



L'Innesto

Site: Scalo Greco Breda, Milan

Project Summary *INNESTO*, the first Zero Carbon “Housing Sociale” project in Italy, is the showroom of Milan’s new sustainability strategies.

INNESTO proposes the development of an innovative 4th generation district heating (4GDH) system, powered by renewable sources (including an urban wastewater heat-recovery system). The design of Nearly Zero Energy Buildings is coupled with a pre-assembled construction technology and an optimal mix of bio-sourced materials. The aim is to reduce CO₂ emissions and reduce waste, allowing the structure to be disassembled and 100% recycled. Soil excavation is minimized and treated on site applying bioremediation techniques to be re-used for landscaping. Vegetable gardens, a nursery garden, natural based roofs, and edible landscapes will create an agricultural heart. A comprehensive sustainable mobility approach provides citizens with full accessibility of mobility needs. The project promotes active mobility, public transport, sharing systems and a drastic reduction of private vehicle use through reduced availability of parking areas.

Beyond reaching zero carbon, *INNESTO* encompasses a bold proposal for a private Milan Zero Carbon Fund aiming to implement citywide solutions to reduce GHG emissions and the settlement of a Circular Economy District promoted by primary institution. A 30-year commitment to integrated management is made by leveraging innovative tools and value-adding shared spaces that establish relationships between residents, involving the entire neighborhood: A Human Adaptive Zone.



Key Components & Solutions

- L'INNESTO will be the **first carbon neutral** social housing project in Italy.
- The project aims to achieve carbon neutrality in 30 years thanks to a low-carbon district heat network, powered by on-site renewable sources and, that connect the neighborhood and lower emissions.
- The project has a 60% green space target. Greening the neighborhood is supported by tree cultivation and horticulture activities.

- The project has an ambitious mobility strategy: limiting car parking spaces (only 100 spaces for 700 tenants) and including 1200m² of bike garage, 10 electric car charging terminals and a shared neighborhood car fleet.

Main members of the team

Team leader: FONDO IMMOBILIARE LOMBARDIA, MANAGED BY INVESTIRRE SGR AND ADVISED BY FONDAZIONE HOUSING SOCIALE
Architect: BARRECA & LA VARRA
Environmental expert: ARUP Italia Srl



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Other team members: **a2a Group** (energy and smart solutions), **Stantec Spa** (sustainability and bioremediation), **Mobility In Chain srl** (mobility strategies), **Politecnico di MilanoDip Energia**, **Prof. Mario Motta** (Energy Strategy), **Centro di Ricerca TEBE - Technology Energy Building Environment and Politecnico di Torino Prof. Marco Filippi** (Monitoring Team), **Planet Idea** (Smart Solutions), **Cresme Ricerche Spa**, **Cariplo Factory**, **Intesa Sanpaolo Innovation Center**, **Fondazione Social Venture Giordano dell'Amore**, **Ecopolis Servizi**, **In-Domus**, **Està**, **Associazione Interessi Metropolitan**, **Arimo**, **Future Food**, **Fungo Box**, **The Circle**, **Peverelli**, **NazcaMondoalegre**, **Ariatta**, **Starching**, **Borlini & Zanini SA**, **Woodbeton**.