



POLITECNICO
MILANO 1863

DIPARTIMENTO DI ARCHITETTURA
E STUDI URBANI

HONOURS PROGRAMME HINES 2023

URBAN REGENERATION AND LARGE-SCALE URBAN DEVELOPMENTS

Coordinators: Prof. Massimo Bricocoli and Prof. Giancarlo Floridi,
DRAFT PROGRAMME December 19th 2022

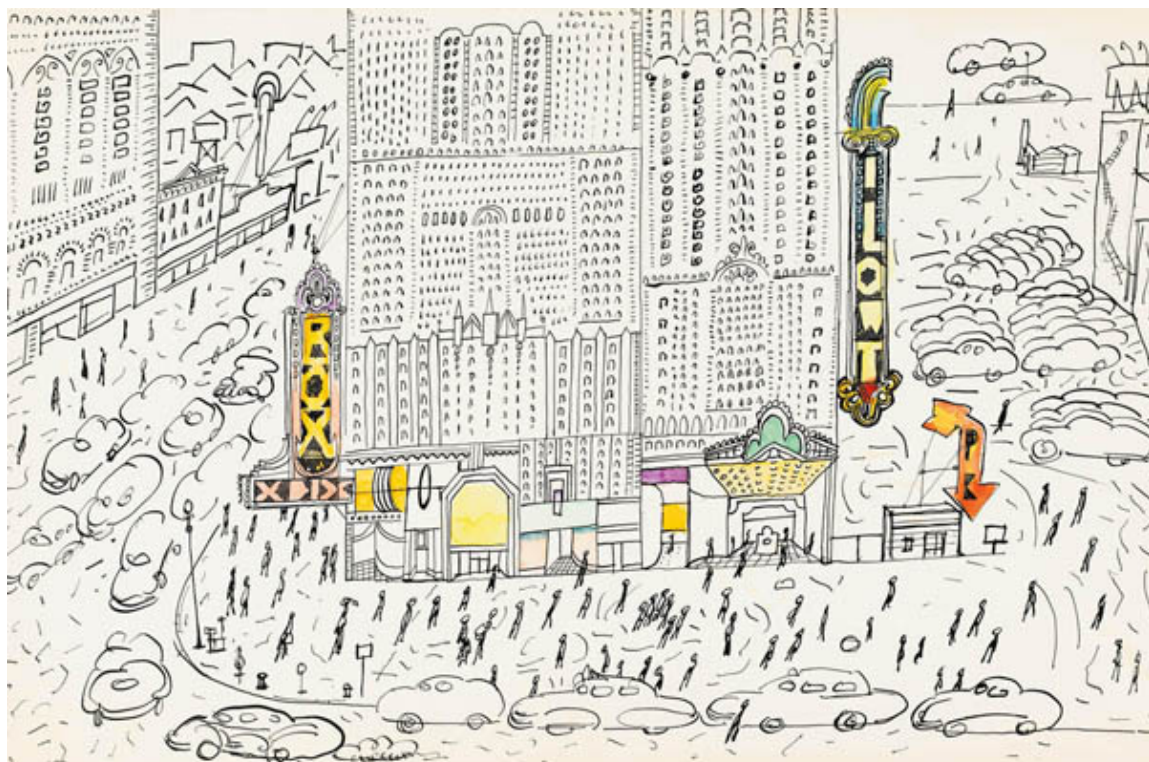
An intensive training program focused on urban regeneration and the implementation of large urban development projects in Italy and across Europe. 20 students will be selected from the master's degree programs in the School of Architecture Urban Planning Construction Engineering at the Politecnico di Milano.

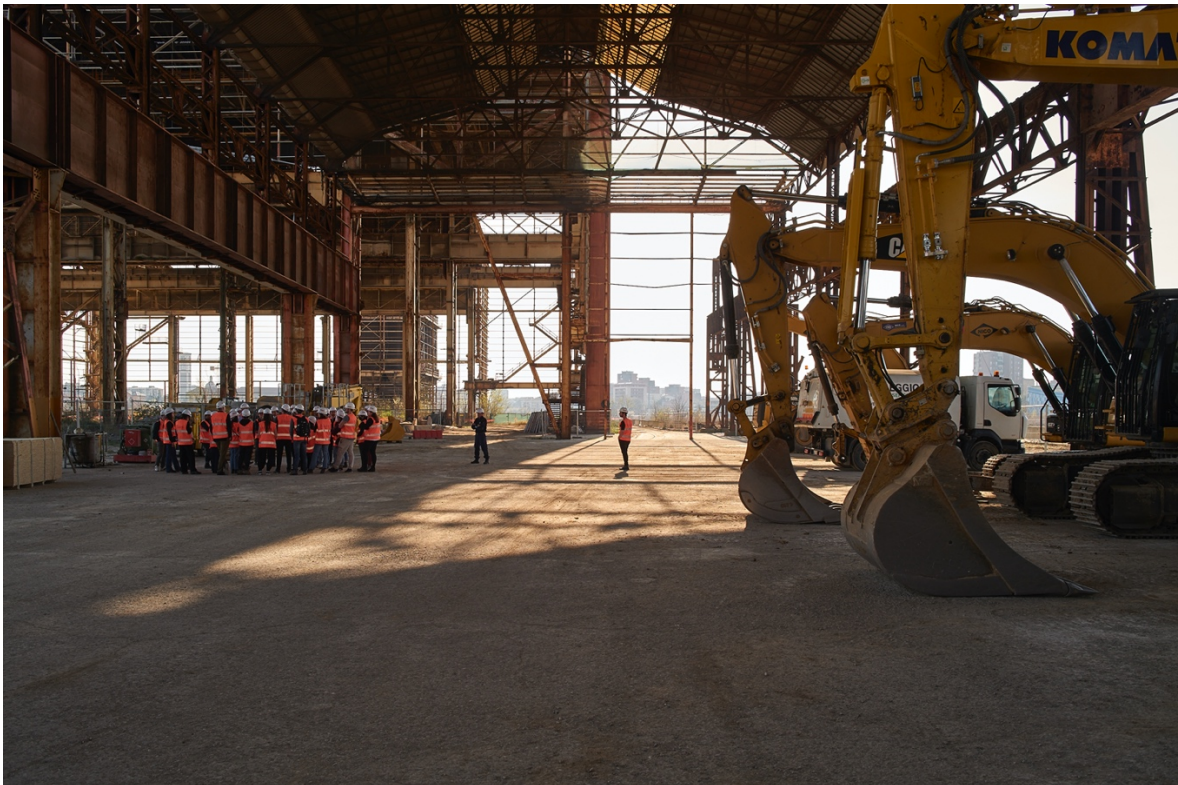
The program is coordinated by the Department of Architecture and Urban Studies in partnership with Hines Italy Re. S.r.l. and Prelios s.p.a. that finance and support the activities.

The focus will be on the MilanoSesto project, currently redeveloping the former Falck industrial site. See: <https://www.milanosesto.it/en/>

THEMES AND KEY WORDS: Architectural design in complex environments / Urban regeneration strategies and models: global, European, local / Analysis of projects and best practices with a focus on economic / social and environmental sustainability / Integrated and multidisciplinary assessment systems of the impact of design choices / Implementation tools.

APPROACH – the core of the program : Interaction with the project developer is the central element along with the large-scale dimension of implementation (with respect to typical courses).





1. EUROPEAN ATLAS

Milano Sesto in a European perspective. Dwelling as a tool for creating quality urban spaces: European cases

Overview

Building off last year's program, the Polimi DASTU Honours Programme intends to:

- Develop an advanced curriculum reserved for selected students who possess the relevant competencies and skills to design and implement complex urban development programs,
- Promote interaction between academic research and professional expertise
- Support a contextualization of the Milan Sesto project in a European perspective, with reference to the following insights and thematic areas:

The 2023 edition will concentrate on the realization phase with reference to the development project of sector Unione 1, according to the definition of spaces, functions, and rules of use. Particular attention will be dedicated to the relationship between public spaces, both collective and private, with particular attention to the ground floor of the buildings and the relationship between the boulevard and the courtyards of the buildings themselves. The urban dimension will be at the center of the design work in which the project for contemporary living (with regard to the theme of rental residence) will be approached in relation to its ability to create and shape significant urban spaces.

Objectives

- HON Programme will investigate a European context of large-scale intervention such as that of which the Milano Sesto masterplan is situated. Milano Sesto is not only a local project, but one situated within a series of urban transformations with analogous characteristics in other significant international contexts.
- After Hamburg and Vienna this year the objective of the analyses is directed toward other large-scale urban projects through which it will compare methods, perspectives, contents, facilities, and strategies.
- The analogous case studies of Sesto are in Paris, Bordeaux, Copenhagen, Dublin, London, and Zurich with different dimensional, architectonic, economic, and managerial variations.
- The students will investigate other projects both through dialogue with relevant public and private stakeholders and through targeted analysis of relevant issues and modules (regulation, project financing, housing management, etc.) directed by a group of teachers with expertise in the different research areas of the program.

The programme

- HON programme will take place between March and July 2023 and consist of: CITY OF ROOMS (a design workshop consisting of a series of seminars and an excursion for selected students), HOME COMING (a series of public lectures open to the public).

Output

- HON Programme will develop designed thematic explorations in relation to Milano Sesto by presenting the results in English in a collected volume of the work of AY 21-22 and 22-23.
- A qualified photographic work (Giovanni Hänninen) will be part of the analyses of the sites and of their characteristics both atmospheric and in a physical dimension.

2. HON 2023: CITY OF ROOMS. Lessons, Design Workshop, Excursions

Objectives

- The dimension of both the Masterplan and the Unione sectors 1 and 2 will be studied starting from the definition of the relationships produced in terms of functions, spatial structures, and rules of use of private, collective, and public spaces.
- **The city is characterized by the relationship between the shape of houses and the shape of both public and private spaces.**
The work with the students consists in defining the relationships that these two dimensions can create between them: the individual dimension of the house and the collective dimension of public spaces.
- **The form of a room introduces the theme of the domestic dimension and its ability to appear and interact with the collective dimension. On the other hand, the form of public space interacts with the physical presence of houses: their proportions, height, distance, and with the recognition of their window.**
- **Piazas, squares, gardens, courtyards, and streets constitute the urban lexicon of public spaces and together they are also rooms where life in the city unfolds.**
We will apply the same approach to caring for the shape and character from the rooms to the stairs: from the grandiose collective to the minute and intimate so that they remain in relation with one another.
- **The houses that constitute the matter of living in their different variations within the Sesto Masterplan will be those for rent both short and long-term, residences for students, and residences for the elderly.**
- With reference to the rental housing offer (BTR) in the context of Milano Sesto Unione 1, some significant issues will be taken into consideration. These include: which services/spaces/functions can create value in BTR? What distinguishes BTR's most innovative forms? What will be the spatial and service needs of the future residents of Unione 1? Who will have access to these services? Who will maintain/manage them? What possible BTR alternative housing solutions could be implemented within the current integrated intervention programme (eg. Micro-living, co-living)?
- The themes of contemporary living will be explored through a close interaction between multiple dimensions: social research (socio-demographic change, housing demand and needs), research in urban planning and housing policies (urban regeneration projects and housing), research in architecture (typological innovation, versatility, forms of living), and research in the fields of economics and valuation.

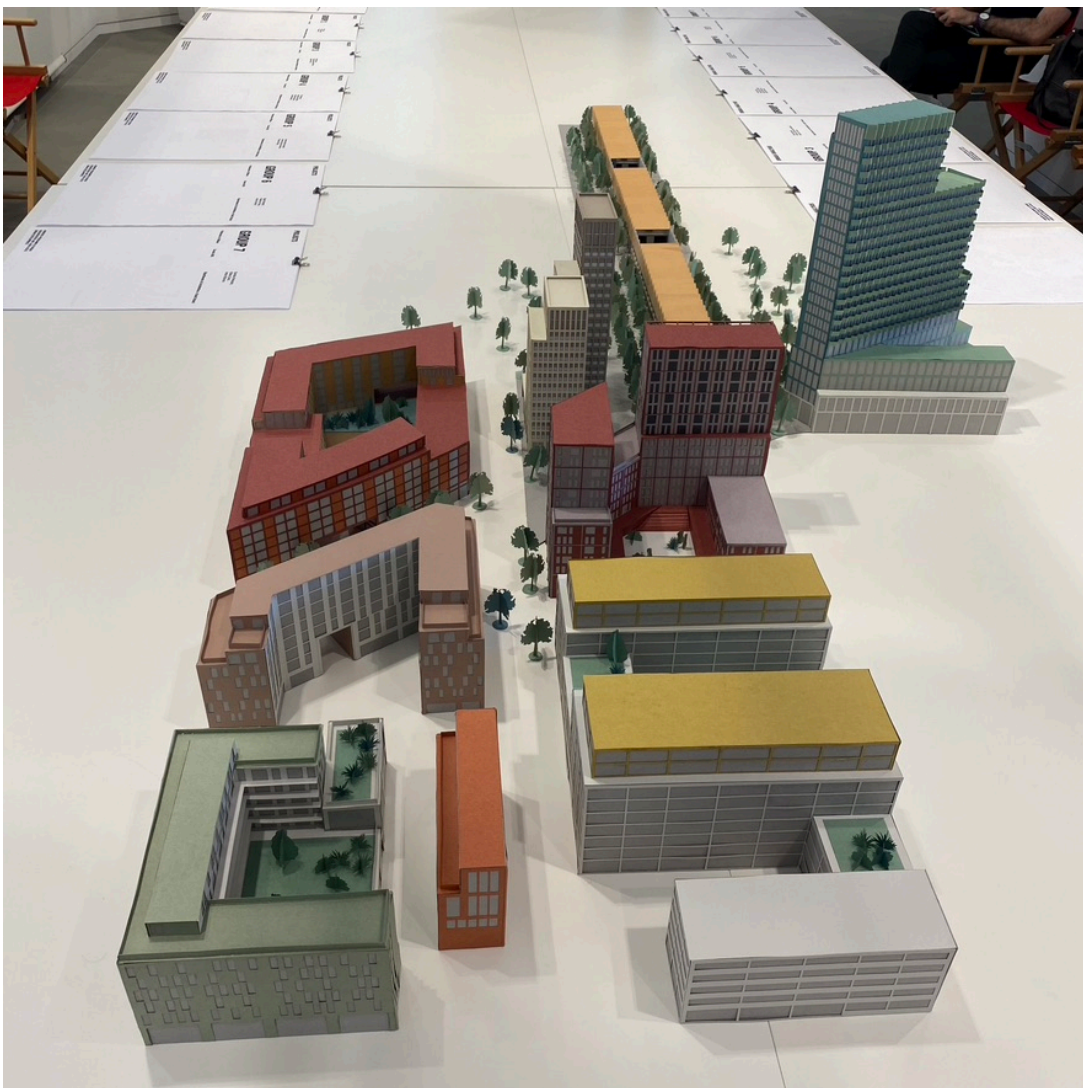
Output

- **The students' work will focus on the definition of the shape and form of two rooms: one private inside the house and one public in the city.**
Two maquettes will present this report: a maquette of a room and what can be seen from its window and a maquette of a public space with the facades of the houses.
- A final book will be assembled to present analyses, reference atlases, planimetries, residential typologies, sections, and schemes.
- A collective exhibition with maquettes and a video presentation will conclude the activity and make the results available to the broader public.

Programme

The programme will take place between March and July 2023 and consist of:

- **Urban Regeneration, projects, policies and practices (4CFU):** a series of lessons aimed at participating students, coordinated by Prof. Massimo Bricocoli, articulated on the thematic areas of in-depth management by expert teachers and active participation by Hines experts: MIXED USE AND LARGE SCALE DEVELOPMENTS, Prof. Bricocoli, Dr. Jones / URBAN HOUSING AND AFFORDABILITY MEASURES, Prof. Lepratto, Dr. Peverini / URBAN AND PROJECT SUSTAINABILITY / HOUSING HISTORIES AND CURRENT CONCEPTS, Prof. Gaia Caramellino / PUBLIC PRIVATE AND BUILDING REGULATIONS, Prof. Alessandra Oppio/Prof. Laura Pogliani
→ **THE REAL ESTATE DIMENSION**, an extraordinary seminar, held by Dr. Neil Jones, Senior Vice President, HINES.
- **Urban Regeneration and Large-Scale Developments (4CFU)** an design workshop along the semester created with reference to the Masterplan implementation programme of Milano Sesto, coordinated by Prof. Giancarlo Floridi and with intent to explore urban implications and potentials of the housing project in the new urban context.
- **EXCURSION (temptative destinations: DUBLIN AND LONDON)**, an excursion organized in collaboration with Hines to visit projects and pertinent case studies and meet relevant actors toward their actualization.



Coordination

Prof. Massimo Bricocoli is the Director of the Department of Architecture and Urban Studies and Professor of Urban Planning at Politecnico di Milano. He taught at the Cà Foscari University in Venice, University of Luxembourg, and the HafenCity University in Hamburg. He deals with forms and ways of public action in territorial governance, housing policies, and the links between welfare policies and urban planning policies. On these matters he has coordinated and contributed to research projects in Italy and abroad and has published a significant number of contributions.

Prof. Giancarlo Floridi, architect, carries out professional design activities (Onesitestudio <http://onsitestudio.it/>) and research in Architectural Design at the Department of Architecture and Urban Studies of Politecnico di Milano, where he is the overseer of the Architectural Design laboratory. He has been a visiting Professor at IUAV Venice and is currently a Visiting Professor at the Harvard Graduate School of Design.

Two junior researchers will be hired with operational coordination functions in connection with Hines.





