

Mercato Gorla. Milan

Viale Monza 148. Milan

Gorla is located on the northeastern side of Milan, along Viale Monza, one of the city's most important historical axis connecting the city to the surrounding metropolitan area.

The site is a small plot partially occupied by a dismissed public market building that was built about 60 years ago.

At the core of an historical suburban neighborhood, and very well linked to the city centre with various services and mixed urban functions, it offers great opportunities to develop new urban functions in a vibrant neighborhood.

The neighborhood is at the north of an area that has recently been through a revitalization process. Today called 'NoLo (North of Loreto), it is increasingly dynamic, thanks to the creation of start-ups and social activities by young entrepreneurs.

Located only 250m away from MM1 Gorla station, the site has can be easily accessed by public transportation.

At the same time, Viale Monza is also an important traffic axis, connecting Milan to Monza and other towns of the metropolitan area.



Expected program:

Integration of the project into the urban context and existing functions. Development of new activities for the existing building including food services (but large-scale distribution excluded) at the ground floor. Any function promoting social inclusion would be encouraged.

Owner:

The Municipality of Milan.

Plot area:

Approximately 970 sq.m. Occupied by a dismissed public building (approx. 865 m² of GFA).

Type of property transfer intended:

The site will be on sale including the existing building, with a minimum price set by the owner. According to the proposal, further rights may be purchased from the Municipality or achieved through incentives (i.e. social housing or energy efficiency).

Presentation of the site and expectations for its redevelopment

Being part of the 'Fare Milano' project, a public investment plan promoted by the Municipality to refurbish Milan's urban peripheries, the site is in a dynamic area that may undergo significant changes in the next few years.

It is also located in a neighborhood that is very international and multicultural, with a diverse social mix. Taking the multicultural environment of the Viale Monza neighborhood into account could be key for the renewal of this site. Regeneration proposals may take the opportunity to promote social inclusion through the diversification of activities.

The dense historic neighborhood has maintained its typical human-scale urban fabric, a factor which makes it particularly vibrant, with an interesting mix of activities at ground level, including small shops as well as restaurants, bars and clubs.

The site is a small plot (970 m²) occupied by an empty public building (approx. 865 m² of GFA), which is a simple low-quality one-level structure surrounded by a much denser urban environment.

Considering its original use as a public market, proposals that tend to propose new functions, including food services at the ground floor, as a main aspect of the project could be valuable.

The site is easily accessible by public transport. The Gorla station on metro line MM1 is 250m away from the site, and connects the area to the city center in 15 minutes. Gorla is also 20 minutes away from [Centrale railway station](#), the city's most important transport hub.

It is also well served by bus lines and private transportation, and it is not far to motorway access points (5 km from A4 Milano Venezia).



Specific planning rules and regulations regarding the development of the site

Concerning planning rules, the [PGT](#) (City of Milan's Urban Plan) includes the site within the Ambiti di Rinnovo Urbano (ARU - urban renewal areas). The site development must be aligned with the following prescriptions:

- The site lies within a “high accessibility” area (map S03 PdS), consequently the maximum Floor Area Ratio (FAR) of 1 m²/m² must be achieved.
 - Reclaim of the existing volumetry to create new urban functions is permitted, also after demolishing the existing building.
 - The maximum Gross Floor Area is therefore 970 m² (of which approx. 865 m² already exist and can be reused).
 - No limitations on possible Urban Functions
- According to PGT, the site has building rights equal to the existing volumetry. The building rights still needed to achieve the obligatory maximum FAR may be purchased as follows:
- buying further rights, eventually from the Municipality of Milan as part of the economic proposal;
 - and/or using volumetric benefits detailed in Art.10 of the [implementing regulations \(NdA\) of the Piano delle Regole](#) - PdR of the PGT.

According to the Piano dei Servizi (Plan for Services, part of the PGT), urban functions included in the [Catalogo dei Servizi](#) (Catalogue of Services) will not be considered in the calculation of the GFA.

Territorial infrastructure provision for services may have to be identified (and provided), as stipulated in Art. 9 of the [implementing regulations of the Plan of Services](#), for the proportion which exceeds the existing built volume. The norm foresees, in conjunction with building permits, the possibility to monetise the transfer of areas for public spaces and services, based on parameters set by the City of Milan.

The design proposals will have to comply with the building rules of the Milan's [building regulation code](#) and Decree n.1444/68 (with regard to distances from existing buildings). The GFA must be calculated in accordance with Article 4, Paragraph 6 of the [implementing regulations of the PdR](#).

The necessary permits for new construction are subject to the payment of primary and secondary urbanization planning fees and a contribution to the cost of construction in relation to the functional purpose of the building work itself. No payment of planning or monetisation fees for the provision of public services is envisaged. It is allowed to carry out works of urbanization in order to deduct the fees.

For every 10 m³ of volume constructed, it will be necessary to create 1 sqm of allocated parking spaces (law 122/89).

According to the PGT, the developments may be implemented via:

- Direct procedure subject to (formal) agreement - Building Permit with Act of Obligation - if the obligatory ratio of 1 sqm/sqm is used through volumetric energy efficiency benefits and/or equalising rights, recurring to monetisation instead of the transfer of areas;
- Direct procedure subject to agreement – Building Permit subject to agreement – if the maximum ratio of 1 sqm/sqm is reached, through the insertion of a proportion of Social and Affordable Housing, or if the project involves the transfer of areas and/or the inclusion of services of public interest;
- Direct procedure subject to agreement - building permit subject to agreement - if the project includes the provision of services of public interest, regardless of the built volume.

The minimum sale price is 981,600 €.

In addition, proposals may take into account the purchase of additional development rights from the City of Milan as part of the economic proposal. The parameter values for building rights shall be specified by the City administration. The City of Milan shall reserve the right to verify the suitability of the project of the winning bidder's proposal before proceeding to the sale.

All the documents mentioned above are available in the dataroom.

Specific climate or environmental issues regarding the development of the site

Aside from the issues affecting the whole city, such as concentration of air pollution (especially during winter seasons) or heat waves (during summer), there is no evidence of specific environmental or climate risks concerning the site.

The site faces a particularly busy street, and the area is subject to noise pollution. Any solution aiming at noise reduction would be considered favourably.

Correct integration into the urban context, in terms of environmental and functional integration, is required. Particularly relevant will be the activation of the street-front at the ground level.

Due to the main environmental challenges that the City of Milan is currently experiencing, green (and/or cool) roofs and facades, or actions with a similar intended outcome, will

be considered favourably to mitigate heating risk.

For ecological reasons, it is important to consider the proximity the [Naviglio Martesana River](#), a pedestrian and cycling blue/green infrastructure, part of a fundamental environmental system of Milan landscape, namely the Navigli.

The whole surface of the site is occupied by the empty market building. Structural investigations have not been carried out yet.

Regarding soil quality, data from preliminary environmental surveys carried out by the owner of the site, will be available by the beginning of the second phase. The costs of any necessary reclamation work shall, in any case, be borne by the winner of the competitive tendering procedure.

