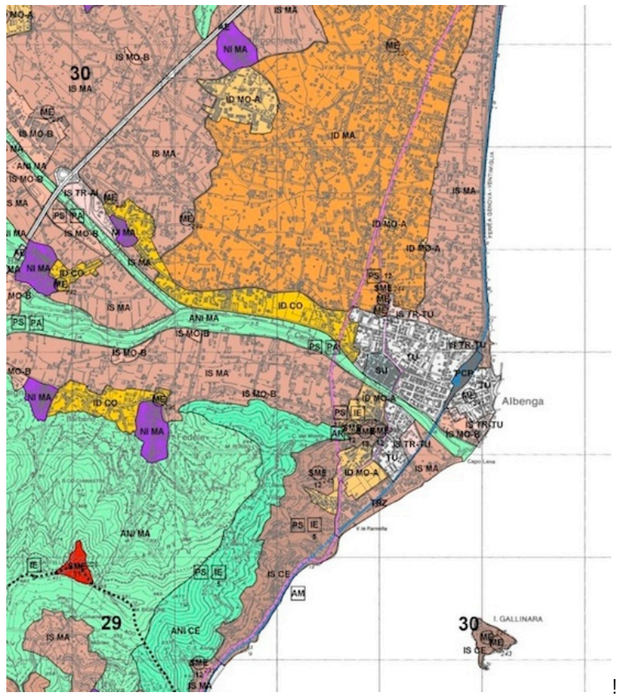
- **IS**! n! N<EEBM><?G@?A@! CFFC! NFCMMBOBNCPB<?@! N<=@! **insediamento sparso**! a! B?GBNCPB<?@! EBO@EBHBF@! CFFC! UBNB?C?PC! @G! CFFC! >CEPBCF@! C>>CEA@?@?PC!G@FFZCE@C!>@EB=@AECAC!CF!N<?A@MA<!B?M@GBCABUB!G@FFC!CGBCN@?A@!P<?C!C I EBN<FC!.<EA<0F<EBN<FC1g!
- **TU**! n! N<EEBM><?G@?A@! CFFC! NFCMMBOBNCPB<?@! N<=@! **tessuto urbano**! a! B?GBNCPB<?@! N] @! N] BCEBMN@! FZC>>CEA@?@?PC! C?N] @! .@! 0<EM@! >E@UCF@?A@=@?A@1!CF!N@?AE<!CHBACA<!GB! * FH@? I CV!M@>>DE@!B?!><MBPB<?@!G@N@?AECACg!
- **TR**! n! N<EEBM><?G@?A@! CFFC! NFCMMBOBNCPB<?@! N<=@! CE@C!>E@GBM><MAC! CFFC! **trasformazione**! a! B?GBNCPB<?@! EBO@EBHBF@! CFFZB?N<? I EDBAQ! AB><F< I BNC! @! GZDM<! G@FFC! M@G@! G@FFC! " <<>@ECABUC! #EA<0EDAABN<FCV! EBM>@AA<! CB! A@MMDAB! NBEN<MAC?AB! @G! CFFC! 0<EA@! >E@GBM><MBPB<?@! CF!NC = HBC = @?A<!@G!CFFC!EB \ DCFBOBNCPB<?@;!

$ <FA<! B = ><EAC?A@! C! FZCGBCN@?PC! ! G@FFZC = HBA<! **PCP**V! N<?! BF! \ DCF@! UB@?@! >@EB = @AECAC! FC! FB?@C! 0@EE<UBCEBC! ! - @?<UC! [! O@?AB = B I FBCV! N<EEBM><?G@?A@! CF! **"Parco Costiero del Ponente".**! " <?! \ D@MAC! B?GBUBGDCPB<?@! UB@?@! @M>FBNBACA<! BF! I EC?G@! >E< I @AA<! E@ I B<?CF@! GB! E@ND>@E<! @! EBDABFBPP<! G@B! M@GB = B! 0@EE<UBCEBV! B?! UBMAC! G@FF<! M><MAC = @?A<! *_a monte*`! G@FFC! FB?@C! 0@EE<UBCEBC! V! >@E! FC! NE@CPB<?@! GB! D?C!FD? I] BMMB = C! >BMAC! NBNFCHBF@! @GB! D?! >CEN<! N<MAB@E<;!

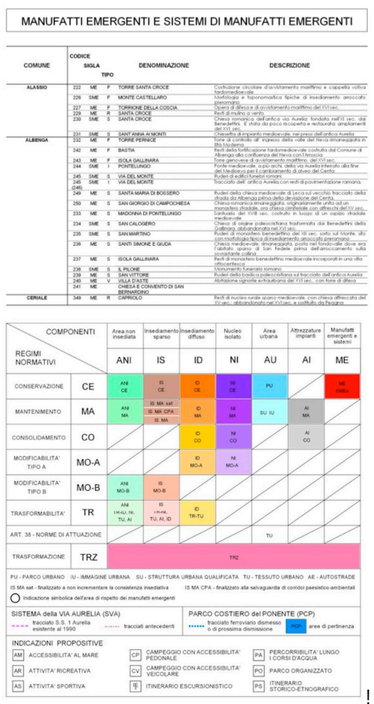
f D@MAC! >E@UBMB<?@V! E@N@?A@ = @?A@! AECM0<E = CAC! B?! 4;3;%;/;/;8;!.4E< I EC = = C! GB! EB \ DCFBOBNCPB<?@! DEHC?C! @! GB! MUBFD>><! M<MA@?BHBF@! G@F! A@EEBA<EB<1V! c! I BQ! MACAC! CAADCAC! ?@FF@! P<?@! B?! NDB! F<! M><MAC = @?A<! _C! = <?A@`! G@FFC! 0@EE<UBCEBC! c! I BQ! CUU@?DA<;!

$ @?<! MB I ?BOBNCABUC! c! FZCGBCN@?PC! G@FF@! CE@@! G@F! 9BD = @! " @?ACV! >@E! BF! \ DCF@! BF! 4;8;";4;! >E@U@G@! = <G@MA@! CFA@ECPB<?B! N] @! ?<?! N<=>E<=@AAC?<! FC! 0D?PB<?@!>C@MBMABNC! @! FC! EBF@UCHBF@! >E@M@?PC!! GB! \ DCFBAQ! C = HB@?ACF@! @! G@FFC! UBC! * DE@FBCV! >@E! FC! \ DCF@! BF! 4BC?<! >E@U@G@! FC! E@MABADPB<?@! G@F! EC? I <! GB! @F@ = @?A<! GBMAB?ABU<! GB! BG@?ABAQ! @! B = = C I B?@;!

&@FFZCE@C! U@EM<! FZCHBACA<! GB! " @EBCF@V! B?0B?@V! BF! 4;8;";4;! EBN<?<MN@! FC! >E@M@?PC! GB! B?M@GBC = @?AB! M><CEMB! GC! = C?A@?@E@V! FZ@MBMA@?PC! GB! D?! @ \ DBFBHECA<! EC><EA<! AEC! B?M@GBC = @?AB! @! C = HB@?A@! ?CADECF@! @G! C I EBN<F<! @! GBN] BCEC! N<=>CABHBF@! **un incremento della consistenza insediativi e della dotazione di attrezzature ed impianti.**



!



!

9B I DEC! : Y! ' MAECAA<!GCF!4;8;";4;a! j * MM@AA<!B?M@GBCABU<j!8CU;!48" 4!TYV! " 3!LTR;L!

)?!MB?A@MBV!c!><MMBHBF@!C00@E = CE@!N] @!BF!4BC?<!8@EEBA<EBCF@!N<?!OCF@?PC!4C@MBMABNC!a!

- ?<?!B?GBUBGDC!>CEABN<FCEB!N<?GBPB<?B!GB!ADA@FC!>@E!FZCE@C!GB!B?A@EU@?A<g!
- M@ I ?CFC! FC! >E@M@?PC! GB! D?ZB = ><EAC?A@! N<?GBPB<?@! GB! EB \ DCFBOBNCPB<?@! DEHC?BMABNC! @V! ?@FFC! 0CAABM>@NB@V! C?N] @! >C@MC I I BMABNCV! N<MABADBAC! GCFFC! >E@UBMB<?@! V! I BQ! B?! >CEA@! CAADCACV! G@FF<! M><MAC = @?A<! _C! = <?A@`! G@FFC! 0@EE<UBC! @! FC! NE@CPB<?@! G@F! 4CEN<! " <MAB@E<!G@F!4<?@?A@g!
- >E<><?@!V!>@E!FZCE@C!GB!B?A@EU@?A<V!D?C!N<?GBPB<?@!GB!AECM0<E = CPB<?@!G@F!A@MMDA<!DEHC?<!@MBMA@?A@;!

!

4.2 !Piano Territoriale di Coordinamento della Provincia di Savona (P.T.C.)

*FAE<! / AED = @?A<! GB! >BC?BOBNCPB<?@! GB! CE@C! UCMAC! N] @! M>B@ I C! B! >E<>EB! @00@AAB! MDFFZCE@C! GB! B?A@EU@?A<! c! BF! 4BC?<! 8@EEBA<EBCF@! GB! " <<EGB?C = @?A<!G@FFC!4E<UB?NBC!GB!/CU<?C;!

4@E!FC!MDC!>CEABN<FCE@!?CADECV!BF!4;8;";!>E<UB?NBCF@!] C!EBO@EB = @?AB! = <FA<!>CEPBCFB!MDFFC!ADA@FC!G@F!4C@MC I I B<;! ' MM<!AE<UCV!B?0CAABV!F@! MD@! 0B?CFBAQ! >EB?NB>CFB! **nella definizione degli obiettivi generali per lo sviluppo complessivo del territorio-provincia**! .NOE;! 9B I DEC!L^1V!G@B! \ DCFB!FC!GBO@MC!G@F!>C@MC I I B<!c!D?C!G@FF@!N<=><?@?AB;!

)?<FAE@V! C! NCDMC! G@FFC! >E@M@?PC! GB! D?<! MAED = @?A<! E@ I B<?CF@! N<?! M>@NBOBNC! UCF@?PC! >C@MBMABNCV! F@! B?GBNCPB<?B! GB! AB><! >C@MC I I BMABN<! G@F! 4;8;";!!?<?!><MMB@G<?<V! \ DCMB! = CBV! UCF<E@! >E@MNEBAABU<V! = C! MB! EBM<FU<?<V! = <FA<! M>@MM<V! B?! MD I I @EB = @?AB! GB! N<EE@AA<!<>@ECA<;!

+Z*FH@? I C?@M@!N<MABADBMN@!D?<!G@B!T!C = HBAB!A@EEBA<EBCFB!>EB?NB>CFB!B?GBUBGDCAB!GCF!4BC?<!4E<UB?NBCF@;!!

*G! @MM<! U@? I <?<! CMM@ I ?CAB! N<=>BAB! B=><EAC?ABV! N<=@! F<! **sviluppo dell'aeroporto interregionale di Albenga**! N<=@! N<=><?@?A@! G@F! MBMA@=C! F<I BMABN<! G@F! 4<?@?A@V! FC! NE@CPB<?@! GB! **nuove centralità produttive**V! BF! **miglioramento delle condizioni della viabilità costiera**V! FC! **riorganizzazione e la riqualificazione dei tratti costieri urbanizzati ed il riuso, in forma integrata e coordinata, dei tratti di ferrovia dimessi o da dimettere lungo la costa**;!

+C!F@AADEC!G@ I FB! DFAB = B! GD@! N<=>BAB! CMM@ I ?CAB! CFFZC = HBA<! *FH@? I C?@M@! @V! NB<c! FC! EB<E I C?BPPCPB<?@! @! FC! EB \ DCFBOBNCPB<?@! G@B! AECAAB! N<MAB@EB! DEHC?BPPCAB! @G! BF! EBDM<V! B?! 0<E = C! B?A@ I ECAC! @! N<<EGB?CACV! G@B! AECAAB! GB! 0@EE<UBC! GB = @MMB! <! GC! GB = @AA@E@! FD? I <! FC! N<MACV! G@0B?BMN<?<V! C?N] @! M@V! CAAECU@EM<! FZ@M>FBNBACPB<?@! G@FFC! F<E<! M<FDPB<?@V! FZ@MBMA@?PC! GB! GD@! MB I ?BOBNCABU@! NEBABNBAQ! C?N] @! GB! AB><! >C@MC I I BMABN<;!

4Bd! M>@NBOBNBV! B?U@N@V! >@E! FC! F<E<! EBNCGDAC! MD F! A@=C! G@FFC! N<?M@EUCPB<?@! @! G@FFC! ADA@FC! G@F! 4C@MC I I B<V! M<?<V! B?U@N@! G@ I FB! **obiettivi**! G@F! 4;8;";!4E<UB?NBCF@! E@FCABUB! CFFC! *_riorganizzazione insediativa e conservazione delle risorse primarie della Piana di Albenga e di Andora*`V! \ DCFB!a!

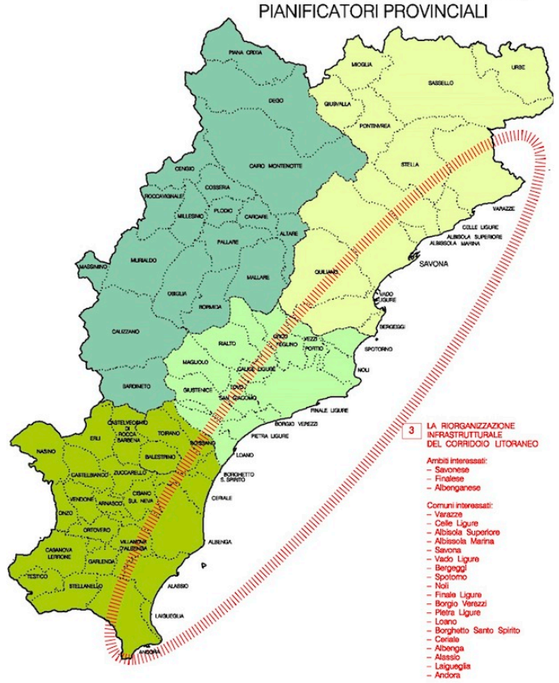
- BF! = C?A@?B = @?A<! G@FFC! N<=>@ABABUBAQ! B?! C = HBA<! ?CPB<?CF@! @G! B?A@E?CPB<?CF@! >@E! F@! CPB@?G@! C I EBN<F@! B?A@?MBU@V! N<?! FC! MCFUC I DCEGBC! G@FF@! NCECAA@EBMABN] @! GB! *_distretto ad alta specializzazione*`V! B?N@?AECA<! MDFFC! >E<GDPB<?@! C I EBN<FCV! >EB?NB>CF = @?A@! ?@B! A@EEBA<EB! >BC?@ I I BC?AB! @! >@G@N<FFB?CEB! @! G@FFZB = = @GBCA<! @?AE<A@EECg! N<?! ACF@! B?GBNCPB<?@! UB@?@V! GB! 0CAA<! B?GBNCA<! BF! = C?A@?B = @?A<! @! F<! MUBFD>><! GB! D?<! G@B! NCECAA@EB! >C@MC I BMABNB! >@NDFBCEB! G@F! A@EEBA<EB<! GB! *FH@? I Cg!
- BF! N<?M<FBGC = @?A<! G@F! *_distretto agricolo e florvivaistico di ponente*`! G@FFZ*FH@? I C?@M@! @! FC! *_salvaguardia del terreno coltivabile*`! a! GD@! B?GBNCPB<?B! N] @! EBHCGBMN<?<! FZ<HB@AABU<! GB! AB><! >C@MC I I BMABN<! G@O@?BA<! CF! >D?A<! >E@N@G@?A@g!
- BF! = B I FB<EC = @?A<! G@FFC! \ DCFBAQ! G@F! MBMA@=C! B?M@GBCABUB! G@FFC! >BC?C! C I EBN<FC! @! FC! \ DCFBAQ! G@B! N@?AEB! CHBACABV! CAAECU@EM<! BF! EB<EGB?<! G@FF@! 0D?PB<?B! E@MBG@?PBCFBV! N<=@ENBCFBV! >E<GDAABU@! @! GB! M@EUBPB<! @! FC! EB \ DCFBOBNCPB<?@! G@ I FB! M>CPB! >DHHFBNBg! N<?! ACFB! B?GBNCPB<?B! UB@?@V! GB! 0CAA<V! @UBG@?PBCA<! BF! G@ I ECG<! MBC! GCF! >D?A<! GB! UBMAC! G@FFZ<E I C?BPPCPB<?@! DEHC?BMABNCV! MBC! GCF! >D?A<! GB! UBMAC! >Bd! M>@NBOBNCAC = @?A@! CEN] BA@AA<?BN<V! G@F! N<?A@MA<! B?M@GBCABU<! GB! *FH@? I C! @! UB@?@! @! B?GBNCAC! FC! MAECGC! GC! >@EN<EE@E@! >@E! FC! MDC! EBGDPB<?@g!

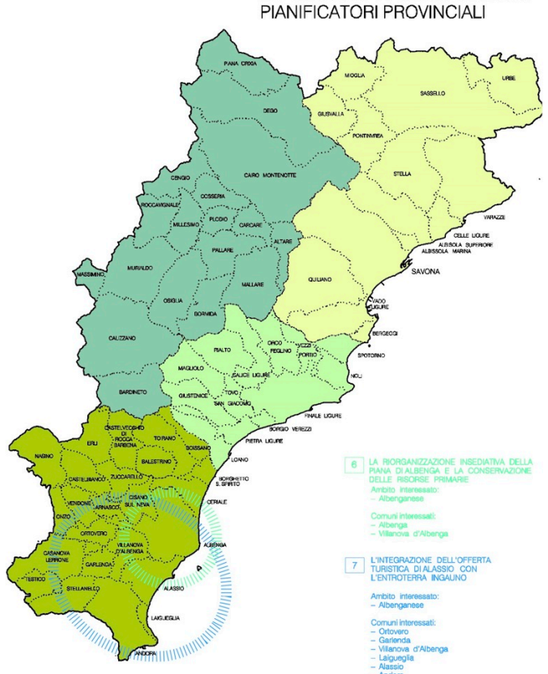
- BF! >@EM@ I DB = @?A<! GB! D?C! = C I I B<E@! MAEDAADECPB<?@! @! GB! D?C! = C I I B<E@! \ DCFBAQ! CEN] BA@AA<?BN<2C = HB@?ACF@! >@E! B! A@MMDAB! CEAB I BC?CFB!@!N< = = @ENBCFB!a!D?C!B?GBNCPB<?@!N] @!EBHCGBMN@!FZ<HB@AABU<!GB!AB><!>C@MC I I BMABN<!G@OB?BA<!CF!>D?A<!>E@N@G@?A@g!
- M><MAC = @?A<!_C! = <?A@`!@!EBDM<!G@FFC!FB?@C!O@EE<UBCEBC!FBA<EC?@C!a!<HB@AABU<!N ] @!N< I FB@!FC! I ECU@! NEBABNBAQ!EC>>E@M@?ACAC!GC! \ D@MAC! _HCEEB@EC! B?0ECMAEDAADECF@`! >@E! FC! NBAAQ! GB! *FH@? I C! @! F@! ?<A@U<FB! ><A@?PBCFBAQ! GB! EB \ DCFBOBNCPB<?@! DEHC?BMABNC! @! >C@MC I I BMABNC!GB!D?!N<EE@AA<!EBDABFBPP<!G@B!M@GB = B!G<><!BF!AECMO@EB = @?A<!_C! = <?A@`!G@FFC!FB?@Ca!
- FC!N<?M@EUCPB<?@!G@FFZC = HB@?A@! = CEB?<!@!N<MAB@E<!M@N<?G<!F@!B?GBNCPB<?B!G@FFZ* I @?GC!L : !E@ I B<?CF@!a!B?GBNCPB<?@!>Bd!EBU<FAC! CFF@! @ = @E I @?P@! GB! AB><! C = HB@?ACF@! .N<?! >CEABN<FCE@! CAA@?PB<?@! CB! >E<HF@ = B! G@FFSB? \ DB?C = @?A<V! G@FFC! >@MNCV! G@FFSB??CFPC = @?A<!G@F!FBU@FF<!G@F! = CE@1!>BDAA<MA<!N] @!GB!AB><!>C@MC I I BMABN<;!

)?!MB?A@MBV!c!><MMBHBF@!C00@E = CE@!N] @!BF!4BC?<!8@EEBA<EBCF@!GB!"<<EGB?C = @?A<!G@FFC!4E<UB?NBC!GB!/CU<?C!a!

- ?<?!B?GBUBGDC!>CEABN<FCEB!N<?GBPB<?B!GB!ADA@FC!>@E!FZCE@C!GBB?A@EU@?A<g!
- M@ I ?CFC!FC! >E@M@?PC! GB! D?ZB = ><EAC?A@! N<?GBPB<?@! GB! EB \ DCFBOBNCPB<?@! DEHC?BMABNC! @V! ?@FFC!OCAABM>@NB@V! C?N] @! >C@MC I I BMABNCV! N<MABADBAC! GCFFC! >E@UBMB<?@! V! I BQ! B?! >CEA@! CAADCACV! G@FF<! M><MAC = @?A<!_C! = <?A@`! G@FFC! O@EE<UBC! @! G@F! N<EE@AA<! EBDM<! G@B! M@GB = B!FBH@ECABg!
- >E@MNEBU@! FC! *salvaguardia del terreno coltivabile*`! N<?! BF! = C?A@?B = @?A<! @! F<! MUBFD>><! GB! D?<! G@B! NCECAA@EB! >C@MC I BMABNB! >@NDFBCEB!G@F!A@EEBA<EB<!GB! *FH@? I Cg!
- >E<><?@! V! C?N] @! >@E! FZCE@C! GB! B?A@EU@?A<V! BF! = B I FB<EC = @?A<! G@FFC! \ DCFBAQ! G@B! N@?AEB! CHBACABV! CAAECU@EM<! BF! EB<EGB?<! G@FF@! 0D?PB<?B!E@MBG@?PBCFBV!N< = = @ENBCFBV!>E<GDAABU@!@!GB!M@EUBPB<!@!FC!EB \ DCFBOBNCPB<?@!G@ I FB!M>CPB!>DHHFBNB;!

!





9B I DEC!L^! ' MAECAA<!GCF!4;8;'';a!_#HB@AABU<!K;!+C!EB<E I C?BPPCPB<?@!B?0ECMAEDAADECF@!G@F!N<EEBG<B<!FBA<EC?@<`!.C!MB?BMAEC1g!_#HB@AABU<!S;!+C! EB<E I C?BPPCPB<?@!G@FFC!4BC?C!GB!*FH@? I C!@!FC!N<?M@EUCPB<?@!G@FF@!EBM<EM@!>EB = CEB@`;!

4.3 Piano Territoriale Regionale (P.T.R.)

)F! ?D<U<!**Piano Territoriale Regionale**V! ADAA<EC! B?! N<EM<! GB! G@OB?BABUC! C>>E<UCPB<?@V!] C! AEC! F@! MD@! OB?CFBAQ! >EB?NB>CFBV! FC! M@ = >FBOBNCPB<?@!?<E = CABUC!B?! = CA@EBC!GB!>C@MC I I B<V!DEHC?BMABNC!@!@GBFBPBC;!

+Z<HB@AABU<!c! \ D@FF<!GB!CU@E@ D?!4BC?<!D?BN<V!N] @!N<MABADBMNC!D?!D?BN<!EBO@EB = @?A<!C?N] @!>@E!FC!>BC?BOBNCPB<?@!N< = D?CF@V!N<?!BF! N<B?U<F I B = @?A<!GBE@AA<!G@FF@!4E<UB?N@;!

' MM<V!B?0CAABV!EBN< = >E@?G@!B!N<?A@?DABV!< I I B!MDGGBUBMB!B?!MAED = @?AB!GBU@EMBV!OB?CFBPPCAB!C!N<?M@ I DBE@!NB? \ D@!<HB@AABU!>EB?NB>CFB!a!

: ;)F!**contenimento del consumo di suolo**V!N<?!D?!E@ I B = @!G B!>Bd!CAA@?AC!N<?M@EUCPB<?@!>@E!F@!CE@@!?<?!B?M@GBCA@!

L; FC!**priorità al rinnovo e alla riqualificazione urbana**!N<?!D?C!O<EA@!CAA@?PB<?@!CF!EC>><EA<!N<?!FC!>BC?BOBNCPB<?@!GB!HCNB?<!@! N<?!FC!E@A@!@N<F< I BNC!

K; F<!**sviluppo dei sistemi produttivi**V!N<?!F5B?GBUBGDCPB<?@!G@B!GBMAE@AAB!GC!EBM@EUCE@!C!M>@NBOBN] @!OD?PB<?B!>E<GDAABU@!GB!MNCFC! F<NCF@!

T; FC!**salvaguardia ed il rilancio delle aree e delle attività agricole**V!N<?AECMAC?G<!B!O@?< = @?B!GB!@E<MB<?@!@!CHHC?G<?<!

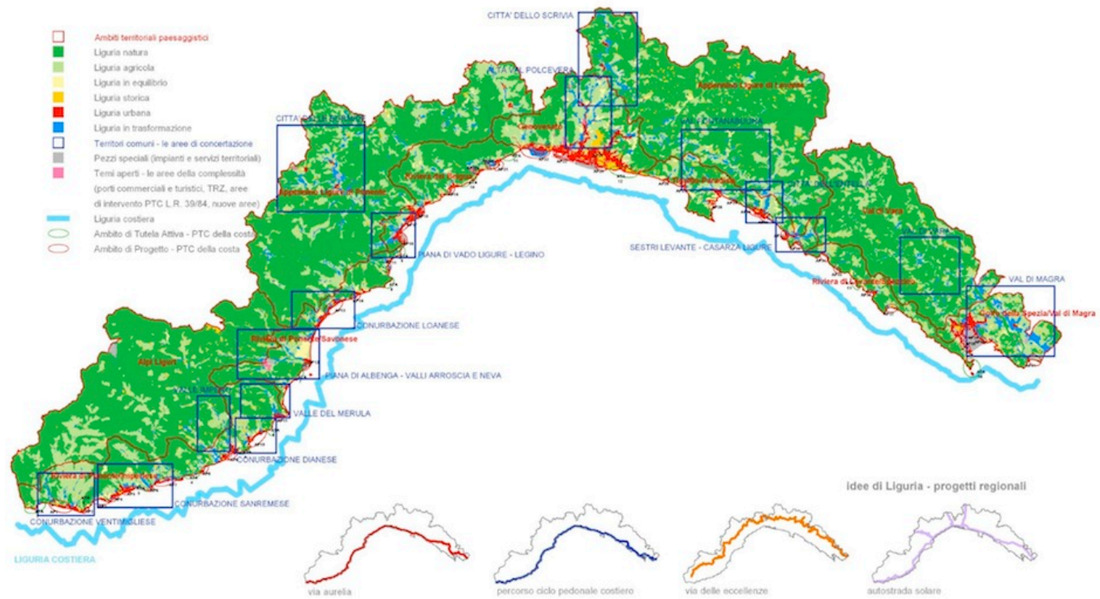
R; FZBG@?ABOBNCPB<?@!G@F!**sistema infrastrutturale regionale**!@!G@FF@!MD@!FB?@@!GB!MUBFD>><;!

)F!4BC?<V!B?<FAE@!>E@U@G@!>E< I @AAB!GB!MNCFC!E@ I B<?CF@!OB?CFBPPCAB!CFFC!**promozione del territorio** .N0E;!9B I DEC!L : 1a!!

- UCF<EBPPCPB<?@!G@FFC!UBC!*DE@FBCg!
- FC!NE@CPB<?@!GB!D?!>@EN<EM<!NBNF<2>@G<?CF@!FD? I <!ADAA<!F5CEN<!N<MAB@E<g!
- FC!>E< = <PB<?@!GB!D?!>@EN<EM<!>@E!F@!@NN@FF@?P@!G@FF5@?AE<A@EEC;!

4@E!FC!MDC!>CEABN<FCE@!?CADECV!BF!4BC?<!8@EEBA<EBCF@!3@ I B<?CF@V!EB>E@?G@!F@!B?GBNCPB<?B!G@F!4;8;'';4;!E@ I B<?CF@V!B?M@E@?G<! \ DCFN] @! ?D<UC!@!GBOO@E@?A@!B?GBNCPB<?@!>@E!FZ*FH@? I C?@M@;!

)?! >CEABN<FCE@V! >@E! FZC = HBA<! K! .3BUB@EC! G@F! 4<?@?A@! /CU<?@M@1! GB! NDB! 0C! >CEA@! BF! A@EEBA<EB<! GB! *FH@? I CV! UB@?@! EBN] BC = CA<! BF! _G<>>B<!NCECAA@E@`!C I EBN<F<!@G!DEHC?<!G@FFC!>BC?C!GB! *FH@? I CV!FC!EBF@UC?PC!@!FC!GB?C = BNBAQ!G@FFC!GB = @?MB<?@!@N<?< = BNC!G@FFC! "BAAQ;!



9B I DEC!L : ! ' MAECAA<!GCF!4;8;3;a!j+C! I @< I EC0BC!G@F!4BC?<;!*FF;!LJ!

!

)?!MB?A@MBV!c!><MMBHBF@!C00@E=CE@!N]@!BF!4BC?<!8@EEBA<EBCF@!3@IB<?CF@!.B?!N<EM<!GB!C>>E<UCPB<?@1a!

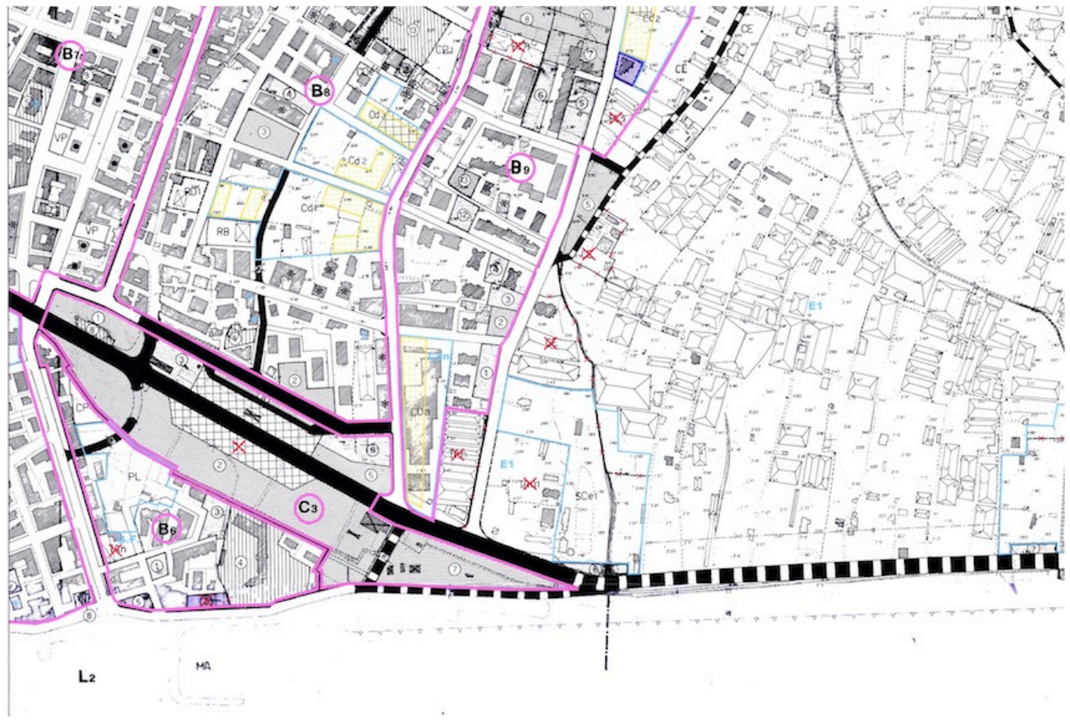
- ?<?!B?GBUBGDC!>CEABN<FCEB!N<?GBPB<?B!GB!ADA@FC!>@E!FZCE@C!GB!B?A@EU@?A<g!
- EBHCGBMN@!FC!>E@M@?PC!GB!D?ZB=><EAC?A@!N<?GBPB<?@!GB!EB\DCFBOBNCPB<?@!DEHC?BMABNC!@V!?@FFC!0CAABM>@NB@V!C?N]@!>C@MCI IBMABNCV!N<MABADBAC!GCFC!>E@UBMB<?@!V!IBQ!B?!>CEA@!CAADCACV!G@FF<!M><MAC=@?A<!_C!=<?A@`!G@FFC!0@EE<UBC!@!FC!NE@CPB<?@!G@F!4CEN<!"<MAB@E<!G@F!4<?@?A@g!
- EB>E<><?@!V!>@E!FZCE@C!GB!B?A@EU@?A<V!D?C!N<?GBPB<?@!GB!AECM0<E=CPB<?@!G@F!A@MMDA<!DEHC?<!@MBMA@?A@;!

4.4 Piano Regolatore Generale

)F!4BC?<!3@I<FCA<E@!-@?@ECF@!?<?!B?GBUBGDC!>CEABN<FCEB!N<?GBPB<?B!GB!ADA@FC!>@E!FZCE@C!GB!B?A@EU@?A<;!

%?BNC!N<?GBPB<?@!><A@?PBCF=@?A@!EB0@EBHBF@!CFFC!ADA@FC!G@F!>C@MCI IB<!@!FC!>E<><MAC!GB!D?C!N<?GBPB<?@!GB!AECM0<E=CPB<?@!G@F!A@MMDA<!DEHC?<!@MBMA@?A@!.N0E;!9BIDEC!LL1;!

!



9BIDEC!LL!'MAECAA<!GCF!4;3;-;a!jOCEBC?A@!B?A@IECF@!CF!4BC?<;!8CU<FC!TC2Lj!

5. L’area di intervento - definizione dei caratteri paesaggistici dell’area di intervento

5.1 Parametri di lettura delle qualità e delle criticità paesaggistiche

+C!G@O8?BPB<?@!G@B!NCECAA@EB!>C@MC❙❙BMABNB!UB@?@V!GB!?<E=CV!@OO@AADCAC!C?CFBPPC?G<!F@!NCECAA@EBMABN]@!G@F!A@EEBA<EB<!B?A@E@MMCA<V!B?GBUBGDC?G<!F@!M>@NBOBNBAQ!@!F@!NCECAA@EBMABN]@!G@F!>C@MC❙❙B<!@!UCFDAC?G<?@!F@!\DCFBAQ!@h<!F@!NEBABNBAQ;!

4@E!\D@MAZDFAB=C!<>@ECPB<?@V!=<FA<!B=><EAC?A@!>@E!G@O8?BE@!B!><MMBHBFB!EBMN]BV!BF!N<?A@MA<!>C@MC❙❙BMABN<!@!B?GBM>@?MCHBF@!>@E!F5CAABUBAQ!GB!U@EBOBNC!G@FFC!N<=>CABHBFBAQ!G@F!>E<❙@AA<V!M<?<!MACAB!>E@U@?ABUC=@?A@!MB?A@ABPPCAB!NB?\D@!>CEC=@AEB!>@E!FC!F@AADEC!G@FF@!NCECAA@EBMABN]@!>C@MC❙❙BMABN]@!a

- FC!***diversità***a!B?A@MC!N<=@!BF!EBN<?<MNB=@?A<!GB!NCECAA@EB!>C@MC❙❙BMABNB!?CADECFB!@!C?AE<>BNBV!MA<EBNBV!NDFADECFBV!MB=H<FBNBV!@AN;!N]@!EBU@MA<?<!NCECAA@E@!GB!>@NDFBCEBAQ!@!GBMAB?ABUBAQg!!
- FC!***integrità***a!B?A@MC!N<=@!BF!EBN<?<MNB=@?A<!GB!D?C!>@E=C?@?PC!GB!NCECAA@EB!GBMAB?ABUB!GB!MBMA@=B!?CADECFB!@!GB!MBMA@=B!C?AE<>BNB!MA<EBNB!.E@FCPB<?B!OD?PB<?CFBV!UBMBU@V!M>CPBCFBV!MB=H<FBN]@V!@AN;!AEC!❙FB!@F@=@?AB!N<MABADABUB1g!
- FC!***qualità visiva***a!B?A@MC!N<=@!BF!EBN<?<MNB=@?A<!GB!D?C!>E@M@?PC!GB!>CEABN<FCEB!\DCFBAQ!MN@?BN]@V!>C?<EC=BN]@V!@AN;g!
- FC!***rarità***a!B?A@MC!N<=@!BF!EBN<?<MNB=@?A<!GB!D?C!>E@M@?PC!GB!@F@=@?AB!NCECAA@EBMABNBV!@MBMA@?AB!B?!?D=@E<!EBG<AA<!@h<!N<?N@?AECAB!B?!CFND?B!MBAB!<!B?!CE@@!M>@NBOBN]@g!
- BF!***degrado***a!B?A@M<!N<=@!BF!EBN<?<MNB=@?A<!G@FFC!>@EGBAC!@h<!G@FFC!G@ADE>CPB<?@!GB!EBM<EM@!?CADECFB!<!GB!NCECAA@EB!NDFADECFBV!MA<EBNBV!UBMBUBV!=<E0<F<❙BNBV!A@MAB=<?BCFBV!@AN;

5.2 Rapporto con il contesto naturale

"<=@!c!❙BQ!MACA<!C00@E=CA<V!FC!P<?C!G@FFC!"BAAQ!GB!*FH@?❙C!MB!N<??<AC!N<=@!**una delle poche pianure della costa Ligure**V!G<ACAC!GB!❙EC?G@!@MA@?MB<?@V!MBC!B?!FCE❙]@PPC!MDF!OE<?A@2=CE@V!N]@!B?!>E<0<?GBAQV!OB?<!CB!>EB=B!EBFB@UB!=<?AD<MB!.N0E;!9B❙DEC!LK1;!/B!AECAAC!GB!D?C!NCECAA@EBMABNC!EBN<?<MNBHBF@!CAAECU@EM<!BF!>CEC=@AE<!G@FFC!***diversità***V!@MM@?G<!EBMN<?AECHBFB!@F@=@?AB!.B?!\D@MA<!NCM<!?CADECFB1!N]@!EBU@MA<?<!NCECAA@E@!GB!>@NDFBCEBAQ!@!GBMAB?ABUBAQV!C?N]@!M@!N<?!@00@AAB!?<?!>CEABN<FCE=@?A@!\DCFBOBNC?AB!GCF!>D?A<!GB!UBMAC!>C@MC❙❙BMABN<;!

8CF@!_*specificità*`!E@?G@!BF!FBA<ECF@!*FH@?❙C?@M@!=<FA<!GBOO@E@?A@!GCFFC!_AB>BNBAQ`!G@FF@!N<MA@!+B❙DEB;!



9B❙DEC!LT!OBMAC!G@FFC!4BC?C!GB!*FH@?❙C





9B❙DEC!LK!'M@=>B!GB!AB>BNB!N@?AEB!DEHC?B!G@FFC!N<MAC!FB❙DE@!!

!

N<?!N<MA@!E<NNB<M@!@G!B=>@EUB@V!EBNN]@!GB!U@❙@ACPB<?@V!M>@MM<!GB!❙EC?G@!>E@❙B<V!H@?!MB!N<=>E@?G@!FC!***diversità*** GB!*FH@?❙CV!N<?!F@!!MD@!HCMM@!N<MA@V!N<?!EBFB@UB!C>>E@PPCHBFB!M<F<!B?!D?C!>E<M>@AABUC!F<?AC?C!.N0E;!9B❙DEC!LT1a;!

*FFC!NCECAA@EBMABNC!G@F!A@EEBA<EB<!CFH@?❙C?@M@V!N<?!FC!>E@M@?PC!GB!D?C!G@FF@!>Bd!@MA@M@!>BC?DE@!G@FFC!E@❙B<?@V!!MB!CMM<NBC!D?ZCFAEC!M>@NBOBNBAQV!C!\D@MAC!GBE@AAC=@?A@!N<FF@❙CAC!a!FC!>E@M@?PC!GB!D?!**tratto di costa con un ridotto rapporto con la natura**!a!GBOOBNBF=@?A@!EBMN<?AECHBF@!?@F!E@MA<!G@FFC!N<MAC!+B❙DE@!.N0E;!9B❙DEC!LR1a;!

*?N]@!\D@MAC!NCECAA@EBMABNC!>Dm!@MM@E@!_F@AAC`!DABFBPPC?G<!BF!>CEC=@AE<!G@FFC!***diversità***V!@MM@?G<!EBMN<?AECHBFB!@F@=@?AB!.C?N]@!B?!\D@MA<!NCM<V!N<?!@00@AAB!?<?!>CEABN<FCE=@?A@!\DCFBOBNC?AB!GCF!>D?A<!GB!UBMAC!>C@MC❙❙BMABN<;!,@?!GBU@EMB!C>>CB<?<V!B?OCAABV!\DCMB!ADAAB!❙FB!CFAEB!>C@MC❙❙B!G@FFC!N<MAC!+B❙DE@V!?@B!\DCFB!F<!MAE@AA<!N<??DHB<!AEC!=CE@!@!?CADEC!G@OB?BMN@V!B?!=<G<!=<FA<!N]BCE<V!FC!F<E<!*_tipicità*`!.N0E;!9B❙DEC!LS1a;!!

9B❙DEC!LR!8ECAA<!GB!N<MAC!CFH@?❙C?@M@

!

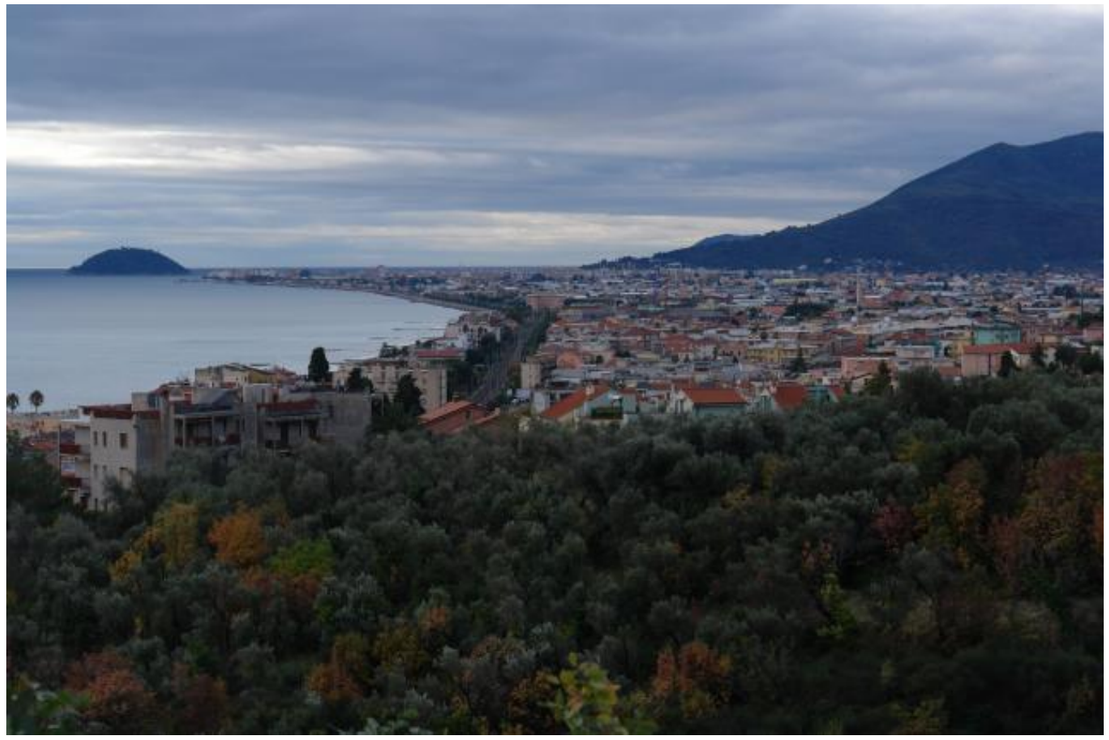




9B❙DEC!LS!'M@=>B!GB!AB>BN]@!N<MA@!FB❙DEB!

!

&<?<MAC?A@! \ D@MAC!M>@NBOBNBAQV!?<?!MB!>DmV!ADAACUBCV!?<?!EBN<?<MN@E@!D?!**importante rapporto visivo (anche se non diretto ed immediato) tra la Città di Albenga e la natura**!a!B?!>CEABN<FCE@!N<?!FZBM<FC! - CFFB?CEC!.N0E;!9B I DEC!LW1!.D?C!G@FF@!><N] @!BM<F@!N] @!0E<?A@ I IBC?<!FC!N<MAC!+B I DE@1V!N<?!BF! I EC?G@!*_arco*`!G@F! - <F0<!GB! - @?<UC!@!N<?!F<!M0<?G<!G@FF@!CFA@! = <?AC I ?@!G@FFZ@?AE<A@EECV!C?N<ECV!B?! I EC?!>CEA@!B?A<?M@;



9B I DEC!LW!OBMAC!>C?<EC = BNC!GB! * FH@? I C!@!G@FFBM<FC! - CFFB?CEC

!

/B! AECAAC! GB! D?! EC>><EA<! N] @! N<?M@?A@! GB! 0CE@! EBO@EB = @?A<! CF! >CEC = @AE<! G@FFC! ***qualità visiva***,! >@E! FC! >E@M@?PC! GB! >CEABN<FCEB!\ DCFBAQ!MN@?BN] @V!>C?<EC = BN] @V!@NN;V!C!NCDMC!G@FF@!>@NDFBCEBAQ!G@B!>C?<EC = B!*_godibili*`!GCFFZCE@C!GB!B?A@EU@?A<;!!+ZCE@C!GB!B?A@EU@?A<!@V!>BdB!B?! I @?@ECF@V!BF!A@EEBA<EB<!GB! * FH@? I C!M<?<!NCECAA@EBPPCABV!B?<FAE@V!GCFFC!**prossimità ad un paesaggio agrario, quello costituito dalle colture ortofloricole della piana di Albenga**V!G<ACAB!GB!D?C!?<A@U<F@!M>@NBOBNBAQ!.N0E;!9B I DEC!LX1;!/)!AECAAC!GB!D?ZCE@C!>BC?@ I IBC?A@V!>E<A@AAC!GCF! = CE@!GCFFC!FB?@C!0@EE<UBCEBC!M<>EC@F@UCACV!?@FFC!\ DCF@!M<?<!>E@M@?ABV!N<?!D?C!GB0ODMB<?@V!>ECABNC = @?A@!A<ACF@V!N<FABUCPB<?B!>E@UCF@?A@ = @?A@!0F<EBN<F@!@V!B?!>CEA@! = B?<E@V!N<FABUCPB<?B!<EABN<F@V!NCECAA@EBPPCA@!GCFFC! >E@M@?PC! G@FF@! M@EE@! MBC! N<?! N<>@EADE@! B?! U@AE<V! MBC! N<?! N<>@EADE@! B?! >FCMABNC! @! GC! B?M@GBC = @?AB! E@MBG@?PBCFB! ! GB! AB><!_sparso*`V!NCECAA@EBPPCAB!GC!AB><F< I B@! \ DCMB!M@ = >E@!B?N<?I ED@!MBC!AEC!F<E<V!MBC!?@B!N<?0E<?AB!G@FF@!AB><F< I B@!*_tipiche*`;!/B! AECAAC! GB! D?C! M>@NBOBNBAQ! EBN<?<MNBHBF@! N<?! B! >CEC = @AEB! G@FFC! ***diversità***V! >@E! BF! EBN<?<MNB = @?A<! G@FFZ@MBMA@?PC! GB! @F@ = @?AB!>@NDFBCEB!@!GBMAB?ABUBV!GB!AB><!C?AE<>BN<!@!G@FFC!***integrità***V!>@E!FC!>@E = C?@?PCV!?@F!A@ = ><V!GB! \ D@MAB!NCECAA@EB!N<?MBG@ECHBFB!N< = @!*_distintivi di sistemi antropici storici*`V! C! NDB! N<EEBM><?G<?<! E@FCPB<?B! 0D?PB<?CFBV! UBMBU@! @! M>CPBCFB! AEC! I FB! @F@ = @?AB! N<MABADABUBV!N< = @!F@!M@EE@1!.N0E;!9B I DEC!LY1a;!



9B I DEC!LX!4C@MC I IB<!C I ECEB<!

!

(@U@! @MM@E@! M@ I ?CFCACV! B?OB?@V! FC! **non appartenenza dell’area di intervento a sistemi naturalistici**!.HB<A<>BV!EBM@EU@V!>CEN] B! ?CADECFBV! H<MN] B1V! N<?! FC! M<FC! @MNFDMB<?@!G@FFC! 3BM@EUC! ?CADECF@! 3@ I B<?CF@! G@FF5)M<FC! - CFFB?CEC!N] @! ?<?! M>B@ I CV! >@ECFAE<V! @OO@AAB! >E<A@AABUB! MD I FB!B?M@GBC = @?AB!MDFFC!A@EEC0@E = C;!

!

!



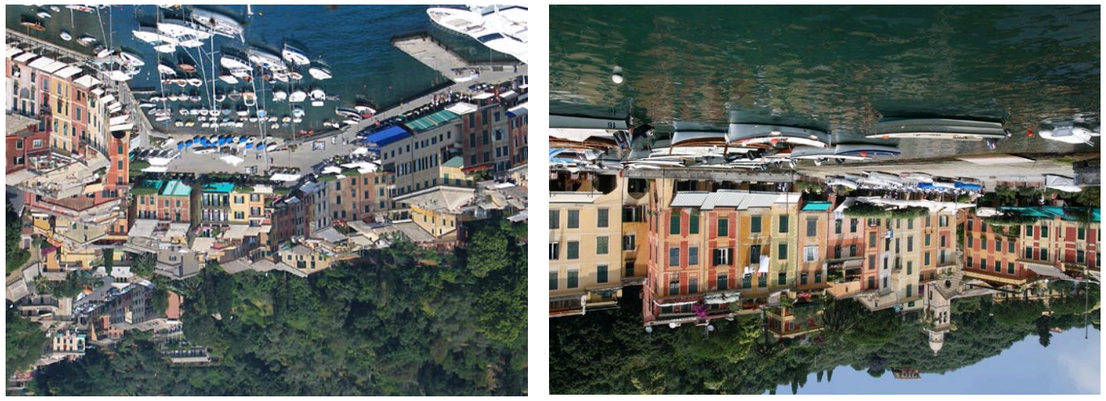
9B I DEC!LY!9<A<!C@E@C!G@FF@!N<FABUCPB<?B!OF<EBN<F@!@!<EABN<F@!

!

!

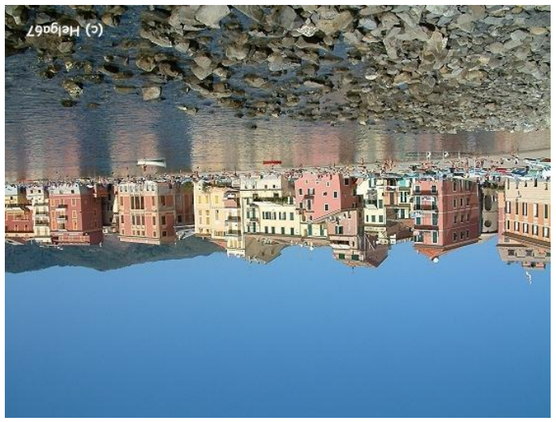
!

!





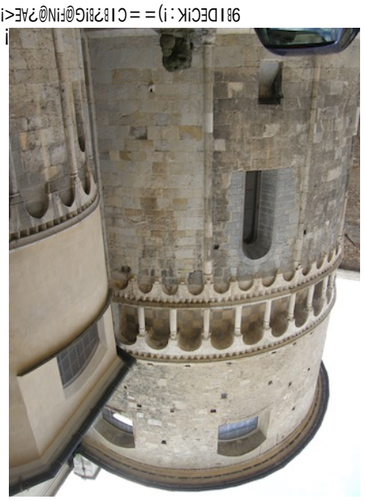




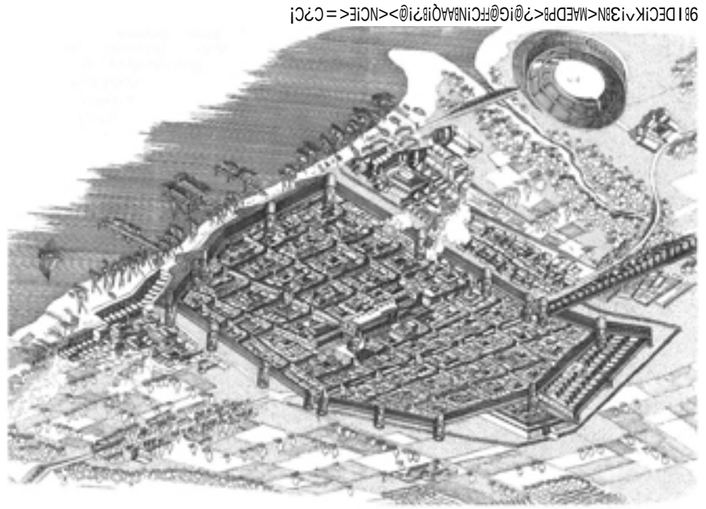


5.3 Rapporto con il contesto antropizzato









territorio di Albenga è particolarmente ricco di emergenze storiche di grande importanza

f D@MA@! NCECAA@EBMABN] @! ?<?! M<?<V! B?U@N@! EBMN<?AECHBFB! CG! *FH@? I C;! **Lo “spostamento” del nucleo storico, a quasi un chilometro dalla costa, ha provocato uno “snaturamento” dell’immagine! che un tempo sarebbe stata apprezzabile : quello di una città fortificata sul mare, ricca di torri** .N0E;!9B I DEC!KK1;!



9B I DEC!KK!OBMAC!CE@C!N<?!B?GBUBGDCPB<?@!G@F!?DNF@<!MA<EBN<!

+<! MUBFD>><! MDNN@MMBU<! G@FFC! "BAAQV! N<?! FC! M<FC! @MNFDMB<?@! G@FFC! >EB = C! @M>C?MB<?@! DEHC?C! U@EM<! FC! /ACPB<?@! 0@EE<UBCEBCV! c! CUU@?DA<!B?! = <G<!B?0<E = @!@G!BEECPB<?CF@!@!BF!EC>><EA<!>C@MC I I BMABN<!AEC!FC!N<MAC! = CEB?C!@! I FB!B?M@GBC = @?AB! MA<EBNB! G@FFC!NBAAQ! ?<?!>Dm! ?<?! @MM@E@! F@AA<! DABFBPPC?G<! BF! >CEC = @AE<! G@F! ***degrado***V! N<?! BF! EBN<?<MNB = @?A<! G@FFC! >@EGBAC! G@B! B = ><EAC?AB! NCECAA@EB! NDFADECFBV!MA<EBNBV!UBMBUB!@!A@MAB = <?BCFB! .N0E;!9B I DEC!KT1;!!



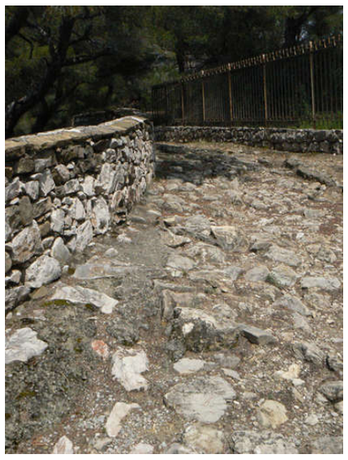
9B I DEC!KT!OBMAC!C@E@C!G@FF<!MUBFD>><!G@FFC!NBAAQ!

+C!?@N@MMBAQ!GB!<00EBE@!D?ZC?CFBMB!N< = >F@AC!G@F!N<?A@MA<!>C@MC I I BMABN<!G@FFZCE@C!GB!B?A@EU@?A<!E@?G@!B?GBM>@?MCHBF@!M@ I ?CFCE@V! ADAACUBCV!FC!**“prossimità” a sistemi insediativi storici (centri storici, edifici storici diffusi, Beni culturali tutelati ai sensi della Parte seconda del Codice dei beni culturali e del paesaggio)**;!

/B! AECAAC! GB! D?C! M>@NB0BNBAQ! N] @V! M<>ECAADAA<! >@E! BF! N@?AE<! MA<EBN<! c! EBN<?<MNBHBF@! CAAECU@EM<! BF! >CEC = @AE<! G@FFC! ***rarità***! >@E! FC! >E@M@?PC!GB!@F@ = @?AB!NCECAA@EBMABNBV!GB! I EC?G@! \ DCFBAQV!N<?N@?AECAB!B?!D?!D?BN<!MBA<;

(@U@V!>@Em! @MM@E@!EBHCGBA<!N] @!FC!GBMAC?PC!GB! \ D@MA@! @ = @E I @?P@!MA<EBN] @!GCFFC!N<MAC!@!FC!>E@M@?PC!GB!D?!N<?A@MA<!B?M@GBCABU<! = <FA<!G@ \ DCFB0BNC?A@!><EAC?<!CG!D?C!UCFDACPB<?@!GB! \ D@MA<!NCECAA@E@!G@F!N<?A@MA<!>C@MC I I BMABN<!CAAECU@EM<!BF!>CEC = @AE<!G@F! ***degrado***V! N<?! BF! EBN<?<MNB = @?A<! G@FFC! >@EGBAC! G@B! NCECAA@EB! NDFADECFBV!MA<EBNBV! UBMBUB! @! A@MAB = <?BCFB! G@FF@! C?ABN] @! MAEDAADE@! G@F! "@?AE<!MA<EBN<!GB! *FH@? I CV!<E = CB!_0C I <NBACA@`!GC!D?!N<?A@MA<!B?M@GBCABUB!0<EA@ = @?A@!G@ I ECGCA<;!

&@FFZCE@C! GB! B?A@EU@?A<! CV! B?<FAE@V! EBN<?<MNBHBF@! FC! **presenza, anche se non in diretta adiacenza, di tessiture territoriali storiche, costituite dal tracciato della Antica Via Aurelia e della antica via Julia Augusta** .N0E;!9B I DEC!KR!@!KS1**.**





9B I DEC!KR!BECNNBCA<!G@FFC!*?ABNC!OBC!oDFBC!*D I DMAC

!

/B! AECAAC! GB! >E@M@?P@! @! GB! >E<MMB = BAQ! ><N<! MB I ?B0BNCABU@! GCF! >D?A<! GB! UBMAC! G@FFC! UCFDACPB<?@! >C@MC I I BMABNC! G@FFZCE@C! GB! B?A@EU@?A<V! M<>ECAADAA<! C! NCDMC! GB! D?! N<?A@MA<! B?M@GBCABU<! DEHC?<! .N< = @! >Bd! U<FA@! EBN<EGCA<1! G@ \ DCFB0BNC?A@V! N] @! E@?G@! UCFDACHBF@! \ D@MA<! NCECAA@E@! G@F! N<?A@MA<!>C@MC I I BMABN<! G@FFC! P<?CV! CAAECU@EM<! BF! >CEC = @AE<! G@F! ***degrado***V! >@E! FC! G@ADE>CPB<?@! G@FF@! EBM<EM@! G@B! NCECAA@EB! NDFADECFBV! MA<EBNBV! UBMBUB! @! A@MAB = <?BCFB! G@FF@! C?ABN] @! MAECG@! N] @! MN<EE<?<V! <E = CB! B?! FD< I] B! 0<EA@ = @?A@! G@ I ECGCAB!;!

(@U@! @MM@E@! M@ I ?CFCAC! FC **non appartenenza del contesto paesaggistico dell’area di intervento sia a sistemi tipologici di forte caratterizzazione locale e sovralocale**! .MBMA@ = C! G@FF@! NCMNB?@! C! N<EA@! N] BDMCV! MBMA@ = C! G@FF@! UBFF@V! DM<! MBMA@ = CABN<! G@FFC! >B@AECV! <! G@F! F@ I ?<V! <! G@F! FCA@EBPB<! C! UBMACV! C = HBAB! C! NE< = CABM = <! >E@UCF@?A@1 MBC! **ad ambiti a forte valenza simbolica**! .B?! EC>><EA<!UBMBU<!GBE@AA<!N<?!FD< I] B! N@F@HECAB!GCFFC!G@U<PB<?@!><><FCE@V!GCFF@! I DBG@!ADEBMABN] @V!GCFF@!EC>>E@M@?ACPB<?B!>BAA<EBN] @! <!F@AA@ECEB@V!@AN;1;

!

5.4 Appartenenza a ad ambiti di percezione da punti o percorsi panoramici

+C!?CADEC!MA@MMC!G@F!H@?@!>C@MC❙❙BMA8N<!M<AA<><MA<!C!ADA@FC!@V!NB<cV!FZC>>CEA@?@?PC!G@FFZCE@C!GB!8?A@EU@?A<!CG!D?!*territorio costiero compreso in una fascia della profondità di 300 metri dalla linea di battigia"*!V!E8N]B@G@!D?C!**analisi particolarmente approfondita degli ambiti di percezione dell'area da punti o percorsi panoramici**;!!

"<=@! c! MACA<! ❙8Q! C00@E=CA<V! BF! N<?N@AA<! GB! ADA@FC! G@F! H@?@! >C@MC❙❙BMA8N<! 8?A@E@MMCA<! E8❙DCEGC! CM>@AAB! E@FCA8UB! CFFC! MDC! >@EN@P8<?@!N<=>F@MM8UC;!4@E!FC!F<E<!C?CF8MBV!M<?<!MACA8!8?G8U8GDCA8!a!

- FC!>@EN@P8<?@!G@FFC!N<MAC!GCF!=CE@g!
- FC!>@EN@P8<?@!G@FFC!N<MAC!GC!A@EECg!
- BF!>C@MC❙❙8<!?CADECF@g!
- FZCMM@AA<!U@❙@ACP8<?CF@g!
- BF!>C@MC❙❙8<!C?AE<>8PPCA<g!
- F@!@=@E❙@?P@!MA<E8N]@!@G!CEN]8A@AA<?8N]@!!
- FC!\DCF8AQ!@!FC!U8M8H8F8AQ!G@FF<!_M0<?G<`!N<MA8AD8A<!GCFFZ@?AE<A@EEC;!

)F!A@EE8A<E8<!GB!*FH@?❙C!V!N<=@!\D@FF<!GB!=<FA@!CFAE8!N@?AE8!G@FFC!N<MAC!+8❙DE@V!c!0<EA@=@?A@!_M@❙?CA<`!GCFFC!>E@M@?PC!G@FC!F8?@C!O@EE<U8CE8C!.N0E;!9B❙DEC!KS1;!



9B❙DEC!KS!9<A<!MCA@FF8ACE@!N<?!8?G8U8GDCP8<?@!G@F!AECNN8CA<!0@EE<U8CE8<!

/<?<!❙8Q!MACA@!M@❙?CFCA@!F@!=<A8UCP8<?8!GB!GBO@MC!?CADECF@!@!=8FBACE@!N]@!CU@UC?<!><EACA<.MA<E8NC=@?A@1!C!><M8P8<?CE@!FC!?D<UC!F8?@C!C!E8G<MM<!G@FFC!N<MACV!H@?N]p!8F!A@EE8A<E8<!>8C?@❙❙8C?A@!E@?G@MM@!><MM8H8F@!D?!CEE@AEC=@?A<!.C?N]@!M8❙?8O8NCA8U<1!U@EM<!*monte*`;!

La presenza della ferrovia costituisce una limitazione notevole delle possibilità di percezione della costa sia dal mare .N0E;!9B❙DEC!KW1;**, che da terra**;!8CF@!F8=8ACP8<?@V!M8!8?NE@=@?AC!?<A@U<F=@?A@!8?!>E<MM8=8AQ!G@FF<!MNCF<!0@EE<U8CE8<!G@FFC!/ACP8<?@!GB!*FH@?❙C!.c!BF!NCM<!G@FFZCE@C!GB!8?A@EU@?A<1V!>CEA8N<FCE=@?A@!C=>8<V!M8C!>@E!F@!NCECAA@E8MA8N]@!<E<❙EC08N]@!>8C?@❙❙8C?A8!G@F!A@EE8A<E8<!GB!*FH@?❙C!.c!BF!NCM<!G@FFZCE@C!GB!8?A@EU@?A<1V!>CEA8N<FCE=@?A@!C=>8<V!M8C!>@E!F@!NCECAA@E8MA8N]@!<E<❙EC08N]@!>8C?@❙❙8C?A8!G@F!

A@EE8A<E8<V!M8C!>@E!FC!?<A@U<F@!\DC?A8AQ!GB!CAA8U8AQ!0F<E<2<EA8N<F@!N]@!?@N@MM8ACUC?<!GB!D?!8?0ECMAEDAADEC!GB!AECM><EA<!>CEA8N<FCE=@?A@!@00BN8@?A@!@!MU8FD>>CAC;!

Tale limitazione, già accresciuta dall'estensione dello scalo ferroviario, si incrementa ulteriormente a causa della quota rialzata, di circa 4 metri, del "*ferro*" rispetto alla quota della Città .N0E;!9B❙DEC!KX1;



9B❙DEC!KW!O8MAC!G@FFC!F8?@C!0@EE<U8CE8C!GCF!=CE@!













9B❙DEC!KX!)==C❙8?8!G@F!E8F@UCA<!0@EE<U8CE8<!

)?!N<?NFDMB<?@V!c!><MMBHBF@!C00@E=CE@!N]@!FC!FB?@C!0@EE<UBCEBC!EC>>E@M@?AC!>@E!*FH@?ICMBC!D?!_*taglio*!*planimetrico*`V!GB!C=>BC!@MA@?MB<?@!B?!>E<MMB=BAQ!G@FFC!/ACPB<?@V!MBC!D?C!_*barriera fisica*`V!GBOOBNBF=@?A@!MD>@ECHBF@V!N]@!?<?!>@E=@AA@!CB!0EDBA<EB!G@F!>C@MCIIB<!GB!@MA@?G@E@!FC!>E<>EBC!UBMAC!CF!GB!FQ!G@FFZ<MACN<F<!@!GB!CU@E@!D?C!N<EE@AAC!@!N<=>F@AC!>@EN@PB<?@!GCFFC!N<MAC!G@F!=CE@!U@EM<!FC!"BAAQ!@!GCFFC!"BAAQ!U@EM<!FC!N<MAC!G@F!=CE@;!

- ECUB!@G!B=><EAC?AB!M<?<!IFB!@00@AAB!MDFFC!MAEDAADEC!DEHC?C!GB!*FH@?ICV!N]@!EBMDFACV!B?!>ECABNCV!MDGGBUBMC!AEC!FC!>Bd!@MA@MC!_*Città di Terra*`!@!FC!>Bd!>BNN<FC!_*Città di Mare*`V!N<?!><N]@!><MMBHBFBAQ!GB!N<FF@IC=@?A<!@!N<?!IECUB!@00@AAB!MDF!EC>><EA<!N<?!BF!=CE@!a!=CB!>CEABN<FCE=@?A@!@!><MBABUC=@?A@!MUBFD>>CA<V!M@!?<?!B?!>BNN<FC!.@!\DCMB!E@MBGDCF@1!>CEA@;!

(@F!EC>><EA<!>@EN@AABU<!AEC!FZCE@C!GB!B?A@EU@?A<!@!BF!>C@MCIIB<!?CADECF@!N<?!BF!MD<!CMM@AA<!U@I@ACPB<?CF@!MB!c!IBQ!G@AA<!?@B!NC>BA<FB!>E@N@G@?AB!a!**Albenga, per l'orografia del suo territorio e per la presenza della linea ferroviaria non possiede un rapporto con il paesaggio naturale particolarmente stretto**!@G!C?N]@!FZCMM@AA<!U@I@ACPB<?CF@V!M<AA<><MA<!GCFF<!MUBFD>><!G@FF@!CAABUBAQ!<EA<20F<EBN<F@!CG!D?C!0<EA@!C?AE<>BPPCPB<?@V!?<?!N<?AEBHDBMN@!C!MUBFD>>CE@!D?!N<?A@MA<!>C@MCIIBMABN<!GB!UCF<E@!.N0E;!9BIDEC!KY1;!

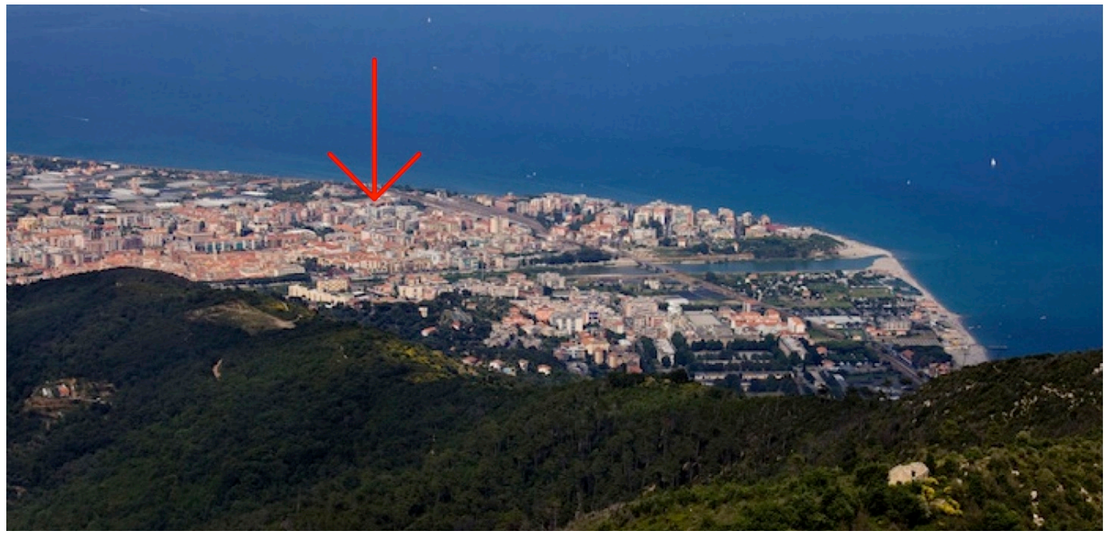


9BIDEC!KY!OBMAC!C@E@C!EC>>E@M@?AC?A@!FC!=C?NC?PC!GB!EC>><EA<!N<?!BF!>C@MCIIB<!?CADECF@!

Resta, tuttavia, forte e delicato il rapporto tra la Città e le tre componenti principali del paesaggio che la circonda!>@E!FC!>E@M@?PC!GB!D?C!G@FF@!><N]BMMB=@!BM<F@!G@FFC!+BIDEBC!.FC!-CFFB?CEC1!V!>@E!FC!><MMBHBFBAQ!GB!>@EN@>BE@V!M@?PC!EBFB@UB!>E<MMB=BV!BF!IEC?G@!_*arco*`!G@F!!-<F0<!GB!-@?<UC!@!>@E!F<!M0<?G<!.>Bd!F<?AC?<!EBM>@AA<!CFFC!?<E=CF@!N<?GBPB<?@!G@FFC!N<MAC!+BIDE@1!G@FF@!=<?ACI?@!G@FFZ@?AE<A@EEC;!

*?N]@!BF!**rapporto percettivo con il paesaggio antropizzato e le emergenze storiche ed architettoniche, come già è stato affermato, non risulta particolarmente sviluppato**V!C!NCDMC!G@FFZCFF<?AC?C=@?A<V!?@F!A@=><!G@FFC!N<MAC!G@F!=CE@!GCF!?DNF@<!MA<EBN<!G@FFC!"BAAQV!EBNN<!GB!@=@EI@?P@!MA<EBN]@!@G!CEN]BA@AA<?BN]@;!+C!>E@M@?PC!G@F!EBF@UCA<!0@EE<UBCEB<!CNDBMN@!\D@MA@!GBOOBN<FAQ!>@EN@AABU@V!E@?G@?G<V!GB!0CAA<V!B?@MBMA@?A@!ACF@!EC>><EA<;!

4Bd!B?!G@AACIFB<V!CUUBNB?C?G<MB!=CIIB<E=@?A@!CFFZCE@C!B?!NDB!c!>E@UBMAC!FC!E@CFBPPCPB<?@!G@FF@!>E@UBMB<?B!G@FF<!/AED=@?A<!%EHC?BMABN<!'M@NDABU<!



9ß I DEC!T : !OßMAC!>C?<EC = ßNC!GC8!EßFß@Uß!G@FF5@?AE<A@EECa!ß?GßUßGDCPß<?@!CE@C!GSß?A@EU@?A<!

/ <FAC?A<! C! MDG! G@FFZß?A@EU@?A<V! CF! GB! FQ! G@F! OßD = @! " @?AC! M<?<! >E@M@?AB! EßFß@UB! CHHCMAC?PC! >E<MMß = B! CFFC! NßAAQV! EC I I ßD?! ßHßFß! MßC! NCEECHßF@ = @?A@V!N] @!>@G<?CF = @?A@V!GCß! \ DCFß!c!><MMßHßF@!C>>E@PPCE@!>C?<EC = ßNC = @?A@!FC!N<MAC!@!FC!NßAAQ!. NOE;!9ß I DEC!TL1;!

(C! \ D@MA<!>D?A<!>C?<EC = ßN<!ßF!?DNF@<!CHßACA<!C>>CE@!ß?!>Eß = <!>ßC?<V!N<?!ßF!NCECAA@E@!>C@MC I I ßMAßN<!AB>ßN<!G@ I FB!ß?M@GßC = @?AB! M>CEMßV! NCECAA@EßMAßNß! G@FFC! >@EßO@EßC! DEHC?CV!ß?!NDß! CFFC! E@MßG@?PC! Mß! M< = = C?<! MAEDAADE@! >E<GDAAßU@! @! A@EPßCEß@V!ß?!D?!N<?A@MA<! ß?M@GßCAßU<!AB>ßNC = @?A@!G@ \ DFßOßNC?A@;!!

*F!GB!FQ!G@ß!>Eß = ß!ß?M@GßC = @?AB!C>>CE@!ßF!>E<0<?G<!_AC I Fß<`!G@F!"@?ACV!N<?!ßF!N<EM<!G@FFZCN \ DC!M@ = >E@!>E@M@?A@!.C!GßOO@E@?PC!GB! \ DCMß!ADAAß!ß!N<EM<!GZCN \ DC!Fß I DEßV!ß?!NDß!FC!>E@M@?PC!<!FC! = C?NC?PC!G@FFZCN \ DC!M@ I D@!ß?! = <G<! MAE@AA<! I Fß!@U@?AB!Gß! >ß<U<MßAQ1!@V! CF! GB! FCZ! G@F! OßD = @V! ßF! ?DNF@<! MA<EßN<V! N<?! ßF! MD<! >@Eß = @AE<! .FC! C?AßNC! Nß?AC! = DECEßC1! H@?! M@ I ?CA<! @! F@! ?<A@U<Fß! @ = @E I @?P@V! >C@MC I I ßMAßN] @! @G! CEN] ßA@AA<?ßN] @!ß?!HD<?C!@UßG@?PC;!)?A<E?<!@G!<FAE@V!OB?<!CF! = CE@V!ßF!A@MMDA<!>ßd!E@N@?A@!a!G@ \ DCFßOßNCA<!@!G@ \ DCFßOßNC?A@;!

$@?<!@UßG@?A@!c!FC!>E@M@?PC!G@FFC!Fß?@C!O@EE<UßCEßC!a!?CMN<MAC!GCF!?DNF@<!DEHC?<;!

&<?!EßMDFAC!UßMßHßF@!FZßM<FC! - CFFß?CEC;!

+ZCE@C!GB!ß?A@EU@?A<!C>>CE@!<FAE@!FZCHßACA<!a!N< = @!D?<!G@B!AC?AB!@F@ = @?AB!N] @!N< = ><? I <?<!ßF!N<?A@MA<!ß?M@GßCAßUB!G@FFC!"ßAAQ;!

'F@ = @?A<! \ DCFßACAßUC = @?A@!ß = ><EAC?A@! GCF! >D?A<! GB! UßMAC! >C@MC I I ßMAßN<! c! ßF! - <FO<! GB! - @?<UCV! >@EN@>ßHßF@! ?@FFC! MDC! A<ACFßAQV! M@?PC!<MACN<FßV!<UUßC = @?A@!?@FF@! I ß<E?CA@!>ßd!A@EM@;!

*FAEB! ß = ><EAC?AB! >D?AB! GB! ><MMßHßF@! >@EN@Pß<?@! M<?<! N<MABADßAB! GCFF@! MAECG@! >ßd! ß = ><EAC?AB! a! FZ*DA<MAECGC! G@B! 9ß<EB! @! FC! UßC! *DE@FßC;!

+Z*DA<MAECGC!@!FC!UßC!*DE@FßC!N<MABADßMN<?<!>D?AB!GB!UßMAC!G@F!>C@MC I I ß<!N<MAB@E<! = <FA<!ß = ><EAC?Aß;!)?!>CEAßN<FCE@!FZ*DA<MAECGCV! >DE!N<MABAD@?G<!D?!@F@ = @?A<!M>@MM<!ß?N<? I ED<!@!G@ \ DCFßOßNC?A@!GCF!>D?A<!GB!UßMAC!>@EN@AABU<V!<NND>C?G<!MO<?GB!>C?<EC = ßNB! >CEAßN<FCE = @?A@!EßF@UC?ABV!_E@MABADßMN@`!M>@MM<!CB!UßC I I ßCA<EB!N] @!FC!DAßFßPPC?<!UßMA@V!>C?<EC = B!!GB! I EC?G@!ß = ><EAC?PC;!

+C!UßC!*DE@FßCV!><ßV! \ DCMB!M@ = >E@! = <FA<! = @?<!ß = >CAAC?A@V!N<?M@?A@!D?C!OEDßPß<?@!G@FFC!N<MAC!@MAE@ = C = @?A@!ß = ><EAC?A@V!N<?! >@EN<EMB!>C?<EC = ßNB!N] @!EBU@FC?<!FC!F<E<! \ DCFßAQ!@!FC!F<E<!ß = ><EAC?PC!C?N] @!<FAE@!ß!N<?OB?B!?CPß<?CFß;!

&@F! NCM<! GB! *FH@?I C! F@! GD@! MAECG@! ! N<EE<?<! >E<0<?GC = @?A@! ?@FFZ@?AE<A@EEC;! &@F! AECAA<! N<EEBM><?G@?A@! CF! N@?AE<! CHßACA<V! FZ*DA<MAECGC!MB!MUßFD>>C!C!NßENC!T!N] ßF< = @AEB!GCFFC!N<MAC!@!FZ*DE@FßC!C!NßENC! : VR!N] ßF< = @AEB;!

+C!GßMAC?PC!@!F@!NCE@AA@EßMAßN] @!<E< I ECOßN] @!>ßC?@ I I ßC?AB!E@?G<?<V!GB!OCAA<!?<?!C>>E@PPCHßF@!FZCE@C!GB!ß?A@EU@?A<;!

4@E! \ D@MAB! = <ABUBV! \ Dß?GBV!MB!c!EßA@?DA<!N<EE@AA<!?<?!ß?M@EßE@!F@!>Eß?NB>CFB!MAECG@!GB!N< = D?ßNCPß<?@!E@I ß<?CF@!AEC!B!>D?AB!GB!UßMAC! MB I ?BOßNCABUB!>@E!FC!>@EN@Pß<?@!>C?<EC = ßNC!G@FFZCE@C!GB!ß?A@EU@?A<;!

! !

6. Definizione del Contesto paesaggistico dell'area di intervento

(<><! CU@E@! MB?A@ABPPCA<! @G! C?CFBPPCA<! B! NCECAA@EB! >C@MC I I BMABNB! G@FFZCE@C! GB! B?A@EU@?A<V! c! ><MMBHBF@! G@OB?BE@! BF! *_contesto paesaggistico*`!N<?!BF! \ DCF@!F@!>E@UBMB<?B!G@FF<! / AED = @?A<!%EHC?BMABN<! * AADCABU<! < I I @AA<! G@FFC! >E@M@?A@! 3@FCPB<?@!] C!G<UDA<! N<?0E<?ACEMB;!

/B!AECAAC!GB!D?C!><EPB<?@!GB!A@EEBA<EB<!G@OB?BHBF@!N< = @!!**_area "di confine"**!AEC!BF! = CE@V!FZCE@C!C I EBN<FC!@!FC!NBAAQ;!

)?! \ D@MAZCE@C!MB!B?NE<NBC?<!@V!M>@MM<V!MB!M<UEC>><?I<?<!a

BF!***contesto naturale***!G@FFC!N<MAC! = CEB?CV!NCECAA@EBPPCA<!GCB!M@ I D@?AB!*caratteri paesaggistici*a!

- **un ridotto rapporto diretto con la natura** @! GC! ?<A@U<FB! @F@ = @?AB! GB! G@ I ECG<! C! NCDMC! GB! D?! N<?A@MA<! B?M@GBCABU<! G@ \ DCFB0BNCA<!@!G@ \ DCFB0BNC?A@!.N0E;!*++' - *8#!^L1g!
- D?!**importante rapporto visivo con la natura**V! >@E!FC! >@NDFBCEBAQ! G@B!**panorami "*godibili*" dall'area di intervento**! .FZBM<FC! - CFFB?CECV! BF! I EC?G@! CEN<! G@F! - <F0<! GB! - @?<UC! @! F<! M0<?G<! G@FF@! CFA@! = <?AC I ?@! G@FFZ@?AE<A@EECV! C?N<ECV! B?! I EC?! >CEA@! B?A<?M@1!.N0E;!*++' - *8#!^L1g!
- **perdita, nel tempo, del rapporto tra la costa e le emergenze storiche (il Centro Storico)**! C! NCDMC! G@FFZCFF<?AC?C = @?A<! G@FFC! "BAAQ!MA<EBNC! GCFFC! N<MACV! N<?! @F@ = @?AB! GB! *degrado*! C! NCDMC! GB! D?! N<?A@MA<! B?M@GBCABU<! G@ \ DCFB0BNC?A@!.N0E;!*++' - *8#! ^L1g!
- **appartenenza a percorsi panoramici o ad ambiti di percezione da punti o percorsi panoramici** .N0E;!*++' - *8#!^L1g!
- ?<A@U<FB!**criticità**!MBC!**di tipo percettivo**! C! NCDMC! G@FFC! >E@M@?PC! G@FFC! _HCEEB@EC`! G@F! EBF@UCA<! 0@EE<UBCEB<V! MBC!**conseguenti al degrado dell'infrastruttura ferroviaria** .N0E;!*++' - *8#!^L1g!
- D?C! **ridotta visibilità da punti panoramici "*dall'alto*"**! >@E! F@! NCECAA@EBMABN] @! <E< I ECOBN] @! G@F! A@EEBA<EB<! GB! *FH@? I C! .>BC?@ I I BC?A@1a! GB! 0CAA<!! >@EN@>BHBF@! C! FBU@FF<! >C?<EC = BN<! M<FAC?A<! GCB! EBFB@UB! >Bd! >E<MMB = B! CF! = CE@V! C! ?<EG! G@FFZCE@C! .N0E;! 9B I DEC!TK!@!TT1g!!



9B I DEC! TK! 4C?<EC = C! U@EM<! FZCEN<! G@F! - <F0<! GB! - @?<UCa! B?GBUBGDCPB<?@!G@FFZCE@C!GB!B?A@EU@?A<!



9B I DEC!TT!4C?<EC = C!U@EM<!FZBM<FC! - CFFB?CECa!B?GBUBGDCPB<?@!G@FFZCE@C! GB!B?A@EU@?A<!

!

- D?C!**visibilità dal mare parzialmente ostacolata dalla barriera ferroviaria**! .MDFF<! M0<?G<! G@B! = <?AB! G@FFZ@?AE<A@EEC1! .N0E;! *++' - *8#!^K1g!

- **visibilità " da terra" quasi completamente ostacolata dalla barriera ferroviaria** .N0E;!*++' - *8#!^K1g!
- D?C!**ridotta visibilità dal sistema autostradale** .N0E;!9B I DEC!TR1g!





9B I DEC!TR!) = = C I B?B!GCFF5CDA<MAECGC! - @?<UC2O@?AB = B I FBC!

BF!***contesto agricolo*** AB>BN<!G@FF@!P<?@!<EA<OF<EBN<F@V!NCECAA@EBPPCA<!GCB!M@ I D@?AB!*caratteri paesaggistici*a!!

- FC!**diversità** GB!D?!**territorio così ampio, pianeggiante**V!GBOOBNBF = @?A@!EBMN<?AECHBF@!B?!!CFAE@!P<?@!G@FFC!+B I DEBC!.N0E;9B I DEC!TS1g!



9B I DEC!TS!4C?<EC = C!G@FFC!4BC?C!GB!*FH@? I Ca!B?GBUBGDCPB<?@!G@FF5CE@C!GB!B?A@EU@?A<!

- **la *diversità*! @! FC! _generica" *integrità* di un paesaggio agrario (quello degli insediamenti ortofloricoli della piana di Albenga)** B?! NDB! >@E = C? I <?<! @F@ = @?AB! >@NDFBCEB! @! GBMAB?ABUBV! GB! AB><! C?AE<>BN<! .C! NDB! N<EEBM><?G<?<! E@FCPB<?B! 0D?PB<?CFBV! UBMBU@!@!M>CPBCFB!AEC! I FB!@F@ = @?AB!N<MABADABUBV!N< = @!F@!M@EE@1!.N0E;!9B I DEC!TW1;!

!








9ß I DEC!TW!) = = C I ß?ß!G@F!>C@MC I I ß<!C I ECEB<!

BF!***contesto insediativo sparso***!G@FFC!>BC?C!AEC!*FH@? I C!@!"@EBCF@V!NCECAA@EBPPCA<!GCß!M@ I D@?AB!*caratteri paesaggistici*à!

- BF!**degrado**!G@EBUC?A@!GCFFC!**mancanza di qualità**!@!GCFFC!**decontestualizzazione**!G@ I FBIß?M@GBC = @?AB!M>CEMB!@MBMA@?ABg!

BF!***contesto insediativo urbano***!GB!*FH@? I C!NCECAA@EBPPCA<!GCß!M@ I D@?AB!*caratteri paesaggistici* :!

- FC!**prossimità a sistemi insediativi storici (centri storici, edifici storici diffusi)** .N0E;!9ß I DEC!TX1g!



9ß I DEC!TX!9<A<!MCA@FFBACE@!N<?!ß?GBUßGDCPß<?@!G@ß!MBMA@ = ß!ß?M@GBCAßUß!MA<EBNß! .NßAAQ!MA<EBNCV!@GBßßNß!MA<EBNß!GB00DMß1!

- BF! **degrado**! G@EBUC?A@! GCFFC! G@ADE>CPß<?@! G@FF@! EBM<EM@! G@B! NCECAA@EB! NDFADECFBV! MA<EBNBV! UBMBUB! @! A@MAB = <?BCFB! G@FF@! C?ABN] @! MAEDAADE@!G@F!"@?AE<!MA<EBN<!GB!*FH@? I CV!<E = CB!_*fagocitate*`!GC!D?!N<?A@MA<!0<EA@ = @?A@!G@ \ DCFBßNCA<!.N0E;!9ß I DEC!TY!@!R^1;!

!



9ß I DEC!TY!OßMAC!>C?<EC = ßNC!G@F!N<?A@MA<!DEHC?<!

!








9ß I DEC!R^!) = = C I ß?ß!G@F!N<?A@MA<!DEHC?<!

! !

7. Rischio Paesaggistico

7.1 Parametri di lettura del rischio paesaggistico

(<><! CU@E@! G@0ß?ßA<V! CAAECU@EM<! FC! F@AADEC! G@ß! NCECAA@EB! >C@MC❙❙BMAßNBV! ! ßF! N<?A@MA<! >C@MC❙❙BMAßN<! G@FFZCE@C! Gß! ß?A@EU@?A<! V! c! ?@N@MMCEß<! UCFDACE@! FC! NC>CNßAQ! Gß! CMM<EHß = @?A<! G@ß! NC = HßC = @?Aß! N] @! ß! ?D<Uß! ß?A@EU@?Aß! ß?AE<GDEEC??<! ?@ß! FD< ❙] ß! ß?! NDß! c! >E@UßMAC!FC!F<E<!E@CFßPPCPß<?@;!

4@E!@00@AADCE@! \ D@MAC!<>@ECPß<?@!Uß@?@!ß?AE<G<AA<!ßF!N<?N@AA<!Gß! *_rischio paesaggistico*`V!ß?A@M<!N< = @!Mß?A@Mß!G@FF@!><MMßHßFßAQ! .<!ß = ><MMßHßFßAQ1!Gß!D?!G@A@E = ß?CA<!N<?A@MA<!>C@MC❙❙BMAßN<!CG!CMM<EHßE@!ß!NC = HßC = @?Aß!N] @!ß!?D<Uß!ß?A@EU@?Aß!ß?AE<GDEEC??<;!

4@E!FC!G@0ß?ßPß<?@!G@F!EBMN] ß<!>C@MC❙❙BMAßN<!Gß!D?!N<?A@MA<!A@EEßA<EßCF@V!M<?<!MACAß!ß?GßUßGDCAß!Nß? \ D@!>CEC = @AEß!a!

- ***sensibilità*** a!NC>CNßAQ! G@ß! FD< ❙] ß! Gß! CNN< ❙ Fß@E@!ß! NC = HßC = @?AßV! @?AE<! N@EAß! Fß = ßAßV! M@?PC! @00@AAß! Gß! CFA@ECPß<?@! <! Gß = ß?DPß<?@! G@ß!NCECAA@Eß!>C@MC❙❙BMAßNß! <!Gß!G@❙ECG<!G@FFC! \ DCFßAQ!N< = >F@MMßUCg!!
- ***vulnerabilità/fragilità*** a!N<?GßPß<?@!Gß!0CNßF@!CFA@ECPß<?@!@!GßMAEDPß<?@!G@ß!NCECAA@Eß!>C@MC❙❙BMAßNßg!!
- ***capacità di assorbimento visuale*** a! CAAßADGß?@! CG! CMM<EHßE@! UßMßUC = @?A@! F@! = <GßOßNCPß<?ßV! M@?PC! Gß = ß?DPß<?@! M<MAC?PßCF@! G@FFC! \ DCFßAQ!G@ß!NCECAA@Eß!>C@MC❙❙BMAßNßg!!
- ***stabilità*** a! NC>CNßAQ! Gß! = C?A@?ß = @?A<! G@FF5@00ßNß@?PC! 0D?Pß<?CF@! G@ß! MßMA@ = ß! @N<F<❙ßNß! <! MßADCPß<?ß! Gß! CMM@AAß! C?AE<>ßNß! N<?M<FßGCA@!!
- ***instabilità*** a!MßADCPß<?ß!Gß!ß?MACHßFßAQ!G@FF@!N< = ><?@?Aß!0ßMßN] @!@!Hß<F<❙ßN] @!<!G@❙Fß!CMM@AAß!C?AE<>ßNß;!!

!

7.2 Definizione del "rischio" paesaggistico

*F! A@E = ß?@! G@FF@! C?CFßMß! >E@U@?AßU@V! N] @!] C??<! ><EACA<! CFFC! G@0ß?ßPß<?@! G@F! N<?A@MA<! >C@MC❙❙BMAßN<! G@FFZCE@C! Gß! ß?A@EU@?A<V! c! ><MMßHßF@!C00@E = CE@!N] @!a!!

1. **il ridotto rapporto diretto con la natura, della costa di Albenga, anche (e soprattutto) nella zona in cui è prevista l'attuazione degli interventi previsti dallo S.U.A.**
2. **la perdita, nei secoli, del rapporto tra la costa di Albenga e le emergenze storiche**
3. **la ridotta visibilità "dall'alto" (solo dai rilievi a nord) e dal sistema autostradale dell'area di intervento;**
4. **il degrado del contesto insediativo urbano della Città, caratterizzato da scarsa qualità edilizia e da un prevalente disordine urbanistico, con effetti negativi anche sulla visibilità delle antiche strutture del Centro storico di Albenga;**
5. **le notevoli criticità di tipo percettivo conseguenti alla presenza della "*barriera*" del rilevato ferroviario, particolarmente esteso ed ampio nella zona in cui è prevista l'attuazione degli interventi previsti dallo S.U.A.**
6. **il generale e diffuso degrado dell'infrastruttura ferroviaria, incrementato dalla quota rialzata del "*ferro*" rispetto alla quota della Città;**

><EAC?<! C! G@0ß?ßE@! FZCE@C! Gß! ß?A@EU@?A<! N< = @! D?! N<?A@MA<! >C@MC❙❙BMAßN<! G<ACA<! Gß ***capacità di assorbimento visuale*** N<?! D?C! **significativa attitudine ad assorbire visivamente le modificazioni**V! M@?PC! Gß = ß?DPß<?@! G@FFC! \ DCFßAQ! G@ß! NCECAA@Eß! >C@MC❙❙BMAßNß;!

OCV! CFAE@MkV! N<?MßG@ECA<! N] @! a!

1. **l'esistenza, nelle immediate vicinanze della costa di Albenga, di ambiti di percezione (peraltro, alquanto scarsi), da punti e percorsi panoramici;**
2. **la *diversità* e la "generica" *integrità* degli insediamenti ortofloricoli della piana di Albenga determinano l'esistenza di un paesaggio agrario in cui permangono elementi peculiari e distintivi, di tipo antropico;**
3. **la prossimità a sistemi insediativi storici (centro storico, edifici storici diffusi) pur "fagocitati" da un contesto insediativi urbano caratterizzato da poca qualità;**

><EAC?<! CG! D?C! >CEPßCF@! _N<EE@Pß<?@`! G@FFC! G@0ß?ßPß<?@! MßMA@AßNC! G@F! EBMN] ß<! >C@MC❙❙BMAßN<! G@FFZCE@CV! ß?AE<GDN@?G<V! C?N] @! M@! N<?! D?C! UCF@?PC! >CEPßCF@! @! M@N<?GCEßCV! ßF! N<?N@AA<! Gß! N<?A@MA<! >C@MC❙❙BMAßN<! G<ACA<! Gß! ***sensibilità,*** <UU@E<! **dotato di una capacità di accogliere i cambiamenti, entro certi limiti, senza effetti di alterazione o diminuzione dei caratteri paesaggistici o di degrado della qualità complessiva**;!

Va sottolineato, infine, come :

1. **l'esistenza di un importante rapporto visivo con la natura, per la peculiarità dei panorami "*godibili*" dall'area di intervento (l'isola Gallinara, il grande arco del Golfo di Genova e lo sfondo delle alte montagne dell'entroterra, ancora, in gran parte intonse);**
2. **la già richiamata prossimità a sistemi insediativi storici (soprattutto il centro storico) anch'essi "godibili" panoramicamente dall'area di intervento.**
3. **la mancanza di caratterizzazione del contesto insediativo urbano**

"<?M@?AC?<V!>@EmV!Gß!ß><AßPPCE@!Aß><F<❙ß@!a!

- **che favoriscano la "godibilità" della notevole qualità della natura circostante;**
- **che si impongano, nella mancanza di caratterizzazione del contesto insediativo urbano, come segni "forti".**

)?! \ D@MAZDFAß = <!NCM<V!FC!>CEPßCF@! **_sensibilità**`!G@FFZCE@C!Gß!ß?A@EU@?A<!EBN] ß@G@EQ!CPß<?ß!>E<❙@AADCFß!Gß! = ßAß❙CPß<?@;!

! !

C. LE OPERE IN PROGETTO

1. I principi progettuali, gli obiettivi di qualità paesaggistica da conseguire e le possibili incidenze sul contesto paesistico dell'area di intervento

)F!GBM@I?<!G@F!?D<U<!N<=>F@MM<!B==<HBFBCE@!.NOE;!*++'-*8)!^T!2!:T1!N]@!M<EI@EQ!MD8!A@EE@?8!N]@V!>@E!=<FAB!C??BV!@EC?<!MACAB!<NND>CAB!GC8!0CHHEBNCAB!G@FFC!N<<>@ECABUC!*_Ortofrutticola*`!MB!c!0<?GCA<!MD!D?C!M@EB@!GB!!>EB?NB>B!>E<I@AADCFB!08?CFBPPCAB!C!N<?M@IDBE@!D?C!M@EB@!GB!<HB@AABUB!GB!\DCFBAQ!>C@MCII BMABNC;!

/B!AECAAC!GB!>EB?NB>B!N]@!MNCADEBMN<?<!GCFFZC?CFBMB!G@FF@!M>@NB0BNBAQ!G@F!A@EEBA<EB<!GB!*FH@?ICI@!GC8!NCECAA@EB!G@F!N<?A@MA<!>C@MCII BMABN<!B?!ND8!c!>E@UBMA<!FZB?A@EU@?A<!B?!@MC=@;!

f D@MAB!>EB?NB>BV!<FAE@!C!MNCADEBE@!GCFFC!M@=>FBN@!C?CFBMB!G@FFZ@MBMA@?A@V!MB!*_proiettano*`!U@EM<!BF!N<?M@IDB=@?A<V!CAAECU@EM<!F@!MN@FA@!DEHC?BMABN]@!@G!CEN]BA@AA<?BN]@!<>@ECA@!GCF!>E<I@AA<V!!GB!D?C!M@EB@!GB!<HB@AABUB!GB!NE@MNBAC!G@FFC!\DCFBAQ!>C@MCII BMABNC;!

4@E!ADAAB!\D@MAB!=<ABUBV!?@B!NC>BA<FB!MDNN@MMBUBV!>EB=C!GB!>E<N@G@E@!CFFC!G@MNEBPB<?@!G@FF@!<>@E@!B?!>E<I@AA<!@G!CFFZ@M>FBNBACPB<?@!G@FF@!ECIB<?B!G@F!FB?IDCII B<!CEN]BA@AA<?BN<!CG<AACA<V!M<?<!MACAB!G@0B?BAB!IFB!<HB@AABUB!GB!\DCFBAQ!>C@MCII BMABNC!N]@!BF!>E<I@AA<!]C!B?A@M<!N<?M@IDBE@!@G!B!>EB?NB>B!MD!NDB!MB!c!HCMCAC!FC!>E<I@AACPB<?@;!

!

1.1 Obiettivi di qualità paesaggistica

-FB!<HB@AABUB!GB!\DCFBAQ!>C@MCII BMABNC!EBN@ENCAB!GCF!>E<I@AA<!G@FF@!<>@E@!>E@UBMA@!GCFF<!/;%;*;!<!G@EBUC?<!GCFFZC?CFBMB!G@F!N<?A@MA<V!MU<FAC!@G!BFFDMAECAC!?@B!NC>BA<FB!>E@N@G@?AB!@!MB!EBU<F!<?<V!<UUBC=@?A@V!CFFC!M<FDPB<?@!<G!CFFC!EBGDPB<?@!G@B!>E<HF@=B!>C@MCII BMABNB!EBMN<?AECAB!@G!CF!=C?A@?B=@?A<!G@FF@!N<?GBPB<?B!><MBABU@!EBF@UCA@;!

'MMB!M<?<!MACAB!MB?A@ABPPCAB!B?!R!M@=>FBNB!>D?AB!a!!

a. Ridurre il degrado del contesto insediativo urbano riferibile all'area di intervento

b. Ridurre il degrado provocato dalla presenza della "barriera" ferroviaria

c. Evitare di peggiorare il rapporto dell'area di intervento con percorsi panoramici ed ambiti di percezione da punti o percorsi panoramici

d. Mantenere la *diversità* e la "generica" *integrità* del paesaggio agrario tipico degli insediamenti ortofloricoli della piana di Albenga.

1.2 Principi progettuali

)!>EB?NB>B!MD!ND8!c!MACAC!B=><MACAC!FC!>E<I@AACPB<?@!G@IFB!B?A@EU@?AB!>E@UBMA8!GCFF<!/;%;*;!<II@AA<!G@FFC!>E@M@?A@!E@FCPB<?@V!M<?<!MACAB!G@0B?BAB!CU@?G<!N<=@!@MM@?PBCF@!08?CFBAQV!)F!N<?M@IDB=@?A<!G@IFB!<HB@AABUB!GB!\DCFBAQ!>C@MCII BMABNC!M<>EC!G@0B?BAB;!

4@E!D?C!>BdEC>BGC!@G!@00BNCN@!N<=>E@?MB<?@!GB!N<?N@AAB!N]@!AE<UC?<!D?C!B==@GBCA@!@!G@0B?BAC!B?A@E>E@ACPB<?@!?@F!>E<I@AA<!DEHC?BMABN<!@G!CEN]BA@AA<?BN<V!MB!c!EBA@?DA<!N<EE@AA<!CG<AACE@!D?<!*_stile illustrativo*`!>@E!>D?ABV!MN]@=CABN<!@!.B?!\DCFN]@!=<G<1!A@F@IEC0BN<;!

)!>EB?NB>B!>E<I@AADCFB!G@F!>E<I@AA<!M<?<!MACAB!)!M@ID@?AB;!

- **La scelta di utilizzare tipologie edilizie coerenti con l'edificato esistente (in parte *isolate* ed in parte *in linea*) tentando di innestare fattori di maggiore qualità architettonica**

)F!>E<I@AA<!>E@U@G@!GD@!@GB0BNB!>ECABNC=@?A@!BM<FCAB!GC!:^!>BC?B!0D<EB!A@EEC!D?C!>BCMAEC!N<==@ENBCF@!GB!GD@!>BC?B!@G!D?C!M@EB@!GB!N<E>B!GB!0CHHEBNC!B?!FB?@C!GB!CFA@PPC!GB00@E@?A@;!

  Questa scelta consentirà di mantenere l'omogeneità del tessuto urbano preesistente, riqualificandolo con un disegno architettonico di maggiore qualità, con materiali e soluzioni di finitura di alto livello, allo scopo di ridurre il degrado del contesto insediativo dell'area di intervento:

  - EBN<?\DBMAC?G<V!?<?<MAC?A@!FC!?<A@U<F@!*_densità*`!G@FFZB?A@EU@?A<V!C=>B!M>CPB!CFFC!0EDBPB<?@!>DHHFBNCa!D?C!>BCPPCV!D?!N<FF@IC=@?A<!>@G<?CF@!AEC!UBC!(CF=CPBC!@!\D@FFC!N]@!@EC!FC!MAE@AAC!UBC!"]B@MCV!>CEN]@II B!>DHHFBNB!.MBC!MD!UBC!4CAEB<ABV!N]@!MD!UBC!(CF=CPBC1!D?!CDGBA<EBD=!CFFZC>@EA<!CFFC!\D<AC!G@FFC!FB?@C!0@EE<UBCEBC!@!G@F!0DADE<!4CEN<!%EHC?<g!

  - N<?M@?A@?G<!C!=<FAB!G@B!0EDBA<EB!G@IFB!@GB0BNB!D?C!IEC?G@!IGBHBFBAQ!CFF@!@=@EI@?P@!?CADECFB!G@F!N<?A@MA<!>C@MCII BMABN<!GB!*FH@?IC!.BM<FC!G@FFC!-CFFB?CECV!BF!-<F0<!GB!-@?<UCV!B!=<?AB!G@FFZ@?AE<A@EEC!+BIDE@V!F@!@=@EI@?P@!CEN]BA@AA<?BN]@!G@F!"@?AE<!/A<EBN<1!!

  - @UBAC?G<!GB!>@II B<ECE@!BF!EC>><EA<!G@FFZCE@C!GB!B?A@EU@?A<!N<?!>@EN<EMB!>C?<EC=BNB!@G!C=HBAB!GB!>@EN@PB<?@!GC!>D?AB!<!>@EN<EMB!>C?<EC=BNB;!

)?<FAE@V!FC!MN@FAC!GB!DABFBPPCE@!AB><F<I@!@GBFBPB@!N<@E@?AB!N<?!FZ@GB0BNCA<!@MBMA@?A@!N<?M@?ABEQ!GB!=C?A@?@E@!FC!*diversità*!@!FC!_I@?@EBNC`!*integrità*!G@F!>C@MCII B<!CIECEB<!AB>BN<!G@IFB!B?M@GBC=@?AB!<EA<0F<EBN<FB!G@FFC!>BC?C!GB!*FH@?IC!a!

  - @UBAC?G<!FZDABFBPP<!GB!?D<U<!A@EEBA<EB<V!=C!EBDMC?G<!M@GB=B!IBQ!B?A@?MBUC=@?A@!@G B0BNCAB!>@E!G@MA8?CPB<?B!@!AB><F<IB@!<E=CB!B?N<?IED@;!

- **La creazione di una occasione di "centralità" in una zona periferica della Città.**

  Questa scelta consentirà di ridurre il degrado del contesto insediativo urbano dell'area di interventoa!

  - NE@C?G<V!CAAECU@EM<!FC!E@CFBPPCPB<?@!GB!D?C!>BCPPC!AEC!UBC!4CAEB<AB!@!UBC!(CF=CPBC!@!GB!D?!N<=>F@MM<!GB!CAABUBAQ!N<==@ENBCFB!GB!0<EA@!CAAECPB<?@V!G<ACA@!GB!C=>B!@!N<=<GB!M>CPB!GB!>CEN]@II B<V!F@!N<?GBPB<?B!>@E!FZCAAEBHDPB<?@!CF!?D<U<!N<=>F@MM<!GB!D?!ED<F<!GB!EB0@EB=@?A<!>@E!FC!"BAAQ!@!GB!CAAECPB<?@!>@E!BF!>DHHFBN<!a!D?!?D<U<!*_centro*`!>@E!D?C!P<?C!N]@!F<!MUBFD>><!@GBFBPB<!G@IFB!DFAB=B!R^!C??B!]C!E@M<V!>DEAE<><V!*_informe*`!@!M@?PC!D?Z`anima`;!

- **Realizzando, proprio sul bordo della Città, un elemento di chiusura della Città**
  - EB>E<><?@?G<V!N<?!F@!AB><F<IB@!B?!FB?@C!FD?IC!FC!UBC!"]B@MCV!F@!NCECAA@EBMABN]@!G@FFC!_"BAAQ!N<=>CAAC*!>E<>EB@!G@FF@!<EBIB?@!DEHC?@!GB!*FH@?IC;!
  - "<?AEBHD@?G<!CF!=C?A@?B=@?A<!@G!CFFC!N<?M@EUCPB<?@!G@FFC!><EPB<?@!GB!A@EEBA<EB<V!C!?<EG!G@FFZCE@C!GB!B?A@EU@?A<V!G@GBNCAC!CFF@!CAABUBAQ!<EA<0F<EBN<F@;

- **La realizzazione di spazi ed attrezzature (auditorium all'aperto) di pubblica fruizione alla quota del rilevato ferroviario.**

  Questa scelta consentirà di ridurre il degrado provocato dalla presenza della "barriera" ferroviaria:

  - >E<B@AAC?G<!BF!>E<I@AA<!U@EM<!IFB!MN@?CEB!>E@0BIDECHBFB!C!M@IDBA<!G@FF<!M><MAC=@?A<!*ja montej*!G@FFC!FB?@C!0@EE<UBCEBC!-@?<UC![!O@?AB=BIFBCg!

  - >E@U@G@?G<V!0B?!GC!<ECV!D?!N<FF@IC=@?A<V!CAAECU@EM<!D?!>CMMCII B<!>@G<?CF@!M<M>@M<!MDFFC!UBC!"]@!-D@UCECV!AEC!IFB!M>CPB!>DHHFBNB!G@F!>EB=<!>B?C?<!@G!BF!0DADE<!IEC?G@!>CEN<!DEHC?<!@G!F@!CAAE@PPCADE@!>DHHFBN]@!N]@!F<!M><MAC=@?A<!G@FFC!FB?@C!0@EE<UBCEBC!N<?M@?ABEQ!GB!E@CFBPPCE@!B?!D?!>E<MMB=<!0DADE<;!

- **La riqualificazione degli spazi di perimetro**

  Questa scelta consentirà di ridurre il degrado provocato dalla presenza della "barriera" ferroviaria:

  - EBGDN@?G<!IFB!@00@AAB!GB!GB00DM<!G@IECG<!?@FFC!P<?C!G@FFC!"BAAQ!0<E=CACMBV!?@IFB!DFAB=B!G@N@??B!@G!F!M@N<F<!MN<EM<V!?@FF@!B==@GBCA@!UBNB?C?P@!G@FF<!MNCF<!0@EE<UBCEB<!G@FFC!MACPB<?@!GB!*FH@?ICV!MBADCA<V!N<=@!IBQ!C00@E=CA<!>BdU<FA@V!CG!D?C!\D<AC!GB!NBENC!T!=@AEB!>BdCFAC!G@FFZCE@C!GB!B?A@EU@?A<!@G@FFC!>DHHFBNC!UBCHBFBAQg!

  - N<=>F@AC?G<!@GB?A@IEC?G<!BF!>E@UBMA<!EBGBM@I?<!G@IFB!M>CPB!>DHHFBNB!GB!>BdB==@GBCAC!0EDBPB<?@!@!UBMBHBFBAQg!

  - EBMBMA@=C?G<!BF!A@EEC>B@?<!G@F!EBF@UCA<!0@EE<UBCEB<V!<II B!CHHC?G<?CA<V!G@IECGCA<!@GB?N<FA<g!

  - EB\DCFB0BNC?G<!BF!M<AA<>CMM<!0@EE<UBCEB<!EBGDN@?G<!FZ@00@AA<!GB!G@IECG<!>C@MCII BMABN<!@MBMA@?A@;!

- **L'implementazione di un'offerta immobiliare qualitativamente alta**

  Questa scelta consentirà di ridurre il degrado del contesto insediativo urbano dell'area di intervento



9&IDECIRKI'G80&N&<i<EA<0EDAA&N<f<iGCiU&Ci(Cf=CP&CVIC?I<f<iU&Ci'E?@A<i"]@i-D@UCECi"]@i-D@UCECi



9&IDECIRTI'G80&N&<i<EA<0EDA&N<f<iGCiU&Ci(Cf=CP&CVIC?I<f<iU&Ci'E?@A<i"]@i-D@UCECi



9&IDECIRL1'G80&N&<i<EA<0EDA&N<f<iGCiU&Ci(Cf=CP&CVIC?I<f<iU&Ci4CE&<A&i



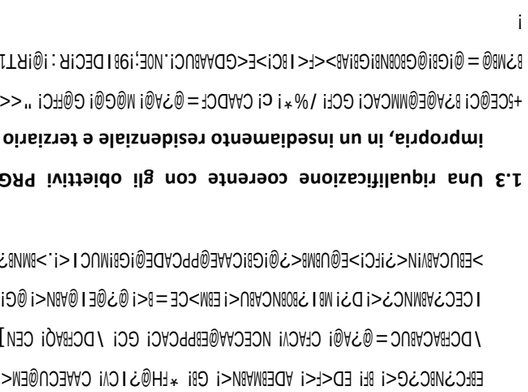
9&IDECIR:I'G80&N&<i<EA<0EDA&N<f<iGCiU&Ci(Cf=CP&CVIC?I<f<iU&Ci4CE&<A&i

+CiG@MA&?CP&?@IVM<>ECAADA<iFCiAB><f<I&CVIE&MDFACi&?N<?IEDCi#&M@i-D@UCECi\D@FFCiG@FiA@MMDA<iDEHC?<iN&EN<MAC?A@ViNCECA@EPPCA<Vi

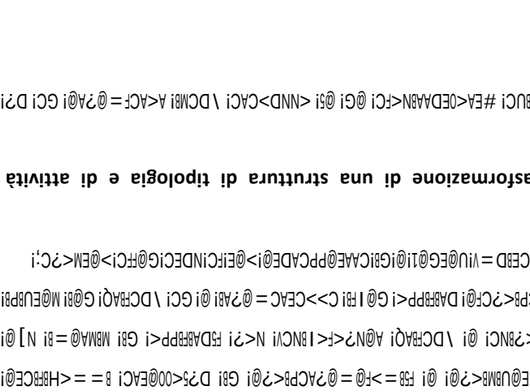
&?i>CE&N<fCE@iFD?I<if@iU&@i(Cf=CP&CVi"]@i-D@UCECi@i4CAE&<A&ViGCi&?M@G&C=@?A&iE@M&G@?P&CF&ViN<?i\DCN]@iD?&AQiN<==@EN&CF@i@i

A@EP&CE&Ci]*al piede*]i.N0E;i9&IDECIRR2RW1;i

i



i



i

E&FC?NBC?G<i&Fi<ED<f<i ADE&MA&N<i G&i *FH@?ICVi CAAECUD@EM<i fCi >E@U&MB<?@i @i fC&=>F@=@?ACP&<?@i G&i D?5<00@EACi &=<H&RCE@i\DCF&CA&UC=@?A@i CfACVi NCECAA@E&PPCACi GCi \DCFAQi CEN]&A@A<?&NCi @i \DCFAQi A@N?<f<I&NCVi N<?i FDA&&PP<i G&i NBMA@=&i N]@i

ICEC?A&MNC?<i D?i M&I?&0&NC&&U<i E&M>CE=&<i@?@EI@A&N<i@Gi D?i EC P&<?CF@i DA&&PP<i G@I F&i C>>CEAC=@?A&i@i GCi\DCF&AQi G@&i M@EU&P&i

>E&UCAB&YiN<?iFCi>E@U&NB<?@iG&iCAAE@PPCADE@iG&iMNCI<i.>&MNB?@YiM<fCE&D=ViU@EG@1i@G&iCAE@PPCADE@i>@EifCiNDECiG@FCi>@EM<?C;i

1.3 Una riqualificazione coerente con gli obiettivi PRG - trasformazione di una struttura di tipologia e di attività improprìa, in un insediamento residenziale e terziario

+&CE@Ci&?A@E@MNCACi GCFi /%*i @i CADC?=@?A@i M@G@i G@FCi "<<>@ECA&UCi #EA<0EDA&N<fCi @G i @&i <NND>CACi \DCM&i A<AC?=@?A@i GCi D?i

&?M&@=@i@G&i@G80&N&i@&iA&><f<I&Ci>E<GDAA&UCi.N0E;i9&IDECIR:i@iRT1;i



9&IDECIRXi4fC?i=@AE&CiG@F<i/%*iC>>E<UCA<i

9&IDECIRXI'G80&N&iMDiU&Ci"]@MCi

9&IDECIRWI'G80&N&iMDiU&Ci"]@MCi

9&IDECIRSI'G80&N&iMDiU&Ci"]@MCi

i



9ß I DEC!RY!4E<M>@AA<!MD!UßC! (CF = CPßC!G@FF<! / %* !C>>E<UCA<!

!



9ß I DEC!S^! / @Pß<?@!@!>E<M>@AA<!MDG!G@FF<! / %* !C>>E<UCA<!



9ß I DEC!S : !4E<M>@AA<!MD!UßC!4CAEß<AB!G@FF<! / %* !C>>E<UCA<!

)F! ?D<U<! /%*! EB>@EN<EE@V! >DE! N<?! MB I ?BOßNCABU@! UCEßCPß<?ß! GB! AB><! = <EO<F< I ßN<V!F<! MA@MM<! >@EN<EM<! G@F! /%*! C>>E<UCA<V! >E@OB I DECA<V!N< = @!G@AA<V!GCF!4ßC?<!UB I @?A@;!

'51ß = ><EAC?A@!M<AA<FB?@CE@! I FB!B = ><EAC?AB!OCAA<EB!GB!EB \ DCFBOßNCPß<?@!DEHC?C!N<?M@ I D@?AB!CFFC!EßN<?U@EMß<?@!E@MßG@?PßCF@!a!

- F5CFFCE I C = @?A<!G@FF5j@OO@AA<! DEHC?<j! ?@FFC! P<?CV! I ECPß@! CFF5@FB = ß?CPß<?@! GB! D?! @F@ = @?A<!ß?N<? I ED<! GB! I EC?G@! MNCFC! .>ßd! GB! RR;^^^! = N;1! @! Gß = @?MB<?@! .BF! N<E><! GB! OCHHEßNC! = ßMDEC! NßENC! : R^! = A;! GB! FD? I] @PPC! @;! NßENC! S^! = A;! GB! FCE I] @PPCV!!>ECAßNC = @?A@!M@?PC!M<FDPß<?ß!GB!N<?AB?DßAQ1g!
- FC!N<?M@ I D@?A@!ß = = ßMMß<?@! GB! OD?Pß<?ß! N] @! CUE@HH@E<! CMMßNDECA<! D?C! = C I I ß<E@! < = < I @?@ßAQ! .MßC! = <EO<F< I ßNC! N] @! GB! DM<1! AEC! I FB!ß?M@GßC = @?ABg!
- F5D I DCF = @?A@!N<?M@ I D@?A@!ß?M@EB = @?A<!GB!?D<U@!OD?Pß<?ß!>DHHFßN] @;!

!

1.4 La creazione di un polo con funzioni pubbliche e private dotato di forte attrattività

+<! /%*! >E<><?@! FC! NE@CPß<?@! GB! D?! = ßb! GB! M>CPß! @! OD?Pß<?ßV! MßC! >DHHFßN] @! N] @! >EßUCA@V! Oß?CFßPPCA@! C! NE@CE@! D?! @OO@AA<! GB! CAAECPß<?@! ?@ß! N<?OE<?AB! G@ß! ><A@?PßCFß! OEDßA<Eß! G@F! ?D<U<! ß?M@GßC = @?A<;! 4@E! \ D@MA<! = <ABU<V! c! MACAC! GßM@ I ?CAC! D?C! ?D<UC! >ßCPPC! AEC! FC! UßC! (CF = CPßC! @! FC! UßC! 4CAEß<AB! a! MDFF5ß?NE<Nß<! AEC! F@! GßE@AAEßNß! GB! N<FF@ I C = @?A<! CF! "@?AE<! /A<EßN<! @G! CFFC! /ACPß<?@! O@EE<UßCEßC!.NOE;!9ß I DEC!SL1;!



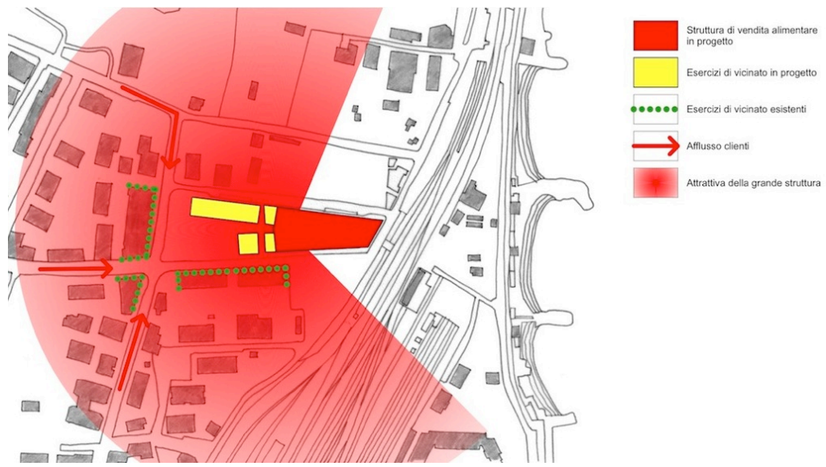
9ß I DEC!SL!9<A<!MCA@FFßACE@!N<?!ß?GßUßGDCPß<?@!G@FF@!GD@!GßE@AAEßNß! I @?@EC?AB!FC!?D<UC!>ßCPPC!

/ DFFC! ?D<UC! >ßCPPC! >E<M>@AA@EC??<! D?C! M@EB@! GB! D?ßAQ! G@MAß?CA@! CF! N< = = @ENß<! . N<?OB I DECHßFB! N< = @! @M@ENßPß! GB! UßNß?CA<1! <! CF! A@EPßCEß<! . HCEV! EßMA<EC?ABV! M><EA@FFß! HC?NCEßV! @AN;1V! ECNN<FA@! ß?A<E?<! CG! D?C! I EC?G@! MAEDAADEC! GB! U@?GßACV! NC>CN@! GB! NE@CE@! @OO@AAß! ><MßABUß! @! EB \ DCFßOßNC?AB! C?N] @! MD I FB! ß?M@GßC = @?AB! NßEN<MAC?AB! . NOE;!9ß I DEC!SK1;!

+C! I EC?G@! GßM><?ßHßFßAQ! GB! >CEN] @ I I ß! >E@UßMAß! CF! M@EUßPß<! G@ I FB! ß?M@GßC = @?AB! N< = = @ENßCFß! @! FC! N< = >F@AC! CDA<MDOOßNß@?PC! G@ I FB! ß?M@GßC = @?AB! E@MßG@?PßCFßV! I CEC?AßEQ! D?C! OCNßF@! @! N< = <GC! CNN@MMßHßFßAQ! G@FFZß?M@GßC = @?A<V! CNNE@MN@?G<! FC! MDC! CAAECPß<?@! @G! ß?NE@ = @?AC?G<!FZ@OO@AA<!DEHC?<!@!FZ@OO@AA<!GB!N@?AECFßAQ!><MAB!N< = @!<Hß@AABUß!G@F!>E< I @AA<;!

%?ZDFA@EB<E@! ><A@?PßCF@! CAAECAABUC! G@F! ?D<U<! N< = >F@MM<! G@FFZ`@b! #EA<OEDAABN<FC`! MCECZV! N<MABADßA<V! ß?<FAE@V! GCF! ?D<U<! CDGßA<EßD = ! CFFZC>@EA<! a! D?C! MAEDAADEC! GB! M@EUßPß<! >DHHFßN<! N] @! ßF! "<=D?@! ><AEQ! DABFßPPCE@! <E I C?ßPPC?G<! @U@?AB! @! EC>>E@M@?ACPß<?ß!GB!AB><!NDFADECF@V!GB!M>@AACN<F<!@G!CEABMABNß;!

/@! H@?! DABFßPPCA<V! ßF! ?D<U<! CDGßA<EßD = ! N<?AEßHDßEQV! M<>ECAADAA<! ?@ß! ! >@EB<GB! ß?! ! NDß! FC! A@ = >@ECADEC! N<?M@?ABEQ! FZDM<! GB! D?<! M>CPß<! CFFZC>@EA<V! C! N<??<ACE@! FC! P<?C! N< = @! D?<! M>CPß<! GB! UßAC! DEHC?C! CEABN<FCAC! @! UCEßCV! ?@F! \ DCF@! MB! MU<F I @EC??<! ADAA@! F@! 0D?Pß<?ß! ABN] @! G@FFC!_"BAAQ`!a! FC! E@MßG@?PCV! ßF! N< = = @ENß<V! ß! M@EUßPß! >@E! F@! >@EM<?@V! FC! NDFADECV! F<! M>@AACN<F<! @! FC! E@FCPß<?@! AEC! NßAACGß?ß;!



9ß I DEC!SK! * AAECAABUßAQ!G@FFC! I EC?G@!MAEDAADEC!?<?!CFß = @?ACE@!@!G@FFC! = @GßC!MAEDAADEC!CFß = @?ACE@

1.5 Prima anticipazione dell'operazione urbanistica di rifunzionalizzazione della zona in vista della futura rilocalizzazione della linea ferroviaria Genova-Ventimiglia e della stazione ferroviaria di Albenga

+<! /;%;*;! C?ABNB>C! F5<>@ECPB<?@! DEHC?BMABNC! N]@! MCEQ! ?@N@MMCEBC! C! M@IDBA<! G@FF<! M><MAC=@?A<! *ja monte*j! G@FFC! 0@EE<UBC! @V! N<?M@IDBA<?@!<?@!<?@!

1.6 Rapporto e possibile integrazione con il rilevato ferroviario

+<!/%*!C00E<?AC!C?N]@!BF!NEBABN<!EC>><EA<!N<?!BF!EBF@UCA<!G@FFZCAADCF@!MNCF<!0@EE<UBCEB<!a!D?C!U@EC!@!>E<>EBC!_HCEEB@EC`!GB!NBENC!T!
=@AEB!GB!CFA@PPC!N]@!M@>CEC!*FH@?!C!?@FFC!"BAAQ!*_di terra*`!@!?@FFC!"BAAQ!*_di mare*`!.N0E;!9B!DEC!SS!@!SW1;!
+<!/AED=@?A<!DEHC?BMABN<!A@?AC!D?C!B?A@!ECPB<?@!MBC!N<?!FZCAADCF@!G@MAB?CPB<?@!GB!B?0ECMAEDAADEC!0@EE<UBCEBCV!MBC!N<?!FC!MDC!
0DADEC!><MMBHBF@!!AECM0<E=CPB<?@!B?!D?C!!EC?G@!B?0ECMAEDAADEC!DEHC?C;!
+C!>EB=C!<>@ECPB<?@!>E@UBMAC!GCFF<!/%*!c!FC!**ristrutturazione/riqualificazione del sottopasso ferroviario di collegamento al mare**V!N<=@!<>@EC!GB!DEHC?BPPCPB<?@!N<FF@!CAC!CFFZCAADCPB<?@!G@FF@!>E@UBMB<?B!G@FF<!/%*!.N0E;!9B!DEC!SX2W^1;!



9B!DEC!SS!)F!EBF@UCA<!G@FF<!MNCF<!0@EE<UBCEB<!



9B!DEC!SW!)F!!EBF@UCA<!G@FF<!MNCF<!0@EE<UBCEB<!
!



9B!DEC!SX!OBMAC!G@F!M<AA<>CMM<!0@EE<UBCEB<!GC!UBC!"]@!-D@UCEC!U@EM<!BF!
+D?!<=CE@!*?GE@C!(<EBC!
!



9B!DEC!SY!OBMAC!G@F!M<AA<>CMM<!0@EE<UBCEB<!GCF!+D?!<=CE@!*?GE@C!
(<EBC!U@EM<!UBC!"]@!-D@UCEC!
!

!

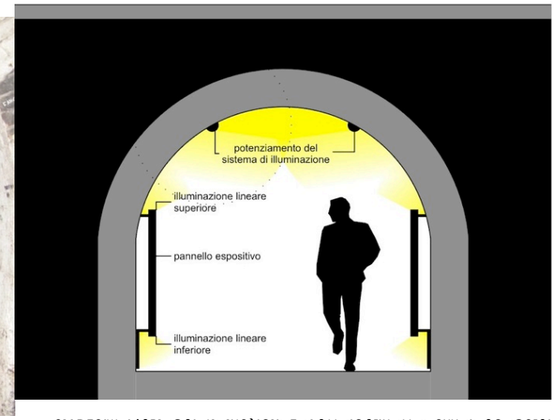
!

!

!



9B!DEC!W^!OBMAC!B?A@E?C!G@F!M<AA<>CMM<!0@EE<UBCEB<!GC!UBC!/C?!
-<AACEG<!U@EM<!UBC!'E?@MA<!"]@!-D@UCEC!
!



9B!DEC!W:!/@PB<?@!_AB>BNC`!GB!>E<!@AA<!G@F!M<AA<>CMM<!>@G<?CF@!
!

&@FFZCAADCF@!>CMMC!!B<V!CAADCF=@?A@!CGBHBA<!CFFC!>@EN<EE@?PC!>@G<?CF@!@!U@BN<FCE@!MCEC??<!@00@AADCA@!<>@ECPB<?B!**sia sull'infrastruttura**V!\DCFB!FZ@FB=B?CPB<?@!GB!NE@>@!@!E<AADE@!MDFFC!U<FAC!@!MDFF@!>CE@AB!G@F!=C?D0CAA<V!BF!EB0CNB=@?A<!G@FFC!
>CUB=@?ACPB<?@!@!G@F!EBU@MAB=@?A<!G@FF@!>CE@ABV!FC!M<MABADPB<?@!@G!BF!><A@?PBC=@?A<!G@F!MBMA@=C!GB!BFFD=B?CPB<?@V!**sia sul sistema di allestimento interno**V!N<?!FC!E@CFBPPCPB<?@V!CG!@M@=>B<V!GB!>C??@FFCADE@!GB!>E<=<PB<?@!G@FFC!"BAAQ!@!MBC!.C!M@!DBA<!
G@FFZCNN@AACPB<?@!G@FFZ*==B?BMAECPB<?@!N<=D?CF@1!!MDFF@!=<GCFBAQ!GB!DABFBPP<!G@F!M<AA<>CMM<V!MBNDEC=@?A@!>Bd!CGCAA<!CG!D?C!
>@EN<EE@?PC!D?BNC=@?A@!>@G<?CF@V!>BDAA<MA<!N]@!=BMAC!.>@G<?CF@hU@BN<FCE@1!.N0E;!9B!DEC!W:1;!

+C!M@N<?GC!<>@ECPB<?@!>E@UBMAC!GCFF<!/%*!c!FC!**risistemazione paesaggistica dei rilevati! ferroviari!** CGBCN@?AB!CFF5CE@C!GB!
B?A@EU@?A<!@G!CFFC!>BCPPC!,<FFC!.N0E;!9B!DEC!WL1;!!



9B!DEC!WL!4FC?B=@AEBC!G@FF5CE@C!N<?!F5B?GBUBGDCPB<?@!G@FF5CE@C!GB!EB\DCFB0BNCPB<?@!G@F!EBF@UCA<!0@EE<UBCEB<!
!

'ZV! B?0CAABV! >E@UBMAC! FC! >DFBPBC! G@B! EBF@UCABV! FC! M<MABADPB<?@! G@FFC! U@NN]BC! E@NB?PB<?@! =@ACFFBNCV! <E=CB! G@IECGCAC! @V! B?! CFND?@! ><EPB<?BV! GC??@II BCACV! N<?! D?C! ?D<UC! F@II @EC! MAEDAADEC! =@ACFFBNC! IEBIFBCACV! FC! EBMBMA@=CPB<?@! G@B! =DE@AAB! GB! HCMC=@?A<! G@B! EBF@UCABV! FC! EB=<PB<?@! G@FFC! U@I@ACPB<?@V! <E=CB! M@FUCABNC! @! ?<?! NDECAC! @! FC! MDC! M<MABADPB<?@! N<?! 0CMN@! CFH@ECA@! M@=>E@U@EGBV! >@E!**la creazione di un fondale (una "*quinta urbana*") per l'area di intervento**V!MDFF@!UB@!"]@! - D@UCECV!@! (CF=CPBC!@!MD!4BCPPC! ,<FFCV!EB\DCFBOBNCA<!@!N<@E@?A@!CFFC!AECM0<E=CPB<?@!B?G<AAC!GCIFB!B?A@EU@?AB!>E@UBMAB!GCFF<!/%*!.N0E;!9BIDEC!WK1;!

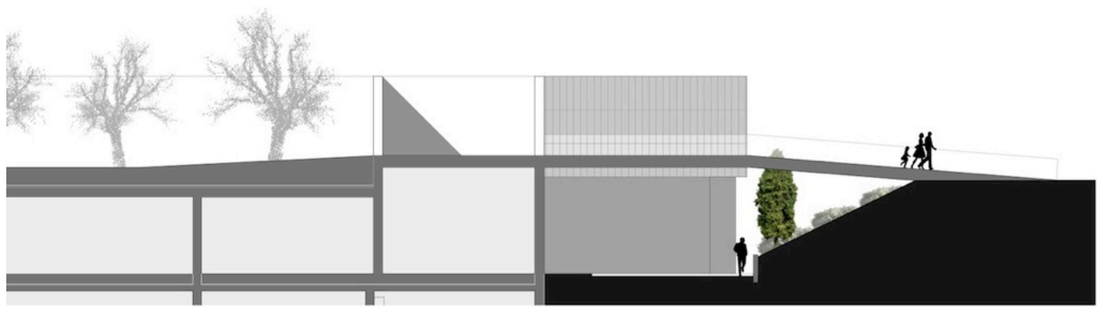


9BIDEC!WK!/@PB<?@!GB!>E<I@AA<!G@F!EBF@UCA<!0@EE<UBCEB<!
!

+@! >EB=@! GD@! <>@ECPB<?B! GB! B?A@IECPB<?@! N<?! BF! EBF@UCA<! 0@EE<UBCEB<! ><AEC??<! EBO@EBEMB! MBC! CFFZCAADCF@! G@MAB?CPB<?@! GB! B?0ECMAEDAADEC! 0@EE<UBCEBCV! **come elementi di "*mitigazione*" del forte effetto di "*barriera*" tra la Città ed il mare**V! MBC! CFFC! 0DADEC!><MMBHBF@!AECM0<E=CPB<?@!B?!D?C!IEC?G@!B?0ECMAEDAADEC!DEHC?C!GB!EBN<@MB<?@!G@FF@!GD@!><EPB<?B!DEHC?@;!

+C!A@EPC!<>@ECPB<?@!>E@UBMAC!GCFF<!/%*!c!N<MABADBAC!GCFFC!E@CFBPPCPB<?@!GB!D?!N<E><!GB!0CHHEBNC!GB!CFA@PPC!N<EEBM><?G@?A@!CF! EBF@UCA<!G@FF<!MNCF<!0@EE<UBCEB<!MD!>CEA@!G@F!\DCF@!F<!/%*!>E@U@G@!FC!NE@CPB<?@!GB!D?C!MAEDAADEC!GB!M@EUBPB<!.D?<!M>CPB<!>@E! EBD?B<?B!@G!@U@?AB!CFFZC>@EA<!GC!LR^!><MAB!@G!D?ZCE@C!CAAE@PPCAC!C!IBCEGB?<!>DHHFBN<1;!!

8CF@!>E@UBMB<?@!MB!N<?0BIDE@EQV!MBC!N<=@!**un'integrazione volumetrica e visiva**!N<?!FZC?<=CFBC!CFAB=@AEBNC!G@F!EBF@UCA<!G@FFC! ><EPB<?@!>Bd!HCMMC!G@FFZ@GB0BNCA<!>E@UBMA<V!MBC!N<=@!FZC?ABNB>CPB<?@!G@FF<!MN@?CEB<!>E@0BIDECA<!GCF! **futuro spostamento "*a monte*" della linea ferroviaria Genova-Ventimiglia**V!N<?!FC!><MMBHBF@!AECM0<E=CPB<?@!G@FF<!MNCF<!B?!D?C!IEC?G@!B?0ECMAEDAADEC! DEHC?C;!*AAECU@EM<!BF! **percorso di accesso l'area verde e l'auditorium sarà, infatti, possibile collegarsi all'area oggi occupata dalla ferrovia, con la creazione di un passaggio "a ponte" sulla via Che Guevara** .N0E;! 9BIDEC! WT1.



9BIDEC!WT!/@PB<?@!GB!>E<I@AA<!G@F!0DADE<!>CMMCIIB<!jC!><?A@j!

OCV!B?0B?@V!M<AA<FB?@CA<!N<=@!\D@MAC!>E@UBMB<?@!G@FF<!/;%;*;!CAADCV!C!\DCMB!GB@NB!C??B!GB!GBMAC?PCV!F@!B?GBNCPB<?B!G@F!"<=BACA<! 8@N?BN<!3@IB<?CF@!@M>E@MM@!CF!=<=@?A<!G@FFZC>>E<UCPB<?@!G@F!43-!G@F!"<=D?@!GB!*FH@?ICV!CUU@?DACV!><B!N<?!BF!(;4;-;3;!:KS! G@F!T!M@AA@=HE@!L^^L!N]@!ECNN<=C?GCUC!_!J! *è prioritario che, in sede progettuale, venga valutata l'opportunità del mantenimento o meno di tale connessione, alla luce di un diverso ruolo che l'attuale linea ferroviaria assumerà con il trasferimento della ferrovia…*`;!

1.7 Riproposizione di elementi tipologici tipici della Città Storica, come elementi simbolici della "centralità" del nucleo urbano originario

+5B><A@MB!GB!EB0D?PB<?CFBPPCPB<?@!G@FFC!P<?C!G@FFC!"BAAQ!GB!*FH@?IC!GB!NDB!0C!>CEA@!FZCE@C!CAADCF=@?A@!<NND>CAC!GCFF@!MAEDAADE@! G@FFC!"<<>@ECABUC!_#EA<0EDAABN<FC`V!C?CFBPPCAC!?@B!>E@N@G@?AB!NC>BA<FB!MB!HCMC!MD!<>@ECPB<?B!DEHC?BMABN]@!N]@!F<!/%*V!B?!IEC?! >CEA@!C?ABNB>CV!\DCFB!a! !

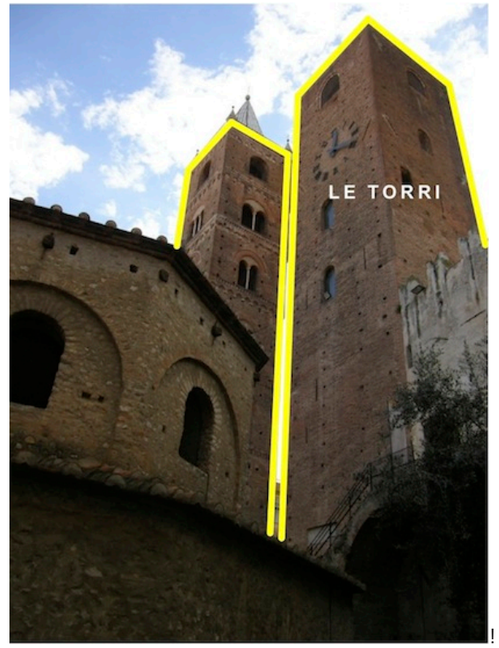
-)F!EBDABFBPP<!G@B!M@GB=B!0@EE<UBCEB!>@E!?D<U@!0D?PB<?B!DEHC?@g!
- FZ@00@AADCPB<?@!GB!B?A@EU@?AB!GB!EBNDNBADEC!DEHC?Cg!
- FZ@FB=B?CPB<?@!@!FZCAA@?DCPB<?@!G@FFZ@00@AA<!_*barriera*`!NE@CA<!GCFFC!0@EE<UBC!
- FC!EBG@0B?BPB<?@!G@F!EC>><EA<!AEC!*FH@?IC!@G!BF!=CE@!.C?N]@!N<?!FC!NE@CPB<?@!GB!D?!><EA<!ADEBMABN<1!g!

/B!AECAA@EQV!N<=@!>Bd!U<FA@!C00@E=CA<!B?!\D@MA<!G<ND=@?A<!BFFDMAECABU<V!GB!NE@CE@!D?C!?D<UC!_*centralità*'`;!

'Z!GB!>CF@M@!@UBG@?PC!N]@!FC!NE@CPB<?@!GB!\D@MA<!N<=>F@MM<!@!>E@PB<M<!_*carattere*`!N<MABADBA<!GCFFC!_*centralità urbana*`!c! N<?M@IDBHBF@!M<FAC?A<!N<?!MN@FA@!DEHC?BMABN]@!@G!B?0ECMAEDAADECFB!N<?NE@A@V!0<EA@=@?A@!F@ICA@!CFFC!E@CFAQ;!8DAACUBCV!?<?!>Dm! @MM@E@!AECMNDECA<!FZ@00@AA<!>MBN<F<IBN<!N]@!MN@FA@!GB!AB><!>E<I@AADCF@!N]@!EBN]BC=B?<!@F@=@?AB!N]@!FZB==CIB?CEB<!N<FF@AABU<!)?ICD?<!CMM<NBC!CB!MB=H<FB!G@FFC!N@?AECFBAQV!\DCFB!D?!A@MMDA<!UBCEB<!N<=>CAA<V!GB!AB><!>@G<?CF@V!MF@ICA<!GCFF@!F<IBN]@!N]@!]C??<!IDBGCA<!.<!>Bd!N<EE@AAC=@?A@V!0<EM@V!_*dirottato*`1!F<!MUBFD>><!G@FFC!NBAAQ!?@FFC!M@N<?GC!=@AQ!G@F!M@N<F<!MN<EM<!.D?! A@MMDA<!GB00DM<V!GBM>@EM<V!N<FF@ICA<!GC!MAECG@!0<EA@=@?A@!N<??<ACA@!>@E!FZDABFBPP<!U@BN<FCE@1!@G!D?C!AB><F<IBC!_*a torre multipiano*`V!N<=@!\D@FFC!N]@!N<?AECGGBMAB?ID@!BF!"@?AE<!/A<EBN<!G@FFC!"BAAQV!><MMC?<!N<?AEBHDBE@!C!EC00<EPCE@!BF!_*carattere urbano*`!G@FFC!_*centralità*`!.N0E;!9BIDEC!WR!@!WS1;!



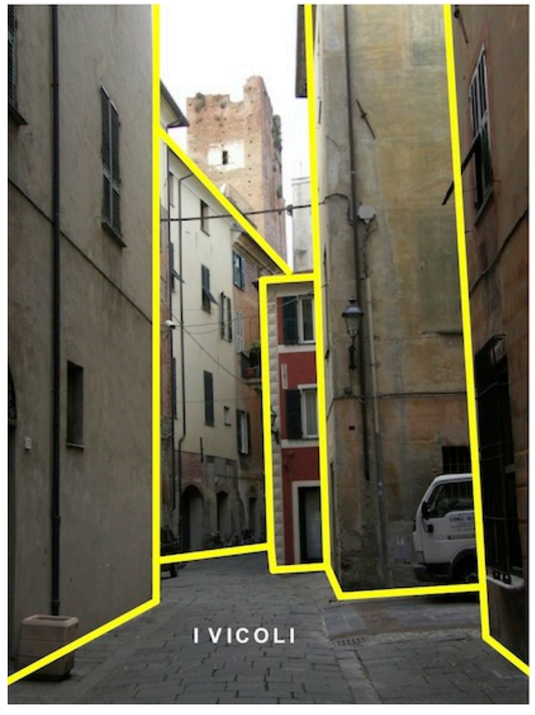
!



!

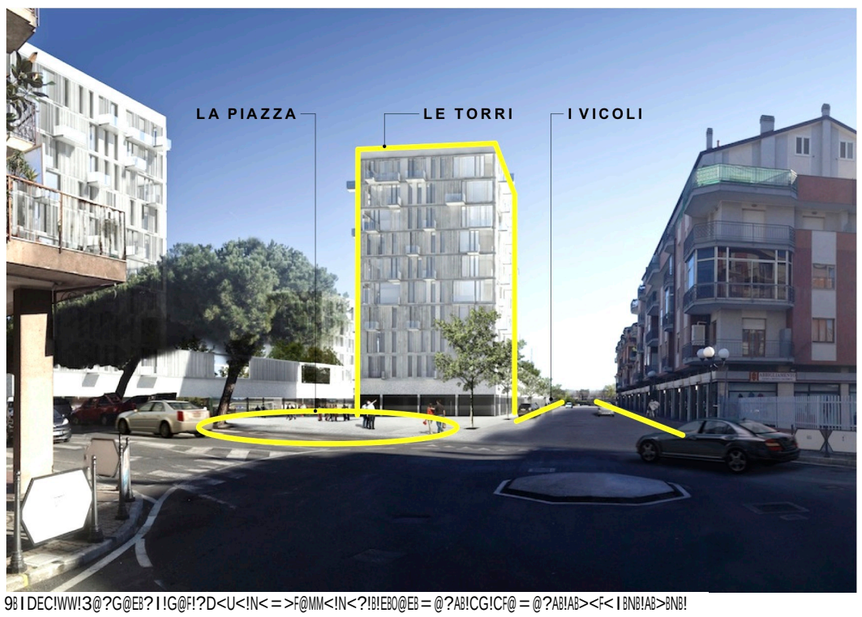
9BIDEC!WR!)?GBUBGDCPB<?@!G@IFB!@F@=@?AB!AB><F<IBNB!ABNB!G@FFC!NBAAQ!MA<EBNC!





9B I DEC!WS!)?GBUBGDCPB<?@!G@ I FB!@F@ = @?AB!AB><F< I BNB!AB>BNB!G@FFC!NBAAQ!MA<EBNC
!

+C! MA@MMC! MN@FAC! GB! FBH@ECE@! D?C! C=>BC! ><EPB<?@! G@FFZCE@C! @! GB! C>EBEFC! U@EM<! F@! GD@! =CAEBNB! GB! MUBFD>><! MA<EBN] @! G@FFC! "BAAQ! .BF! "@?AE<! /A<EBN<! @! FC! /ACPB<?@! 9@EE<UBCEBC1V! NE@C?G<! **una Piazza pedonale e spazi di relazione più ristretti tra i nuovi corpi di fabbrica**V! EB>@EN<EE@! B! NEBA@EB! B?M@GBCABUB! G@FFC! ><EPB<?@! DEHC?C! >Bd! C?ABNCV! EBN] BC=C?G<! BF! ED<F<! _><FCE@`! EBN@ENCA<! GCFF<! /%*;!



9B I DEC!WW!3@?G@EB? I !G@F!?D<U<!N<=>F@MM<!N<?!B!EBO@EB = @?AB!CG!CF@ = @?AB!AB><F< I BNB!AB>BNB!
G@FFC!NBAAQ!MA<EBNC!

)!GD@!N<E>B!GB!0CHHEBNC!NCECAA@EBPPCAB!GC!D?C!AB><F< I BC!_BM<FCAC`V!0B?CFBPPCAB!CG!D?!DM<!>E@UCF@?A@ = @?A@!E@MBG@?PBCF@V!GBOO@E@?A@!
GC! \ D@FF<! >@E! NDB! @EC?<! MACA@! N<MAEDBA@! F@! C?ABN] @! A<EEB! GB! *FH@? I C! .FC! GBO@MCV! BF! MB = H<F<! G@F! ><A@E@! E@FB I B<M<! @! A@ = ><ECF@1V!

CUEC??<! GB = @?MB<?B!B?!>BC?AC! MB I ?BOBNCABUC = @?A@! = C I I B<EB! @! ?<?! EBDMNBEC??<V! <UUBC = @?A@V! C! EB>E<><EE@! D?C! >E<><EPB<?@! AEC!
CE@C!GB!HCM@!@!FZCFA@PPCV!N] @!><MMC!EBN<?0@E = CE@!FC!MA@MMC! ***"snellezza"*** G@FF@!A<EEB!G@F! "@?AE<! /A<EBN<!!.NOE;!9B I DEC!WW!1!;!8DAACUBCV!
FC! F<E<! >E@M@?PCV! FC! F<E<! ><MBPB<?@V! BF! EC>><EA<! N<?! I FB! CFAEB! N<E>B! GB! 0CHHEBNC! @! FC! >E@M@?PC! G@FFC! *_vita`*! G@FFC! ?D<UC! 4BCPPC!
N<?M@?A@V!N<=D? \ D@!GB!_@U<NCE@`!B!>EB?NB>B!B?M@GBCABUB!>E<>EB!G@F! *_vecchio`*!"@?AE<;!

1.8 L'architettura del nuovo S.U.A.

)! A@ = B! N@?AECFB! G@FFZCEN] BA@AADEC! G@F! ?D<U<! /;%;*;!] C??<! EB I DCEGCA<V! N<@E@?A@ = @?A@! CF! EBMDFACA<! G@FFZC?CFBMB! G@F! N<?A@MA<!
>C@MC I I BMABN<! @G! DEHC?BMABN<! G@FFZCE@C! GB! B?A@EU@?A<V! BF! **mantenimento della relazione fra il costruito**V! BF! **mare e le zone naturali a boschi dell'entroterra**V! FC! **salvaguardia del contesto ambientale**V! BF! **recupero delle aree libere da destinare alla pubblica fruizione ed allla valorizzazione del tessuto edificato.**

/UBFD>>C?G<! \ D@MAB! A@ = BV! BF! >E< I @AA<!] C! N@ENCA<! GB! N< I FB@E@! FZ<HB@AABU<! GB! **ridefinire**! **un dialogo fra architettura, contesto naturale e contesto antropizzato**V! A@?AC?G<!GB!C>>E<?ACE@!D?!MBMA@ = C!GB!E@FCPB<?B!0EC! I FB!@F@ = @?AB!0<EAB!G@F!>C@MC I I B<!?CADECF@!
@!F@!?D<U@!CEN] BA@AADE@!;!

+Z<HB@AABU<V!N<=@! I BQ!MB! C!G@AA<V! C!MACA<! \ D@FF<!GB!>E@U@G@E@!D?!B?A@EU@?A<!GB! I EC?G@! **qualità progettuale**V! N] @!0<MM@!B?! I ECG<!
GB! EBM>@AACE@! FZ@ \ DBFBHEB<! I @?@ECF@! @! FZBG@?ABAQ! G@F! >C@MC I I B<!?@FFZC = HBA<!B?A@E@MMCA<V! UCF<EBPPC?G<?@! FZB = = C I B?@! N<=>F@MMBUCV!
@UBAC?G<! BF! N<?0<E = BM = <! G@FF@! >@GBMM@ \ D@! .@! 0CFM@1! EB>@ABPB<?B! GB! *_stilemi*! *tipici*`*! @! E@CFBPPC?G<! B?A@EU@?AB! @GBFBPB! N] @V! >DE!
GBMN<MAC?G<MB! GCB! NCECAA@EB! I BQ! >E@M@?AB! @G! DABFBPPC?G<!0<E = @! @! = CA@EBCFB! C>>CE@?A@ = @?A@!B?N<?MD@ABV! EBMDFACMM@E<!N<=D? \ D@!
N<@E@?AB!@!CG@ I DCAB!CG!C I BE@!><MBABUC = @?A@!MDF!N<?A@MA<;!

- FB! @F@ = @?AB! NCECAA@EBPPC?AB! G@F! N<?A@MA<!>C@MC I I BMABN<! @EC?<V! N<=@! F@! C?CFBMB! >E@U@?ABU@!] C??<! N] BCEC = @?A@! G@0B?BA<V! GC! D?!
FCA<V! BF! **mare** N<?!B!N<F<EB! G@FFZCN \ DCV! G@F! NB@F<!@! G@FFC! M>BC I I BCg! GCFFZCFAE<V! FC! **costa e l'entroterra ligure**V! N<?!F@! MD@!=<?AC I ?@V! F@!
MD@! N<FADE@! @G!B! MD<B! H<MN] B;! *F! N@?AE<! GB! \ D@MAB! @F@ = @?AB! @EC! BF! N<?A@MA<! DEHC?<;!!

)F!>E< I @AA<!>E@U@G@V! N<=@! I BQ! MB! C!G@AA<V! C! MACA<! \ D@FF<! GB! >E@U@G@E@! D?!B?A@EU@?A<! GB! I EC?G@! **qualità progettuale**V! N] @! 0<MM@! B?! I ECG<!
GB! EBM>@AACE@! FZ@ \ DBFBHEB<! I @?@ECF@! @! FZBG@?ABAQ! G@F! >C@MC I I B<!?@FFZC = HBA<!B?A@E@MMCA<V! UCF<EBPPC?G<?@! FZB = = C I B?@! N<=>F@MMBUCV!
@UBAC?G<! BF! N<?0<E = BM = <! G@FF@! >@GBMM@ \ D@! .@! 0CFM@1! EB>@ABPB<?B! GB! *_stilemi*! *tipici*`*! @! E@CFBPPC?G<! B?A@EU@?AB! @GBFBPB! N] @V! >DE!
GBMN<MAC?G<MB! GCB! NCECAA@EB! I BQ! >E@M@?AB! @G! DABFBPPC?G<!0<E = @! @! = CA@EBCFB! C>>CE@?A@ = @?A@!B?N<?MD@ABV! EBMDFACMM@E<!N<=D? \ D@!
N<@E@?AB!@!CG@ I DCAB!CG!C I BE@!><MBABUC = @?A@!MDF!N<?A@MA<;!

- FB! @F@ = @?AB! NCECAA@EBPPC?AB! G@F! N<?A@MA<!>C@MC I I BMABN<! @EC?<V! N<=@! F@! C?CFBMB! >E@U@?ABU@!] C??<! N] BCEC = @?A@! G@0B?BA<V! GC! D?!
FCA<V! BF! **mare** N<?!B!N<F<EB! G@FFZCN \ DCV! G@F! NB@F<!@! G@FFC! M>BC I I BCg! GCFFZCFAE<V! FC! **costa e l'entroterra ligure**V! N<?!F@! MD@! =<?AC I ?@V! F@!
MD@! N<FADE@! @G!B! MD<B! H<MN] B;! *F! N@?AE<! GB! \ D@MAB! @F@ = @?AB! @EC! BF! N<?A@MA<! DEHC?<;!!

)F!>E< I @AA<!>E@U@G@V! N<=@! I BQ! MB! C!G@AA<V! C! MACA<! \ D@FF<! GB! >E@U@G@E@! D?!B?A@EU@?A<! GB! I EC?G@! **qualità progettuale**V! N] @! 0<MM@! B?! I ECG<!
GB! EBM>@AACE@! FZ@ \ DBFBHEB<! I @?@ECF@! @! FZBG@?ABAQ! G@F! >C@MC I I B<!?@FFZC = HBA<!B?A@E@MMCA<V! UCF<EBPPC?G<?@! FZB = = C I B?@! N<=>F@MMBUCV!
@UBAC?G<! BF! N<?0<E = BM = <! G@FF@! >@GBMM@ \ D@! .@! 0CFM@1! EB>@ABPB<?B! GB! *_stilemi*! *tipici*`*! @! E@CFBPPC?G<! B?A@EU@?AB! @GBFBPB! N] @V! >DE!
GBMN<MAC?G<MB! GCB! NCECAA@EB! I BQ! >E@M@?AB! @G! DABFBPPC?G<!0<E = @! @! = CA@EBCFB! C>>CE@?A@ = @?A@!B?N<?MD@ABV! EBMDFACMM@E<!N<=D? \ D@!
N<@E@?AB!@!CG@ I DCAB!CG!C I BE@!><MBABUC = @?A@!MDF!N<?A@MA<;!

- FB! @F@ = @?AB! NCECAA@EBPPC?AB! G@F! N<?A@MA<!>C@MC I I BMABN<! @EC?<V! N<=@! F@! C?CFBMB! >E@U@?ABU@!] C??<! N] BCEC = @?A@! G@0B?BA<V! GC! D?!
FCA<V! BF! **mare** N<?!B!N<F<EB! G@FFZCN \ DCV! G@F! NB@F<!@! G@FFC! M>BC I I BCg! GCFFZCFAE<V! FC! **costa e l'entroterra ligure**V! N<?!F@! MD@! =<?AC I ?@V! F@!
MD@! N<FADE@! @G!B! MD<B! H<MN] B;! *F! N@?AE<! GB! \ D@MAB! @F@ = @?AB! @EC! BF! N<?A@MA<! DEHC?<;!!

- A@?G@! CG! CE = <?BPPCEMB! U<FD = @AEBNC = @?A@! N<?! FZ@GB0BNCA<! @MBMA@?A@V! @UBAC?G<! FC! E@CFBPPCPB<?@! GB! @F@ = @?AB! _0D<EB!MNCFC`!N] @!CUE@HH@E<!CUDA<!B = >CAAB!?@ I CABUB!MDF!N<?A@MA<!>C@MC I I BMABN<g!!
- EB>E@?G@!@!EB>E<><?@V!B?!D?C!N] BCU@!<UUBC = @?A@V! CAADCF@V!B!>EB?NB>B!B?M@GBCABUB! G@F! "@?AE<!MA<EBN<!G@FFC! "BAAQV!
EC00<EPC?G<! BF! N<?N@AA<! @G! BF! ED<F<! GB! _?D<U<! FD< I <! N@?AECF@`V! = B I FB<EC?G<V! CAAECU@EM<!! D?Z<>@ECPB<?@! GB!
EB \ DCFB0BNCPB<?@!DEHC?BMABNCV!C?N] @!BF!N<?A@MA<!>C@MC I I BMABN<!@MBMA@?A@g!
- =CA@EBCFBPPC! BF! FB = BA@! G@FFC! "BAAQ! @GB0BNCAC! ._"BAq! r CFF`1V! EC00<EPC?G<?@! FC! GB00@E@?PC! EBM>@AA<! CF! >C@MC I I B<!
C I ECEB<!C?AE<>BPPCA<!!AB>BN<!G@FFC!>BC?C!GB! *FH@? I Cg!

- EBM>@AAC! F@! UBMDCFB! GCF! =CE@! @UBAC?G<! FC! NE@CPB<?@! GB! @F@=@?AB! 0D<EB! MNCFC! B?! CFA@PPC! N]@! CUE@HH@E<! N<=>E<=@MM<!BF!N<?A@MA<!>C@MCIIBMABN<!N<?M<FBGCA<!.>@ECFAE<!ADAA<EC!IECU@=@?A@!M@I?CA<!GCFFZ@M>C?MB<?@! G@IFB!C??B!ZS^!@!ZW^g!
- EBM>@AAC!F@!UBMDCFB!GC!_=<?A@`!@UBAC?G<V!C?N]@!B?!\D@MA<!NCM<!N<=>E<=BMMB<?B!G@FFZ@MBMA@?A@;!

%?! B=><EAC?A@! @F@=@?A<! GB! 0<EPC! G@F! >E<I@AA<! c! N<MABADBA<! GCFF<! M0<EP<! GB! D?B0<E=CE@! ADAA@! F@! MD@! >CEAB! N<?! D?! D?BN<! FB?IDCIIB<!C!NDB!N<EEBM><?G@EQ!D?!=@G@MB=<!=CA@EBCF@!GB!0B?BADEC!@!GB!AC=><?C=@?A<!@MA@E?<;!

!

1.9 Redazione ed analisi di ipotesi progettuali alternative

&@F! N<EM<! G@FFC! >E<I@AACPB<?@V! M<?<! MACA@! M<?GCA@! UCEB@! M<FDPB<?B! >E<I@AADCFBV! UBCV! UBC! MNCEACA@V! 0B?<! CF! ECIIBD?IB=@?A<! GB! \D@FFC!G@0B?BABUCV!EBA@?DACV!<UUBC=@?A@V!FC!=BIFB<E@;!

+C!>EB=C!B><A@MB!@FCH<ECACV!G@0B?BAC!**Soluzione A)**!.N0E;!*++' - *8#!:R1;!!

'EC?<!>E@M@?AB!FC!>BCPPC!CFF5B?NE<NB<!AEC!UBC!4CAEB<AB!@!UBC!(CF=CPBCV!F@!GD@!A<EEB!=DFAB>BC?<V!FC!>BCMAEC!N<==@ENBCF@!G@MAB?CAC! CFFC!IEC?G@!GBMAEBHDPB<?@V!CIFB!@M@ENBPB!GB!UBNB?CA<!@G!CB!>DHHFBNB!@M@ENBPB!@!IFB!M>CPB!GB!DM<!>DHHFBN<!MDFFC!N<>@EADEC!G@FFC!>BCMAEC! N<==@ENBCF@V!CFFC!MA@MMC!\D<AC!G@F!EBF@UCA<!0@EE<UBCEB<;!

+C!M<FDPB<?@!CUE@HH@!MBNDEC=@?A@!CMMBNDECA<!=<FAB!G@IFB!<HB@AABUB!>C@MCIIBMABNB!>E@0BIDECABV!\DCFB!FC!EB\DCFB0BNCPB<?@!DEHC?BMABNC! G@FFZCE@C!GB!B?A@EU@?A<!@!!G@F!MD<!_B?A<E?<`V!FC!E@CFBPPCPB<?@!GB!M>CPB!>DHHFBNB!CFFC!\D<AC!G@FF@!0DADE@!CAAE@PPCADE@!>DHHFBN]@! E@ND>@ECHBFB!MDF!M@GB=@!0@EE<UBCEB<!?<?N]c!FC!NE@CPB<?@!GB!D?C!=CIIB<E@!\DC?ABAQ!GB!M>CPB!>DHHFBNB;!8DAACUBCV!FC!?<A@U<F@! CFA@PPC!.LKhLT!>BC?B1!G@FF@!GD@!A<EEB!CUE@HH@!><ADA<!NE@CE@!>E<HF@=B!GB!B=>CAA<!MDF!N<?A@MA<!>C@MCIIBMABN<!N<?M<FBGCA<!N<Mk! 0<EAB!GC!G@A@E=B?CE@!M\DBFBHEB!@!B?N<@E@?P@!EBM>@AA<!CFF@!@=@EI@?P@!CEN]BA@AA<?BN]@!G@F!"@?AE<!/A<EBN<;!

"<?!FC!M@N<?GC!@!FC!A@EPC!B><A@MB!>E<I@AADCF@V!G@0B?BA@!**soluzione B)**!@!**soluzione D)**!.N0E;!*++' - *8#!:S!@!:X1!!MB!>E@U@G@UC! D?5D?BNC!A<EE@!=DFAB>BC?<!@!MB!EBGBMAEBHDBUC!MD!D?<!<!GD@!@GB0BNB!B?!FB?@CV!FC!\D<AC!E@MBGDC!GB!N<?MBMA@?P@;!

)?!ADAA@!F@!GD@!M<FDPB<?B!!EBMCFACUC!=<FA<!?@ICABUC=@?A@!F5B=>CAA<!G@B!HCMMB!@!FD?I]B!@GB0BNB!N]@!EB>E<><?@UC?<V!GB!0CAA<V!IFB! @00@AAB!G@\DCFB0BNC?AB!G@FF@!MAEDAADE@!G@FFC!U@NN]BC!M@G@!G@FFC!"<<>@ECABUC;!

O@?BUC?<!EBG<AAB!@!=CEIB?CFBPPCAB!IFB!M>CPB!GB!E@FCPB<?@;!!

+5DM<!>DHHFBN<!G@FFC!N<>@EADEC!G@FFC!>BCMAEC!MB!EBGDN@UC!MBC!\DC?ABACABUC=@?A@!N]@!\DCFBACABUC=@?A@;!!

"<?!D?ZDFA@EB<E@!B><A@MB!>E<I@AADCF@V!G@0B?BAC!**Soluzione C)**!.N0E;!*++' - *8#!:W1V!MB!FB=BACUC?<!B?!CFA@PPC!B!GD@!@GB0BNB!C!A<EE@V! ><EACAB!C!NBENC!GB@NB!>BC?B!@!MB!>E@U@G@UC!D?!@GB0BNB<!B?!FB?@C!>Bd!HCMM<;!

*?N]@! B?! \D@MAC! M<FDPB<?@V! NCECAA@EBPPCAC! GC! D?ZD?BNC! CFA@PPC! G@FFZ@GB0BNB<! B?! FB?@CV! EBMDFACUC! _0D<EB! MNCFC`! ?@FFC! MDC! <EBPP<?ACFBAQ!a!B?N@E@?A@!N<?!F@!><EPB<?B!G@IFB!CFAEB!@GB0BNB!G@F!N<?A@MA<;!3BMCFACUC!=<FA<!?@ICABUC=@?A@!F5B=>CAA<!G@F!HCMM<! @!FD?I<!@GB0BNB<!N]@!EB>E<><?@UCV!GB!0CAA<V!IFB!@00@AAB!G@\DCFB0BNC?AB!G@FF@!MAEDAADE@!G@FFC!U@NN]BC!M@G@!G@FFC!"<<>@ECABUC;!

/B! U@EB0BNCUC! ?D<UC=@?A@! FC! EBGDPB<?@! @! FC! =CEIB?CFBPPCPB<?@! G@IFB! M>CPB! GB! E@FCPB<?@! @! FC! EBGDPB<?@! MBC! \DC?ABACABUC! N]@! \DCFBACABUC!G@FFC!N<>@EADEC!G@FFC!>BCMAEC!DABFBPPCHBF@!N<=@!M>CPB<!GB!E@FCPB<?@!CG!DM<!>DHHFBN<;!!

+ZDFAB=C!B><A@MB!>E<I@AADCF@!C?CFBPPCACV!G@0B?BAC!**Soluzione E)** .N0E;!*++' - *8#!:Y1V!>E@U@G@UC!FC!E@CFBPPCPB<?@!GB!\DCAAE<!@GB0BNB! C!A<EE@!GB!NBENC!GB@NB!>BC?B;!

8CF@! B><A@MB! @5! MACAC! MNCEACAC! >@EN]@5! N<?AECGGBN@UC! =<FAB! G@B! >EB?NB>B! >E<I@AADCFB! MD! NDB! CUE@HH@! G<UDA<! MUBFD>>CEMB! BF! >E<I@AA<;!

*?N]@! B?! \D@MAC! M<FDPB<?@! MB! U@EB0BNCUC! FC! EBGDPB<?@! @! FC! =CEIB?CFBPPCPB<?@! G@IFB! M>CPB! GB! E@FCPB<?@! @! FC! EBGDPB<?@! MBC! \DC?ABACABUC!N]@!\DCFBACABUC!G@FFC!N<>@EADEC!G@FFC!>BCMAEC!DABFBPPCHBF@!N<=@!M>CPB<!GB!E@FCPB<?@!CG!DM<!>DHHFBN<;!!

)?<FAE@V!FC!><MMBHBFBAC5!GB!NE@CE@!MAEDAADE@!N<==@ENBCFB!M>@NBCFBPPCA@!@!GB!IEC?GB!GB=@?MB<?B!>@E!N<?AEBHDBE@!C!G@A@E=B?CE@!D?C! ?D<UC!_*centralita'*`V!U@?BUC!?<A@U<F@=@?A@!EBG<AAC;!

+5B==CIB?@! DEHC?CV! B?0B?@V! MB! <=<F<ICUC! AE<>><! N<?! \D@FFC! >E@@MBMA@?A@V! CNNE@MN@?G<! .B?U@N@! GB! @FB=B?CE@1! BF! G@IECG<! B?M@GBCABU<!G@FF5CE@C!GB!B?A@EU@?A<;!

%FA@EB<EB!A@?ACABUB!M<?<!MACAB!0CAAB!>@E!FC!G@0B?BPB<?@!G@FFC!_*pelle*`!G@IFB!@GB0BNB;!

/<?<!MACAB!B><ABPPCAB!=CA@EBCFB!GB!EBU@MAB=@?A<!.B?A<?CN<!MD!_NC>><AA<`V!>CE@AB!U@?ABFCA@!B?!>B@AEC!<!=CA@EBCFB!N@EC=BNB1!N<?! NCECAA@EBMABN]@!GB!<>CNBAQ!@!_*durezza*`.>@EN@AABUC1V!N<?!F@!C>@EADE@!G@B!M@EEC=@?AB!@!G@FF@!F<II@!C!0<E=CE@!D?C!N<=>F@MMC! AEC=C!MD>@E0BNBCF@;!

fD@MAC!M<FDPB<?@V!N]@!CUE@HH@!@FB=B?CA<!BF!HCFFCA<B<!N<?AB?D<!>@EB=@AECF@!MD!ADAAB!B!FCAB!G@B!GD@!@GB0BNBV!CUE@HH@!CD=@?ACA<!FC! M?@FF@PPC! G@IFB! @GB0BNB! @! EBG<AA<! FZB=>CAA<! U<FD=@AEBN<! E@CF@;! 8DAACUBCV! FC! _*durezza*`! .>@EN@AABUC1! G@F! =CA@EBCF@! CUE@HH@! B?NE@=@?ACA<! FZB=>CAA<! MDFF<! MeqFB?@! @! MDIFB! M0<?GB! ?CADECFB! .BF! =CE@V! BF! NB@F<V! B! H<MN]B! G@FF@! =<?ACI?@! G@FFZ@?AE<A@EEC1! N<?! EBMDFACAB!MBNDEC=@?A@!=@?<!><MBABUB!EBM>@AA<!CFFZDM<!G@FF@!0CNNBCA@!U@AECA@!M@EBIEC0CA@!@!N<F<ECA@V!G@FFC!M<FDPB<?@!G@0B?BABUC;!

4@E!ADAAB!\D@MAB!=<ABUB!@!G<><!CU@E@!C?CFBPPCA<!IFB!@00@AAB!?@ICABUB!G@FF@!M<FDPB<?B!CFA@E?CABU@!B><ABPPCA@V!@5!MACA<!EB>E<><MA<!BF! >E<I@AA<!B?BPBCF@V!N<?!\DCFN]@!DFA@EB<E@!=<GB0BNC!\DCFB0BNC?A@V!N<=@!FZC=>FBC=@?A<!G@FFC!>BCPPC!>DHHFBNC!@!FC!NE@CPB<?@!GB!D?! >@EN<EM<!>E@0@E@?PBCF@!GB!CNN@MM<!CIFB!M>CPB!>DHHFBNB!>E@UBMAB!CFFC!MA@MMC!\D<AC!G@F!EBF@UCA<;!

!

1.10 Analisi delle possibili incidenze delle opere in progetto sul contesto paesaggistico

fDCMB!<I?B!B?A@EU@?A<!G@FFZD<=<!>E<GDN@!@00@AABV!B?GBNCAB!N<=@!_*incidenze*`V!N]@!><MM<?<!>E<U<NCE@!N<?M@ID@?P@!?@ICABU@! MDF!N<?A@MA<!>C@MBMABN<!G@FFZCE@C!GB!B?A@EU@?A<!C!NDBV!>Dm!.G@U1!N<EEBM><?G@E@!D?ZCPB<?@!>E<I@AADCF@!GB!=BABICPB<?@!G@FF@! <>@E@!B?!>E<I@AA<;!

(C!D?C!>EB=C!F@AADEC!G@B!>EB?NB>B!@?D?NBCAB!CB!NC>BA<FB!>E@N@G@?ABV!c!><MMBHBF@!U@EB0BNCE@!N<=@!BF!>E<I@AA<!G@FF@!<>@E@!>E@UBMA@! GCFF<!/;%;*;!MB!HCMB!MD!@F@=@?AB!GB!_*omogeneità dimensionale*`!@!GB!_*qualità architettonica*`;!

*!\D@MAB!@F@=@?ABV!N]@!F@!N<?GBPB<?B!GB!G@IECG<!0BMBN<V!DEHC?BMABN<!@V!\DB?GB!>C@MCIIBMABN<V!]C??<!E@M<!?@N@MMCEBCV!MB!><MM<?<! N<?AEC>><EE@!F@!F<E<!><MMBHBFB!_*incidenze*`!MDF!N<?A@MA<!@MBMA@?A@;!

4@E!\D@MAB!=<ABUBV!M<?<!MACA@!C?CFBPPCA@!>E<>EB<!ADAA@!F@!><MMBHBFB!_*incidenze*`!G@B!>EB?NB>B!>E<I@AADCFB!>E<><MAB!MD!N<?A@MA<! >C@MCIIBMABN<;!4@E!<I?B!B?NBG@?PC!?@ICABUC!M<?<!MACA@V!><BV!C?CFBPPCAB!IFB!@00@AAB!GBE@AAB!MDF!N<?A@MA<!>C@MCIIBMABN<!C?CFBPPCA<! ?@B!NC>BA<FB!>E@N@G@?AB!@!M<AA<FB?@CA@V!\DC?G<!?@N@MMCEB<V!F@!CPB<?B!GB!=BABICPB<?@!>E<><MA@!GCF!>E<I@AA<;!

*?N]@!B?!\D@MA<!NCM<V!c!MACA<!CG<AACA<V!F<!_*stile illustrativo*`!>@E!>D?ABV!MN]@=CABN<!@!.B?!\DCFN]@!=<G<1!A@F@IECOBN<V!N]@!]C! NCECAA@EBPPCA<V!B?!I@?@ECF@V!BF!A@MA<!G@FFC!>E@M@?A@!E@FCPB<?@!>C@MCIIBMABNC;!

!

C; +@!NCECAA@EBMABN]@!<E<IEC0BN]@!G@FFZCE@C!GB!B?A@EU@?A<!?<?!>E<GDEEC??<!?@MMD?C!=<GB0BNCPB<?@V!GB!AB><!>C@MCIIBMABN<V!G@FFC! =<E0<F<IBC!G@B!A@EE@?BV!N<=@!MHC?NC=@?AB!@!=<UB=@?AB!GB!A@EEC!MBI?B0BNCABUB!<!@FB=B?CPB<?@!GB!AECNNBCAB!NCECAA@EBPPC?AB! EBN<?<MNBHBFB!MDF!A@EE@?<!.E@A@!GB!NC?CFBPPCPB<?BV!MAEDAADEC!>CEN@FFCE@V!UBCHBFBAQ!M@N<?GCEBCV;;;1!<!DMCAB!>@E!CFFB?@C=@?AB!GB! @GB0BNBV!>@E!=CEIB?B!N<MAEDBABV!@NN;!- FB!MNCUB!>E@UBMAB!>@E!FC!E@CFBPPCPB<?@!G@B!>BC?B!B?A@EECAB!?<?!CUEC??<V!B?0CAABV!EBNCGDA@!MDF! N<?A@MA<!>C@MCIIBMABN<;!

b. Il progetto prevede lievi modificazioni della compagine vegetale consistenti nell’abbattimento di piccoli alberi, lungo il fronte di via Dalmazia.

-)F!>E<I@AA<!>E@U@G@V!\DCF@!<>@EC!GB!=BABICPB<?@V!G@FFZB?NBG@?PC!M<>EC!EBF@UCACV!FC!?D<UC!E@CFBPPCPB<?@!GB!D?!0BFCE@!GB! CFH@EB!FD?I<!FC!UBC!(CF=CPBC!@!FC!=@MMC!C!GB=<EC!GB!?D<U@!0<E=CPB<?@!CEH<E@@!.GB!AB><F<IBC!N<=>CABHBF@!N<?!FC! >E@UBMB<?@!GB!>BC?B!B?A@EECAB1!MDFFC!4BCPPC!>E@UBMAC!AEC!UBC!4CAEB<AB!@!FC!MA@MMC!UBC!(CF=CPBC;

c. La scelta di una tipologia volumetricamente omogenea all’edificato esistente non provoca significative modificazione dello skyline antropico (profilo dell’insediamento) .N0E;!*++' - *8#!L^1g

G;)F!>E<!@AA<!?<?!>E<U<NC!?@MMD?C!=<GBOBNCPB<?@!G@FFC!0D?PB<?CFBAQ!@N<F<!BNCV!BGECDFBNC!@!G@FFZ@\DBFBHEB<!BGE<!@<F<!BN<V!N]@!N<=><EAB?<!D?C!B?NBG@?PC!MDFFZCMM@AA<!>C@MBMABN<g!

e. Il progetto non produce significative modificazioni dell'assetto percettivo, con la modifica del contesto insediativo urbano e ridotta modificazione dell'assetto panoramico .N0E;!*++' - *8#!L^1g

0; &@MMD?C!MB!?BOBNCABUC!=<GBOBNCPB<?@!G@FFZCMM@AA<!B?M@GBCABU<2MA<EBN<g!

g. Il progetto produce una limitata modifica dei caratteri tipologici, costruttivi, materici, coloristici, dell'insediamento urbano, diffuso, agricolo) .N0E;!*++' - *8#!L^1g

- FC!>E@UBMB<?@!>E<GDN@!@00@AAB!?<?!!ECUB!C!NCDMC!G@F!G@!ECG<!G@F!N<?A@MA<!B?M@GBCABU<!DEHC?<V!NCECAA@EBPPCA<!GC!MNCEMC!\DCFBAQ!C!@!GCFFC!GBOOBNBF@!UBMBHBFBAQ!G@FF@!C?ABN]@!MAEDAADE@!G@F!"@?AE<!MA<EBN<!GB!*FH@?!Cg!
-)F!>E<!@AA<!>E@U@G@V!\DCF@!<>@EC!GB!=BAB!CPB<?@V!G@FFZB?NBG@?PC!M<>ECEBF@UCACV!FC!E@CFBPPCPB<?@!GB!MBMA@=B!GB!=BAB!CPB<?@!G@FFZB=>CAA<!N<?!FZDABFBPP<!GB!>C??@FFCADE@!!EB!FBCA@!CG!C?GC=@?A<!U@EABNCF@!@!A@EECPPB!N<?!><MBPB<?@!C>>CE@?A@=@?A@!BEE@!<FCE@!MDFC!0CNNBCACV!N]@!N<?AEBHDBEC??<V!NE@C?G<!@00@AAB!GB!_UBHECPB<?@`;!

];)F!>E<!@AA<!?<?!>E<GDN@!CFND?C!=<GBOBNCPB<?@!G@FFZCMM@AA<!0<?GBCEB<V!C!EBN<F<!@!N<FADECF@g!

B;)F!>E<!@AA<!?<?!>E<GDN@!CFND?C!=<GBOBNCPB<?@!G@B!NCECAA@EB!MAEDAADEC?AB!G@F!A@EEBA<EB<!C!EBN<F<!.@F@=@?AB!NCECAA@EBPPC?ABV!=<GCFBAQ!GBMAEBHDABU@!G@!FB!B?M@GBC=@?ABV!E@AB!0D?PB<?CFBV!CEE@G<!U@!@ACF@!=B?DA<V!AEC=C!>CEN@FFCE@V!@NN;1;!