

Paolo Simonetti

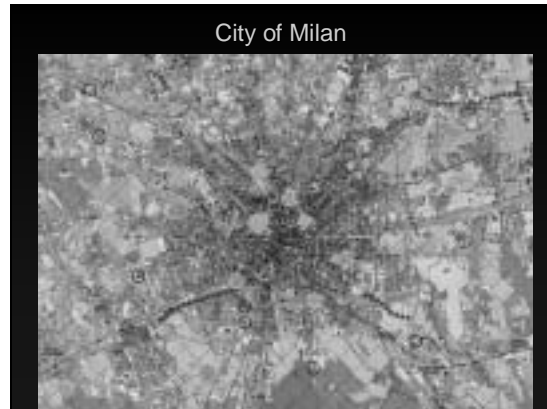
Experiences with SEA in urban planning practice - City of Milano, Italy

 **Comune di Milano**
Assessorato allo Sviluppo del Territorio
Progetto Programmi Integrati di Intervento

**Integrated city planning in Milan
from EIA to SEA**



2nd PlanNet Europe
Berlin, Sept. 12th/13th 2002



About the City of Milan

• Area	sq m 181.000.000
• Population (loss of 500.000 in 20 years)	in. 1.350.000
• Commuters	n. 1.500.000
• Cars entering daily	n. 700.000
• Protected areas	sq m 30.000.000
• Industrial areas no longer in use	sq m 5/6.000.000
• Master Plan (PRG)	1980
• Various Master Plan modifications:	
– Change from industry to services	
– From a monocentric to a polycentric city	
– Reassessment of industrial areas	

EIA in the Regional Law

- The Region Lombardia with the regional law 20/99 - according with 85/337/EEC, State Law 146/94 and DPR 12.4.96 - introduced the EIA under the control of the Regional EIA Office
- Procedure for plans over 100.000 sqm in urban areas and 400.000 sqm in non urban areas:
 - Preliminary phase, not obligatory, the proposer receives from the Regional EIA Office guidelines and information
 - The proposer carries on the environmental impact study (tests and evaluations on soil, air, water, noise, magnetic fields, traffic, etc.)
 - Publication on newspaper and eventually public hearing
 - Evaluation by the Regional EIA Office in collaboration with the involved public authorities (City, Environment Protection Regional Agency, Sanitary Authority, Provincial Geological Service, etc.)
 - Final judgement by decree of the Regional EIA Office, often with conditions for control and compensation; in case of negative judgement conditions for alternative localization

Integrated Intervention Programs - PII

- A new way of planning, that made official public-private partnership and negotiation, was introduced by the regional law 9/99 with the instrument of the Integrated Intervention Programs (PII)
- PII is a plan proposed to the City, also changing the Master Plan, completed with public works projects, economical budget, time program, areas or buildings and further benefits to give to the City for public uses to reach a private-public interests balance
- The City Council approved the document for planning guidelines "To reconstruct the great Milan", giving rules and goals for PII:
 - Promote residential uses in town
 - Integrate rail transit system
 - Revalue historical areas and buildings
 - Promote architectural quality of public areas and buildings
 - Create new parks and green corridors connecting existing parks
 - Promote social services

Environmental aspects - PII

- All PII must have a deep survey on environmental aspects:
 - Effects on soil, water, air – control and compensation
 - Geological compatibility study (RL 41/97)
 - Soil characterization and brownfield reclamation plan (SL 22/97 and 471/99) - City Dept. of Environment
 - Acoustic climate analysis (SL 447/95 and RL 13/2001)
 - Mobility impact assessment (traffic flows existing and esteemed)
 - Public services and technological networks sustainability
 - Historical and landscape values
- By agreement with City Dept. of Environment and Environment Protection Regional Agency (ARPA), all the documents are examined during the first phase (initial proposal), so the draft plan can be changed (often heavily) to meet the requested conditions for control and compensation in definitive proposal
- PII over the 100.000 sqm threshold must follow EIA procedure

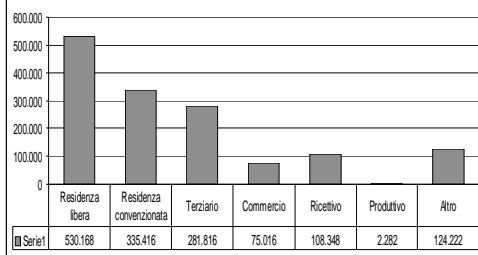
Public Participation - PII

- Information about the proposed PII by publication on newspaper
- Judgement of the local administrative government (the City is divided in nine Neighbourhood Councils)
- Public hearing in the Neighbourhood Councils
- First adoption by the City Council (competent for urban planning)
- Second information by publication on newspaper
- Sixty days open possibility for citizens and associations to examine the plan and present observations and oppositions
- Final approval by the City Council with acceptance or motivated deny of observations and oppositions
- Public hearing often kept to inform about brownfield reclamation projects and EIA procedures (non-technical language required)

N. 62 PII proposed - N. 51 PII admissible
15.05.2002

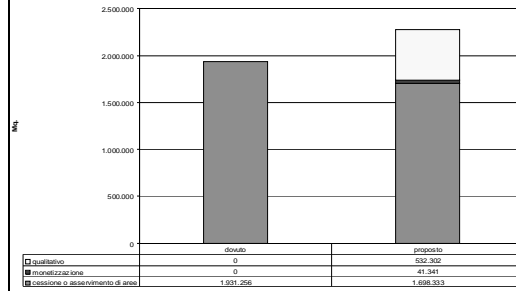
		Initial PI	Definitive PI	Total
Total area	mq	851.083	2.058.648	2.909.731
Territorial area	mq	821.708	1.796.141	2.617.849
Sqm of floor	mq	307.747	1.152.507	1.460.254
Public areas	mq	567.018	1.131.316	1.698.333
Monetization of public areas	Euro	4.086.691	1.507.363	5.594.054
Public buildings	Euro	19.821.216	40.580.587	60.401.803
Urbanisation charge	Euro	25.307.149	123.258.432	148.565.581
Further public benefits	Euro	0	67.597.649	67.597.649
Theoretical inhabitants		6.872	19.096	25.968

Planned uses (sq m of floor)



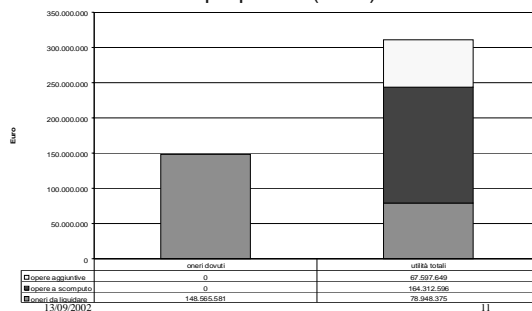
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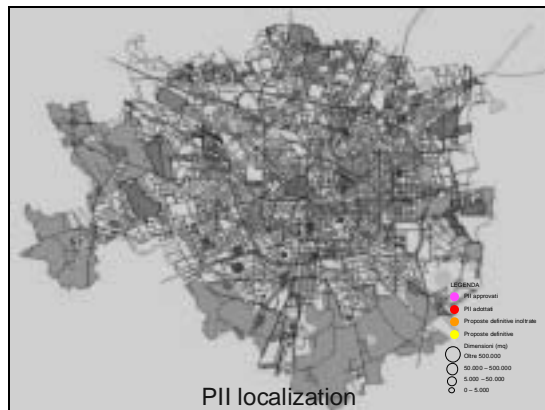
Public areas and buildings
due/proposed (sq m)

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Urbanisation charge and further public benefits
due/proposed (Euro)

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Sieroterapico Detailed Plan - PP

Owner: Bankruptcy Court

Project: Leonardo Cascitelli Paolo Simonetti (City)
Giorgio Viganò Paolo Hugo Sillano (Court)

EIA and reclamation: Annalisa Gussoni (City)

Landscape architect: Michel Desvigne

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Localization



Aerial view - 1997



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Historical view - 1900



The Navigli landscape protection act - 1993



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Sieroterapico: green park with reuse of existing volume

Projects in progress



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Romolo Detailed Plan – 1997/2000



Magolfa Redevelopment Plan – 1998/2001



Sieroterapico – actual situation



Cascina Argelati – actual situation



Guidelines for the park and the plan

The aims of the project

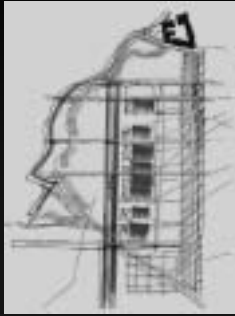
- Reassessment of the area for the formation of an urban park
- Resolution of the conflict resulting from the bankruptcy case
- Relationship between the Sieroterapico area and the general urban plan
- Creation of a system which will connect the existing public spaces (from Naviglio Pavese to Romolo and from Naviglio Grande to Belfanti)
- To ensure easy access to the park, provision of footpaths, cyclepaths, car parking and activity areas
- Restoration of Cascina Argelati, including provision for public uses
- Preservation of existing natural elements (canal Boniforti, avenue of lime trees, bamboo copse)

The plan – 2002

Approved by the City Council – 06.05.2002

- Total area sq m 114.800
- Public park (86%) sq m 98.966
- Owners:
 - Bankruptcy Sieroterapico sq m 103.012
 - Comune di Milano sq m 10.707
 - Bankruptcy Edilgest sq m 1.080
- New buildings:
 - Residential (from 3 to 5 floors) sq m of floor 23.159
 - Commercial (ground floor) sq m of floor 1.841
- Restoration of Cascina Argelati:
 - Private uses (restaurant, bar, etc.) sq m of floor 1.520
 - Public uses (cultural associations, etc.) sq m of floor 654

First ideas for the park



Path system

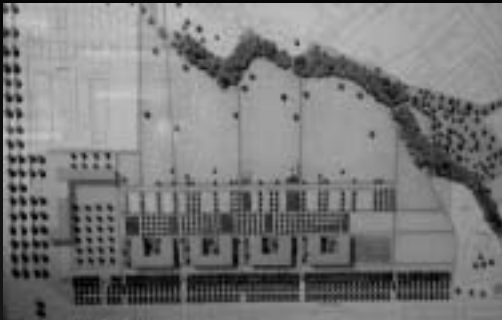


Water system

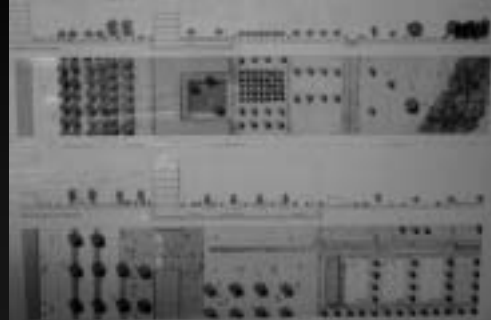
Suggestions for the park



General plan



The park - details



Perspective



View from the park



Integrated Intervention Program - PII Rogoredo - Montecity

Owner: Nuova Immobiliare SpA (Zunino Group)
Project: Paolo Caputo Giovanni Carminati Marco Cerri
with Norman Foster
City of Milan: Leonardo Cascitelli Paolo Simonetti
Annalisa Gussoni (EIA and soil reclamation)
Landscape architect: Franco Giorgetta

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Localization



Aerial view - 2000



Redaelli steel mill - 1902

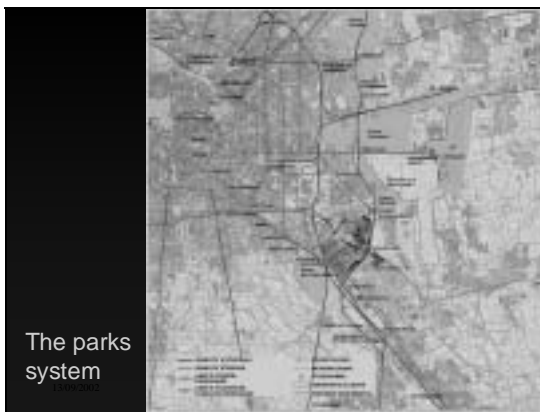


Montecatini
chemical plant
1960



The underground
railways connection
("Passante" system)



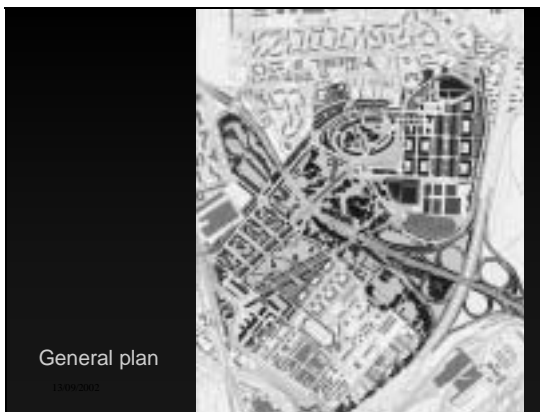


The plan – 2002

Approved by the City Committee – 25.06.2002

▪ Total area	sq m	1.100.000
▪ Total private buildings	sq m of floor	614.900
▪ Public park	sq m	333.187
▪ Public parkings	sq m	204.960
▪ Pedestrian areas	sq m	55.201
▪ Areas for public buildings	sq m	65.186
▪ Public buildings		
- Congress center		
- Schools (2)		
- Church		
- Civic center		
- Residential center for disabled		

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Planned uses

Residential	sq m	270.885
Offices	sq m	162.785
Hotels	sq m	73.280
Commercial	sq m	30.000
Mixed uses	sq m	70.450
Residence	sq m	7.500
Total	sq m of floor	614.900

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