Abbiategrasso, Milan  
Via Ulisse Dini 14, Milano

The Abbiategrasso site in Via Dini 14 within Zone S of the Municipality of Milan is easily accessible thanks to the presence of the M2 underground - Piazza Abbiategrasso station, which takes about 20 minutes to connect the site to the city centre. Its accessibility is aided by its proximity to the primary urban road system, which includes Via dei Missaglia's north-south axis as well as the southern ring road and motorway system. The site is located near the Naviglio Ticinese canal and connects the consolidated fabric in the northernmost part of the city, which is mostly residential, with the urban context projected towards the protected agricultural area of the Parco Agricolo Sud Di Milano. The site is characterised by a predominantly residential character and local services in the vicinity. The plot includes two Public Residential Buildings (ERP) and the associated appurtenant area, which is used for green areas and flush and pitched parking spaces. The area is within a short distance from the Parco Agricolo Sud (Parco delle Abbazie) and the Parco Agricolo Ticinello. The surrounding urban context is also characterised by the presence of schools, cultural venues and sports facilities. The PGT identifies the site within Piazza Abbiategrasso's perimeter as one of the “Piazzes” (squares) at the crossroads between the city and the suburbs, where investments are planned for public space redevelopment with the goal of restoring and renewing the surrounding neighbourhoods. The site currently consists of an area of ERP buildings. The aim is to redevelop the open space in order to create a new functional and social mix, including affordable social housing, whilst also favouring connections to the nearby Parco Sud and the inclusion of public spaces, green areas, and services for the neighbourhood, as well as redevelopment solutions for existing ERP buildings. As a result, the redevelopment process should aim to improve the "housing" theme, which is one of the City's main objectives, and in particular, social housing, with its integration of activities, spaces, and active ground floors that promote social inclusion, job opportunities, and improved quality of life in a sustainable way.

**Plot Area:** The site has a surface area of approximately 7940 square metres developed on a regular shaped area, which is divided into green areas and parking lots.

**Expected Land Use:** It is expected that the space will be redeveloped in a way that maximises urban quality while also providing a functional and social mix. The aim is to include affordable ERS units, complementary functions and active ground floors, whilst also considering potential seams with the nearby Parco Sud. Furthermore, the inclusion of public spaces, green areas, and services, as well as innovative architectural and functional solutions aimed at the redevelopment of existing ERP buildings using offsite technologies to make them more sustainable and environmentally efficient, will be favoured.

**Site Ownership:** Municipality of Milan.

**Type of Property transfer intended:** Surface rights with an indication of a minimum price set by the property. Depending on the proposal, it will be possible to transfer further building rights in accordance with the procedures set out in the PGT, as well as making a request to the Municipality of Milan.

**Deadline for the submission of the Expression of Interest:** 5 October 2022 at 14:00 CET