

Please notice all the information are related to the Regolamento Urbanistico (zoning legislation) adopted in march 2014 and actually under approval

FLORENCE, CITY OF THE OPPORTUNITIES



1 A new face of the City/1

URBAN UPGRADING AND REGENERATION / 1

Target. **Polycentric and metropolitan Florence**

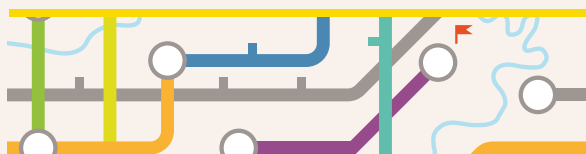
- Final approval of the **planning rules**
- New public spaces** (gardens, squares, parking lots) in areas where the city is too
- Public guidance of private interventions** through implementation plans and agreed permits to build dense
- Transformation of over 700,000 square metres** of empty containers: spaces for residence, social housing, services, coworking, innovation



2 A new face of the City/2

URBAN UPGRADING AND REGENERATION / 2

- Re-conversion of abandoned barracks**: they will eventually be returned to the city
- San Salvi**: completion of the works for it to become the Pole of Memory
- San Lorenzo**: the conclusion of the reorganisation of the market through the involvement of resident operators, trade associations
- Via dei Gondi**: new solution for banks
- Piazza dei Ciompi**: restoration of the square and maintenance of the antique market
- Redevelopment of the **Manifattura Tabacchi** (Tobacco Factory) and of the railway area Leopolda (former OGR)
- San Frediano: rehabilitation of the **former gasometer**



3 A new mobility



23 new parking lots

via del Pratellino, Castello, Sorgane, Ponte a Mensola, Settignano, Certosa, Serpiolla, San Felice ad Ema, via Salvati, Due Strade, Brunelleschi, Indipendenza, Scambiatore Etruria, Cascine La Trave, Cascine Argingrosso, underground Leopolda, via Stradella, ex Gasometro, via Nenni, Meccanotessile area, scambiatore ex depositaria giudiziaria (exchanger former judicial deposit), Vittorio Veneto square, scambiatore Peretola (exchanger Peretola)



Mantignano Ugnano By-pass

Cascine del Riccio By-pass

Completion of Galluzzo By-pass

Intersection of Peretola



Tramway. Lines 2 and 3

binding timeframes and sites organised to minimise any inconvenience



3km of stone paving



80km of re-asphalted roads for example via de'Serragli, via Romana, Via della Colonna



summer LTZ

New telematic doors San Niccolò, Arno River, St. Ambrose



Florence electricity

160 new recharge points for electric vehicles LTZ electric freight

Agreements with taxi fleet



14 ha new pedestrian areas

4 hectares of type A and 10 of type B: Michelangelo square, Piazza del Carmine and Paoli Avenue

4 Florence digital

200km
Broadband

Double
the digital
highway

Power ups

- Online Services
- Interactive multimedia systems
- OpenData



2015 **Major City of Europe**

International event on technology innovation and smart cities



3000
hotspot
FirenzeWiFi



new
app
of public utility

5 Municipality of Florence

WASTE

Objective more recycling 65%



65%

today we are at 50%

- Strengthening door-to-door collection
- Campaigns to raise awareness among citizens
- New underground rubbish skips
- In three years to replace all the old rubbish skips

GREEN

Aim lower emissions

-20%
CO₂

Boiler replacement project

ACQUA

5 new small fountains

- The largest park in Europe: a single green area of 340 hectares from the Cascine up to Argingrosso

- Opening of new gardens
 - Garden area former Meccanotessile (5,000 sqm)
 - Iris Garden (renovation)
 - New Luzi park instead of the camping at Piazzale Michelangelo

- Piazzale della Vittoria
- Peretola
- Due Strade
- Sorgane (Istria square)
- Piazza delle Cure

6 Florence city of European and international culture/1

FLORENCE THE KNOWLEDGE AND HIGH EDUCATION HUB



1
SAN FLORENCE PROJECT
World School



2
CAMPUS OF THE TONGJI UNIVERSITY OF SHANGHAI
the heart of a global network of universities: participation in the development



3
FORTEZZA DA BASSO
architectural restoration and reorganisation to accommodate events related to G8 in 2017 and improve accommodation: 200 million investment and 2,500 jobs expected



4
PIAZZA REPUBBLICA MEDIA CENTER
a place where tourists and citizens can interact with the Florentine culture, its characters and its stories



5
OPERA OF FLORENCE
second hall for conferences and symphonic music

7 Florence city of European and international culture/2

THE NEXT BIG EVENTS



2014

UNESCO FORUM
on culture and cultural industries



2015

FIRENZE CAPITALE



2015

SYNOD AND THE POPE'S VISIT



2015

EXPO 2015
related events



2015

750° ANNIVERSARY OF DANTE ALIGHIERI'S BIRTHDAY



FLORENCE,
CITY OF THE
OPPORTUNITIES

MAIN AREAS OF URBAN REGENERATION

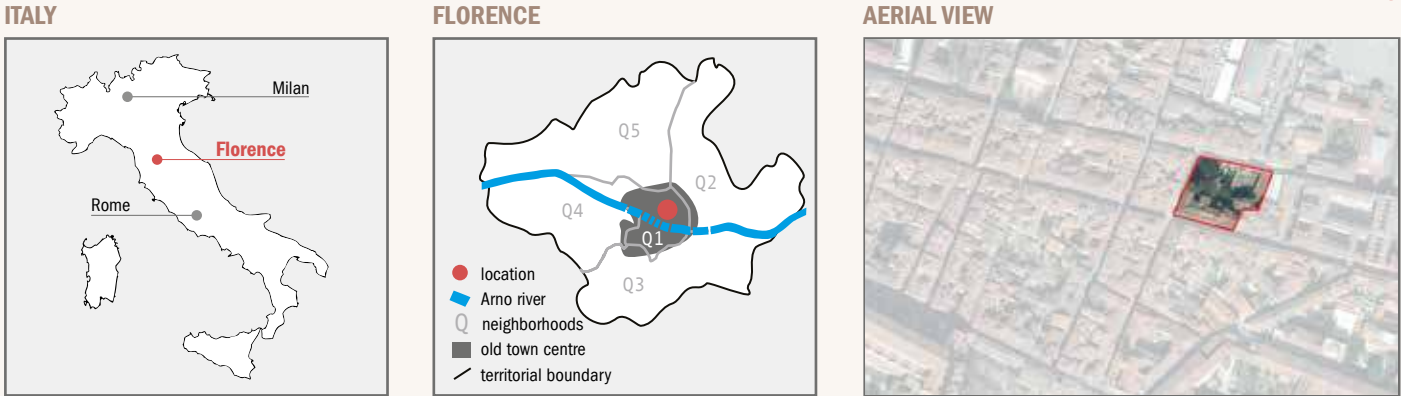
Florence, City of International Knowledge



VIVARELLI COLONNA

LOCATION Via Ghibellina

0001



DESCRIPTION

The complex consists of the Vivarelli - Colonna palace with an adjoining garden, and another adjacent building connected to the main one. The main facade with the entrance is on Via Ghibellina, with a facade that is characterised by various elements of value. The heart of the complex is, however, an Italian garden, which is overlooked by all the buildings, decorated with a circular fountain, in line with the colonnade on the ground floor, and a wall fountain. On the ground floor there is a spacious entrance which is characterised and embellished by a wide staircase, a double colonnade is also located at the entrance looking onto the garden; the rooms on the first floor of the building are completely frescoed. The building is in excellent condition, and is currently home to some Municipal Offices. The programmes of the Administration, however, foresee a re-standardization of municipal offices, which shall also free this location that, for location and characteristics of intrinsic merit, lends itself to being used as the headquarters office of high representatives. It should be stressed the presence of a driveway, and some already available parking spaces.



GROSS USABLE AREA 4.400 mq

END USED ALLOWED

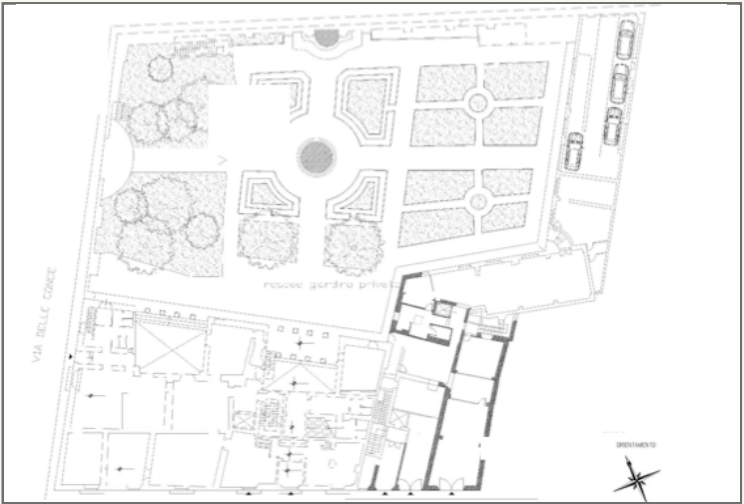
residential	
retail	
office	4.400
tourism	
industrial	



1) The front entrance on Via Ghibellina



2) Many of the inside rooms are frescoed



3) Floor plan of Ground Floor, which shows the standard configuration of the Italian garden and driveway

SITE AREA 3.600 mq

EXISTING USABLE SURFACE 4.400 mq

COSTRUCTION YEAR 1500

ACCESS

In the heart of the historical centre of Florence, just a few minutes from the state railway FF.SS. Of Santa Maria Novella, from the Avenues of the Ring Road of Florence and the underground parking of S. Ambrogio and Beccaria

PROPERTY private public

TYPE OF INTERVENTION

Restoration	<input checked="" type="checkbox"/>
Renovation	<input type="checkbox"/>
Demolition and Reconstruction	<input type="checkbox"/>

KEY OPPORTUNITIES

Centrally located, highly accessible
Property of great value, with frescoes and architectural details
Interior Italian garden in excellent condition
Distribution system already adapted to the intended use
Direct intervention: no political approval is required

RESTRICTIONS

Maintaining of existing green spaces
Insertion of parking spaces in proportion to the new business activities set up

LIMITATIONS

Geologic hazard	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Hydraulic hazard	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
Seismic hazard	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
	LOW AVERAGE HIGH

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REVIEW DATE 30/09/2014

MAIN AREAS OF URBAN REGENERATION

Florence, City of International Knowledge



LE MURATE

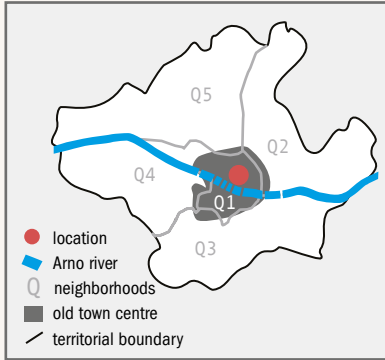
LOCATION Via Ghibellina - Via dell'Agnolo

0002

ITALY



FLORENCE



AERIAL VIEW



DESCRIPTION

A project carried out by the city of Florence and co-financed by the Region of Tuscany in the context of the urban sustainable development plan has been selected as one of the best innovative urban projects in Europe: it is the restoration of the former Florentine prison “Le Murate”. The redevelopment of the complex, located in the heart of the historical centre of Florence, has had a long gestation and received a tranche of EU funding. It has enabled the recovery of an area historically excluded from the urban and social fabric of the Santa Croce district, bringing public housing into the city centre, while providing new public spaces and pedestrian access routes, as an incubator for innovative businesses and a centre for the arts, workshops and shopping. Today the project is at an advanced stage, and it only remains to assign a few commercial and other spaces for offices

GROSS USABLE AREA

23.500 mq

END USED ALLOWED

residential	7.200
retail	1.200
office	3.000
tourism	
industrial	



Overview of the main courtyard and the Convention Centre



1) Overview of the main courtyard and the Convention Centre



2) The shopping mall that connects the two nuclei of the complex, arranged around two main courtyards



3) Plans for the complex at different levels, with different uses

SITE AREA 13.100 mq

EXISTING USABLE SURFACE 22.400 mq

COSTRUCTION YEAR 1400/1860

ACCESS

In the heart of the historical centre of Florence, close to the ring road and the Lungerni

PROPERTY

private

public

TYPE OF INTERVENTION

Restoration



Renovation



Demolition and Reconstruction



KEY OPPORTUNITIES

- Unique complex for its historical and architectural location and value
- High-quality practical restoration
- Proximity to universities and cultural activities
- Highly attractive meeting place for young people and the international community
- Proximity to the parks of Piazza Ghiberti and Piazza Beccaria

RESTRICTIONS

- Preservation of historic structure
- Limitations of direct access

LIMITATIONS

Geologic hazard



Hydraulic hazard



Seismic hazard



LOW AVERAGE HIGH

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Florence, City of International Knowledge



CAREGGI

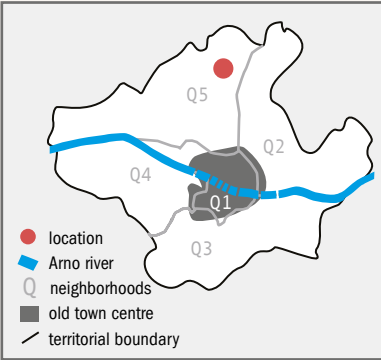
LOCATION Via di Careggi

0101

ITALY



FLORENCE



AERIAL VIEW



DESCRIPTION

The building complex is located along Via di Careggi, in a hilly and panoramic area, at the edge of the main hospital complex in Florence (Careggi). It consists of the main building, called “Villa Nova”, and a number of buildings of a later period built around the villa to meet the needs of the private health activities that had settled there. The complex is currently abandoned in part, because it no longer responds as regards its characteristics to the technical requirements for this type of activity, and it is suitable for the type and location to its recovery with the establishment of residential use. The preservation of the principal historic building and the demolition and reconstruction of more recent and worthless portions are expected; the presence of a large park (over an acre) with a gentle slope may allow the development of a high-quality residential settlement.

GROSS USABLE AREA

5.200 mq

END USED ALLOWED

residential	5.200
retail	
office	
tourism	
industrial	



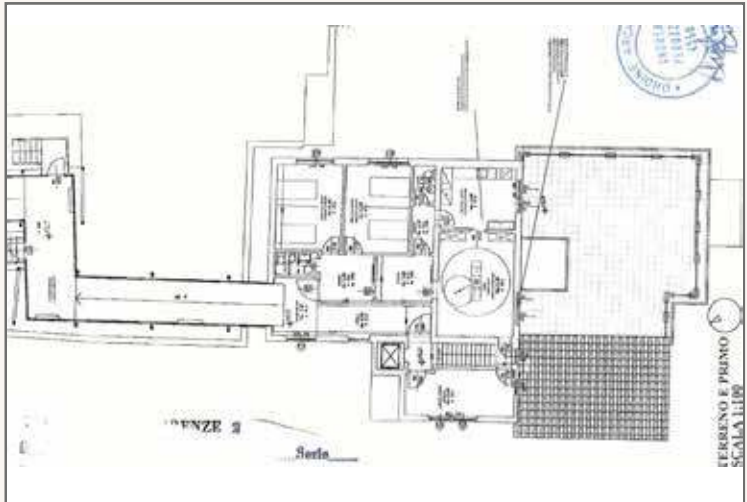
Floorplan of the complex and adjacent park



1) Floorplan of the complex and adjacent park



2) One of the recent buildings, for which the demolition and rebuilding with the same volume is scheduled



3) Floorplan of the Ground Floor of the “Villa Oleandri”

SITE AREA 14.686 mq

EXISTING USABLE SURFACE 5.200 mq

COSTRUCTION YEAR 1800/1950

ACCESS

In the north-west of Florence, close to the future line of the Tramway n. 3.1, about 5 km from the Airport and from the Motorway A1

PROPERTY

private

public

TYPE OF INTERVENTION

Restoration



Renovation



Demolition and Reconstruction



KEY OPPORTUNITIES

Hilly and panoramic position

Over an acre of adjacent park

Proximity to the hospital of Careggi

Implementation Plan: approval of the City Council is not required

RESTRICTIONS

Maximum height of the remanufactured parts: two storeys

The demolished and rebuilt portions are intended for social housing

Retention of existing trees

Reorganization Piazza Puccini

Inserting parking spaces in proportion to the new housing units built

LIMITATIONS

Geologic hazard



Hydraulic hazard



Seismic hazard



LOW AVERAGE HIGH

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MAIN AREAS OF URBAN REGENERATION

Florence, City of International Knowledge



D'ANNUNZIO

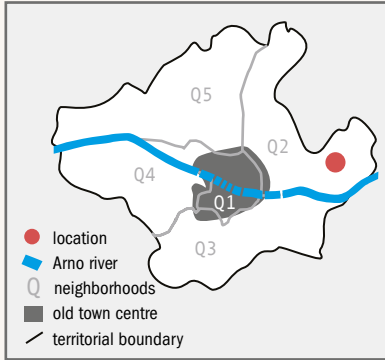
LOCATION Via Gabriele d'Annunzio

0102

ITALY



FLORENCE



AERIAL VIEW



DESCRIPTION

The building complex consists of Villa Santa Maria, a large historic building completely abandoned since 2008, two additional buildings of high architectural value (Villa Elena is currently unused and Villa degli Angeli used only in part) and a number of buildings, which have arisen in mid-sixties, as an extension of the historical building complex. The large and articulated complex occupies the slopes of the hill to the north-east of Florence, and looks for the most part on the last stretch of the street G. D'Annunzio in the vicinity of the square N. Tommaseo in Settignano. Used for a long time as a convent and private school, currently it is for the most part abandoned and adapts to the type and location for its recovery with the establishment of residential use. Conservation of the two buildings of merit; renovation of the Villa Santa Maria, and demolition and reconstruction with equal volume of the most recent portions are planned.

GROSS USABLE AREA

7.200 mq

END USED ALLOWED

residential	7.200
retail	
office	
tourism	
industrial	



1) Site plan showing the overall structure of the large building complex



1) Site plan showing the overall structure of the large building complex



2) View of adjacent park/garden



3) View of one of the buildings which demolition and reconstruction at equal volume has been permitted

SITE AREA 15.092 mq

EXISTING USABLE SURFACE 7.200 mq

COSTRUCTION YEAR 1700/1960

ACCESS
At about 5 km from the South Florence exit of the A1 Milan-Rome, a 15-minute bus ride from the centre of Florence

PROPERTY private public

TYPE OF INTERVENTION
Restoration
Renovation
Demolition and Reconstruction

KEY OPPORTUNITIES

- Hilly and panoramic position
- Proximity to areas of high residential value; Fiesole, Settignano
- Over an acre of park and adjacent garden
- Possibility to create different residential types
- Implementation Plan: approval of the City Council is not required

RESTRICTIONS

- Maximum height of the remanufactured parts: two storeys
- The demolished and rebuilt portions are to be intended for social housing
- Retention of existing trees
- Inserting parking spaces in proportion to the new housing units built

LIMITATIONS
Geologic hazard
Hydraulic hazard
Seismic hazard

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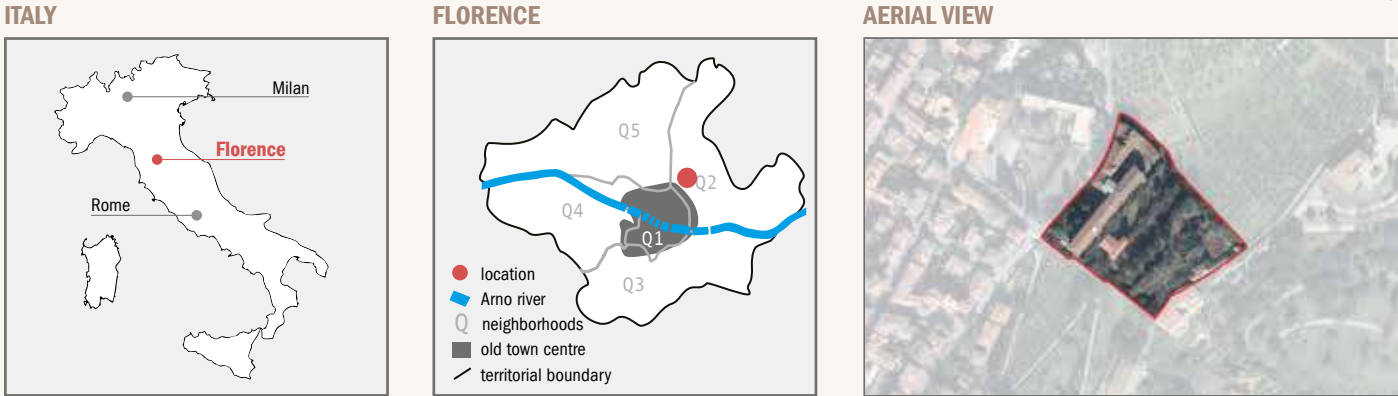
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LA QUERCE

LOCATION Via della Piazzola, 44

0103



DESCRIPTION

The architectural complex of the former College “Alla Querce” is configured as an aggregation of buildings grew up around the original nucleus of a suburban villa of Grand Ducal property since the seventies of the nineteenth century. The large and complex structure as it is today, developed in linear bodies parallel to the via della Piazzuola, occupies the lower slopes of the hill, rejoining with the above via delle Forbici through a sequence of terraces arranged in gardens and areas dedicated to sport. The complex, which is a recognised cultural asset, is now abandoned and is appropriate to host a tourist accommodation, which spatial characteristics it already presents in part by virtue of his previous destination to college and boarding school; interesting large volumes of the refectory, on the Ground Floor. Given the architectural features of merit, it is assumed a restoration of the existing building.

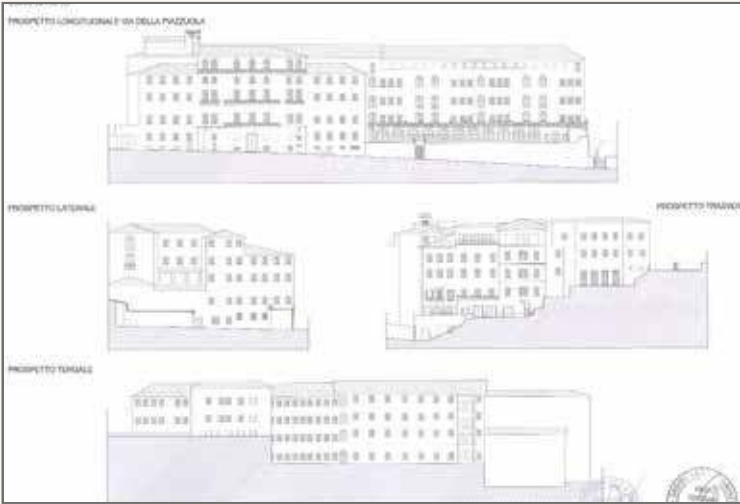
GROSS USABLE AREA 13.400 mq

END USED ALLOWED

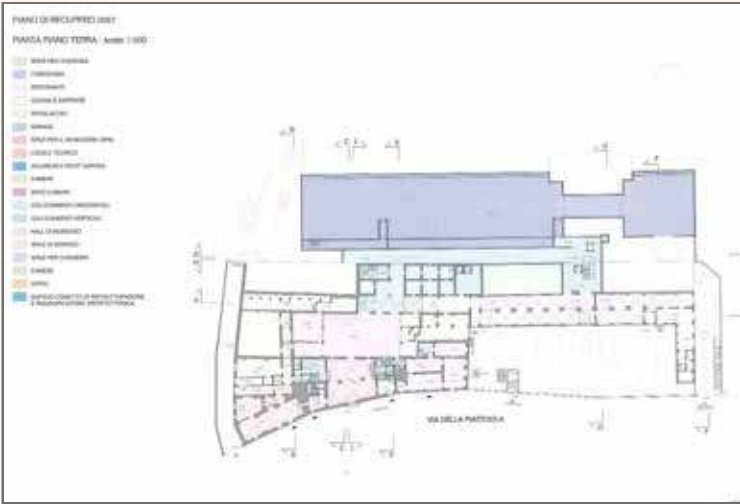
residential	
retail	
office	
tourism	13.400
industrial	



1) The architecture of the complex is simple and functional; used for many years as a high level college, can be destined to a receptive use without the need for major construction projects



2) The tables give an idea of the size of the complex, the height of which is mitigated by the conformation of the terraces of the surrounding garden.



3) One project, already confirmed with the Service for Architectural Heritage, provides for the allocation of accommodation throughout the complex, with large common and conference areas, and the construction of an underground parking lot in the area of relevance.

SITE AREA 15.581 mq
EXISTING USABLE SURFACE 13.400 mq
COSTRUCTION YEAR 1870

ACCESS
At about 2 km from the railway station of Alta Velocità Campo di Marte; a 15-minute bus ride from the centre of Florence

PROPERTY private public

TYPE OF INTERVENTION
Restoration ☒
Renovation ☐
Demolition and Reconstruction ☐

KEY OPPORTUNITIES
Hilly and panoramic position
Proximity to areas of high residential value; Fiesole, Via Bolognese
More than one hectare of parkland, garden and sports areas of relevance
Organization of space already adjusted to a receptive use
Implementation Plan: approval of the City Council is not required

RESTRICTIONS
Retention of existing trees and terraces in the garden
Inserting parking spaces in proportion to the sleeping accommodations made

LIMITATIONS
Geologic hazard ☒
Hydraulic hazard ☒
Seismic hazard ☒
LOW AVERAGE HIGH

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REVIEW DATE 30/09/2014

MAIN AREAS OF URBAN REGENERATION

Florence, City of International Knowledge



MASSONI

LOCATION Via dei Massoni, 10

0104

ITALY

FLORENCE

AERIAL VIEW

DESCRIPTION

The architectural complex, the result of many transformations over the centuries, occupies the area where the first convent of the Padri Cappuccini settled in Florence in 1536. It has become the property of the Marquis Rosselli Del Turco as a result of the downsizing of religious institutes ordered by the grand ducal government, which authorized its use by the Suore Stimmatine in 1855 and the same was donated to them in 1969 by the heirs. The convent was decommissioned in 2005, and in the same manner the farm buildings were abandoned by tenants of agricultural funds, while the Town Planning Regulation provides for the complex the change of use to the residence.

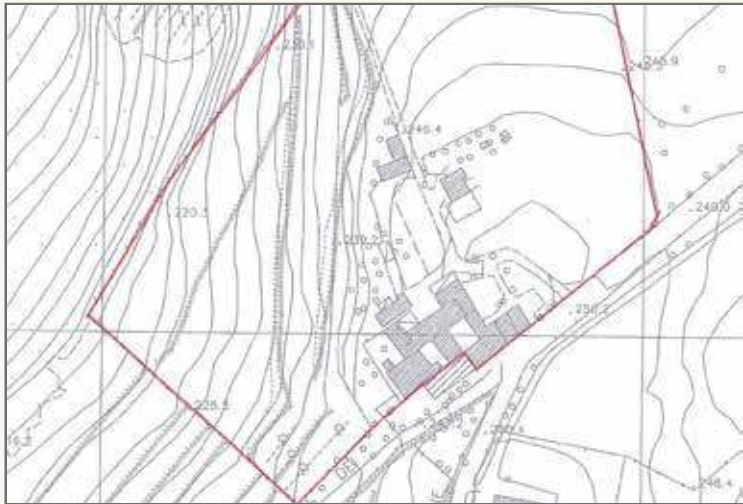


GROSS USABLE AREA

2.200 mq

END USED ALLOWED

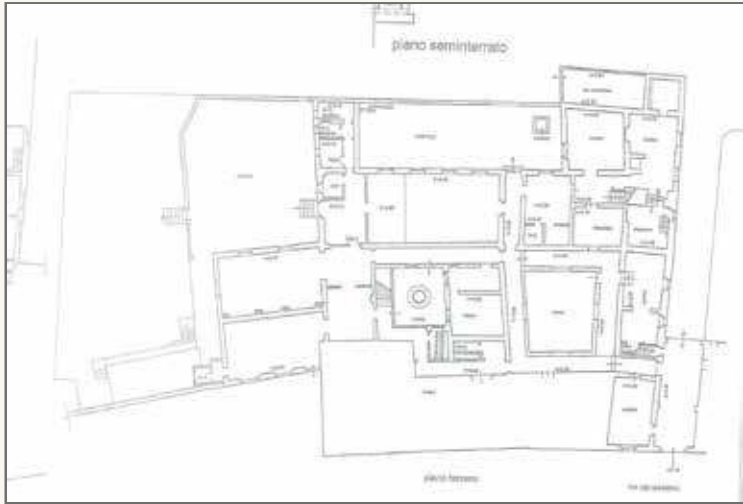
residential	2.200
retail	
office	
tourism	
industrial	



1) Site plan of the complex with a green area of relevance



2) View of the entrance on Via dei Massoni



3) Plan of the Ground Floor, with the articulated structure that is built around two inner courtyards

SITE AREA

5.502 mq

EXISTING USABLE SURFACE

2.200 mq

COSTRUCTION YEAR

1550

ACCESS

In the north-west of Florence, next to the line that connects Florence with Sesto-Calenzano, about 2 km from the Careggi stop of the new Tramway - line 3

PROPERTY

private public

TYPE OF INTERVENTION

Restoration	<input checked="" type="checkbox"/>
Renovation	<input type="checkbox"/>
Demolition and Reconstruction	<input type="checkbox"/>

KEY OPPORTUNITIES

- Located in a hilly and panoramic context
- Near the Policlinico di Careggi
- Large area of relevance with possibility to build parking lots and green spaces
- Direct Intervention: no political approval is required

RESTRICTIONS

Inserting parking spaces in proportion to the new housing units built

particular attention required in the insertion of parking spaces, avoiding waterproof flooring

LIMITATIONS

- | | | | |
|------------------|-------------------------------------|--------------------------|--------------------------|
| Geologic hazard | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Hydraulic hazard | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Seismic hazard | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
- LOW AVERAGE HIGH

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PIAZZOLA

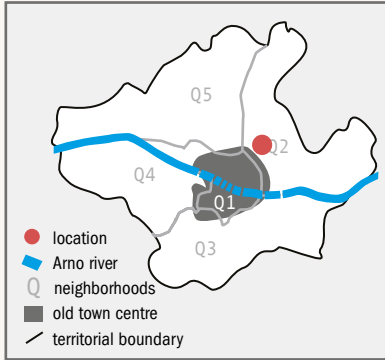
LOCATION Via della Piazzola, 4

0105

ITALY



FLORENCE



AERIAL VIEW



DESCRIPTION

The current configuration of the complex “Oasis of the Sacred Heart of Jesus” is derived from an initial core of a nineteenth-century structure - former stables outside the city belonged to the Florentine nobles Ricasoli Counts - and the many transformations and expansions suffered from property during the nineteenth and twentieth century, even in consideration of the repeated changes of use that have characterised the history of the complex, while remaining in the frame of hospitality (home of the religious, home-school, boarding school and, more recently, hostel for the elderly and holiday home). The complex of great historical and architectural interest, is suitable for its type and location for its recovery with the installation of residential destination.

GROSS USABLE AREA

3.600 mq

END USED ALLOWED

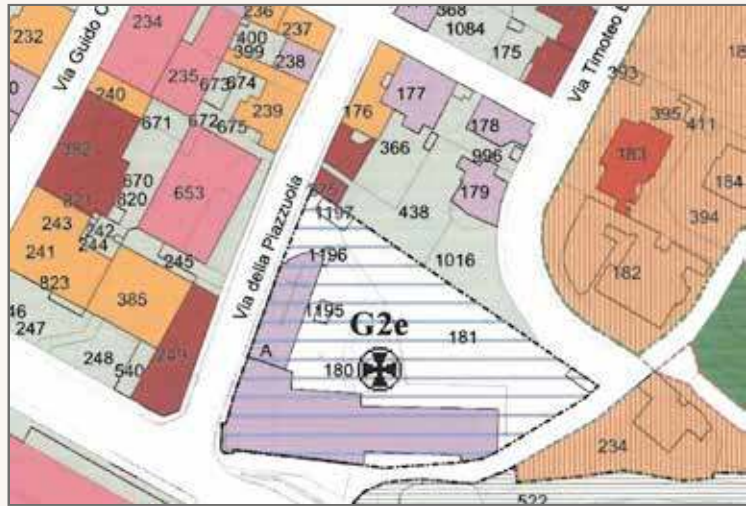
residential	3.600
retail	
office	
tourism	
industrial	



Overview of the historical complex and rear garden



1) Overview of the historical complex and rear garden



2) Site plan with the “L” of the complex disposed around the large area of relevance



3) An image of the interior, which overlooks the garden with tall trees

SITE AREA 3.897 mq

EXISTING USABLE SURFACE 3.600 mq

COSTRUCTION YEAR 1800/1940

ACCESS
At about 2 km from the High Speed Railway Station Campo di Marte; a 15-minute bus ride from the centre of Florence

PROPERTY private public

TYPE OF INTERVENTION
Restoration ☒
Renovation ☒
Demolition and Reconstruction ☐

KEY OPPORTUNITIES

- Hilly and panoramic position
- Proximity to areas of high residential value; Fiesole, Cure, Via Bolognese
- Large area of relevance can be used for parking spaces and related green spaces
- Implementation Plan: approval of the City Council is not required

RESTRICTIONS

Insertion of parking spaces in proportion to the new housing units built

LIMITATIONS

Geologic hazard ☐ ☒ ☐
Hydraulic hazard ☒ ☐ ☐
Seismic hazard ☐ ☐ ☒
LOW AVERAGE HIGH

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MAIN AREAS OF URBAN REGENERATION

Florence, City of International Knowledge



POGGIOSECCO

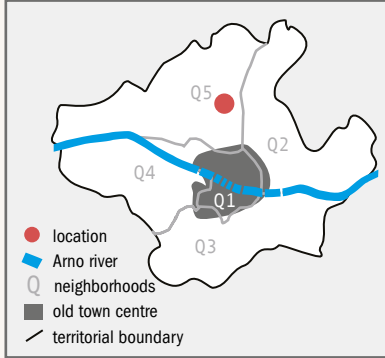
LOCATION Via degli Incontri

0106

ITALY



FLORENCE



AERIAL VIEW



DESCRIPTION

The complex is located in one of the most prestigious hilly areas of Florence's landscape and environment, to the east of the main hospital of Careggi, characterised by the presence of buildings mostly of isolated character with large adjacent plots of land intended for typical crops, as well as parks and gardens. It mainly consists of two buildings: Villa San Giuseppe, of the fifteenth century, and another less valuable building, in addition to a large wooded park. For a long time used as a hospital, it was abandoned in 2000. The objective of the transformation is the recovery of the residential real estate and the adjacent park, with an intervention that promises high quality for the context, the characteristics of the property and the surrounding green area.

GROSS USABLE AREA

6.700 mq

END USED ALLOWED

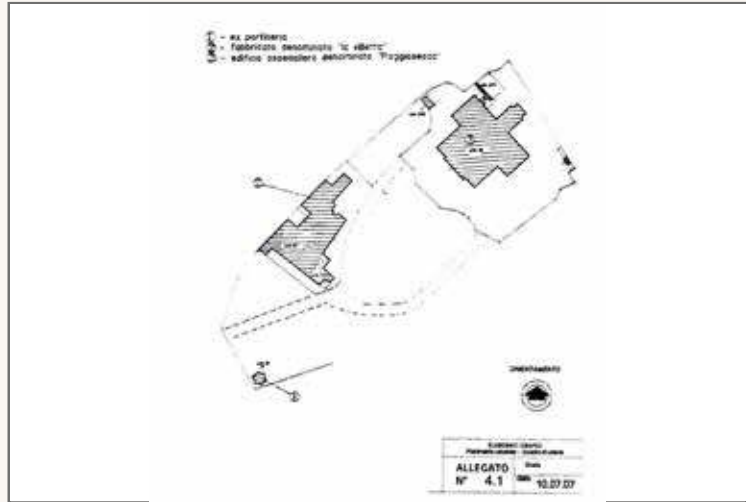
residential	6.700
retail	
office	
tourism	
industrial	



VIEW



1) View on Via degli Incontri, with architectural elements of merit



2) Site plan with the Villa (north-east) and the secondary building



3) Plan of the First Floor of the House, that highlights the simple spatial distribution

SITE AREA 36.714 mq

EXISTING USABLE SURFACE 6.700 mq

COSTRUCTION YEAR 1400

ACCESS

In the north-west of Florence, close to the future line of the Tramway n. 3.1, about 5 km from the Airport and from the Motorway A1

PROPERTY

private

public

TYPE OF INTERVENTION

Restoration	<input checked="" type="checkbox"/>
Renovation	<input type="checkbox"/>
Demolition and Reconstruction	<input type="checkbox"/>

KEY OPPORTUNITIES

- Hilly and panoramic position
- Proximity to the Main Hospital of Careggi
- Over three acres of adjacent wooded park
- Great architectural value of the structure
- Implementation Plan: approval of the City Council is not required

RESTRICTIONS

- Retention of existing trees and terraces in the garden
- Inserting parking spaces in proportion to property units built

LIMITATIONS

Geologic hazard	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hydraulic hazard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Seismic hazard	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

LOW AVERAGE HIGH

CONTACT OFFICE

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REVIEW DATE 30/09/2014

MAIN AREAS OF URBAN REGENERATION

Florence, City of International Knowledge



➤ DE AMICIS

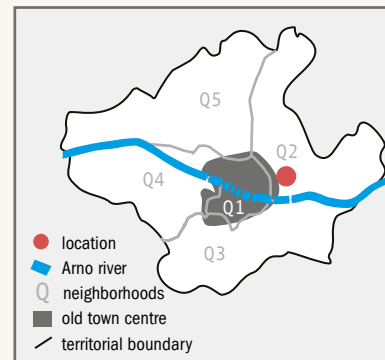
➤ LOCATION Viale De Amicis - Via Milazzo

0201

ITALY



FLORENCE



AERIAL VIEW



➤ DESCRIPTION

The transformation involves a craft complex (former dry cleaners Volpi) located within a large closed block with access from the viale E. De Amicis through a passage, on the ground floor of the building continuing along the avenue, as well as a small driveway on Via Milazzo. The craft activity has been abandoned from a long time: it is foreseen the transformation and change of use to a wide range of activities, such as offices and private-sector service. The works shown on the form refer to a draught prepared earlier for a transformation to residential use, which is no longer considered compatible; however, they have been incorporated to provide design ideas that, at least in part, can be recovered even with a different destination



**GROSS
USABLE
AREA** **3.100**
mq



END USED ALLOWED

residential	
retail	
office	3.100
tourism	
industrial	



1) View of the courtyard in which the ex-productive complex is located



2) Hypothesis of reorganisation for residential use, now faded



3) Again some schedules of the previous solution; in any case, the reconstruction cannot exceed two floors above ground

SITE AREA **5.076** mqEXISTING USABLE SURFACE **3.100** mqCOSTRUCTION YEAR **1950**

ACCESS

At about 2 km from the High Speed Train - Campo di Marte, a 10-minute bus ride from the centre of Florence; near the access (Piazza Alberti) at the shopping district of Via Gioberti



PROPERTY

private

public



TYPE OF INTERVENTION

Restoration ☐Renovation ☐Demolition and Reconstruction ☒

KEY OPPORTUNITIES

Position close to areas of commercial appeal

Collocation secluded from road traffic

No construction constraint

Direct intervention: no political approval is required



RESTRICTIONS

Inserting parking spaces in proportion to property units built



LIMITATIONS

Geologic hazard ☐ ☒ ☐Hydraulic hazard ☐ ☒ ☐Seismic hazard ☐ ☐ ☒

LOW AVERAGE HIGH



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MAIN AREAS OF URBAN REGENERATION

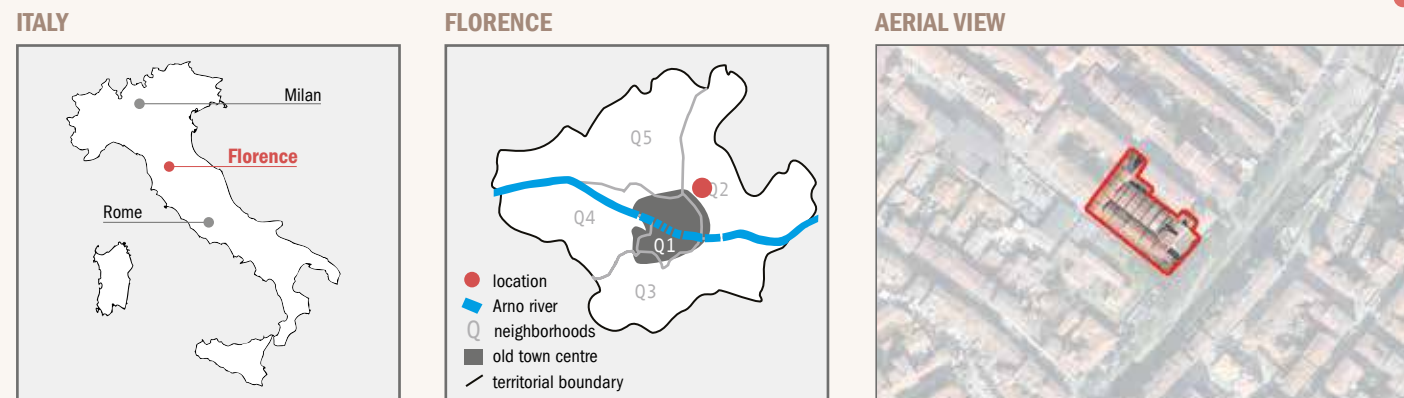
Florence, City of International Knowledge



➤ SERCAMBI

➤ LOCATION Via Sercambi, Via Caracciolo, 5-7-9-11-13

0202



➤ DESCRIPTION

The architectural complex is comprised in the area of compact tissues of the nineteenth – twentieth century, and occupies most of the block, formed between 1920 and 1940, between via G. Sercambi and via F. Caracciolo that overlooks Mugnone near the Ponte alle Riffe. The transformation of the complex, currently abandoned, proposes to redevelop a now incongruous area compared to the predominantly residential context, adapting it to that destination. This would also allow adjusting the road network, which is currently conditioned by the alignments of buildings, and provide the general public with a green space inside the block.

➤ GROSS USABLE AREA **2.700** mq

➤ END USED ALLOWED

residential	2.700
retail	
office	
tourism	
industrial	



1) Overall view of the complex that occupies today almost all the block



2) View of the side that faces Mugnone, now in a state of deterioration



3) A possible design scheme with the alignment along the main axis, and pedestrian paths of connection

➤ SITE AREA **2.513** mq➤ EXISTING USABLE SURFACE **2.700** mq➤ COSTRUCTION YEAR **1920/40**

➤ ACCESS

In the East of Florence, about 3 km from High Speed Railway Station of Campo di Marte and close to the future Tramway line 4

➤ PROPERTY **private** public

➤ TYPE OF INTERVENTION

Restoration ☐

Renovation ☐

Demolition and Reconstruction ☒

➤ KEY OPPORTUNITIES

Views of the Mugnone river

Residential environment with the presence of commercial services

Design freedom - no restriction in the reconstruction

Implementation Plan: approval of the City Council is not required

➤ RESTRICTIONS

Enlargement of the Via Sercambi

Construction of pedestrian passageways connecting with the surrounding urban fabric

Possible realisation of related green area

Implementation of appurtenant parking spaces according to number of new housing units built

➤ LIMITATIONS

Geologic hazard ☒ ☐ ☐

Hydraulic hazard ☐ ☒ ☐

Seismic hazard ☐ ☐ ☒

LOW AVERAGE HIGH

➤ CONTACT OFFICE

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➤ REVIEW DATE **30/09/2014**

MAIN AREAS OF URBAN REGENERATION

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0301

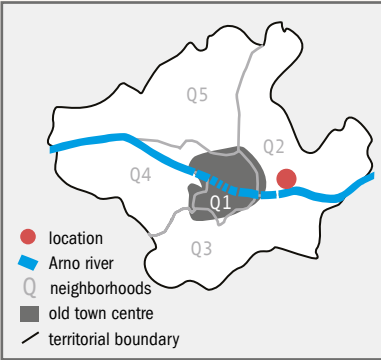
ARETINA

LOCATION Via Aretina 279

ITALY



FLORENCE



AERIAL VIEW



DESCRIPTION

The transformation involves a set of buildings built between the frieze building in via Aretina and the railroad in the area of natural commercial centre of the so-called square of Varlungo, created as a result of the competition “Three squares for Florence” (2005). Mainly used as stores and warehouses of commercial activities, the complex of buildings has been abandoned since 2010. Given the proximity of the railway and the poor accessibility of the area, it is provided for the transformation with a change to office use including private service activities, destination that includes a wide range of service activities that do not generate an excessive town planning load; the transformation is carried out through building renovation of existing volumes

GROSS USABLE AREA

3.100 mq

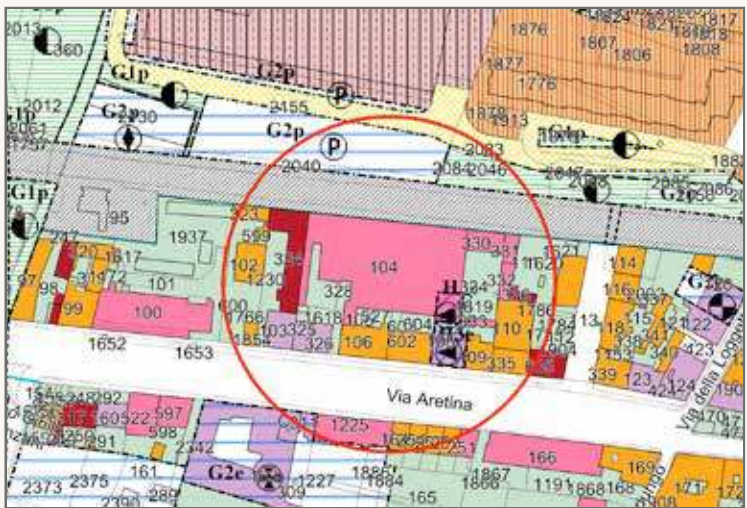
END USED ALLOWED

residential	
retail	
office	3.100
tourism	
industrial	



SITE AREA

3.772 mq



1) Site plan with the urban destinations



2) View of the central courtyard that links the various buildings



3) Interior view of one of the abandoned buildings, with wooden cover

EXISTING USABLE SURFACE

3.600 mq

COSTRUCTION YEAR

1800/1940

ACCESS

At about 1.5 km from the High Speed Station of Campo di Marte; a 10-minute bus ride from the centre of Florence

PROPERTY

private

public

TYPE OF INTERVENTION

Restoration



Renovation



Demolition and Reconstruction



KEY OPPORTUNITIES

Proximity to areas of high commercial attraction

Urban context of recent accommodation

Presence of an internal courtyard usable for parking spaces and related areas

Implementation Plan: approval of the City Council is not required

RESTRICTIONS

Insertion of parking spaces in proportion to the new housing units built

LIMITATIONS

Geologic hazard



Hydraulic hazard



Seismic hazard



LOW AVERAGE HIGH

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MAIN AREAS OF URBAN REGENERATION

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0303

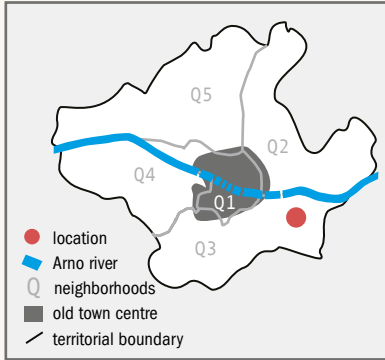
ERBOSA

LOCATION Via Erbosa

ITALY



FLORENCE



AERIAL VIEW



DESCRIPTION

The former manufacturing complex, with main access from via Erbosa, consists of four buildings side by side with a small adjoining two-storey building used as an office, a portion of a shed, an open area flanked by a series of garages. The buildings date back to 1954 and were subsequently expanded. The proximity to the Commercial Centre of Gavinana, and the interior location inside a residential block suggest a commercial use for medium sales structures that can complement the district commercial offer. The area of relevance may allow you to create parking spaces and other spaces between the new buildings

GROSS USABLE AREA

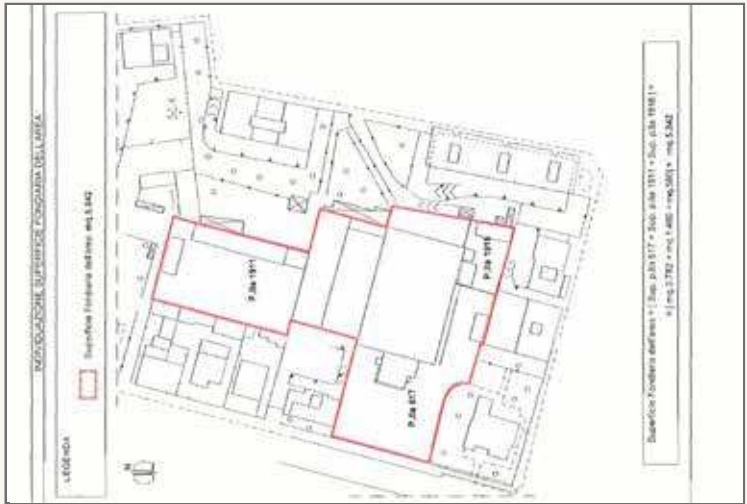
2.800 mq

END USED ALLOWED

residential	
retail	2.800
office	
tourism	
industrial	



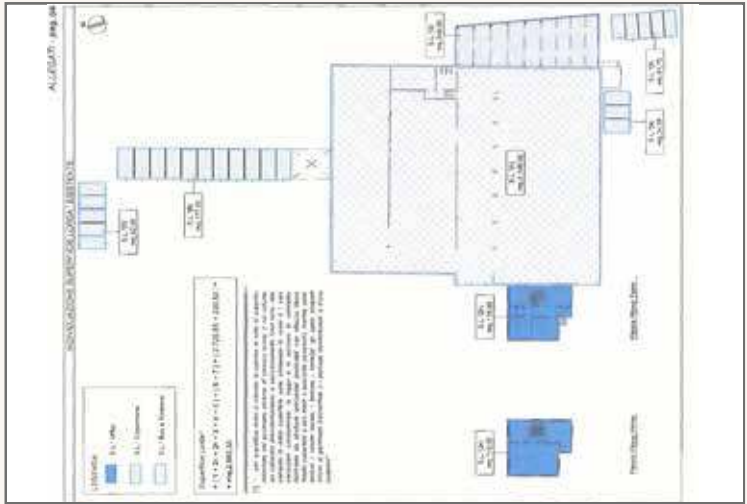
1) Site plan of the existing buildings and the large area of relevance



1) Site plan of the existing buildings and the large area of relevance



2) View of access on Via Erbosa



3) Plants of the main existing volumes

SITE AREA 5.794 mq

EXISTING USABLE SURFACE 2.800 mq

COSTRUCTION YEAR 1950

ACCESS

In the south of Florence, about 3 km from the Firenze Sud exit of the A1 Milan-Naples Highway, a 15-minute bus ride from the historic centre

PROPERTY

private

public

TYPE OF INTERVENTION

Restoration	<input checked="" type="checkbox"/>
Renovation	<input type="checkbox"/>
Demolition and Reconstruction	<input type="checkbox"/>

KEY OPPORTUNITIES

Located near a major commercial hub

Surrounded by residential areas with a high density

Large area of relevance with possibility to build parking spaces and green areas

Direct Intervention: political approval is not required

RESTRICTIONS

Insertion of parking spaces in proportion to the new housing units built

particular attention required in the insertion of parking

LIMITATIONS

Geologic hazard	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hydraulic hazard	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Seismic hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

LOW AVERAGE HIGH

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MAIN AREAS OF URBAN REGENERATION

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FORMER TRAM DEPOT

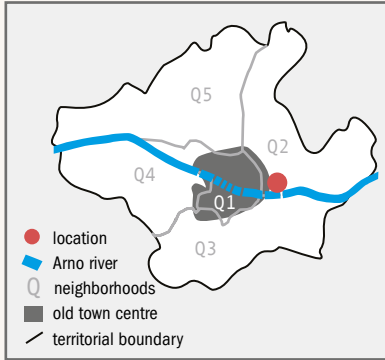
LOCATION Via Fabrizio De Andrè

0304

ITALY



FLORENCE



AERIAL VIEW



DESCRIPTION

The properties owned by the municipality located along via F. De Andrè, unused today, are placed in a context that grew up in different ways, which hosts a variety of activities. Of all the buildings present in the area, in a poor state of maintenance, it is apparent, however, a building constructed in the early '900 and originally used as a workshop for trams. The building has interesting architectural features, which deserve to be preserved and maintained. The area also has practical potential for development and improvement of current conditions, mainly related to its location and its overlooking the Arno, as well as the connection with via E. De Nicola. It can therefore be assumed a mix of commercial and directional functions, aimed at the enhancement of the historical housing stock but also the redevelopment of the whole area.

GROSS USABLE AREA

3.500 mq

END USED ALLOWED

residential	
retail	2.100
office	2.100
tourism	
industrial	



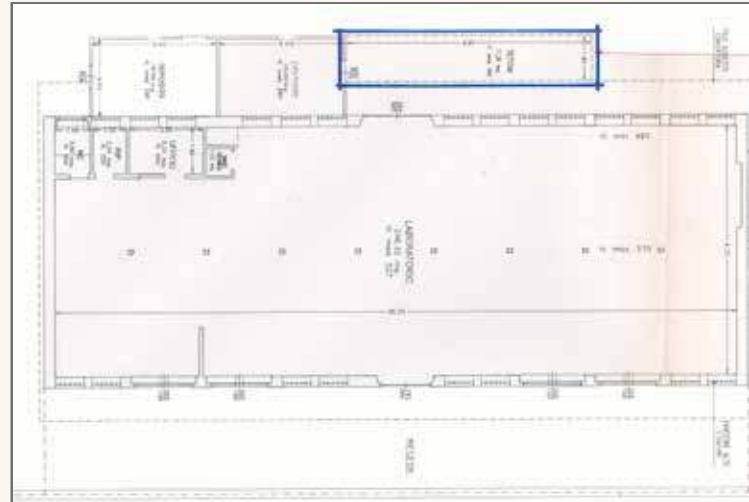
1) Front of the historic part of Lungarno, interesting example of industrial archaeology



1) Front of the historic part of Lungarno, interesting example of industrial archaeology



2) Site plan with the adjacent area and the various plant buildings; the historic building is located on the bottom side



3) Plant of the historic building to be maintained

SITE AREA 5.434 mq

EXISTING USABLE SURFACE 3.500 mq

COSTRUCTION YEAR 1920

ACCESS

At about 3 km from the High Speed Train - Campo di Marte; about 2 km from the South Florence tollbooth of the A1 Milan-Naples

PROPERTY

private

public

TYPE OF INTERVENTION

Restoration



Renovation



Demolition and Reconstruction



KEY OPPORTUNITIES

Position near the Arno River with panoramic views

Excellent accessibility

Distinctive architectural features

Implementation Plan: approval of the City Council is not required

RESTRICTIONS

Inserting of parking spaces in proportion to property units built

Improvement of the existing sewer system

external paving to be carried out with permeable materials

LIMITATIONS

Geologic hazard



Hydraulic hazard



Seismic hazard



LOW AVERAGE HIGH

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MAIN AREAS OF URBAN REGENERATION

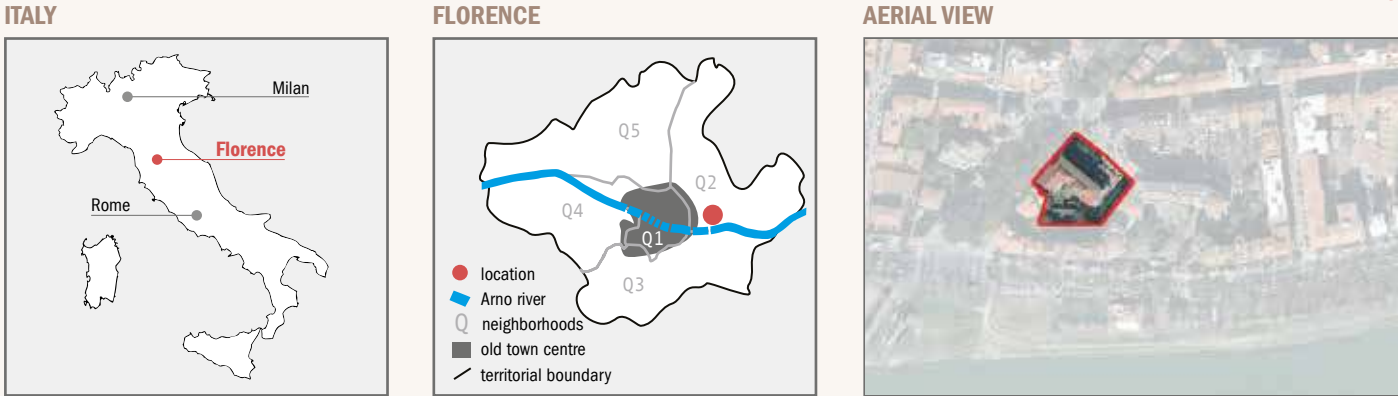
Florence, City of International Knowledge



CAMPOFIORE

LOCATION Via del Campofiore, 18-22

0305



DESCRIPTION

The property, overlooking Via del Campofiore, is part of the so-called complex of the former Enel of Lungarno Colombo, originally made for residence and later adapted for directional use. The complex, which is now unused, can be expected again for residential use as the original main function, complemented by appropriate services, including car parks, of which there is a shortage today; part of the area pertaining to the building, which is already fenced, may be used for this purpose. An intervention on building renovation is permitted, however, given the nature of the building, this is expected to be pretty slight and aimed mainly at improving the energy performance.



GROSS USABLE AREA 4.200 mq

END USED ALLOWED

residential	3.360
retail	
office	840
tourism	
industrial	



1) High angle view of the entire complex of former ENEL, of which the building in question occupies a portion



2) Floor plans at various levels and fronts of the building



3) Hypothesis of functional redistribution, with the prevalence of the residence and a share of commercial services and offices

SITE AREA 2.432 mq
EXISTING USABLE SURFACE 4.200 mq
COSTRUCTION YEAR 1970

ACCESS
At about 2 km from the High Speed Train - Campo di Marte;
about 4 km from the South Florence tollbooth of the A1 Milan-Naples Highway, a few minutes walk from the centre of Florence

PROPERTY private public

TYPE OF INTERVENTION
Restoration ☒
Renovation ☐
Demolition and Reconstruction ☐

KEY OPPORTUNITIES

- Position near the Arno River with panoramic views
- Proximity to the town centre and the Oltrarno
- Requires moderate building interventions
- Adjacent area closed with green spaces
- Direct intervention: no political approval is required

RESTRICTIONS

Inserting parking spaces in proportion to property units built

LIMITATIONS
Geologic hazard ☐ ☒ ☐
Hydraulic hazard ☐ ☐ ☒
Seismic hazard ☐ ☐ ☒
LOW AVERAGE HIGH

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REVIEW DATE 30/09/2014

MAIN AREAS OF URBAN REGENERATION

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COLUMBUS

LOCATION Lungarno Cristoforo Colombo. 54

0306

ITALY

FLORENCE

AERIAL VIEW

DESCRIPTION

The property, overlooking the Lungarno Colombo, is part of the so-called ex Enel complex, originally built for the residence and later adapted for directional use. The complex is now only partially used, and can again provide the original residential use as a main function, complemented by adequate services, particularly parking lots, of which there is a shortage today. A construction renovation is foreseen, however, given the nature of the building, it is expected to be rather slight and aimed mainly at improving the energy performance. The complex overlooks an internal, fully fenced courtyard and with condominium green spaces, part of which may be useful for the construction of adjacent parking spaces.

GROSS USABLE AREA 3.200 mq

residential	3.200
retail	
office	
tourism	
industrial	



1) Overall view of the complex and its lively articulation



2) Entrance to the central courtyard, fenced and equipped with green spaces of condominium use



3) Standard floor plan which highlights the particular shape of the property

SITE AREA 6.637 mq

EXISTING USABLE SURFACE 3.200 mq

COSTRUCTION YEAR 1970

ACCESS

At about 2 km from the High Speed Train - Campo di Marte; about 4 km from the South Florence tollbooth of the A1 Milan-Naples Highway, a few minutes walk from the centre of Florence

PROPERTY private public

TYPE OF INTERVENTION	
Restoration	<input checked="" type="checkbox"/>
Renovation	<input type="checkbox"/>
Demolition and Reconstruction	<input type="checkbox"/>

KEY OPPORTUNITIES

- Position near the Arno River with panoramic views
- Proximity to the town centre and the Oltrarno
- Requires moderate building interventions
- Adjacent area closed with green spaces
- Direct intervention: no political approval is required

RESTRICTIONS
Inserting parking spaces in proportion to property units built

LIMITATIONS	
Geologic hazard	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
Hydraulic hazard	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
Seismic hazard	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
	LOW AVERAGE HIGH

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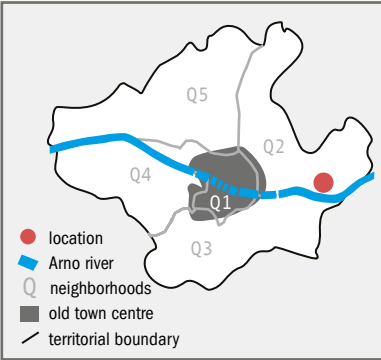
EX FRANCHI

LOCATION Via Ambrosoli, 32

ITALY



FLORENCE



AERIAL VIEW



DESCRIPTION

It is a buildings complex of significant size located near the Arno River, bordered to the east by the viaduct Varlungo and to the west by the river Mensola. Born as the seat of the Fratelli Franchi textile factory, activity disused since 1992, recovered in more recent times, it is currently occupied by warehouses, workshops, artisans and wholesale premises. The objective of the transformation is to keep in most of the complex the production destination by allowing the establishment of a retail commercial structure (average sales structure), in fact the location and morphology of the building can be adapted to accommodate this new feature also because of its easy accessibility.

GROSS USABLE AREA

5.000 mq

END USED ALLOWED

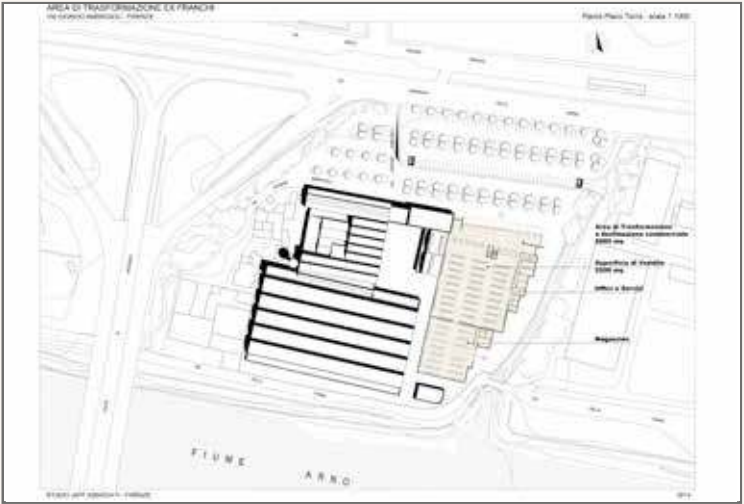
residential	
retail	5.000
office	
tourism	
industrial	



1) View of the car park and the existing buildings the transformation of which is assumed



1) View of the car park and the existing buildings the transformation of which is assumed



2) Site plan of a design hypothesis that involves the insertion of an average sales structure, with services and warehouses



3) Overall view of the above design hypothesis, showing the green parking area

SITE AREA 25.150 mq

EXISTING USABLE SURFACE 5.000 mq

COSTRUCTION YEAR 1970

ACCESS

1 km from the Firenze Sud exit from the Milano-Napoli A1 Highway, on the axis that connects Florence with Pontassieve, on the line of the tramway - Line 3,2, in the design phase

PROPERTY

private

TYPE OF INTERVENTION

Restoration	<input checked="" type="checkbox"/>
Renovation	<input type="checkbox"/>
Demolition and Reconstruction	<input checked="" type="checkbox"/>

KEY OPPORTUNITIES

- Excellent accessibility
- Proximity to the river Arno and the related river park
- Structure in part already adjusted
- Large area of relevance, in part already equipped with a parking
- Direct Intervention: no political approvals required

RESTRICTIONS

- Insertion of a path between the pedestrian area in question and the Mensola stream
- Plant trees along Viale Dalla Chiesa
- Implementation of parking spaces in proportion to the new business set up

LIMITATIONS

Geologic hazard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hydraulic hazard	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Seismic hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	LOW	AVERAGE	HIGH

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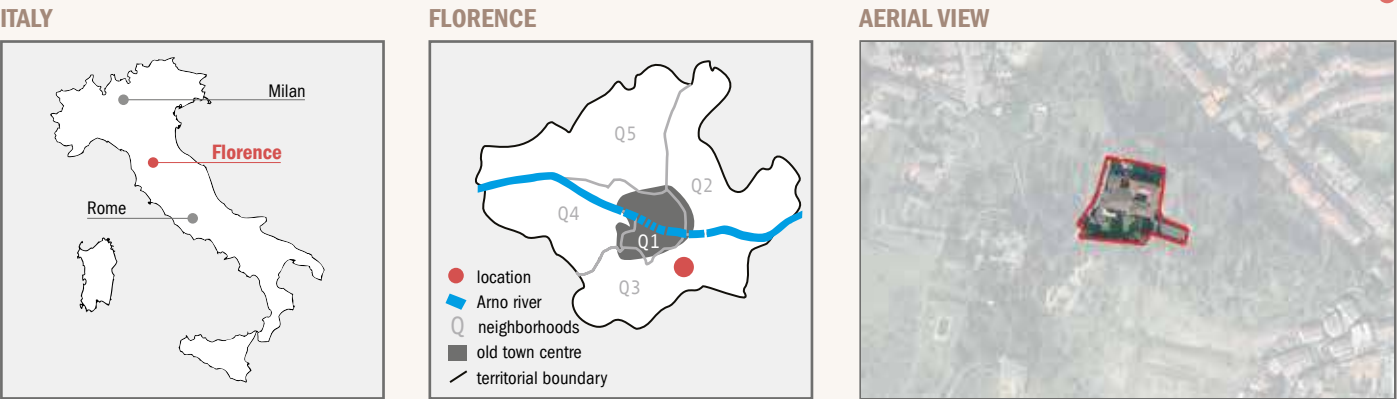
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0310

RUSCIANO

LOCATION Via B. Fortini - Via di Ripoli



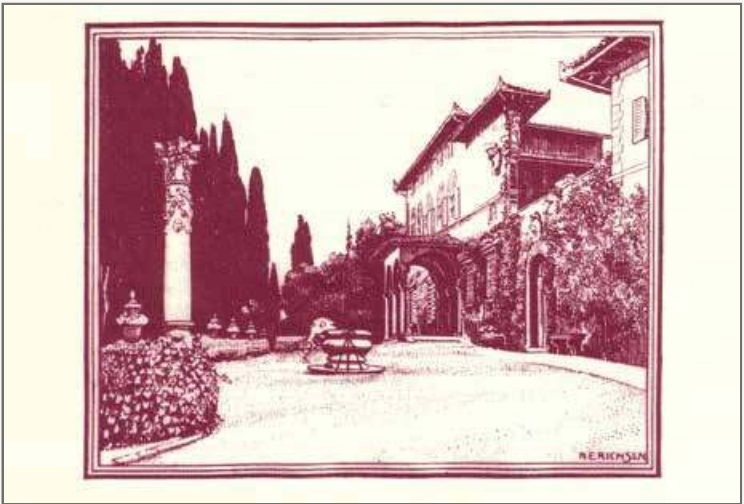
DESCRIPTION

It is a property owned by the municipality and which is currently the registered office of the Environment Management, located in the hills south of Florence and close to trails that connect with prime areas like Arcetri and the Viale dei Colli. The noble villa belonging to the large Possession of Rusciano, is located in the middle of a public park with access from via B. Fortini and Via di Ripoli. The building is in need of restoration, and, for its morpho-typological nature, is inadequate to accommodate the municipal offices. It is already included in the “Plan of disposals and valuations 2012”, while the objective of its development remains through the establishment of new uses, particularly in tourism, without changing the public usability of the park. A portion of the adjacent private area is reserved for the building, for approximately 5,000 square metres, with historic green spaces of remarkable quality.

GROSS USABLE AREA 5.400 mq

END USED ALLOWED

residential	
retail	
office	
tourism	5.400
industrial	



1) Historic view of the Villa with a garden in front and the characteristic colonnade



2) Site plan of the complex, which shows part of the large park in which the property is placed



3) A detail of the adjacent garden of the villa with green spaces of historic area

SITE AREA 5.660 mq
EXISTING USABLE SURFACE 5.400 mq
COSTRUCTION YEAR 1700

ACCESS
At about 2 km from the High Speed Train - Campo di Marte; about 4 km from the South Florence tollbooth of the A1 Milan-Naples Highway, a few minutes walk from the centre of Florence

PROPERTY private public

TYPE OF INTERVENTION
Restoration ☒
Renovation ☐
Demolition and Reconstruction ☐

KEY OPPORTUNITIES

- Hilly and panoramic position
- Proximity to the Viale dei Colli, Piazzale Michelangelo and other places of merit
- Adjacent areas with historic green spaces
- Architectural structure of merit
- Implementation Plan: approval of the City Council is not required

RESTRICTIONS

Inserting parking spaces in proportion to property units built
Retention of the public use of the Park

LIMITATIONS
Geologic hazard ☐ ☒ ☐
Hydraulic hazard ☒ ☐ ☐
Seismic hazard ☐ ☐ ☒
LOW AVERAGE HIGH

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FORTINI

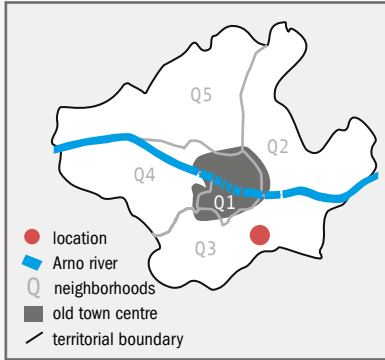
LOCATION Via Benedetto Fortini, 143

0401

ITALY



FLORENCE



AERIAL VIEW



DESCRIPTION

The architectural complex was built with production purposes, such as art workshop in order to renew and pass on the ancient techniques of hand weaving of silk and precious metals. The Arte della Seta Lisio foundation, in the head offices of via B. Fortini, kept a collection of looms and one of antique textiles and technical designs as well as educational workshops and a specialised library on the techniques and history of the fabrics, all activities that have been moved now to other real estate properties in the adjacent area, leaving the building and nearby area in disuse. It is expected the conversion to residential use, as suggested by the very accessible context, and full of green spaces

GROSS USABLE AREA

2.100 mq

END USED ALLOWED

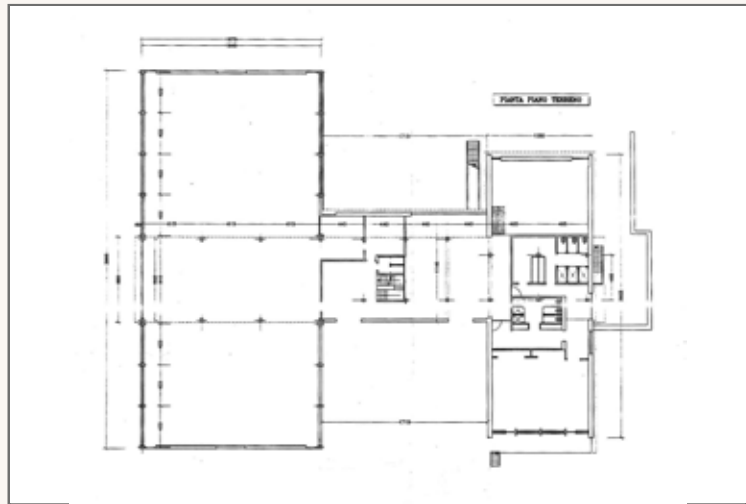
residential	2.100
retail	
office	
tourism	
industrial	



1) View of the entrance gate of Via B. Fortini



1) View of the entrance gate of Via B. Fortini



2) View of existing buildings, with the typical 70's architecture with particulars of a special interest



3) An image inside the large inner park with tall trees

SITE AREA

9.212 mq

EXISTING USABLE SURFACE

2.100 mq

COSTRUCTION YEAR

1970

ACCESS

Near the Firenze Sud exit from the Milan-Naples A1 Highway, on the axis that connects Florence with Bagno a Ripoli, near the Tramway - Line 3.2, in the design phase

PROPERTY

private

TYPE OF INTERVENTION

Restoration	<input checked="" type="checkbox"/>
Renovation	<input checked="" type="checkbox"/>
Demolition and Reconstruction	<input checked="" type="checkbox"/>

KEY OPPORTUNITIES

Excellent accessibility
Proximity to hilly areas of great value
Presence of an area of relevance with green spaces and trees
Articulated structure and recoverable by relatively light works
Direct Intervention: political approval is not required

RESTRICTIONS

Maintenance of morphology and architectural features of the building
Maintenance of existing trees of high quality
Implementation of parking spaces in proportion to the new business set up

LIMITATIONS

Geologic hazard	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Hydraulic hazard	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Seismic hazard	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
	LOW	AVERAGE	HIGH

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30/09/2014

MAIN AREAS OF URBAN REGENERATION

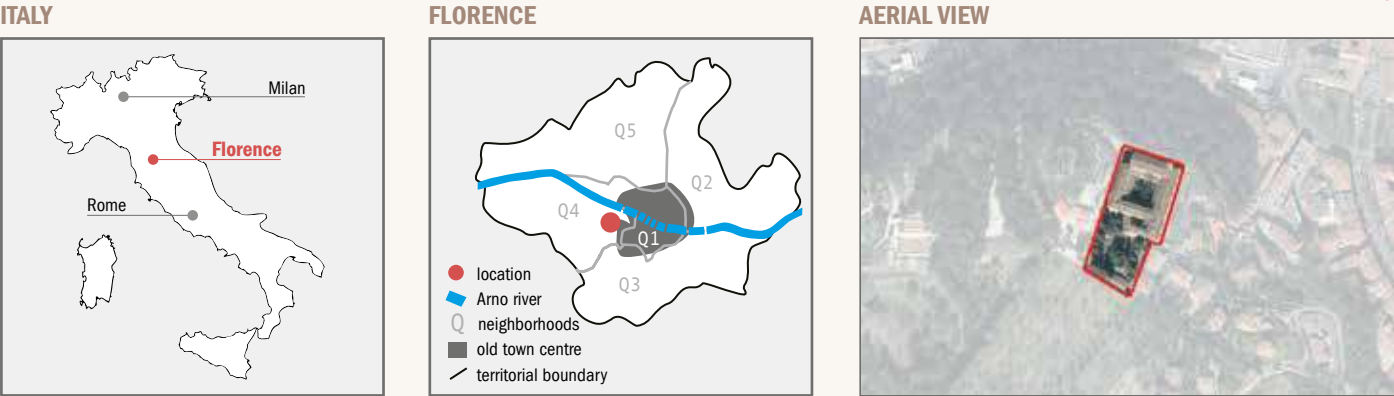
Florence, City of International Knowledge



MONTE OLIVETO

LOCATION Via di Monte Oliveto, 76

0403



DESCRIPTION

Originally an Olivetan convent, the complex of Monte Oliveto was used as a military hospital from the nineteenth century to the 90s and was abandoned in 1997. The building has already obtained authorisation from the competent Directorate General on alienation and the subsequent re-use for residential purposes, an intended use also deemed compatible from a town planning point of view, given its location in a hilly area among the most prized of Florence, and the architectural and historical value of the complex.

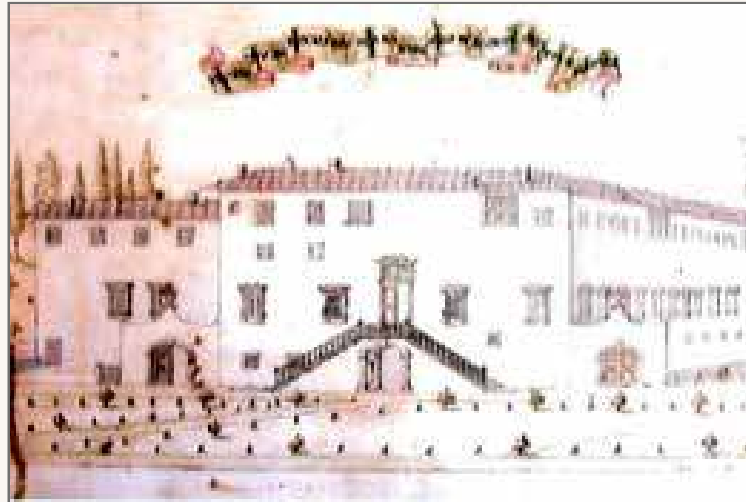
GROSS USABLE AREA 5.300 mq

END USED ALLOWED

residential	5.300
retail	
office	
tourism	
industrial	



1) Overview of the complex immersed in the green of the hills south of Florence



2) A historical image of the ancient Olivetano convent



3) Site plan that highlights the central courtyard around which the complex and the green area in front of the main entrance are located

SITE AREA 4.281 mq
EXISTING USABLE SURFACE 5.300 mq
COSTRUCTION YEAR 1600

ACCESS
In the south area of Florence, near the ring road boulevards (Viale dei Colli), about 2 km from the Tramway - Line 1

PROPERTY private public

TYPE OF INTERVENTION
Restoration ☒
Renovation ☐
Demolition and Reconstruction ☐

KEY OPPORTUNITIES

- Hilly and scenic location
- Residential context of great value
- Building of architectural and historical value
- Direct intervention: political approval is not required

RESTRICTIONS

Implementation of appurtenant parking spaces according to the number of new housing units built

LIMITATIONS
Geologic hazard ☒☐☐
Hydraulic hazard ☒☐☐
Seismic hazard ☒☐☐
LOW AVERAGE HIGH

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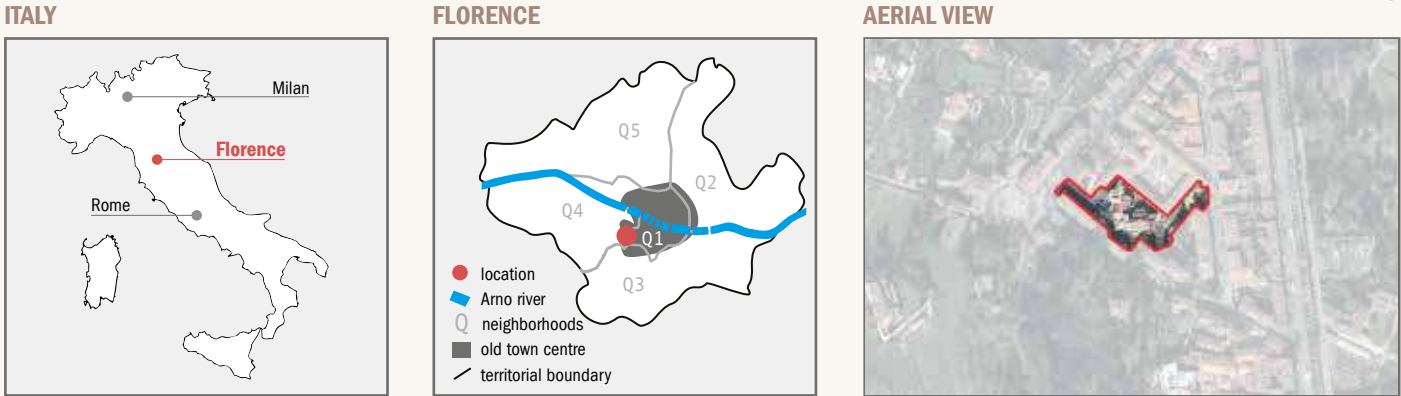
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CONVENTINO NUOVO

LOCATION Via Giano della Bella - Via del Casone

0501



DESCRIPTION

It is a building owned by the municipal authorities adjacent to the old Convent, historical complex of great value which now hosts educational and promotional activities on traditional Florentine crafts. The new volume, built in the 80s as an extension of the crafts complex, was intended to accommodate additional laboratories and is now totally unsuited to the function for which it was created, as well as incongruous compared to the historical context, so that it is foreseen the complete demolition and reconstruction of a new volume for residential use. It is a rare opportunity to design new buildings in an important historical context, and in a “human scale” neighbourhood. The outdoor area is expected to make the necessary appurtenant parking spaces.



END USED ALLOWED

residential	2.000
retail	
office	
tourism	
industrial	



1) High angle view of the complex and the adjacent Convent (former convent of the Leopoldine)



2) An extension of the existing structure to be entirely demolished



3) Floor plan of the building to be demolished and the adjacent area, which already contains - with the possibility of being increased - some parking spaces



ACCESS
In the south-west of Florence, close to the future expansion of the line of the Tramway n. 1, about 6 km from the Impruneta exit of Highway A1

PROPERTY private public

TYPE OF INTERVENTION

Restoration ☐

Renovation ☐

Demolition and Reconstruction ☒

KEY OPPORTUNITIES

- Located in a historical and residential context
- Near the scenic ring of Florence (Viale dei Colli)
- Adjacent area with possibility of creation of parking spaces
- No constraint in the reconstruction
- Implementation Plan: approval of the City Council is not required

RESTRICTIONS

- Maximum height of the remanufactured parts: not exceeding the pre-existing one
- Minimum area of new housing not less than 40 square metres
- Inserting parking spaces in proportion to property units built

LIMITATIONS

Geologic hazard ☐ ☒ ☐

Hydraulic hazard ☒ ☐ ☐

Seismic hazard ☐ ☐ ☒

LOW AVERAGE HIGH

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VERANELLA

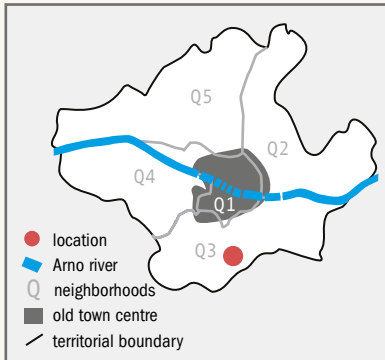
LOCATION Via San Felice a Ema

0502

ITALY



FLORENCE



AERIAL VIEW



DESCRIPTION

It is an eighteenth-century complex, originally born as a farm of the college of Poggio Imperiale and subsequently transformed into a villa dedicated to the reception of guests at the boarding school, since 1962, it hosts a Health Assistance Residence, for the exercise of which a new building was erected in a tergal position with respect to the main building, which preserves historical and architectural value. Held for sale due to inability to adapt to existing standards for the established function, the complex is well suited for placement and type, to assume the residential function, also enriched by the proximity to the complex of the College of Poggio Imperiale and the Viale dei Colli. The new destination is to be carried out through conservative interventions for the property of architectural and historical value, and the demolition and reconstruction for the remainder.

GROSS USABLE AREA

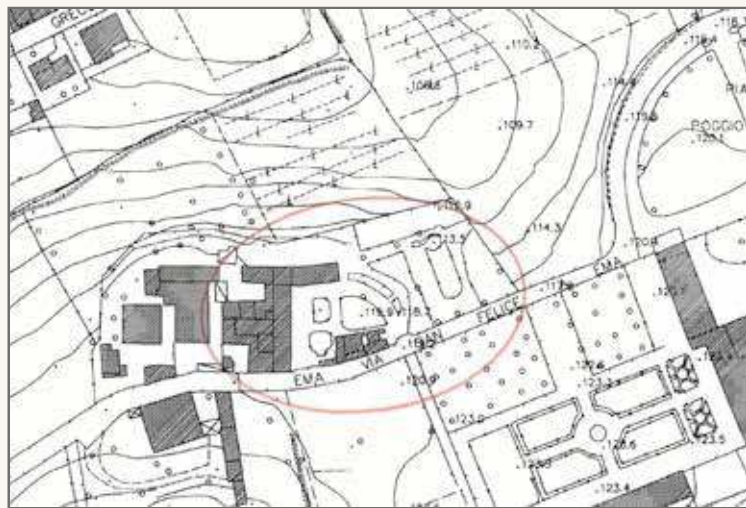
3.200 mq

END USED ALLOWED

residential	3.200
retail	
office	
tourism	
industrial	



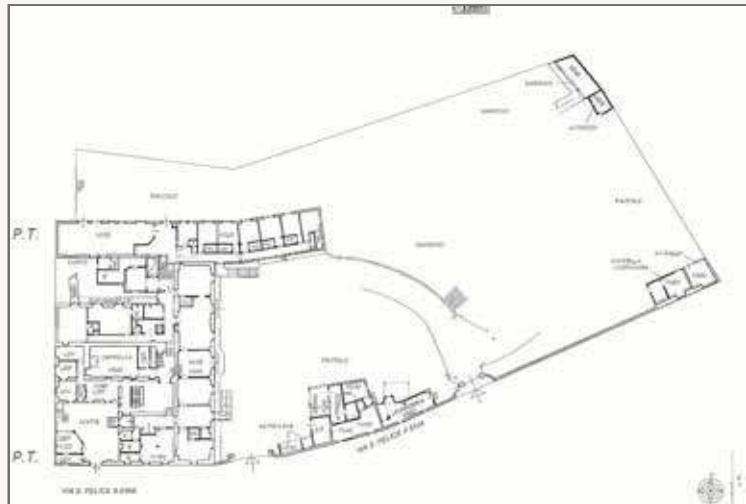
1) Plan of the complex; to the east, the Piazzale del Poggio Imperiale, with the homonymous College, which is the starting point of the panoramic Viale dei Colli leading to Piazzale Michelangelo



1) Plan of the complex; to the east, the Piazzale del Poggio Imperiale, with the homonymous College, which is the starting point of the panoramic Viale dei Colli leading to Piazzale Michelangelo



2) View of the newer part of the complex, which can be demolished and rebuilt



3) Overall floor plan that highlights the broad external area

SITE AREA 5.837 mq

EXISTING USABLE SURFACE 3.200 mq

COSTRUCTION YEAR 1700

ACCESS

In the south-west of Florence, close to the future expansion of the line of the tramway n. 1, about 4 km from the Impruneta exit of Highway A1

PROPERTY

private

public

TYPE OF INTERVENTION

Restoration



Renovation



Demolition and Reconstruction



KEY OPPORTUNITIES

Located in a hilly and panoramic

Near the scenic ring of Florence (Viale dei Colli)

Large adjacent area with possibilities to create parking spaces and green areas

Implementation Plan: approval of the City Council is not required

RESTRICTIONS

Maximum height of the remanufactured parts: no more than two storeys

The demolished and rebuilt portions are to be intended for social housing

Inserting parking spaces in proportion to new property units built

particular attention is required in the insertion of car parkings, avoiding waterproof flooring

LIMITATIONS

Geologic hazard



Hydraulic hazard



Seismic hazard



LOW AVERAGE HIGH

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MAIN AREAS OF URBAN REGENERATION

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EX INPS

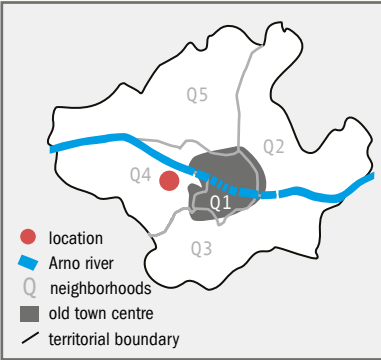
LOCATION Via Foggini, 2

0601

ITALY



FLORENCE



AERIAL VIEW



DESCRIPTION

It is a newly constructed building located in Via G. B. Foggini, near the intersection with Viale Etruria in the direction of the road Firenze-Pisa-Livorno, being comprised within an area of recent settlement. Once headquarters of the INPS offices for the Isolotto area, then decommissioned in 2012, the building may lend itself as regards the type and location to host a business structure. It is expected to be recovered through building restoration, or partial demolition and reconstruction.

GROSS USABLE AREA

2.600 mq

END USED ALLOWED

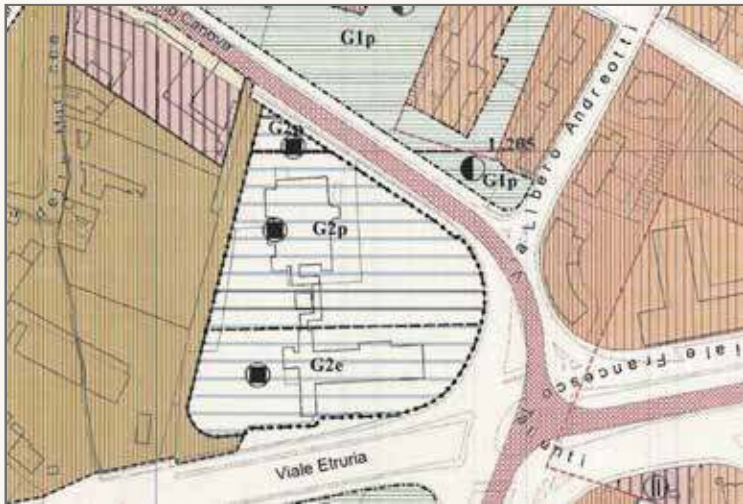
residential	
retail	2.600
office	
tourism	
industrial	



1) Overall view of the complex and the nearby road that leads in the direction of Viale Etruria in the Pisa-Livorno direction



1) Overall view of the complex and the nearby road that leads in the direction of Viale Etruria in the Pisa-Livorno direction



2) Site plan with the urban uses



3) View of the main facade of the complex, which is still in good state of repair

SITE AREA 2.450 mq

EXISTING USABLE SURFACE 2.600 mq

COSTRUCTION YEAR 1970

ACCESS

In the west area of Florence, about 2 km from the Firenze-Scandicci exit of the A1 Milan-Naples Highway and from the entrance of the Fi-Pi-Li high circulation road

PROPERTY

private

public

TYPE OF INTERVENTION

Restoration



Renovation



Demolition and Reconstruction



KEY OPPORTUNITIES

Excellent accessibility

Building in good general condition

Large area of relevance with possibility to build parking spaces

Direct Intervention: political approval is not required

RESTRICTIONS

Insertion of parking spaces in proportion to the new housing units built

LIMITATIONS

Geologic hazard



Hydraulic hazard



Seismic hazard



LOW AVERAGE HIGH

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PISANA

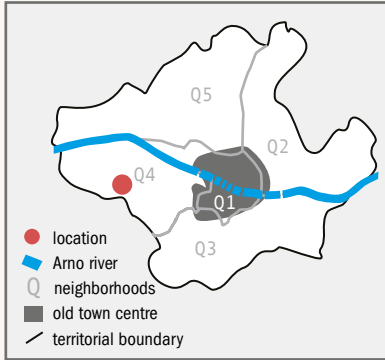
LOCATION Via Pisana

0603

ITALY



FLORENCE



AERIAL VIEW



DESCRIPTION

It is a property complex of industrial craftsmanship use which has been decommissioned from a long time and is placed in the second row from the front buildings of via Pisana (from where it has access) and the new urbanisation of the district of San Lorenzo a Greve. The goal of the transformation is to also reintegrate this position in the structure mainly for residential use through the recovery of the existing surface and a proper arrangement of roads and public spaces.

GROSS USABLE AREA

3.500 mq

END USED ALLOWED

residential	3.500
retail	
office	
tourism	
industrial	



1) Top view of the industrial complex to be demolished; down, the adjacent public green area



1) Top view of the industrial complex to be demolished; down, the adjacent public green area



2) Site plan of the current state



3) Site plan of a project proposal that involves the integration of the new residential development with the existing public green area

SITE AREA 7.730 mq

EXISTING USABLE SURFACE 4.500 mq

COSTRUCTION YEAR 1960

ACCESS

In the south-west of Florence, near the Tramway n. 1, about 2 km from the Scandicci exit of the Highway A1, 1 km from the entrance of the Strada di Grande Circolazione (Great Traffic Road) of Florence-Pisa-Livorno

PROPERTY

private

public

TYPE OF INTERVENTION

Restoration



Renovation



Demolition and Reconstruction



KEY OPPORTUNITIES

Excellent accessibility

Near to the hospital complex of Torregalli

Design freedom - no constraint in the reconstruction

Large adjacent area, useful to create parking lots

Implementation Plan: approval of the City Council is not required

RESTRICTIONS

Improvement of the access road and the connexion with the Via Pisana

Connection of the new settlement with existing public spaces

Implementation of appurtenant parking spaces according to the number of new housing units built

LIMITATIONS

Geologic hazard



Hydraulic hazard



Seismic hazard



LOW AVERAGE HIGH

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0801

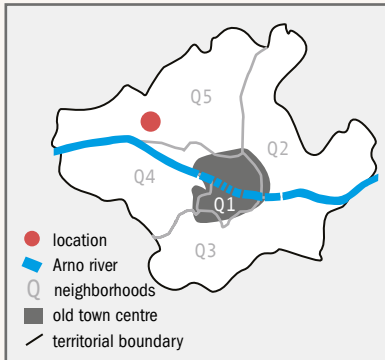
BARACCA FERROVIA

LOCATION Via Francesco Baracca, 186

ITALY



FLORENCE



AERIAL VIEW



DESCRIPTION

The area subject to transformation, between Via F. Baracca and the rail track in the stretch where the two are more closely aligned, has welcomed productive and commercial activities. It has a double driveway, directly from via F. Baracca and indirectly from via del Barco through an area of railway property on which there is also a parking lot where there is the loading and unloading of goods. The building, which occupies most of the lot, consists of two buildings side by side, a building on via F. Baracca and a shed covering an area currently used for parking. The transformation aims at re-organisation of the area and reduction of surface area, with the goal of streamlining the access and the interior spaces to the lot. The eligible destinations are a mix of residential and commercial property, through the complete demolition of the existing structure.

GROSS USABLE AREA

3.100 mq

END USED ALLOWED

residential	1.500
retail	1.600
office	
tourism	
industrial	



1) Overview of the group of former productive buildings (at the centre)



1) Overview of the group of former productive buildings (at the centre)



2) Site diagram with one and two-floor portions that saturate almost completely the area



3) Schematic design of the new Tramway (line 4), which could go on the current railway line, and brush the area in question

SITE AREA 3.136 mq

EXISTING USABLE SURFACE 3.100 mq

COSTRUCTION YEAR 1960

ACCESS

At about 1 km from the Airport and from the Firenze Nord exit of the A1 Milan-Naples highway, on the route of the tramway - line 4 in the design phase

PROPERTY

private

public

TYPE OF INTERVENTION

Restoration



Renovation



Demolition and Reconstruction



KEY OPPORTUNITIES

Excellent accessibility

Design freedom - no constraint in the reconstruction

Implementation plan: approval of the City Council is not required

RESTRICTIONS

Max height: 5 floors above ground

20% of the residential portion to be allocated to social housing

Implementation of appurtenant parking spaces according to the number of new housing units built

LIMITATIONS

Geologic hazard



Hydraulic hazard



Seismic hazard



LOW AVERAGE HIGH

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EX LAZZI

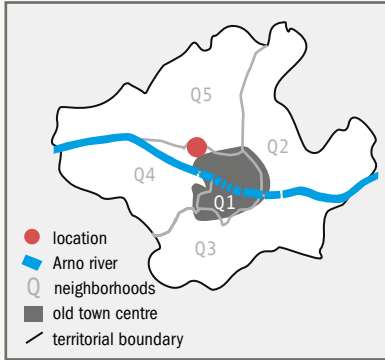
LOCATION Via Mercadante - Via Vivaldi

0803

ITALY



FLORENCE



AERIAL VIEW



DESCRIPTION

The property occupies an inner portion of a large block located immediately behind the fascia of the nineteenth-century expansion. It has been for a long time the headquarters of the bus operator Lazzi company, who had stationed workshops, warehouses, offices, in addition to the uncovered great square of manoeuvre, the property results to be abandoned since 2008. For location, size and morphology the complex lends itself to accommodate a productive activity, or a wholesale business in the service of the historic nucleus. The main limitation is access, at the corner of the Mercadante and Vivaldi streets; in contrast, the broad adjacent area allows to create parking spaces and manoeuvring areas.

GROSS USABLE AREA

4.000 mq

END USED ALLOWED

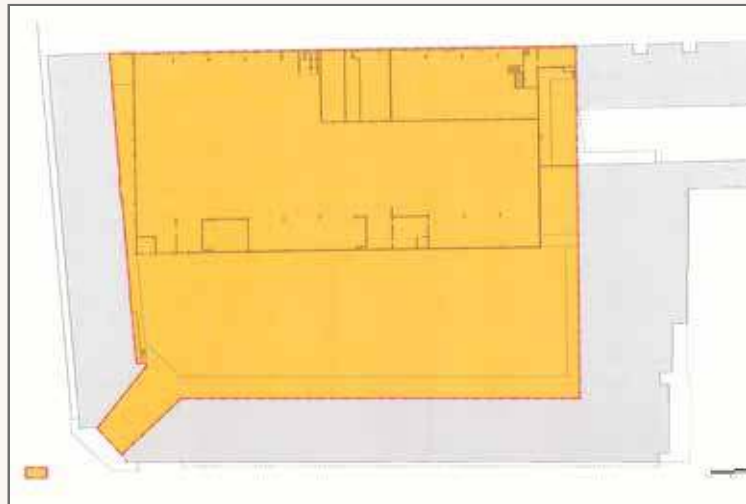
residential	
retail	
office	
tourism	
industrial	4.000



1) The driveway of the complex, at the intersection of Mercadante and Vivaldi streets



1) The driveway of the complex, at the intersection of Mercadante and Vivaldi streets



2) Floor plan of the current state - Ground Floor, with the adjacent area



3) Floor plan of the building at present

SITE AREA 6.901 mq

EXISTING USABLE SURFACE 4.000 mq

COSTRUCTION YEAR 1940

ACCESS
2 km from the station of S. Maria Novella and as many km from the Firenze Nord exit of Highway A1 Milano-Napoli

PROPERTY private public

TYPE OF INTERVENTION
Restoration ☒
Renovation ☐
Demolition and Reconstruction ☐

KEY OPPORTUNITIES

- Good accessibility and proximity to the city centre
- One of the few areas with destination of production and/or commercial wholesale
- Large adjacent area, useful for making car parkings
- Direct intervention: no authorisation policy is required

RESTRICTIONS

- Necessary cheques on the existing road network in relation to expected traffic
- Necessary cheques on the possible impact of noise from the surrounding buildings
- Implementation of appurtenant parking spaces according to the established type of activity

LIMITATIONS

Geologic hazard ☐ ☒ ☐
Hydraulic hazard ☐ ☐ ☒
Seismic hazard ☐ ☐ ☒
LOW AVERAGE HIGH

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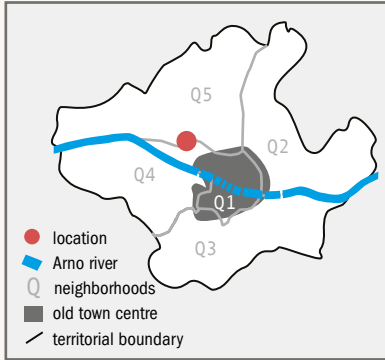
FORMER TOBACCO FACTORY

LOCATION Via delle Cascine - Via Tartini

ITALY



FLORENCE



AERIAL VIEW



DESCRIPTION

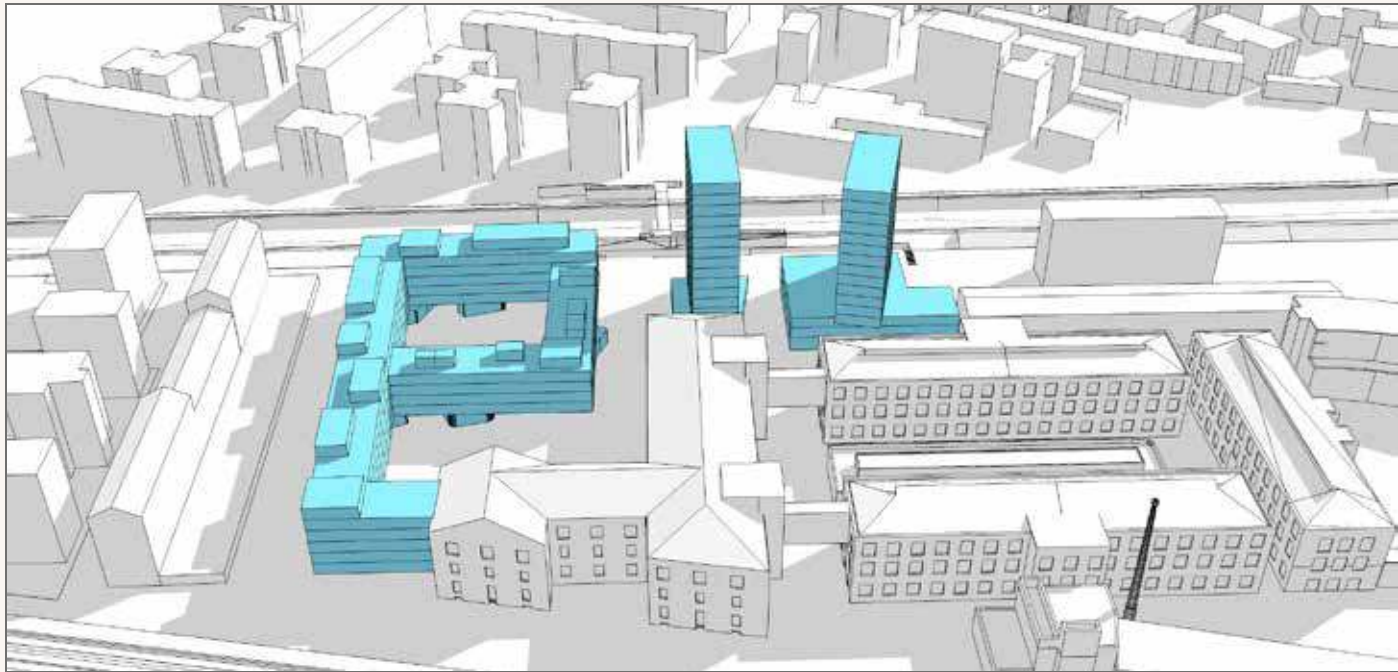
The complex of the Tobacco Factory is perhaps the most important opportunity of transformation of the city of Florence, by position, size and function. The area is located in the immediate vicinity of the Historic Centre, near the Arno, the largest park in Florence (Le Cascine) and the new Parco della Musica; known to the Florentines for the presence of the historic Teatro Puccini, it is now a complex in good condition, characterised externally by an architecture of rationalist style. The possibility of recovery of the complex provides for a mix of functional uses (residential, tourism and hospitality, commercial and offices) that can guarantee an “urban effect”, and has attracted great attention from the operators of Fashion, also because of the proximity to the Former Leopolda Station and the Fortezza, locations of events related to Pitti Immagine. Plans include a structured intervention, with the conservation of historic portions (especially the curved front on Via delle Cascine), the demolition of the recent portions and the reconstruction of a new urban and architectural structure

GROSS USABLE AREA

88.687 mq

END USED ALLOWED

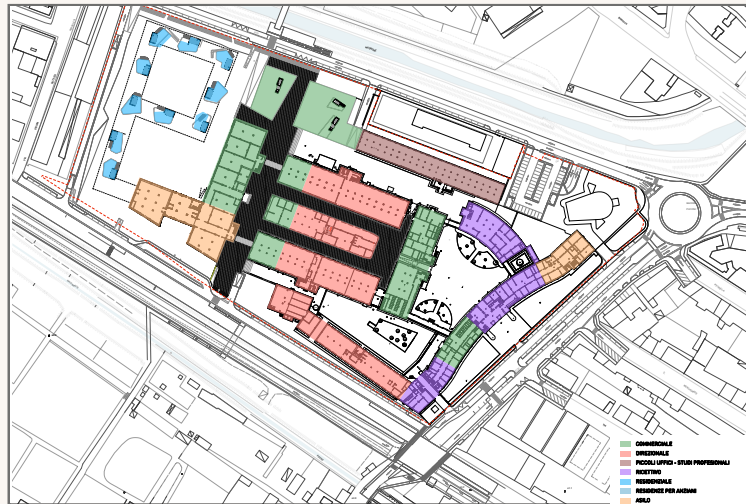
residential	46.117
retail	7.982
office	23.059
tourism	11.529
industrial	



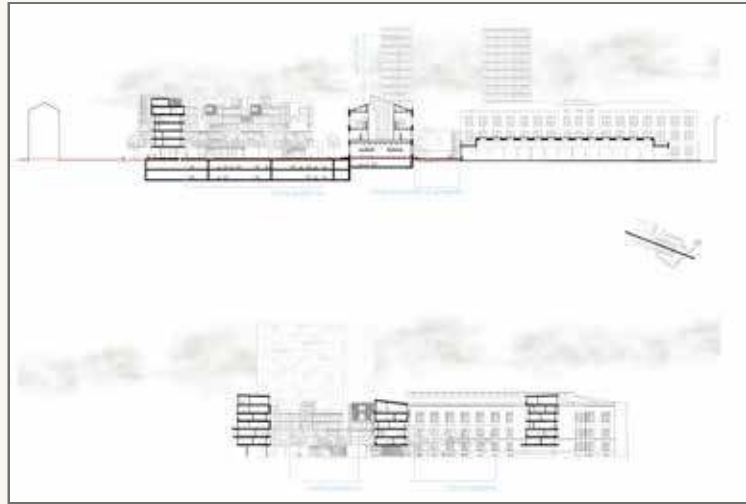
1) Top view of the complex with the main front in evidence; on the left the Parco delle Cascine



1) Top view of the complex with the main front in evidence; on the left the Parco delle Cascine



2) Floor plan of the hypothesis of the project with the identification of functions



3) Sections of the project, with the retention of the most interesting historic parts and the inclusion of brand new portions

SITE AREA 67.896 mq

EXISTING USABLE SURFACE 103.000 mq

COSTRUCTION YEAR 1930/60

ACCESS

At 2.5 km from the station of S. Maria Novella and 2 km from the Firenze Nord exit of Highway A1 Milano-Napoli

PROPERTY

private

public

TYPE OF INTERVENTION

Restoration



Renovation



Demolition and Reconstruction



KEY OPPORTUNITIES

The most important area of urban regeneration in the city of Florence

Rationalist architecture of strong characterization

Proximity to the Cascine Park and the Arno

Opportunity to build a portion of the city, with integrated functions

Implementation Plan: approval of the City Council is not required

RESTRICTIONS

Maximum height of new buildings: 53 lm

Transfer to the existing Theatre and Asylum of the Municipality

Adjustment and adaptation of the access road

Functional improvement of the ninth of Piazza Puccini

Realization of the bike/pedestrian path between Parco di S. Donato and Parco delle Cascine

LIMITATIONS

Geologic hazard



Hydraulic hazard



Seismic hazard



LOW AVERAGE HIGH

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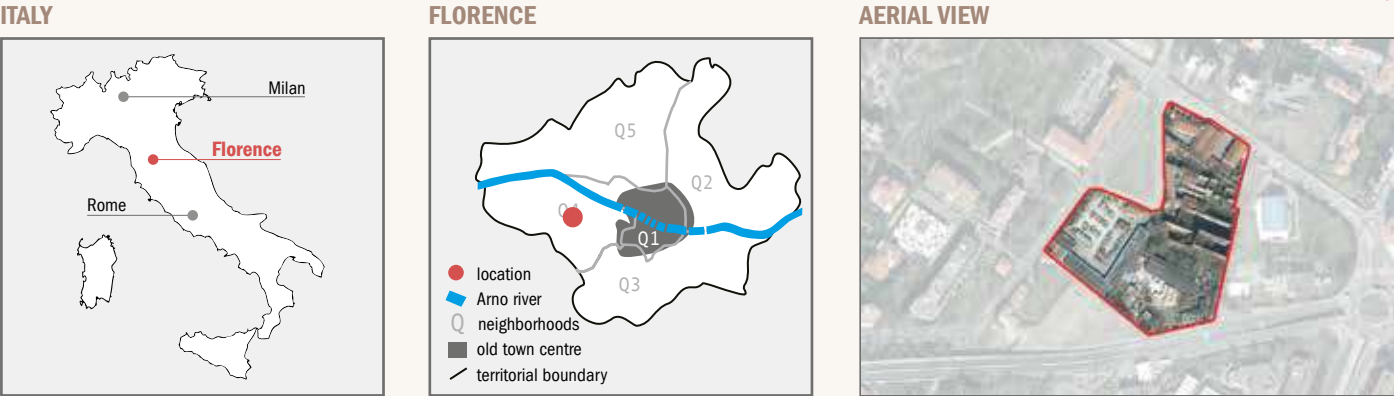
Florence, City of International Knowledge



MURICCE

LOCATION Via Canova, via delle Muricce

0806



DESCRIPTION

The area bounded by Via Antonio Canova, via delle Muricce, via Luigi Pampaloni and Viale Etruria includes the complex of the former factory of Campolmi, as well as other crafting activities and constitutes an unresolved area due to the presence of the ruin of the former factory of Campolmi, of interest as an example of industrial archaeology, next to undeveloped areas. It is a complex situation, partly because of the sectioning of property that has not allowed the desired recovery over time. The formulated solution requires a unitary intervention, a necessary condition for the correct transformation of the area, with the maintenance of the ruin of the former factory of Campolmi, around which the entire project revolves as a space in a large green park. The size of the area also makes possible various configurations for new residential buildings.



GROSS USABLE AREA 14.000 mq

END USED ALLOWED

residential	14.000
retail	
office	
tourism	
industrial	



1) Site plan of one of the design hypothesis developed by the Municipality



2) Overall view of the area; on the right the new residential buildings of Viale Canova



3) Another view of the area, now awaiting disposal

SITE AREA 23.233 mq

EXISTING USABLE SURFACE 14.000 mq

COSTRUCTION YEAR 1930/60

ACCESS

In the south-west area of Florence, about 1.5 km from the Firenze Scandicci exit of the A1 Milan-Naples highway, and from the entrance of the large circulation road of FI-PI-LI

PROPERTY

private public

TYPE OF INTERVENTION

Restoration ☐
Renovation ☐
Demolition and Reconstruction ☒

KEY OPPORTUNITIES

- Excellent accessibility
- Presence of building with historic-industrial value
- Design freedom - no constraint in the reconstruction
- Implementation plan: approval of the City Council is not required

RESTRICTIONS

- Retention of the existing ruins as an example of industrial archaeology
- Construction of a section of road access to the neighbouring school
- Construction of a parking area for the nearby public green area
- Implementation of appurtenant parking spaces according to the number of new housing units built
- Maximum height of the reconstruction: 5 floors

LIMITATIONS

Geologic hazard ☐ ☒ ☐
Hydraulic hazard ☐ ☐ ☒
Seismic hazard ☐ ☐ ☒
LOW AVERAGE HIGH

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MAIN AREAS OF URBAN REGENERATION

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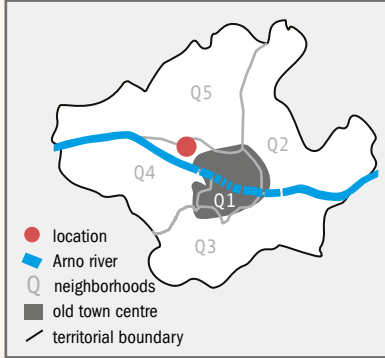
LOCATION Via Squarcialupi, 14-16-18

08 07

ITALY



FLORENCE



AERIAL VIEW



DESCRIPTION

The property, built in 1930 and expanded several times until the 60s, hosted the headquarters of a company of taps and fittings until 2007, the year in which the asset is transferred and the artefacts of Via A. Squarcialupi discontinued. The objective of the transformation is to re-integrate the complex into the surrounding tissue, mainly with residential purposes, through an intervention of demolition and reconstruction involving the recovery of the existing usable surface in a new building of reasonable thickness that affects only the front street, freeing up the rear for parking lots and other condominium areas. The reconstruction will reach the height of adjacent residential buildings, equal to four storeys above ground.

GROSS USABLE AREA

3.500 mq

END USED ALLOWED

residential	3.500
retail	
office	
tourism	
industrial	



Overall view of the building, divided into a main building with two floors of Via Squarcialupi, and in a shed with a floor on the inside



1) Overall view of the building, divided into a main building with two floors of Via Squarcialupi, and in a shed with a floor on the inside



2) Site plan with the urban uses; note the great depth of the building



3) Seen from the inside, in the foreground the shed to be demolished and behind there is the two-storey building lined up on the access road

SITE AREA 2.966 mq

EXISTING USABLE SURFACE 3.500 mq

COSTRUCTION YEAR 1930/60

ACCESS About 1 km from the Firenze Nord exit of A1 Milan-Naples highway, on Florence-Prato railway

PROPERTY private public

TYPE OF INTERVENTION Restoration Renovation Demolition and Reconstruction

KEY OPPORTUNITIES

- Excellent accessibility
- Design freedom - no constraint in the reconstruction
- Implementation plan: approval of the City Council is not required

RESTRICTIONS

- Building on the street front only
- Maximum height of the reconstruction: 4 floors above ground
- Implementation of appurtenant parking spaces according to the number of new housing units built

LIMITATIONS

- Geologic hazard
- Hydraulic hazard
- Seismic hazard

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REVIEW DATE 30/09/2014

MAIN AREAS OF URBAN REGENERATION

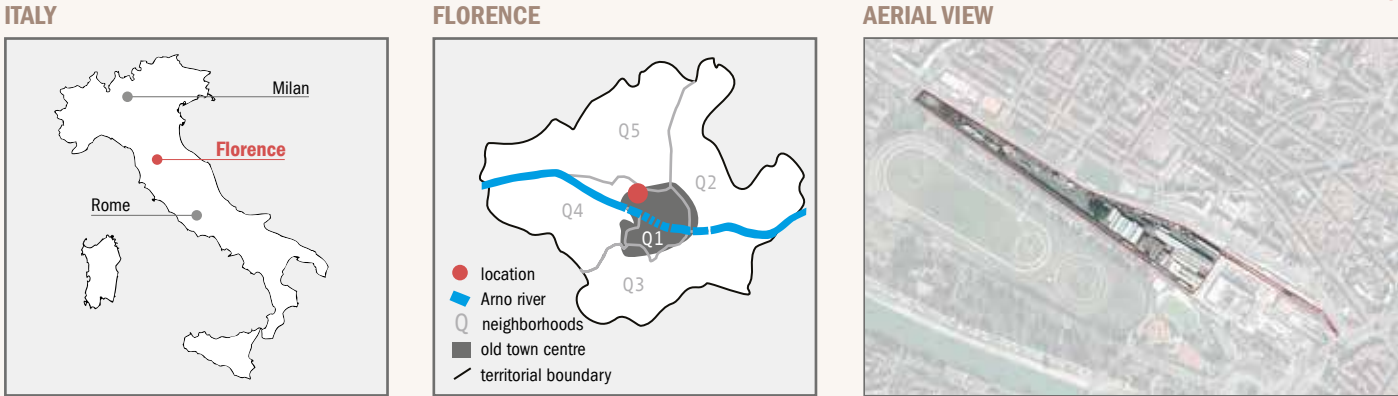
Florence, City of International Knowledge



EX OFFICINE GRANDI RIPARAZIONI - OGR

LOCATION Viale Fratelli Rosselli - Viale delle Cascine

0810



DESCRIPTION

This transformation affects the residual area of the rail compendium of Porta al Prato, once occupied by the Officine Grandi Riparazioni (OGR) and the goods yard. Following a long process of re-appropriation by the city of the areas occupied by the railway operations, to date a large part of the railway complex has still remained to be redeveloped, situated between the residential neighbourhood Leopolda Paisiello, the New Opera House, the Macinante channel and Via delle Cascine. The city demand that has generated more and more in this place, as a result of specific transformations of the former railway station area, supports the transformation of the compendium into a new settlement with a mainly residential use, along with a mix of commercial, tourist-accommodation, office functions. The project is closely related to forecast infrastructures that cross the area: the viability of penetration Rosselli Pistoia and the tram line 4, in place of the railway track Firenze Porta al Prato Pisa. The presentation picture shows a possible study of inclusion in the urban context



END USED ALLOWED

residential	31.200
retail	4.680
office	10.400
tourism	5.720
industrial	



1) Overview of the area, in the foreground the new Opera House



2) View from the road network serving the new residential area adjacent to the OGR



3) Route of the new line of the tramway that will go directly to affect the OGR area

SITE AREA 81.236 mq

EXISTING USABLE SURFACE 42.000 mq

COSTRUCTION YEAR 1920

ACCESS
A few minutes' walk from the railway station of Santa Maria Novella and the historic centre, served by a station of the Tramway - Line 1 and the ring road Avenues of Florence

PROPERTY private public

TYPE OF INTERVENTION
Restoration ☒
Renovation ☐
Demolition and Reconstruction ☒

KEY OPPORTUNITIES

- One of the most important areas of redevelopment of the city, in a rapidly evolving context
- Excellent accessibility
- Proximity to centres of cultural and fair attraction (Opera House, Stazione Leopolda, Fortezza da Basso)
- Opportunity to build a portion of the city, with integrated functions
- Implementation plan: approval of the City Councilis not required

RESTRICTIONS

- Demolition of some surfaces from the Campo di Marte Station and transfer to the Commune of the relative
- 20% of the residential portion to be allocated to social housing
- Construction of a new stretch of the main road and related connexions with the surrounding road network
- Works to upgrade the existing road system
- Assignment of the areas necessary for the realisation of the Tramway - line 4

LIMITATIONS

- Geologic hazard ☒ ☐ ☐
 - Hydraulic hazard ☐ ☒ ☐
 - Seismic hazard ☐ ☐ ☒
- LOW AVERAGE HIGH

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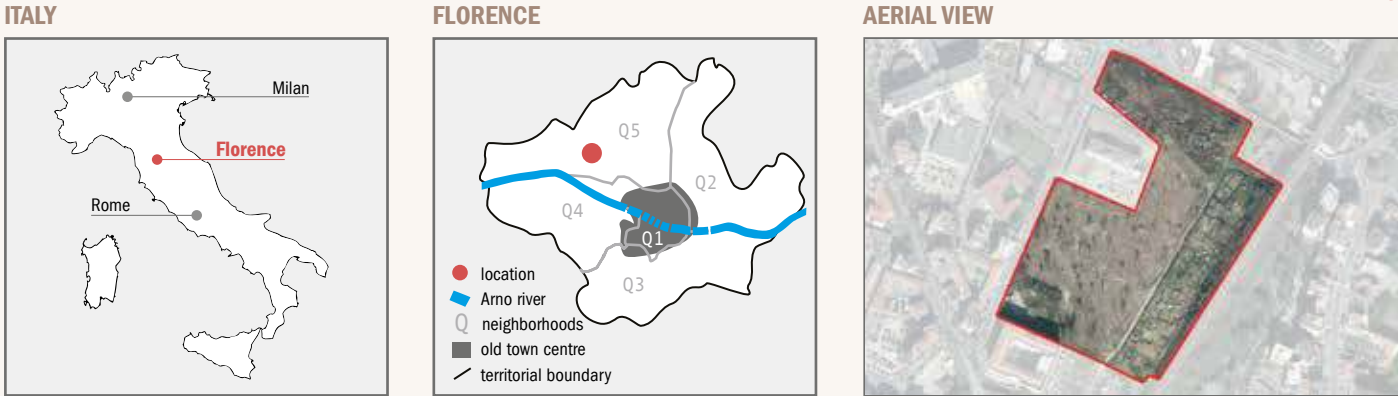
Florence, City of International Knowledge



CARRAIA-GENINIANI

LOCATION Via Geminiani - Via di Carraia

0902



DESCRIPTION

It's one of the few areas of new construction confirmed by the new schedule of the Municipality of Florence, in the area of urban development in the North-West of Florence (Novoli). The project covers a large area between Via F. Geminiani, Via di Carraia and the Pisa-Florence railway, traversed longitudinally by Via G. Pietri (the road is not open to vehicular traffic) where there is only one building, the head office of branch 1 of the Poste Italiane. The processing area due to its location lends itself to accommodate a mix of uses with the prevalence of residential use in addition to other uses compatible with it, such as businesses and offices



END USED ALLOWED

residential	20.000
retail	3.300
office	10.000
tourism	
industrial	



1) The access from Via G. Petri (Via Baracca side)



2) View from the Via di Carraia



3) View from Via Gemignani; on the right the surrounding residential buildings

SITE AREA 45.504 mq

EXISTING USABLE SURFACE

COSTRUCTION YEAR

ACCESS

At 500 m. from the Firenze Nord exit from the A1 Milan-Naples Highway, on the axis that connects Florence with Prato and Pistoia, it is connected with the Tramway - line 2, under construction

PROPERTY private public

TYPE OF INTERVENTION

Restoration	<input type="radio"/>
Renovation	<input type="radio"/>
Demolition and Reconstruction	<input checked="" type="radio"/>

KEY OPPORTUNITIES

- Excellent accessibility
- Proximity to places of interest such as the New Palace of Justice, Mercafir area, malls
- Inclusion in a developing district with high population density
- No constraints in architectural design
- Implementation plan: approval of the City Council is not required

RESTRICTIONS

- Realization of viability of service to the new site and link up with the existing one
- 20% of the residential portion must be allocated to social housing
- Implementation of parking spaces in proportion to the new housing units built
- Distribution of parking lots along the streets, avoiding large concentrations
- Maximum height of the reconstruction: 6 floors above ground

LIMITATIONS

Geologic hazard	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hydraulic hazard	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Seismic hazard	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
	LOW	AVERAGE	HIGH

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ESSELUNGA PISTOIESE

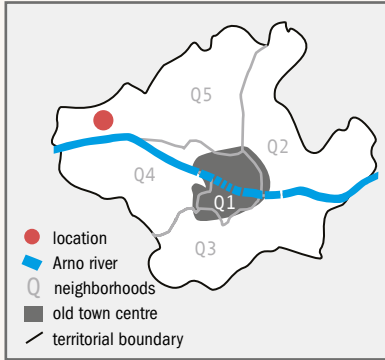
LOCATION Via Pistoiese, 217

0903

ITALY



FLORENCE



AERIAL VIEW



DESCRIPTION

A building complex has been established since 1961, designed for a food bakery production plant, warehouses, workshops, offices across a broad area subject of transformation overlooking via Pistoiese. The remaining portion, located south of the first, is occupied by a football field for amateur use. Given the disposal of the asset that has already found a new location outside the municipality area, the goal of the transformation is then to give a new urban configuration to the area through a complete reorganisation of intervention in order to create, along with the residential settlement, open spaces of connection, used as

GROSS USABLE AREA

10.800 mq

END USED ALLOWED

residential	10.800
retail	
office	
tourism	
industrial	



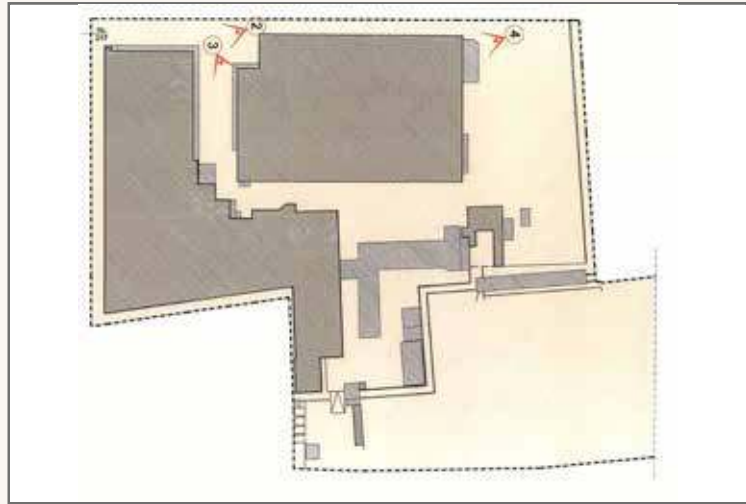
VIEWS



1) Views of the existing complex, in poor condition



2) More images of existing buildings to be demolished



3) Plan of the building complex and the adjacent uncovered areas

SITE AREA 35.206 mq

EXISTING USABLE SURFACE 11.800 mq

COSTRUCTION YEAR 1960

ACCESS

At about 3 km from the Firenze Nord exit of the A1 Milan-Naples Highway, along the route that connects Florence with Prato and Pistoia, on the route of the future Tramway - line 4

PROPERTY

private

public

TYPE OF INTERVENTION

Restoration



Renovation



Demolition and Reconstruction



KEY OPPORTUNITIES

Potential for a small neighbourhood of residence and integrated services

Good accessibility

No building restrictions in reconstruction

Implementation Plan: approval of the City Council is not required

RESTRICTIONS

20% of the surface area to be allocated to social housing

To create driveways to realise connections with the existing road network

To create public parks and public parking at the Via Pistoiese

To build a football field in place of the existing public green area

Concession of the areas necessary for the passage of Tramway - line 4

LIMITATIONS

Geologic hazard



Hydraulic hazard



Seismic hazard



LOW AVERAGE HIGH

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EX GOVER

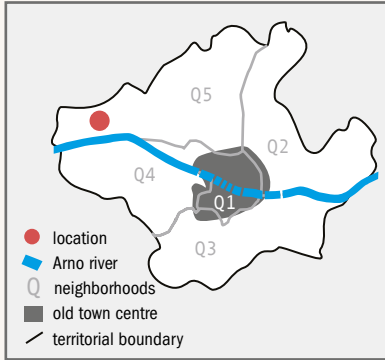
LOCATION Via Pistoiese, 247/a

0904

ITALY



FLORENCE



AERIAL VIEW



DESCRIPTION

The property complex under transformation has been for a long time an integral part of a larger production plant for the production of plastic components. A few years ago the municipal authorities approved an urban renewal project on the entire production area for the construction of residences and services, of which the area currently under consideration is part. The objective of the proposed transformation is to accomplish the original idea of the overall urban regeneration of the area by creating a portion of the city with residences, green spaces, services, able to integrate with the new district of Piagge, one of the largest and most recent areas of expansion of Florence, built quickly, and now in the process of social development and urban planning.

GROSS USABLE AREA

8.400 mq

END USED ALLOWED

residential	8.400
retail	
office	
tourism	
industrial	



PHOTO



1) In the foreground the area in question, now empty, and behind it the residential buildings of the new district of Piagge



2) Planimetric view of the area which extends from via Pistoiese to the banks of the Arno



3) Rendering of the residential project, with large adjacent green spaces

SITE AREA

14.653 mq

EXISTING USABLE SURFACE

8.400 mq

COSTRUCTION YEAR

1960

ACCESS

At about 3 km from the Nord Firenze exit of the A1 Milan-Naples highway, along the route that connects Florence with Prato and Pistoia, on the path of the future Tramway - line 4

PROPERTY

private

public

TYPE OF INTERVENTION

Restoration



Renovation



Demolition and Reconstruction



KEY OPPORTUNITIES

Potential for a small neighbourhood of residence and integrated services

Good accessibility

No building restrictions on reconstruction

Implementation Plan: approval of the City Council is not required

RESTRICTIONS

20% of the surface area to be allocated to social housing

To be carried out driveways to realise connections with the existing road network

To create public parks and public parking at the Via Pistoiese

To realise a football field in place of the existing public green space

Concession of the areas necessary for the passage of Tramway - line 4

LIMITATIONS

Geologic hazard



Hydraulic hazard



Seismic hazard



LOW AVERAGE HIGH

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PISTOIESE

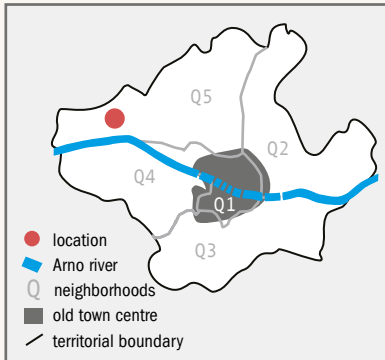
LOCATION Via Pistoiese

0906

ITALY



FLORENCE



AERIAL VIEW



DESCRIPTION

The project involves a frieze area in via Pistoiese, completely free, in an area that has suffered a substantial increase of new residential settlements in the last two decades. It is one of the few areas of new construction confirmed by the Structural Plan of Florence, also because it represents an empty piece in a densely built context, and in which we are switching from commercial and manufacturing construction to a predominance of residence and services. In this case there is already a developed project at a detailed scale, and verified with the Authorities.

GROSS USABLE AREA

2.536 mq

END USED ALLOWED

residential	2.536
retail	
office	
tourism	
industrial	



1) View of the current status; the area stretches along the Via Pistoiese, the main axis of the neighbourhood



1) View of the current status; the area stretches along the Via Pistoiese, the main axis of the neighbourhood



2) View of insertion of the new project



3) Photo-realistic view of the new project, markedly contemporary footprint

SITE AREA 3.574 mq

EXISTING USABLE SURFACE 0 mq

COSTRUCTION YEAR

ACCESS

At about 3 km from the Nord Firenze exit of the A1 Milan-Naples highway, along the route that connects Florence with Prato and Pistoia, on the path of the future Tramway - line 4

PROPERTY

private

public

TYPE OF INTERVENTION

Restoration



Renovation



Demolition and Reconstruction



KEY OPPORTUNITIES

One of the few undeveloped areas available in Florence

Good accessibility

No building restrictions on reconstruction

Direct Intervention: no political approval is required

RESTRICTIONS

20% of the surface area to be allocated to social housing

Associated car parks in proportion to the housing units built are to be carried out

LIMITATIONS

Geologic hazard



Hydraulic hazard



Seismic hazard



LOW AVERAGE HIGH

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EX CNR

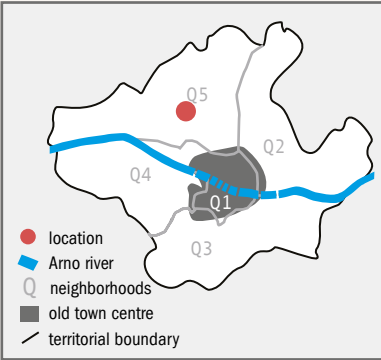
LOCATION Via delle Tre Pietre

1002

ITALY



FLORENCE



AERIAL VIEW



DESCRIPTION

It is an area located in Via delle Tre Pietre on which there is a tower of considerable size, formerly the head office and property of the National Research Centre, but now no longer used by that body. The characteristics of the property, visually striking for its height and distinctive architecture, as well as its location, are such as to make it suitable to accommodate functions of a management nature and private service activities after relatively modest construction projects. The relevant area is surrounded by green zones and trees, as well as ample space for the associated parking spaces.

GROSS USABLE AREA

4.700 mq

END USED ALLOWED

residential	4.700
retail	
office	
tourism	
industrial	



1) View from a distance with the characteristic tower that emerges from the context of a landscaped zone



1) View from a distance with the characteristic tower that emerges from the context of a landscaped zone



2) An overview of the main building (the tower) and the body of the hall with auditorium



3) Entrance gate to the relevant area partly green and partly used as a car park

SITE AREA 5.255 mq

EXISTING USABLE SURFACE 4.700 mq

COSTRUCTION YEAR 1970

ACCESS

At about 2 km from the airport and from the motorway exit Florence North A1 Milan-Naples, just few minutes from Florence Station-Castle

PROPERTY

private

public

TYPE OF INTERVENTION

Restoration	<input checked="" type="checkbox"/>
Renovation	<input type="checkbox"/>
Demolition and Reconstruction	<input type="checkbox"/>

KEY OPPORTUNITIES

Good accessibility
Great visibility of the tower
Need for moderate construction projects
Direct intervention: political approval is not required

RESTRICTIONS

Implementation of parking spaces in proportion to the new activities introduced

LIMITATIONS

Geologic hazard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hydraulic hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Seismic hazard	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
LOW AVERAGE HIGH			

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EX PANIFICIO MILITARE

LOCATION Via Mariti - Via del Ponte di Mezzo

1003

ITALY

FLORENCE

AERIAL VIEW

DESCRIPTION

The area of the former Caserma Guidobono, used from 1923 to 1936 to provide essential supplies to the military structures of the city, is part of a densely built urban environment. Abandoned for a long time, owned by the Ministry of Defence until March 2002, then sold, and became private property, for many years the area has been the subject of controversial proposals of transformation that have seen lengthy discussions between citizens and committees. The currently planned transformation intends to use the opportunity of converting an area of such amplitude, hitherto inaccessible, which becomes again part of the city to lower the density of the surrounding tissue by concentrating the building for a commercial structure in the northern portion and allotting the remaining part for a public park and parking spaces.

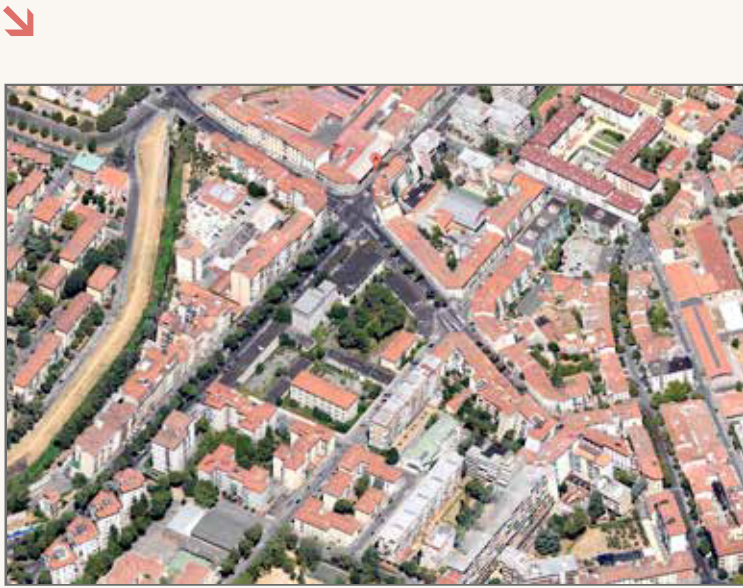


GROSS USABLE AREA

8.000 mq

END USED ALLOWED

residential	
retail	8.000
office	
tourism	
industrial	



1) Overall view of the complex, which occupies an entire city block (recognisable by the dark roofs)



2) Side view of Via Mariti, where the complex is now enclosed by a boundary wall



3) View from Via dei Marignolli, with the buildings that face a residential area of high density

SITE AREA

15.782 mq

EXISTING USABLE SURFACE

10.100 mq

COSTRUCTION YEAR

1920

ACCESS

A few minutes walk from Florence-Rifredi station along the tramway - Line 3, under construction

PROPERTY

private public

TYPE OF INTERVENTION

Restoration ☐

Renovation ☐

Demolition and Reconstruction ☒

KEY OPPORTUNITIES

- Good accessibility
- Placement in a residential area of high density
- Ability to create a shopping centre - average sales structure
- Availability of large open areas for parking spaces and intercommunication spaces
- Implementation plan: approval of the City Council is not required

RESTRICTIONS

- Moving the building to expand the Via di Mezzo
- Shopping centre is located on the north side
- Realization of green public areas and car parks
- Construction of a bike path between Viale Redi and Piazza Dalmatia
- Implementation of parking spaces in relation to the size of settled business activity

LIMITATIONS

- Geologic hazard ☐ ☒ ☐
 - Hydraulic hazard ☐ ☒ ☐
 - Seismic hazard ☐ ☐ ☒
- LOW AVERAGE HIGH

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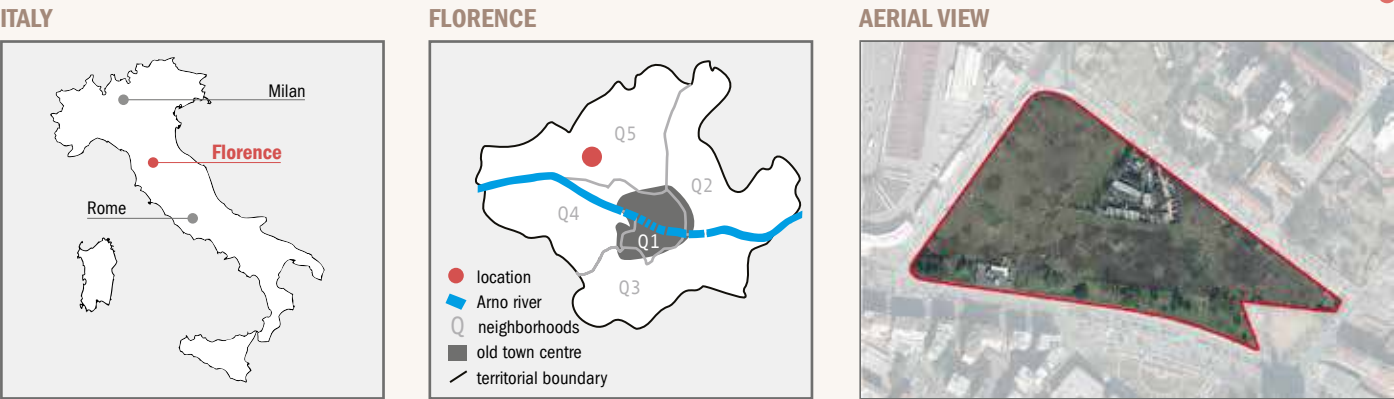
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GUIDONI

LOCATION Viale Guidoni

1004



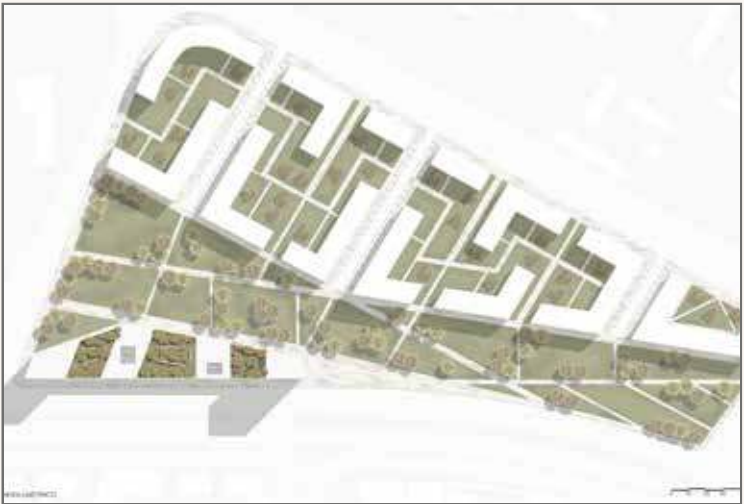
DESCRIPTION

It's one of the few areas for the new construction by the recent planning of Florence. The work covers a wide area bounded by Viale A. Guidoni, Via A. da Schio, Via Accademia del Cimento and Via E.Barsanti completely free in a neighbourhood that has undergone a substantial change of the last decade due to the establishment of new strategic functions (Palace of Justice, the business centre of the Cassa di Risparmio, University) who have left the historical centre in replacement of a large productive abandoned area. The processing area for its location and for changes in the surrounding environment lends itself to accommodate a mix of uses with the prevalence of the intended office use including the activities of private service, supplemented by a significant portion of residence use.



END USED ALLOWED

residential	16.960
retail	
office	25.440
tourism	
industrial	



1) View of a project proposal developed by the Faculty of Architecture



2) Overview of the area, now undeveloped; Mercafir area on the left, a strategic area of public property, on which the Municipality is developing a hypothesis of mixed public-private services



3) Site plan of the design solution

SITE AREA 57.757 mq

EXISTING USABLE SURFACE

COSTRUCTION YEAR

ACCESS

At 500 m from the Firenze Nord exit from the A1 Milan-Naples Highway, on the axis that connects Florence with Prato and Pistoia, a few minutes' walk from the Tramway - line 2, under construction

PROPERTY

private

TYPE OF INTERVENTION

Restoration	<input type="radio"/>
Renovation	<input type="radio"/>
Demolition and Reconstruction	<input type="radio"/>

KEY OPPORTUNITIES

Excellent accessibility
Proximity to places of interest such as the New Palace of Justice, Mercafir area, malls
Inclusion in a developing district with high population density
No constraints in architectural design
Implementation plan: approval of the City Council is not required

RESTRICTIONS

Construction of service roads to the new settlement and redevelopment of the existing one
20% of the residential portion must be allocated to social housing
Creation of a mainly green public space
Distribution of parking lots along the streets, avoiding large concentrations
Maximum height of the reconstruction: 5/8 above-ground storeys

LIMITATIONS

Geologic hazard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hydraulic hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Seismic hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	LOW	AVERAGE	HIGH

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BELLAGIO

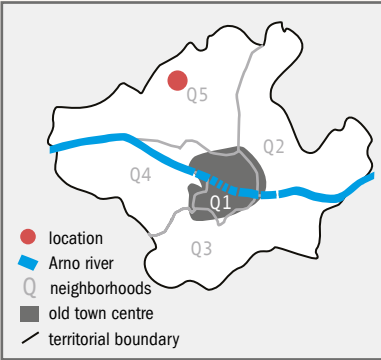
LOCATION Via di Bellagio

1101

ITALY



FLORENCE



AERIAL VIEW



DESCRIPTION

The area includes a crafts complex at the border with the municipality of Sesto Fiorentino, long since abandoned. The location, in a foothill context, and the characteristics of adjacent areas which are predominantly residential, permit the transformation of the surface in a settlement for residential use, creating a small public parking with trees and dedicating a portion of the surface to social services and recreational facilities for the district. In this case it has already been developed and shared with the local administration, a project that provides two-storey buildings, with the row arrangement type and large areas of adjacent private and communal green spaces. The architecture aims to recreate a modern context, but in harmony with the surrounding rural housing.

GROSS USABLE AREA

3.800 mq

END USED ALLOWED

residential	3.800
retail	
office	
tourism	
industrial	



ACCESS



1) The area is located at the foot of the hills north of Florence, (Careggi, Castello) and a project has already been developed on it



2) The project includes 24 residential units of different cuts, spread over two floors, with large appurtenant green spaces



3) The architecture is geared towards energy sustainability and types that recall the rural construction, with extensive use of exposed brick

SITE AREA 10.618 mq

EXISTING USABLE SURFACE 4.200 mq

COSTRUCTION YEAR 1960

ACCESS

At 500 lm from the Railway station of Firenze-Castello, about 4 km from the Firenze Nord exit of A1 Milan-Naples highway, along the route that connects Florence with Prato and Sesto Fiorentino

PROPERTY

private

public

TYPE OF INTERVENTION

Restoration



Renovation



Demolition and Reconstruction



KEY OPPORTUNITIES

Foothills and residential context

Good accessibility

Proximity to the Ville Medicee of Castello, Petraia, Careggi

No building restrictions on reconstruction

Implementation Plan: no approval of the City Council is required

RESTRICTIONS

20% of the surface area to be allocated to social housing

Associated car parks in proportion to the housing units built are to be created

Expansion and new lighting of a stretch of via di Bellagio is to be carried out

Public car park with trees is to be made

To make and give in to municipality a small social and recreational service

LIMITATIONS

Geologic hazard



Hydraulic hazard



Seismic hazard



LOW AVERAGE HIGH

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MECCANO TESSILE

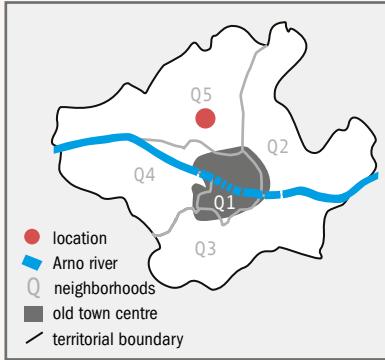
LOCATION Via Taddeo Alderotti

1103

ITALY



FLORENCE



AERIAL VIEW



DESCRIPTION

It is a functionally autonomous portion of the complex called “Ex Meccanotessile”, historical Florentine industry, which was originally dedicated to the workers’ housing and service areas. Acquired by the Municipality and partially restored in the 80s, this portion is destined to disposal, unlike the rest of the complex that will maintain a public destination instead. Its development is realised in a residential destination, entirely destined to social housing, which is to be located near an area entirely dedicated to public services of a cultural nature, and a large public green area, whose location is very appreciated in a extremely dense neighbourhood and lacking in green spaces.

GROSS USABLE AREA

4.000 mq

END USED ALLOWED

residential	4.000
retail	
office	
tourism	
industrial	



1)



1)



2)



3)

SITE AREA 3.116 mq

EXISTING USABLE SURFACE 4.000 mq

COSTRUCTION YEAR 1950

ACCESS
At 500 lm from the railway station Firenze-Rifredi, about 4 km from the Firenze Nord exit of A1 Milan-Naples highway

PROPERTY private public

TYPE OF INTERVENTION
Restoration ☒
Renovation ☐
Demolition and Reconstruction ☐

KEY OPPORTUNITIES

- Good accessibility
- Proximity to a major public area, hosting services and a large public garden
- Row arrangement type on two floors, in a very dense context
- Implementation Plan: no approval of the City Council is required

RESTRICTIONS

The rebuilt surface must be completely intended for social housing
Associated car parks in proportion to the housing units built are to be created

LIMITATIONS

Geologic hazard ☐ ☒ ☐
Hydraulic hazard ☐ ☒ ☐
Seismic hazard ☐ ☐ ☒
LOW AVERAGE HIGH

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GIULIANI

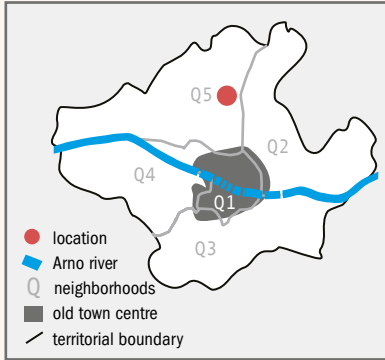
LOCATION Via Reginaldo Giuliani

1104

ITALY



FLORENCE



AERIAL VIEW



DESCRIPTION

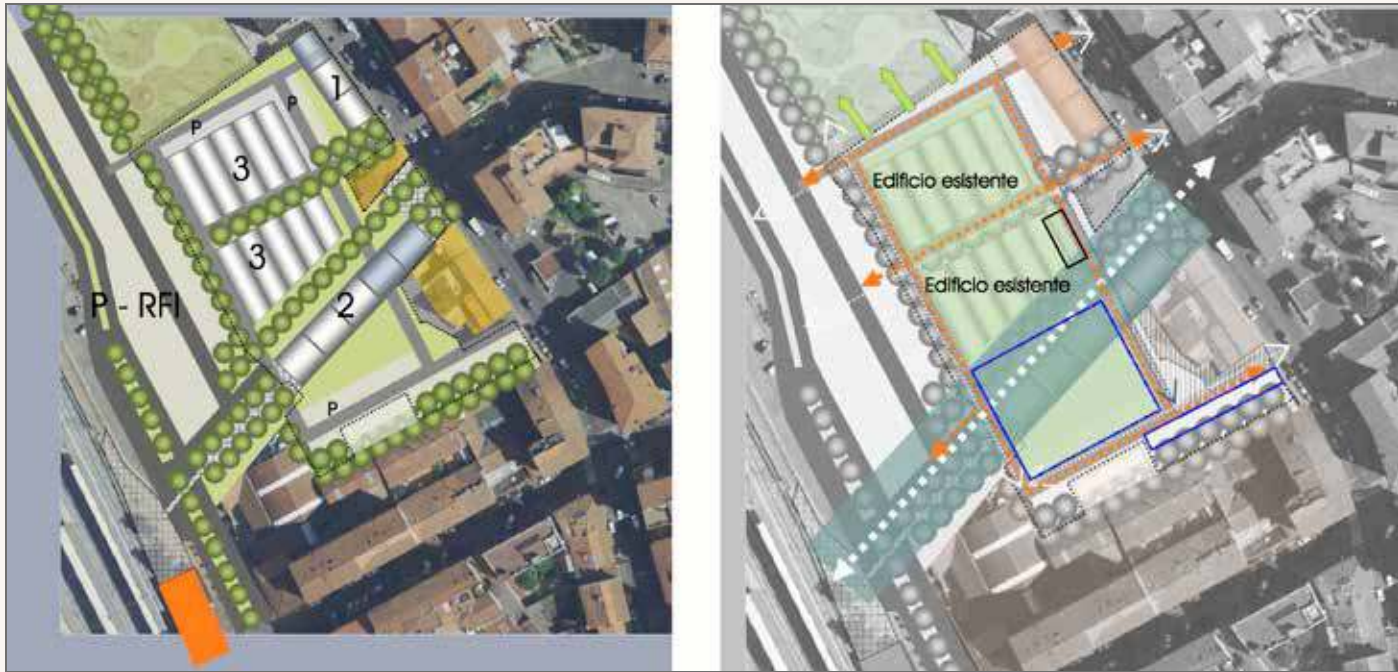
The area is part of a consolidated historical system, predominantly for production use, that develops between the railway and via R. Giuliani, already the subject of several important episodes of reconversion to residential use. The area is for the most part abandoned and has a high coverage ratio, it is in fact almost completely clogged. The front along Via R. Giuliani does not exceed two floors, structures along the railway are in poor condition. The transformation envisaged by the planning rules has the aim of a complete reorganization of the area re-establishing the proper relationship between empty and full areas, proper accessibility, and inserting uses that maintain the right mix of functions in the area, therefore, commercial and industrial ones; The Municipality has over time developed some general studies, aimed at identifying guidelines for the recovery of this delicate area

GROSS USABLE AREA

2.600 mq

END USED ALLOWED

residential	
retail	1.300
office	1.300
tourism	
industrial	



1)



1) View of one of the entrances on Via Reginaldo Giuliani



2) View of the building line along the Via R. Giuliani



3) Three-dimensional view of a project proposal in principle, now outdated

SITE AREA 3.790 mq

EXISTING USABLE SURFACE 3.900 mq

COSTRUCTION YEAR 1950/60

ACCESS

In the North-West of Florence, adjacent to the Firenze-Rifredi railway station and about 3 km from the Firenze Nord of the Milan-Naples A1 highway

PROPERTY

private

public

TYPE OF INTERVENTION

Restoration



Renovation



Demolition and Reconstruction



KEY OPPORTUNITIES

Excellent accessibility

Proximity to the Florence-Rifredi station

Area with a commercial and tertiary orientation

Implementation plan: approval of the City Council is not required

RESTRICTIONS

Construction of a road link between Giuliani and the road network along the Railway

Reconstruction of alignments along the main roads

Implementation of appurtenant parking spaces according to the number of new housing units built

Maximum height of reconstruction: two floors above ground

LIMITATIONS

Geologic hazard



Hydraulic hazard



Seismic hazard



LOW AVERAGE HIGH

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REVIEW DATE

30/09/2014

MAIN AREAS OF URBAN REGENERATION

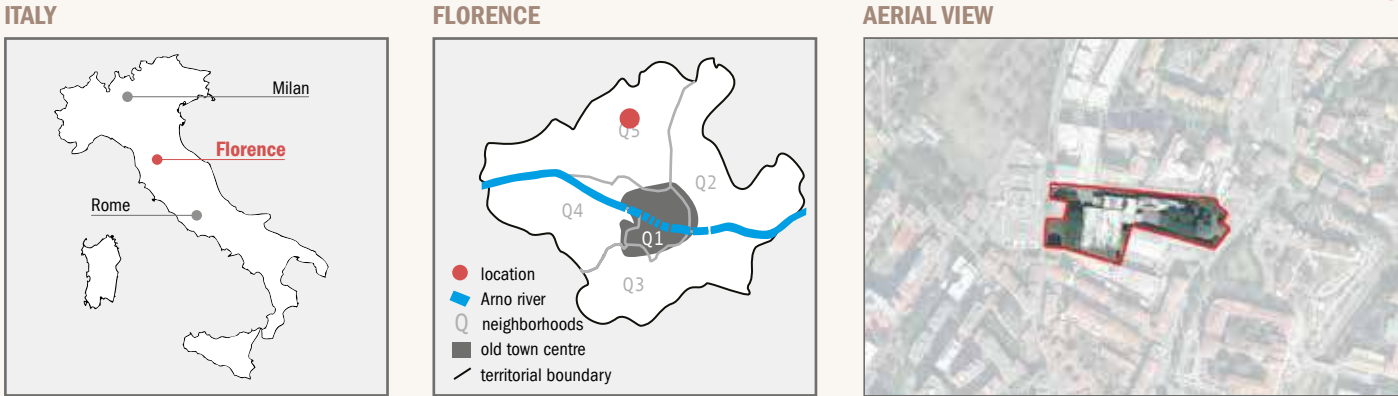
Florence, City of International Knowledge



QUARTO

LOCATION Via delle Gore - Via di Quarto

1105



DESCRIPTION

The complex comes with productive functions, and is part of a newly formed building fabric which has intensified in recent years the prevalence of residential use; it is inserted in the block between Via delle Gore and Via di Quarto, in the vicinity of the hospital of Careggi. The main building has been carried out on a project of Edoardo Detti in the late 60s for the “Nuova Italia” publisher, and presents features of a certain architectural interest. The property is currently disposed of, and is expected to be recovered with partial demolition (relative to the portion added to the main body) to include in it commercial functions and offices.



END USED ALLOWED

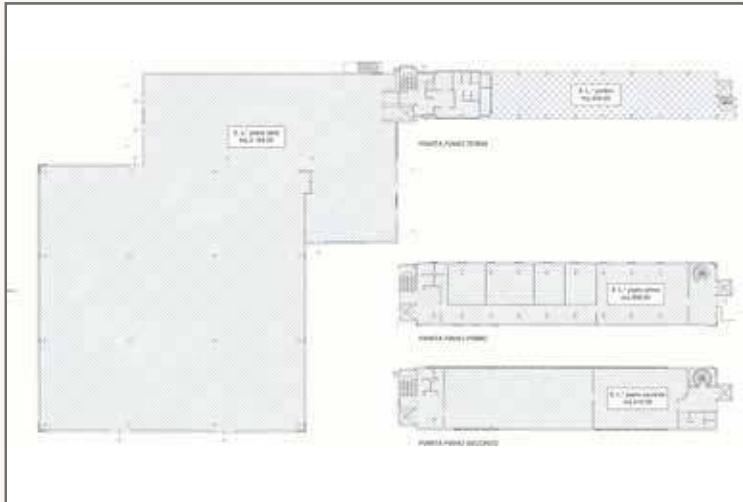
residential	
retail	1.980
office	1.320
tourism	
industrial	



1)



2)



3)



ACCESS
About 4 km from the airport and from the Firenze Nord exit of A1 Milan-Naples highway, on the road which connects Florence with Sesto Fiorentino, near the Tramway - line 3.1 under construction

PROPERTY	private	public
----------	---------	--------

TYPE OF INTERVENTION	
Restoration	<input checked="" type="checkbox"/>
Renovation	<input type="checkbox"/>
Demolition and Reconstruction	<input checked="" type="checkbox"/>

KEY OPPORTUNITIES

Good accessibility
Presence of buildings of architectural value
Large area of relevance with access on two sides
Direct intervention: no political approval is required

RESTRICTIONS

Construction of a pedestrian path on the north side
Implementation of a public green area on Via di Quarto
Vehicle accessibility is possible only by Via delle Gore
Implementation of appurtenant parking spaces according to the number of new housing units built

LIMITATIONS	
Geologic hazard	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Hydraulic hazard	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
Seismic hazard	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
	LOW AVERAGE HIGH

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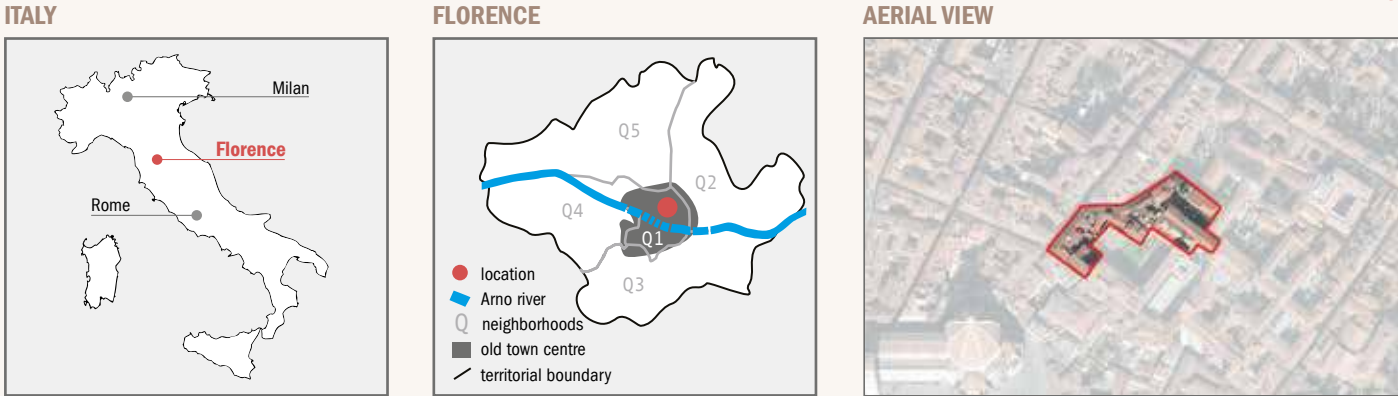
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➤ BUFALINI

➤ LOCATION Via Bufalini - Via de' Servi - Piazza Brunelleschi

1201



➤ DESCRIPTION

It is one of the most important interventions provided in the historic centre of Florence, very close to Piazza Duomo. The large property complex is in fact located in the heart of the historic nucleus, and consists of properties of different age, type, quality. For many years, it has been the historic seat of the Cassa di Risparmio di Firenze, after its transferring from the city centre to the area of Novoli, buildings are unused today, even though they are in good condition. The expected transformation aims to bring new vitality to the entire sector, through a series of interventions aimed at creating a functional mix of qualified residence and functions related to this. In addition to the residence, there are provided businesses of the neighbourhood, an average sale property, a large quantity of offices and service industries, the construction of a car park for the residents of the historic centre.



➤ GROSS USABLE AREA 18.800 mq

➤ END USED ALLOWED

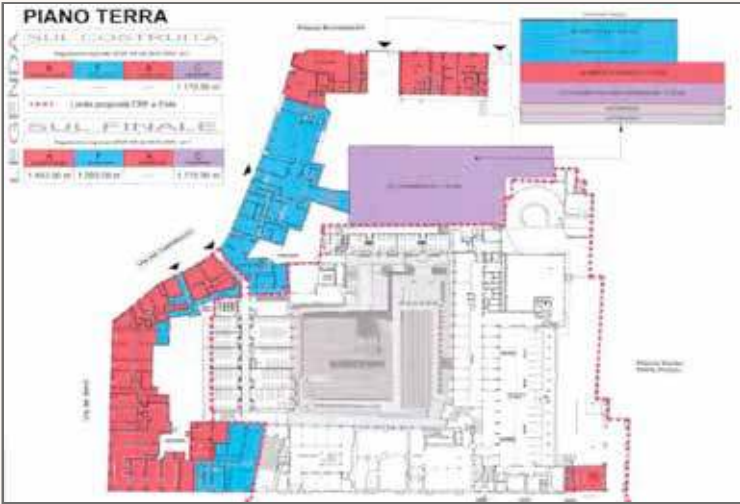
residential	7.520
retail	940
office	10.340
tourism	
industrial	



1) View on Via dei Servi, on the background Piazza del Duomo



2) View of the complex, which is built around the large central courtyard



3) Project plan, with a hypothesis of distribution of the main functions; in the violet colour the part destined to the average structure of sales

➤ SITE AREA 5.995 mq

➤ EXISTING USABLE SURFACE 18.800 mq

➤ COSTRUCTION YEAR 1600

➤ ACCESS
In the heart of the historic centre of Florence, just a few minutes walk from the railway station of Santa Maria Novella

➤ PROPERTY private public

➤ TYPE OF INTERVENTION
Restoration
Renovation
Demolition and Reconstruction

➤ KEY OPPORTUNITIES

- Prestigious and central location
- Opportunity to create a portion of a city with an interesting mix of functions
- Articulated complex, with large portions of merit and placed in the central green courtyard
- Possibility to build an underground parking to serve the district
- Implementation Plan: no approval of the City Council is required

➤ RESTRICTIONS

Associated car parks in proportion to the housing units built are to be created

➤ LIMITATIONS

Geologic hazard
Hydraulic hazard
Seismic hazard

➤ CONTACT OFFICE

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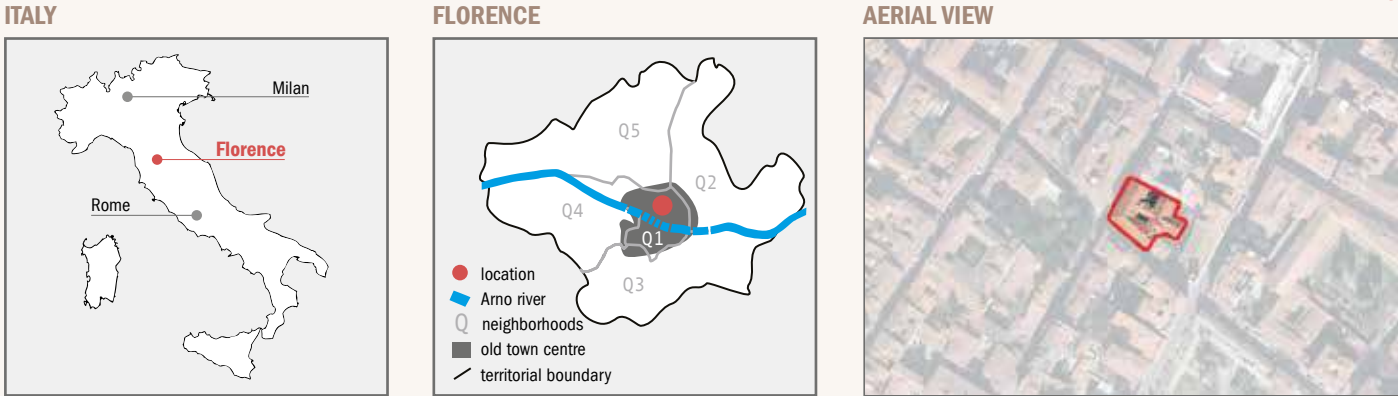
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CAVOUR

LOCATION Via Cavour - Via Micheli

1202



DESCRIPTION

The building dates back to the 30s and is situated in the corner between the via C. Cavour and via P.A. Micheli, between the Ring Road Avenues of Florence and the Historic Centre, and at the centre of the district of Maglio, whose structure dates to the last years of the Grand Duchy of Tuscany. It was used by the University of Florence until 2010, and today it is empty, even though it is in good condition. The intervention will regard the recovery of the building for residential purposes, which combines well with its typological and architectural nature; given its recent use, the building needs moderate repairs to be adapted to the new function.



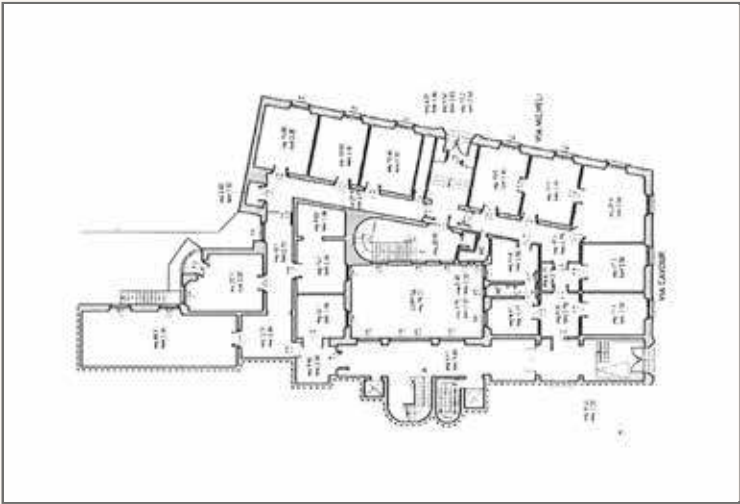
GROSS USABLE AREA 4.700 mq

END USED ALLOWED

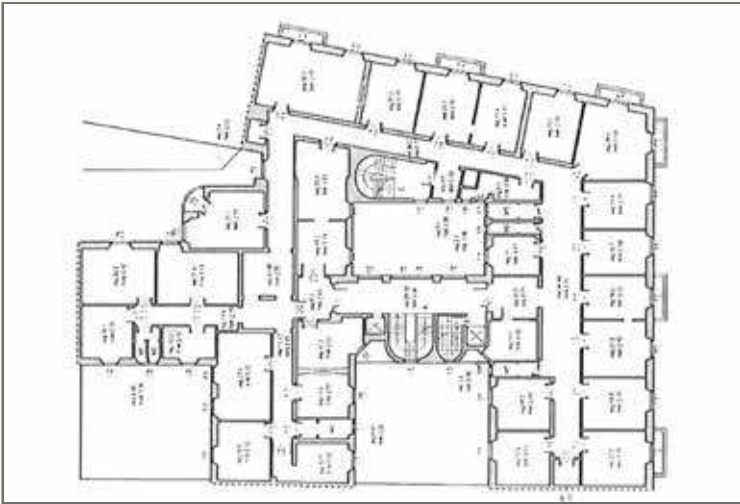
residential	4.700
retail	
office	
tourism	
industrial	



1) View of the facade on Via Micheli



2) Plan of the Ground Floor (excluding a portion which remains today the head of-fice of a bank branch)



3) Standard plan type, that highlights the simple distribution system and numerous existing stairwells

SITE AREA 1.305 mq
EXISTING USABLE SURFACE 4.700 mq
COSTRUCTION YEAR 1930

ACCESS
Near the Historic Centre of Florence, just a few minutes walk from the Railway Station of Santa Maria Novella and the Ring Road Avenues of Florence

PROPERTY private public

TYPE OF INTERVENTION
Restoration ☒
Renovation ☐
Demolition and Reconstruction ☐

KEY OPPORTUNITIES

- Prestigious and central location
- Good accessibility from the Avenues of the Ring Road
- Need for moderate interventions to recovery
- Direct Intervention: no political approval is required

RESTRICTIONS

Associated car parks in proportion to the housing units built are to be created

LIMITATIONS

Geologic hazard ☒☐☐
Hydraulic hazard ☐☒☐
Seismic hazard ☐☐☒
LOW AVERAGE HIGH

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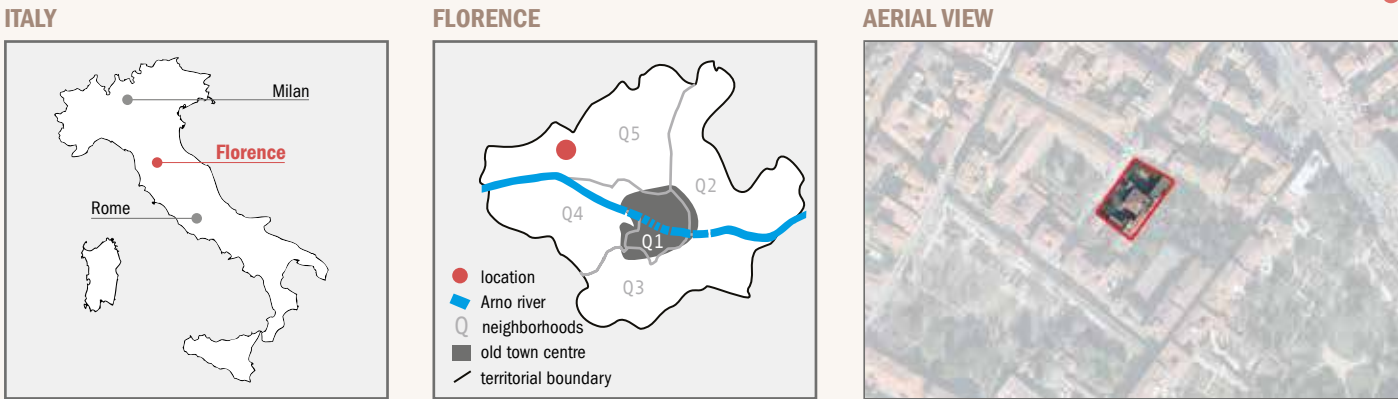
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CHERUBINI

LOCATION Via Luigi Cherubini

1203



DESCRIPTION

The architectural complex of the former Private Nursing Home “Villa Cherubini”, inserted in a context of historic value, consists of a central building, having the original architectural elements typical of nineteenth-century cottage, and two side buildings built between 1950 and 1965 for the expansion of health care destination, and which are incongruous with the context. The complex is currently abandoned and is suitable for the type and location of the settlement for residential purposes, also in view of the wide adjacent area, in part arranged as a garden, and that can allow you to easily create the required parking spaces. As for the main body a restoration intervention is required, the two recent portions may be demolished and rebuilt from scratch.



GROSS USABLE AREA 4.000 mq

END USED ALLOWED

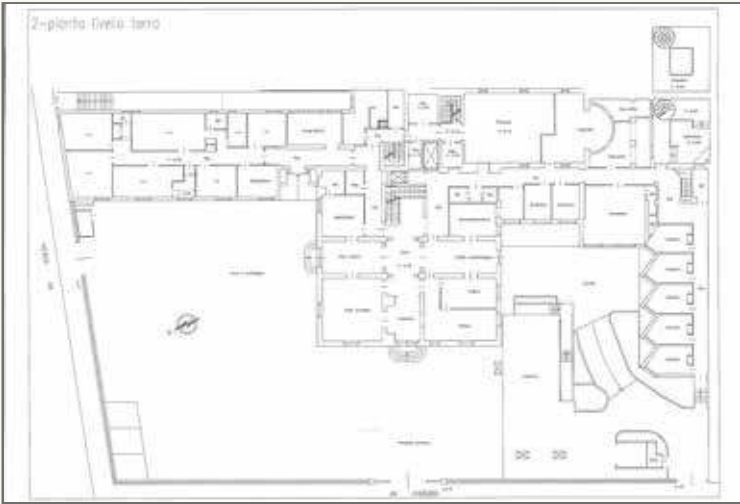
residential	4.000
retail	
office	
tourism	
industrial	



1) View of the main entrance to the villa, in the centre of the adjacent garden



2) Views of the most recent additions, to demolish and rebuild from scratch



3) Site plan of the complex, with a wide adjacent central area

SITE AREA 2.282 mq

EXISTING USABLE SURFACE 4.000 mq

COSTRUCTION YEAR 1800/1950

ACCESS
Near the Historic Centre of Florence, just a few minutes walk from the Railway Station of Santa Maria Novella and the Ring Road Avenues of Florence

PROPERTY private public

TYPE OF INTERVENTION
Restoration ☒
Renovation ☐
Demolition and Reconstruction ☒

KEY OPPORTUNITIES

- Prestigious and central location
- Good accessibility from the Avenues of the Ring Road
- Need for moderate interventions to recovery
- Large adjacent area with green spaces
- Direct Intervention: no political approval is required

RESTRICTIONS

- Obligation to allocate the rebuilt portion to social housing
- Associated car parks in proportion to the housing units built are to be created

LIMITATIONS

Geologic hazard ☐ ☒ ☐
Hydraulic hazard ☐ ☒ ☐
Seismic hazard ☐ ☐ ☒
LOW AVERAGE HIGH

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MAIN AREAS OF URBAN REGENERATION

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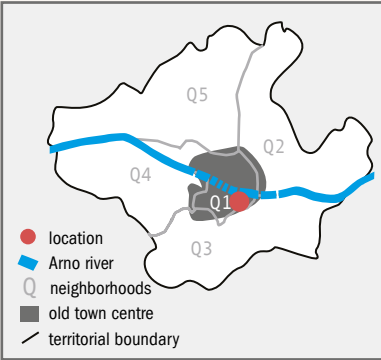
LOCATION Via San Niccolò, 30

1204

ITALY



FLORENCE



AERIAL VIEW



DESCRIPTION

The complex is located in Via San Niccolò, in the heart of one of the most characteristic neighbourhoods of Florence with its small scale fabric of shops, small restaurants and hangouts. The complex is the result of the aggregation of buildings built at different times with different original intended purposes. Born as a reception centre (day care centre and home care for the elderly and youth hospitality services), today the structure is no longer able to adapt to new functional requirements and regulations required from the activity. We therefore propose the inclusion of residential use, certainly well established in the district, and that with some non-invasive interventions can find space in this articulated building.

GROSS USABLE AREA

2.500 mq

END USED ALLOWED

residential	2.500
retail	
office	
tourism	
industrial	



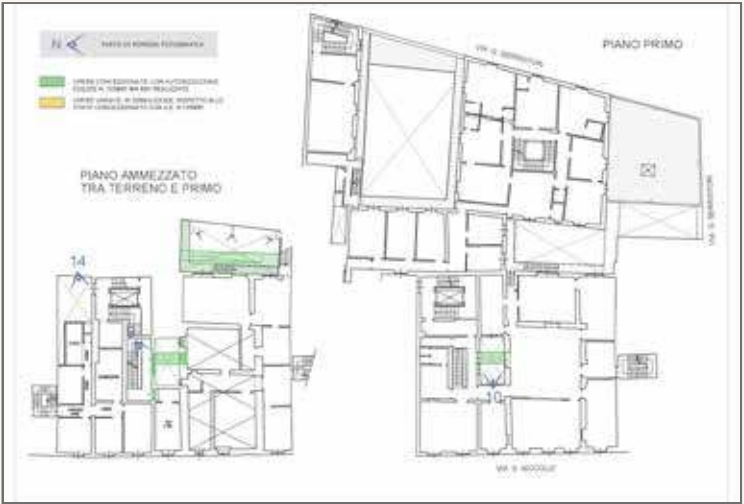
1



1 View of one of the inner courtyards, which overlook the parts in worse condition



2) View of the characteristic Via San Niccolò



3) Site plan that highlights the many courtyards present

SITE AREA

1.682 mq

EXISTING USABLE SURFACE

2.500 mq

COSTRUCTION YEAR

1700/1900

ACCESS

Near the Historic Centre of Florence, just a few minutes walk from the Railway Station of Santa Maria Novella and from the Arno river

PROPERTY

private

public

TYPE OF INTERVENTION

Restoration	<input checked="" type="checkbox"/>
Renovation	<input type="checkbox"/>
Demolition and Reconstruction	<input type="checkbox"/>

KEY OPPORTUNITIES

Centrally located in characteristic neighbourhood
Proximity to the Viale dei Colli and Piazzale Michelangelo
Presence of internal courtyards partially arranged in green spaces
Implementation Plan: no approval of the City Council is required

RESTRICTIONS

LIMITATIONS

Geologic hazard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hydraulic hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Seismic hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

LOW AVERAGE HIGH

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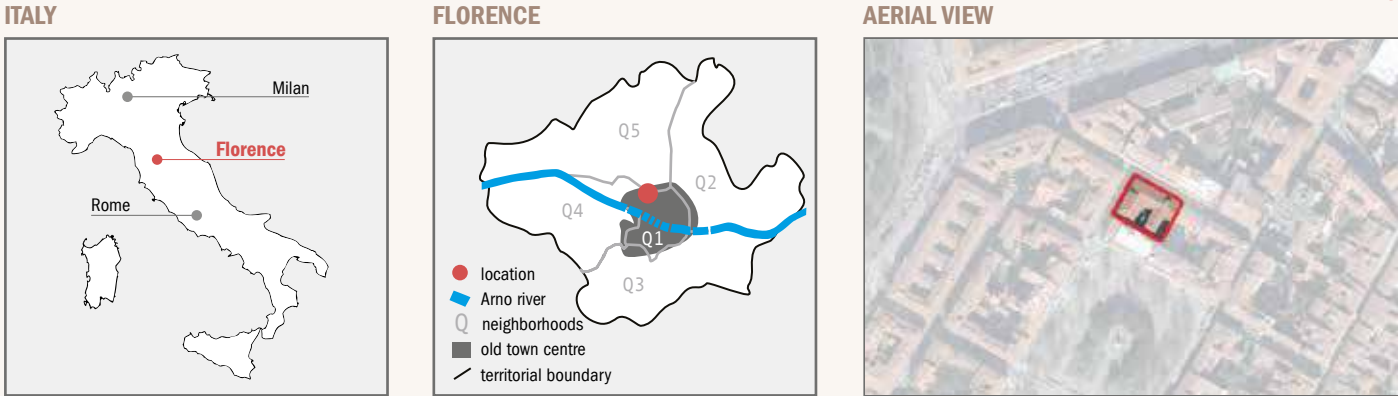
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EX ENEL SALVAGNOLI

LOCATION Via Salvagnoli - Via Poggi

1206



DESCRIPTION

The property lies within the historic nucleus, is placed in the nineteenth-century context of the Piazza Indipendenza, although of a later period (early twentieth century). Headquarters of Enel's offices until their transfer which took place in 2004, since then it is unused. As regards localization and morphology, it is adequate to be transformed into a residence, by relatively modest works given the configuration of the building, and the internal distribution that can lend itself to the new function with few changes.

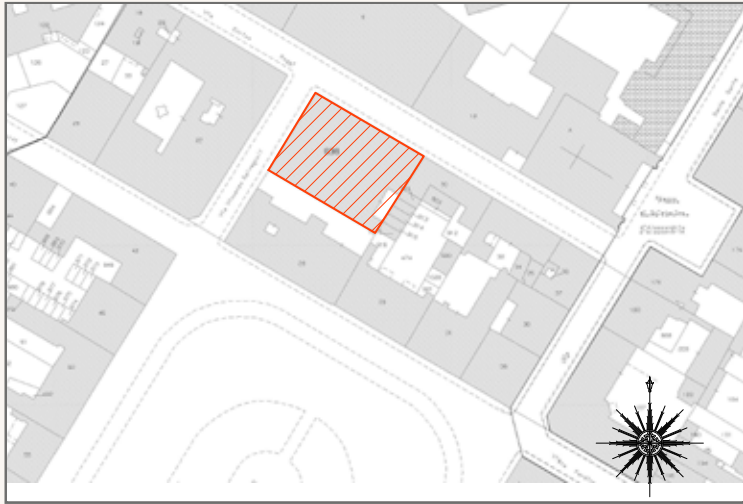


END USED ALLOWED

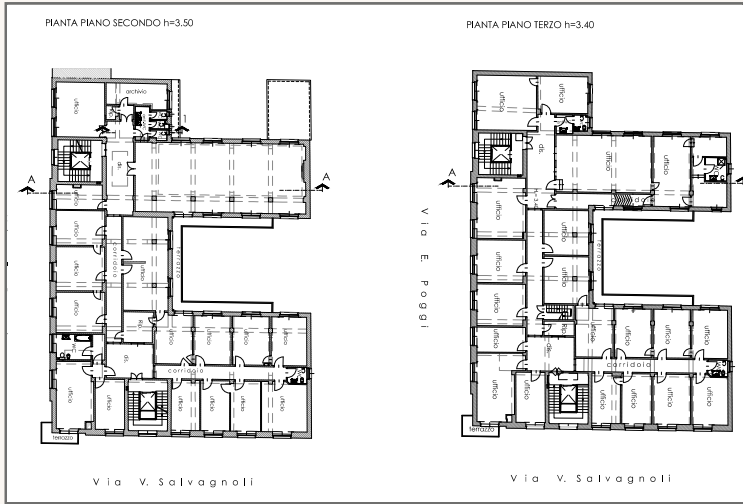
residential	3.200
retail	
office	
tourism	
industrial	



1) View of the main entrance of the building



2) Site plan that highlights the proximity to the nineteenth-century Independence Square



3) Plants of the building's level types

SITE AREA 975 mq

EXISTING USABLE SURFACE 3.200 mq

COSTRUCTION YEAR 1930

ACCESS
At about 1 km from the railway station of Santa Maria Novella; next to the boulevards of the Ring Road and the centre of Florence

PROPERTY private public

TYPE OF INTERVENTION
Restoration ☐
Renovation ☒
Demolition and Reconstruction ☐

KEY OPPORTUNITIES

- Proximity to the historic centre and the Avenues of the Ring Road
- Proximity to Central Station
- It requires moderate construction interventions
- Direct intervention: no political approval is required

RESTRICTIONS

Insertion of parking spaces in proportion to housing units built

LIMITATIONS

Geologic hazard ☐ ☒ ☐
Hydraulic hazard ☒ ☐ ☐
Seismic hazard ☐ ☐ ☒
LOW AVERAGE HIGH

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MAIN AREAS OF URBAN REGENERATION

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EX INARCASSA

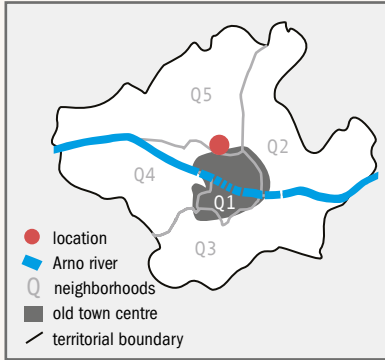
LOCATION Viale Matteotti, 15

1208

ITALY



FLORENCE



AERIAL VIEW



DESCRIPTION

This is a property located along the avenues of the Ring Road and owned by Inarcassa, abandoned for a long time now; the transformation is embodied in the recovery of the building with the change of the original public use (administrative service) to the private offices. The building is of a fairly recent origin, but has aesthetic features of a certain quality. The restoration of the building has already been started by the owner and is nearing completion; in this case, then the interest is directed mainly to potential buyers and/or end users of complex.

GROSS USABLE AREA

2.300 mq

END USED ALLOWED

residential	
retail	
office	2.300
tourism	
industrial	



1) Rendering of the renovated building



1) Rendering of the renovated building



2) Level-type Site plan with the distribution and patterns of furniture



3) View of one already finished side, with lining in exposed stone

SITE AREA 924 mq

EXISTING USABLE SURFACE 2.300 mq

COSTRUCTION YEAR 1950

ACCESS

At about 1.5 km from the railway station of Santa Maria Novella; next to the boulevards of the Ring Road and the centre of Florence

PROPERTY

private

public

TYPE OF INTERVENTION

Restoration



Renovation



Demolition and Reconstruction



KEY OPPORTUNITIES

Proximity to the historic centre and the Avenues of the Ring Road

Construction project at an advanced stage

Ability to operate on the distribution establishment

Direct intervention: no political approval is required

RESTRICTIONS

Insertion of parking spaces in proportion to housing units built

LIMITATIONS

Geologic hazard



Hydraulic hazard



Seismic hazard



LOW AVERAGE HIGH

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MAIN AREAS OF URBAN REGENERATION

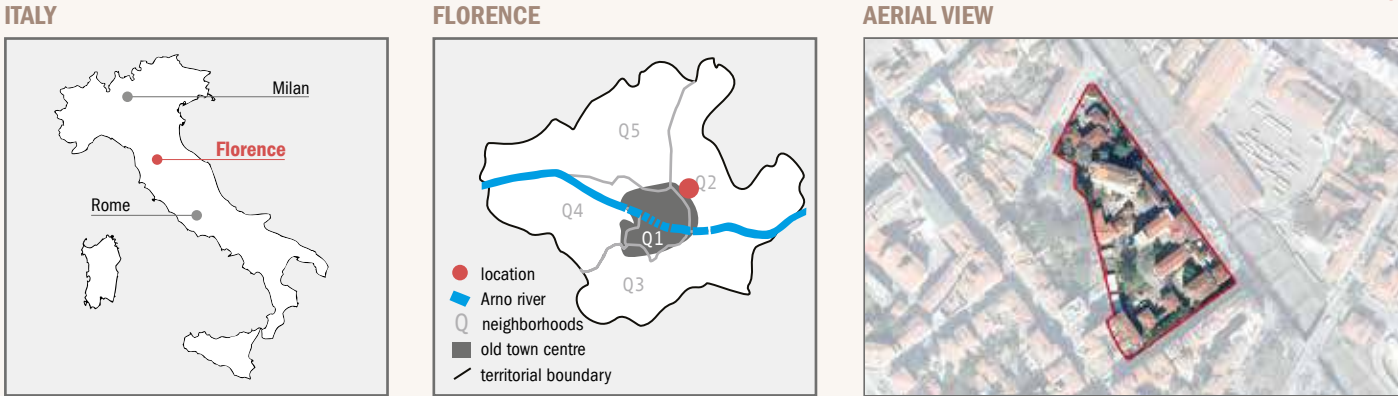
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1209

EX MEYER

LOCATION Via Luca Giordano



DESCRIPTION

The area in question is a set of buildings of nineteenth-century origin, some of which of a certain value, set around internal spaces of communication with green areas. The area has been vacated by the transfer of the Meyer hospital, and today a new destination is proposed with the aim of enhancing the real estate assets of the Meyer Hospital for finding resources to reinvest. It was therefore decided to focus on the settlement of the residence use, in line with the objectives set out in the Structure Plan and the predominant features of the area. Two of the existing pavilions overlooking via Frà D. Buonvicini have already been acquired within the municipal assets and intended for nursery (under construction) and public housing.

GROSS USABLE AREA 13.000 mq

END USED ALLOWED

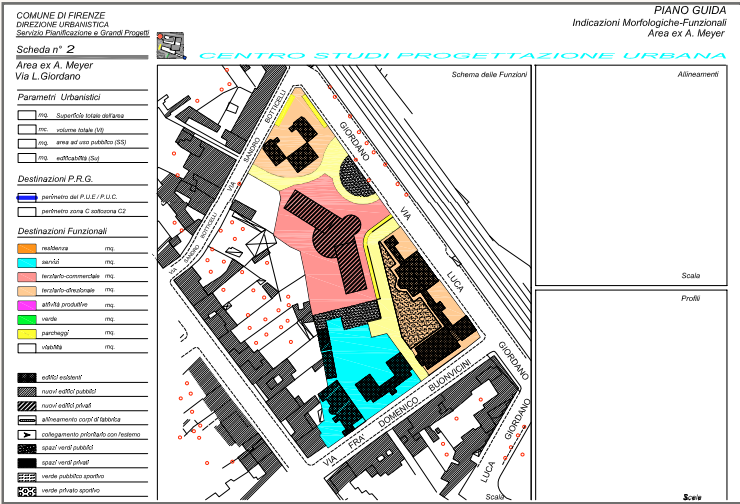
residential	13.000
retail	
office	
tourism	
industrial	



1) View of the exterior front of the complex, with interesting architectural details inspired by Liberty



2) The large interior garden which is overlooked by all buildings



3) Project plan, with a hypothesis of distribution of the main functions

SITE AREA 14.987 mq
EXISTING USABLE SURFACE 13.000 mq
COSTRUCTION YEAR 1800

ACCESS
Near the Avenues of the Ring Road of Florence, on the path of the tramway - Line 3, under construction

PROPERTY public

TYPE OF INTERVENTION
Restoration ☒
Renovation ☒
Demolition and Reconstruction ☐

KEY OPPORTUNITIES

- Good accessibility
- Position in the residential district of merit
- Availability of large open areas for parking spaces and intercommunication spaces
- Articulated complex, with portions of architectural value
- Implementation plan: approval of the City Council is not required

RESTRICTIONS

Implementation of parking spaces in relation to the size of settled activity

LIMITATIONS

Geologic hazard ☒
Hydraulic hazard ☒
Seismic hazard ☒
LOW AVERAGE HIGH

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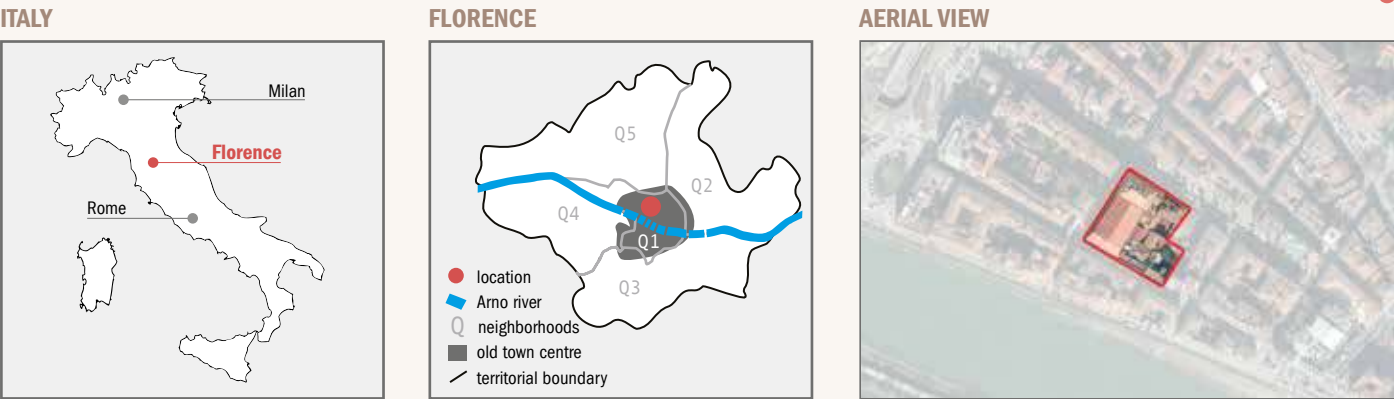
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FORMER MUNICIPAL THEATRE

LOCATION Corso Italia

1211



DESCRIPTION

The building of the municipal theatre is part of a network of nineteenth-twentieth century formation, on the edge of the historical nucleus. Subsequent alterations, renovations and modernizations to which the theatre was submitted from the origin to the present, make it an architecturally fragmented body, which has occupies a good portion of the block. The construction of the new opera house allows reconsidering this important area with new features, and with a slight reduction of the reconstructed surface. The aim of the intervention is the realisation of an important new settlement characterised by a functional mix able to revitalise the entire area, with a prevalence of the residence (which could also absorb the entire construction potential) but also with the possible inclusion of tourist-accommodation, commercial activities, offices, preserving the historical part of the famous theatre and operating with demolition and reconstruction of incongruous added parts.

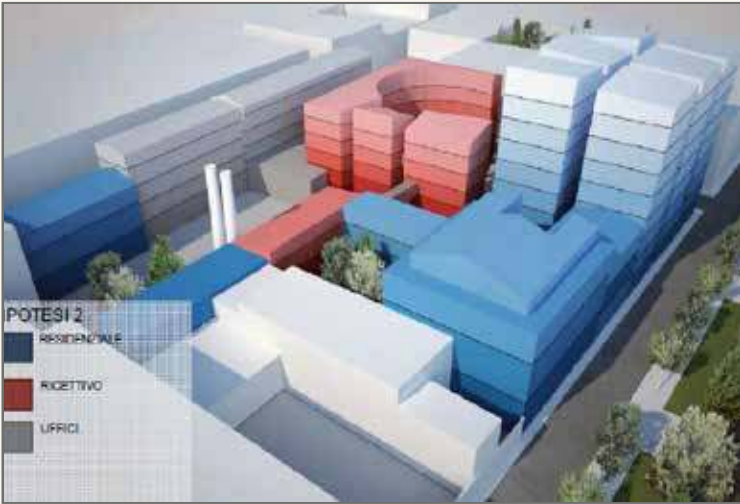
GROSS USABLE AREA 19.000 mq

END USED ALLOWED

residential	19.000
retail	7.150
office	7.150
tourism	10.000
industrial	



1) Overall view of the complex, with the scenic Tower of the Municipal Theatre



2) One of the hypotheses of redistribution of the internal volume of the block produced by the Municipality



3) View of the hypothesis at the time prepared by the Municipality, with the addition of new portions within the historical building fabric

SITE AREA 6.123 mq
EXISTING USABLE SURFACE 21.000 mq
COSTRUCTION YEAR 1800

ACCESS
A few minutes' walk from the station of Santa Maria Novella; next to the Avenues of the Ring Road, to the Arno river and the centre of Florence

PROPERTY private public

TYPE OF INTERVENTION
Restoration ☒
Renovation ☐
Demolition and Reconstruction ☒

KEY OPPORTUNITIES

- Proximity to the historical centre, the Arno river and the Avenues of the Ring Road
- Valuable urban buildings context of the nineteenth century
- Main building of historical and architectural value
- Functional mix of urban effect
- Direct intervention: no political approval is required

RESTRICTIONS

- 20% of rebuilt residences should be allocated to social housing
- Conservation of the current foyer of the Theatre
- Maximum height of reconstructed buildings equal to the current scenic tower
- Insertion of parking spaces in proportion to housing units produced

LIMITATIONS

Geologic hazard ☒ ☐ ☐
Hydraulic hazard ☐ ☐ ☒
Seismic hazard ☐ ☐ ☒
LOW AVERAGE HIGH

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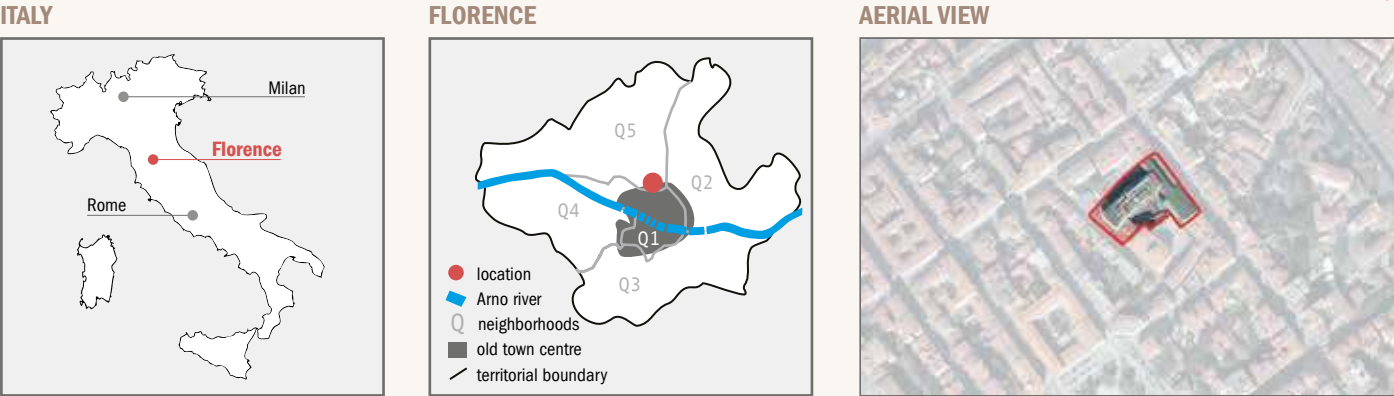
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1212

EX TELECOM

LOCATION Via Masaccio



DESCRIPTION

The complex consists of two buildings and occupies the central portion of a block of the expansion area of nineteenth-century next to the Avenues of the Ring Road. Made in the early 60s, the architectural image of the property is owed to the architect Giovanni Michelucci, curator of the project of the fronts of the great internal space of representation (Hall of offices open to the public). The complex is currently unused; since it is still very significant in terms of size, it has been opted for the establishment of a mix of uses that it is hoped to be easily incorporated into the building complex to be recovered, with the prevalence of residence but also with the inclusion of commercial activities, tourist-accommodation ones, offices.



GROSS USABLE AREA 15.800 mq

END USED ALLOWED

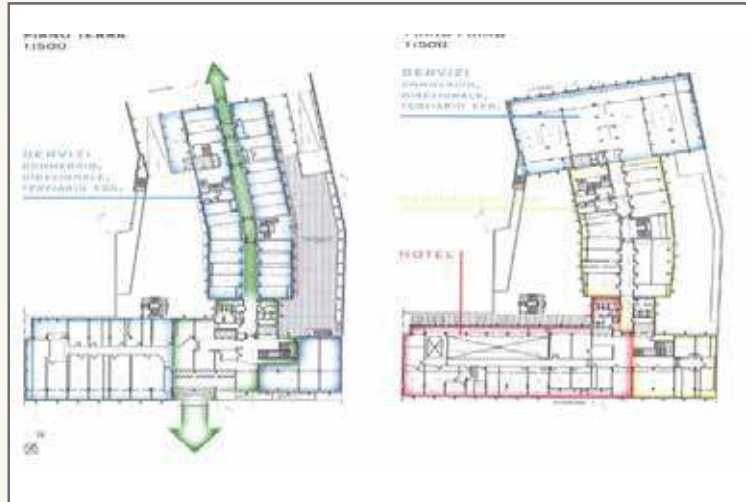
residential	7.087
retail	2.362
office	2.362
tourism	3.937
industrial	



1) View of the facade on Via Masaccio, whose project was edited by Giuseppe Michelucci



2) Overall view of the complex that extends in depth to the whole block



3) Plans of ground and first floors, with a hypothesis distribution of the main functions

SITE AREA 4.292 mq

EXISTING USABLE SURFACE 15.800 mq

COSTRUCTION YEAR 1960

ACCESS
Next to the Avenues of Ring Road, about 2 km from the Central Station of S. Maria Novella

PROPERTY private public

TYPE OF INTERVENTION
Restoration ☒
Renovation ☐
Demolition and Reconstruction ☐

KEY OPPORTUNITIES

- Proximity to the Avenues of the Ring Road and an area with strong office orientation
- Urban -construction context of medium-high level
- Presence of architectural elements
- Functional mix of urban effect
- Direct intervention: no political approval is required

RESTRICTIONS

Insertion of parking spaces in proportion to housing units built

LIMITATIONS

Geologic hazard ☐ ☒ ☐
Hydraulic hazard ☐ ☒ ☐
Seismic hazard ☐ ☐ ☒
LOW AVERAGE HIGH

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REVIEW DATE 30/09/2014

MAIN AREAS OF URBAN REGENERATION

Florence, City of International Knowledge



GRAMSCI

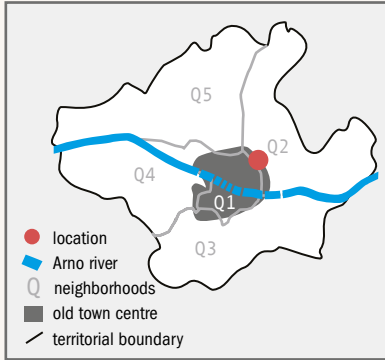
LOCATION Via Gramsci, 16

1214

ITALY



FLORENCE



AERIAL VIEW



DESCRIPTION

Building located in the corner between Avenue A. Gramsci and Via P. Colletta, realised between 1956 and 1957 according to a design by the architect Pierluigi Spadolini for the Italian National Accident Prevention Body. After the divestiture in the early 2000s, restructuring was initiated, now almost completed, by which the property acquired residential use. The transformation is aimed at the change of use of most of the property to the tourist accommodation use, deemed adequate both for the building and in the frame of compact tissue of the nineteenth-twentieth century in which this is included; to this it can be added a modest commercial share for the services typically dedicated to customers (restoration).

GROSS USABLE AREA

3.000 mq

END USED ALLOWED

residential	
retail	450
office	
tourism	2.550
industrial	



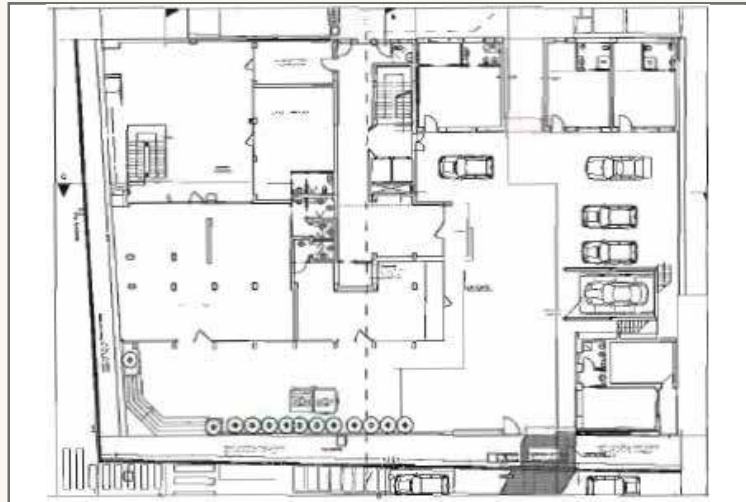
1)



1) View of the complex facing the Avenues of the Ring Road near Piazza Beccaria



2) View of the entrance, with in the forefront the main body returned to the original plan of Spadolini, and in the background a newly designed portion



3) Site plan of the Ground floor with covered parking spaces

SITE AREA 1.262 mq

EXISTING USABLE SURFACE 3.000 mq

COSTRUCTION YEAR 1950

ACCESS

On the Avenues of the Ring Road of Florence, a few minutes from the station of S. Maria Novella and the Historical Centre

PROPERTY

private

public

TYPE OF INTERVENTION

Restoration



Renovation



Demolition and Reconstruction



KEY OPPORTUNITIES

Excellent accessibility and visibility

Interesting example of contemporary architecture

Restructuring at an advanced stage

Presence of internal parking spaces

Direct intervention: political approval is not required

RESTRICTIONS

Implementation of appurtenant parking spaces according to the number of beds places made

LIMITATIONS

Geologic hazard



Hydraulic hazard



Seismic hazard



LOW AVERAGE HIGH

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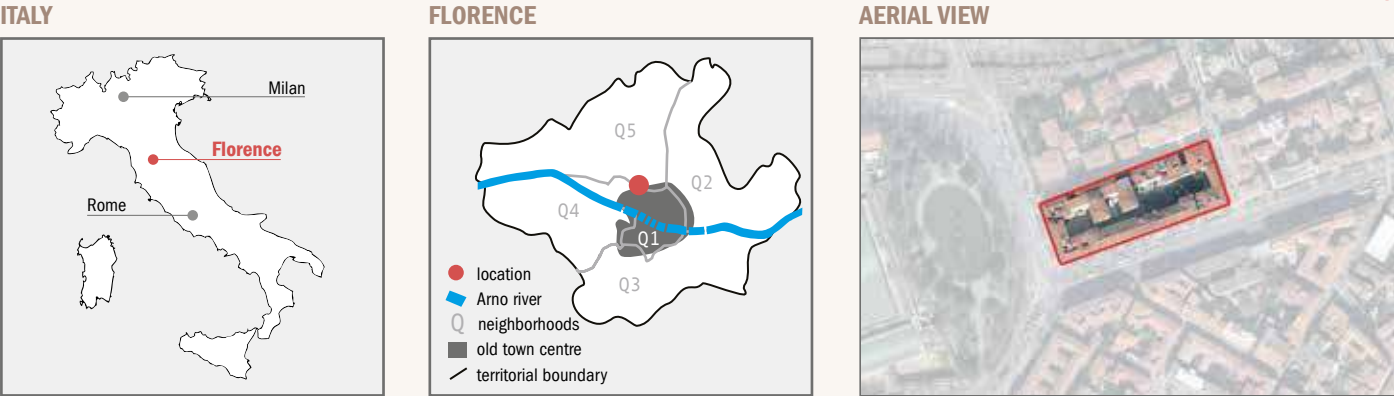
Florence, City of International Knowledge



1215

LAVAGNINI

LOCATION Viale Lavagnini - Viale Strozzi



DESCRIPTION

The complex occupies an entire city block, built on the urban grid drawn from the Avenues of the Ring Road designed in 1860 by architect Poggi for Firenze Capitale. The buildings have various construction dates: some are contemporary with the construction of avenues, others with the early twentieth century, a portion of which dates back to 1940. Since 1905 technical and operational headquarters of the State Railways, the complex results for the most part abandoned since 2005. The objective of the transformation is the functional upgrading of the complex, which, while maintaining a high proportion for office use, lends itself to accommodate other compatible functions such as residence and business. It should be stressed the close proximity to the Fortezza da Basso, home to the main fair centre in Florence



GROSS USABLE AREA 21.000 mq

END USED ALLOWED

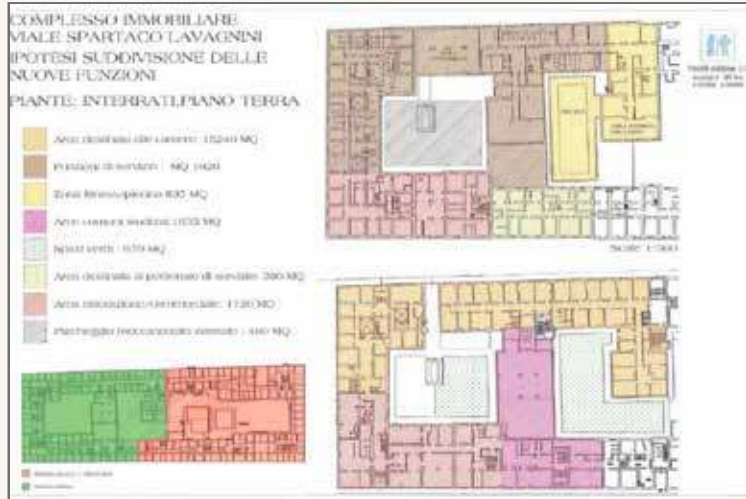
residential	8.400
retail	2.100
office	10.500
tourism	
industrial	



1) View of the front facing towards the Fortezza da Basso



2) View on Via L. Il Magnifico, with a context with a strong office orientation



3) Floor plans of level types with a hypothesis for the distribution of new features

SITE AREA 10.223 mq

EXISTING USABLE SURFACE 21.000 mq

COSTRUCTION YEAR 1900/1940

ACCESS

Next to the Avenues of the Ring Road, about 1.5 km from the Central Station of S. Maria Novella

PROPERTY

private

public

TYPE OF INTERVENTION

Restoration	<input checked="" type="checkbox"/>
Renovation	<input type="checkbox"/>
Demolition and Reconstruction	<input checked="" type="checkbox"/>

KEY OPPORTUNITIES

Proximity to the Avenues of the Ring Road and the Central Station of Florence
Proximity to the Fair Centre of Fortezza da Basso
Urban building context of medium-high level
Functional mix of urban effect
Direct intervention: no political approval is required

RESTRICTIONS

Insertion of parking spaces in proportion to housing units produced

LIMITATIONS

Geologic hazard	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Hydraulic hazard	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Seismic hazard	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>

LOW AVERAGE HIGH

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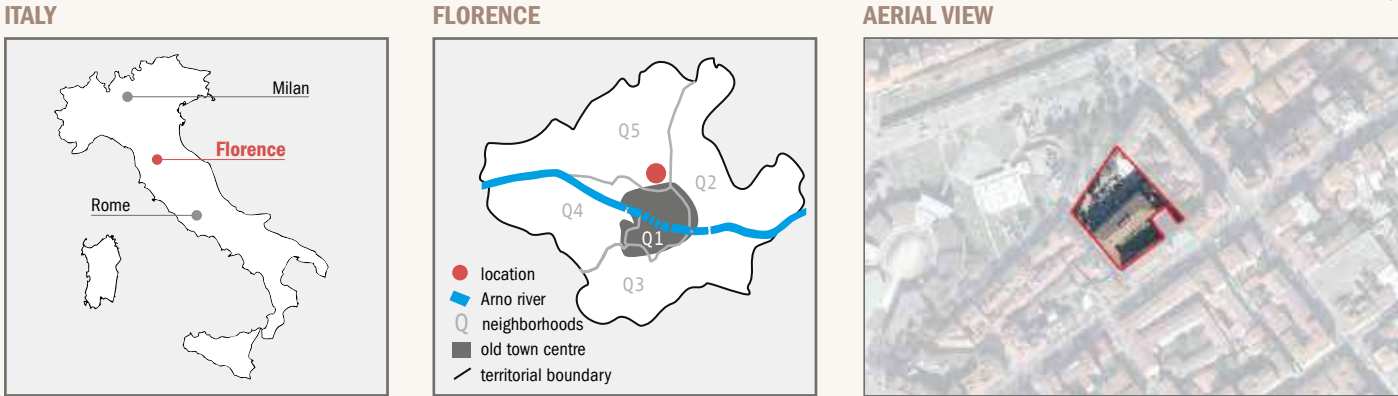
Florence, City of International Knowledge



MADONNA DELLA TOSSE

LOCATION Via Madonna della Tosse - Via Spaventa

1216



DESCRIPTION

The current building, built around the pre-existing Sensi cottage, was then used as the seat of the House of the Society of Jesus and its activities, the last of which the boarding school for the cultural education of the Jesuit Fathers, decommissioned in 2011. The objective of the transformation is to find a new suitable use of the property, which lends itself for conformation to a residential destination, made interesting by the presence of a large area of relevance, in part consisting of a garden, and which may allow the realisation of parking spaces to serve the new housing. It's required the restoration of the historical building, while it is eligible the restructuring of the most recent parties.



GROSS USABLE AREA 3.400 mq

END USED ALLOWED

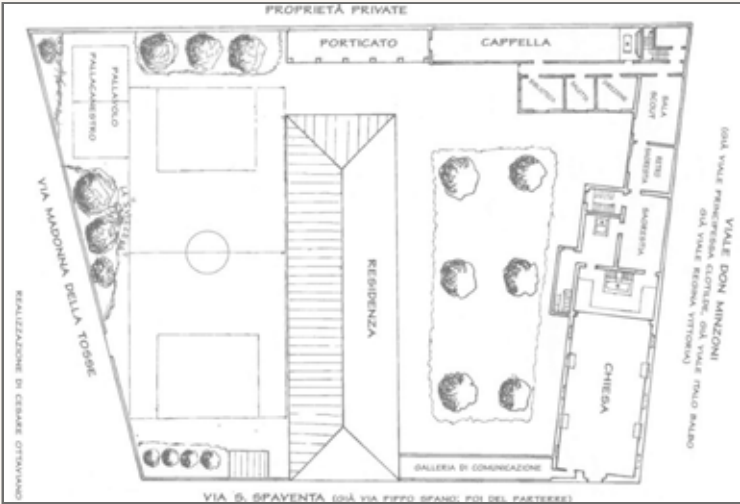
residential	3.400
retail	
office	
tourism	
industrial	



1) Historical image of the original nucleus of the complex, named Villino Sensi



2) View from the outside of the area of relevance provided with in garden



3) Site diagram that shows the distribution of the principal structures, and the broad area pertaining to the complex

SITE AREA 3.821 mq
EXISTING USABLE SURFACE 3.400 mq
COSTRUCTION YEAR 1870

ACCESS
Next to the Avenues of the Ring Road and the parking-lot of the Parterre, about 2 km from the Central Station of S. Maria Novella

PROPERTY private public

TYPE OF INTERVENTION
Restoration ☒
Renovation ☒
Demolition and Reconstruction ☐

KEY OPPORTUNITIES
Proximity to the Avenues of Ring Road and the Central Station of Florence
Presence of a large area of relevance with green spaces
Direct intervention: no political approval is required

RESTRICTIONS
Insertion of parking spaces in proportion to housing units produced

LIMITATIONS
Geologic hazard ☒
Hydraulic hazard ☒
Seismic hazard ☒
LOW AVERAGE HIGH

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➤ MANNELLI

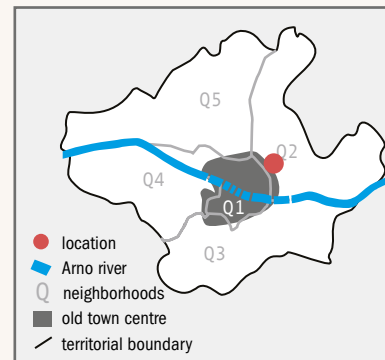
➤ LOCATION Via Mannelli, 29/R

12 17

ITALY



FLORENCE



AERIAL VIEW



➤ DESCRIPTION

The transformation involves a crafts complex overlooking along via Mannelli with a 2-storey building above ground, and mostly developed in the interior of the block, with access only through an opening to the ground floor of the building. The complex is born and has expanded with the addition of various buildings between 1900 and 1930. The crafting activity has been abandoned for a long time and artefacts are in a fair state of preservation. The building along Via Mannelli is home to some residential units. It is foreseen the transformation with change of use for office type activities, including activities of private service, a destination that includes a wide range of activities that do not require the constant presence of people and at the same time do not generate an excessive urban planning load.



**GROSS
USABLE
AREA** **3.400**
mq



END USED ALLOWED

residential	340
retail	3.060
office	
tourism	
industrial	



1) Overall view of the complex showing the proximity to the railway, and the compact surrounding urban fabric



2) Floor plan of the First Floor, at the top the street front and the three orthogonal buildings



3) View of the various buildings that present some interesting characters such as examples of historic productive architecture

SITE AREA **3.269** mqEXISTING USABLE SURFACE **3.400** mqCOSTRUCTION YEAR **1900/1930**

ACCESS

At 1 km from the High Speed Railway Station of Campo di Marte, near the Ring Road Avenues of Florence



PROPERTY

private

public



TYPE OF INTERVENTION

Restoration



Renovation



Demolition and Reconstruction



KEY OPPORTUNITIES

Good accessibility

Location in residence-office mixed neighbourhood

Presence of historical portions to be enhanced

Direct intervention political approval: is not required



RESTRICTIONS

Preservation of the residential use along the Via Mannelli

Implementation of parking spaces in relation to the size of the settled activity



LIMITATIONS

Geologic hazard



Hydraulic hazard



Seismic hazard



LOW AVERAGE HIGH



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1219

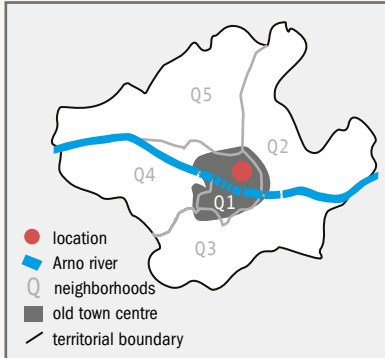
PIETRAPIANA

LOCATION Via Pietrapiana, 53

ITALY



FLORENCE



AERIAL VIEW



DESCRIPTION

The building consists of two structures arranged around an interior courtyard, both with load-bearing structure of reinforced concrete and exposed stone and concrete finishes. Designed by the Architect Giovanni Michelucci and built in 1966 on behalf of the Ministry of Posts and Telecommunications. The ground floor is occupied by the gallery – a real internal road, parallel to Via Pietrapiana, marked by the large vertical pillars - which runs alongside and leads into the hall open to the public. Currently the property is partially unused except for some MEF offices the transfer of which is expected to be carried out soon. The project entails the recovery of the building through the establishment of a new functional mix that includes residence, commercial areas and offices; all through a respectful intervention on the special architectural qualities of the building.

GROSS USABLE AREA

11.700 mq

END USED ALLOWED

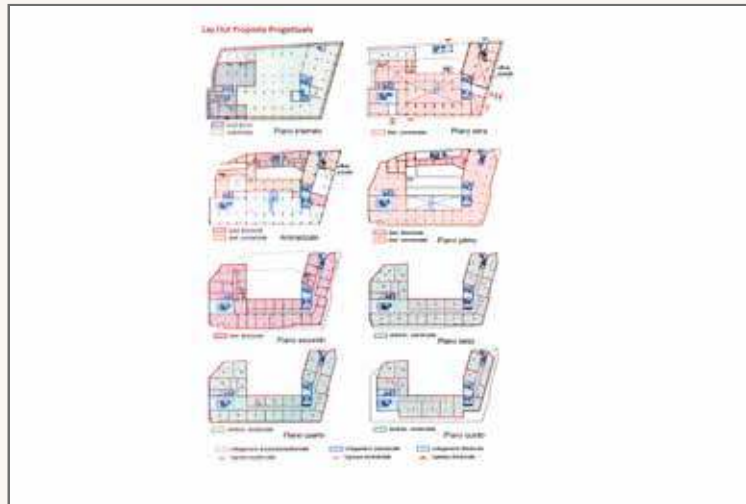
residential	4.680
retail	4.680
office	2.340
tourism	
industrial	



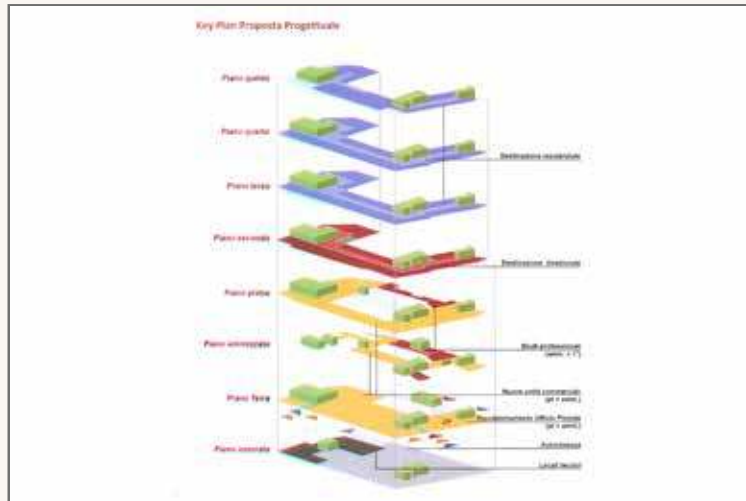
1)



1) Overview of the complex, with a "U" shape around an internal courtyard



2) Floor plans of the various levels with a proposal for inclusion of new features



3) Three-dimensional pattern of overlapping levels with the inclusion of new features

SITE AREA

2.700 mq

EXISTING USABLE SURFACE

11.700 mq

COSTRUCTION YEAR

1966

ACCESS

In the historical centre of Florence, just a few minutes' walk from the Central Station of S. Maria Novella,

PROPERTY

private

public

TYPE OF INTERVENTION

Restoration	<input checked="" type="checkbox"/>
Renovation	<input type="checkbox"/>
Demolition and Reconstruction	<input type="checkbox"/>

KEY OPPORTUNITIES

- Proximity to the historical centre and the Central Station of Florence
- Contemporary architecture of recognised quality
- Flexible structure with large interior spaces
- Functional mix of urban effect
- Direct intervention: no political approval is required

RESTRICTIONS

- Insertion of parking spaces in proportion to housing units produced
- Preservation at the Ground Floor of a post office in the neighbourhood
- Maximum size of individual commercial structures not exceeding 600 square metres

LIMITATIONS

Geologic hazard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hydraulic hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Seismic hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

LOW AVERAGE HIGH

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REPUBLICCA

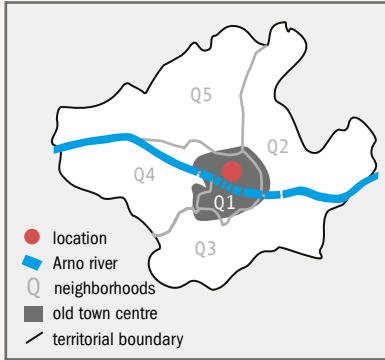
LOCATION Piazza della Repubblica

1220

ITALY



FLORENCE



AERIAL VIEW



DESCRIPTION

The building, overlooking Piazza della Repubblica, is the portion of the architectural wing according to plans of the architect Vincenzo Micheli between 1885 and 1895 on the occasion of the drainage works undertaken under Firenze Capitale. Used for a long time partly as headquarters of a credit institution, the property is now mostly abandoned. The building lends itself to accommodate a commercial activity, by virtue of its location in the square symbol of shopping in the historic centre of Florence, and also of its architectural features of merit that can give added value to the activity. An internal courtyard gives light to the complex, and it was also hypothesised the cover with a glass window structure.

GROSS USABLE AREA

5.100 mq

END USED ALLOWED

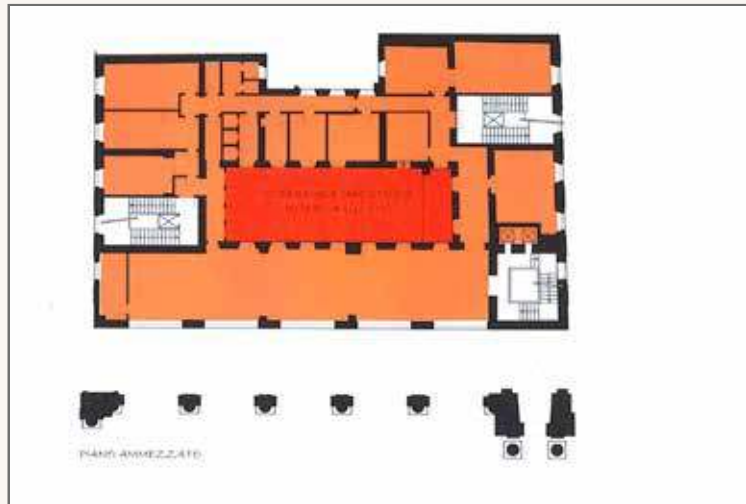
residential	
retail	5.100
office	
tourism	
industrial	



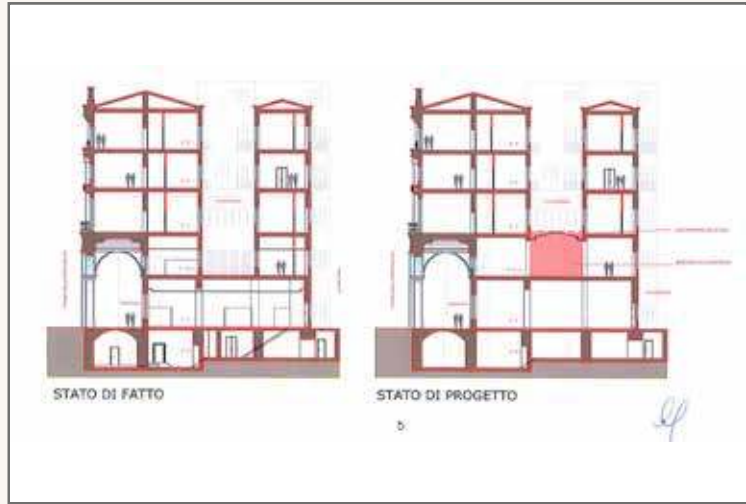
PHOTO



1) The area is located at the foot of the hills North of Florence, (Careggi, Castle) and it has already developed a project



2) The project includes 24 residential units of different sizes, spread over two floors, with large appurtenant green spaces



3) The architecture is oriented towards energy sustainability and types that recall the rural construction, with extensive use of exposed brick

SITE AREA 10.223 mq

EXISTING USABLE SURFACE 5.100 mq

COSTRUCTION YEAR 1890

ACCESS

In the heart of the historical centre of Florence, just a few minutes' walk from the train station of Santa Maria Novella

PROPERTY

private public

TYPE OF INTERVENTION

Restoration	<input checked="" type="checkbox"/>
Renovation	<input type="checkbox"/>
Demolition and Reconstruction	<input type="checkbox"/>

KEY OPPORTUNITIES

- Proximity to the central railway station of Florence and the Historical Centre
- Proximity to Via Tornabuoni and the most famous shopping streets in Florence
- Architectural features of merit
- Presence of an internal courtyard
- Direct intervention: no political approval is required

RESTRICTIONS

Insertion of spaces in proportion to housing units produced
Sales area not exceeding sqm. 2,500

LIMITATIONS

Geologic hazard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hydraulic hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Seismic hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	LOW	AVERAGE	HIGH

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MAIN AREAS OF URBAN REGENERATION

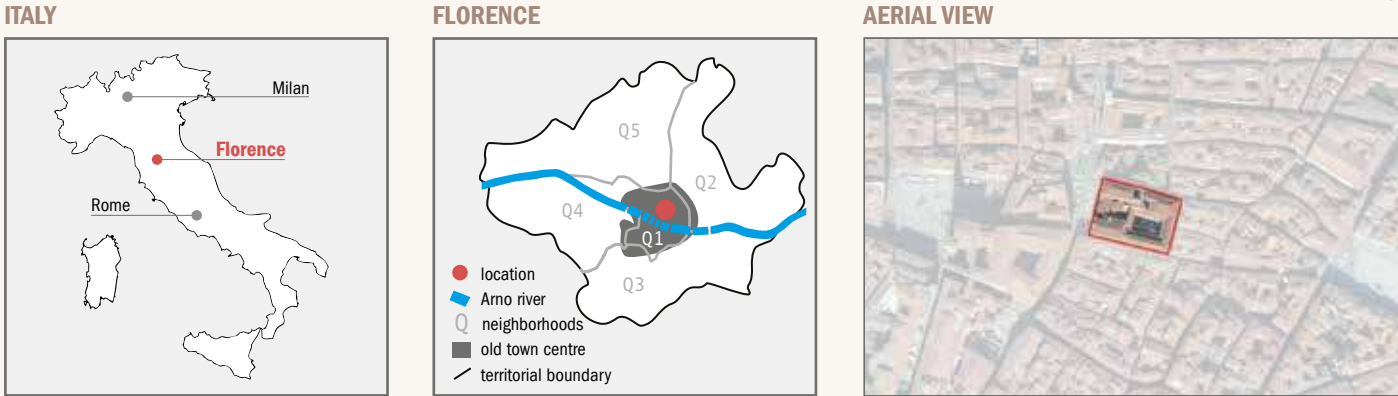
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SAN FIRENZE

LOCATION Piazza San Firenze

1221



DESCRIPTION

The Complex of San Firenze is a rare example of Baroque architecture in Florence. The order of the Filippini built the complex with a new church, the chapel and the monastery, dedicated to the patron saint San Filippo Neri, starting from 1648. The strong stone facade dates back to 1715, the monastery was built between 1745 and 1749; the new Oratory was completed in 1772 and connected to the Monastery. The Complex of St. Florence is in the heart of the oldest part of Florence, behind the Palazzo Vecchio, next to the Museum of the Bargello, a few steps from Piazza Santa Croce and the Uffizi and hosted until 2012 the offices and courtrooms. Part of the building is home to the Church and the convent of the Padri Filippini. The complex currently has a monumental staircase that connects the first and second ground floors, and a second staircase is located in the South wing. The recovery is intended to ensure compliance with the delicate context through an office destination including private service activities, which can host inter alia training, culture and research, along with a commercial portion.

GROSS USABLE AREA 10.800 mq

END USED ALLOWED

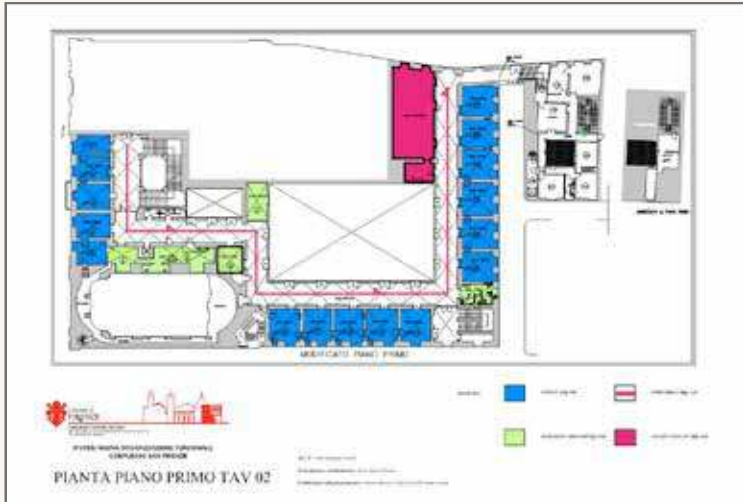
residential	
retail	1.080
office	9.720
tourism	
industrial	



1) View of the main facade, in the foreground with the Church and Oratory of San Filippo Neri



2) General plan of the Ground Floor with a hypothesis of inclusion of new features



3) General plan of the First Floor

SITE AREA 4.072 mq

EXISTING USABLE SURFACE 10.800 mq

COSTRUCTION YEAR 1650/1770

ACCESS
In the heart of the historical centre of Florence, just a few minutes' walk from the train station of Santa Maria Novella

PROPERTY private public

TYPE OF INTERVENTION
Restoration ☒
Renovation ☐
Demolition and Reconstruction ☐

KEY OPPORTUNITIES

- Proximity to the central railway station of Florence and the historical centre
- Dominant position on the Piazza San Firenze
- Architectural features of great value
- Internal distribution arranged around the central cloister
- Implementation plan: approval of the City Council is not required

RESTRICTIONS

Need to ensure the compatibility of new features with the historical architecture
Accessibility conditioned by the presence of a pedestrian area

LIMITATIONS

Geologic hazard ☐ ☒ ☐
Hydraulic hazard ☐ ☐ ☒
Seismic hazard ☐ ☐ ☒
LOW AVERAGE HIGH

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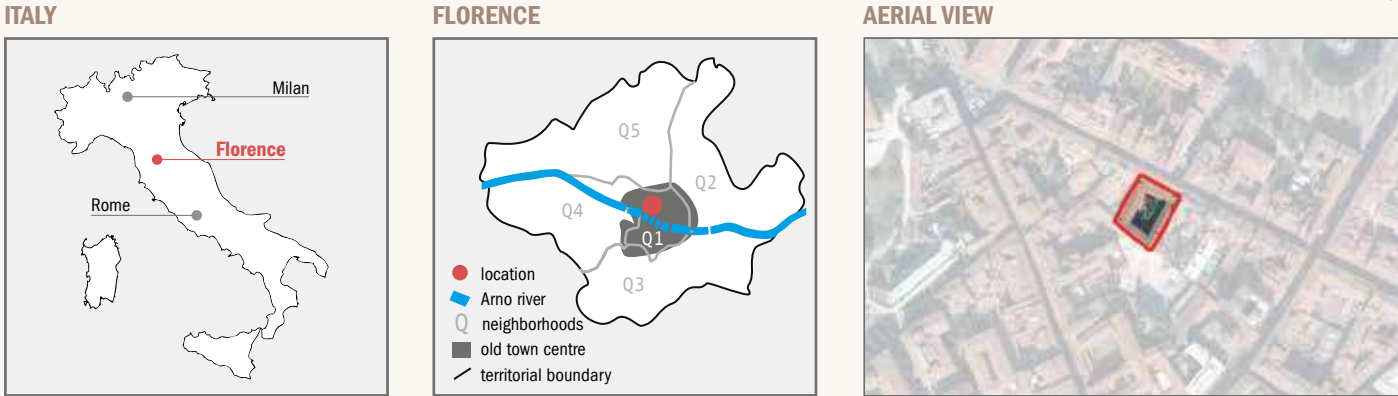
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SANT'AGNESE

LOCATION Via Guelfa, 19

1222



DESCRIPTION

The building, located in Via Guelfa, consisting of four buildings arranged as a quadrangle around a central exclusive garden, has been home to a structure of hospitalisation for self-reliant older women. The original nucleus consists of a sixteenth century arcade, now walled up, present in the east wing, and the chapel, part of which probably is coeval with the arcade; the elevation and the construction of the other wings, as well as the installation of the central garden, date back to the Fifties and Sixties. Today the complex is no longer adequate to accommodate the reception business, it is therefore expected to be able to insert different uses, even as an alternative to one another: residence, offices, tourist accommodation activities, in accordance with the characteristics of the original historical nucleus.



GROSS USABLE AREA 2.500 mq

END USED ALLOWED

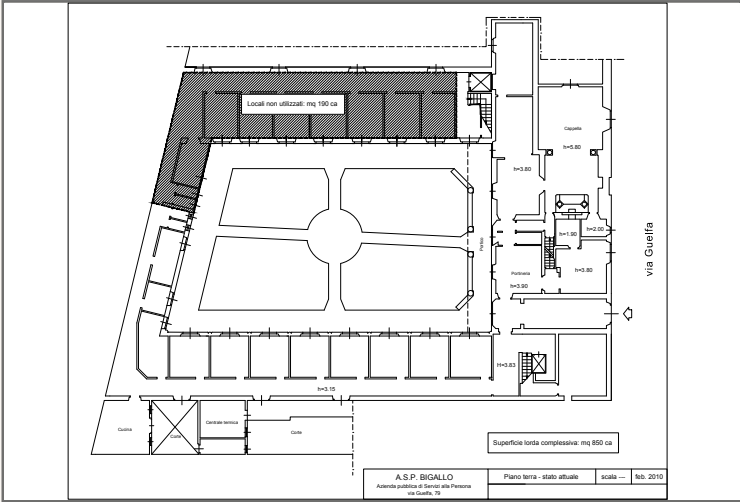
residential	2.500
retail	
office	2.500
tourism	2.500
industrial	



1) The area is located at the foot of the hills North of Florence, (Careggi, Castello) and a project has already been developed there



2) The project includes 24 residential units of different sizes, spread over two floors, with large appurtenant green spaces



3) The architecture is oriented towards energy sustainability and types that recall the rural construction, with extensive use of exposed bricks

SITE AREA 1.265 mq

EXISTING USABLE SURFACE 2.500 mq

COSTRUCTION YEAR 1500/1950

ACCESS
A few minutes' walk from the train station of Santa Maria Novella, next to the Avenues of the Ring Road

PROPERTY private public

TYPE OF INTERVENTION
Restoration ☒
Renovation ☐
Demolition and Reconstruction ☐

KEY OPPORTUNITIES

- Proximity to the central railway station of Florence and the historical centre
- Architectural features of merit
- Presence of a central courtyard with garden
- Implementation plan: approval of the City Council is not required

RESTRICTIONS

- Finding of appurtenant parking spaces to the extent required by the specified destination
- Preliminary verification assessing the compatibility of the new features with the architectural structure

LIMITATIONS

Geologic hazard ☐ ☒ ☐
Hydraulic hazard ☐ ☐ ☒
Seismic hazard ☐ ☐ ☒
LOW AVERAGE HIGH

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SANTA ROSA

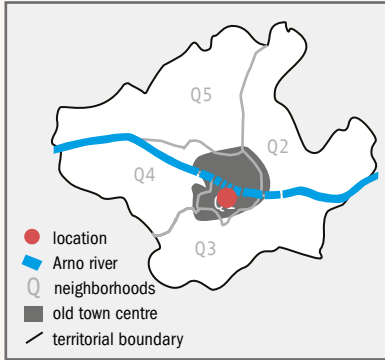
LOCATION Lungarno di Santa Rosa

1223

ITALY



FLORENCE



AERIAL VIEW



DESCRIPTION

The area located on the river embankment of Santa Rosa is occupied by a building that is developed over four floors above ground that was built in the Fifties. The facility is used by the Social Health District of Santarosa. The Azienda Sanitaria Firenze, in the process of reorganisation of the existing health facilities in the area, plans to dispose of the property. As regards the characteristics of the context in which the building complex is located, it lends itself to accommodate the residential use, inclusive of neighbourhood commercial activities. It is to be pointed out the overlooking of the Arno river, and proximity to the district of Oltrarno district, where compared to the historical centre (Duomo, Signoria) a strong component of local residence remains.

GROSS USABLE AREA

7.800 mq

END USED ALLOWED

residential	7.800
retail	
office	
tourism	
industrial	



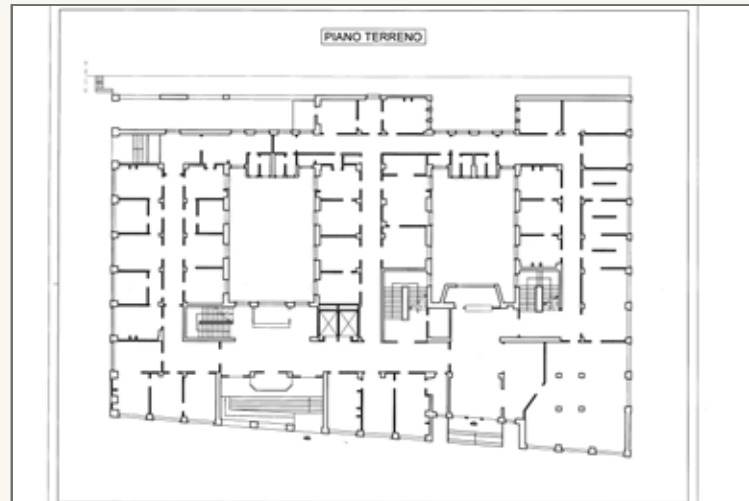
PHOTO



1) The area is located at the foot of the hills North of Florence, (Careggi, Castello) and a project has already developed there



2) The project includes 24 residential units of different sizes, spread over two floors, with large appurtenant green spaces



3) The architecture is oriented towards energy sustainability and types that recall the rural construction, with extensive use of exposed bricks

SITE AREA

2.080 mq

EXISTING USABLE SURFACE

7.800 mq

COSTRUCTION YEAR

1950

ACCESS

Close to the Avenues of South Ring Road (Viale dei Colli) and the Arno River, just minutes from the Tramway - Line 1

PROPERTY

private

public

TYPE OF INTERVENTION

Restoration



Renovation



Demolition and Reconstruction



KEY OPPORTUNITIES

Position near the Arno River with panoramic views

Proximity to the historical centre and the Oltrarno

It requires moderate building interventions

Direct intervention: political approval is not required

RESTRICTIONS

Insertion of parking spaces in proportion to housing units produced

Maintenance of a portion (500 square metres) designed to oversee social health sector.

LIMITATIONS

Geologic hazard



Hydraulic hazard



Seismic hazard



LOW AVERAGE HIGH

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Florence, City of International Knowledge



ZANELLA

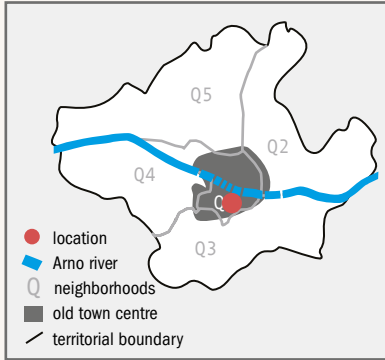
LOCATION Via Giacomo Zanella

1224

ITALY



FLORENCE



AERIAL VIEW



DESCRIPTION

The transformation involves a set of craft workshops mainly located in the interior of a freestanding block with access from Via G. Zanella, near the district of Oltrarno. The premises are no longer suitable for the activity that takes place in them, especially because of accessibility problems with heavy vehicles that have to stop for loading and unloading in Via G. Zanella. A complete transformation is proposed with a comprehensive change of use of the private service assets, which includes a wide range of activities that do not require constant the permanent presence of people and at the same time do not generate an excessive planning strain, with the recovery of the buildings forming the historic backdrop and the demolition and reconstruction of the remainder. The image below refers to a maximum study of the distribution of buildings and open spaces



GROSS USABLE AREA

4.500 mq

END USED ALLOWED

residential	
retail	
office	4.500
tourism	
industrial	

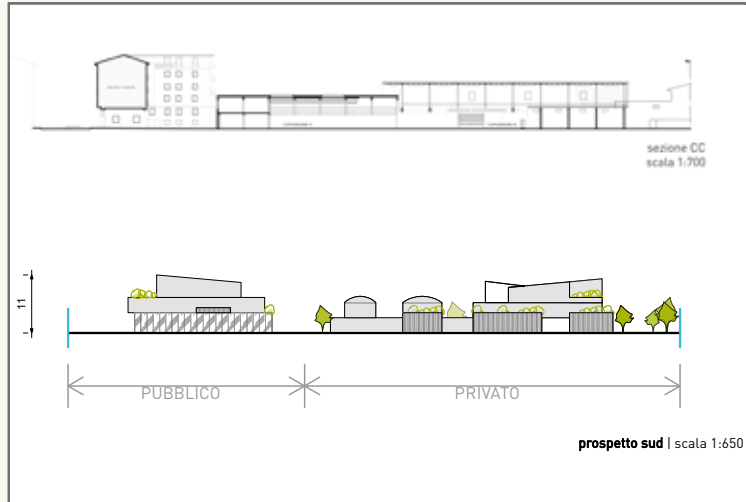
Floor plan



1) Floor plan of the complex at present, with numerous sheds and structures that are cluttering the courtyard



2) Views of the current state



3) Presentation leaflets with a scenario for functional redistribution

SITE AREA 7.303 mq

EXISTING USABLE SURFACE 4.500 mq

COSTRUCTION YEAR 1950

ACCESS
In the southern part of Florence, close to the southern ring road and the main exit to Pisa

PROPERTY private public

TYPE OF INTERVENTION
Restoration ☒
Renovation ☐
Demolition and Reconstruction ☒

KEY OPPORTUNITIES

- Proximity to the district of Oltrarno and the ring roads
- Large area covered, with possibility of parking
- Direct intervention: political approval is not required

RESTRICTIONS

Inclusion of parking spaces in proportion to the activities carried out

LIMITATIONS

Geologic hazard ☒ ☐ ☐
Hydraulic hazard ☐ ☐ ☒
Seismic hazard ☐ ☐ ☒
LOW AVERAGE HIGH

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