

Ex Macello, Milan

Viale Molise / Via Lombroso, Milan

The Ex Macello site is a neglected area spanning around 15 hectares, the site of the communal slaughter house and of the poultry and rabbit market in the real estate compendium of the Milan wholesale market. Situated in the south-east precinct of the city, in the district of Calvairate in Municipality 4, the area is a stone's throw away from the Milan Porta Vittoria station, which is served by the suburban lines that link the metropolitan area to the city centre through the railway link. This enables the business centre of Porta Nuova and Repubblica to be reached in a few minutes, as well as the Rogoredo station, which is served by high-speed trains, and the Forlanini station, linked to Linate airport through the M4. The *Milan 2030* Plan identifies it as one of the "Piani attuativi obbligatori" (obligatory implementation plans), one of the areas in which specific town planning regulation has been foreseen aimed at managing the regeneration of the areas. It anticipates a mix of urban operations including the constructions of homes at accessible prices. Composed of dilapidated and

abandoned properties dating from the first few decades of the 1900s, the area can be seen as an important element for the district's regeneration, straddling residential areas – such as the popular Molise Calvairate building complex – and a series of large enclosures undergoing redevelopment, such as: the former Milanese Refrigerators sector, today an area for exhibition and cultural spaces and work studios, the Porta Vittoria district built on the former goods' larder areas, which is in completion phase, where residential, commercial, tertiary and accommodation facilities will be provided, in addition to a linear park and a sports centre, the General Markets complex, which is subject to a development plan that foresees the restructuring of existing real estate. Reinventing the former slaughterhouse is an opportunity to redevelop a large part of the city to promote urban and environmental quality and social and operational mix, by forming synergies with surrounding transformations.



Expected program: Regenerating a degraded environment, by maximising urban and environmental quality, and social and operational mix, in synergy with the context.

Site's owner: Municipality of Milan

Plot area: The limits occupy a surface area of around 148.371 m²

Type of property transfer intended: Leasehold basis, including related building rights, with indication of a minimum price set by the owner.

Deadline for the submission of the Expression of Interest: 5 June 2020 2pm Milan local time (UCT+1)

Site presentation and expectations for its development

The urban quarter in which the communal slaughter house and the poultry and rabbit market are located is characterized by a significant transformation of its town planning scheme which, in the next few years will give the city a new morphological and residential identity with a mix of urban functions and community facilities destined to shape a new city landscape (“Piano Integrato d’intervento Porta Vittoria” - Integrated Intervention Programme of Porta Vittoria, redevelopment of the General Markets, ex Frigoriferi Milanesi).

In this dynamic context, the Municipal Administration is coordinating a large-scale restructuring and redevelopment project of the wholesale markets, as well as the areas immediately to the east of the site in question. The implementation of the project could lead to important opportunities for positive synergies for the surrounding areas, thanks to the plan to include a centre for firms and professionals (both Italian and international), operating in the food sector, providing innovative spaces and services.

The “ex-Macello” site consists of two areas, currently separated by via Cesare Lombroso, which in the past were part of the General Markets area.

The former slaughterhouse, situated north of via Lombroso, housed for decades the so-called meat market, while to the south there was the poultry market.

Both areas were built on in the early 1900s, involving the construction of numerous buildings and structures which are still present, albeit characterised by a state of degradation due to their abandonment in the beginning of the 2000s.

Further to a cultural appraisal that the City set up with the relevant Superintendency,

additional design and functional indications and/or regulations will be provided regarding their maintenance.

The site is easily accessible, mainly thanks to the railway bypass station (Porta Vittoria) just a few dozen metres away from Via Azzurri d’Italia, which constitutes the northern perimeter of the site. Thanks to the railway bypass it is possible to reach the high-speed railway lines (Milano Rogoredo and Porta Garibaldi) and the city centre (Porta Nuova, Porta Venezia).

At present, the area is also well served by public transport (buses nos. 66, 90 and 93, and the no. 12 tram.)

There is also a Bike Sharing point, to facilitate bike mobility from and to the centre of Milan. With regards to private mobility, the site is easily accessible thanks to its proximity to the Tangenziale Est (Eastern Bypass) and to the width of the link roads (particularly Viale Molise and via Lombroso).

It is worth noting the proximity of the site to another of the Reinventing Cities projects, the Palazzine Liberty area, devoted to their architectural and functional recovery with activities that also promote public use and the introduction of facilities of public or general interest with relation to the context.

The appreciable accessibility and position in a context of extensive town planning transformations gives rise to the possibility of a regeneration project able to free up the site and connect it, from an environmental and functional point of view, with the other areas subject to redevelopment present in the same context, through the development of housing at accessible prices to rent or buy, the creation of a new business centre and new services for the city and for the Calvaire district.



Specific urban planning rules and regulations

With regards to city planning regulations, the “Piano di Governo del Territorio – PGT” – (City of Milan’s Urban Plan) identifies the site in question as a “Piano Attuativo Obbligatorio” (Obligatory Implementation Plan), called “PA3 (viale Molise)”, the regulation of which is contained in the “Piano delle Regole -PdR” (Plan for Rules) of the PGT.

These regulations assign the site an “Indice di Edificabilità Territoriale - IT” (Floor Area Ratio - FAR) equal to 0.35 sq.m./sq.m., in addition to 68,494 sq.m. of “Superficie Lorda – SL” (Gross Floor Area - GFA) deriving from the transformation of building rights originating from the “Accordo di Programma Cascina Merlata” (Cascina Merlata Programme Agreement).

Of the entire maximum admitted GFA, an amount of not less than 50% is to be subject to the construction of “Edilizia Residenziale Sociale - ERS” (social housing) to be completed in the quantities as regulated by the PdR of the PGT: max 20% of the GFA are properties for sale and the rest is for rent.

The applicability of a bonus in case of competitions (as stated by the paragraph 11 of the Article 13 of the Implementing Regulation of the “Piano delle Regole – PdR” (Plan for Rules) of the PGT) is excluded.

The regulations provide for the obligatory assignment, free of charge, in favour of the

Municipality, of a proportion of the area equivalent to not less than 30% of the entire “Superficie Territoriale – ST” (Surface area - SA), for a permeable park space equal to at least 20% of the Surface area – SA.

The calculation of the GFA must be carried out, both for the evaluation of the existing GFA and for that of the project, according to the parameters and methods described in the Implementing Regulations in the PdR of the PGT (*Definitions and parameters*).

The urban functions included in the Catalogue of Services of the “Piano dei Servizi – PdS” (Plan for Services) of the PGT available in the Data Room, if agreed or accredited, may not be considered in the calculation of the GFA.

There are no restrictions on possible urban functions to be set up in the area, except for large-scale retailing.

Provision for services are required for services to the extent provided for by the Implementing Regulations of the PdS, according to the type of functions installed and the urban environment in question. In the approval phase of the plan, the Administration will evaluate the possibility of resorting to monetisation instead of transferring spaces for services.

If the proposals foresee the assignment of a portion of the area in favour of the

Municipality, the team will ensure the Municipality's full ownership of these areas.

In terms of environmental sustainability, the PGT requires that interventions must take action in terms of minimising CO2 emissions and increasing soil permeability and ecological restoration, also through the integration of greenery in the buildings (living walls and roofs)

The proposals must comply with the provisions of the Building Regulations of the Municipality of Milan and, with regard to distances from existing buildings, Italian Ministerial Decree no. 1444/68.

All the higher-level constraints remain applicable, including hazards related to air navigation (Sector 6 – buildings at a height of 150 m above sea level) and protection of the territory. A historic road layout is present in the site.

Permits for new building schemes, the extension of existing buildings and restorative construction work are subject to the payment of primary and secondary Planning fees, as well as a contribution on construction costs, according to the functional aims of the interventions.

Planning fees and/or contribution on construction costs will not be owing or are reduced in those cases expressly provided by Italian Law (Presidential Decree 380/2001, LR 12/2005). It is allowed to carry out works of urbanization in order to deduct the fees, also regarding the redevelopment of surrounding spaces.

The allocation of private parking facilities can be found in the Implementing Regulations of the PdR in the PGT and in accordance with the provisions of Italian Law 122/89, including the location and dimensions of parking for sustainable mobility.

According to the provisions of the PGT, the carrying out of the projects will be possible through an Implementation Plan and the definition of an agreement with the Municipality of Milan for regulating dealings with the Administration (urban development works, social housing, planivolumetric aspects, the development of services of public and general interest, the transfer of areas).

PGT, higher-level provisions and regulations prevail over the contents of this sheet.

It should be noted that the urban planning regulations described in the preceding paragraphs and contained in the initial tender documentation (graphs and urban planning regulations containing excerpts from the PGT) became applicable on February 5th 2020, when the variation of the PGT, approved on October 14th 2019, came into force following its publication in the Official Bulletin of the Lombardy Region.

The minimum price for the granting of Surface Rights, for a maximum duration of 90 years, is equal to 73,123,600 euros. The Municipality of Milan reserves the right to verify the adequacy of the economic offer of the winning project, prior proceeding with disposal.



Specific climatic risks and environmental challenges

The Municipality of Milan has recently started drafting the Air Climate Plan (PAC), an urban-scale instrument aimed at responding to the climate emergency and the safeguarding of health and the environment, the reduction of greenhouse gas emissions, local air pollution and formulating a climate adaptation strategy with an interim target of 2030. Reinventing Cities is part of this framework of objectives. The proposals, in addressing the environmental challenges of the call, must share the underlying vision and objectives of the PAC, with specific reference given to the issue of pedestrian-cyclist, intermodal and zero-emission mobility, urban forestation, and improving soil drainage capacity. Furthermore, the introduction of measures aimed at safeguarding residents and city users from air pollution and making citizens more aware and active in reducing their own carbon footprint will also be taken into consideration.

The site area is almost entirely paved, except for some small areas of permeable vegetation. Much of the surface area is occupied by buildings that were used both for the slaughter of animals and the sale of meat, and for complementary activities (offices, quarantine areas, bathrooms and canteen). The site is characterised by phenomena of urban heat islands; the average daytime surface temperature, measured during the summer months, is 36.6-38.8 °C in the

northern part of the site, and between 38.8 and 41 °C in the southern part of the site (satellite readings 2014-2017).

In this sense, the project proposal must aim at promoting a significant increase in the permeable surface through de-paving strategies, ensuring, in addition, the creation of links that connect existing or planned structures in the area.

Trees are present in the site, also of significant dimensions. According to the environmental purposes of the competition, projects that will keep them will be evaluated positively.

Given the position of the site, near a traffic artery and a corridor of high accessibility to local public transport, and given the need to provide for the site a new access system as provided for in the PdS of the PGT (Table S02 - "Sistema del verde urbano e infrastrutture per la mobilità" (Urban greenery and infrastructure for mobility), it should be noted that proposals relating to low-carbon mobility, with reference also to the enhancement

and/or structuring of pedestrian and cycle routes, will receive particular attention.

At the same time, adequate measures must be taken to mitigate the impacts deriving from traffic, in terms of both air and noise pollution.

"Cavo Borgognone" is situated on the site and is manholed. The Table R09 of the PdR

("Reticolo idrografico" - Hydrographic network) identifies "Cavo Borgognone" as a private hydrographic network. Regarding the minimum width of buffer strips and the activities prohibited, restricted or subjected to particular authorizations/nulla osta in these buffer strips, reference should be made to Implementing Regulations in the PdR and to "Regolamento di Polizia Idraulica" (Waterways Police Regulations - annex 2 of the PdR). Any interference and/or criticality caused by the works will have to be carefully evaluated.

The area is impacted by existing vegetation planted along access roads such as Viale Molise and Via Lombroso. Any plans to create green infrastructures which may contribute to improving the urban microclimate and the current capacity to adapt to extreme weather conditions are encouraged. In addition, the provision of new green links, completing the existing greenery system, inside the site and in relation to the transformation context in progress in the urban area of reference, is also encouraged.

The site fits into the design of the municipal ecological network, with particular reference to the east-west connection; measures and

actions for the enhancement of local biodiversity, ecological connection and urban revegetation in general must therefore be considered in the proposal.

As far as geological feasibility is concerned, the site is affected by minor constraints and, therefore, a watershed compatibility assessment is recommended to guide the projects with respect to flooding scenarios, even they are rare occurrences. There are no particular critical issues to report in terms of flood risk.

The environmental challenges to give particular importance to, considering the characteristics of the site, are those relating to the improvement of sustainable mobility, and resilience against, and adaptation to, climate change.

With regards to the project proposal, the successful bidder must arrange to carry out, at their own care and expense, necessary land reclamation operations, complying with the project proposal submitted and the regulations for the sector (Italian Legislative Decree 152/2006).



Provisional timetable

- Deadline for the submission of the Expression of Interest: 5th June 2020
- Date of announcement of the finalists: within August 2020
- Deadline for submission of the final proposals: 15th January 2021
- Date of announcement of the winning project: within March 2021

Language requirements

All the documents of the EOI must be submitted in Italian.

The second document of the EOI (presentation of the project and development

concept for the site) must also be submitted in English.