

Bovisasca, Milan

Via Bovisasca 23, Milan

The Bovisasca site is located within Municipality 9 in Milan. The Bovisa FNM station, a railway junction between the centre of Milan and the north of the metropolitan area, can be reached within a few minutes' walk. The site is characterised by areas of environmental redevelopment, where interventions of regeneration of buildings and open spaces, urban forestation, aimed at improving the environmental conditions of the production areas and the creation of ecological connections are planned. The station's interchange hub and surrounding areas are affected by the MoLeCoLa regeneration project, winner of the second edition of Reinventing Cities, which involves the construction of a new urban sector with public spaces closely related to transport infrastructures, capable of reconnecting areas of cities now separated by the tracks. Consistent with the provisions of the Piano di Governo del Territorio (PGT), the tram 2 route is being developed beyond the railway tracks. The redevelopment also extends to the Bovisa-Goccia-Villapizzone area, preserving the Goccia Urban Forest

to the west of the station. The latter represents one of the most significant urban transformations taking place in the Milanese territory: new functions for public services and private functions of strategic interest are planned, such as the expansion of the Politecnico di Milano university campus and new research institutes around the former gasometers of Bovisa, the consolidation of the existing green areas and new connections with Villapizzone and Franco Verga park. Near the site there are also cultural facilities as well as the new offices of the Milan City Council. Consistent with the strategies identified by the PGT to provide an answer to the growing housing demand by experimenting new models of social housing, the objective of the call is to transform the area through the introduction of public services such as Social Housing quotas, green areas and citizen services, as well as through potential innovative construction technologies, activating the ground floor levels of new buildings and stimulating a social and functional mix.



Plot Area: The site has an area of approximately 1,800 square metres, which is spread over a regular rectangular shape, only partially built-up.

Expected Land Use: It is envisaged that affordable ERS units will be rented out with complementary functions, green areas and attached services that stimulate social inclusion and promote a more sustainable lifestyle.

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, owned by the Municipality of Milan, according to the procedures provided for by the PGT.

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 northern part of the city, within City Hall 9, specifically in the Bovisa district (NIL 77), an area delimited and crossed by the railway network that has profoundly marked its development, fragmenting the urban fabric into two portions. The district hosted an important industrial district whose gradual decommissioning has left large empty enclosures and internal fractures that are at the centre of a long process of urban regeneration, triggered by the settlement of the Politecnico di Milano university campus in several areas of the district (campus in Via La Masa and Via Durando) and continued up to the development of the MoLeCoLa project, winner of the previous edition of Reinventing Cities, and the redevelopment project of the Bovisa-Goccia-Villapizzone area.

The project area lies between Via Bovisasca to the west (an axis that allows the neighbourhood to be crossed along the north-south axis, skirting the railway line and connecting the area to the Bovisa-Politecnico railway station) and Via Giudice Maddalena Donadoni to the east (a private residential road that crosses the block and, like Via Bovisasca, has a non-compact building fabric with discontinuous curtain walls).

The area is substantially undeveloped, for most of the surface area is not waterproofed and has only one residual building consisting of one above-ground storey on the Via Bovisasca frontage and significant tree planting in particular along Via Donadoni.

The northern boundary of the area is composed of blind fronts of existing residential buildings. Table S02 of the PdS of the PGT "Il sistema del verde urbano e delle infrastrutture per mobilità" ([available at this link](#)) identifies an indirect relevance related to the presence of the route of the future extension of tram no. 2 from Piazza Bausan to the Villapizzone station in the contiguous lot to the south of the site.

The area is strategically located in terms of accessibility by public transport thanks to its proximity to the Bovisa FNM station, which guarantees direct connections to the centre of Milan, Malpensa airport and the Milanese hinterland, associated with the strengthening of the surface public transport network, through the planned extension of tram line 2 and the new tram connection of line 7 (Cascina Gobba-Certosa), in addition to the existing bus lines 82 and 92, which run along Via Bovisasca and have a stop at Bovisa station.

Moreover, the site will benefit from the public mobility integration interventions planned for the nearby MoLeCoLa regeneration area.

In the vicinity of the area, in via Durando, is the network of priority bicycle routes planned by the PUMS (Sustainable Urban Mobility Plan), which in particular envisages a connection with the Scalo ferroviario Farini area further south.

The demographic analysis elaborated in the NIL 77 Bovisa report shows a resident population of 13,945 inhabitants, within which, however, the total number of temporary inhabitants (students, researchers, young workers, etc.) is not taken into account, as they make up a large portion of the population that lives in or frequents the district on a daily basis. The most common age group of residents is 35-64 years old, young people (18-34 years old) account for 22.7%, which is slightly higher than the average for Municipality 9, the elderly (over 65 years old) account for 16.8% and minors account for 14.7% of residents.

With regard to resident households out of a total of 8,025 households, as of municipal data of 2021 (source: SISI), the majority of these consist of 1 or 2 members. In particular, 60% of households (a figure higher than the average for Municipality 9 and the city average) consist of just one person and 19% of two people. The foreign resident population stands at 34.7%.

The services present are predominantly related to university and research, there are also administrative services at the new municipal offices, a primary school and kindergartens, the Dergano-Bovisa library, and the sports centre in via Candiani; however there is a lack of personal 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 NIL 77 area has few usable public green areas, the existing urban green areas are concentrated to the north of the district in the Verga park where there are also urban gardens, while the newly planned urban green areas will occupy a much larger area within the Bovisa-Goccia area with the creation of a new urban park and a reforestation project. The project will have to fit into the planned reforestation plan and preserve the existing greenery, proposing solutions to increase urban greenery and biodiversity.

The goal is the creation of housing services and a thoughtful functional mix that allows insertion in a context undergoing rapid urban and social transformation, connecting with the new interventions planned in the vicinity of the area (MoLeCoLa, Bovisa Goccia, PA Durando Andreoli) providing flexible housing solutions capable of dynamically responding to the evolution of lifestyles and housing needs over time.

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

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.

Specific planning rules and regulations



The Piano di Governo del Territorio (PGT) includes the site within the "Areas for Social Housing (ERS)" identified in Table S01 "Services of public and general interest" ([available at this link](#)) and governed by art.8 paragraph 5 of the Norme d'Attuazione (NA) of the Piano dei Servizi (PdS).

Projects must be based on principles of environmental sustainability, and must be developed through proper landscaping and guarantee an appropriate functional and social mix.

The site is affected by the following provisions:

- it is possible to carry out social housing interventions for rent (e.g. agreed rent, moderate rent, residences agreed for university students) and/or public housing services (ERP). These interventions are not included in the calculation of the Gross Floor Area (SL);
- it is also possible to transfer building rights from direct and indirect appurtenances owned by the municipality for the realisation of urban functions other than social housing, which can only be realised at the same time as the ERS.

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 (available in the *dataroom*) 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.

Territorial allocations for services are due to the extent foreseen by the NA of the PdS (art. 11), if private urban functions are planned to be established. The construction of services envisaged in the Services Catalogue such as public facilities and facilities of public or general interest on private areas or buildings is permitted.

The calculation of the Gross Floor Area (SL) that may be settled for private urban functions must be carried out according to the parameters and methods described in Art. 5

Definitions and Urbanistic Parameters of the NA of the RBMP, which is also the reference for all urban planning definitions and parameters.

Additional considerations and constraints:

- There is no possibility of applying the bonus relating to the insolvency procedure provided for in art. 13.11 of the NA of the Plan of Rules (PdR);
- Private parking allocations are to be found in accordance with the NA 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 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 the construction cost 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 provisions of the Building Regulations of the Municipality of Milan and, with regard to distances from existing buildings, Ministerial Decree No. 1444/68 (available in the *dataroom*);
- All super-ordinate constraints, including those concerning air navigation hazards and land protection, remain unaffected;
- The areas will be handed over in their current state.

Table S02 of the PdS of the PGT "The urban green system and mobility infrastructures" ([available at this link](#)) identifies an indirect relevance related to the presence of the future tram n.2 extension in the contiguous lot to the south of the site.

According to the provisions of the PGT, the implementation of the interventions will be possible with a direct agreement (Permit to Build Agreement) with the Municipality of Milan for the purpose of regulating, by way of example, the ERS, any urbanization interventions, planivolumetric aspects, realization of services of public and general interest, transfer of building rights, in accordance with the provisions of Article 13 of the NA of the PdR.

PGT, municipal and superordinate regulations and standards prevail over the contents of this document.

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 deduced 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

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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 for 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 with the granting of the Surface Right.

Please note that the procedure for the handover to the Municipality of Milan of the area covered by this document is currently being finalised.

The Municipal Administration reserves the right not to take into consideration the expressions of interest received in the event of non-availability of the area.



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 CAP, 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,
- 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.

Finally, but of significant importance, with reference to the objective of increasing the ERS quota envisaged by the new Reinventing Cities call, the proposals must be consistent with the objective, transversal to the actions of the PAC, of social inclusion and the protection of vulnerable groups or economically more vulnerable than the population.

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

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

Contextual indications

The area is currently partially built-up, for the most part not waterproofed, and has significant trees, particularly along Via Maddalena Donadoni.

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

The acoustic classification of the area under consideration places it in class III as a mixed-type area.

From the point of view of the road network, the site is characterised by high accessibility due to its proximity to the Bovisa FNM station, the new tram line 7 connection and the existing lines 82 and 92.

Elements of attention/specificity of the area

Here are some specificities of the area, to be read in addition to the guidelines of the call on environmental challenges and the objectives of the city.

Carbon footprint

In terms of environmental sustainability, the call for tenders envisages the minimisation of the carbon footprint in coherence with the PGT which defines, in general terms, 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).

Climate resilience

From the point of view of exposure to climate risk, it is noted that the area suffers, despite being largely unpaved, from the heat island effect typical of urban areas with high levels of Daytime Surface Temperature. The notice recommends that an explicit climatic risk analysis be carried out, 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 weather phenomena, priority should be given to an analysis that considers increasing the resilience of the area in this respect.

Green

Although the presence of trees is not very extensive, it is significant due to the presence of large specimens and their density along Via Donadoni. The maintenance of the most significant trees is recommended. In particular, the design of the green area should, where possible given the size of the site, consider the connection and synergies with the other green areas present and planned around the area.

In general the priority is to maintain the permeability of the area as much as possible and to maximise its green endowment.

Mobility

Measures should be envisaged to steer towards less private car use, minimising the supply of parking and providing ways to involve and empower residents in the use of sustainable mobility systems.

Circular resources

Interventions should be planned that meet the criteria of the circular economy, proposing innovative solutions at condominium and neighbourhood level for the collection and reuse of waste (e.g. organic collection for on-site compost use, etc.). Related 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, minimisation of energy and water consumption and waste production, and direct control by condominiums.

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*).

The costs for the demolition of the existing building and the eventual reclamation of the area will be the responsibility of the successful tenderer.

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.

