The via Monti Sabini site consists of an unbuilt area spanning around five hectares, including uncultivated green spaces, in a barycentric position within the Vigentino district in Municipality 5. This vast urban area represents the southernmost belt of the built up city towards the Parco Agricolo in southern Milan. Served by a tramway line that connects it to the centre in only 20 minutes along Via Ripamonti, it is the main central line for development in the city’s southern precinct. By tram, the site is also a few minutes away from one of the city’s most significant regeneration areas, which includes the former Porta Romana railway station, the future Olympic village area, the new Prada Foundation cultural institute and the Symbiosis urban development area, a directional centre of excellence which is adjacent to the ‘Vitae’ winning project of Reinventing Cities I. The site coincides with “Sector A” of a “programma integrato di intervento - PII” (Integrated Intervention Programme) approved in 2008 under implementation. The scene is typified by an uneven, but functionally complex building fabric, with alternating residential, productive, tertiary and commercial settlements as well as farm buildings, marking out an irregular urban mesh, rich in greenery but lacking in public services, where a progressive residential reconversion process is underway. The same is happening along Via Antegnati, where the building renovation of five large buildings intended for social housing and services is in progress. As regards position, size and resources that can be activated, ‘Reinventing’ the Monti Sabini site can be a factor in accelerating and reworking transformations in progress and can help draw up a new model for living in southern Milan.

**Expected program:** Completing the urban environmental development in progress, setting up new urban operations (both free-rent and social housing) and related services, with appropriate development of open spaces. Proposals must detail the aspects of activities of public interest as well as articulate the residential solutions.

**Site’s owner:** Municipality of Milan

**Plot area:** The site has an overall “Superficie territoriale” (surface area – SA) of around 52,000 m², of which: 10,563 m² is “Superficie Fondiaria” (land area – LA) and over 40,000 m² for the construction of public services.

**Type of property transfer intended:** The site shall be sold within LA limits, according to related building rights, with the minimum price set by the owner. The realisation of public building and new service equipment is requested as compensation.

**Deadline for the submission of the Expression of Interest:** 4 May 2020 2pm Milan local time (UCT+1)
Site presentation and expectations for its development

The Monti Sabini site, positioned between via Ripamonti, via Ferrari and via Antonini, is included in the urban area of the Vigentino suburban district that has developed along the axis of via Ripamonti and bordered by the Parco Agricolo Sud Milano which represents the limit of the urban fabric.

The urban context of reference has a number of open spaces which are underutilised or characterised by fragmented land use and a highly varied functional structure that is reflected in the significant differentiation of the building types. In the immediate surroundings, a process of consolidation of the residential function is underway, including work to repurpose buildings and redevelop public spaces; several highly respected functions are located in proximity to the site, including the Educational Centre of the University of Milan, with the Department of Cultural Heritage and Environment which constitutes an important point of reference for the future development and integration of public facilities. A short distance from the site are the European Oncology Institute (IEO), a health and research centre of excellence at a national level, and the area of urban regeneration, currently underway, located to the south of the Porta Romana railway station.

Set within this context are the Symbiosis project, the winning design of the Reinventing Cities 2017 “Vitae” tender and the Prada Foundation, both related to the theme of innovation and research. Accessibility by means of public transport is ensured by the tram line that runs along via Ripamonti, which is also the primary road axis leading from the external ring road to the city centre, which can be reached in about 20 minutes. The works already planned for mobility concern the redevelopment and enhancement of the local road network and the creation of bicycle connections.

The site in question represents the so-called “Section A”, which was not implemented, of a PII, relating to the areas included between via Monti Sabini, via Antegnati, via Amidani and via A. Sforza, approved by City Council Resolution no. 21/08 on 26/05/2008 which, over the years, was the subject of subsequent modifications, integrations and updates.
The objective of the PII, divided into three different sectors (Section A, site in public ownership, Section B and Section C, including privately owned land), was to rebuild and reconnect the existing urban fabric through the inclusion of an articulated system of residential destinations, the realisation of an integrated system of public services, the redevelopment and improvement of the road system, along with the growth and redevelopment of the system of open public spaces. At present, the PII is being implemented with reference to and Sections B and C, for which the relative implementation planning agreement has been concluded. Section B is now completed, while two of three privately owned buildings in Section C, as well as a part of the primary site developments have been implemented.

The site (Section A) consists of a series of undeveloped areas straddling the via Amidani axis; a part of these areas constitute the LA (for a total of 10,563 sq. m) destined for private volumes, subject of disposal, while the remaining part is destined for use by public services: social housing, a school building with multi-purpose gym to be used independently, other service functions, furnished green space, bicycle and vehicle connections, and car parks.

The priority objective the city intends to pursue concerns the construction of residential accommodation for rent and sale at agreed prices, as well as public housing and the creation of new services for the Vigentino district to promote revitalisation of the urban area of reference and reconnection with the surrounding area.

Specific urban planning rules and regulations

As far as urban planning regulations are concerned, the “Piano di Governo del Territorio – PGT” (City of Milan’s Urban Plan) identifies the site as one of the “ambiti interessati da provvedimenti approvati” (areas affected by approved measures), as it is included in the Integrated Intervention Program (PII) approved in 2008.

Urban planning regulations are, therefore, those specifically defined by this instrument and concern:

- A “Superficie Lorda – SL” (Gross Floor Area – GFA) of 18,504 sq. m in private ownership, in turn broken down into: a maximum of 30% (6,939 sq.m) destined for the construction of residential properties, a minimum of 25% (5,783 sq.m) destined for the construction of
social housing, a minimum of 20% (4,626 sq.m) destined for “edilizia in locazione convenzionata” (Rent controlled property) for the first 20 years, and a minimum of 5% (1,156 sq.m) destined for other urban functions (if a commercial activity is to be included, a medium-sized structure is permitted).

- the LA available for development (meaning destined for the volumes referred to in the previous point) of 10,563 sq.m;
- the construction of “edilizia residenziale pubblica” (public residential housing) amounting to 4,626 sq.m of GFA (the remaining 20% of GFA) (cost considered for the economic valuation is € 8,955,936);
- the construction of a 12-15 classroom school building with an attached multi-sport gymnasium (cost considered for the economic valuation is € 7,920,000);
- the construction of another facility whose function is yet to be determined (e.g.: sports, social-cultural-educational-recreational) (cost considered for the economic valuation is € 1,478,400);
- primary urbanisation works (Bugatto-Amidani connection, reorganisation of Ferrari-Gabussi-Antegnati and Gabussi-Amidani junctions, car parks and underground utilities) and secondary (green areas, cycle routes and reclamation of public areas to be equipped) to offset urbanization costs to be paid (cost considered € 4,061,120).

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 proposals must comply with the provisions of the Building Regulations of the Municipality of Milan as included in Technical Standards of Implementation of PII and, with regard to distances from existing buildings in Italian Ministerial Decree no. 1444/68. All the higher-level constraints remain applicable, including hazards related to air navigation and protection of the territory.

The private “edilizia residenziale sociale – ERS” (Social Housing) are exempt from payment of the contribution on construction costs.

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. Public parking facilities which provide 25 parking spaces are required, with reference made to the expected residential and compatible functions. For service facilities, the provision of car parks will be assessed during the final planning phase and in consideration of the services proposed, taking into account the challenge related to sustainable mobility.

The proposed transformation of the site must comply with the urban planning regulations of reference and the winning tenderer must conclude the PII implementation agreement containing the aforementioned commitments, following the final planning of the public works, and present the necessary permits for the public and private works to be carried out.

In particular, the different positioning of the public buildings (residential and school building planned to the east of via Amidani) compatible with the rules defined by the PII, is to be considered an element of flexibility.

The aforementioned PGT, higher-level provisions and regulations prevail over the contents of the data sheet.

The minimum price for the sale of the property in the LA and the related building rights is: € 1,000,000.00 (a price that takes into account the costs considered for the public works listed above, for which the operator is responsible, amounting to a minimum of € 22,415,456.00). 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. In addressing the environmental challenges of the call for proposals, 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.

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 context in which the site is located is characterised by diffuse urbanisation and, more specifically, it is substantially free from buildings. The project design requires that the permeability of the areas is maintained, as well as the correct management of the outflows that will be created and, in general, efficient water management.

Given the position of the site is in close proximity to a traffic thoroughfare (via Ferrari) and a corridor with high accessibility to local public transport (on via Ripamonti), it should be noted that proposals for low carbon mobility will be assessed with particular care, with reference also made to the enhancement of pedestrian and cycle routes. At the same time, adequate measures must be taken to mitigate the impacts deriving from traffic, in terms of both air and noise pollution. The proximity to the Parco Agricolo Sud Milano (South Milan Agricultural Park) would suggest the inclusion of works on the site to restore the ‘green meshwork’, specifically in
east-west direction, as well as minimising land consumption.

The environmental challenges to which particular importance must be given, considering the specific characteristics of the site, are those relating to the improvement of sustainable mobility, resilience and adaptation to climate change. Regarding the state of the soil, the south-east section of site (approx. 18,000 sq. m), destined for services and residential use, was the subject of a soil survey which showed a level of contamination which was rather widespread but at a depth no greater than one metre. The rest of the site, for previous destinations and current uses, does not require further surveys. The land reclamation is to be carried out by the successful tenderer, and the amount is already estimated in the economic valuation.

Provisional timetable

- Deadline for submission of applications: 4th May 2020
- Date on which finalists are announced: 3rd July 2020
- Deadline for presentation of final proposals: 18th December 2020
- Date on which winning project design is announced: 26th February 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.