

Abbiategrasso, Milan

Via Ulisse Dini 14/2, Milan

The Abbiategrasso site in Via Dini 14, within Municipality 5 in Milan, is characterised by high accessibility thanks to the presence of the M2 underground - Piazza Abbiategrasso station that connects the site to the city centre in about 20 minutes. Its accessibility is also enhanced by its proximity to the primary urban road system consisting of the north-south Via dei Missaglia axis and the southern ring road and motorway system. The site connects the largely residential, concentrated fabric in the northernmost area with the urban context projected towards Milan's South Agricultural Park, near the Naviglio Ticinese. The neighbourhood is predominantly residential with local neighbourhood services. The area is located 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, places for culture and sports facilities. The PGT identifies the site within the perimeter of Piazza Abbiategrasso as one of the 'squares' between the centre and the neighbourhoods in which the

regeneration of public space is planned, with the aim of rebuilding and renewing the surrounding neighbourhoods. The area includes two Public Residential Buildings (ERP) and the relative appurtenant area used for green areas and parking spaces. The objectives concern the redevelopment of the vacant space in order to obtain a new functional and social mix, including affordable social housing quotas, favouring the nearby Parco Sud and the inclusion of public spaces, green areas and services for the neighbourhood as well as solutions aimed at the redevelopment and/or reuse of existing ERP buildings. The only restriction is that the current tenants are not required to leave the concerning area. The outcome of the redevelopment process should therefore tend to improve 'housing', which is one of the main objectives of the city, in particular of social housing with the integration of activities, spaces, active ground floors that create social inclusion, job opportunities and improve the quality of life in a sustainable way, through potential innovative construction technologies.



Plot Area: The site has a surface area of approximately 7940 square metres developed on a regular-shaped area, which is partially allocated to green spaces and car parks.

Expected Land Use: It is expected that areas will be redeveloped to maximise urban quality and functional and social mix. The aim is to integrate affordable ERS units, complementary functions and active ground floors, taking into account the surrounding Parco Sud. In addition, solutions aimed at the redevelopment and/or reuse of existing ERP buildings will be favoured, including the use of off-site technologies to achieve more sustainable and environmentally efficient

buildings, as well as the inclusion of public spaces, green areas and services.

Site Ownership: Municipality of Milan.

Type of Property transfer intended: Surface right with indication of a minimum price set by the property (more details in the following paragraphs). Depending on the proposal, it will be possible to transfer further building rights according to the procedures provided for by the PGT, as well as, if necessary, submitting a request to the Municipality of Milan.

Deadline for submitting the expression of interest:
17 October 2022 - 14:00 CET

Presentation of the site and development expectations



The area of interest is located in the southern part of the city, within Municipality 5 specifically in the Stadera - Chiesa Rossa - Q.re Torretta - Conca Fallata (NIL 42) district, an urban context mainly characterised by the presence of affordable housing and Public Residential Buildings. The district is home to numerous school facilities of different types and levels, and located towards the south-west, is the 'Carassai' multi-purpose sports facility. There is currently a lack of commercial activity; to the north-west is the Chiesa Rossa Library, while to the west is the S. Antonio Maria Zaccaria Catholic Parish Church.

The area is rich in urban green spaces, including Parco Agricolo Sud Milano (South Milan Agricultural Park), which extends to the east and constitutes one of the largest green areas in the metropolitan belt. The Park has a peri-urban character as it connects the natural areas and the agricultural matrix within it, and constitutes a natural east-west ecological corridor between the Ticino and Adda river basins. The park also contains numerous buildings of historical and cultural representation (farmsteads, castles, abbeys) as well as cycle and pedestrian nature trails.

The project area is within walking distance of the Line 2 underground station 'Piazza Abbiategrasso - Chiesa Rossa' to the north, while to the west it is flanked by the north-south axis of Via dei Missaglia. The primary urban road system is also the southern ring road and motorway system. In the vicinity there are several areas used for public parking, of which the largest to the north is the ATM Abbiategrasso public car park. The surface tram lines 3 and 15 also run along Via dei Missaglia. The site occupies a strategic position that it has been included in the hinge between the centre and the suburbs.

The building complex consists of an L-shaped building whose longest side is 13 storeys above ground (on Via dei Missaglia) while the other reaches 7 storeys and faces Via M. Dudovich. The complex is equipped with appurtenant green areas for a total of 2187 square metres. The housing total is 156 flats (of which 104 are rented) with 156 appurtenant cellars. The number of parking spaces amounts to 132 uncovered parking spaces and 36 covered parking spaces. The dwellings are distributed according to 5 main types, are double overlooking and are all disengaged through walkways connected vertically by three stairwells and lifts.

It is possible to intervene on existing Public Residential Buildings, as well as through requalification and regeneration operations, provided that the existing ERP quota is maintained. In the case of redevelopment of existing buildings, the mobility of existing tenants in the new buildings must also be guaranteed.

In June 2022, at the time of publication of this SR, 96 parking spaces are occupied, all of them contracted. The operator shall propose initiatives in the project to guarantee the availability of parking spaces, during the works and the various phases of the project, for holders of regular contracts. Solutions to incentivise the use of electric vehicles such as charging stations and car sharing systems may also be envisaged.

The area in question has numerous strengths due to its proximity to characteristic elements of the urban fabric that can be key drivers for future project developments. One of these is the Parco Agricolo Sud (Southern Agricultural Park), which favours the introduction of green areas of the project within the new interventions to naturally integrate the existing with the new; another driving force is the high accessibility of the site, which due to its proximity to the main urban transport networks (metro, tram lines, ring roads) favours the reception of new housing functions for young people, workers and families, to be integrated into the functional mix.

Moreover, one of the main objectives that the City of Milan intends to pursue on the housing theme is the provision (thus the inclusion) of 'immaterial' activities alongside the material ones as a form of attractiveness of the intervention: spaces for communal gathering, aggregation and sociality not only for the area under study but for the entire neighbourhood. As a result, private public services may also be provided on the project site in order to achieve the right balance between Social Housing and community services.

The demographic analysis elaborated in NIL 42 Stadera - Chiesa Rossa - Q.re Torretta - Conca Fallata shows a resident population of 30,100. The largest age group of residents is 19-64 years old and corresponds to 60.7%, the elderly (over 65 years old) are 22.2% and minors make up 17.1% of residents.

With regard to resident households out of a total of 15,819 households, as of municipal data of 2021 (source SISI), the majority of these consist of 1 or 2 members. Specifically, 53.6% consist of one person and 22.6% of two people. The foreign resident population stands at 20%.

The services present are predominantly education, social services, health, culture and sport facilities; however there is a lack of local commercial services. The teams will be able to integrate these types of services into their proposals, creating a functional mix that meets the needs of the area.

The area of NIL 42 Stadera - Chiesa Rossa - Q.re Torretta - Conca Fallata indicate good provision of usable public green areas; the existing urban green areas are concentrated to the south with the Parco Agricolo Sud Milano.

Solutions should be sought that promote a new model of social housing that includes a variety of functions and spaces responding to the needs of the community.

The design quality and innovation of the proposed solutions will also be assessed on the basis of the level of design experimentation. Preference will be given to solutions that provide for the reduction of construction and management costs through innovative construction systems and typological choices. Furthermore, solutions capable of integrating new management models will be appreciated, in order to involve and attract different profiles.

The proposed intervention must be defined in compliance with the hygiene-sanitary and regulatory standards, also in order to redevelop the existing neighboring roadways and with a view to the implementation of cycle-pedestrian paths and equipped green spaces. In relation to the urban context in which the site is inserted, if the proposal intends to make use of the incentives provided by the PGT in the areas of regeneration (see the reference to art.15 paragraph 4 of the PoR of the PGT referred to in the following paragraph) to access to possible densification interventions beyond the maximum index, it is necessary to pursue public objectives of redevelopment of the area, such as the

optimization of road surfaces to introduce planting and renaturalization interventions and spaces intended for cycle and pedestrian mobility.

Specific planning rules and regulations



A Zone Plan (PZ) was used to undertake an intervention of Public Residential Housing (building) and associated appurtenances (garages and parking lots) on the property in the 1980s. The residential volumes envisaged by the original plan have been implemented. The area has no residual building potential. Subject to the following, the maximum volume that can be accommodated (services and private functions) from the site would match the existing volume, taking into account the territorial, morphological and environmental context of reference.

According to Art. 9, Paragraph 3 of the NA of the Plan of Rules (PdR), it is permitted to exceed the maximum building index on the site as long as interventions under Art. 9, Paragraph 2, Letter b. and/or public housing services are used. These areas are known for having high levels of accessibility. The need for services is not determined by such an understanding.

The Piano del Governo del Territorio (PGT) also includes the site within the "Piazze" Regeneration Areas, identified in Table R.02 - "Urban Indications" of the PdR.

Within these areas, pursuant to the provisions of Article 15, paragraph 4, on areas owned by the municipality, the transfer of equalised building rights, both public and private, is allowed in order to achieve the public redevelopment objectives indicated in this document, even if the maximum index is exceeded, in compliance with the limits imposed by the context in which the intervention is inserted and by the rules and provisions laid down by the building regulations and superordinate rules regarding the distances from existing buildings.

The site is included within the Areas of Recognisable Urban Design (ADR) and, in particular, within the "Open-plan Urban Fabrics" also subject to the discipline of art. 21 paragraph 3 of the NA of the PdR.

The PGT allows the settlement of public services and services of public or general interest indicated in the "Catalogue of public services and services of public and general interest" of the Services Plan, which, following an assessment process and by virtue of subordination, agreement or accreditation, if privately owned or managed, do not count towards the calculation of the amount of Gross Floor Area (SL) that can be built on.

The calculation of the Gross Floor Area (SL) shall be carried out according to the parameters and methods described in Article 5 - Definitions and Urbanistic Parameters of the NA of the PGT, which is also the reference for all the urban planning definitions and parameters.

In accordance with the PGT, the implementation of the interventions will be possible through direct agreement (Conventional Building Permit) with the Municipality of Milan in order to regulate, by way of example, Social Housing, any urbanisation interventions, planivolumetric aspects, the realisation of services of public and general interest, and the transfer of building rights, in accordance with the provisions of Article 13 of the NA of the RRP. This document's contents are superseded by PGT, municipal, and superior regulations and standards.

Additional considerations and constraints:

- There is no provision for the application of the bonus for the competition procedure provided for in Article 13.11 of the NA of the PoR;
- Territorial allocations for services are due to the extent foreseen by the NA of the PdS (Art. 11), if private urban functions are to be established. The realisation of services foreseen in the Services Catalogue as public facilities and facilities of public or general interest on private areas or buildings is allowed;
- Private parking allocations are to be found in accordance with the NA of the PdR of the PGT (Art. 12) and in accordance with the provisions of Law 122/89, including on the subject of location and quotas for parking spaces intended for sustainable mobility;
- Permits for new construction and building renovation works are subject to the payment of primary and secondary urbanisation charges, as well as the contribution on the construction cost, in relation to the functional uses of the works themselves. Urbanisation charges and/or contribution on construction costs are not due, or are reduced, in cases expressly provided for by law (Presidential Decree 380/2001, Regional Law 12/2005). It is permitted to carry out urbanisation works to offset the charges due;
- Proposals must comply with the rules of the Building Regulations of the Municipality of Milan and, in relation to the distances from existing buildings, with Ministerial Decree No. 1444/68 (available in the *dataroom*);
- All superordinate constraints remain unaffected, also in terms of dangers for air navigation and protection of the territory;
- The areas will be delivered in the state of fact in which they are currently located.

In addition, the site is close to the historic Mediolanum-Ticinum road route, for which buffer strips are provided as identified in Table R06 of the PGT's PdR ([available at this link](#)).

If the project envisages interventions in the vicinity of the Via dei Missaglia artery, which is classified as an 'urban slip road', the distances from the road boundary governed by the Highway Code must be taken into account for construction.

With regard to sustainable mobility, the carrier network of bicycle routes is planned on Via dei Missaglia, in direct connection with the underground exit.

Transfer of ownership:

The price for the establishment of the surface right for a term of up to 90 years is €1 for the establishment of ERS for rent, ERP and services of public and general interest, without prejudice to the recovery of the higher value of the cost of the area in the event of its alienation at the end of the term of the agreement (minimum 30 years), without prejudice to its use as a service. The agreement will define the term of the relevant leases. Where the proposals provide for the establishment of free urban functions, the minimum value of the surface right to be paid is the value reported for the reference area to be deducted from the table of monetization of the standard area referred to in Resolution No. 9 of the Municipal Council of Milan of 10 February 1997, as amended and supplemented; the latter will be calculated as a percentage of the land area, in proportion to the ratio between the amount of surface area for free functions with respect to the total SL (free functions, leased ERS). The percentage of the SL allocated to free urban functions shall be a maximum of 50% and the conventional leased ERS SL a minimum of 50%. In this hypothesis, the surface right fee shall be calculated on 50% of the area allocated to free urban functions. To this sum, a further minimum fee of 562 €/sq.m. SL may be added for the purchase of building rights from the Municipality of Milan.

The above includes some of the essential elements for the drafting of the Legal and Financial Framework document in phase 1 and the Legal and Financial Framework documents foreseen by the Regulation in phase 2, which will be the basis of the technical and economic offer and will be specified by the finalist teams only in phase 2.

For the economic offer, upward bids will be evaluated for the free urban functions, while for the Social Residential Housing for rent, downward bids will be evaluated for the fee per square metre of commercial surface (calculated as provided by art. 5.8 of the technical report of Resolution CC.42/2010) applied to the Social Residential Housing units for rent, which shall not exceed 85 euro/sq.m. comm. per year. This element will have greater weight in the offer evaluation phase.

For the technical offer, both the free urban functions and for the Social Residential Housing for rent, both the aspects linked to the timing of the agreement and those linked to the quantity of the housing to be proposed will be evaluated.

The maximisation of the share of rented Social Housing will be evaluated positively.

The Municipality of Milan reserves the right to further verify the congruity of the economic offer of the winning project, before proceeding to the granting of the Surface Right.

Reinventing Cities



City climate priorities and environmental issues



The Municipality of Milan has recently approved the Climate Air Plan (PAC), an urban-scale instrument with an intermediate horizon to 2030, outlining a strategic vision to 2050, aimed at responding to the climate emergency and protecting health and the environment by reducing climate-altering emissions, local air pollution and defining a climate adaptation strategy.

Reinventing Cities fits into this framework of the city's climate objectives.

Proposals, in addressing the environmental challenges of the call, should refer to the objectives of the PAC, in particular, the theme of climate mitigation and adaptation, i.e. the identification of actions that promote, among others:

- decarbonisation of energy use and energy efficiency of the building stock,
- cycling, walking, sharing mobility and accessibility to local public transport, to the detriment of motorised private mobility,
- the circular economy and life-cycle approach in the choice of building materials,
- urban cooling and the reduction of the heat island effect through urban forestation and an increase in green areas,
- improving the draining capacity of soils.

Lastly, but importantly, with reference to the objective of increasing the ERS share envisaged in the new Reinventing Cities call, proposals must be consistent with the objective, transversal to the actions of the PAC, of social inclusion and the protection of the weak or economically more vulnerable segments of the population.

Proposals must meet the criteria for the 'DNSH' principle ('Do No Significant Harm'), defined by the 'Taxonomy for Sustainable Finance' (EU Regulation 2020/852 available in the *dataroom*) adopted to promote investments at European level so that they 'do no significant harm to the environment'. To this end, the interventions will have to take into

account the specific criteria per sphere of activity (building, mobility infrastructure, etc.), which are outlined in the technical sheets attached to the 'Operational guide for respecting the DNSH principle'.

The area is currently used for Public Residential Buildings and related appurtenances (car parks and garages) and is for the most part sealed with the presence of significant perimeter trees in particular along Via Dini (south side and partially east side of the area).

Contextual indications

The site falls entirely within geological feasibility class II (Feasibility with moderate limitations, Art. 44 NTA of the PdR) and there are no interferences with the surface hydrographic network

The site falls within the 200 m protection strips of the existing aqueduct wells, as identified in Table R05 "Administrative and soil protection constraints" of the PGT. Constraints on building are foreseen in these areas (for the specific discipline in this regard, please refer to D.g.r. no. 7/12693 of 10 April 2003 and, in particular, to art. 2 and art. 3 paragraph 2).

The acoustic classification places the area under examination in class II as a residential area.

Elements of attention/specificity of the area

Below are some specifics of the area, to be read in addition to the call's guidelines on environmental challenges and the city's objectives.

Carbon footprint

In terms of environmental sustainability, the call for tenders provides for the minimisation of the carbon footprint, consistent with the PGT, which defines that interventions should act in terms of minimising CO2 emissions and increasing permeability and greening, including forms of green integrated into buildings (green roofs and walls).

Energy efficiency

In relation to the positioning of the area and the orientation of the existing buildings, the design solutions should maximise the potential of both 'passive' strategies, which could increase thermal comfort in the summer months, and use photovoltaic solar energy (the preliminary analyses carried out show that in summer the roofs always receive solar radiation, while in winter this is true for the roofs of the highest slat and for the pitches of the last building of the slat towards the east), also with provision to activating a renewable energy community.

Climate resilience

From the point of view of exposure to climatic risk, it is noted that the area is currently affected by a pronounced heat island effect with high Daytime Surface Temperature levels (considering also that the position of the building structures does not favour ventilation from the south-east and therefore does not contribute to the mitigation of this aspect). The notice recommends an explicit climatic risk analysis, in accordance with the European taxonomy, in order to evaluate the best architectural and design solutions for the buildings and their surroundings.

The area is not subject to hydraulic risk, but given the increase in the potential incidence of extreme meteorological phenomena, priority should be given to an analysis that considers increasing the resilience of the area in this sense as well.

Particular attention should be paid in the regeneration project to improving urban and environmental quality, considering the area's exposure to significant levels of air and noise pollution from vehicular traffic. This aspect will have to be declined both at the building level (e.g. with specific attention to the proposed natural/mechanical ventilation methods) and at the level of the area as a whole.

Green

The presence of trees is very limited and is located in a perimeter position and therefore does not allow shading of the site (in particular of the area currently used for parking). Proposals will have to take into consideration both the increase in the number of trees and their location in order to maximise the mitigation effect of the discomfort currently perceivable especially in the summer period. The retention of the most significant trees is recommended. In addition, the green areas within the site (both existing and planned) should be framed in a wider system considering their proximity to green areas identified in table R10 "Carta del Consumo di Suolo" of the PdR of the PGT as "Agricultural or natural soil" ([consultable at this link](#)) pursuant to LR no. 31 of 28.11.2014 (consultable at *dataroom*). The connection with the Parco Agricolo Sud Milano (South Milan Agricultural Park) and the Parco Agricolo del Ticinello (Ticinello Agricultural Park) may also be an element to enhance the area.

Mobility

Given the location of the site, close to an artery of intense traffic and the corridor with high accessibility to local public transport, it should be noted that proposals relating to low-carbon mobility will be assessed with particular attention, with reference also to the enhancement of existing pedestrian and cycle paths and their further implementation (considering also that Via dei Missaglia is planned as a load-bearing branch of the bicycle mobility network of the Milan PUMS).

Measures should be envisaged to steer towards a lesser use of private cars, minimising the offer of parking and providing ways of involving and empowering residents in the use of sustainable mobility systems.

Circular resources

Interventions that meet the criteria of the circular economy should be planned, proposing innovative solutions at condominium or neighbourhood level for the collection, management and reuse of waste.

Linked to these aspects is the importance of minimising impacts in the operational phase and the attention that will have to be paid to the design of innovative technological building management systems that allow for improved comfort, minimised energy and water consumption and waste production, and direct control by condominiums. The creation of a project that encompasses these challenges in a holistic and synergetic manner is sought.

In relation to the project proposal, the successful bidder shall be responsible for carrying out, at its own care and expense, any reclamation operations that may be necessary, in accordance with the project proposal submitted and with the sector regulations (Legislative Decree 152/2006 available in the *dataroom*).

Provisional Timeline:

- Deadline for the presentation of the expression of interest: 17 October 2022
- Date of the announcement of the finalists: November 2022
- Deadline for submitting final proposals: April 2023
- Date of proclamation of the winning project: June 2023

Language Requirements

The documents required for the first phase - Expression of Interest - must be drawn up in Italian or English and must consider the use of the euro as currency.

