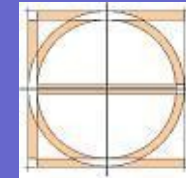


ImmoDurabilité



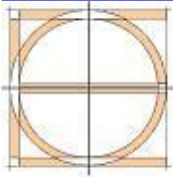
AM2 Consulting Ltd

FOCSANI



Emmanuel Crivat

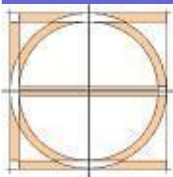
URBAN PLANNING & MODERNIZATION
URBANISM SI MODERNIZARE



Emmanuel Crivat

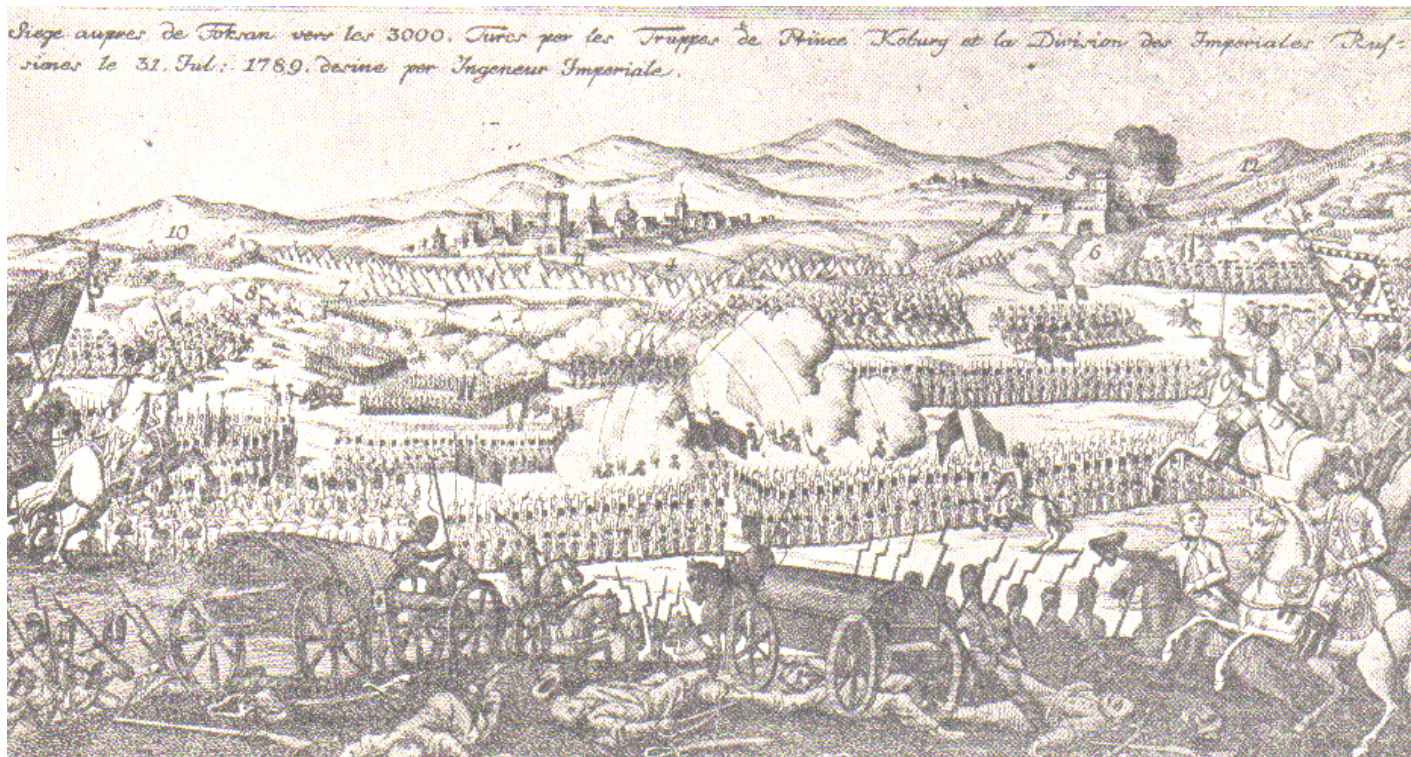
Schita de IDEI - The draft of ideas

Care tin cont de
prioritatile Strategiei de Dezvoltare Urbana a
Municipalitatii Focsaniului
si
le organizeaza sub forma de proiecte
potential finantabile prin
Fondurile Structurale Europene,
Banca Mondiala,
Fondurile de Dezvoltare Regionala,
si investitorii particulari.



Emmanuel Crivat

FOCSANI 31 IULIE 1789

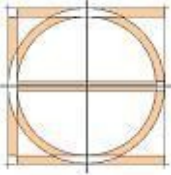


ASEDIUL FOCSANILOR DE CATRE TRUPELE AUSTRIECE ALE PRINCIPELUI KOBURG
Gravură contemporană, Colectia Academiei Române

Immodurabilité

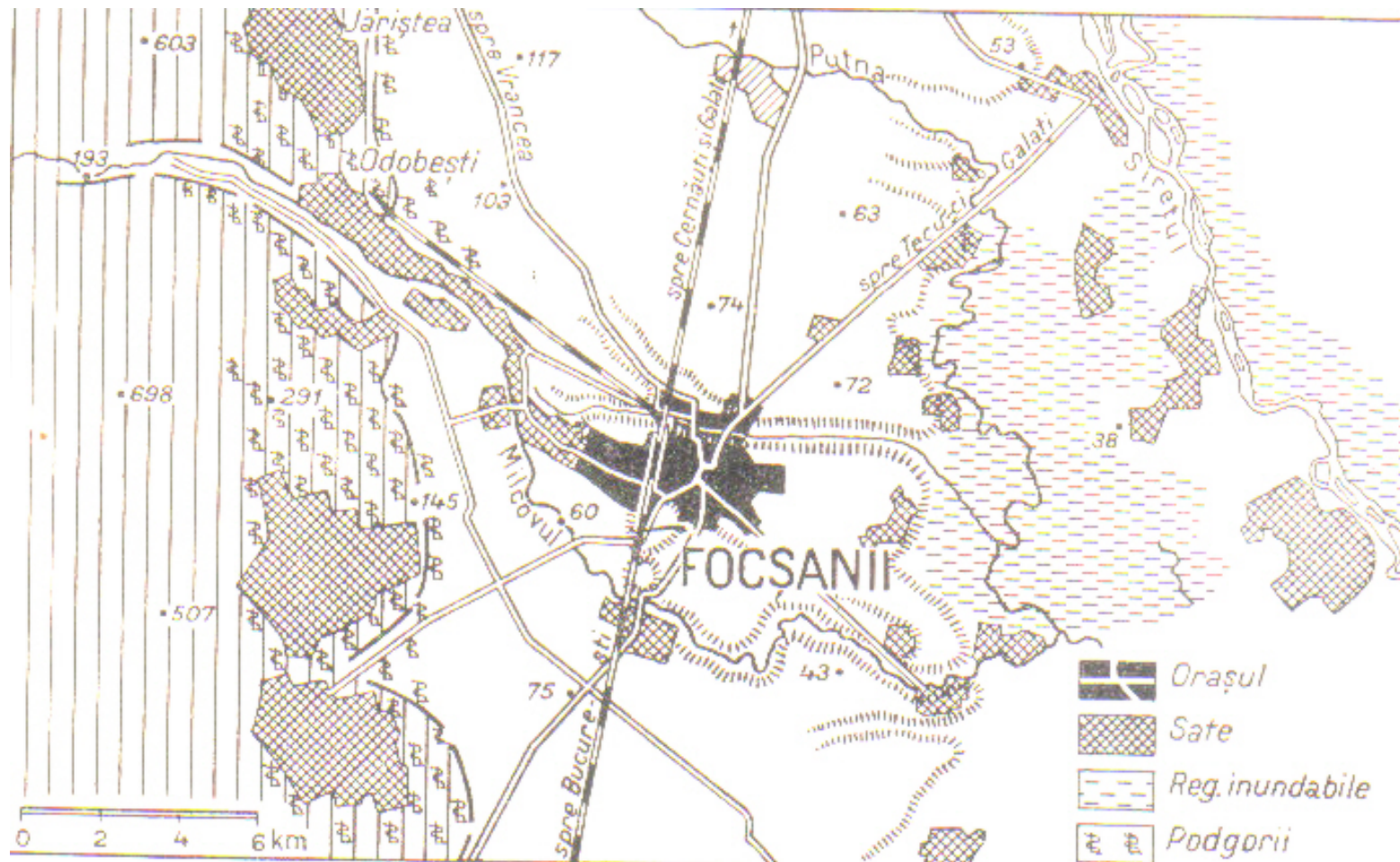


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FOCSANI 1936

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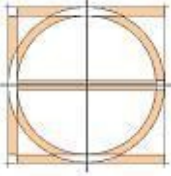


(Enciclopedia României)

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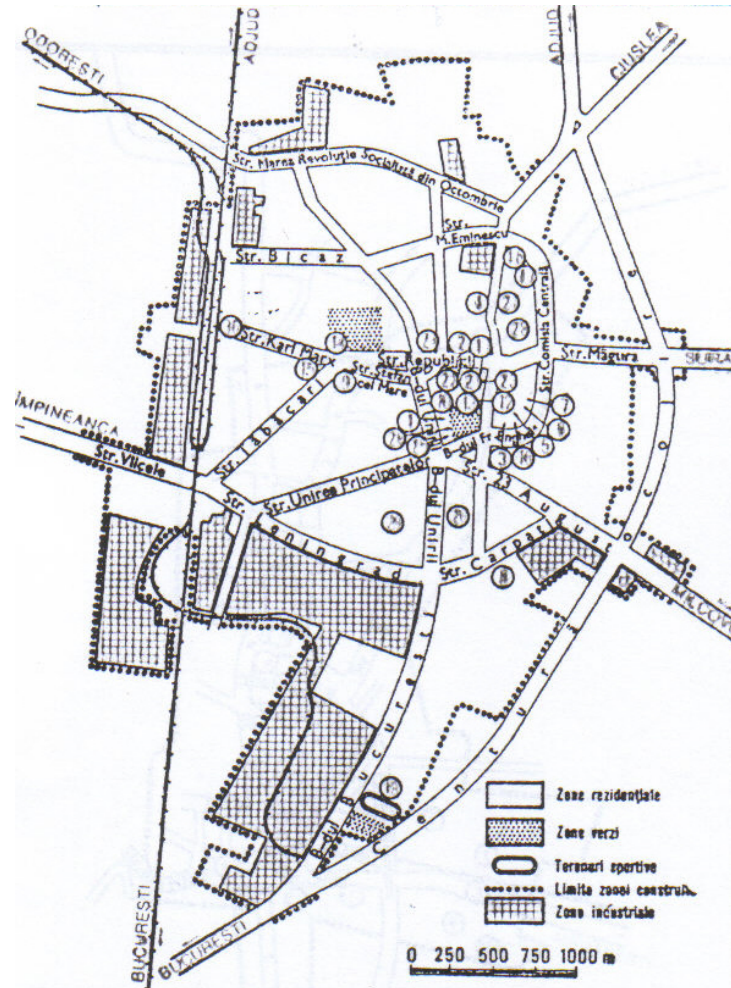


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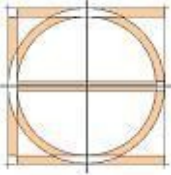


FOCSANI 1975

Emmanuel Crivat

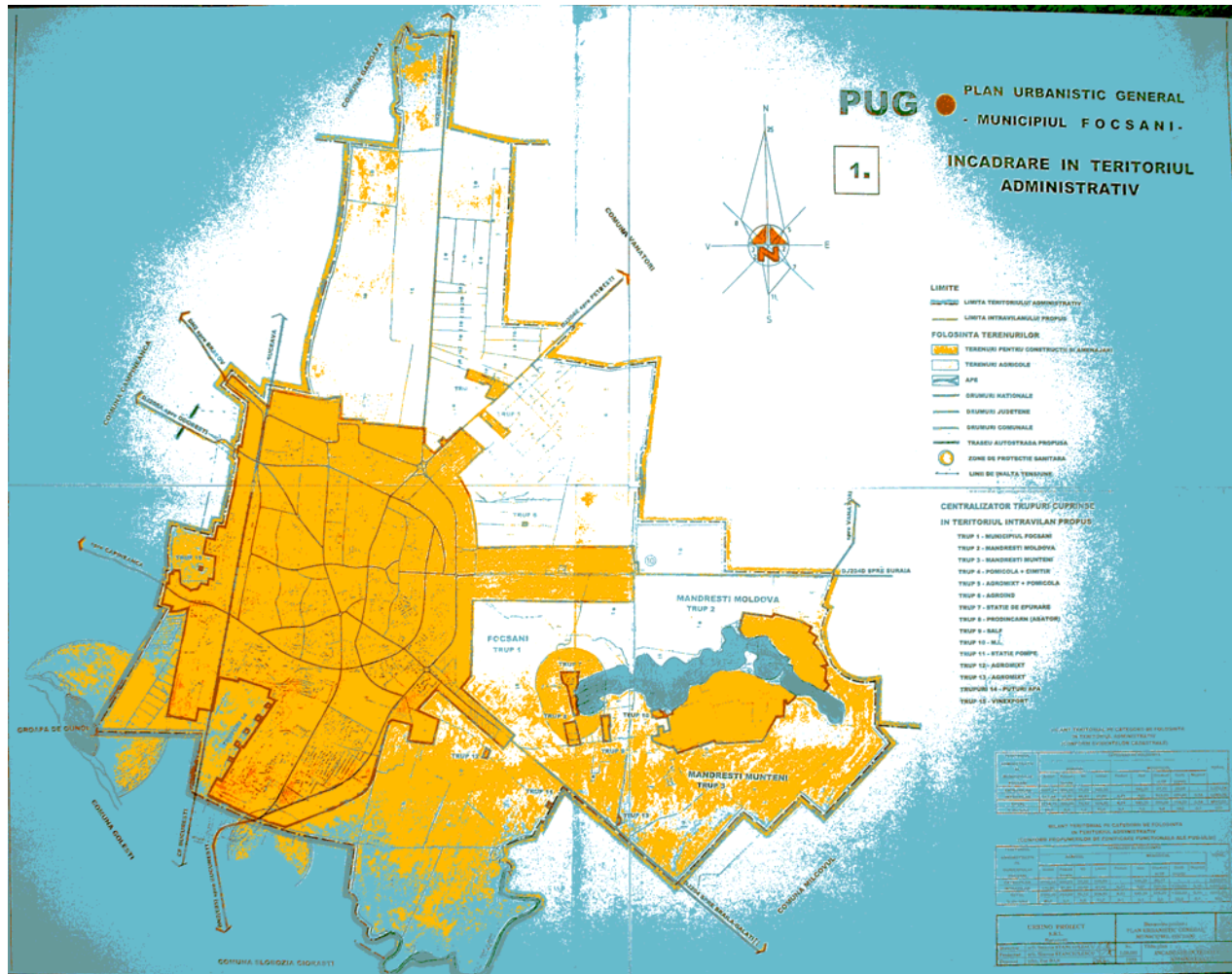


Immobilitate



FOCSANI 1999

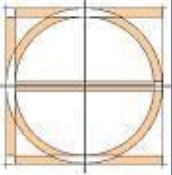
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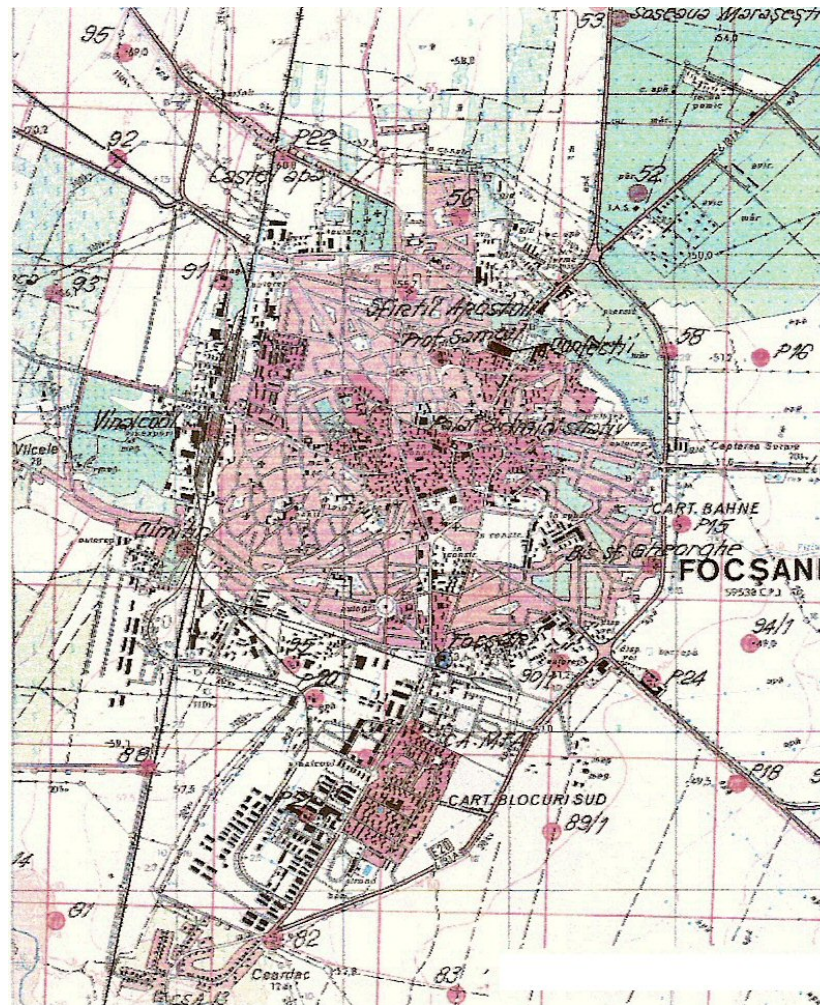


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FOCSANI 2000

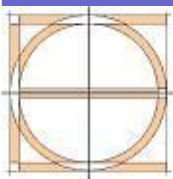
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Immobilitate



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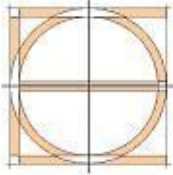
«MARELE» FOCSANI

«MARELE» FOCSANI (*FOCSANI METROPOLA*)

- Crearea unei Comunitati urbane in care sa se mutualizeze cheltuielile de Dezvoltare Durabila (*ImoDurabilitate*) si sa se repartizeze echitabil beneficiile acestei dezvoltari.
- Contracte de *Partenariat Public-Privat* pe termen lung, incluzand intretinerea si exploatarea constructiilor realizate (noi si restaurate).
- In aces cadru, elaborarea *Strategiei de Dezvoltare Urbana*, dezvoltarea echilibrata si durabila a teritorului si utilizarea lui rationala sunt favorizate.
- In acelasi timp, *dimensiunea teritoriala* este mai favorabila pentru elaborarea planurilor de urbanism in materie de transport, dezvoltarea retelei de drumuri, gestiunea energiei, tratarea apei si reciclarea deseurilor.

Crearea unei «*bucle locale*» de comunicare.

Dezvoltarea axei Focsani-Galati in raport cu Bucuresti –Focsani.



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“The Great” FOCSANI

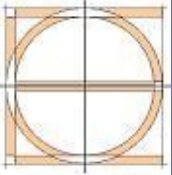
The creation of an urban community in which the expenses for a sustainable development are reciprocal and the profits are fairly distributed.

Long-term contracts of public and private partnership, including the maintenance and the operation of the achieved buildings.

In this context, one must favour the creation of the Strategy of Urban Development, the balanced and sustainable development of the territory and its rational use.

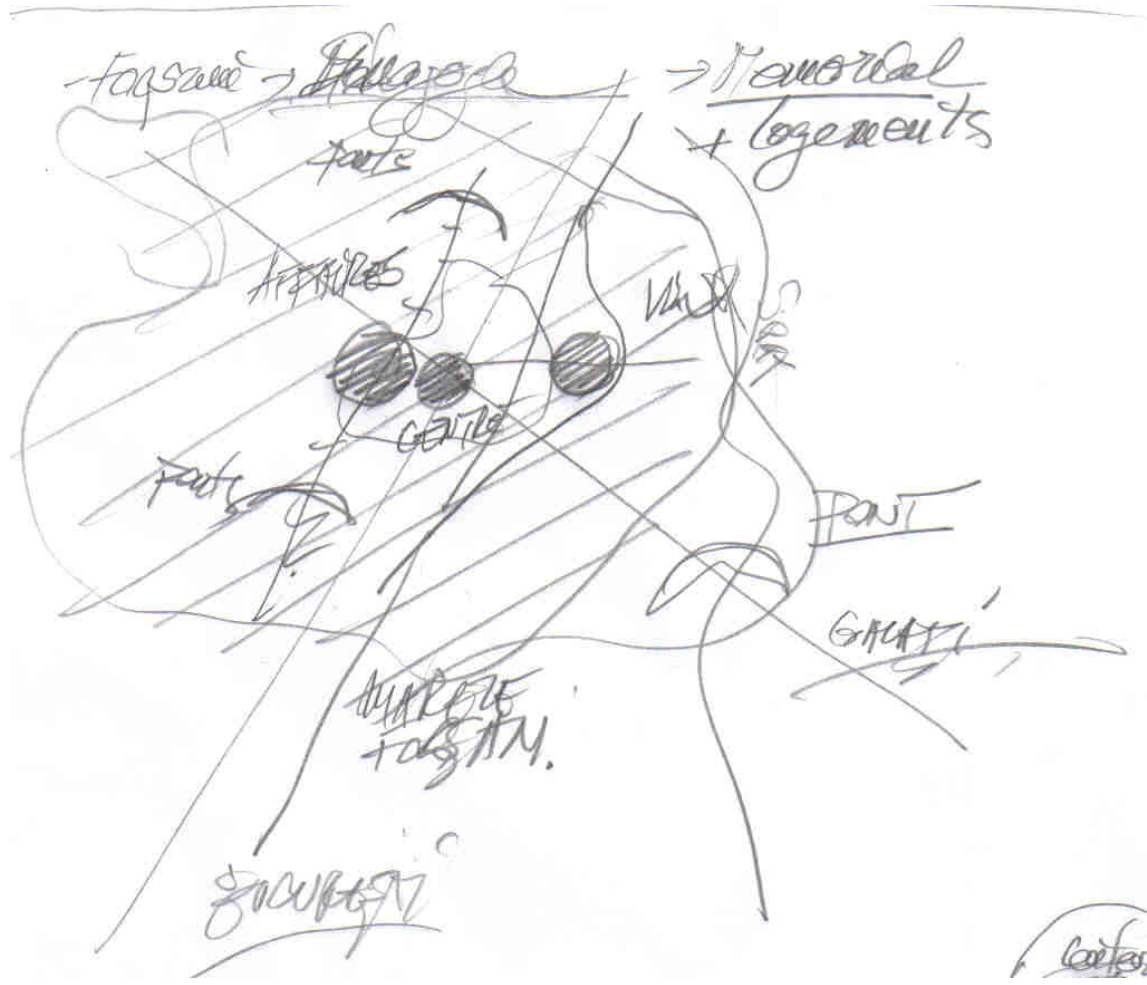
At the same time, the territorial dimension is more profitable for working out plans of urban development in transportation, the improvement of the road network, the energy administration, water purification and the recycling of waste material.

Am putea adauga *valorizarea «cutremurului»*
pusa in scena ca un element educativ.



Emmanuel Crivat

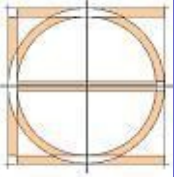
PRIMA SCHITA



(im)durabilit 



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MEMORIA NOASTRA

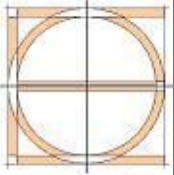
Emmanuel Crivat



Immodurabilité



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MEMORIA LUMII

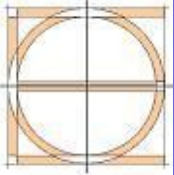
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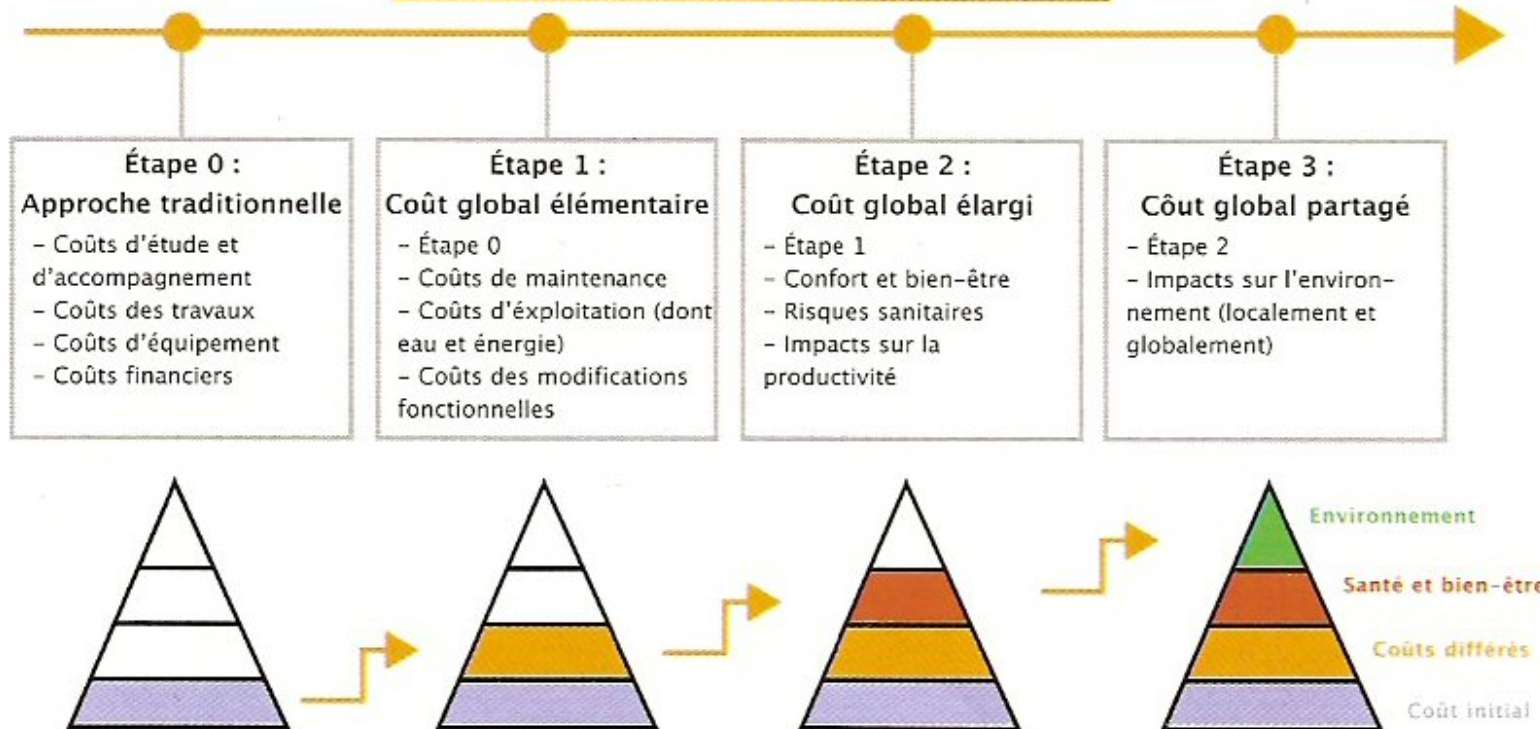
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ECONOMIA

Emmanuel Crivat

Approches du coût global



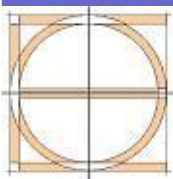
Prise en compte du Développement Durable

eco durable

ImmoDurabilité

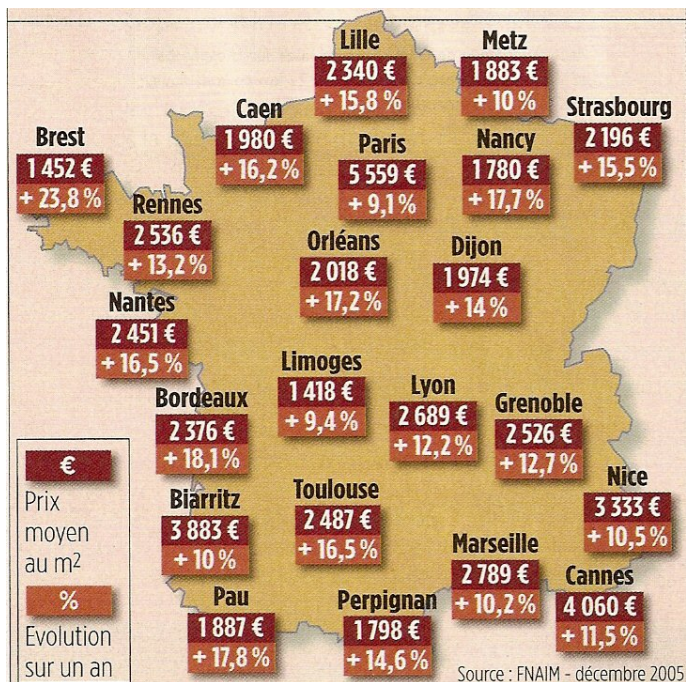


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PIATA

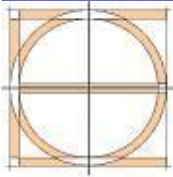
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	APPARTEMENT		MAISON			APPARTEMENT		MAISON	
	PRIX/M ²	2005/2004	PRIX MÉDIAN	2005/2004		PRIX/M ²	2005/2004	PRIX MÉDIAN	2005/2004
HAUTS-DE-SEINE (92)	3 647 €	13 % ▲	448 237 €	21,4 % ▲	ISSY-LES-MOULINEAUX	3 810 €	7,2 % ▲	-	-
ANTONY	3 049 €	12,9 % ▲	337 000 €	7,7 % ▲	LEVALLOIS-PERRET	4 540 €	11,6 % ▲	-	-
ASNIÈRES-SUR-SEINE	3 250 €	20,1 % ▲	-	-	MALAKOFF	3 382 €	16,4 % ▲	-	-
BAGNEUX	2 782 €	22,1 % ▲	-	-	MEUDON	3 541 €	9,9 % ▲	-	-
BOIS-COLOMBES	3 165 €	17,6 % ▲	-	-	MONTRouGE	3 452 €	14,5 % ▲	-	-
BOULOGNE-BILLANCOURT	4 414 €	13,8 % ▲	-	-	NANTERRE	2 853 €	13,4 % ▲	331 800 €	7,5 % ▲
BOURG-LA-REINE	3 211 €	5,6 % ▲	-	-	NEUILLY-SUR-SEINE	5 714 €	11,6 % ▲	-	-
CHÂTENAY-MALABRY	3 000 €	16,2 % ▲	-	-	PLESSIS-ROBINSON (LE)	3 346 €	20,7 % ▲	-	-
CHÂTILLON	3 507 €	13,7 % ▲	-	-	PUTEAUX	3 544 €	15 % ▲	-	-
CHAVILLE	3 297 €	12 % ▲	-	-	RUEIL-MALMAISON	3 594 €	12,4 % ▲	509 080 €	19,2 % ▲
CLAMART	3 377 €	16,3 % ▲	416 875 €	20,8 % ▲	SAINT-CLOUD	3 967 €	9,2 % ▲	-	-
CLICHY	3 000 €	20 % ▲	-	-	SCEAUX	3 669 €	8,6 % ▲	-	-
COLOMBES	2 754 €	25,2 % ▲	313 500 €	14,2 % ▲	SÈVRES	3 517 €	12,2 % ▲	-	-
COURBEVOIE	3 631 €	15,4 % ▲	-	-	SURESNES	3 703 €	10 % ▲	-	-
FONTENAY-AUX-ROSES	3 235 €	17,5 % ▲	-	-	VANVES	3 667 €	12,4 % ▲	-	-
GARCHES	3 594 €	11 % ▲	-	-	VAUCRESSON	3 647 €	16,6 % ▲	-	-
GARENNE-COLOMBES (LA)	3 506 €	19,9 % ▲	-	-	VILLE-D'AVRAY	3 929 €	15,4 % ▲	-	-
GENNEVILLIERS	2 013 €	21,2 % ▲	-	-	VILLENEUVE-LA-GARENNE	1 768 €	14,9 % ▲	-	-

PROCHE BANLIEUE

Où peut-on encore acheter ?



Emmanuel Crivat

FOCSANI «VIZIBIL»

Transformarea drumului national *Bucuresti – Suceava in autostrada* ar putea izola si mai mult Focsaniul decat este acum.

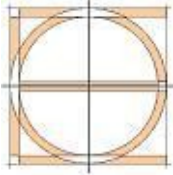
In acelasi timp, daca acest *vector de dezvoltare nationala si internationala* este bine folosit, Focsaniul poate deveni «vizibil» pe plan european.

Cateva proiecte posibile, incipiente, ar putea transforma acest dezavantaj in avantaj cert.

La iesirea din autostrada, o *arie de stationare* accesibila din oras ar putea reuni mai multe proiecte incipiente din planul de dezvoltare pentru 2013: instalarea unei *eoliene langa o arie de stationare*, pe care s-ar putea instala si «*bursa vinului*» (proiect prioritar in planul strategic al Focsaniului) si un *Centru de Informare Turistica despre Tara Vrancei*.

Prezentare unui exemplu reusit dintr-o regiune din vestul Europei, cu un parteneriat posibil.

Am putea adauga *valorizarea «cutremurului»* pusa in scena ca un element educativ.



SEMNAL

Emmanuel Crivat

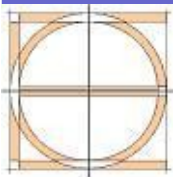
ProJET



(Im)durabilité



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O MOARA DE VANT

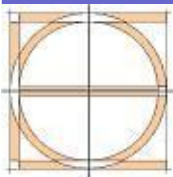
Emmanuel Crivat



Immodurabilité



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Emmanuel Crivat

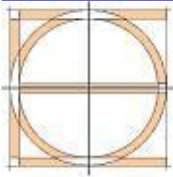
si «Bursa Vinului»



Immodurabilité



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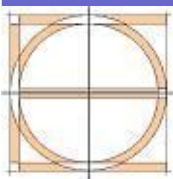
“The Visible” FOCSANI

The construction of the Bucharest – Suceava highway might isolate Focsani even more. At the same time, if this vector of national and international development is profitably used, Focsani can turn into a “visible” town on a European level.

A few possible projects could change this disadvantage into an irrefutable advantage.

Driving out of the highway, a resting area accessible from the town can bring together several incipient projects included in the plan of development for 2013: a wind mill in the neighbourhood of a resting area where one can also open “the wine Market” (a priority project in the strategic plan of Focsani), as well as a centre of tourist information about the Vrancea county.

One can also present a successful example in West Europe, with a possible partnership. One can also reveal the significance of the “earthquake” which can be “staged” as an educating element.



Emmanuel Crivat

FOCSANI «BINE ATI VENIT»

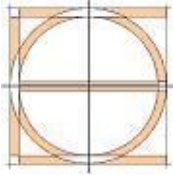
Gara feroviara din Focsani trebuie sa se transforme dintr-un loc «de trecere» de cateva minute, intr-o «**destinatie privilegiata**».

Un proiect de parteneriat public-privat poate fi sustinut si prezentat in prioritate daca este bine formulat.

Aria proiectului trebuie sa cuprinda: gara (PIATA GARII), ampriza feroviara, si o parte din cartierul de locuinte din jur.

Nu am inca planurile detaliate, dar putem imagina infiintarea centrului de afaceri in proximitatea garii (birouri, hoteluri..), in acelasi proiect comun, finantat in acelasi timp de fonduri publice si private.

Exemple in functie de planurile ce le vom analiza impreuna la Focsani.



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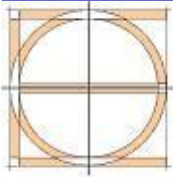
FOCSANI prima iesire



Immodurabilité



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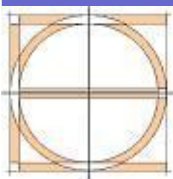
FOCSANI “Welcome”

- The Focsani railway station must be changed from a transit place into a **“privileged destination”**.
- A project of public and private partnership can be supported and presented with priority if it is adequately formulated.

The project must contain: the railway station, the railway network and the dwelling places situated around.

I don't have the detailed plans yet, but we can think of placing a business centre near the railway station (offices, hotels..), in the same common project, financed by public and private funds.

Examples will be given in relation to the plans we shall discuss together in Focsani.



NOROC

Emmanuel Crivat

Si realizarea tuturor proiectelor strategice ambitioase si... ImoDurabile



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