

## Casa Madonna Nicopeja, Venice

*Via della Droma 72 – Lido di Venezia – Località Alberoni*

The Casa Madonna Nicopeja complex is located in the Venice lagoon, on the southern part of the Island of Lido, within the Alberoni area. Reachable from the mainland via a public road known as 'via della Droma', from the public water transport, and from the lagoon through the Lemento Canal, situated in a context of great landscape significance,

In the surrounding area there are beaches partly accessible from the cycle path, a protected natural oasis and renowned facilities dedicated to tourism and leisure.

The structure, which is currently in disuse, was previously used by a religious foundation to provide community space and accommodation for people with disabilities and was dismantled in 2018.

The redevelopment of the complex should focus, as outlined in the city plan, on realising collective residences, complementary residential activities, accommodation facilities, and communal amenities, with particular attention to environmental sustainability.



### **Plot Area:**

The complex consists of a multi-storey building with a surface area of approximately 1,350 square metres and a gross surface area of approximately 3,680 square metres, and is located on an area of approximately 7,400 square metres.

### **Expected Land Use:**

The project must focus on the regeneration of the complex and its surrounding area, guided by environmental and social sustainability principles, achieved through a refurbishment intervention. The transformation should prioritise the creation of new community spaces, with consideration given to creating areas partially accessible to the public and collective residences, following the principle of functional diversity.

Environmental sustainability should take into account the unique landscape features of the area, including the potential for creating new green connections through open

spaces between the building complex and the surrounding context.

### **Site Ownership:**

State Property. The process of disinvestment (and simultaneous acquisition of the State's available property) having already been issued by the Ministry of Infrastructure and Transport has issued Interministerial Decree no. 1 dated 03.01.24, currently undergoing registration with the Court of Auditors.

### **Type of Property transfer intended:**

Lease of enhancement ex art. 3-bis D.L. n. 351/2001, converted, with amendments, into L. n. 410/2001, lasting between 6 and 50 years. The economic aspects of the conversion will be assessed in the second stage of the competition.

### **Deadline for the submission of the Expression of Interest:**

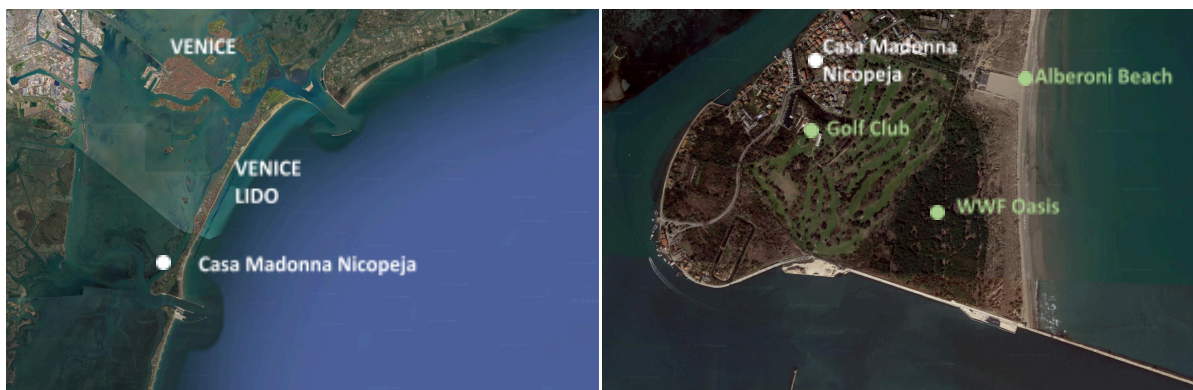
11 July 2024, 18:00 CET

## Presentation of the site and development expectations

The complex 'Casa Madonna Nicopeja' is located in a landscape of significant importance within the Venice lagoon, situated on the island of Lido, specifically within the Alberoni region, at number 72 along the public thoroughfare known as 'Via della Droma'.

The proximity of the following sites of great importance, in terms of attractiveness and appeal, are highlighted:

- the area of the historic Venice Golf Club;
- the WWF Dune degli Alberoni oasis;
- the Alberoni beach;
- the navigable canal on which it overlooks;
- the bike path that runs along the lagoon, as well as the proximity of the water transport landing.



The structure is connected to the road network with an access located at the junction of Via della Droma and Via della Marina. The complex also has water access via a small stairway connecting it to the Canal Lemento, with the option to request water mirrors in concession.

The space occupied by the complex spans approximately 7,400 square metres in total, hosting a multi-story building with a surface area of around 1,350 square metres and a gross surface area of approximately 3,680 square metres. The surface indicated refers to the cadastral area, including the appurtenant area delimited by the existing fence and the pedestrian passageway outside the fence. Please refer to the cadastral and cartographic documentation available in the *dataroom*.

The structure, which was previously used by a religious foundation as a community and accommodation for people with disabilities, was handed back to the State in 2018: it is vacant, currently stands unoccupied, and is adequately maintained and conserved.

There is no documentation verifying any potential requirement for remediation or structural adjustments to the building. These aspects will need to be addressed in the project, and their associated costs will be assessed between the first and second phase of the competition. This evaluation will be based on the concession values outlined in the Economic and Financial Plan to be submitted.

The redevelopment of the complex could consider uses aligned with the guidelines of the spatial planning instruments. These may include **collective residences, complementary activities to the residence, receptive facilities and collective equipment**.

# Reinventing Cities

Their integration into the project should align closely with the specifications outlined in article 8 of the implementation techniques regulations of the Regulatory Plan Variant for the Island of Lido. It should be compatible with the landscape features of the reference context and align with the regeneration objectives specified in the competition notice.

The redevelopment project will have to focus on environmental sustainability and the highly valuable landscape context of which it is set, addressing the complex relationship with the lagoon *environment* and fostering an integrated approach (environmental, social and economic) that is mindful of sustainability and its surrounding context.

Tourist-oriented services should be developed with a focus on sustainable tourism principles and resilience. There is potential for integrating these services with amenities complementary to the accommodation or with communal facilities. Emphasis should be placed on designing green and open areas, some of which could be dedicated to enhancing connections with the urban space and fostering a sense of openness to the neighbourhood. Finally, the design will be required to pay special attention to measures related to sustainable water management.



## Specific planning rules and regulations

The complex is registered at the Land Registry of the Municipality of Venice, sheet 44, particle 93 Ente Urbano of 7,420 square metres, and at the Cadastre of Buildings of the same Municipality, sheet 44, particle 93 subaltern 1 category B/1. The area in which the complex is located is subject to archaeological and landscape constraints under Legislative Decree 42/2004, as well as to seismic constraints pursuant to D.G.R.V. 244 of 09/03/2021. For further constraints and details, please refer to the Certificate of Urban Destination in the *dataroom*.

Since its completion in 1957, the building does not presently necessitate an assessment of cultural significance owing to its age. It is understood that, at the start of the 70 (seventy) year period from the date of execution (Article 10, paragraph 5 of Legislative Decree 42/2004), it will be necessary to start the aforesaid verification procedure.

The indications of all existing planning instruments, including those relating to landscape constraints, shall apply in all cases.

Within the spatial planning instrument, General Regulatory Plan - [Variant for the island of Lido](#), approved by D.G.R.V. no. 1848 of 23 June 2000, the aforementioned land parcel is classified as a homogeneous territorial zone of type B1 not of value, regulated by Article 49 of the N.T.A.

The aforesaid town planning instrument identifies for the complex (for the building and the appurtenant fenced area) the P.U. 9 called "Area Istituto Madonna Nicopeja", i.e. a unitary project of functional reconversion, which will provide for: the functional recovery of the buildings while respecting the constructive parts that constitute a characterising or constraining element, the demolition and reconstruction of the volumes that are not consistent with the complex with attention to sustainable construction, for the purposes of maximum functionality, respect for the maximum heights existing in the context, and a possible 10% increase in the SP (Gross Floor Area) and the SC (Covered Area).

In terms of functions, it is possible to envisage the establishment of collective residences (intended, for example, for senior living functions, university housing or other purposes, including social) complementary activities to the residence, reception facilities and collective equipment, in compliance with the indications of the urban planning instruments in force. The aforementioned functions may coexist, according to the principle of functional diversity.

The project shall include the revision and completion of the tree stock, redesigning the ground arrangements. Uses that are compatible with the characterising or constraining construction elements such as: collective residences, activities complementary to the residence, accommodation facilities, collective facilities are allowed.

Please refer to the documents within the *dataroom*, which better specify the intervention site and the elements useful for the project development, with particular regard to the PU9 sheet, the town planning certificate, and the contents of the urban planning instruments in force cited therein, to be considered as the regulatory framework of the project to be proposed.

## City climate priorities and environmental challenges

The City of Venice has joined the European Covenant of Mayors for Climate and Energy, which commits the Administration to draw up a new PAESC (Sustainable Energy and Climate Action Plan) to reduce CO<sub>2</sub> emissions by 40 per cent by 2030. The [PAESC](#), which is currently being drafted, will aim to fulfil the commitments that the Covenant of Mayors Community imposes from 2021, in accordance with the European Green Deal.

The City of Venice aims to implement actions that will lead it to become greenhouse gas neutral by 2050, with an intermediate target of 2030, **aiming to become an increasingly resilient city**, i.e. capable of adapting to environmental changes related to climate change.

For participatory purposes, the Venice City Council has established an inter-sectoral table composed of all the municipal offices that are involved at various levels with planning measures for climate change mitigation and adaptation measures such as **land management, urban mobility and energy efficiency**, which are contributing to the drafting of the actions contained in the plan.

In this context the redevelopment of the complex, aligning with the PAESC guidelines, looks towards a sustainable and resilient design. The project fits within the framework of Venice's climate aspirations, especially in the creation of zero-emission urban initiatives and resilient solutions.

In relation to the specific site risks to be addressed within the project intervention, it is important to draw attention to the phenomenon of exceptional tidal rise that affects the entire lagoon, as well as the risks connected to wave motion both from an environmental and social point of view. It highlights the need to consider the environmental constraints reported in the previous section.

## Missions and Indicators

Projects should respond to the following challenges/missions, accounting C40 guidelines, and possibly the sustainability objectives and indicators endorsed by the Agenzia del Demanio for its building interventions (materials included in the *dataroom*).

Projects are invited to address the ten challenges in an integrated manner, in particular the mandatory and priority challenges related to Low-carbon mobility, Climate resilience and adaptation, Sustainable water management, Social inclusion and community engagement and High-quality architecture and urban design.

Challenges/missions for the complex:

- 1. Green buildings and energy efficiency (mandatory)**
- 2. Clean construction and building life cycle (mandatory)**
- 3. Low-carbon mobility (priority)**
- 4. Climate resilience and adaptation (priority)**
- Sustainable lifestyle and green jobs
- 6. Sustainable water management (priority)**
- Circular resources and sustainable waste management
- Green space, urban nature, and biodiversity
- 9. Social inclusion and community engagement (priority)**
- 10. High-quality architecture and urban design (priority)**