

Serio. Milan

Via Serio. Milan

Serio is a 0.5ha vacant lot. As for now, it is partially used as a car park and is located in the south-eastern area of Milan, less than 3 km from Duomo, at the heart of the urban regeneration of the 'Scalo Romana' district, a former productive area under redevelopment.

'Regeneration' and 'innovation' are the keywords of this growing district.

The site is just 3 minutes' walk from the brand new **Prada Foundation** art complex which was opened in 2015 and has quickly become one of the city's most important cultural attractions.

Serio is also next to the **Symbiosis** development area. Currently under construction, it will host a business centre of excellence, including the headquarters of innovation companies, with new buildings boasting a high technological profile.

Moreover, it is located just 250m south of the 20ha Porta Romana disused **railway yard**, one of the most important areas for future opportunities within the city's core boundaries.

Serio is included in the area selected for the European programme, **Sharing Cities**. This Horizon 2020 programme supports the redevelopment of the district as a smart low-energy neighborhood, adopting an innovative approach to address key environmental challenges, such as reducing the polluting emissions of buildings.

The site is also close to various key universities and research centres within the neighbourhood; the latter is becoming each year more vibrant, hosting restaurants and bars, music venues, hotels, business incubators, and start-ups.



Expected program:

The City of Milan plans that the redevelopment of this site will strengthen the neighbourhood's increasingly vibrant dynamic, creating synergies with the vocation dedicated to education, research, culture and innovation.

Owner:

The Municipality of Milan.

Plot area:

The Serio site has a cadastral area of approximately 5,468 sqm. However, owing to the presence of utility infrastructures and related prescriptions, the plot area available is limited to approx. 4,900 sqm.

Type of property transfer intended:

The site will be on sale with its building rights, with a minimum price set by the owner. According to the proposal, further rights may be purchased from the Municipality or achieved through incentives (i.e. social housing or energy efficiency).

Presentation of the site and expectations for its redevelopment

The urban context of the Serio site is undergoing a major transformation process. Relevant cultural (Prada Foundation), business (Symbiosis) and residential (OM Pompeo Leoni) redevelopment interventions, recently completed or currently under construction, have already changed the district's vocation from an industrial area to a vibrant working and leisure one, with a high concentration of start-up incubators and business activities.

Culture, research and innovation are already the main vocations of the district.

Future uses of the site should take into account this transformation process, potentially also considering the creation of synergies with universities and research centres in the area, such as:

- [IFOM](#) (the FIRC Institute of Molecular Oncology, on the other side of via Serio, currently under expansion).
- [ISAD school](#) (Institute of Architecture and Design, 300m eastwards).
- [IED's](#) (European Design Institute) Fashion Design Department (1km westwards).
- [Bocconi University](#) Campus (1.5km northwestwards), currently under expansion, with buildings designed by firms such as Grafton and SANAA.

The Serio site is included within one of the five target areas of public investment of the project 'Fare Milano'. This is the Mayor's plan aiming at refurbishing Milan's urban peripheries.

Furthermore, Serio is just 250m South of the 20ha Porta Romana disused railway yard, one of the most important opportunity areas within the city boundaries. The development of this area will include a 164,000 sqm of Gross Floor Area (GFA) mixed-use new district around a 9ha park that will enhance and facilitate connections to the city centre, and the relocation of a new train station (Porta Romana) along the railway ring called 'Circle-Line'.

The site has a very good accessibility level, especially with public transportation:

- 1km from the MM3 Lodi-T.I.B.B. FS station and Suburban line train station Porta Romana, 30 minutes from Milano Centrale railway station (high-speed trains hub).
- Tramway line 24 links the area to Duomo in just 20 minutes.
- The site is not far from motorway access points (7.5 km from A4 Milano-Venezia, 5.5 km from A1 Milano-Bologna and 5 km from A7 Milano-Genova).

The site is currently used as a private car park, with contracts leased by the City of Milan up to 2019.



Specific planning rules and regulations regarding the development of the site

Concerning planning rules, the [PGT](#) (City of Milan's Urban Plan) includes the site within the Ambiti di Rinnovo Urbano (ARU - urban renewal areas). Therefore, the site development must be aligned with the following prescriptions:

- Maximum Floor Area Ratio (FAR) allowed 1 sqm/sqm.
- Maximum Gross Floor Area (GFA) 4,900 sqm.
- No limitations on possible urban functions.

According to PGT, the area has building rights for 0.35 sqm/sqm of FAR.

The remaining rights up to the maximum FAR of 1 sqm/sqm may be obtained through the following procedures:

- through the realisation of social and affordable housing (ERS) for 0.35 sqm/sqm of FAR (see Article 9 of the [implementing regulations of the Piano delle Regole](#) / PdR - Plan for Rules - of PGT);
- and/or using volumetric incentives deriving from the building's energy efficiency (see Article 10 of the [implementing regulations of the PdR](#));
- and/or buying further rights, eventually from the Municipality of Milan as part of the economic proposal.

According to the Piano dei Servizi (Plan for Services, part of the PGT), urban functions included in the "[Catalogo dei Servizi](#)" (Catalogue of Services) may not be considered in the calculation of the GFA.

For proposals exceeding the Floor Area Ratio 0.35 sqm/sqm, territorial infrastructure provision for services is required to the extent provided for in Article 9 of the [implementing regulations of the Plan for Services](#).

The norm foresees, in conjunction with building permits, the possibility to monetise the transfer of areas for public spaces and services, based on parameters set by the City of Milan.

The design proposals will have to comply with the building rules of the Milan's [building regulation code](#) and Decree n.1444/68 (with regard to distances from existing buildings).

The GFA must be calculated in accordance with Article 4, Paragraph 6 of the [implementing regulations of the PdR](#).

The necessary permits for new construction are subject to the payment of primary and secondary urbanisation planning fees and a contribution to the cost of construction in relation to the functional purpose of the building work itself. No payment of planning or monetisation fees for the provision of public services is envisaged. It is allowed to carry out works of urbanization in order to deduct the fees. For every 10 m³ of volume constructed, it will be necessary to create 1 sqm of allocated parking spaces (law 122/89).

According to the PGT, the developments may be implemented via:

- Direct procedure – Simple Building Permit if the ratio 0.35 sqm/sqm is used.
- Direct procedure subject to (formal) agreement - Building Permit with Act of Obligation - if the maximum 1 sqm/sqm ratio is used through volumetric energy efficiency benefits and/or equalising building rights, recurring to monetisation instead of the transfer of areas.
- Direct procedure subject to agreement – Building Permit subject to agreement – if the maximum ratio of 1 sqm/sqm is used, through the insertion of the quota of Social and Affordable Housing (ERS) or if the project involves the transfer of areas and/or the inclusion of services of public interest.
- Direct procedure subject to agreement – Building Permit subject to agreement – if the project includes the provision of services of public interest, regardless of the built volume.

The minimum sale price is 2,052,600 €. In addition, proposals may take into account the purchase of additional building rights from the City of Milan as part of the economic proposal. The parameter values for building rights shall be specified by the City administration. The City of Milan shall reserve the right to verify the suitability of the project of the winning bidder's proposal before proceeding to the sale.

All the documents mentioned above are available in the dataroom.

Specific climate or environmental issues regarding the development of the site

Except for those issues affecting the whole city, such as concentration of air pollution (especially during the winter season) or heat waves (during summer), there is no evidence of specific environmental or climate risks concerning the site.

Proposals should align with the goals of urban regeneration interventions provided by the European project [Sharing Cities](#), especially concerning technological solutions and innovation (energy efficiency, innovative materials, use of sensors, technological implementation, etc.).

Correct integration into the urban context, in terms of environmental and functional integration, is required. Note that, even if the Serio site is located in a dense urban context, it lies just 1km (15 minutes by foot) from the [Milan Southern Agricultural Park](#). With regard to ecological connections to the Park, it will be necessary to take into consideration the indications of the [Rotaie Verdi](#) study, available in the dataroom.

Owing to the specific environmental challenges that the City of Milan faces, green (and/or cool) roofs and facades, or interventions with a similar scope, will be properly considered to mitigate heating risks and enhance biodiversity.

About half of the site's surface area (the western side) is currently paved in asphalt (and used as a car park), while the rest of the plot is characterised by the presence of relevant trees, particularly on the eastern boundary. The possibility of increasing the permeable surface, and the possibility of maintenance, enhancement and integration of the existing trees, after an estimation of their environmental value, will be an added value to the proposals.

The site is affected by the presence of a sewer overflow system. The system may not be removed or dismantled but may be culverted to the size of the existing channel, subject to unrestricted access to it 24/24 for maintenance operations; artefacts or trees may not be placed above the channel. The site is interested by a restriction due to the presence of the Roggia Vettabbia (an irrigation channel flowing below Via Ampola): any new building must observe a minimum distance of 10 m from it.

Regarding soil quality, data from preliminary environmental surveys carried out by the owner of the site, will be available by the beginning of the second phase. The costs of any necessary reclamation work shall, in any case, be borne by the winner of the competitive tendering procedure.

