

Crescenzago, Milano

Via Civitavecchia, Milano

The Crescenzago site is a free area of around 1.4 hectares, used as an interchange parking area for the metropolitan line 2 stop, adjacent to the site. Situated in the north east precinct of Milan, in the Cimiano district in Municipality 3, the area has a five minute metropolitan connection to the Lambrate Milan station and to the University campus, less than 15 minutes from the Central Milan stations, the high speed train hub and the Milan Porta Garibaldi, in the Porta Nuova district. The site is near the registered office of the RCS MediaGroup S.p.A. publishing house, within easy reach of the Lambro Park and one stop from the internationally renowned San Raffaele IRRC (Institute for the Research and Cure of Cancer). It lies in a mainly residential area, where popular buildings dating back to the 60s alternate with more recent ones, such as the winner

of the “Abitare Milano/1” in Via Civitavecchia competition and the “Urbana New Living” social housing compendium in Via Rizzoli. The *Milano 2030 Plan* consistently determines one of the “Aree per Edilizia Residenziale Sociale” (Areas for Social Housing) within the site perimeter, in which an incentivising town planning regulation aimed at densifying public areas in favour of installing social housing for rent at accessible prices. The aim is to reinvent an area that is underused today and is already served by public transport, in order to experiment with new models and residential services, through projects generating social mix, minimising CO2 emission, and maximising the integration of green areas in relation to context, thereby triggering a virtuous regeneration process for the district.



Expected program: Social housing for rent at accessible prices, experimenting with new models and residential services to generate social mix, integrating green areas and minimising CO2 emissions.

Site's Owner: Municipality of Milan

Plot area: The site has a surface area of approximately 14,900 m² extending over a regular paved area currently used as a ground-level car park.

Type of property transfer intended: Surface right with indication of a minimum price set by the owner. In accordance with the proposal, it will be possible to transfer further building rights in accordance with the methods foreseen in the PGT (City of Milan's Urban Plan), and also by requesting this from the Municipality of Milan.

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 context of the Crescenzago site is characterised by the presence of (predominantly low-cost) residential buildings, a low concentration of commercial activities, and by the presence of a cluster of offices, including the headquarters of the RCS MediaGroup S.p.A publishing company, leader in the printed media industry, the Italian office of Sony Europe B.V. and the site of Sony Mobile Communication Italy S.p.A. Various high school buildings, sports facilities linked to school education and public services linked to security (the headquarters of the Ecological Operations Unit of the Carabinieri, the Volunteer Corps of the Civil Protection of Milan), are situated near the site.

The area is near Lambro Park, one of the largest parks in Milan, subject to redevelopment activities provided for by the “ReLambro” strategic project, aimed at the carrying out ecological network rebuilding works for the redevelopment of Lambro Milanese, with a view to improved ecological quality, considering the river and its ecosystem as a veritable Natural Heritage for society as a whole.

The site enjoys excellent accessibility to public transport thanks to the proximity of the “Crescenzago” stop on the MM2 metro line. Direct access to the metro network makes it possible to reach Milano Lambrate railway station, the University of Milan and Milan Polytechnic in a few minutes. In addition, Milano Centrale railway station (the city’s main railway hub), Porta Garibaldi railway station (both linked to the high-speed train network) and the Porta Nuova district are 20 minutes away on the same line. The site is also served by the no. 75 surface bus line – “C.na Gobba – via Pitteri” and is situated less than 3 km from the EAST Bypass – “Cascina Gobba” exit, the site of the interchange car park, and one stop from the renowned San Raffaele IRRC (Institute for the Research and Treatment of Cancer).

The high-level accessibility of the site and its proximity to numerous territorial services are factors that make the area ideal for accommodating new residential facilities for young people, students, workers and families. The site will be subject to an initial form of

experimentation of areas allocated for the construction of social housing (*ERS*) provided for by the “Piano di Governo del Territorio - PGT - Milano 2030” (City of Milan’s Urban Plan for Milan 2030), with the objective of maximising the provision of affordable accommodation for rent in the city, experimenting building and management models that guarantee functional mix and social inclusion.

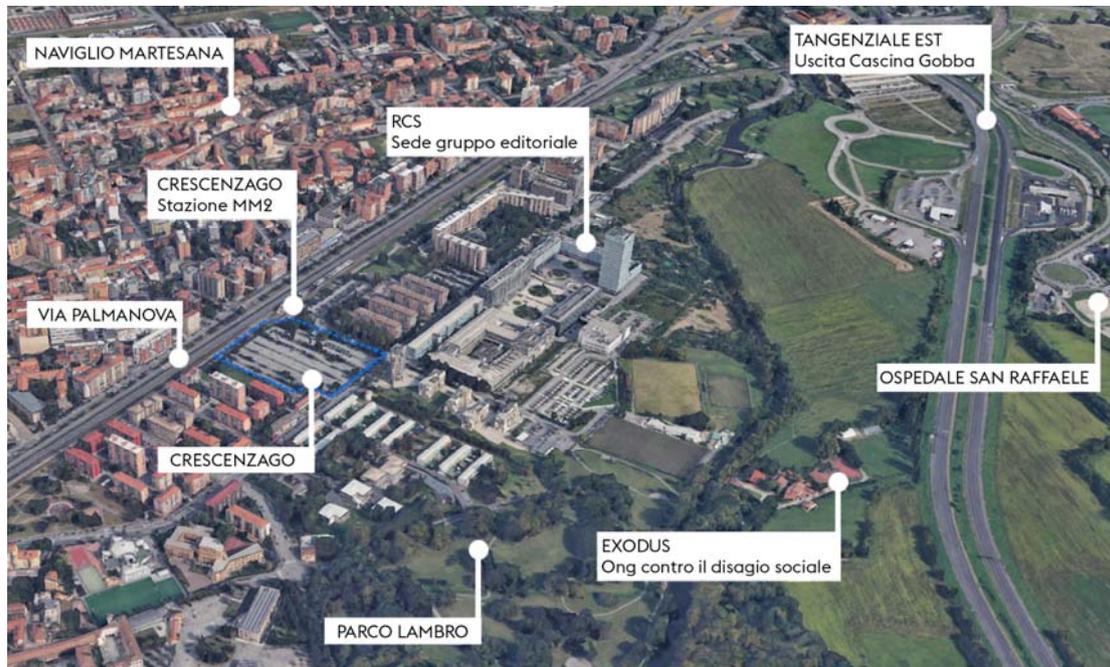
The main objective that the city intends to pursue is, therefore, the experimentation of new forms of social housing through the development of rented accommodation, predominantly at regulated rates, intended preferably for young people and families, with functional ground floors and public and commercial spaces serving the community. To this end, proposals that provide for the development of a public space able to become a place for meeting together and socialising for the district, and which is useable as a weekly local market site, will be evaluated positively.

In addition, thanks to its strategic location, the project area represents an unmissable opportunity to improve the connections between the M2 Crescenzago stop, the Rizzoli district and Lambro Park. The project proposal must, therefore, redesign the areas facing the existing underpass, which connects the districts separated by via Palmanova, enhancing the exit of the metro station and the surrounding public spaces. It must also provide for a cycle-pedestrian link between the green areas of Lambro Park and the existing route that runs parallel to the metro line along via Palmanova.

From a morphological point of view, and with regards to integration into the context, the proposals can maintain the layout of the buildings along the road axis of via Civitavecchia in order to more fully exploit the high-density building layout, in line with what is already present in the southern part of the street. The types of buildings can be varied and diversified, but with a maximum height compatible with that of existing buildings in the district, in particular, in the area between via Civitavecchia/Rizzoli and viale Palmanova.

The project, in this phase, shall involve a paved area for compatible functions (for example open-air market) on the South-West side, including cadastral parcels 123, 327 e

612 of cadastral sheet 150. The area is not be considered as a part of the provision for services, if required to establish private urban functions.



Specific planning rules and regulations

With regards to city planning regulations, the “Piano di Governo del Territorio - PGT” – (City of Milan’s Urban Plan) includes the site among the “Aree per l’edilizia residenziale sociale - ERS” (Areas for social housing), identified in Table S.01 - S01 “I servizi pubblici e di interesse pubblico o generale” (Services of a public or general interest).

The site is affected by the following provisions:

- it is possible to carry out social housing works on the site (e.g. “canone convenzionato” regulated rent, “canone moderato” moderate rent, “residenze convenzionate” regulated accommodation for university students) and/or “servizi abitativi pubblici - ERP” (public housing services). These works are not calculated in the “Superficie Lorda - SL” (Gross Floor Area - GFA).

- it is possible, moreover, to transfer building rights originating from property directly and indirectly owned by the municipality for the development of different urban functions from

social housing, provided this is concurrent with the development of social housing.

- 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 projects must be based on principles of environmental sustainability and must be developed with correct insertion into the landscape and guarantee an appropriate functional mix.

The calculation of the GFA, established for private urban functions, must be carried out according to the parameters and methods described in the Implementing Regulations in the “Piano delle Regole – PdR” (Plan for Rules) 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.

Provision for services are required for services to the extent provided for by The Implementing Regulations for the PdS, in the event it is planned to establish private urban functions.

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.

The PGT, in general terms, 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). In terms of environmental sustainability the PGT includes the site among the areas for "Rigenerazione ambientale" (Environmental regeneration) where the PdR provides specific provisions to reduce environmental impact.

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 and protection of the territory.

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.

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 implementation of the works will be possible through a "Permesso di Costruire Convenzionato" (Building Permit subject to agreement) with the Municipality of Milan in

order to regulate any urban development works, ERS, planimetric, volumetric and general aspects, the transfer of building rights.

The site is currently used as a public car park managed by ATM, by virtue of an agreement with the Municipality of Milan.

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 Surface Rights for a maximum term of 90 years, is 1 € for social housing development (on site), public housing services and services of a public and general interest, without prejudice to the recovery of the greater value of the cost of the area in the event of its disposal at the end of the minimum term (30 years) of the agreement, maintaining the service destination. The agreement will establish the duration of the relative leases which may not be less than 30 years and, in any case, in accordance with the laws in force.

In the event that the proposals provide for the establishment of free urban functions, the value of the surface rights to be paid will be 223.65 €/sq.m. of area; the latter will be calculated as a percentage of the "Superficie territoriale - ST" (Surface Area - SA), in proportion to the quantity of surface for free functions as a ratio of the total overall GFA (free functions, social housing, etc.).

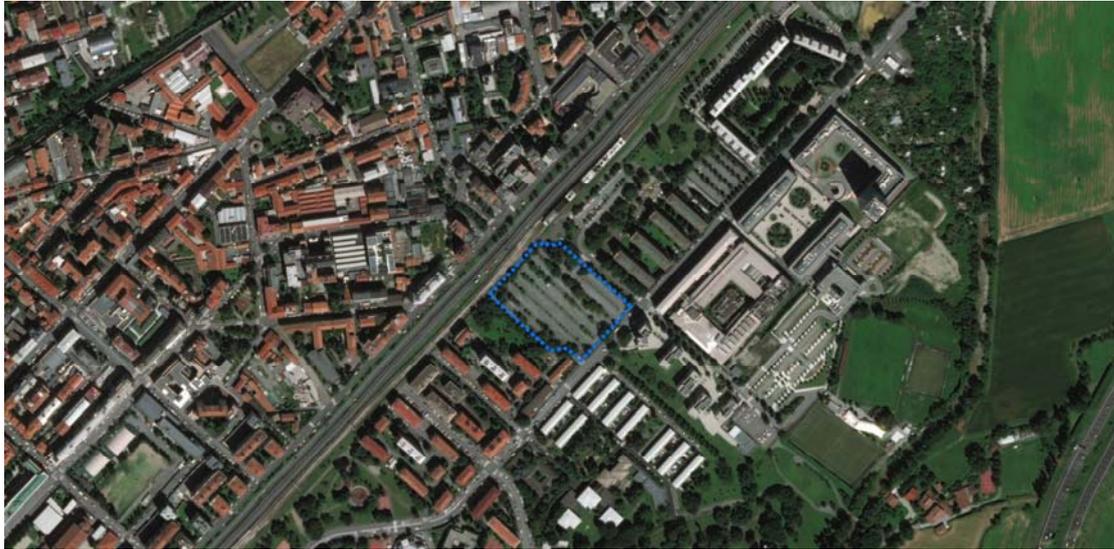
By way of example: if the percentage of GFA allocated to free urban functions is 30% and the "Superficie Lorda Convenzionale" (Conventional GFA- social housing etc.) is 70%, then the payment of surface rights will be calculated on 30% of the SA.

In the event of the development of free urban functions, it will be necessary to add a further amount of 542 € per sq.m. of LA to acquire building rights from the Municipality of Milan

Proposals that provide for the acquisition of building rights from the Municipality of Milan

must report said amount as an additional part of the economic offer.
The Municipality of Milan reserves the right to verify the adequacy of the economic offer of

the winning project, prior to 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 area is currently used as a public car park at ground level. The question of increasing permeability and of new tree-planting is, therefore, of great importance. The site is, in fact, characterised by islands of heat; the average daytime surface temperature, measured during the summer months, is 36.6-38.8 °C (satellite readings 2014-2017).

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. The green areas inside the site (both existing and planned in a project) must be part of a wider system and serve to link the site with the neighbouring Lambro Park.

Given the position of the site, the proximity of an intense traffic artery and of a corridor of high-level accessibility to local public transport, it should be noted that proposals relating to low-carbon mobility, with reference also to the enhancement of existing cycle and pedestrian routes and their further implementation, shall be assessed with 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.

Works for the development of green infrastructures that contribute to the improvement of the urban microclimate, as well as the current conditions of adaptation to extreme climate events are encouraged along the via Palmanova axis.

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 Table Tav. G.16 – Carta di individuazione degli Ex Alvei – of the PGT shows the hydrographic network situated on the site and identifies them as “Ex Alvei storici – dismessi, ma catastalmente definiti come aree demaniali” (Ex water courses – disposed but attributed by the cadastre to the state property). 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. Any interference

and/or criticality caused by the works will have to be carefully evaluated.

Besides those already noted, the environmental challenges to be given particular importance to, considering the characteristics of the site, are those relating to the assessment of the life-cycle and sustainable management of construction material, to inclusive initiatives, social benefits and community involvement, to the architecture and innovative urban design.

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 timeline

- 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.