



# Reinventing Cities Milan



Comune di  
Milano



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CITIES



## **C4O Cities**

C4O Cities connects 96 of the world's greatest cities, representing more than 700 million people and one quarter of the global economy, C4O is leading the charge for a Global Green New Deal. Created and led by cities, C4O is focused on tackling climate change and driving urban action that reduces greenhouse gas emissions and climate risks, while increasing the health, wellbeing and economic opportunities of urban citizens. The new chair of the C4O is Mayor of Los Angeles Eric Garcetti; and three-term Mayor of New York City Michael R. Bloomberg serves as President of the Board. Mayor Garcetti takes over the post of C4O Chair from Mayor of Paris, Anne Hidalgo, just ahead of a year filled with critical milestones.

## **A global competition for innovative, carbon-free and resilient urban projects**

Initiated by the C40 Cities Climate Leadership Group and made possible thanks to the support of Climate KIC, Reinventing Cities is a global competition that seeks to transform underutilized sites through sustainable and community-focused projects to drive decarbonised and resilient urban regeneration.

To amplify the success of the first competition, C40 is now enabling cities to continuously join Reinventing Cities with new sites, to create an ongoing and dynamic competition and to catalyse systemic change. Today, C40 is launching 25 new sites to be reinvented in 9 cities: Cape Town, Chicago, Dubai, Madrid, Milan, Montreal, Reykjavik, Roma and Singapore.

Through this competition, C40 and the participating cities invite multi-disciplinary teams of architects, planners, developers, entrepreneurs, environmentalists, start-ups, neighbourhood collectives, innovators and artists to submit proposals which deliver carbon neutral and resilient urban regeneration, and can serve as a model for city landmarks of the future.

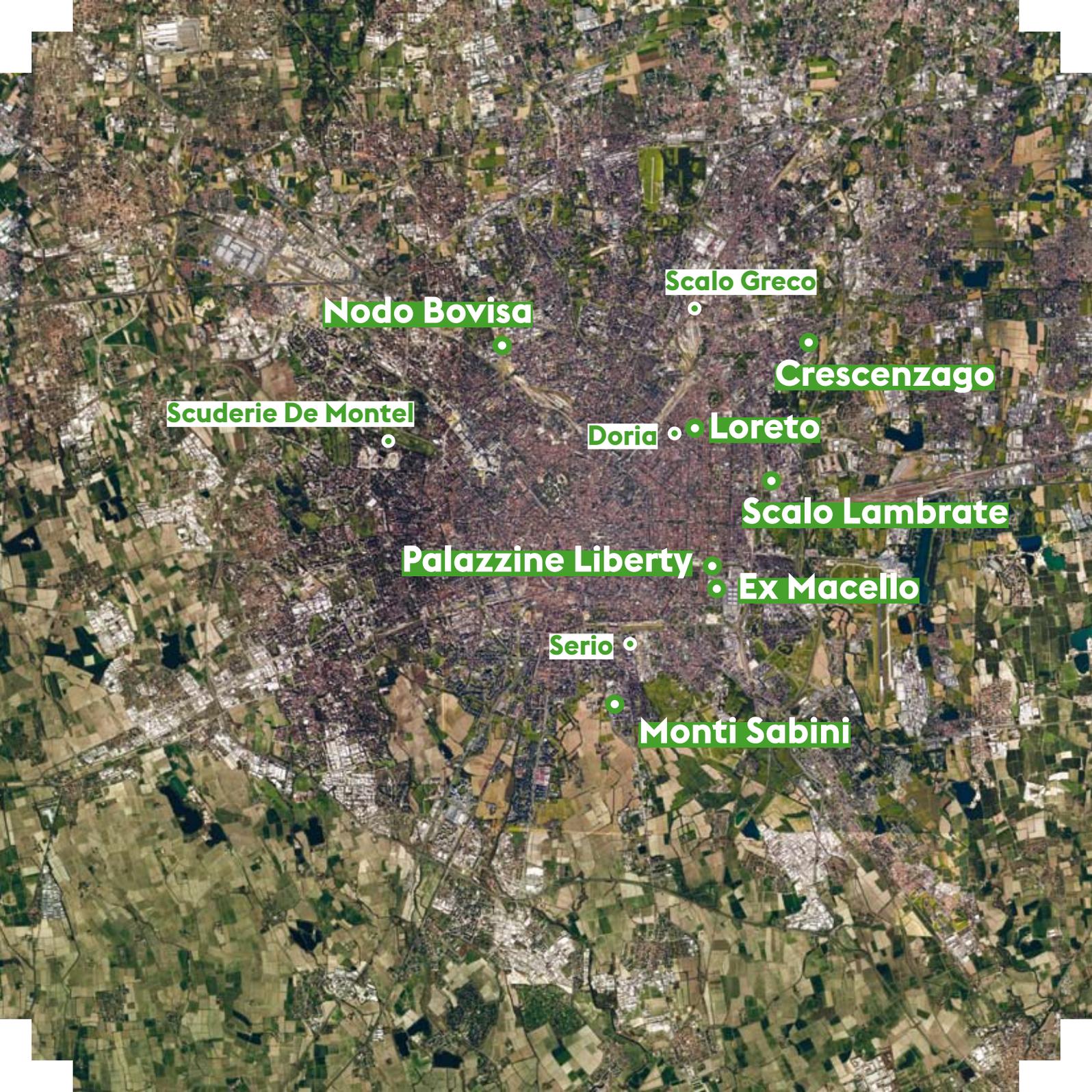
The Reinventing Cities competition is a call for urban projects to drive carbon-neutral resilient urban regeneration in cities across the globe and to implement the most innovative ideas to transform underutilized sites into beacons of sustainability.

Cities need new buildings to be as close to zero carbon as possible and high levels of retrofit for existing ones, which account for more than 50% of emissions in C40 cities. To achieve this goal the mobilization of private sector investment and innovation is key.

Reinventing Cities is a great opportunity for cities, urban development stakeholders, and citizens to benefit from this 'open source' and international contest designed to accelerate decarbonised, resilient and sustainable urban environments around the world.

Not only will the Reinventing Cities projects creatively address both content and form, they will also demonstrate that environmental performances can be achieved in combination with noteworthy architecture and community benefits, keeping in mind the potential for replicating their approach across the city and elsewhere in the world.

Reinventing cities' winning projects serve as models for new ways of building and living, demonstrating how the alliance between the public and private sector can shape the future, delivering healthier, greener and economically viable urban development.



**Nodo Bovisa**

**Scalo Greco**

**Crescenzago**

**Scuderie De Montel**

**Doria**

**Loreto**

**Scalo Lambrate**

**Palazzine Liberty**

**Ex Macello**

**Serio**

**Monti Sabini**

## Reinventing Cities Milan

### First edition

- Doria
- Serio
- Scuderie De Montel
- Scalo Greco

### Second edizione on going

- Loreto
- Crescenzago
- Scalo Lambrate
- Palazzine Liberty
- Ex Macello
- Monti Sabini
- Nodo Bovisa

### Provisional timeline

Deadline for the submission of  
the Expression of Interest:

**4th May 2020**

Date of announcement of the  
finalists:

**3rd July 2020**

Deadline for submission of the  
final proposals:

**18th December 2020**

Date of announcement of the  
winning project:

**26th February 2021**

Piazzale Loreto, the Bovisa interchange node, the Lambrate railway yard, areas in via Monti Sabini and in Crescenzago, the former slaughterhouse and the Palazzine Liberty in viale Molise. These are the seven areas with which Milan participates in the second edition of “Reinventing Cities”, the international competition promoted by C4O that aims to transform abandoned or degraded sites into environmental and urban regeneration projects, in compliance with the principles of sustainability and resilience.

This is the first application of the objectives and innovative planning rules set by the Milan 2030 Masterplan (namely Piano di Governo del Territorio): increasing the offer of accessible houses for rent and regenerate the city with innovative, carbon-free and resilient urban projects. As for the first edition, which in Milan brought high environmental quality projects for the Scuderie de Montel, the Greco railway yard and areas in via Doria and via Serio, this second call is aimed at multidisciplinary teams of architects, designers, developers, entrepreneurs, environmentalists, start-ups, neighborhood associations, innovators and artists who want to combine their skills and submit proposals for urban regeneration that promote sustainable and resilient development.

The deadline for submitting projects is 4th May 2020. The selection procedure will be structured in two phases: the first for expression of interest aimed at the pre-selection of 3/5 proposals for each site, while the second will lead to the selection of the winning projects in the first months of 2021 .

For more information on the Reinventing Cities competition, selection criteria and presentations of the sites, visit <http://www.c4Oreinventingcities.org/>.

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# Loreto



### Site's owner

Municipality of Milan

### Plot area

Via Porpora building has a gross floor area estimated of approx. 2,839 sqm.

The Square has a surface area of around 17,000 sqm.

The available underground floor space occupies approximately 6,000 sqm.

### Expected program

Developing Piazzale Loreto as a 'hub' between Corso Buenos Aires, Viale Monza and Via Padova, by improving mobility, including cycle and pedestrian systems and the quality of public spaces.

### Type of property transfer

Vendita con relativi diritti edificatori, con prezzo minimo fissato dalla proprietà, per l'immobile di via Porpora. Diritto di superficie, con prezzo minimo fissato dalla proprietà, per gli spazi al piano interrato e eventuali ulteriori in superficie

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

4 May 2020 2pm

Milan local time (UCT+1)

The Loreto site is found in the north-east precinct of Milan, 3km from Milan Cathedral, in one of the most accessible areas of the city. An underground link connects it in less than 10 minutes with Milano Centrale, city's hub for high-speed trains and Porta Garibaldi, access to the district of Porta Nuova, in addition to the Città Studi university campus. It is the main crossroads along the historic NE axis, which is currently undergoing transformation and being developed from the centre connecting the Corso Buenos Aires commercial district with Viale Monza and Via Padova.

The site is located in one of the most crowded and active districts of Milan, a highly commercial environment rich in services. Today Loreto is an heavily trafficked element of division, a feature that jeopardizes its urban quality as shown by the absence of pedestrian crossings and the low usability of green areas. For these reasons the Milano 2030 Plan identifies Piazzale Loreto as one of the "Squares" connecting city center and peripheral districts where town planning regulations have been envisaged to foster investments to reorganize public space to reconnect and renew the surrounding districts. The site consists of: an 8-storey building above ground along Via Porpora housing Municipal offices; one underground storey at the center of the square – with access to the metro line – with a series of tunnels housing offices, warehouses, technical premises and shops; and the square itself, on which the town planning projects will have to encompass an efficient mobility reorganisation and the connection between public spaces and the adjacent streets, with priority being given to pedestrian and cycle- traffic in complete safety. The reorganization of the plaza must provide accessible and liveable spaces, to allow the attainment of new buildable areas above ground, possibly connected with the underground storeys, and to give rise to new volumes to be integrated in the existing context. Reinventing the plaza with solutions inspired by the principles of sustainable mobility will start a regeneration process able to give a new look to this area of the city.

An aerial photograph of a large, mostly empty parking lot in Crescenzago, Milan. The parking lot is divided into several sections by grassy areas and young trees. A few cars are parked, and a white car is driving on a road that runs through the lot. In the background, there are several multi-story residential buildings, some with balconies, and a construction crane is visible against the sky. The word "Crescenzago" is overlaid in large white text across the center of the image.

# Crescenzago

### **Site's Owner**

Municipality of Milan

### **Plot area**

The site has a surface area of approximately 13,300 m<sup>2</sup> extending over a regular paved area currently used as a ground-level car park.

### **Expected program**

Social housing for rent at accessible prices, experimenting with new models and residential services to generate social mix, integrating green areas and minimising CO<sub>2</sub> emissions.

### **Type of property transfer**

Surface right with indication of a minimum price set by the owner. In accordance with the proposal, it will be possible to transfer further building rights in accordance with the methods foreseen in the PGT (City of Milan's Urban Plan), and also by requesting this from the Municipality of Milan.

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

4 May 2020 2pm

Milan local time (UCT+1)

The Crescenzago site is a free area of around 1.3 hectares, used as an interchange parking area for the metropolitan line 2 stop, adjacent to the site. Situated in the north east precinct of Milan, in the Cimiano district in Municipality 3, the area has a five minute metropolitan connection to the Lambrate Milan station and to the University campus, less than 15 minutes from the Central Milan stations, the high speed train hub and the Milan Porta Garibaldi, in the Porta Nuova district.

The site is near the registered office of the RCS MediaGroup S.p.A. publishing house, within easy reach of the Lambro Park and one stop from the internationally renowned San Raffaele IRRC (Institute for the Research and Cure of Cancer). It lies in a mainly residential area, where popular buildings dating back to the 60s alternate with more recent ones, such as the winner of the "Abitare Milano/1" in Via Civitavecchia competition and the "Urbana New Living" social housing compendium in Via Rizzoli.

The Milano 2030 Plan consistently determines one of the "Aree per Edilizia Residenziale Sociale" (Areas for Social Housing) within the site perimeter, in which an incentivising town planning regulation aimed at densifying public areas in favour of installing social housing for rent at accessible prices.

The aim is to reinvent an area that is underused today and is already served by public transport, in order to experiment with new models and residential services, through projects generating social mix, minimising CO<sub>2</sub> emission, and maximising the integration of green areas in relation to context, thereby triggering a virtuous regeneration process for the district.

An aerial photograph of an industrial or commercial site. In the upper right, a large, modern white building with a grid-like facade is prominent. To its left, there are several parking lots filled with cars and trucks. A road with traffic curves around the left side of the site. In the foreground, there are extensive railway tracks and a large area of industrial equipment, including yellow forklifts and various containers. The text 'Scalo Lambrate' is overlaid in the center in a large, white, sans-serif font.

# Scalo Lambrate

**Site's owner**

FS Sistemi Urbani S.r.l. (FSSU)

**Plot area**

70.187 mq

**Expected program**

Social housing for sale and rent, including student accommodation, at accessible prices with complementary functions. Public spaces, green areas and related services.

**Type of property transfer**

The site will be put up for sale, including the related building rights, with an approximate price of € 5,700,000, set by the owner.

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

4 May 2020 2 pm Milan local time (corresponding to 1 pm of the Universal Coordinated Time (UCT))

The Scalo Lambrate site is part of Milan's strategic plan for the regeneration of disused railway areas. Situated in the city's eastern area, in Municipality 3, around 500 meters from the Milano Lambrate Station, the site consists of a marginal area of 7 hectares, outside a found railway belt, which separates it from the adjacent university campus districts, which includes the historic districts of Lambrate to the north and Ortica to the south.

The presence of the railway-metro hub makes this site highly accessible from an urban and metropolitan point of view. The M2 subway-line connects in a few minutes the main Milan stations ("Centrale", which is a high-speed-train hub, "Garibaldi", which provides access to the Porta Nuova district, "Cadorna", which is the station of the historical centre of the city, "Porta Genova" and "Romolo", which are the railway-access of the south Milan) and it intersects the other subway-lines, providing access to the main places of the city.

The site is set in an urban context in which significant transformations have already occurred and constitutes a valuable opportunity for redesigning marginal areas including the railway and for repairing the existing urban fabric in continuity with functions and public spaces, which are already present.

The transformation plan should foresee the development of a sustainable district, which is integrated and permeable and includes social housing at accessible prices, large public spaces, neighbourhood services and furnished public green areas for almost 60% of the Scalo Lambrate surface area.

# Palazzine Liberty



### **Site's owner**

Municipality of Milan

### **Plot area**

Surface area equal to approximately 10,000 sqm.  
The Palazzine are formed of a cadastral surface area equal to approximately 7,800 sqm.

### **Expected program**

Architectural and functional recovery including activities that promote also public use and the establishment of services of public or general interest, in relation to context.

### **Type of property transfer**

Surface rights including related building rights, with indication of a minimum price set by the ownership.

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

4 May 2020 2pm

Milan local time (UCT+1)

The six “Palazzine Liberty” complex is found in the south-east district of the city, in the Calvaire area in Municipality 4, three kilometres away from Milan Cathedral and 100 meters from Milan Porta Vittoria railway station, served by suburban lines that connect the metropolitan area to the city centre along the railway link. The infrastructure means that the Milano Porta Garibaldi and Repubblica stations, in the business centre and Rogoredo station, which are served by high-speed trains, can be reached in a few minutes, as can Forlanini station, which is linked to the Linate airport by the future M4 metro line (new metro stop 1 km from the site). Adjacent to the “Ex Macello” site, the Palazzine was part of the broader public slaughter house industry developed in the late thirties and was specifically the part intended for offices, concierge and residence in the Annonary City, of which they represent historical and architectural evidence.

The Palazzine, today abandoned but one (occupied without authorization), represent a key element for the process of urban regeneration underway around the popular Molise Calvaire building complex, which includes the former “Frigoriferi Milanesi” (Milanese Refrigerators) site, which is at present the setting of exhibition and culture spaces and work studios; the Porta Vittoria district built on the areas of the former freight terminal, in completion phase, which will provide residential, commercial, tertiary and accommodation facilities in addition to a linear park and a sports centre; and the “Magazzini Generali” (General Markets) complex which is undergoing a development plan which foresees the restructuring of existing buildings.

Re-inventing the Palazzine Liberty is an extraordinary opportunity to recover buildings of heritage historical and architectural value together with establishing new services, in the district and in the city.



# Ex Macello

**Site's owner**

Municipality of Milan

**Superficie del sito**

The limits occupy a surface area of around 165,300 sqm, of which approx. 14,300 sqm are existing roadway.

**Expected program**

Regenerating a degraded environment, by maximising urban and environmental quality, and social and operational mix, in synergy with the context

**Type of property transfer**

Leasehold basis, including related building rights, with indication of a minimum price set by the owner.

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

4 May 2020 2pm

Milan local time (UCT+1)

The Ex Macello site is a neglected area spanning around 16 hectares, the site of the communal slaughter house and of the poultry and rabbit market in the real estate compendium of the Milan wholesale market. Situated in the south-east precinct of the city, in the district of Calvairate in Municipality 4, the area is a stone's throw away from the Milan Porta Vittoria station, which is served by the suburban lines that link the metropolitan area to the city centre through the railway link. This enables the business centre of Porta Nuova and Repubblica to be reached in a few minutes, as well as the Rogoredo station, which is served by high-speed trains, and the Forlanini station, linked to Linate airport through the M4. The Milan 2030 Plan identifies it as one of the "Piani attuativi obbligatori" (obligatory implementation plans), one of the areas in which specific town planning regulation has been foreseen aimed at managing the regeneration of the areas. It anticipates a mix of urban operations including the constructions of homes at accessible prices. Composed of dilapidated and abandoned properties dating from the first few decades of the 1900s, the area can be seen as an important element for the district's regeneration, straddling residential areas – such as the popular Molise Calvairate building complex – and a series of large enclosures undergoing redevelopment, such as: the former Milanese Refrigerators sector, today an area for exhibition and cultural spaces and work studios; the Porta Vittoria district built on the former goods' larder areas, which is in completion phase, where residential, commercial, tertiary and accommodation facilities will be provided, in addition to a linear park and a sports centre; the General Markets complex, which is subject to a development plan that foresees the restructuring of existing real estate.

Reinventing the former slaughterhouse is an opportunity to redevelop a large part of the city to promote urban and environmental quality and social and operational mix, by forming synergies with surrounding transformations.

A landscape photograph showing a riverbank in the foreground with dense, overgrown vegetation and a large, weathered log lying diagonally across the lower right. In the background, several modern apartment buildings with balconies and green roofs are visible under a cloudy sky. The text "Monti Sabini" is overlaid in the center in a large, white, sans-serif font.

# Monti Sabini

### **Site's owner**

Municipality of Milan

### **Plot area**

The site has an overall "Superficie territoriale" (surface area – SA) of around 52,000 sqm, of which: 10,563 sqm is "Superficie Fondiaria" (land area – LA) and over 40,000 sqm for the construction of public services.

### **Expected program**

Completing the urban environmental development in progress, setting up new urban operations (both free rent and social housing) and related services, with appropriate development of open spaces. Proposals must detail the aspects of activities of public interest as well as articulate the residential solutions.

### **Type of property transfer**

The site shall be sold within LA limits, according to related building rights, with the minimum price set by the owner. The realisation of public building and new service equipment is requested as compensation.

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

4 May 2020 2pm

Milan local time (UCT+1)

The via Monti Sabini site consists of an unbuilt area spanning around five hectares, including uncultivated green spaces, in a barycentric position within the Vigentino district in Municipality 5. This vast urban area represents the southernmost belt of the built up city towards the Parco Agricolo in southern Milan. Served by a tramway line that connects it to the centre in only 20 minutes along Via Ripamonti, it is the main central line for development in the city's southern precinct. By tram, the site is also a few minutes away from one of the city's most significant regeneration areas, which includes the former Porta Romana railway station, the future Olympic village area, the new Prada Foundation cultural institute and the Symbiosis urban development area, a directional centre of excellence which is adjacent to the 'Vitae' winning project of Reinventing Cities I.

The site coincides with "Sector A" of a "programma integrato di intervento - PII" (Integrated Intervention Programme) approved in 2008 under implementation. The scene is typified by an uneven, but functionally complex building fabric, with alternating residential, productive, tertiary and commercial settlements as well as farm buildings, marking out an irregular urban mesh, rich in greenery but lacking in public services, where a progressive residential reconversion process is underway. The same is happening along Via Antegnati, where the building renovation of five large buildings intended for social housing and services is in progress.

As regards position, size and resources that can be activated, 'Reinventing' the Monti Sabini site can be a factor in accelerating and reworking transformations in progress and can help draw up a new model for living in southern Milan.

# Nodo Bovisa

A photograph of an urban landscape in Bovisa, Milan. The foreground shows a paved sidewalk and a brick wall with graffiti. A tall, black street lamp stands on the right. The middle ground is dominated by a large, overgrown grassy field. In the background, there are several buildings, including a large white building with a green roof and a multi-story brick building. The sky is overcast.

**Site's owner**

Municipality of Milan,  
Ferrovienord

**Plot area**

about 91,000 sqm,  
subdivided into two units:  
City of Milan, 54,000 sqm;  
Ferrovienord, 37,000 sqm

**Expected plan**

Regenerate the district,  
setting up mixed urban  
functions, consistent  
with context; upgrading the  
station and the  
public areas to improve  
accessibility; boosting  
up interchange services.

**Type of property transfer**

Surface rights including related  
building rights with minimum  
prices set by the ownership. In  
accordance with the proposal,  
it will be possible to transfer  
further building rights  
according to the methods  
foreseen in the PGT also  
through a specific request to  
the Municipality of Milan

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

4 May 2020 2pm  
Milan local time (UCT+1)

The Nodo Bovisa site is a 9 hectares area including the Milan Nord Bovisa Politecnico station, a gateway to the city via the international Malpensa airport and railway junction between the centre of Milan and north of the metropolitan area. It is a strategic hub along the north-west axis, which is being developed from the Porta Nuova business centre up to the Rho-Pero exhibition centre, formalising some of the more significant urban transformations in progress in Milan. This includes the former Scalo Farini rail yard, the Bovisa-Goccia area, the Stephenson business park, the Cascina Merlata residential and retail development and the Milan Innovation District- MIND in the post Expo area, where the Human Technology Park and the science faculties of the State University of Milan will be located.

In order to heighten accessibility, the Milan 2030 Plan locates the site in one of the "Nodi di interscambio" (Interchange Nodes): gateway to the city for which town planning regulations are foreseen aimed at catalysing investments in order to develop the existing infrastructures and trigger urban regeneration. Besides the station and the forecourts in front, which are currently used for parking, the site is composed of an extensive brownfield in the Bovisa district, east of the tracks, which is involved in the extensive reconversion of large industrial areas into research and innovation centres. This includes the Negri Institute and the Design and Engineering campus of the Polytechnic of Milan, which has generated a proliferation of offices, laboratories, start-up incubators and spaces for culture and residences in response to a growing demand for homes, specifically for students. To the west of the railway, in the Bovisa-Goccia area, the Municipality and Polytechnic are committed to upgrading the area around the former gasometers, providing for a large park, the expansion of the campus and the establishment of a science park.

Reinventing the Hub is an opportunity for it to act as a hinge between the areas separated by the tracks, to repair the district and to integrate the station as a gateway to a strategic urban functions system.

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