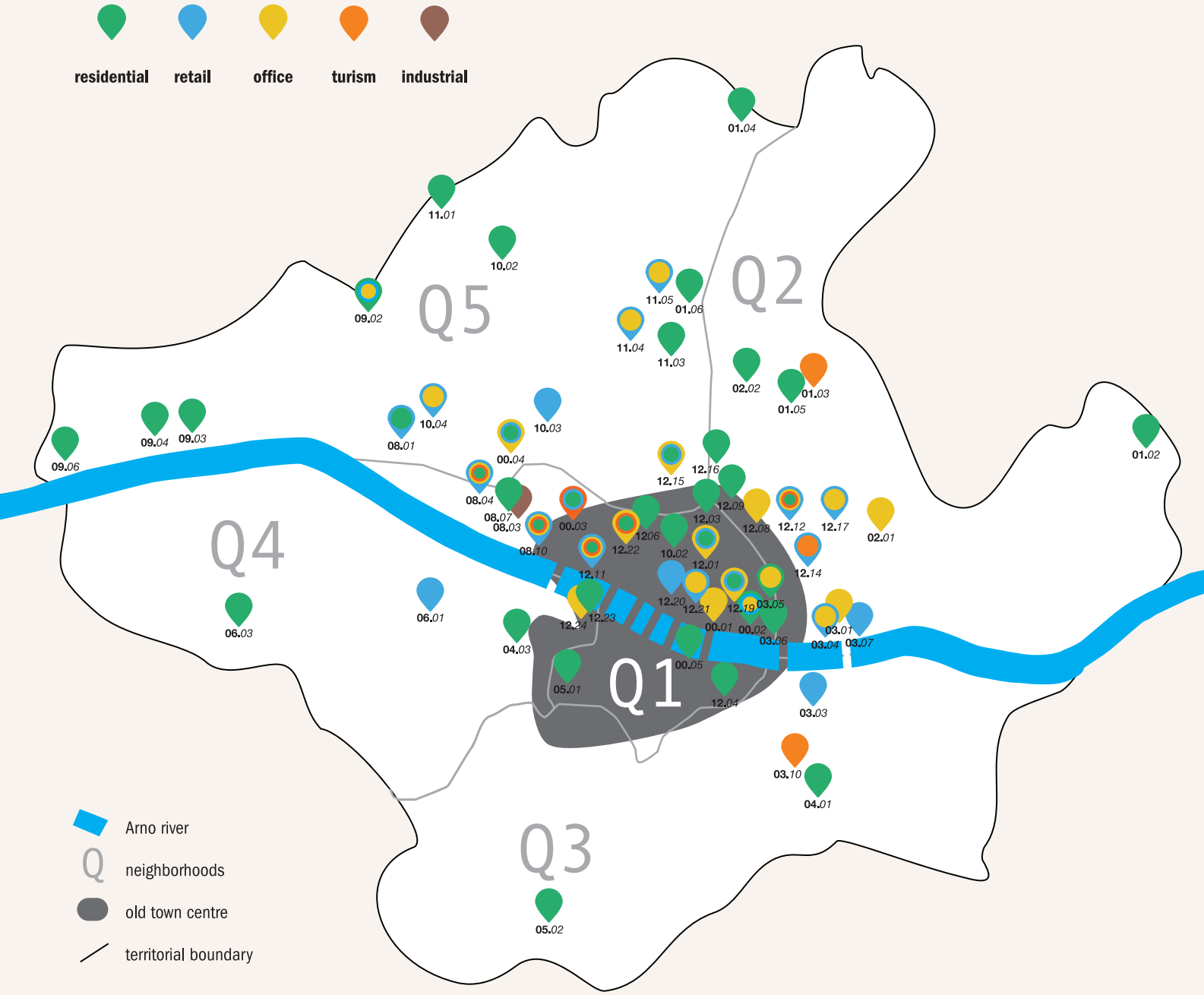


The information regarding the areas of Urban Transformation in the files are derived from the actual City Urban Plan dated 19.07.17; some files provide, as an example, a few graphic works of project planning also privious to the approval of the City Urban Plan.

COMUNE DI FIRENZE

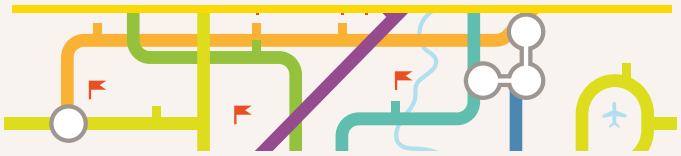
INVEST IN FLORENCE

1 A new face of the City/1

URBAN UPGRADING AND REGENERATION / 1

Target. Polycentric and metropolitan Florence

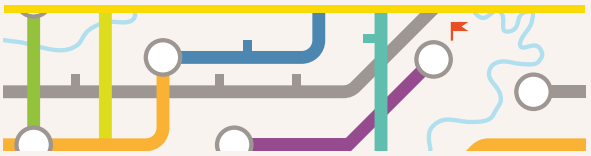
- Final approval of the planning rules
- New public spaces (gardens, squares, parking lots) in areas where the city is too
- Public guidance of private interventions through implementation plans and agreed permits to build dense
- Transformation of over 700,000 square metres of empty containers: spaces 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, Serpiolle, San felice ad Ema, via Salviati, Due Strade, Brunelleschi, Independenza, Scambiatore Etruria, Cascine La Trave, Cascine Argingrosso, underground Leopolda, via Stradella, ex Gasometro, via Nenni, Meccanotessile area, scambiatore ex depositeria 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

3000 hotspot FirenzeWiFi

Power ups
- Online Services
- Interactive multimedia systems
- OpenData

new app of public utility

2015 Major City of Europe
International event on technology innovation and smart cities

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% CO_2**

Boiler replacement project

- 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

ACQUA

Immediately **5** new small fountains

- 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

UNESCO · EXPO MILANO 2015

COMUNE DI FIRENZE

FLORENCE, CITY OF THE OPPORTUNITIES

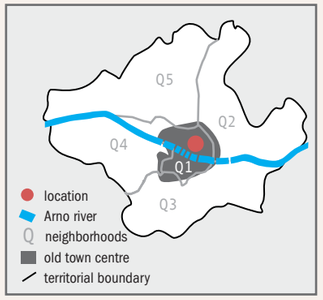
VIVARELLI COLONNA

0001

LOCATION Via Ghibellina

ITALY

FLORENCE



AERIAL VIEW

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 big 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 parking spaces.

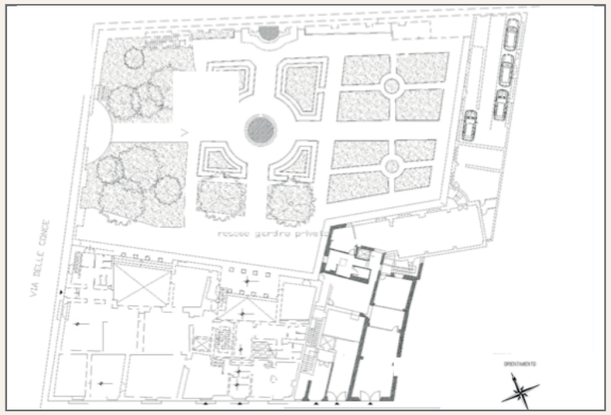
GROSS USABLE AREA **4.400 mq**

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 Santa Maria Novella railway station, near the Ring boulevard and the underground parking of S. Ambrogio and Beccaria

PROPERTY private | **public**

TYPE OF INTERVENTION

Restoration	☑
Renovation	☐
Demolition and Reconstruction	☐

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

RESTRICTIONS

Maintaining of existing green spaces

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	○	☑	○	○
Hydraulic hazard	○	○	○	☑
Seismic hazard	○	○	☑	○

F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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REVIEW DATE 14/09/2017

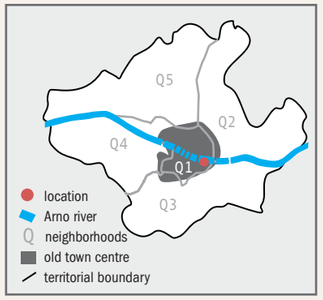
PALAZZO SERRISTORI

0005

LOCATION Lungarno Serristori, Piazza Demidoff, via dei Renai, via Giardino Serristori

ITALY

FLORENCE



AERIAL VIEW

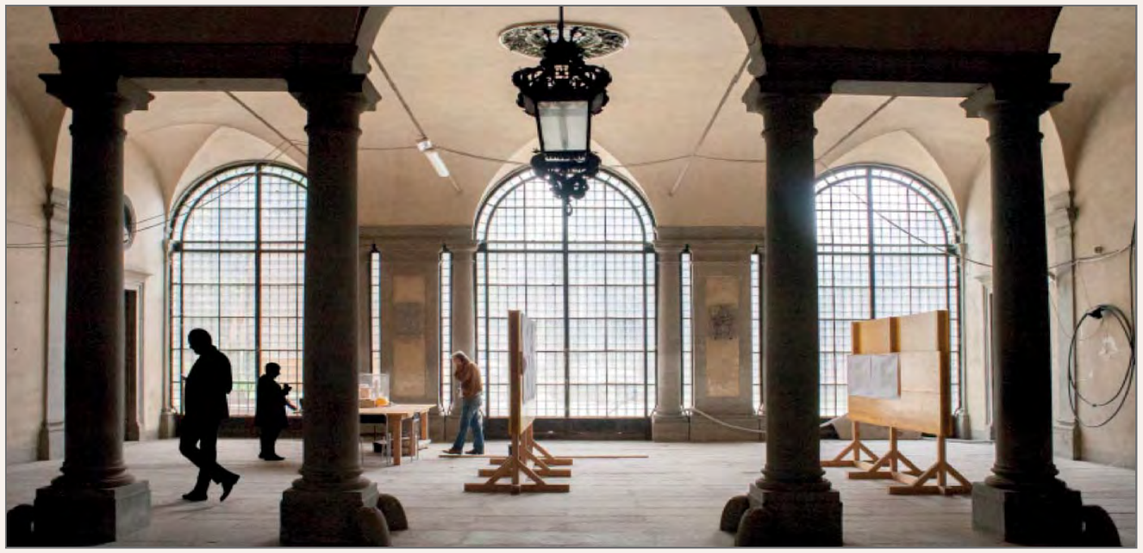
DESCRIPTION

In 1515, Lorenzo di Averardo Serristori took"at perpetual level" by the Officers of the Towers a piece of land at the Renai of San Niccolò and began to build you up a small palace.For stylistic similarities the Palace was attributed to Giuliano da Sangallo, who worked in those years in Florence. The plan of the original building had a "U" shape, with a quadrangular courtyard that overlooked a large garden.In the seventeenth century by will of Antonio Serristori, governor of the port of Leghorn, the "garden house" was transformed into a sumptuous palace.The architect Gherardo Silvani was commissioned for the restoration and transformation. The architect Felice Gamberai completed the sumptuous ballroom, built over the original courtyard, then decorated by Pier Paolo Lippi, Agnolo Gori and Cosimo Ulivelli. During the extraordinary urban changes of Florence Capital and in consequence of the partial expropriation, Count Alfredo Serristori Falciani commissioned the architect to redesign the prospectus on the river bank; the work, which also involved the internal layout of the palace, was executed in 1873. Subsequent works, commissioned by Senator Umberto Serristori (1861 - 1941) saw the masterpieces of many extraordinary Florentine artisans.

GROSS USABLE AREA 5.600 mq

END USED ALLOWED

residential	5.600
retail	
office	
tourism	
industrial	



1) View of the Palace from Lungarno alle Grazie, after 1874 tranformation

2) Today's view of the Palace from Lungarno alle Grazie

3) Old photo of one of the noble salons

SITE AREA mq

EXISTING USABLE SURFACE 5.600 mq

COSTRUCTION YEAR

ACCESS

Excellent, due to the proximity to the Avenues of the Ring Roads

PROPERTY

private | public

TYPE OF INTERVENTION

- Restoration ☑
- Renovation ○
- Demolition and Reconstruction ○

KEY OPPORTUNITIES

- Strategical position in the heart of the historical Centre of Florence.
- Property of great architectural value.
- Building with garden and large adjacent park.
- Open spaces for parking lots.

RESTRICTIONS

- The project requires special attention, due to the landscape's particular value.
- The project requires special attention due to the particular historical and architectural value of the building and adjacent open spaces.

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	☑	○	○	○
Hydraulic hazard	○	○	☑	○
Seismic hazard	○	○	☑	○

F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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REVIEW DATE 14/09/2017

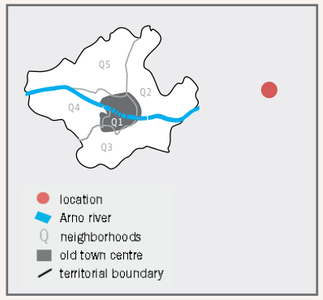
LE GUALCHIERE DI REMOLE

0006

LOCATION via di Rosano, Bagno a Ripoli

ITALY

FLORENCE



AERIAL VIEW

DESCRIPTION

In the Middle Ages the mills were at the base of the complex system of production and, therefore, trade and economic development. In the city of Florence, its surroundings and other cities of Tuscany, there were many. One of the most important systems of fulling mills, built in the mid-fourteenth century, is Remole, located beside the River Arno, in correspondence to the Sieci village.
The whole complex of hydraulic structures remained substantially unchanged.
Owned by the Albizzi, Rucellai and Valori families, in 1541 the Remole building was purchased by the Wool Guild, who ran the activities of the fulling mills until 1728, when, following its suppression, the plants became part of the assets of Santa Maria del Fiore.
In the Napoleonic period the fulling of Remole was taken over by the Florence Chamber of Commerce, and it is currently owned by the City of Florence although rising in the territory of Bagno a Ripoli. The Gualchiera (the building facing the river Arno) has a consistency of about 1,700 square meters of gross floor area, the parallel building has a residential destination and a consistency of about 1,600 square meters of gross floor area.

GROSS USABLE AREA 3.300 mq

END USED ALLOWED

residential	
retail	
office	
tourism	
industrial	

1) View of the complex

2) Partial view of one of the towers

3) View of the village

SITE AREA 46.400 mq

EXISTING USABLE SURFACE 3.300 mq

COSTRUCTION YEAR 1.425

ACCESS

20 minutes driving from Firenze Sud highway tollbooth

PROPERTY private | public

TYPE OF INTERVENTION

Restoration	☑
Renovation	○
Demolition and Reconstruction	○

KEY OPPORTUNITIES

Monumental archaeological real estate settlement
Strategic location in a naturalistic value context
Participation in the restoration and management of a high cultural value complex

RESTRICTIONS

Implementation Plan with the Convention with the Municipal Administration and Business Plan
Construction of a multipurpose facility for the promotion of the territory
Assigned mission: promoting the Arno river and its banks
Allocation of parking lots according to the destinations being received in the real estate complex

LIMITATIONS

	1	2	3	4
Geomorphologic hazard	☑	○	☑	○
Hydraulic hazard	○	☑	☑	☑
Seismic hazard	○	○	○	○

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REVIEW DATE 14/09/2017

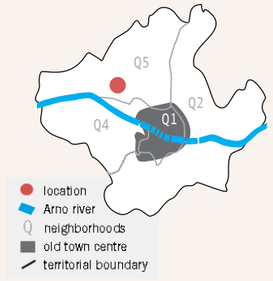
BARACCA - BARACCHINI

0007

LOCATION via Baracca, 134

ITALY

FLORENCE



AERIAL VIEW

DESCRIPTION

Built between 1992 and 1996, according to a project by architect Lapo Pestellini, which was presented by CRF Bank (owner of the area) demolishing a 1968 building used for retail rented by Esselunga until 1988. The new building, still standing today, since 1997 hosted first the municipal office for the collection of city taxes then the offices of Equitalia (state owned company for the collection of taxes) and in january 2012 was dismissed.
The building is located in an area on the western side of the city, which used to host many factories, like Fiat and Carapelli, and that nowadays is under huge transformation. It is part of the recently developed residential area along Baracca street.
Designated by the Urban Plan as public facilities, according to the plan can be redesignated for private offices and services if dismissed.
The building stands on seven above ground floors and has also got: two underground levels used as parking lot, a 100 seats auditorium, accesses both on Baracca street and Baracchini street as well as an exclusive outdoors parking lot.

GROSS USABLE AREA **3.800 mq**

END USED ALLOWED

residential	
retail	
office	3.800
tourism	
industrial	

1) Aereal view of the area

2)View from Baracca street

3) View from Baracchini street

SITE AREA 5.300 mq

EXISTING USABLE SURFACE 3.800 mq

COSTRUCTION YEAR 1992/1997

ACCESS

250 m from line 2 Tramway stop actually under construction; along the bycycle path under construction; 3 km away from both the Amerigo Vespucci Airport and from the A1 highway; 3,0 km away from Rifredi Railways Station and 3,5 from Santa Maria Novella Railways Station.

PROPERTY private | public

TYPE OF INTERVENTION

Restoration	○
Renovation	✓
Demolition and Reconstruction	✓

KEY OPPORTUNITIES

- Strategically located near high traffic routes
- Recently built allowes huge transformations including the demolition and reconstruction
- In the western side of the city currently under heavy strategic transformation

RESTRICTIONS

- In case of new construction after demolition, particular conditions must be followed

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	✓	○	○	○
Hydraulic hazard	○	○	✓	○
Seismic hazard	○	○	✓	○

F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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REVIEW DATE 14/09/2017

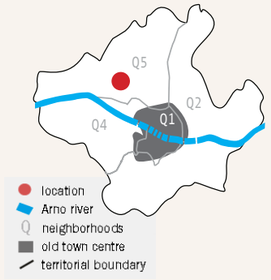
NOVOLI - VECCHI

LOCATION via di Novoli, 97

00 08

ITALY

FLORENCE



AERIAL VIEW

DESCRIPTION

This building, which is part of multifunctional estate (offices, residential and retail designation), is located in an area on the western side of the city, which used to host many factories, like Fiat and Carapelli, and that nowadays is under huge transformation.
It is near the Florence Airport and next to the site that is going to host the new Florence Soccer Stadium; it is part of the recently developed residential area along Novoli street.
The building stands on two above ground floors and one underground floor. This building is the the platform between two eight floors residential towers.
The building was used as a supermarket until october 2009 when it was dismissed.
The access to the building for visitors is for both cars and pedestrians from an area of condominium property on Novoli street.

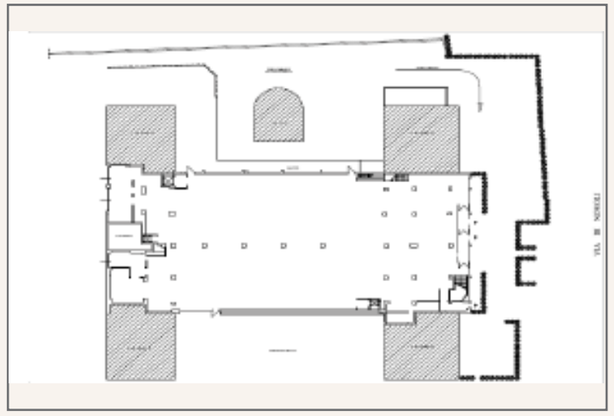
GROSS USABLE AREA 3.970 mq

END USED ALLOWED

residential	
retail	3.970
office	
tourism	
industrial	

1) View of the entrance to the commercial area

2) View of the building complex from Vecchi street



3) Map of the ground floor

SITE AREA

EXISTING USABLE SURFACE 3.970 mq

COSTRUCTION YEAR 1970

ACCESS

Next to line 2 Tramway stop under construction; 200 m from the bycycle path under construction; 3 km away from both the Amerigo Vespucci Airport and from the A1 highway; 3 km from Rifredi Railways Station and 4 km from Santa Maria Novella Railways Station.

PROPERTY

private	public

TYPE OF INTERVENTION

Restoration	○
Renovation	☑
Demolition and Reconstruction	○

KEY OPPORTUNITIES

- Included within a mainly residential multifunctional settlement
- In the western side of the city currently under heavy strategic transformation

RESTRICTIONS

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	☑	○	○	○
Hydraulic hazard	○	○	☑	○
Seismic hazard	○	○	☑	○

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REVIEW DATE 14/09/2017

MAIN AREAS OF URBAN RENOVATION

Florence, City of International Knowledge

COMUNE DI FIRENZE

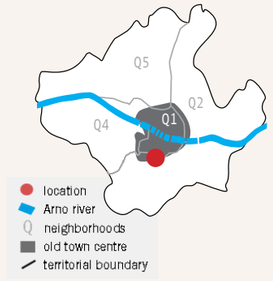
ROMANA

0009

LOCATION via Romana, 105r

ITALY

FLORENCE



AERIAL VIEW

DESCRIPTION

Located in the Historical Centre of Florence (Unesco World Heritage Site since 1982) borders on the east side with the Boboli Gardens.
The area consists of a building along via Romana which includes the gate and the driveway and another more recent building inside the courtyard, which was built in 1961 demolishing a former structure.
This new building according to the Urban Plan could be demolished and rebuilt following certain prescriptions.
The two buildings, which develop mainly on the ground floor, somethimes have an underground floor too and in that case also a slightly raised ground floor above it.
From 1948 until june 2016 the location was used by Cereria Strozzi for the industrial production of wax candles, then for the production of cloth discs for polishing machines recycling military uniforms coming from Italy or the USA.

GROSS USABLE AREA 2.070 mq

END USED ALLOWED

residential	
retail	
office	
tourism	
industrial	2.070

1) View of the inner courtyard before the 1961 renovation

2) View of the actual inner courtyard

3) View of the entrance gate on Romana street

SITE AREA 2.865 mq

EXISTING USABLE SURFACE 2.070 mq

COSTRUCTION YEAR 1961

ACCESS

5 km away from A1 highway access Firenze Impruneta and from freeway 3 Firenze Siena.
Next to Porta Romana, hub of the main traffic stream along the city boulevards.

PROPERTY private | public

TYPE OF INTERVENTION

Restoration	○
Renovation	☑
Demolition and Reconstruction	☑

KEY OPPORTUNITIES

- Prestigious location in the historical centre
- Fiseable huge architectural renovation

RESTRICTIONS

- The project requires special attention due to the landscape's particular value
- Archeological restrinction
- In case of new construction after demolition, particular conditions must be followed

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	○	☑	○	○
Hydraulic hazard	☑	○	○	○
Seismic hazard	☑	○	☑	○

F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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REVIEW DATE 14/09/2017

MAIN AREAS OF URBAN RENOVATION

Florence, City of International Knowledge

COMUNE DI FIRENZE

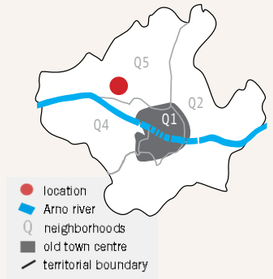
BARACCA - VECCHI

00 10

LOCATION via Baracca, 134

ITALY

FLORENCE



AERIAL VIEW

DESCRIPTION

Built between 1960 and 1962 according to a project by architect Piero Grassi, which was presented by the owners of the area: S.A.C.E.T. and the S. Cristofano Parish Church, the latter aimed to swap this new building with a piece of land next to the church to be used by the parishers for social activities.
The building is located in an area on the western side of the city, which used to host many factories, like Fiat and Carapelli, and that nowadays is under huge transformation. It is part of the recently developed residential area along Baracca street.
The estate in this form, wich was used as garage until 2002, is located in the underground floor of the an above standing residential building. It has got exclusive driveways both on Baracca street and Vecchi street. Dismissed since 2002.

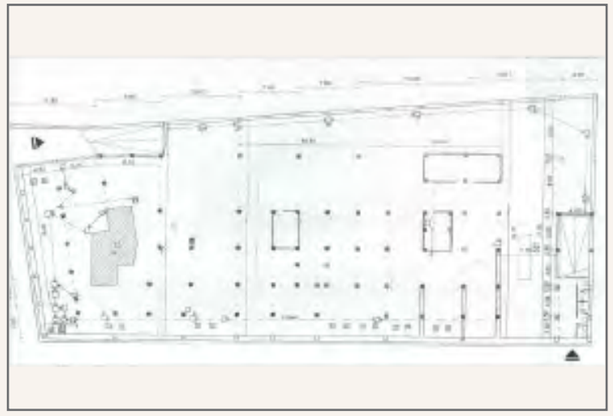
GROSS USABLE AREA 2.460 mq

END USED ALLOWED

residential	
retail	2.460
office	
tourism	
industrial	

1) Driveway on Baracca street

2) Driveway on Vecchi street



3) Map of the underground floor

SITE AREA

EXISTING USABLE SURFACE 2.460 mq

COSTRUCTION YEAR 1960

ACCESS
300 m from line 2 Tramway stop actually under construction; along the bycycle path under construction; 2,5 km away from both the Amerigo Vespucci Airport and from the A1 highway; 3,5 km from both Rifredi and Santa Maria Novella Railways Stations.

PROPERTY private / public

TYPE OF INTERVENTION

Restoration	○
Renovation	✓
Demolition and Reconstruction	○

KEY OPPORTUNITIES

- Included within a highly populated residential and multifunctional area
- In the western side of the city currently under heavy strategic transformation

RESTRICTIONS

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	✓	○	○	○
Hydraulic hazard	○	○	✓	○
Seismic hazard	○	○	✓	○

F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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REVIEW DATE 14/09/2017

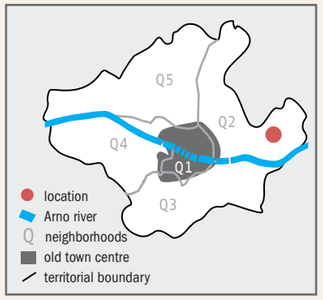
D'ANNUNZIO

0102

LOCATION Via Gabriele d' Annunzio

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 **5.400 mq**

END USED ALLOWED

residential	5.400
retail	
office	
tourism	
industrial	

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 13.773 mq

EXISTING USABLE SURFACE 5.400 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 number of above-ground levels of the rebuilt buildings: 2
- The demolished and rebuilt portions are to be intended for social housing
- Retention of existing trees
- Insertion of parking lots proportionally to the residential area

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	✓	✓		
Hydraulic hazard	✓			
Seismic hazard		✓	✓	

F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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REVIEW DATE 14/09/2017

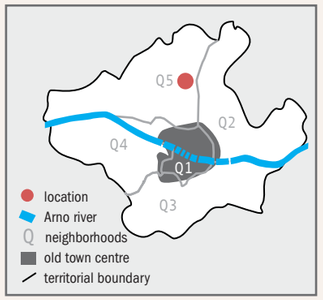
MASSONI

0104

LOCATION Via dei Massoni, 10

ITALY

FLORENCE



AERIAL VIEW

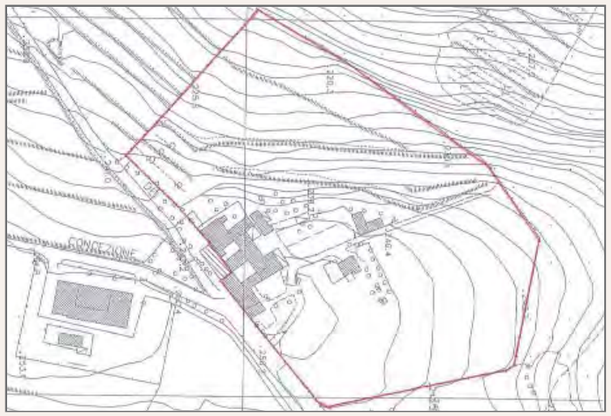
DESCRIPTION

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**

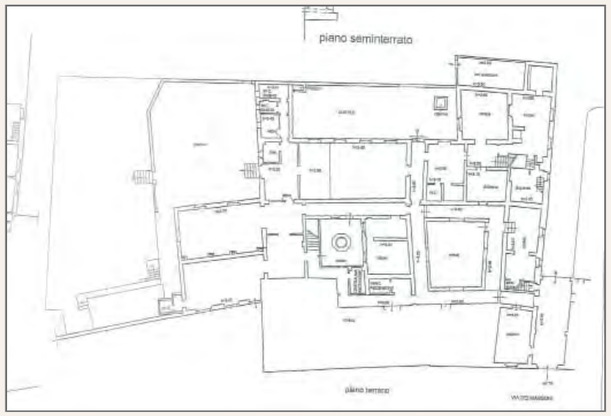
END USED ALLOWED

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 ☑
- Renovation ○
- Demolition and Reconstruction ○

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 building intervention with agreement

RESTRICTIONS

- Insertion of parking lots proportionally to the built area
- Particular attention required in the insertion of parking spaces
- The project requires special attention due to the landscape's particular value

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	☑	○	○	☑
Hydraulic hazard	☑	○	○	○
Seismic hazard	☑	○	○	○

F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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REVIEW DATE 14/09/2017

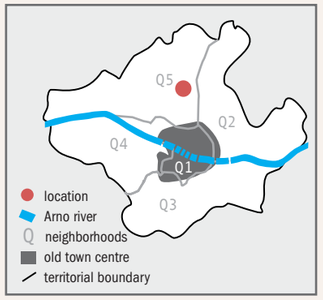
POGGIOSECCO

LOCATION Via Incontri

0106

ITALY

FLORENCE



AERIAL VIEW

DESCRIPTION

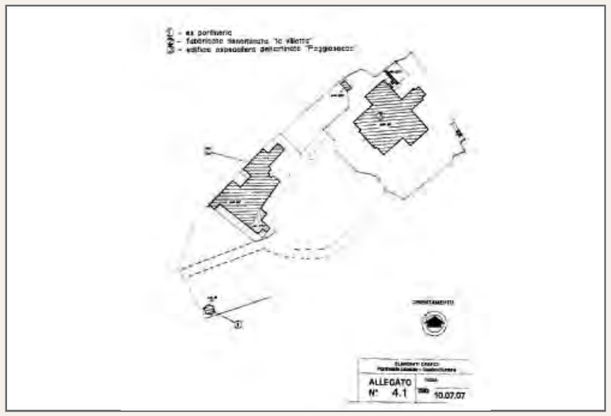
The complex is located in one of the most prestigious hilly areas of Florence's landscape and environment, to the east of the main hospital of Careggi, characterised by the presence of buildings mostly of isolated character with large adjacent plots of land intended for typical crops, as well as parks 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 **7.200 mq**

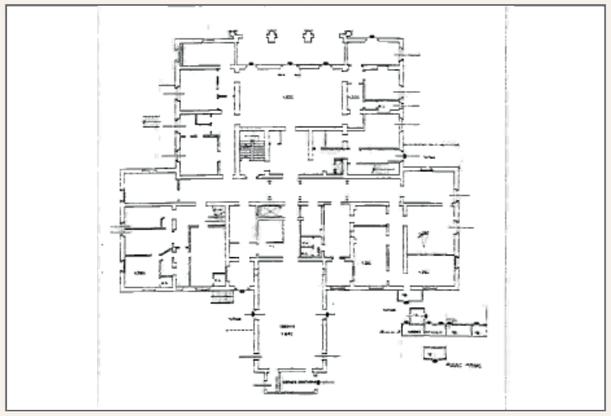
END USED ALLOWED

residential	7.200
retail	
office	
tourism	
industrial	

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 7.200 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	☑
Renovation	☐
Demolition and Reconstruction	☐

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
- Direct building intervention with agreement

RESTRICTIONS

The project requires special attention due to the landscape's particular value
Insertion of parking lots proportionally to the residential area

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	☑	☐	☐	☐
Hydraulic hazard	☐	☑	☐	☐
Seismic hazard	☐	☐	☑	☐

F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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REVIEW DATE 14/09/2017

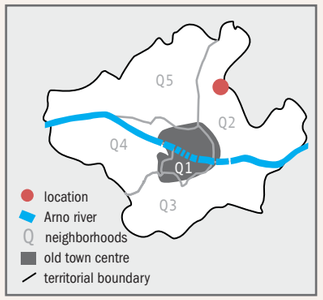
PEPI

LOCATION Viale Gaetano Pieraccini, 30

01 17

ITALY

FLORENCE



AERIAL VIEW

DESCRIPTION

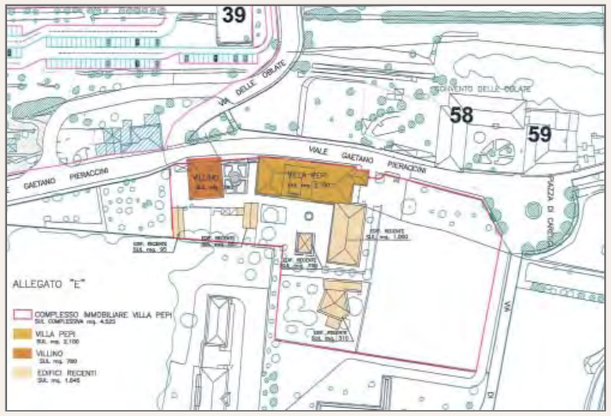
The complex, owned by the Azienda Ospedaliera Universitaria Careggi, is located close to the Villa Medici at Careggi, bordering the Meyer Hospital complex. It consists of the villa,whose historical core dates back to the 15th century and to which in the sixties a new building was placed against, the cottage Tense (1935), other smaller buildings such as rural annexes, and the building that housed the Aula Magna. During the Second World War, the house was abandoned and occupied first by the Germans and then by the British, and in 1948 was again a boarding school. The nursing school continued its activities in the complex until 2010. Currently, it is largely unused,only the cottage is temporarily leased to the Azienda Ospedaliera Meyer. For its type and location, the complex is suitable as a tourist accommodation or residential use.

GROSS USABLE AREA 4.600 mq

END USED ALLOWED

residential	2.484
retail	
office	
tourism	2.116
industrial	

1) Floor plan: location of the complex in the Ospedale di Careggi area



2) Site plan of the complex with the adjacent area and historical articulation of the different parts

3) View of the inner garden

SITE AREA 7.592 mq

EXISTING USABLE SURFACE 4.600 mq

COSTRUCTION YEAR 1400/1930

ACCESS

In the north-west of Florence, near the Tramway line 3.1 (under construction), 5km from the Airport and the Firenze Nord exit on A1 Highway

PROPERTY private | public

TYPE OF INTERVENTION

- Restoration ✓
- Renovation ✓
- Demolition and Reconstruction ✓

KEY OPPORTUNITIES

- Hilly and panoramic location
- Large adjacent area
- Proximity to the Main Hospital of Florence, Careggi
- Direct building intervention with agreement

RESTRICTIONS

- Insertion of parking lots in the extent of the residential area, the number of apartments and rooms
- Special attention in the location of parking spaces
- Maximum number of above-ground levels of the rebuilt buildings: 2
- The project requires special attention due to the landscape's particular value

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	✓	✓		
Hydraulic hazard	✓			
Seismic hazard			✓	

F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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REVIEW DATE 14/09/2017

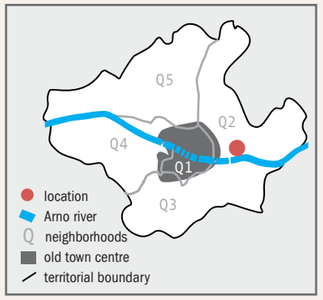
ARETINA

0301

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 offi ce use including private services, destination that includes a wide range of private services 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	

1) View of the entrance from via Aretina

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

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

SITE AREA 3.772 mq

EXISTING USABLE SURFACE 3.100 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
Direct building intervention with agreement

RESTRICTIONS

Insertion of parking spaces proportionally to the directional area

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	○	✓	○	○
Hydraulic hazard	○	✓	○	○
Seismic hazard	○	○	✓	○

F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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REVIEW DATE 14/09/2017

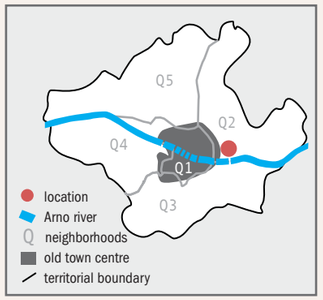
EX ENEL COLOMBO

03 06

LOCATION Lungarno Cristoforo Colombo. 54

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

END USED ALLOWED

residential	2.080
retail	
office	1.120
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 636 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 ○
- 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 building intervention with agreement

RESTRICTIONS

Inserting parking spaces proportionally to the residential and office areas

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	○	✓	○	○
Hydraulic hazard	○	○	✓	○
Seismic hazard	○	○	✓	○

F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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REVIEW DATE 14/09/2017

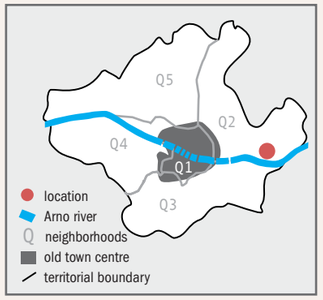
EX FRANCHI

03 07

LOCATION Via Ambrosoli, 32

ITALY

FLORENCE



AERIAL VIEW

DESCRIPTION

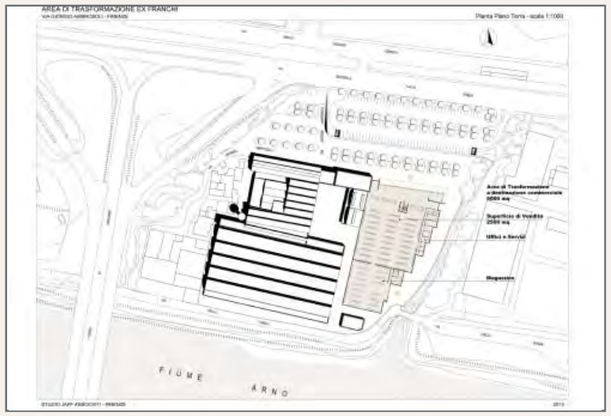
It is a buildings complex of significant size located near the Arno River, bordered to the east by the viaduct Varlungo and to the west by the river Mensola. Born as the seat of the Fratelli Franchi textile factory, activity disused since 1992, recovered in more recent times, it is currently occupied by warehouses, workshops, artisans and wholesalepremises. 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



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, wich evidences the green parking area

SITE AREA 25.150 mq

EXISTING USABLE SURFACE 5.000 mq

COSTRUCTION YEAR 1970

ACCESS

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

PROPERTY private | public

TYPE OF INTERVENTION

Restoration	○
Building Renovation	✓
Demolition and Reconstruction	✓

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 building intervention with agreement

RESTRICTIONS

Insertion of a path between the pedestrian area in question and the Mensola stream
Plant trees along Viale Dalla Chiesa
Insertion of parking lots proportionally to the retail and sale areas
Max retail area 2.500 mq
The project requires special attention due to the land-scape's particular value

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	○	✓	○	○
Hydraulic hazard	○	○	✓	✓
Seismic hazard	○	○	✓	○

F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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REVIEW DATE 14/09/2017

MAIN AREAS OF URBAN REGENERATION

Florence, City of International Knowledge

COMUNE DI FIRENZE

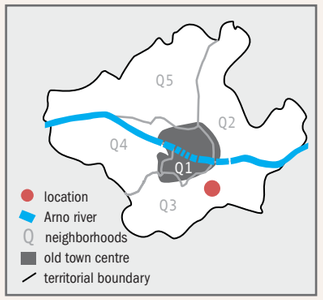
RUSCIANO

0310

LOCATION Via B. Fortini - Via di Ripoli

ITALY

FLORENCE



AERIAL VIEW

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.

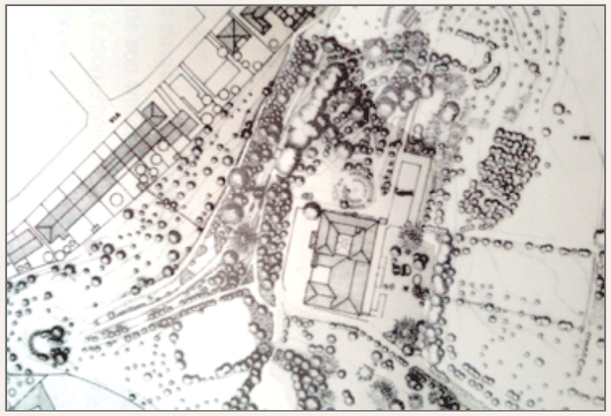
GROSS USABLE AREA 5.400 mq

END USED ALLOWED

The settlement of the allowed functions is partially alternative

residential	
retail	
office	5.400
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
- Direct building intervention with agreement

RESTRICTIONS

- Insertion of parking lots proportionally to the office area and to the number of rooms
- Retention of the public use of the Park
- The project requires special attention due to the landscape's particular value

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	☑	☐	☑	☐
Hydraulic hazard	☑	☐	☐	☐
Seismic hazard	☐	☐	☑	☐

F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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REVIEW DATE 14/09/2017

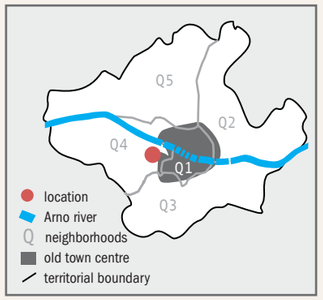
MONTE OLIVETO

0403

LOCATION Via di Monte Oliveto, 76

ITALY

FLORENCE



AERIAL VIEW

DESCRIPTION

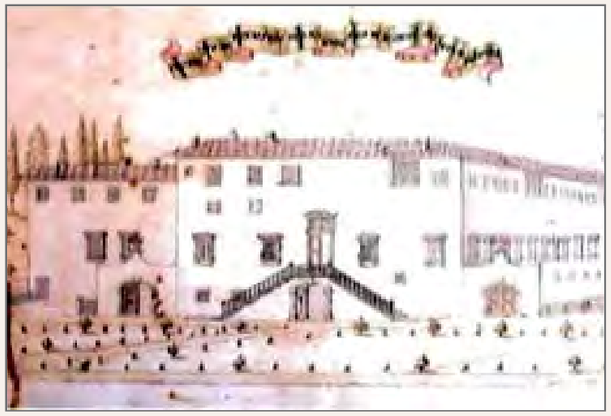
Originally an Olivetan convent, the complex of Monte Oliveto was used as a military hospital from the nineteenth century to the 90s and was abandoned in 1997. The building has already obtained authorisation from the competent Directorate General on alienation and the subsequent re-use for residential 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 boulevard (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 building intervention with agreement

RESTRICTIONS

- Insertion of parking lots proportionally to the residential area
- The project requires special attention due to the landscape's particular value

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	☑	○	○	○
Hydraulic hazard	☑	○	○	○
Seismic hazard	☑	○	○	○

F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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REVIEW DATE 14/09/2017

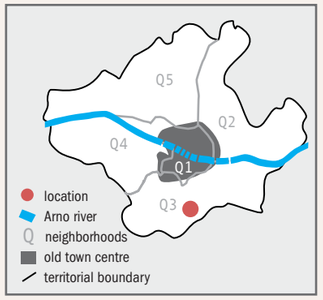
VERANELLA

0502

LOCATION Via San Felice a Ema

ITALY

FLORENCE



AERIAL VIEW

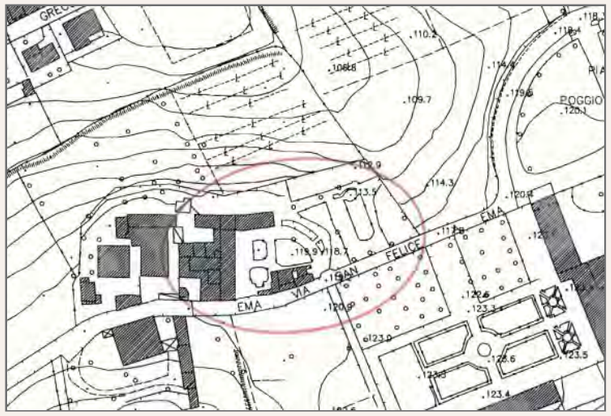
DESCRIPTION

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

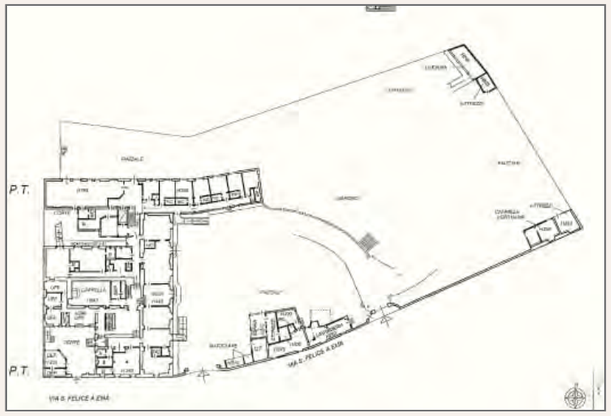
END USED ALLOWED

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

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 5.814 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 context
- Near the scenic ring of Florence (Viale dei Colli)
- Large adjacent area with possibilities to create parking spaces and green areas
- Direct building intervention with agreement

RESTRICTIONS

- Insertion of parking lots proportionally to the residential area and the number of apartments
- A special attention is required in the insertion of parking lots
- The project requires special attention due to the landscape's particular value

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	☑	☐	☐	☐
Hydraulic hazard	☑	☐	☐	☐
Seismic hazard	☐	☐	☑	☐

F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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REVIEW DATE 14/09/2017

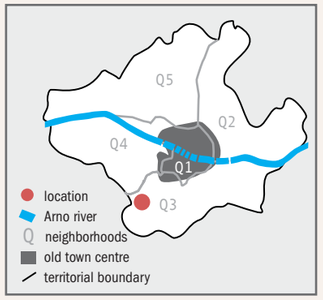
OMBRELLINO

05 06

LOCATION Piazza di Bellosguardo, 11-12

ITALY

FLORENCE



AERIAL VIEW

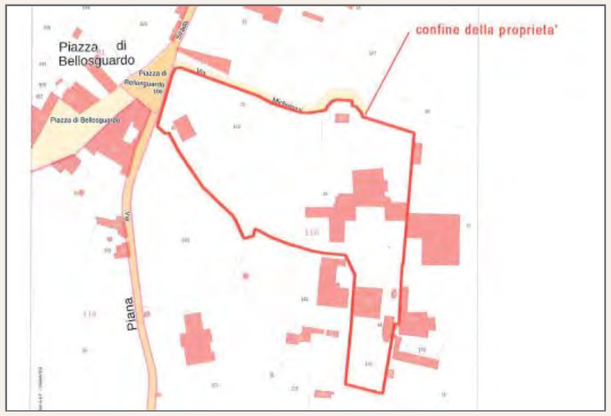
DESCRIPTION

The complex of Villa dell'Ombrellino,notified pursuant DLgs 42/2004,is set on the Bellosguardo hill,in an area of great landscape value. The complex consists of the monumental villa dating back to the end of the 14th century, of the caretaker's house,the large auditorium and of the more than one hectare park. The villa hosted many famous people, from Galileo to Foscolo, from Marcellin Desboutin to Charles Eliot Norton,from Violet Trefesis to Winston Churchill. In 1974 the entire complex was bought by the National Old-Age Pension Insurance for doctors (ENPAM)which brought many changes to the villa and transformed the original residential use in a convention centre. Among the various interventions of this period there was the construction of the auditorium in the southern part of the park, covered with a roof terrace. Today this last intervention is considered incongruous, and then the demolition and reconstruction are allowed.

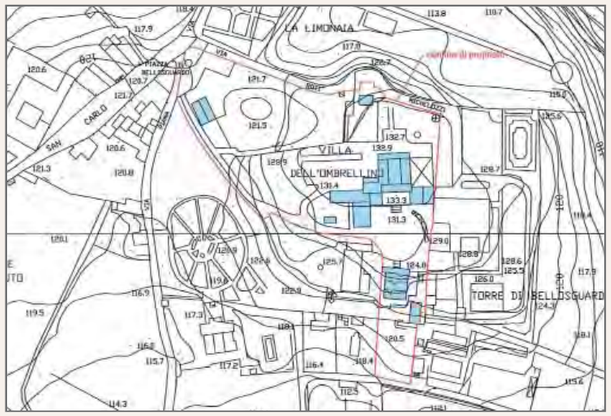
GROSS USABLE AREA **2.900 mq**

END USED ALLOWED

residential	2.900
retail	
office	
tourism	
industrial	



1) Borders of the property and adjiacent area



2) Floor plan of the complex(portions in light blue)

3) View of the Auditorium of recent construction with roof terrace

SITE AREA 13.982 mq

EXISTING USABLE SURFACE 2.900 mq

COSTRUCTION YEAR 1300

ACCESS

In the hilly southern part of Florence, reachable from the panoramic Viale dei Colli (South Ring boulevard)

PROPERTY private | public

TYPE OF INTERVENTION

Restoration	☑
Renovation	☐
Demolition and Reconstruction	☑

KEY OPPORTUNITIES

Hilly and panoramic position of high value
Large park with parking spaces and landscaping
Historic-architectural building of prestige
Direct building intervention with agreement

RESTRICTIONS

Maximum height for the rebuilt building: 1 floor
Special attention in the location of the parking lots
Inserting of parking lots proportionally to the residential area and to the number of apartments
The project requires special attention due to the landscape's particular value

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	☑	☑	☐	☐
Hydraulic hazard	☑	☐	☐	☐
Seismic hazard	☑	☐	☑	☐

F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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REVIEW DATE 14/09/2017

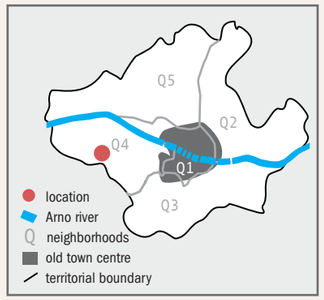
PISANA

LOCATION Via Pisana

0603

ITALY

FLORENCE



AERIAL VIEW

DESCRIPTION

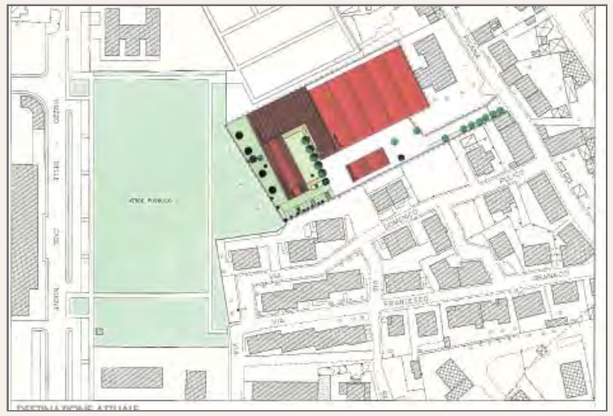
It is a property complex of industrial craftsmanship use which has been decommissioned from a long time and is placed in the second row from the front buildings of via Pisana (from where it has access) and the new urbanisation of the district of San Lorenzo a Greve. The goal of the transformation is 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

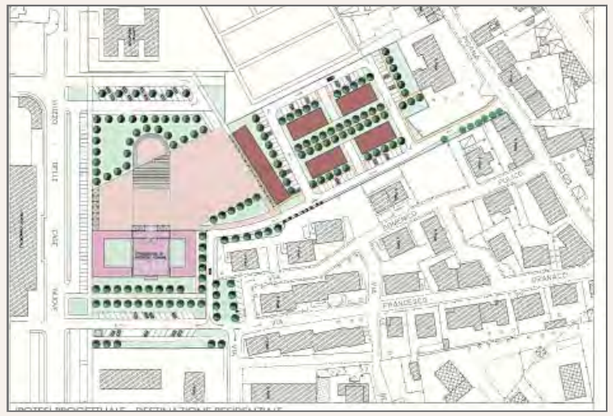
END USED ALLOWED

residential	3.500
retail	
office	
tourism	
industrial	

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



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

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	○	✓	○	○
Hydraulic hazard	○	✓	○	○
Seismic hazard	○	○	✓	○

F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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REVIEW DATE 14/09/2017

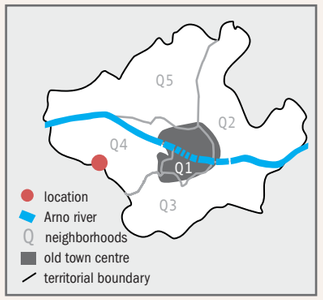
LUPI DI TOSCANA

06 08

LOCATION Via Pietro Nenni, via del Ronco Corto

ITALY

FLORENCE



AERIAL VIEW

DESCRIPTION

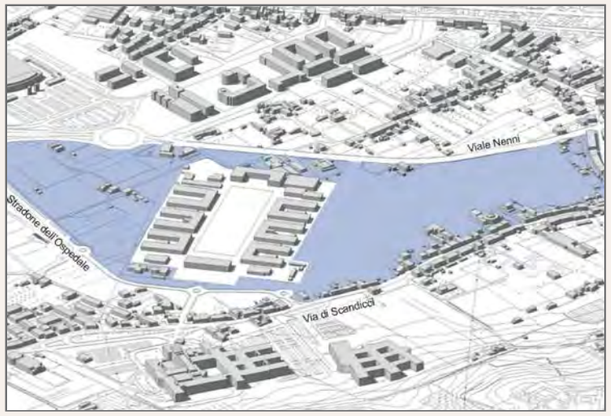
The transformation involves the large area between Viale P.Nenni and Via di Scandicci where, in the centre, is located the Caserma Gonzaga called “Lupi di Toscana”,now long-abandoned and in a state of advanced decay. The area has the characteristics for an overall transformation. In fact, it is served by the Tramway line 1 (already in service) that runs along Viale P.Nenni,it is already partially urbanized for the presence of the barracks and at the same time sufficiently free to plan a transformation of the context not limited to the barracks area. Since the Municipal Administration cannot define in detail the transformation, it will be necessary an evaluation of different private projects to delineate the urban transformation. In addition to the 33,000 square metres of existing usuable surface of the Caserma Gonzaga, the project hypothesis to be developped can use additional 20,000 square metres as a transfer of incongruous surfaces located in other parts of the city.

GROSS USABLE AREA **53.000 mq**

END USED ALLOWED

residential	
retail	
office	
tourism	
industrial	

1) View from above of the main building and of the green area in the background



2) Insertion of the complex in the surrounding context

3) Aerial view of the whole complex

SITE AREA 332.063 mq

EXISTING USABLE SURFACE 33.000 mq

COSTRUCTION YEAR 1940

ACCESS

In the south-west of Florence, 2km from Scandicci exit on A1 Highway, it is served by Tramawy - line1 - a few minutes’s ride from Santa Maria Novella Railway Station to Scandicci city centre.

PROPERTY private | public

TYPE OF INTERVENTION

- Restoration ○
- Renovation ○
- Demolition and Reconstruction ○

KEY OPPORTUNITIES

The largest area in Florence to restore, with wide open spaces
Located in a densely inhabited area
Excellent accessability because of the Tramway and the connecting streets
Large spaces for a project planning with no restrictions
Public notice to define the future of the area

RESTRICTIONS

Most of the remanufactured residential area must be allocated to social housing
Other functions should be defined by the evaluation of different private projects
Smart planning- high energy efficiency

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	○	○	○	○
Hydraulic hazard	○	○	○	○
Seismic hazard	○	○	○	○

F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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REVIEW DATE 14/09/2017

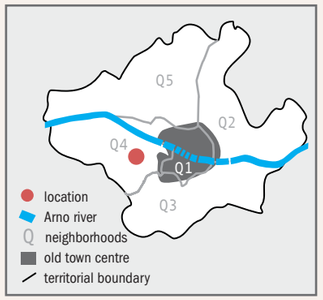
MURICCE 1

0806

LOCATION Via delle Muricce, Viale Etruria

ITALY

FLORENCE



AERIAL VIEW

DESCRIPTION

The transformation involves a building complex that includes the old Campolmi factories dating back to 1870 and abandoned in 1985.Today the area needs a renovation,no longer to be postponed,to restore dignity to an area located at the west entrance of the city,to secure the stability of the former factory and to improve the allocation of public spaces. The planned solution requires the preservation of the former Campolmi factory ruins which are the core of the entire project set in a large green park.Moreover,the dimension of the area is suitable for different types of the new residential buildings

GROSS USABLE AREA 5.000 mq

END USED ALLOWED

residential	5.000
retail	
office	
tourism	
industrial	

1) Overall view of the area: on the right,the new residential buildings of Viale Canova

2) Site plan of the design hypothesis, today outdated, which involved an intervention including other areas adjacent the main block

3) Another view of the area ,now awaiting disposal

SITE AREA 13.386 mq

EXISTING USABLE SURFACE 10.000 mq

COSTRUCTION YEAR 1870

ACCESS

In the south-west of Florence, about 1.5km from the Firenze Scandicci exit on 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 of historic-industrial value
- Implementation Plan: the approval of the City Council is not requierd

RESTRICTIONS

- Maintenance of the existing ruins as an example of industrial archeology
- Construction of a stretch of road for the access to the neighbouring school
- Construction of a parking area for the nearby public green area
- Max number of above-ground floors: 6

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	○	☑	○	○
Hydraulic hazard	○	○	☑	○
Seismic hazard	○	○	☑	○

F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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REVIEW DATE 14/09/2017

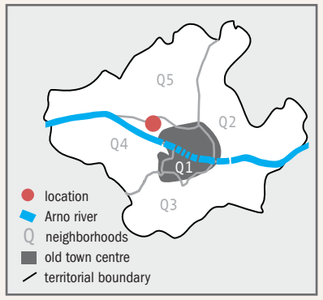
SQUARCIALUPI

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	

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) Overall view of the complex, arranged in a two- floor block on via Squarcialupi and in a one-floor plant on the inside

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 high-way, 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
- Max number of above-ground floors: 4

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	○	☑	○	○
Hydraulic hazard	○	○	☑	○
Seismic hazard	○	○	☑	○

F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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REVIEW DATE 14/09/2017

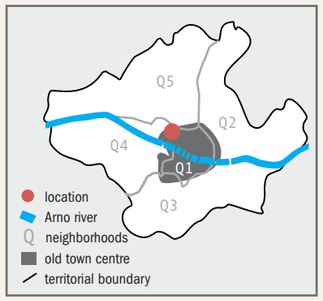
EX OFFICINE GRANDI RIPARAZIONI - OGR

08 10

LOCATION Viale Fratelli Rosselli - Viale delle Cascine

ITALY

FLORENCE



AERIAL VIEW

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

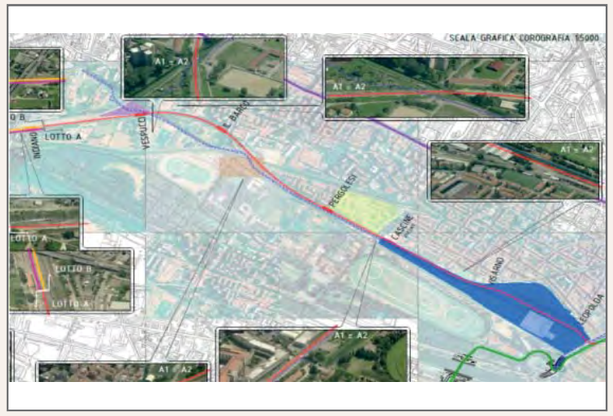
GROSS USABLE AREA 54.000 mq

END USED ALLOWED

residential	32.400
retail	4.860
office	8.640
tourism	8.100
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 81.985 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 boulevard 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 Council is not required

RESTRICTIONS

Demolition of some surfaces from the Campo di Marte Station and transfer to the Commune of the relative area
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
Removal of the railway track and arrangement for the tram line 4 in the area involved

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	☑	☑	☐	☐
Hydraulic hazard	☐	☐	☑	☐
Seismic hazard	☐	☐	☑	☐

F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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REVIEW DATE 14/09/2017

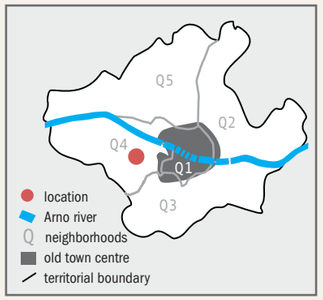
MURICCE 2

08 23

LOCATION Via delle Muricce, Via Canova

ITALY

FLORENCE



AERIAL VIEW

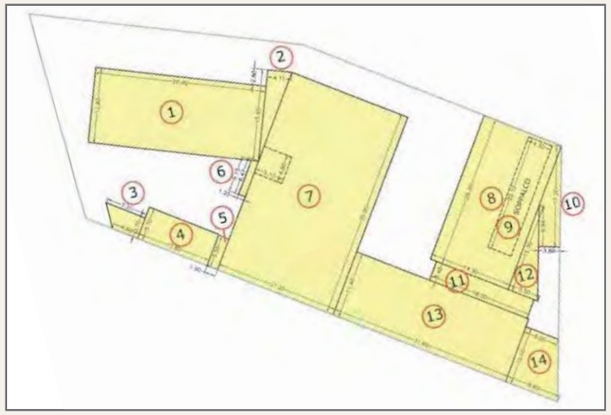
DESCRIPTION

The transformation involves an area currently occupied by a production plant whose activity is going to end. The area is located within a broader one that needs a general intervention of urban regeneration. But, given the difficulty of starting, in a unified way, a coordinated regeneration process among the various properties, it is provided a transformation which involves only the area under consideration for residential buildings

GROSS USABLE AREA 2.300 mq

END USED ALLOWED

residential	2.300
retail	
office	
tourism	
industrial	



1) Floor plan of the existing blocks

2) Overview of the complex

3) View along via Canova

SITE AREA 3.417 mq

EXISTING USABLE SURFACE 2.300 mq

COSTRUCTION YEAR 1960

ACCESS

In the south-west of Florence, about 1.5km from the Firenze Scandicci exit on 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
- Implementation Plan: the approval of the City Council is not requierd

RESTRICTIONS

- Free sale of the necessary area to widen Via Canova
- Extension of the existing parking area for the school according to the new driveability provided for
- Max number of the above-ground floors of the rebuilt buildings: 6
- Allocation of a quote of social housing
- Construction of a stretch of road for the access to the school

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	○	☑	○	○
Hydraulic hazard	○	○	☑	○
Seismic hazard	○	○	☑	○

F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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REVIEW DATE 14/09/2017

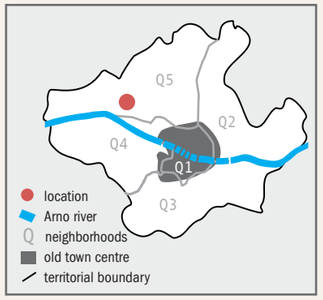
ARGIN SECCO

0901

LOCATION Via Pistoiese, Via di Brozzi

ITALY

FLORENCE



AERIAL VIEW

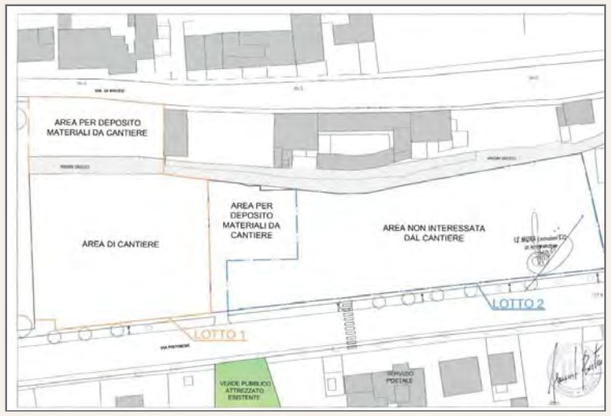
DESCRIPTION

This is an area already subject to a transformation provided for by the former PRG (Local Strategic Plan) and partially implemented with the Permesso di Costruire (Building Permit) n.156 / 2007 issued on 29/06/2007. The distribution and density of the building complex consisting of several buildings(three already completed) proved to have an excessive impact relative to the reference batch and the surrounding context.The impact would worsen with the construction of the fourth building along Via di Brozzi. Considering that the neighbouring area is completely free,it is proposed to relocate the fourth building along via Pistoiese on condition that the whole area is divided partly in an equipped public green area,partly in parking spaces and it is built the stretch of the bike lane facing the intervention area, increasing the collective facilities needed for the area.

GROSS USABLE AREA 3.300 mq

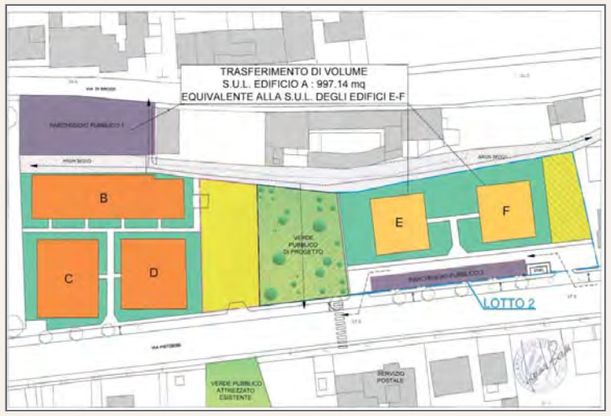
END USED ALLOWED

residential	3.300
retail	
office	
tourism	
industrial	



1) View of the current status of the area

2) View along Via Pistoiese



3) Design hypothesis provided by the propriety

SITE AREA 9.016 mq

EXISTING USABLE SURFACE 3.300 mq

COSTRUCTION YEAR not built

ACCESS

A circa 3 km dall'Aeroporto e dal Casello Firenze Nord dell'Autostrada A1 Milano-Napoli, lungo la direttirce che collega Firenze con Pistoia, sul percorso della Tramvia - linea 4 in fase di progettazione

PROPERTY private | public

TYPE OF INTERVENTION

- Restoration ○
- Renovation ○
- New construction ☑

KEY OPPORTUNITIES

- Good accessability
- Direct building intervention with agreement

RESTRICTIONS

- The ASL (Local Health Authority)must be built in the area fixed by the Municipality of Florence
- Project and construction of public parking spaces in an adjacent area
- Project and construction of public green areas in fixed portions
- Allocation of a quote of social housing
- Max number of above-ground floors of the rebuilt buildings: 2

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	☑	☑	○	○
Hydraulic hazard	○	○	☑	○
Seismic hazard	☑	☑	☑	○

F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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REVIEW DATE 14/09/2017

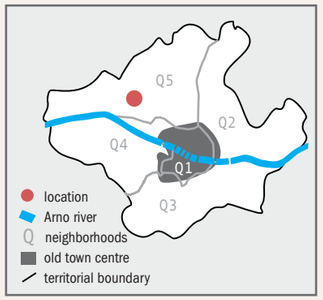
CARRAIA-GEMINIANI

09 02

LOCATION Via Geminiani - Via di Carraia

ITALY

FLORENCE



AERIAL VIEW

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

GROSS USABLE AREA **33.300 mq**

END USED ALLOWED

residential	29.970
retail	3.330
office	
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	○
Renovation	○
New construction	☑

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
- 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
- Allocation of a quote of social housing
- Distribution of parking lots along the streets, avoiding large concentrations
- Max number of above-ground floors: 7

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	○	☑	○	○
Hydraulic hazard	○	○	☑	○
Seismic hazard	○	○	☑	○

F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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REVIEW DATE 14/09/2017

MAIN AREAS OF URBAN REGENERATION

Florence, City of International Knowledge

COMUNE DI FIRENZE

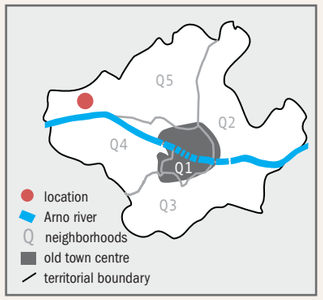
EX ESSELUNGA PISTOIESE

0903

LOCATION Via Pistoiese, 217

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 furnished and sports green spaces; it is a new part of the city, in the context of one of the largest expansions of residential Florence, now in social and urban growth.

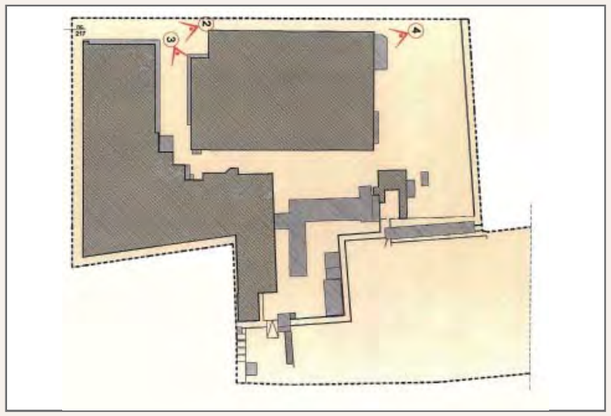
GROSS USABLE AREA 10.800 mq

END USED ALLOWED

residential	10.800
retail	
office	
tourism	
industrial	

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
- Implementation Plan: approval of the City Council is not required

RESTRICTIONS

- Allocation of a quote of social housing
- To create driveways to realise connections with the existing road network
- To create public parks near via San Biagio a Petriolo and public parking near via Piemonte
- 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

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	✓	✓	○	○
Hydraulic hazard	○	○	✓	○
Seismic hazard	✓	○	✓	○

F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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REVIEW DATE 14/09/2017

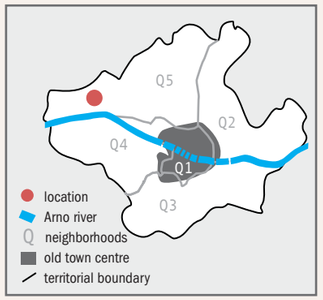
PISTOIESE

09 06

LOCATION Via Pistoiese

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

2) View of insertion of the new project

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

SITE AREA 3.250 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	○
New construction	✓

KEY OPPORTUNITIES

- One of the few building areas available in Florence
- Good accessibility
- Direct building intervention with agreement

RESTRICTIONS

- Allocation of a quote of social housing
- Inserting of parking lots in the basement proportionally to the number of apartments
- The project requires special attention due to the landscape's particular value
- Max number of above-ground floors: 5

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	○	✓	○	○
Hydraulic hazard	○	○	✓	○
Seismic hazard	○	○	✓	○

F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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REVIEW DATE 14/09/2017

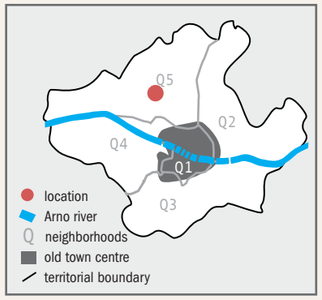
EX CNR

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 offi ce 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 residential function 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

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	○
Renovation	✓
Demolition and Reconstruction	○

KEY OPPORTUNITIES

Good accessibility
Great visibility of the tower
Need for moderate construction projects
Agreed direct intervention

RESTRICTIONS

Implementation of parking spaces in proportion to the residential surface

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	○	✓	○	○
Hydraulic hazard	○	○	✓	○
Seismic hazard	○	✓	○	○

F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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REVIEW DATE 14/09/2017

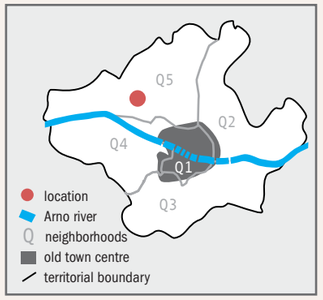
GUIDONI

1004

LOCATION Viale Guidoni

ITALY

FLORENCE



AERIAL VIEW

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 offi ce use including thef private services, supplemented by a signifi cant portion of residence use.

GROSS USABLE AREA 42.400 mq

END USED ALLOWED

residential	25.440
retail	
office	16.960
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 | public

TYPE OF INTERVENTION

Restoration	○
Renovation	○
New construction	✓

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 number of above ground storeys: 6/9

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	○	✓	○	○
Hydraulic hazard	○	○	✓	○
Seismic hazard	○	○	✓	○

F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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REVIEW DATE 14/09/2017

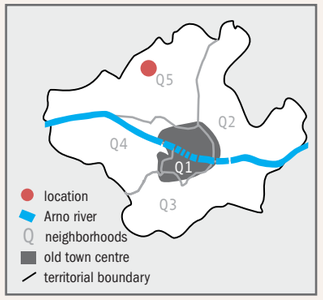
BELLAGIO

1101

LOCATION Via di Bellagio

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	

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 Im 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

- Finding a share of social housing
- The project requires special attention, due to the landscape's particular value.
- 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

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	○	☑	○	○
Hydraulic hazard	○	☑	○	○
Seismic hazard	○	○	☑	○

F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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REVIEW DATE 14/09/2017

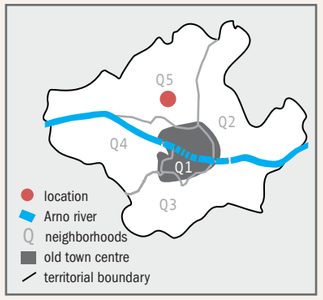
EX MECCANO TESSILE

1103

LOCATION Via Taddeo Alderotti

ITALY

FLORENCE



AERIAL VIEW

DESCRIPTION

It is a functionally autonomous portion of the complex called “Ex Meccanotessile”, part of Galileo the 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.

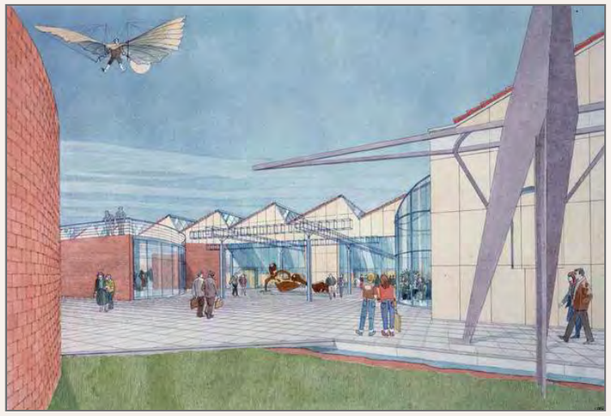
GROSS USABLE AREA **4.000 mq**

END USED ALLOWED

residential	4.000
retail	
office	
tourism	
industrial	

1) View of the current state of the complex; in foreground the main pavillion to use for public services

2) General plan of a project proposal of the pavilion



3) An impressive view of the requalification project of the whole area which maintains a memory of the industrial architecture

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
- Direct building intervention with agreement

RESTRICTIONS

- The rebuilt surface must be completely intended for social housing
- Insertion of parking lots proportionally to the residential area

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	○	☑	○	○
Hydraulic hazard	○	☑	○	○
Seismic hazard	○	○	☑	○

F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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REVIEW DATE 14/09/2017

MAIN AREAS OF URBAN REGENERATION

Florence, City of International Knowledge

COMUNE DI FIRENZE

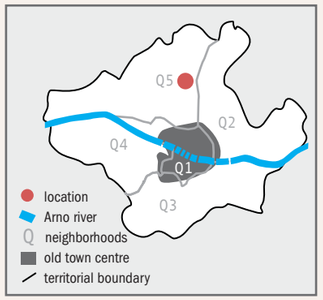
GIULIANI

1104

LOCATION Via Reginaldo Giuliani

ITALY

FLORENCE



AERIAL VIEW

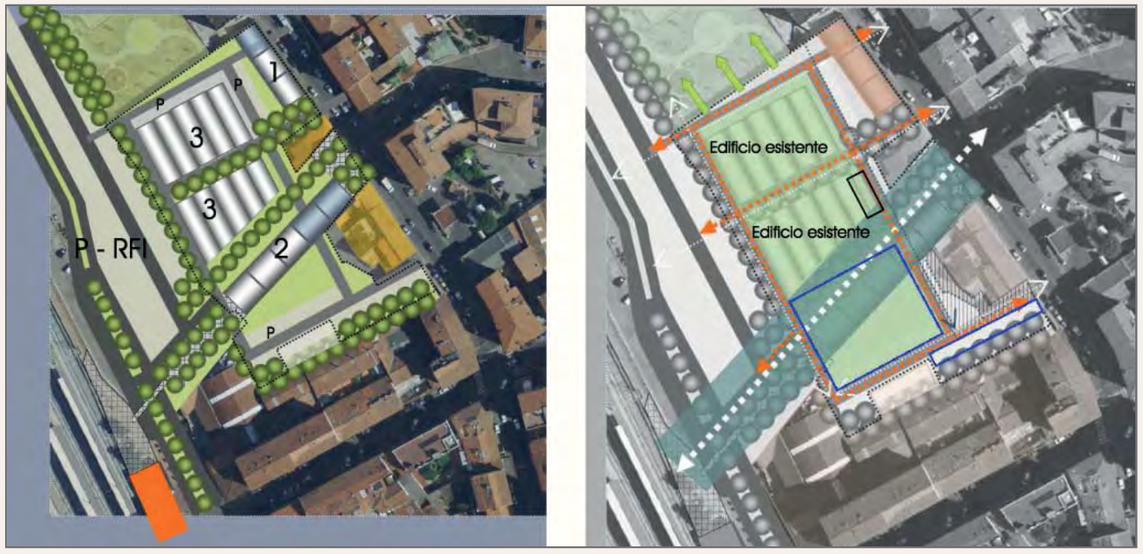
DESCRIPTION

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 2.000 mq

END USED ALLOWED

residential	
retail	1.000
office	1.000
tourism	
industrial	



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

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

3) View from above of the building

SITE AREA 3.438 mq

EXISTING USABLE SURFACE 3.300 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 pedestrian path between Giuliani and the road network along the Railway
- Reconstruction of alignments along the main roads
- Maximum number of above ground floors of the recon-structed buildings: 3

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	○	☑	○	○
Hydraulic hazard	○	☑	○	○
Seismic hazard	○	○	☑	○

F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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REVIEW DATE 14/09/2017

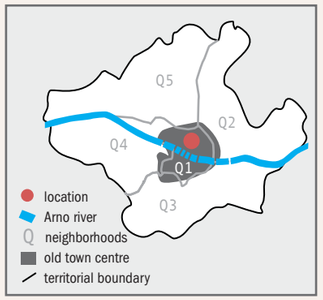
CAVOUR

1202

LOCATION Via Cavour - Via Micheli

ITALY

FLORENCE



AERIAL VIEW

DESCRIPTION

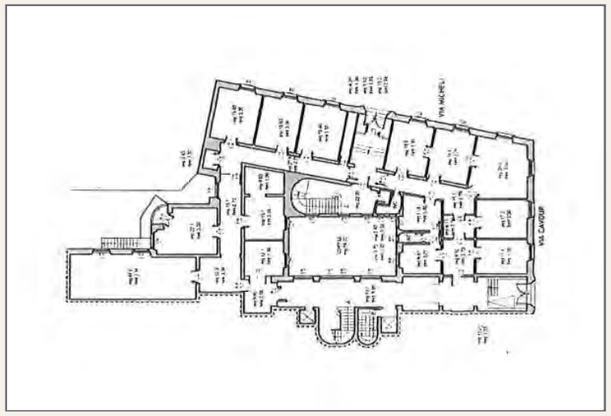
The building dates back to the 30s and is situated in the corner between the via C. Cavour and via P. A. Micheli, between the Ring boulevard of Florence and the Historic Centre, and at the centre of the district of Maglio, whose structure dates to the last years of the Grand Duchy of Tuscany. It was 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

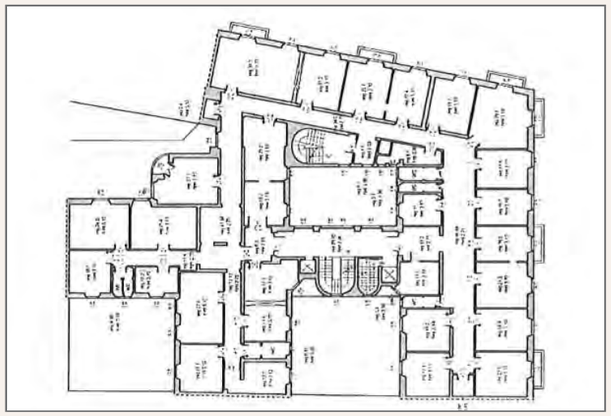
END USED ALLOWED

residential	3.525
retail	
office	1.175
tourism	
industrial	

1) View of the facade on Via Micheli



2) Plan of the Ground Floor (excluding a portion which remains today the head office 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 boulevard 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 boulevard
- Need for moderate interventions to recovery
- Direct building intervention with agreement

RESTRICTIONS

- Insertion of parking lots proportionally to the residential and office area

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	☑	☐	☐	☐
Hydraulic hazard	☐	☐	☑	☐
Seismic hazard	☐	☐	☑	☐

F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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REVIEW DATE 14/09/2017

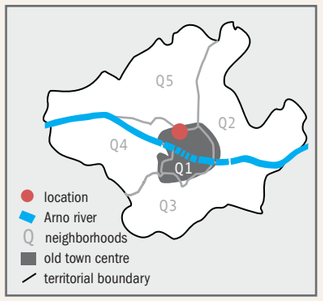
EX ENEL SALVAGNOLI

1206

LOCATION Via Salvagnoli - Via Poggi

ITALY

FLORENCE



AERIAL VIEW

DESCRIPTION

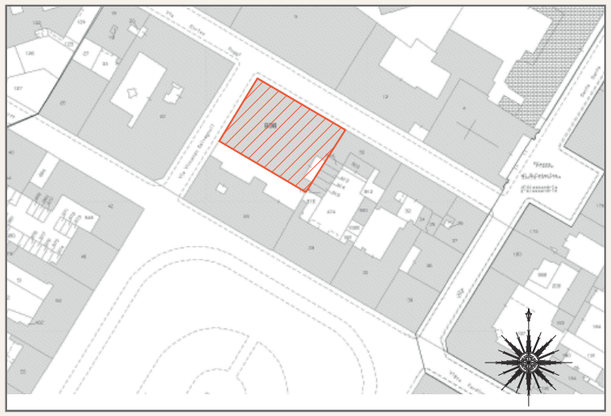
The property lies within the historic nucleus, is placed in the nineteenth-century context of the Piazza Indipendenza, although of a later period (early twentieth century). Headquarters of Enel's offi ces until their transfer which took place in 2004, since then it is unused. As regards localization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

GROSS USABLE AREA 3.200 mq

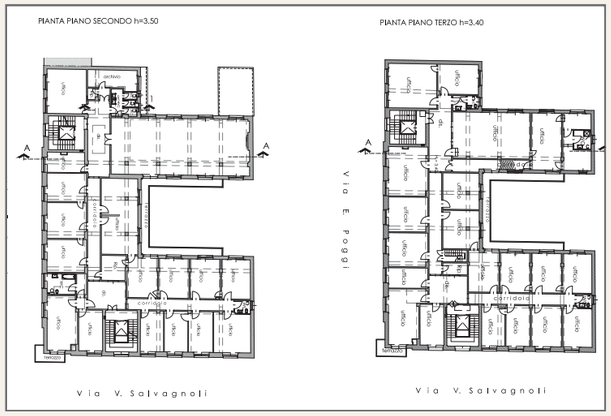
END USED ALLOWED

residential	
retail	
office	3.200
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 boulevard 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 Ring boulevard
- Proximity to Central Station
- It requires moderate construction interventions
- Direct building intervention with agreement

RESTRICTIONS

- Insertion of parking spaces proportionally to housing units built
- The project requires special attention, due to the landscape's particular value

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	○	☑	○	○
Hydraulic hazard	○	☑	○	○
Seismic hazard	○	○	☑	○

F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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REVIEW DATE 14/09/2017

MAIN AREAS OF URBAN REGENERATION

Florence, City of International Knowledge

COMUNE DI FIRENZE

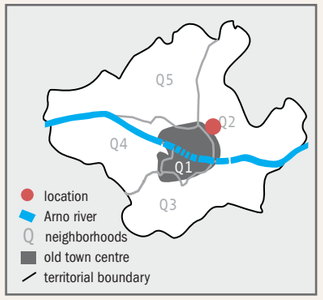
EX MEYER

LOCATION Via Luca Giordano

1209

ITALY

FLORENCE



AERIAL VIEW

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.

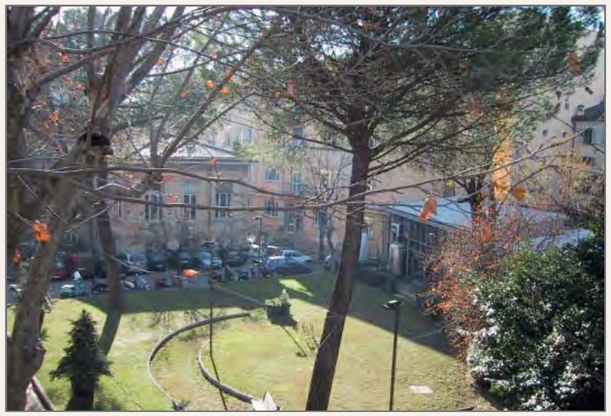
GROSS USABLE AREA 13.000 mq

END USED ALLOWED

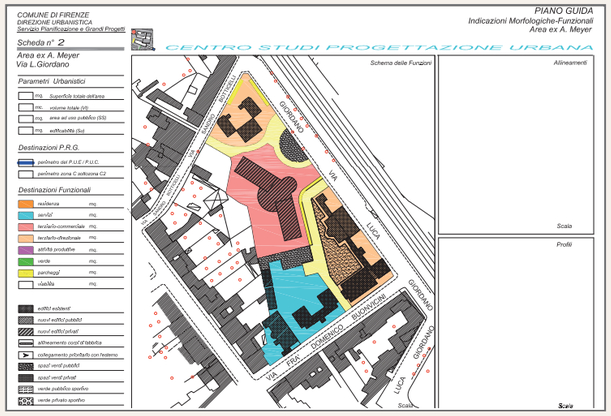
residential	13.000
retail	
office	
tourism	
industrial	

Regione Toscana | POR CReO 2007-2013 | REPUBBLICA ITALIANA | UNIONE EUROPEA FESR | Le ali alle tue idee

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 Ring boulevard of Florence, on the path of the tramway - line 3.2, project in course of definition

PROPERTY private | 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

On a transitional basis, until the approval of the implementation plan, it is permitted to do restor and preserv the existing buildings only with specific enabling act

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	☑	☑	☐	☐
Hydraulic hazard	☐	☑	☑	☐
Seismic hazard	☐	☐	☑	☑

F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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REVIEW DATE 14/09/2017

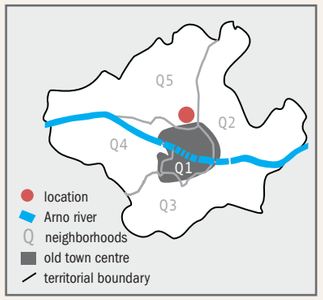
MADONNA DELLA TOSSE

1216

LOCATION Via Madonna della Tosse - Via Spaventa

ITALY

FLORENCE



AERIAL VIEW

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 for its conformation and location is suitable for residential use, 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.

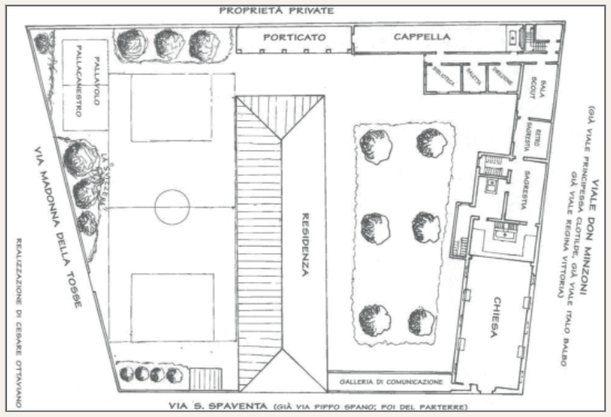
GROSS USABLE AREA 3.300 mq

END USED ALLOWED

residential	3.300
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 3.712 mq

EXISTING USABLE SURFACE 3.300 mq

COSTRUCTION YEAR 1870

ACCESS

Next to the Ring boulevard and the parking-lot of the Parterre, about 2 km from Santa Maria Novella Railway Station

PROPERTY private | public

TYPE OF INTERVENTION

Restoration	☑
Renovation	☑
Demolition and Reconstruction	☐

KEY OPPORTUNITIES

Proximity to the Ring boulevard and the Santa Maria Novella Railway Station
Presence of a large area of relevance with green spaces
Direct building intervention with agreement

RESTRICTIONS

Insertion of parking lots proportionally to the residential area

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	☑	☑	☐	☐
Hydraulic hazard	☐	☐	☑	☐
Seismic hazard	☐	☐	☑	☐

F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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REVIEW DATE 14/09/2017

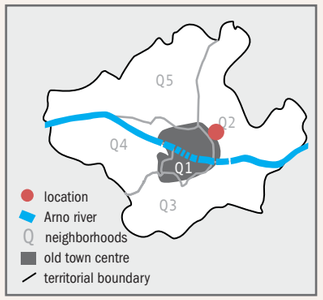
MANNELLI

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 fl oor of the building. The complex is born and has expanded with the addition of various buildings between 1900 and 1930. The building along Via Mannelli is home to some residential units. The crafting activity has been abandoned for a long time and artefacts are in a fair state of preservation. It is foreseen the transformation with change of use for offi ce type activities, including private services, 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.

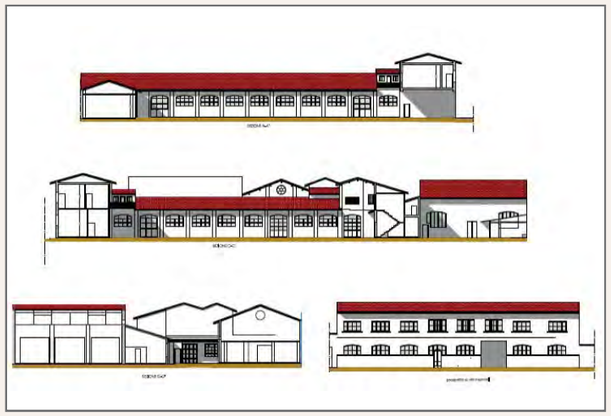
GROSS USABLE AREA 3.400 mq

END USED ALLOWED

residential	340
retail	
office	3.060
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 mq

EXISTING USABLE SURFACE 3.400 mq

COSTRUCTION YEAR 1900/1930

ACCESS

At 1 km from the High Speed Railway Station of Campo di Marte, near the Ring boulevard 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 building intervention with agreement

RESTRICTIONS

- Preservation of the residential use along the Via Mannelli
- Insertion of parking lots proportionally to the residential and office surfaces

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	✓	✓	○	○
Hydraulic hazard	✓	○	✓	○
Seismic hazard	✓	○	✓	○

F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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REVIEW DATE 14/09/2017

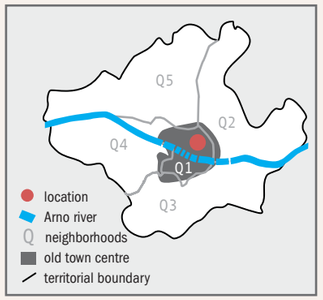
PIETRAPIANA

1219

LOCATION Via Pietrapiana, 53

ITALY

FLORENCE



AERIAL VIEW

DESCRIPTION

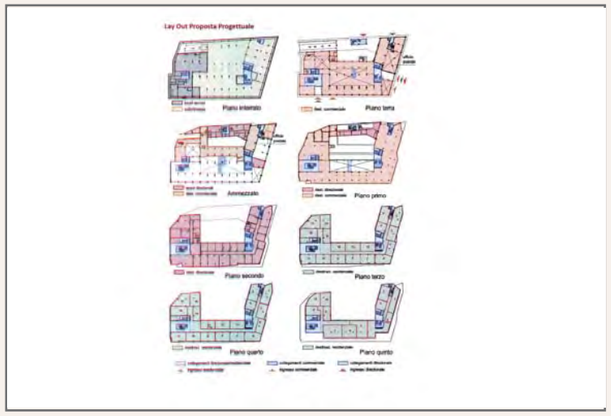
The building consists of two structures arranged around an interior courtyard, both with load-bearing structure of reinforced concrete and exposed stone and concrete finishes. Designed by the Architect Giovanni Michelucci and built in 1966 on behalf of the Ministry of Posts and Telecommunications. The 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 that will be soon expended and the Post Office on the ground floor. 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

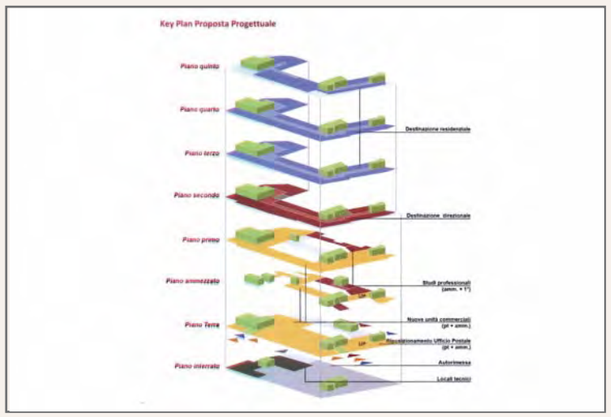
END USED ALLOWED

residential	1.755
retail	4.095
office	5.850
tourism	
industrial	

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



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



3) Three-dimensional pattern of overlapping levels with their designations according to a former proposal

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 Santa Maria Novella Railway Station

PROPERTY private | public

TYPE OF INTERVENTION

Restoration	☑
Renovation	○
Demolition and Reconstruction	○

KEY OPPORTUNITIES

Proximity to the historical centre and Santa Maria Novella Railway Station
Contemporary architecture of recognised quality
Flexible structure with large interior spaces
Functional mix of urban effect
Direct building intervention with agreement

RESTRICTIONS

Insertion of parking lots proportionally to residential, commercial and office surfaces
Preservation at the Ground Floor of a post office in the neighbourhood
Possible average sales structure max 600 sq.m
Maximum sale area 3000 square meters designed exclusively for shopping mall

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	☑	○	○	○
Hydraulic hazard	○	○	☑	○
Seismic hazard	○	○	☑	○

F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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REVIEW DATE 14/09/2017

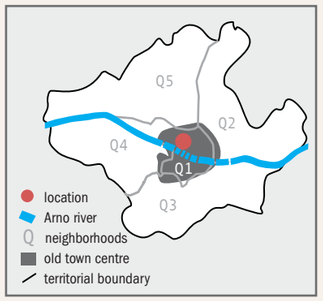
SANT'AGNESE

LOCATION Via Guelfa, 79

12 22

ITALY

FLORENCE



AERIAL VIEW

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

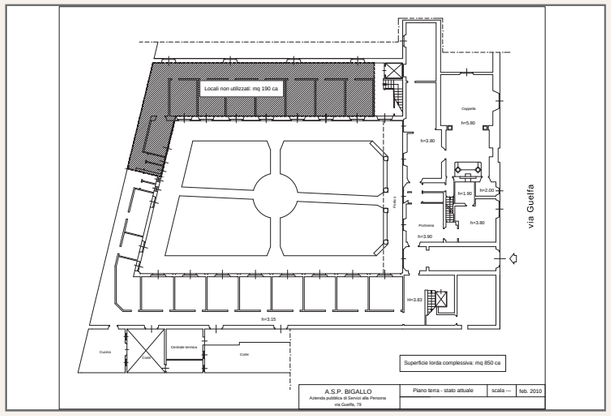
END USED ALLOWED

The settlement of the allowed functions is partially alternative

residential	2.500
retail	
office	2.500
tourism	2.500
industrial	

1) View of the courtyard

2) Architectural detail



3) Complex general plan

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 Ring boulevard

PROPERTY private | public

TYPE OF INTERVENTION

Restoration	☑
Renovation	☐
Demolition and Reconstruction	☐

KEY OPPORTUNITIES

Proximity to the train station of Santa Maria Novella and the historical centre
Architectural features of merit
Presence of a central courtyard with garden
Direct building intervention with agreement

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

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	☑	☐	☐	☐
Hydraulic hazard	☐	☐	☑	☐
Seismic hazard	☐	☐	☑	☐

F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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REVIEW DATE 14/09/2017

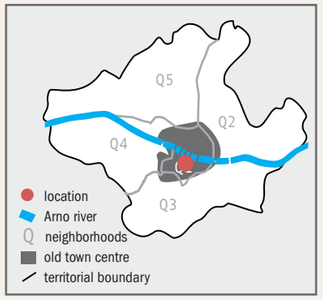
SANTA ROSA

12 23

LOCATION Lungarno di Santa Rosa

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.

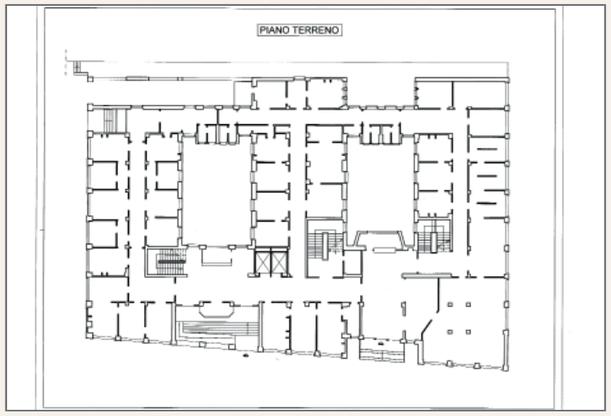
GROSS USABLE AREA **7.800 mq**

END USED ALLOWED

residential	7.800
retail	
office	
tourism	
industrial	

1) View from Lungarno Santa Rosa

2) View of one of the courtyards



3) Building's floor plan

SITE AREA 2.080 mq

EXISTING USABLE SURFACE 7.800 mq

COSTRUCTION YEAR 1950

ACCESS

Close to the South Ring boulevard (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 building intervention with agreement

RESTRICTIONS

Insertion of parking lots proportionally to the residential area
Maintenance of a portion (500 square metres) designed to oversee social health sector.
The project requires special attention, due to landscape's particular value

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	○	☑	○	○
Hydraulic hazard	○	○	☑	○
Seismic hazard	○	○	☑	○

F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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REVIEW DATE 14/09/2017

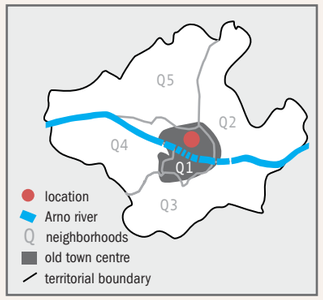
SANT'ORSOLA

1232

LOCATION Via Taddea, Via Panicale

ITALY

FLORENCE



AERIAL VIEW

DESCRIPTION

The former convent of Sant'Orsola, located in the district of San Lorenzo, occupies almost entirely the block between Sant't Orsola, via Guelfa, via Panicale and via Taddea. In 2009 it was transferred to the Province of Florence - today Metropolitan City - in order to "satisfy, among other things, the social and educational purposes, with the intended public use of the property".
The former convent consists of a series of buildings arranged around some courtyards and cloisters according to the monastic typology with spaces of various size distributed on 8 levels for a surface of 17,500 square meters. The complex, even if it is inserted in an area of great historical and architectural value, has fallen into decay, resulting in structural and social degradation. A series of structural works were carried out for the possible use as a barracks of the Guardia di Finanza but the project was then abandoned. Today the recovery cannot be postponed by implementing a variety of community services which are essential for the revitalization of the whole area.

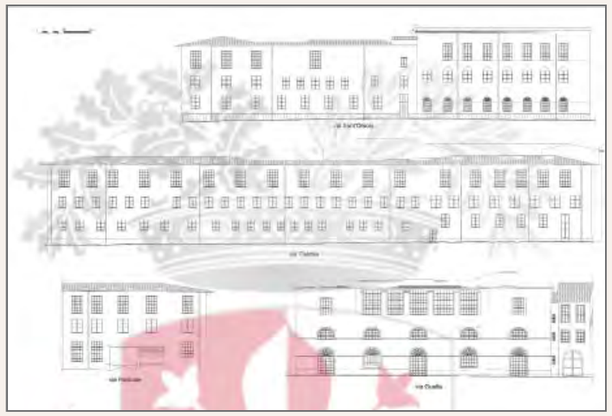
GROSS USABLE AREA 17.500 mq

END USED ALLOWED

residenziale	
commerciale	
direzionale	
turistico	
produttivo	

1) View of the complex and of the nearby Piazza del Mercato of S. Lorenzo

2) Project by the Province of Florence: planimetry with the new intended uses



3) Project by the Province of Florence: facades

SITE AREA 5.356 mq

EXISTING USABLE SURFACE 17.500 mq

COSTRUCTION YEAR 1500

ACCESS

Just a few minutes' walk form Santa Maria Novella Railway Station, the underground parking of San Lorenzo and Piazza Duomo

PROPERTY private | public

TYPE OF INTERVENTION

Restoration	☑
Renovation	☐
Demolition and Reconstruction	☑

KEY OPPORTUNITIES

- It is the major transformation area in the city centre
- Proximity to the university area and to the vibrant district of San Lorenzo
- It is charachterized by a system of articulated inner courtyards
- Direct intervention prior to the approval of the whole project

RESTRICTIONS

- Mixed functions with a predominancy of public services, schools and universities
- Reconstruction of the identity of the building both functionally and by way of interventions aimed at the conservation of the prestigious historical-architectonical charcteristics of the complex
- Recovery and reallocation of the complex of Sant'Orsola by promoting the implementation of social and cultural activities also during evening hours
- Enhancement of the main entrances on via Panicale and via Guelfa and the reactivtion of the historical ones on via Taddea and via Sant'Orsola in order to easily make available the spaces for many functions and the inner courtyards
- Implementation of crosswalks for a better integration of the complex with the surrounding urban space

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	☑	☐	☐	☐
Hydraulic hazard	☐	☐	☑	☐
Seismic hazard	☐	☐	☑	☐

F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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REVIEW DATE 14/09/2017

MAIN AREAS OF URBAN REGENERATION

Florence, City of International Knowledge

COMUNE DI FIRENZE

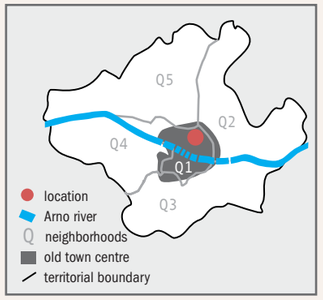
BARTOLOMMEI

12 37

LOCATION Via Cavour

ITALY

FLORENCE



AERIAL VIEW

DESCRIPTION

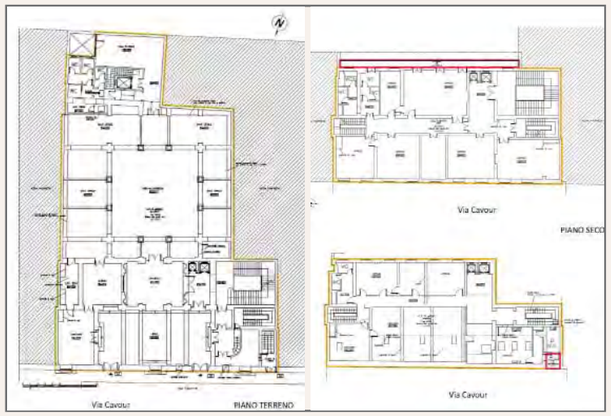
The transformation involves a building located in Via Cavour, now not in use; until January 2014 the bulding hosted a bank with bank teller for customers and directional offices at the upper floors. The building, known as Palazzo Bartolommei, has remarkable architectonical characteristics and is subject to architectural heritage protection law. Throughout the years it has been submitted to functional interventions pertaining to its use and inside it presents both decorative and dimensional diversification of the spaces; at the ground floor large and fine common areas can be found, while at the upper floors the spaces present lower-level height, windows and finishing. For these characteristics it can have different functions: commercial at the ground floor and mezzanine and directional at the upper floors.

GROSS USABLE AREA 3.000 mq

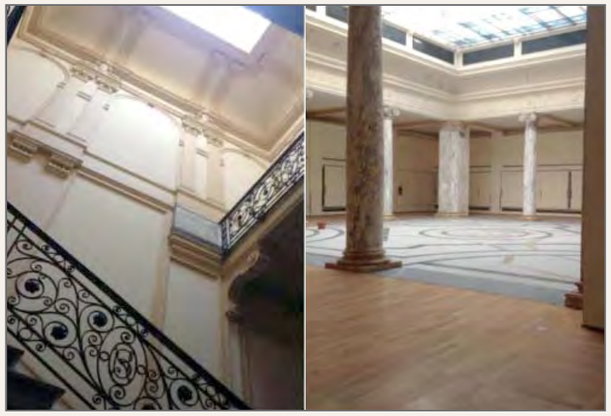
END USED ALLOWED

residential	
retail	1.200
office	1.800
tourism	
industrial	

1) View of Via Cavour



2) Planimetry of the ground, second and third floor



3) Some internal details of historic architectonical interest

SITE AREA 1.124 mq

EXISTING USABLE SURFACE 3.000 mq

COSTRUCTION YEAR 1800

ACCESS

A few minutes walk from Santa Maria Novella Railway Station, S. Lorenzo underground parking and Piazza Duomo

PROPERTY private | public

TYPE OF INTERVENTION

Restoration	☑
Renovation	☐
Demolition and Reconstruction	☐

KEY OPPORTUNITIES

- One of the few buildings for commercial purposes allowed in the historical centre
- Building of architectonic interest in good conditions
- Centrally located
- Direct building intervention with agreement

RESTRICTIONS

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	☐	☑	☐	☐
Hydraulic hazard	☑	☐	☐	☐
Seismic hazard	☐	☐	☑	☐

F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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REVIEW DATE 14/09/2017

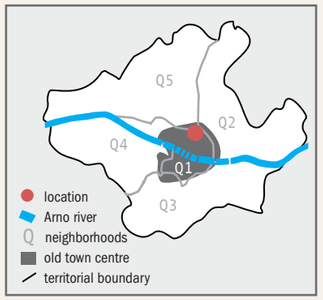
EX OSPEDALE MILITARE SAN GALLO

1243

LOCATION Via Cavour, Via Salvestrina

ITALY

FLORENCE



AERIAL VIEW

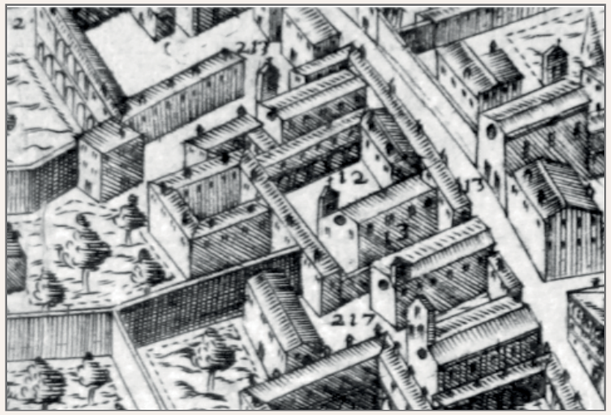
DESCRIPTION

The complex derives from the restoration of many ancient buildings belonging to convents present here since the XII century; it mainly consists of Sant'Agata and San Clemente convents, later suppressed, and of a portion of Santa Lucia's. It was one of the richest convents of the city thanks to the many bequests and after incorporation with other convents over times; in 1818 it was enlarged after incorporation of the contiguous ancient convent of S. Clemente; in 1828 it was enlarged by incorporating the vegetable garden and building of S. Lucia convent. The intended use of the building as military hospital dates back to 1860 but today it is completely ceased. The dimension and articulation of the complex require a particular care during the restoration of the buildings, although not all of them have historic architectonical value. It is important that the new intended uses do not conflict with urban laws but allow to create new urban connections. To this purpose different private projects shall be evaluated prior to the definition of the new intended uses of the building.

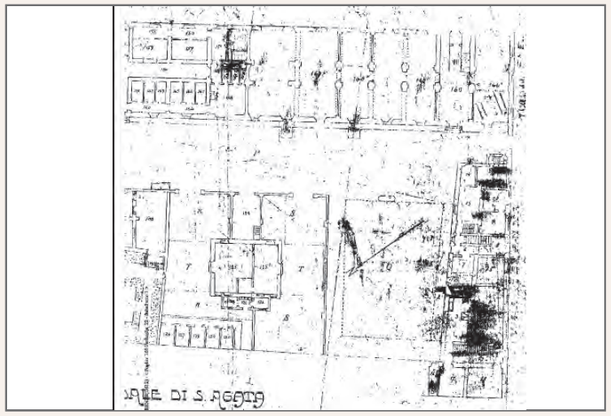
GROSS USABLE AREA 16.200 mq

END USED ALLOWED

residential	
retail	
office	
tourism	
industrial	



1) Historic view of the complex, once used as a convent nto



2) Cadastral map of the ground floor

3) View of one of the interior halls

SITE AREA 10.422 mq

EXISTING USABLE SURFACE 16.200 mq

COSTRUCTION YEAR 1100/1700

ACCESS

A few minutes walk from the centre and Santa Maria Novella Railway Station; near the Viali di circonvallazione (ring roads)

PROPERTY private | public

TYPE OF INTERVENTION

Restoration	☑
Renovation	☑
Demolition and Reconstruction	☐

KEY OPPORTUNITIES

Complex of high historic and architectonical value
Possibility of use for accomodation and turistic purposes in the historical centre
Excellent accessibility and nearby important access ways to the citiy
Public call for determining the characteristics of the project is expected

RESTRICTIONS

Other functions to be defined by the evaluation of different private projects
Building accessibility to be allowed to citizens by opening the interior open spaces (cloisters, squares, gardens)
The project requires special attention, due to landscape's particular value

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	○	○	○	○
Hydraulic hazard	○	○	○	○
Seismic hazard	○	○	○	○

F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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REVIEW DATE 14/09/2017

BRUNELLESCHI

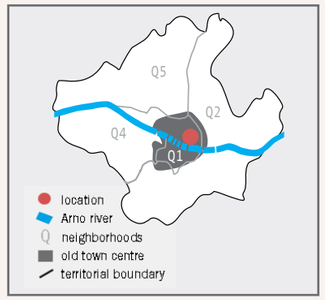
1246

LOCATION

via dei Brunelleschi

ITALY

FLORENCE



AERIAL VIEW

DESCRIPTION

The building is located in the heart of the historic center between Via dei Brunelleschi, Via dei Pecori and Via del Campidoglio. Called Pola and Todescan palace or Paggi house, it was built in the early twentieth century and has stylistic liberty characteristics with ceramic decorations on the facades and cast iron railings. The building, which develops on four floors plus a basement, had originally a commercial and residential use and has assumed a directional function over the years . The building, due to its location, morphology and also partly to its originally hosted commercial activity, is well suited to the establishment of a functional mix in which the directional function is reduced to the advantage of the neighborhood businesses and / or an average sales structure.

GROSS USABLE AREA 3.000 mq

END USED ALLOWED

residential	
retail	750
office	2.250
tourism	
industrial	

1) View from via Brunelleschi

2) View of the gallery

3) View of a detail

SITE AREA

EXISTING USABLE SURFACE 3.000 mq

COSTRUCTION YEAR 1.903

ACCESS

The building is located in the heart of the historic center, a few steps from Piazza San Giovanni, Piazza della Repubblica and Piazza Strozzi.

PROPERTY

private | public

TYPE OF INTERVENTION

- Restoration ☑
- Renovation ☐
- Demolition and Reconstruction ☐

KEY OPPORTUNITIES

- Central location in a building of historical and architectural value
- Direct construction project agreement

RESTRICTIONS

- Special attention needed, due to the value ofthe building.

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	○	☑	○	○
Hydraulic hazard	○	○	☑	○
Seismic hazard	○	○	☑	○

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