The six “Palazzine Liberty” complex is found in the south-east district of the city, in the Calvairate area in Municipality 4, three kilometres away from Milan Cathedral and 100 meters from Milan Porta Vittoria railway station, served by suburban lines that connect the metropolitan area to the city centre along the railway link. The infrastructure means that the Milano Porta Garibaldi and Repubblica stations, in the business centre and Rogoredo station, which are served by high-speed trains, can be reached in a few minutes, as can Forlanini station, which is linked to the Linate airport by the future M4 metro line (new metro stop 1 km from the site). Adjacent to the “Ex Macello” site, the Palazzine was part of the broader public slaughter house industry developed in the late thirties and was specifically the part intended for offices, concierge and residence in the Annonary City, of which they represent historical and architectural evidence.

The Palazzine, today abandoned but one (occupied without authorization), represent a key element for the process of urban regeneration underway around the popular Molise Calvairate building complex, which includes the former “Frigoriferi Milanesi” (Milanese Refrigerators) site, which is at present the setting of exhibition and culture spaces and work studios; the Porta Vittoria district built on the areas of the former freight terminal, in completion phase, which will provide residential, commercial, tertiary and accommodation facilities in addition to a linear park and a sports centre; and the “Magazzini Generali” (General Markets) complex which is undergoing a development plan which foresees the restructuring of existing buildings. Re-inventing the Palazzine Liberty is an extraordinary opportunity to recover buildings of heritage historical and architectural value together with establishing new services, in the district and in the city.

**Expected program:** Architectural and functional recovery including activities that promote also public use and the establishment of services of public or general interest, in relation to context.

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

**Plot area:** surface area equal to approximately 12,990 m². The Palazzine are formed of a cadastral surface area equal to approximately 7,800 m².

**Type of property transfer intended:** Surface rights including related building rights, with indication of a minimum price set by the ownership.

**Deadline for the submission of the Expression of Interest:** 5 June 2020 2pm Milan local time (UCT+1)
Presentation of the site and expectation for its development

The urban quarter in which the Liberty-style buildings 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, Frigoriferi Milanesi).

In this context of transformation, the Municipal Administration is coordinating a large-scale restructuring and redevelopment project of the wholesale markets, as well as the areas 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 complex, with pronounced characteristics typical of the Italian Liberty style, consists of 6 two floor buildings (as well as a basement floor), each one endowed with its own independent entrance; the buildings making up the central block are interconnected by corridors.

On conclusion of the assessment of cultural interest which has been implemented by the local governance with the relative Superintendence, further indications and/or provisions will be provided with regard to the project and its functional aspects.

In all, the “Superficie territoriale” – ST (surface area- SA) is equal to approximately 12,990 sq.m, the buildings amount to approx. 7,800 sq.m of cadastral surface area (Pres. Decr. 138/98) and are surrounded by an unbuilt area for internal mobility and connections (partly paved and partly planted with vegetation) of about 7,000 sq.m.

The extreme ease of access and position in a context of significant urban renewal, comprising the new Integrated Scheme of Porta Vittoria (characterized by multiple functions, parks and sports facilities to the east of Viale Mugello), enables the local governance to cherish the idea of a redevelopment scheme which effectively highlights the architectural and functional aspects of the buildings, also including pedestrian spaces in front of buildings. It is also worth noting that the site is close to another Reinventing Cities project, the former slaughter house area destined to be transformed into an important Social Housing Development, private urban functions and services.

The main objective pursued by the City is to restore the Buildings so that they may be used partially for public services and partly for commercial activities, in synergy with the context and existing activities.

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. It is also easy for private vehicles to access the area thanks to the nearby Tangenziale Est ring road and wide arterial roads (in particular Viale Molise and Via Lombroso).
Specific planning rules and regulations

With regards to planning regulations, the “Piano di Governo del Territorio - PGT” (City of Milan’s Urban Plan) places the site within the “Ambiti di Rinnovamento Urbano – ARU” (Urban Renewal Areas), identified in Table R.02 - “Urban Planning Indications” of the “Piano delle Regole – PdR” (Plan for Rules) of the PGT. Furthermore, the site is also one of the areas of interest characterized by a high level of accessibility. 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 existing “Superficie Lorda- SL” (Gross Floor Areas - GFA) must be taken into consideration.

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. 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 and protection of the territory. The site is marginally affected by the presence of
an historical road (see Italian Legislative Decree 42/2004 and art. 66 of the R.E.).
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, Regional Law 12/2005).
It is allowed to carry out works of urbanization in order to deduct the fees, also regarding the redevelopment of the 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 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.

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 of the Surface Rights, for a maximum duration of 30 years, is 12,719,300 euros. 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 site area is almost entirely paved, except for some small areas of permeable vegetation. In fact, the site is characterized by phenomena of urban heat islands and the average daytime temperature of the surface recorded during the summer months is between 36.6-38.8 °C (satellite recordings 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 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.

Given the position of the site, close to an artery road of intense traffic, any projects that contemplate adequate measures for mitigating the impact of traffic, both in terms of air pollution and noise, will be evaluated with particular attention.

“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.

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 focus on, in view of site characteristics, are those aimed at inclusive actions, social benefits and community commitment, creative urban design and architecture. A further request is to pay due attention to the architectural restoration of the buildings.

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.