

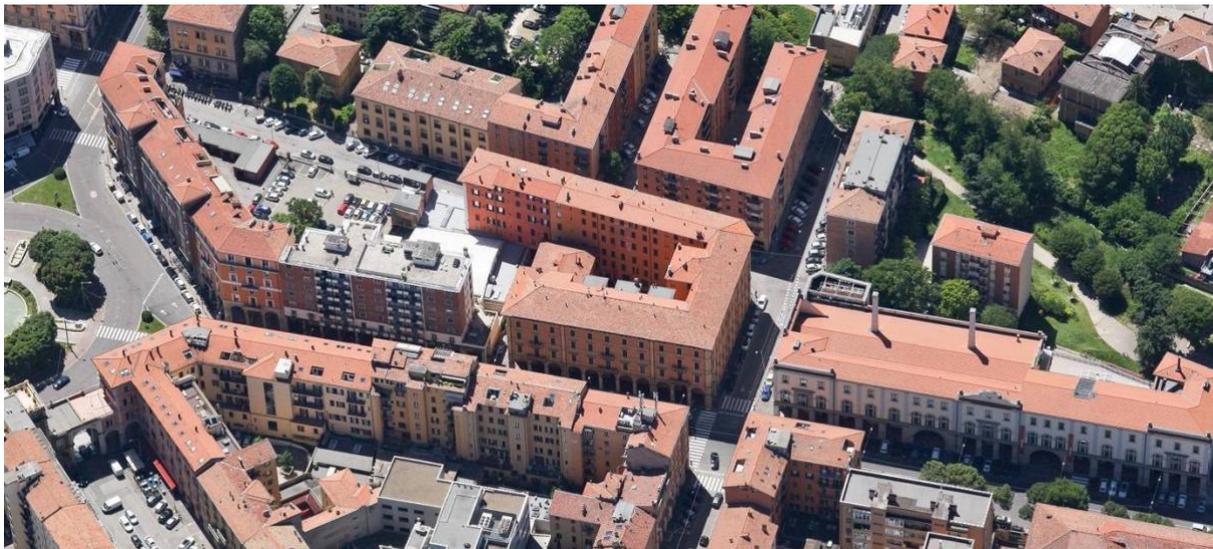
## Palazzo Aiuto Materno, Bologna

*Via Don Minzoni - Del Porto - F.lli Rosselli*

The proposed transformation entails the recovery of a disused historic building in public ownership, within the historic centre of the city. An area undergoing significant transformation linked to the presence of a cultural pole created in recent years by the recovery of a historic production district (old canal port, production and marketing of silk, hemp and offer of urban services). The area's centrality, high accessibility, and participation in a vibrant and lively cultural climate, owing to the presence of universities and important cultural institutions, are among the strengths of the transformation. This intervention is part of the Mayor's "city of knowledge" initiative, which aims to transform the city into an urban platform that connects skills and promotes the actors operating in the Bologna area in order to create a great knowledge ecosystem. We are looking for creative solutions that take into account the constraints imposed by the need to

preserve this historically significant building. The challenge for this project is to combine new ways of using heritage with new building sustainability requirements in a structure that must be preserved. This is the challenge that historic cities face "an ancient city for a new society", restoring the historic center's habitability while preserving its cultural significance and striving for environmental and social sustainability.

The city expects both a design response to this challenge and the reuse of the historic building to host housing activities integrated with activities and services, resulting in a new integrated model for home / work / study that can accommodate university students, students, artists, and others. This will be the city's flagship project, representing the city's integrated vision of a "city of knowledge" and sustainability.



### Plot Area:

The building has a total of five floors above ground, as well as a basement and an attic, with a total gross surface area of approximately 10,800 m<sup>2</sup> on a plot of 2,750 m<sup>2</sup>. Buildings can be found on Via Don Minzoni, 6-8-10-12; Via del Porto, 15-17; and Via F.lli Rosselli 1, among others.

### Expected Land Use:

The aim of the project is to inspire forms of collaborative housing, particularly among university students and researchers/artists in residence. It is intended to establish a distinction between private and public spaces, which may be flexible over time (coworking, study rooms, Fab Lab etc.) and make provisions for neighbourhood access. The project must focus on the sustainability of the building. The ground floor must be 'active' and include sustainable community services and uses.

### Site Ownership:

City of Bologna ASP - A public company that provides welfare services. The company is owned by the Municipality of Bologna (97%).

### Type of Property transfer intended:

A surface right on the land would be granted for the project implementation, enabling the transformation and use of the building a maximum of for ninety-nine years, after which the building returns to the property of the grantor. The concession is onerous - the burden and duration of the concession is to be proposed by the participating teams. On December 16, 2021, the Ministry of Culture approved the establishment of the surface right.

**Deadline for the submission of the Expression of Interest:** 20 September 2022 at 14:00 CET

## Presentation of the site and development expectations

Built at the turn of the last century for social housing purposes, the "Palazzo dell'Istituto di Aiuto Materno e di Assistenza ai Lattanti" is located within the Porto-Saragozza neighbourhood and occupies the block bounded by via Fratelli Rosselli, via Del Porto and via Don Minzoni. The property is within the "historic city" of Bologna, in a part which is currently highly residential but also rich in cultural services and made attractive by the presence of the university. The location of the site stands out for its ease of access and connections to other areas of the city. The building is barycentrically located with respect to the 2 Agosto 1980 railway station, which is about 600 metres away, and via dell'Indipendenza, one of the main commercial, pedestrian and public transport streets where the next Bologna tramway line will be built.



The immediate vicinity contains attractive places such as Mambo and Museo Morandi (the city's modern and contemporary art museums) and the Cineteca di Bologna (film archive), Parco del Cavaticcio (at the Renaissance-era former canal port), several university facilities of the University of Bologna (teaching and service venues), several art galleries and higher education venues. A significant number of public green spaces are also present, in the form of urban parks such as Parco del Cavaticcio, Parco 11 Settembre 2001 and Parco della Montagnola. The property is also located along the Via degli Dei walking route, a trail connecting Bologna and Florence through the Tuscan-Emilian Apennines.

The environment is characterised by a compact building fabric with mixed functions. As part of the historic city that emerged in the late 800s, the infrastructure is still recognisable as are the different layers that led to its formation. Several properties of special historical interest are classified by the relevant head of archaeological heritage office, such as the building in question. On via Del Porto, part of this ASP (public services) housing complex has recently been affected by a publicly funded housing development intended for use as co-housing PORT 15. Next door at via Del Porto 11/2, inside another city-owned building, the collaborative experimentation scheme DAS is also under way, a multidisciplinary hub of creative production for cultural, artistic and educational activities aimed at all citizens, with a particular focus on young people aged 16 to 35.

The building now consists of five above-ground floors plus a basement and attic, with a gross floor area totalling approximately 10,800 sq.m. over a plot measuring 2,750 sq.m. The volume may be expanded by 10% to achieve general interest purposes in line with the protection constraint. It has a courtyard typology developed around a quadrangular courtyard. On via Don Minzoni, the main facade of the building has a double-height portico with round arches, under which the ground floor and mezzanine floor face each other (the former is a business premises currently in disuse).

# Reinventing Cities

From the perspective of the main trends identified during the development of the Urban Plan - PUG (Municipality of Bologna, 2021) and a feasibility study on the complex's realisation (Iosa Ghini Associati and Nomisma, 2021), with reference to the property market it is important to note that: the city centre is appealing to new residents and students, despite a reduction in the housing stock available for residents or domiciled families as a result of short-term rentals; the demand for student housing, particularly at rents below market rates, is largely unsatisfied; and there is a clear trend towards population ageing, with a high number of over-65s in the city centre. The city is characterised by technological innovation, but it must be geared toward these trends. The project must take these highlighted trends into consideration.



The programme to develop the property should integrate this disused building into the climate of the district where it is located, making it attractive for housing students and academics of the University of Bologna with its accommodation and laboratory spaces for researchers and artists-in-residence who, for example, might be linked to public cultural institutions such as Mambo and Cineteca. A structural and functional mix with differentiated housing demand targets (e.g. Italian and international students, visiting professors, researchers and artists) is expected. Part of the work should be dedicated to individuals with limited access to the housing market, to promote an increase in the social housing supply and experiment with new forms of housing. A share of not less than 30 percent of the volume for residential functions must therefore be allocated to ERS (social housing) measures, as defined by the PUG Planning guidance - Action 2.1b.

The more private domestic spaces can be integrated with more open common spaces for activities that connect the building to the city (e.g. study rooms, coworking spaces, Fab Labs for urban manufacturing, startup accelerators). Commercial, dining and recreational services can also be included. Locations for these strategic activities, including cultural activities, may be provided for information purposes in the inner courtyard and in the basement, ground and mezzanine floors of the building.

The city believes that this initiative provides an opportunity to develop the culture of sustainable finance and ESG (Environmental, Social and Governance, the three central factors in measuring investment sustainability) investments because it will be an exemplary project that considers the environment, cultural promotion and environmental inclusion. The implementation of affordable housing and facilities for the neighbourhood is therefore crucial to generating a comprehensive project.

The project may propose the involvement of the University of Bologna, which may join with its own brand and other organisational arrangements to be shared with the implementer.



## Specific planning rules and regulations

In order to limit land take and improve the quality of urban life, the Urban Plan - PUG aims to extensively impact the existing building stock throughout the municipality, by incentivising the transformation of disused or underutilised buildings, and encouraging the renovation of heritage that is inadequate to meet the demands of energy conservation, climate resilience and seismic safety. In addition, taking into account the ageing population trend and other issues related to universal accessibility, it is considered very important to adapt buildings in a way that broadens accessibility and improves social inclusion. To encourage improvements to seismic safety and accessibility and by way of incentive, the plan allows a total volume increase of up to 10 percent for building interventions that meet minimum performance requirements related to seismic upgrading and accessibility, without prejudice to the guidelines on the protection of the historic urban landscape (indicated in the PUG Planning guidance - Action 1.1a).

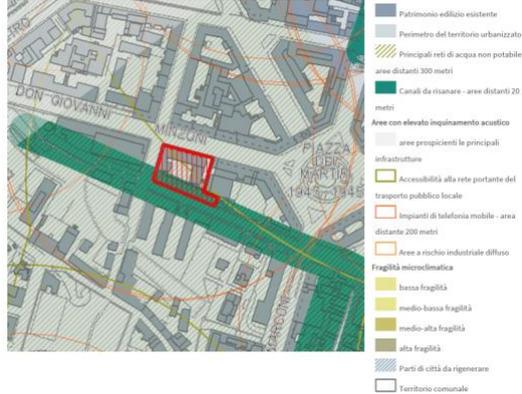
This volume increase must be devoted to equipment and/or facilities of general interest (PUG Planning guidance - Action 2.2a) and must be agreed with the city administration.

The intervention can be implemented through a conservatively classified building operation, as set out by section 0.2c “Urban reuse and regeneration operations” of the PUG Planning guidance.

PUG - Strategie locali



PUG - Disciplina del Piano - Resilienza e ambiente



PUG - Disciplina del Piano - Abitabilità e inclusione



The property concerned:

- is located within the historic/compact fabric of the historic city. The plan introduces regulations and limitations on urban and building transformations to limit any factors that might restrict access to housing and permanent residency in the historic city and irreversibly alter its characteristics. In particular, a minimum floor area limit is defined for the creation of new housing where these are self-contained units (50 sq.m. PUG Planning guidance - Action 2.4c) and urban policies are geared towards the broader rehabilitation and improved accessibility and environmental comfort of spaces needed to meet increased recreational demand from residents and transitory populations;
- is a protected property under Articles 10 c.1 and 12 of the Italian cultural heritage code (Legislative Decree 42/04), declared to be of historical and artistic interest by Decree of the Regional Directorate (31/03/2011). Therefore, the planned measures of the selected project will have to be authorised by the relevant head of archaeological heritage office in accordance with the procedures set forth in the same code;
- is also a building of cultural and testimonial interest identified by the PUG (PUG Planning guidance - Actions 2.4c and 2.4d) with the aim of successfully renovating and enhancing it as a priority. Conservatively classified building operations are permitted. The architectural or typological elements to be safeguarded, the methods of intervention and the materials that can be used are regulated by the PUG (PUG Planning guidance - Strategy 2.4) and the building regulations (RE - Art. 73). These requirements are understood to be non-binding in the case of measures to be authorised by the relevant head of archaeological heritage office: any requirements of the inspection body shall prevail over those of the PUG and RE (Building regulations);
- has a portico. The portico and all its elements should be understood as an integral part of the buildings' facade; therefore, measures should respect building preservation, restoration and rehabilitation criteria, with the use of traditional and sustainable materials. Measures that limit the functionality and public usability of the portico are not permitted (RE - Art. 36).

From a functional point of view, it is prohibited to set up:

- production functions (C), with the exception of industrial and artisan production functions (C1) and warehousing and logistics functions (C2), for which the limitations set forth in PUG Planning guidance - Action 3.2b apply;
- trade in large facilities and shopping centres (E1), in medium-large facilities (E2) and in medium-small facilities (E3).

It is permitted to set up the remaining functions subject to the following conditions:

- the appropriateness and compatibility of the new use with the typological, formal and structural elements of the building must be verified;
- where single dwellings are used for residential purposes (A1): minimum accommodation, as defined by RE - Art. 27; this limitation does not apply to collective dwelling facilities (which include student halls of residence - A2) and accommodation facilities (B);
- for premises overlooking porticoes, in accordance with the specifications of RE - Art.36. Where functions are established with a useful surface area above 250 sq.m. for collective housing (A2), tourist accommodation functions (B1), industrial and artisan production, where permitted (C1), permitted warehousing and logistics, where permitted (C2), executive activities in complex and integrated structures in buildings that include other uses and activities (D1, D2), university educational services (D6): areas must be present within the property for common bicycle mobility and waste collection services (RE - Art. 27 E19 E20).

All relevant and above-mentioned documents will be included in the data room of the site. For a complete and timely review of the zoning regulations and constraints that relate to the site, refer to the municipality's [online maps](#).

## City climate priorities and environmental challenges

The municipality requires less energy consumption from non-renewable sources and more energy production and self-consumption from renewable sources by incentivizing the regeneration of the vast existing building stock through its territorial government instruments, particularly the PUG and building regulations. This includes the historical building heritage of interest, to the extent that it is compatible with its preservation and protection. Improved energy performance that meets the requirements of regional and national regulations is to be pursued in the municipal area.

In 2019, the municipality of Bologna joined the *"Nuovo Patto dei Sindaci per il Clima e l'Energia (new covenant of mayors for the climate and energy)"* by which the signatory cities committed to achieve a 40 percent reduction in greenhouse gases by 2030, while simultaneously addressing climate change adaptation. In April 2021 the municipal council approved the *"PAESC - Sustainable Energy and Climate Action Plan"*, the implementation of which will achieve a 44% reduction in emissions compared to 2005 by keeping the emission factor of the national energy mix unchanged and a 60% reduction considering a decreasing emission factor in the national energy mix.

With an even more ambitious goal, the authorities have decided to apply for the *"EU Mission - 100 Climate Neutral Cities by 2030"*, committing to achieve climate neutrality by 2030 if selected. In April 2022, the municipality of Bologna was selected from among 100 cities, meaning that new initiatives must take the lead to contribute towards this important achievement. The historic centre is included in the commitment, meaning the goal is particularly challenging and must be considered for the Quadrilatero project.

The municipality of Bologna has adopted a strategy for the development of urban green infrastructure (tree balance, green areas and greening of building envelopes) both as a direct emission mitigation measure and for the reduction of energy consumption resulting from the regulation of the urban microclimate and the calming of extreme summer heat phenomena, ensured by green and tree-lined areas through evapotranspiration, shading and the creation of breezes resulting from heat exchange between green and built surfaces.

The PUG identifies open spaces and buildings of public ownership and use as one of the priority areas for the implementation of environmental strategies, particularly for the experimentation of innovative technologies and construction techniques in energy and water conservation, microclimatic well-being and regulation of natural cycles. Possible techniques include solutions that favour the implementation of nature-based solutions

(NBS) as well as seismic safety, always prioritising the best performance level referred to in the building regulations and working towards experimentation and innovation. The design and implementation of quality spaces and buildings now represents an unmissable opportunity to help cities adapt to climate change and urgent environmental challenges.

Teams should consider the climate challenges identified by the Reinventing Cities competition, with a focus on the following issues:

**Green.** Green space should be considered in the design as an integral part through, for example, the walls of the building and the inner courtyard. The transformation and incorporation of roofing, green walls, and the use of energy-producing screen walls is of particular value, especially in a historic urban context where land permeability and green areas are limited. These solutions in fact directly contribute to the local microclimate and also represent exemplary value (ref. RE Articles 61-65-28 P1).

**Sustainable Materials and Flooring.** Works that affect the flooring of open spaces (excluding flooring removal or flooring with permeable or semi-permeable materials) must aim to improve environmental performance by controlling the building impact reduction index (RIE). Such initiatives must ensure a planned RIE index that improves on the current situation and a value not less than the performance level referred to in RE - Article 28 P4 (PUG Planning guidance - Action 1.2b). Any exceptions to the attainment of the benchmark RIE index or improvement criterion may be evaluated only in cases of clear technical impossibilities that are adequately documented and demonstrate that the best possible environmental performance is still achieved, including through the adoption of greening technical solutions for building envelopes (e.g. green walls).

The PUG is also intended to limit the land take resulting from the supply of natural raw materials by stimulating a circular economy of construction and demolition materials aimed at limiting withdrawals of scarcely renewable natural resources and extending the life cycle of products. Thus, the city is considered not only as a consumption centre but also as a place where building materials are produced; part of the volume of aggregates required for the implementation of urban planning and building interventions must consist of recovered or recycled material.

**Energy efficiency.** Regarding the energy redevelopment of the building, it is hoped that at least the basic performance level will be achieved (RE- Article 28 P3), although buildings of historical interest such as the one in question are excluded from achieving the above performance level. Projects should aspire to the highest possible energy performance within the limits of feasibility.

**Water resource management.** Since this is a conservatively classified building operation involving the entire building's plumbing and heating system, at least the basic performance level referred to in RE- Art. 28 - P2 regarding water conservation and reuse must be reached. In particular, as the site is located within the 300 m strip from the main non-potable water networks, the project must include the reuse of grid water for compatible non-potable uses, subject to verification with the managing entity (PUG Planning guidance - Action 1.2d). In addition, as the building is located within the 20 m strip from the channels earmarked for refurbishment, black effluent should preferably issue into a public sewer, eliminating any discharge to the canal itself, and whitewater that is not reused should preferably be sent through the identified channels (PUG Planning guidance- Action 1.2e).

**Microclimate well-being.** Among the main causes of the "heat island" effect in the city are the high incident solar radiation and high radiation absorption coefficient of materials used; urban planning and building interventions must take these factors into consideration by helping to improve thermal comfort conditions during the summer period. The area surrounding the city of Bologna has been subdivided based on similar climatic morphology classes, obtained from the weighted linear combination of four macro-parameters: surface temperature, determined by the optical and emissive properties of surface materials, presence of vegetation, urban morphology (in terms of the ratio of building height to adjacent street width) and building density. The site in question is identified as presenting

*high microclimatic fragility* and, given the symbolic value that is considered important to represent with this measure, it is requested to pursue improvements to microclimatic well-being conditions in the urban fabric during the summer period, in particular through (PUG Planning guidance - Action 1.2e [RE](#) - Art. 28 P1):

- improvement in the microclimatic well-being index - BM by at least 20% compared with the current situation. The evaluation of the microclimatic well-being index - BM should be carried out by applying ex-ante and ex-post a calculation of the PMV (Predicted Mean Vote) index, regulated by UNI-EN-ISO 7730, or an equivalent index (e.g. PET, PPD) ([RE](#)- Appendix);
- interventions on external horizontal surfaces with materials that reduce the effect of incident solar radiation by increasing the reflection coefficient (albedo) of surfaces affected by the intervention to values greater than 60% ([RE](#) - Appendix).

## Provisional Timeline

Deadline for submission of expression of interest: 20 September 2022

Date of announcement of finalists: November 2022

Deadline for submission of final proposals: April 2023

Date of the announcement of the winning project: June 2023

## Language Requirements

The documents required for the first stage – Expression of interest – must be written in Italian and should consider using the euro as the currency unit. Submission of an English language version of the documentation will also be allowed, for communication purposes only; the English language document will not be evaluated.