

The information regarding the areas of Urban Transformation in the files are derived from the City Urban Plan which was approved by Florence City Council on April 2nd 2015; some files provide, as an example, a few graphic works of project planning also previous to the approval of the City Urban Plan



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, Serpello, San Felice ad Ema, via Salvati, Due Strade, Brunelleschi, Indipendenza, Scambiatore Etruria, Cascine La Trave, Cascine Argingrosso, underground Leopolda, via Stradella, ex Gasometro, via Nenni, Meccanotessile area, scambiatore ex 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

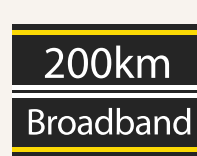
160 new recharge points for electric vehicles
LTZ electric freight
Agreements with taxi fleet



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



Double the digital highway



Power ups

- Online Services
- Interactive multimedia systems
- OpenData



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



5 Municipality of Florence

WASTE

Objective more recycling 65%



today we are at 50%

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

GREEN

Aim lower emissions

-20% CO₂

Boiler replacement project

ACQUA

Immediately
5 new small fountains

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

- Opening of new gardens

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

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

6 Florence city of European and international culture/1

FLORENCE THE KNOWLEDGE AND HIGH EDUCATION HUB



SAN FLORENCE PROJECT
World School



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



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



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



OPERA OF FLORENCE
second hall for conferences and symphonic music

7 Florence city of European and international culture/2

THE NEXT BIG EVENTS



UNESCO FORUM
on culture and cultural industries



FIRENZE CAPITALE



SYNOD AND THE POPE'S VISIT



EXPO 2015 related events



750° ANNIVERSARY OF DANTE ALIGHIERI'S BIRTHDAY



FLORENCE, CITY OF THE OPPORTUNITIES



MAIN AREAS OF URBAN RENOVATION

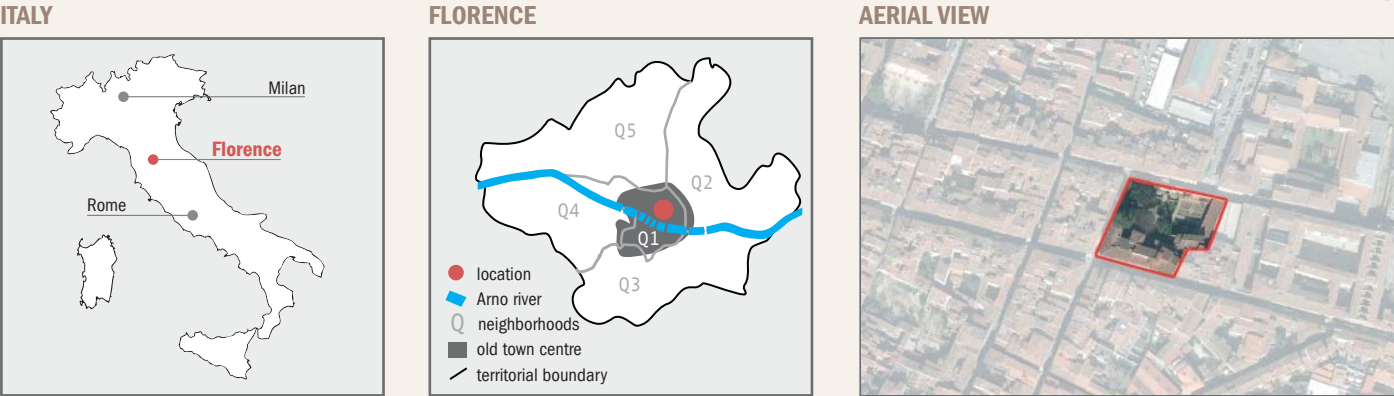
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VIVARELLI COLONNA

LOCATION Via Ghibellina

0001



DESCRIPTION

The complex consists of the Vivarelli - Colonna palace with an adjoining garden, and another adjacent building connected to the main one. The main facade with the entrance is on Via Ghibellina, with a facade that is characterised by various elements of value. The heart of the complex is, however, an Italian garden, which is overlooked by all the buildings, decorated with a circular fountain, in line with the colonnade on the ground floor, and a wall fountain. On the ground floor there is a spacious entrance which is characterised and embellished by a 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

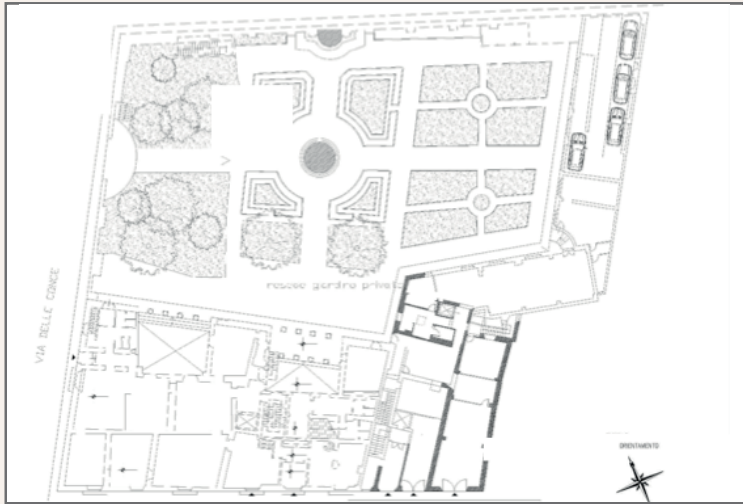
residential	
retail	
office	4.400
tourism	
industrial	



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 Avenues of the Ring Road and the underground parking of S. Ambrogio and Beccaria

PROPERTY private public

TYPE OF INTERVENTION

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

KEY OPPORTUNITIES

Centrally located, highly accessible
Property of great value, with frescoes and architectural details
Interior Italian garden in excellent condition
Distribution system already adapted to the intended use
Direct intervention

RESTRICTIONS

Maintaining of existing green spaces

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hydraulic hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Seismic hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited				

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REVIEW DATE 28/10/2016

MAIN AREAS OF URBAN RENOVATION

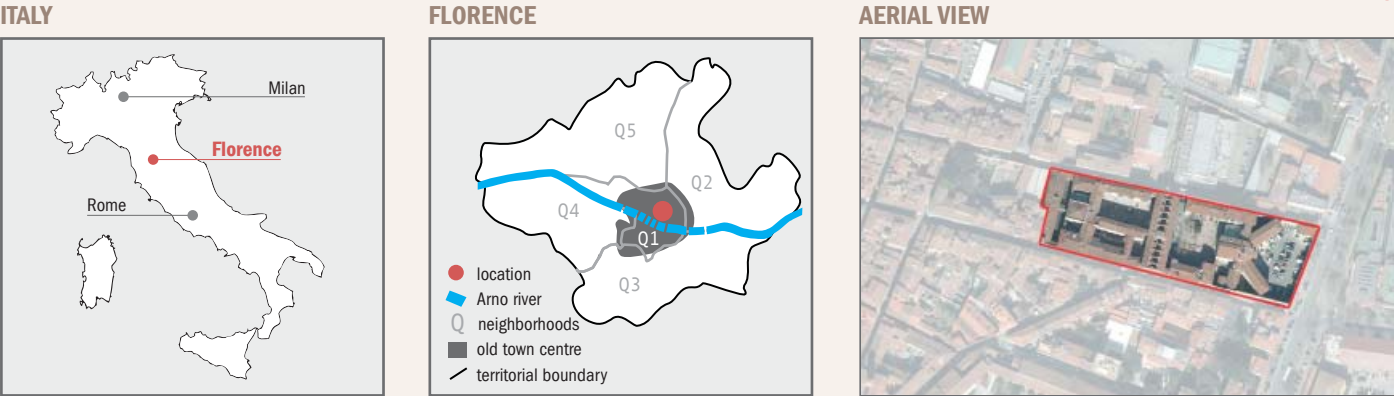
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0002

LE MURATE

LOCATION Via Ghibellina - Via dell'Agnolo



DESCRIPTION

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



GROSS USABLE AREA 23.500 mq

END USED ALLOWED

residential	7.200
retail	1.200
office	3.000
tourism	
industrial	



1) Overview of the main courtyard and the Convention Centre



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



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

SITE AREA 13.100 mq

EXISTING USABLE SURFACE 22.400 mq

COSTRUCTION YEAR 1400/1860

ACCESS

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

PROPERTY

private

public

TYPE OF INTERVENTION

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

KEY OPPORTUNITIES

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

RESTRICTIONS

Preservation of historic structure
Limitations of direct access

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hydraulic hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Seismic hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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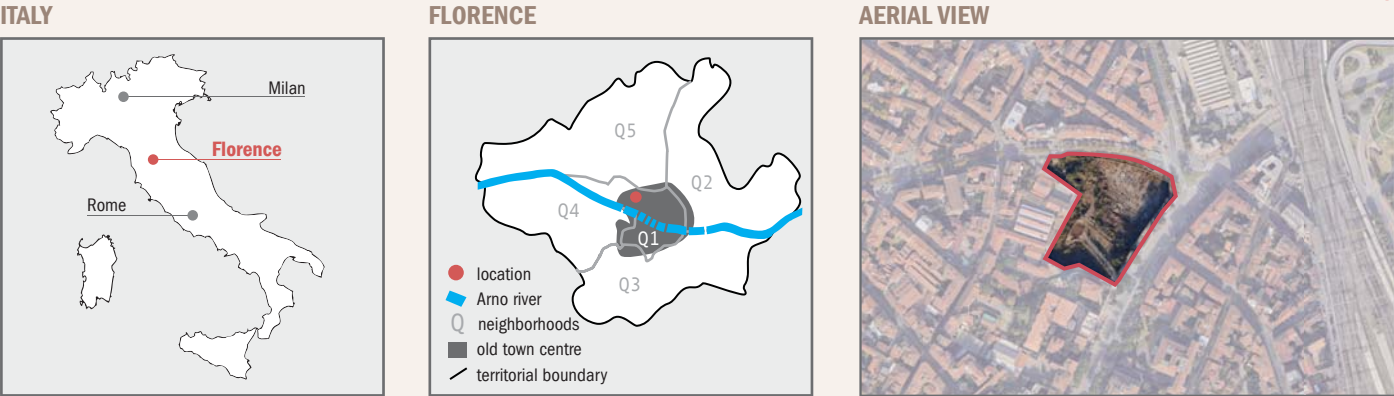
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EX FIAT BELFIORE

LOCATION viale Belfiore, viale Francesco Redi, via Benedetto Marcello

0003



DESCRIPTION

The transformation involves an area once occupied by the historic Florentine branch of Fiat.

The allowed operation will activate a process of reappropriation by the city of an area area that today, after the demolition of the existing buildings, is inaccessible and completely fenced.

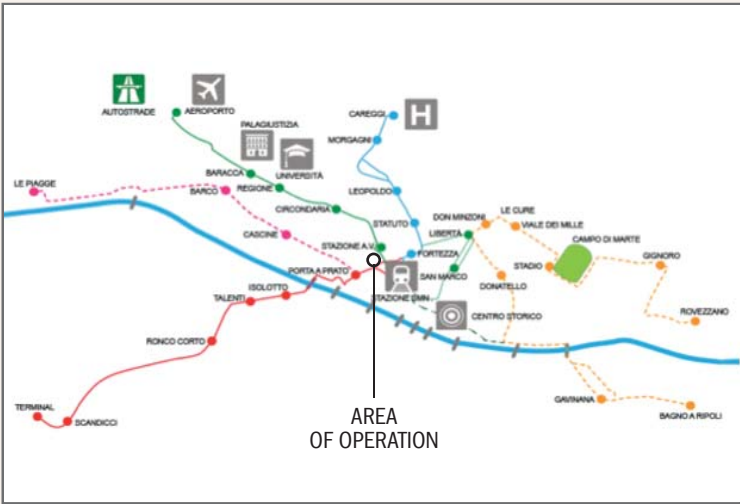
It is one of the most strategic transformations permitted under the urban instruments in force, for the size and position of the area which is next to two tram lines, to the SMN train station and the High Speed station, the Fortezza da Basso and the Cascine Park.

The new settlement will have a predominantly tourist destination as well as residential and commercial.



END USED ALLOWED

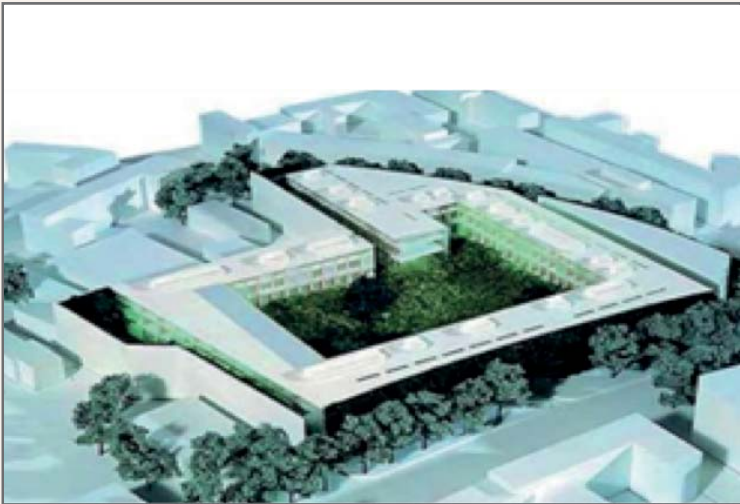
residential	6.409
retail	6.172
office	
tourism	19.465
industrial	



1) Centrality of the area compared to the city tram system



2) View of the intervention area and the stretch of the Belfiore avenue along which it develops



3) Overview of a previous project proposal signed by Jean Nouvel

SITE AREA 15.227 mq

EXISTING USABLE SURFACE mq

COSTRUCTION YEAR

ACCESS
A few minutes' walk from Santa Maria Novella railway station

PROPERTY private public

TYPE OF INTERVENTION

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

KEY OPPORTUNITIES

Strategic position in relation to the mobility system
Implementation Plan in progress
Type of intervention allowed
Opportunity to set up a functional mix

RESTRICTIONS

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

FEASIBILITY	F1	F2	F3	F4
Geologic hazard	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hydraulic hazard	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Seismic hazard	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
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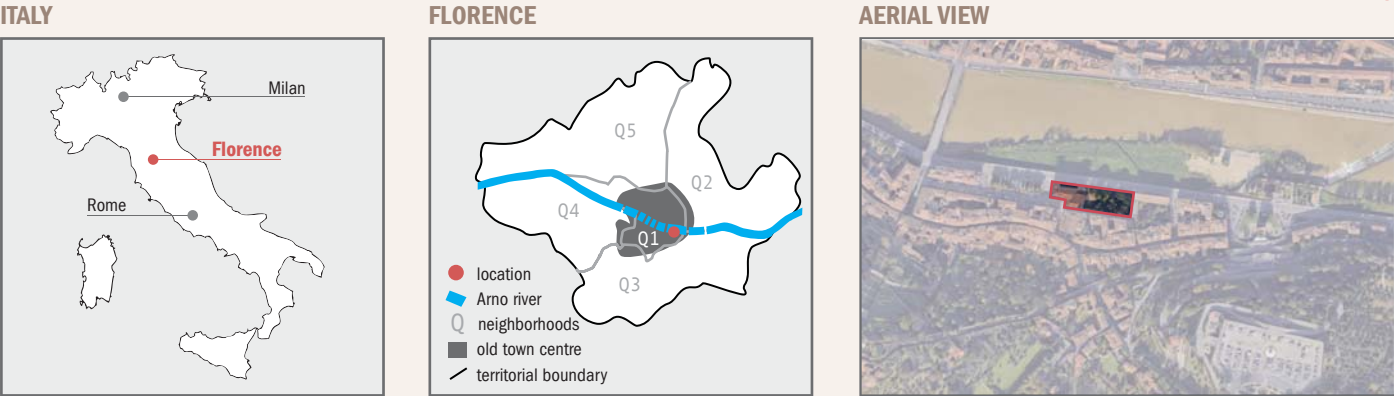
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➤ PALAZZO SERRISTORI

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

0005



➤ 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 transformation



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

➤ 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	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hydraulic hazard	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Seismic hazard	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

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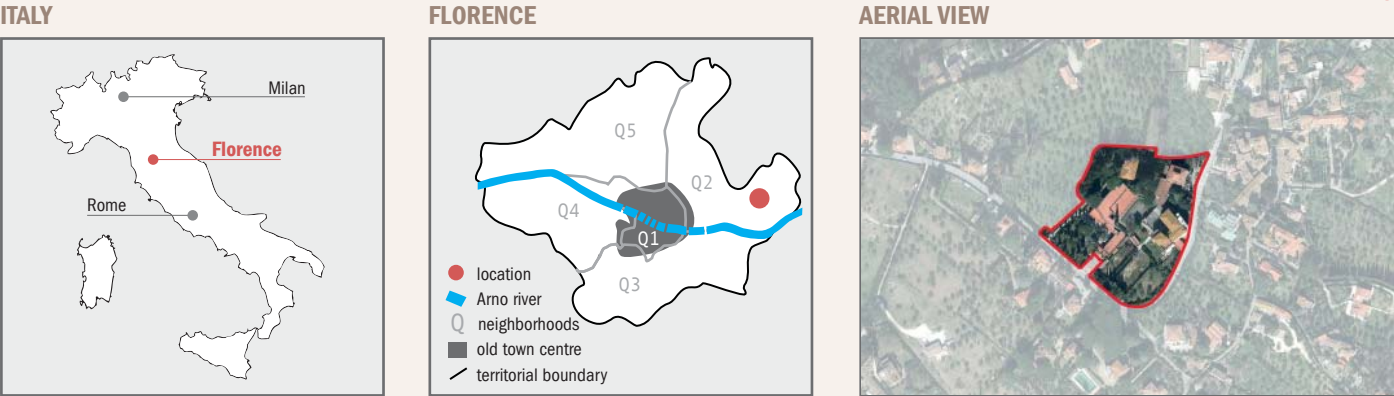
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D'ANNUNZIO

LOCATION Via Gabriele d'Annunzio

0102



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 in proportion to the residential area

FEASIBILITY
Geologic hazard
Hydraulic hazard
Seismic hazard

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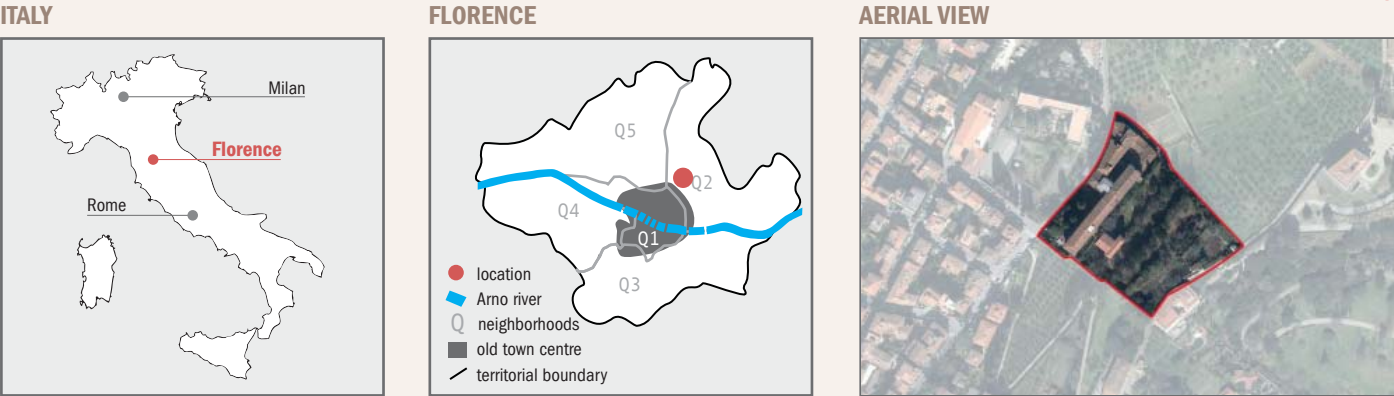
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LA QUERCE

LOCATION Via della Piazzuola, 44

0103



DESCRIPTION

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

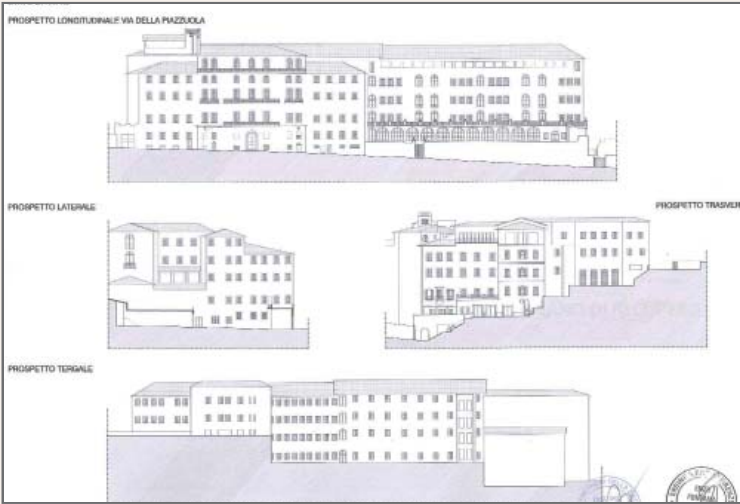
GROSS USABLE AREA 13.400 mq

END USED ALLOWED

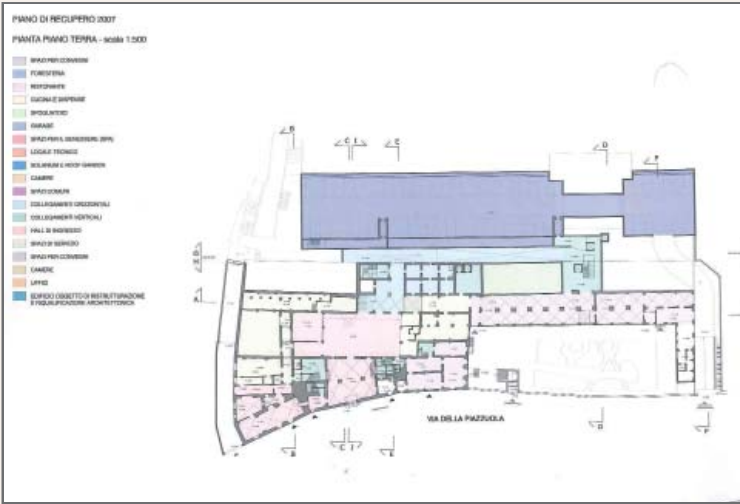
residential	
retail	
office	
tourism	13.400
industrial	



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



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



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

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

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

PROPERTY private public

TYPE OF INTERVENTION
Restoration ☒
Renovation ☐
Demolition and Reconstruction ☐

KEY OPPORTUNITIES

- Hilly and panoramic position
- Proximity to areas of high residential value; Fiesole, Via Bolognese
- More than one hectare of parkland, garden and sports areas of relevance
- Organization of space already adjusted to a receptive use
- Direct building intervention with agreement

RESTRICTIONS

Insertion of parking lots in proportion to number of rooms
The project requires special attention due to the landscape's particular value

FEASIBILITY
Geologic hazard ☐ F1 ☒ F2 ☐ F3 ☐ F4
Hydraulic hazard ☒ F1 ☐ F2 ☐ F3 ☐ F4
Seismic hazard ☐ F1 ☐ F2 ☒ F3 ☐ F4
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MAIN AREAS OF URBAN REGENERATION

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MASSONI

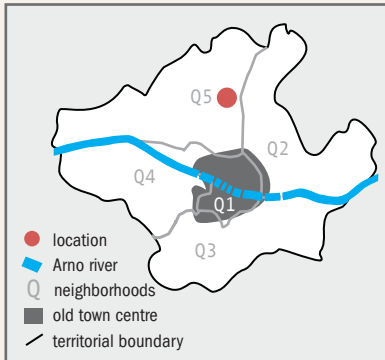
LOCATION Via dei Massoni, 10

0104

ITALY



FLORENCE



AERIAL VIEW



DESCRIPTION

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

GROSS USABLE AREA

2.200 mq

END USED ALLOWED

residential	2.200
retail	
office	
tourism	
industrial	



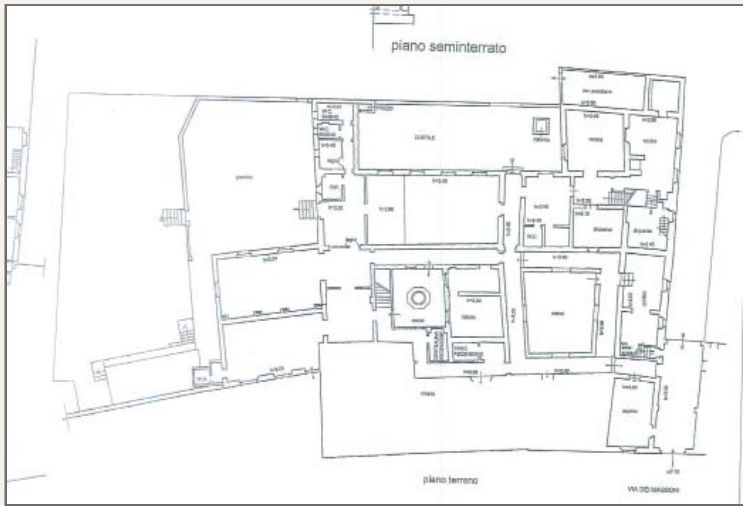
1) Site plan of the complex with a green area of relevance



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



2) View of the entrance on Via dei Massoni



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

SITE AREA 5.502 mq

EXISTING USABLE SURFACE 2.200 mq

COSTRUCTION YEAR 1550

ACCESS

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

PROPERTY private public

TYPE OF INTERVENTION

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

KEY OPPORTUNITIES

Located in a hilly and panoramic context
Near the Policlinico di Careggi
Large area of relevance with possibility to build parking lots and green spaces
Direct building intervention with agreement

RESTRICTIONS

Insertion of parking lots in proportion 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hydraulic hazard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Seismic hazard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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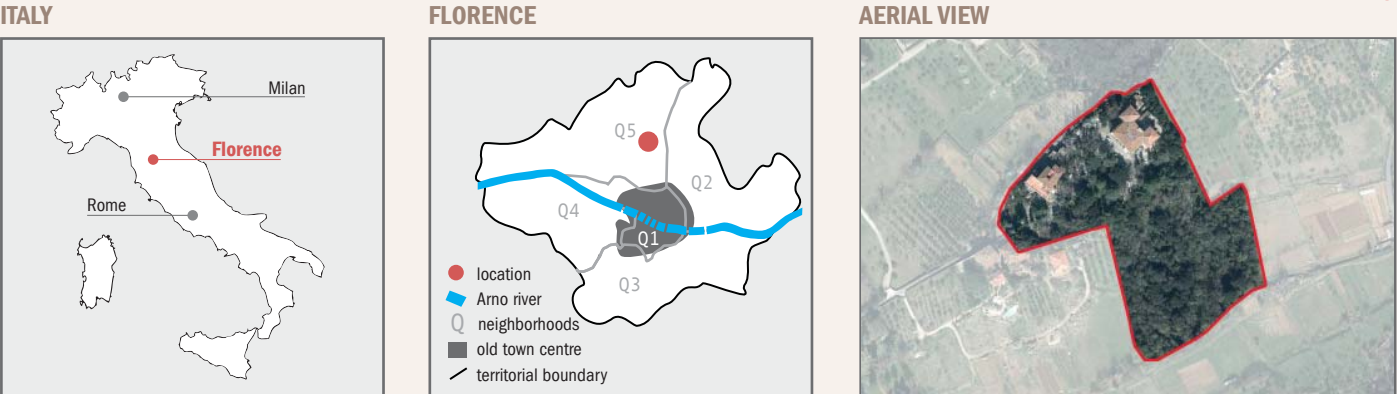
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POGGIOSECCO

LOCATION Via Incontri

0106



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.

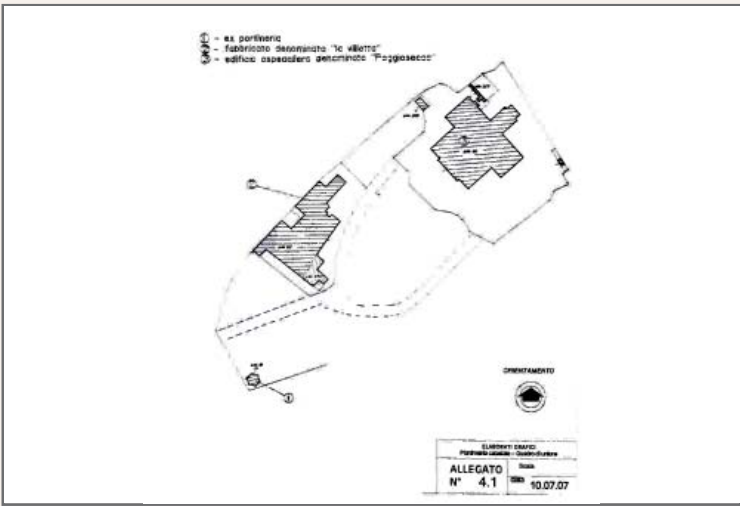
GROSS USABLE AREA 7.200 mq

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 in proportion to the residential area

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hydraulic hazard	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Seismic hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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REVIEW DATE 28/10/2016

MAIN AREAS OF URBAN REGENERATION

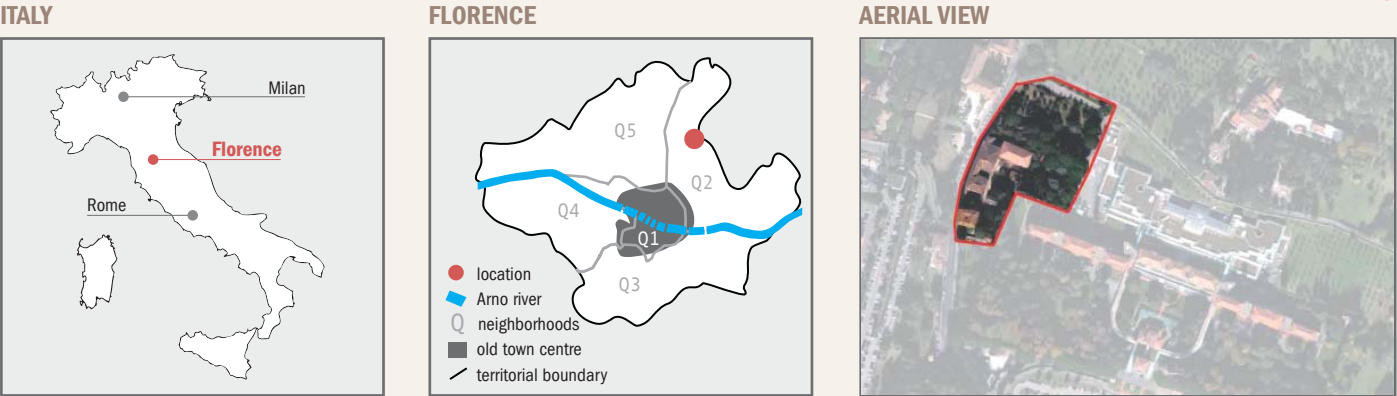
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01 17

PEPI

LOCATION Viale Gaetano Pieraccini, 30



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.

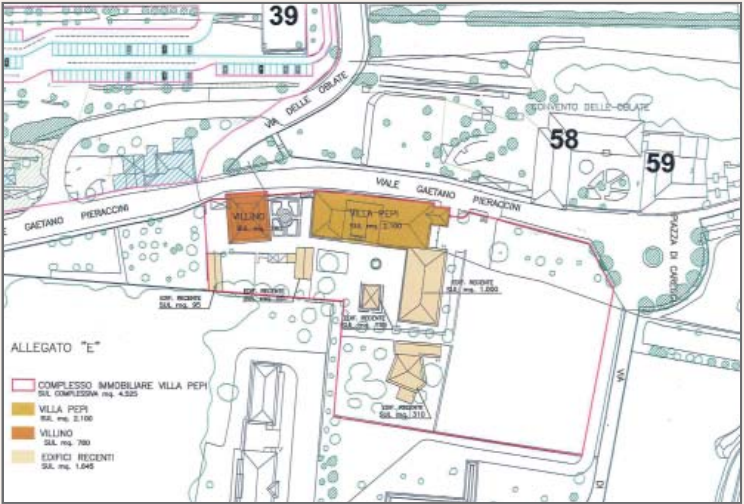
GROSS USABLE AREA 4.600 mq

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
Geologic hazard
Hydraulic hazard
Seismic hazard

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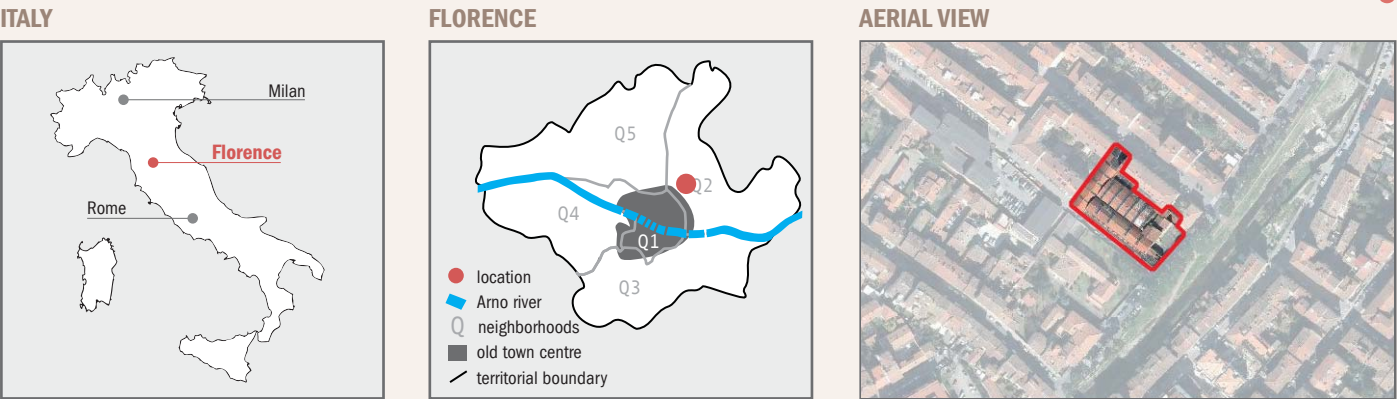
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0202

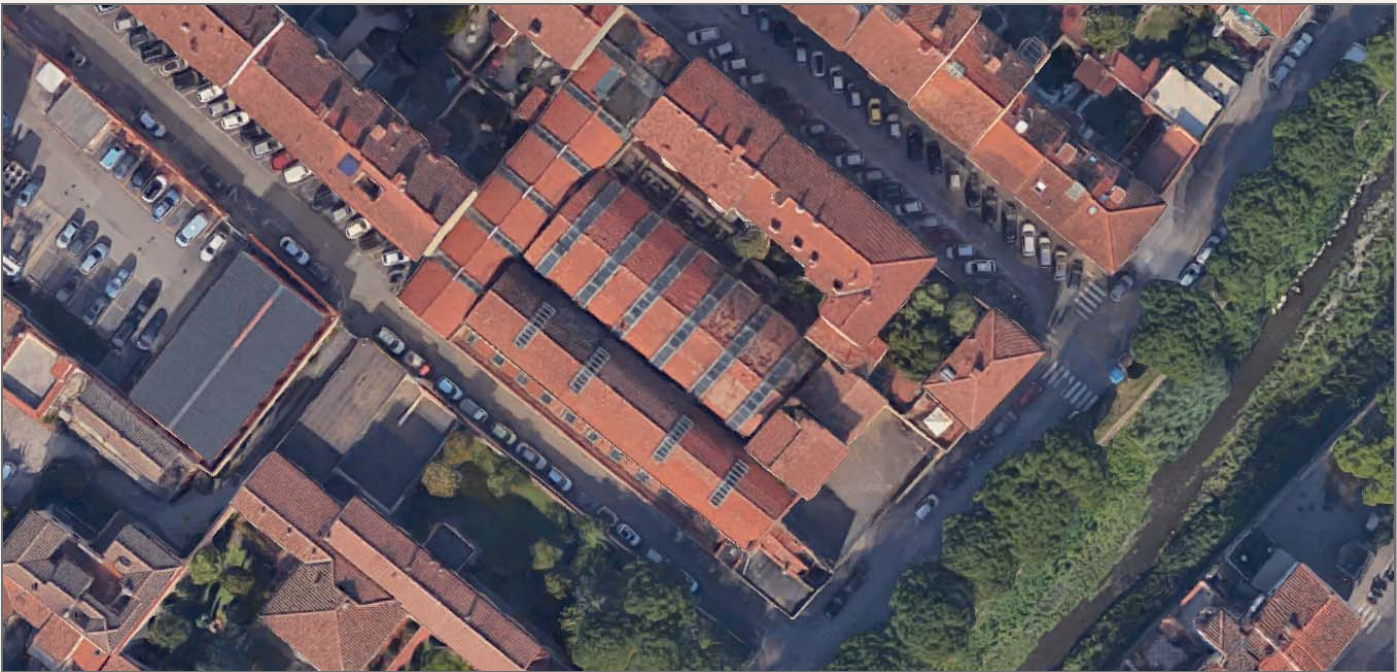
SERCAMBI

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



DESCRIPTION

The architectural complex is comprised in the area of compact tissues of the nineteenth – twentieth century, and occupies most of the block, formed between 1920 and 1940, between via G. Sercambi and via F. Caracciolo that overlooks Mugnone near the Ponte alle Riffe. The transformation of the complex, currently abandoned and in a state of neglect for a long time, pursues the objectives of eliminating the situation of degradation and settling the road network.



GROSS USABLE AREA 1.600 mq

END USED ALLOWED

residential	
retail	1.600
office	
tourism	
industrial	



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



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



3) External view of the building from the crossroad between via Caracciolo and via Sercambi

SITE AREA 2.513 mq

EXISTING USABLE SURFACE 2.700 mq

COSTRUCTION YEAR 1920/40

ACCESS

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

PROPERTY

private public

TYPE OF INTERVENTION

Restoration ☐
Renovation ☐
Demolition and Reconstruction ☒

KEY OPPORTUNITIES

Views of the Mugnone river
Implementation Plan: approval of the City Council is not required

RESTRICTIONS

Enlargement of the Via Sercambi
Construction of a pedestrian passageway connecting with the surrounding urban fabric
Insertion of parking lots according to the commercial area
Sale area max 850 mq

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hydraulic hazard	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Seismic hazard	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

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

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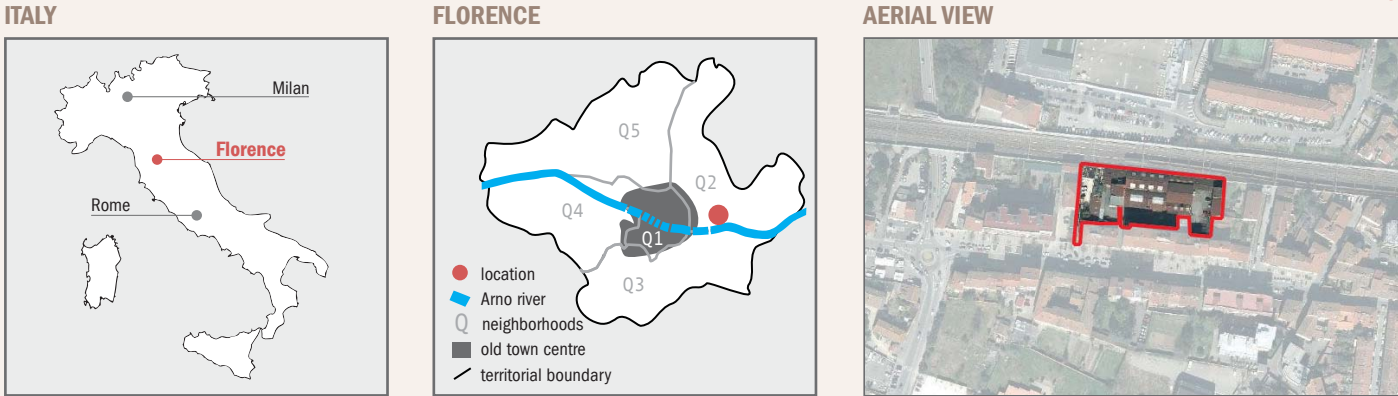
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ARETINA

LOCATION Via Aretina 279

0301



DESCRIPTION

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



GROSS USABLE AREA 3.100 mq

END USED ALLOWED

residential	
retail	
office	3.100
tourism	
industrial	



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 in proportion to the directional area

FEASIBILITY

Geologic hazard

F1 F2 F3 F4
☐ ☒ ☐ ☐

Hydraulic hazard

☐ ☒ ☐ ☐

Seismic hazard

☐ ☐ ☒ ☐

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

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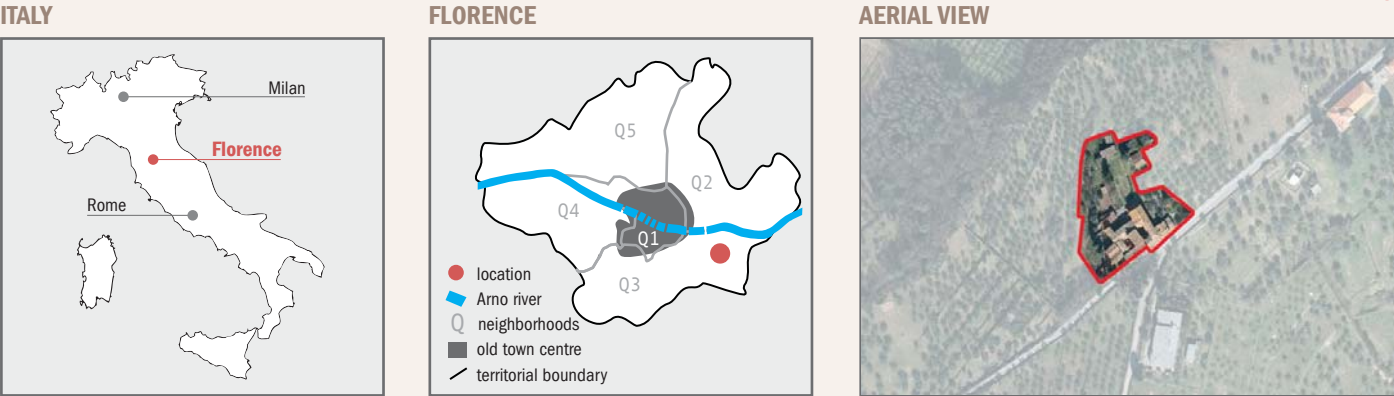
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0303

ERBOSA

LOCATION Via Erbosa



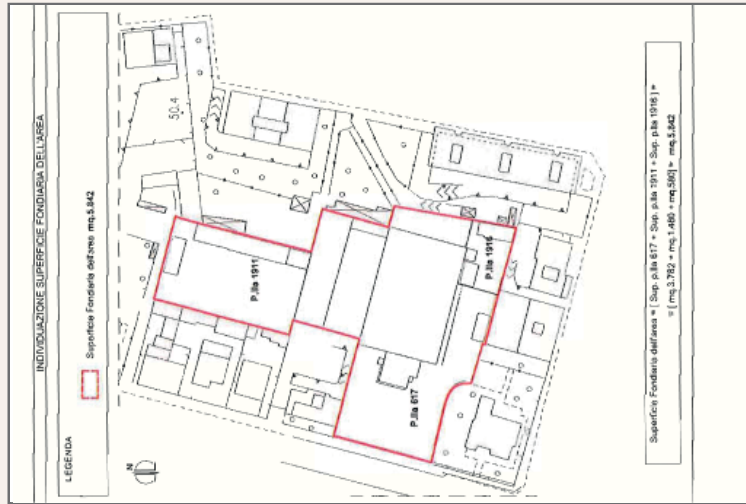
DESCRIPTION

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

GROSS USABLE AREA 2.800 mq

END USED ALLOWED

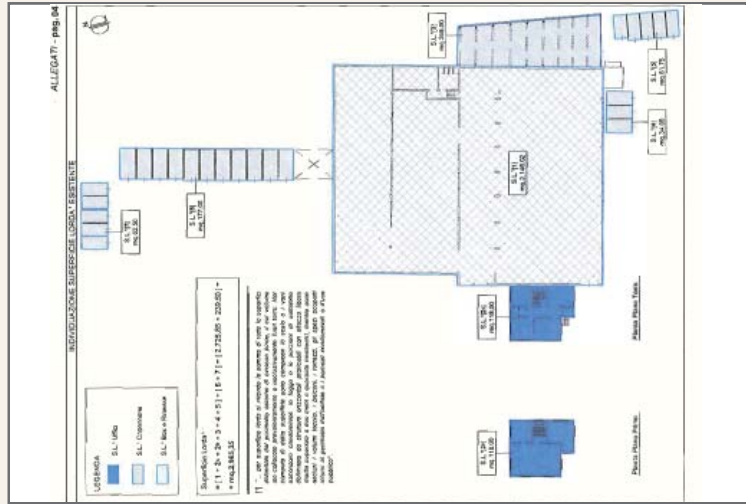
residential	
retail	2.800
office	
tourism	
industrial	



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



2) View of access on Via Erbosa



3) Plants of the main existing volumes

SITE AREA 5.794 mq

EXISTING USABLE SURFACE 2.800 mq

COSTRUCTION YEAR 1950

ACCESS

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

PROPERTY

private public

TYPE OF INTERVENTION

Restoration ☐
Building Renovation ☒
Demolition and Reconstruction ☐

KEY OPPORTUNITIES

- Located near a major commercial hub
- Surrounded by residential areas with a high density
- Large area of relevance with possibility to build parking spaces and green areas
- Direct building intervention with agreement

RESTRICTIONS

Insertion of parking spaces in proportion to the retail area
The project requires special attention, due to landscape's particular value
Maximum for sale area of 1500 square meters

FEASIBILITY

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

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

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EX FORMER TRAM DEPOT

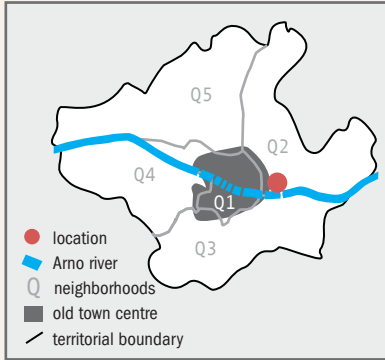
LOCATION Via Fabrizio De Andrè

0304

ITALY



FLORENCE



AERIAL VIEW



DESCRIPTION

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

GROSS USABLE AREA

2.000 mq

END USED ALLOWED

The settlement of the allowed functions is partially alternative

residential	
retail	1.200
office	1.200
tourism	
industrial	



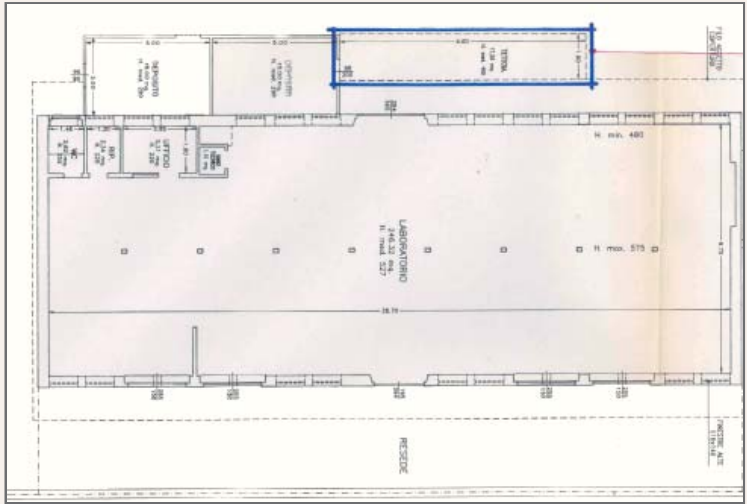
1) Front of the historic part of Lungarno, interesting example of industrial archaeology



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



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



3) Plant of the historic building to be maintained

SITE AREA 5.537 mq

EXISTING USABLE SURFACE 2.000 mq

COSTRUCTION YEAR 1920

ACCESS

At about 3 km from the Railway Station, Campo di Marte; about 2 km from the South Florence tollbooth of the A1 Milan-Naples

PROPERTY

private

public

TYPE OF INTERVENTION

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

KEY OPPORTUNITIES

Position near the Arno River with panoramic views

Excellent accessibility

Distinctive architectural features

Implementation Plan: approval of the City Council is not required

RESTRICTIONS

Insertion of parking spaces in proportion to retail and office areas

Improvement of the existing sewer system

External paving to be carried out with waterproof materials

The project requires special attention due to the landscape's particular value

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hydraulic hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Seismic hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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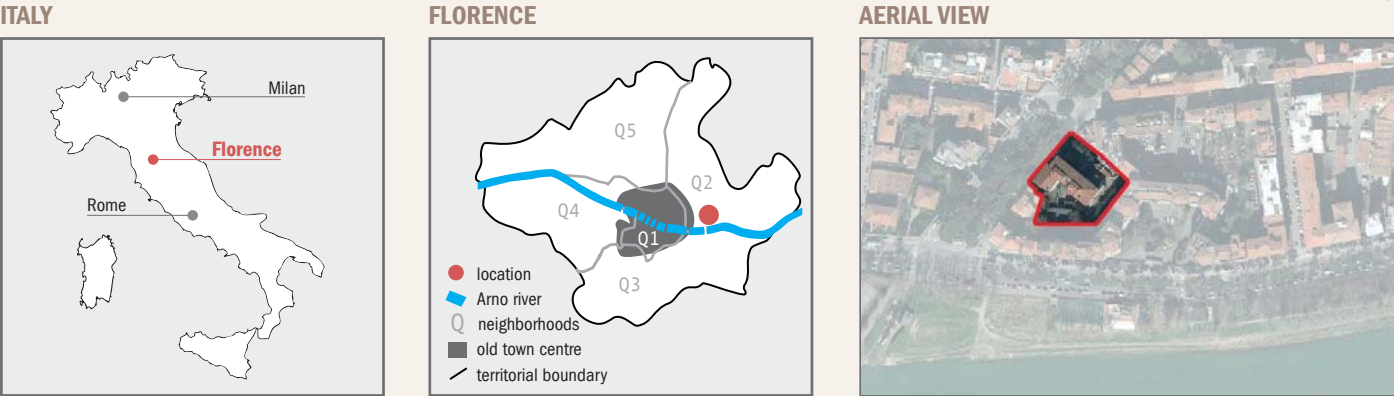
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0305

EX ENEL CAMPOFIORE

LOCATION Via del Campofiore, 18-22



DESCRIPTION

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

GROSS USABLE AREA 4.200 mq

END USED ALLOWED

residential	3.360
retail	
office	840
tourism	
industrial	



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



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



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

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

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

PROPERTY private public

TYPE OF INTERVENTION
Restoration ☒
Renovation ☐
Demolition and Reconstruction ☐

KEY OPPORTUNITIES

- Position near the Arno River with panoramic views
- Proximity to the town centre and the Oltrarno
- Requires moderate building interventions
- Adjacent area closed with green spaces
- Direct building intervention with agreement

RESTRICTIONS

Inserting parking spaces in proportion to the residential and office areas
The project requires special attention due to the landscape's particular value

FEASIBILITY
Geologic hazard ☐ F1 ☒ F2 ☐ F3 ☐ F4
Hydraulic hazard ☐ ☐ ☒ ☐
Seismic hazard ☐ ☐ ☒ ☐
F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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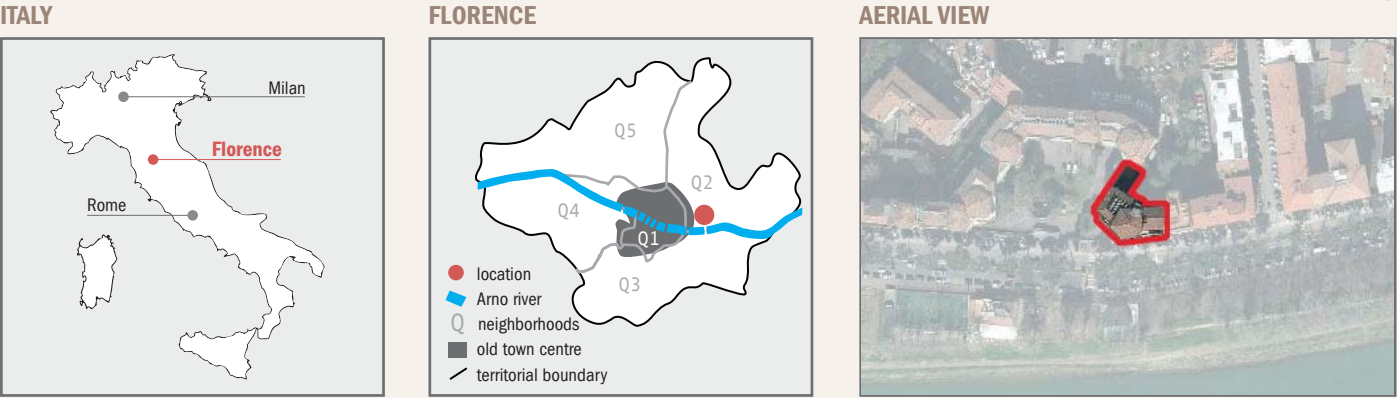
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EX ENEL COLOMBO

LOCATION Lungarno Cristoforo Colombo. 54

0306



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.



END USED ALLOWED

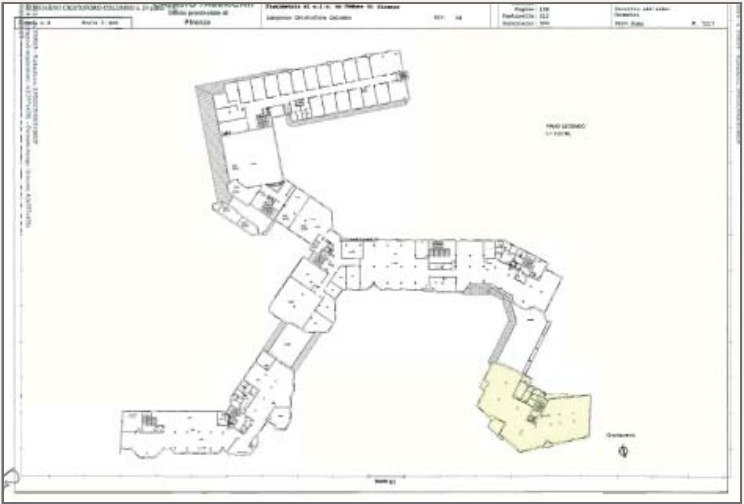
residential	2.080
retail	
office	1.120
tourism	
industrial	



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

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 in proportion to the residential and office areas

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hydraulic hazard	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Seismic hazard	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

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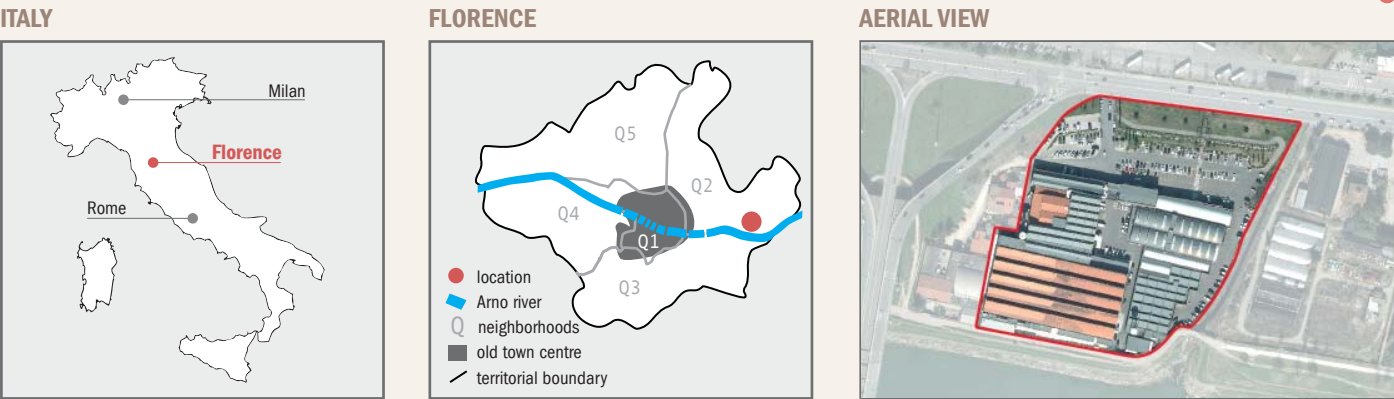
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03 07

EX FRANCHI

LOCATION Via Ambrosoli, 32



DESCRIPTION

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

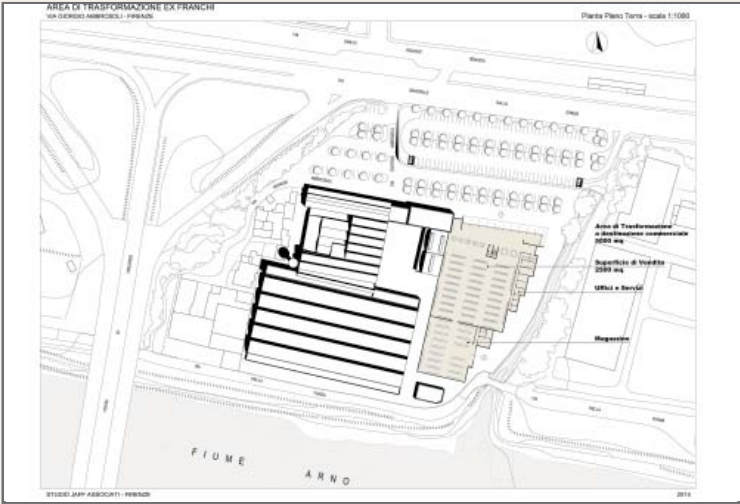
GROSS USABLE AREA 5.000 mq

END USED ALLOWED

residential	
retail	5.000
office	
tourism	
industrial	



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



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, which evidences the green parking area

SITE AREA 25.150 mq
EXISTING USABLE SURFACE 5.000 mq
CONSTRUCTION YEAR 1970

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

PROPERTY private 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 in proportion to the retail and sale areas
- Max retail area 2.500 mq
- The project requires special attention due to the landscape's particular value

FEASIBILITY
Geologic hazard F1 F2 F3 F4
Hydraulic hazard ☐ ☒ ☐ ☒
Seismic hazard ☐ ☐ ☒ ☐
F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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MAIN AREAS OF URBAN REGENERATION

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RUSCIANO

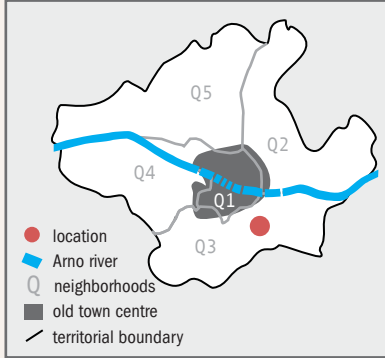
LOCATION Via B. Fortini - Via di Ripoli

0310

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

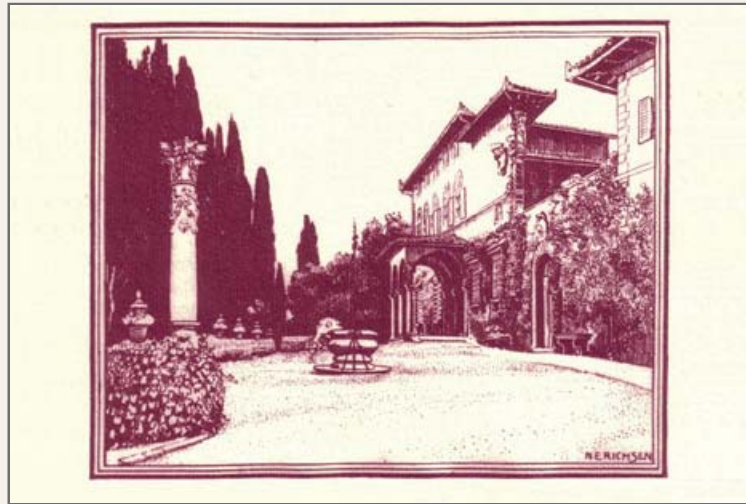
END USED ALLOWED

The settlement of the allowed functions is partially alternative

residential	
retail	
office	5.400
tourism	5.400
industrial	



HISTORIC VIEW



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

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

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

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REVIEW DATE

28/10/2016

MAIN AREAS OF URBAN REGENERATION

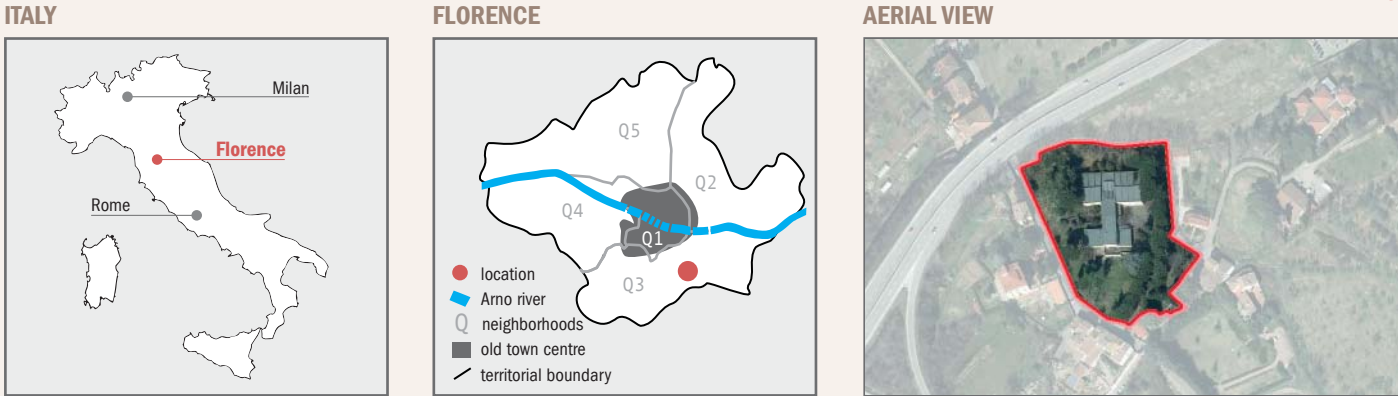
Florence, City of International Knowledge



FORTINI

LOCATION Via Benedetto Fortini, 143

0401



DESCRIPTION

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



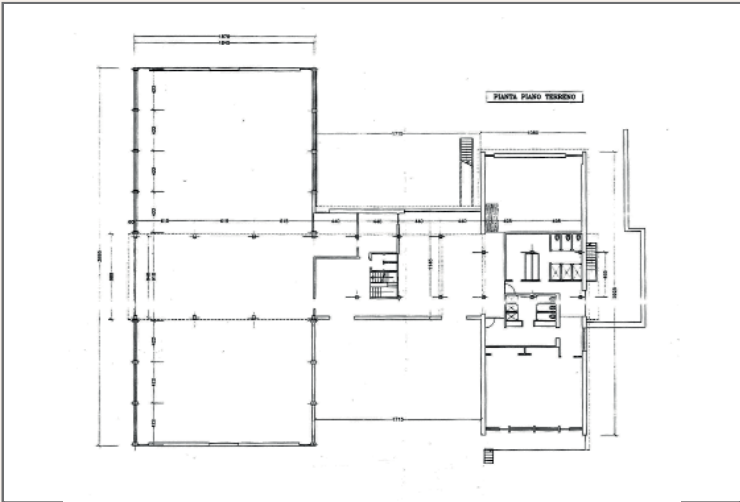
GROSS USABLE AREA 2.100 mq

END USED ALLOWED

residential	2.100
retail	
office	
tourism	
industrial	



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



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



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

SITE AREA 9.212 mq
EXISTING USABLE SURFACE 2.100 mq
COSTRUCTION YEAR 1970

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

PROPERTY private public

TYPE OF INTERVENTION
Restoration
Renovation
Demolition and Reconstruction

KEY OPPORTUNITIES

- Excellent accessibility
- Proximity to hilly areas of great value
- Presence of an area of relevance with green spaces and trees
- Articulated structure and recoverable by relatively light works
- Direct building intervention with agreement

RESTRICTIONS

- Maintenance of morphology and architectural features of the building
- Maintenance of existing trees of high quality
- Insertion of parking lots in proportion to the to the residential area and the number of apartments

FEASIBILITY
Geologic hazard
Hydraulic hazard
Seismic hazard

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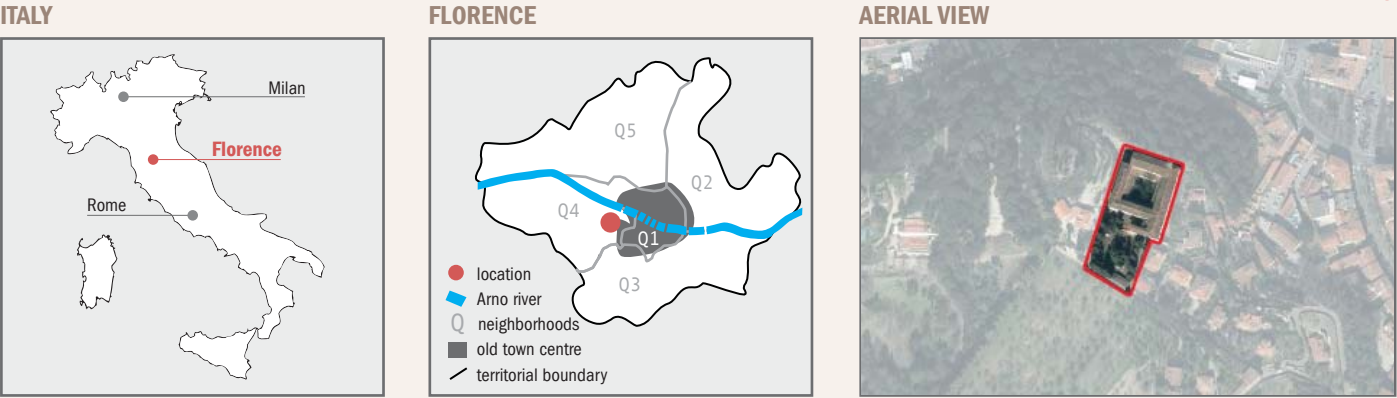
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MONTE OLIVETO

LOCATION Via di Monte Oliveto, 76

0403



DESCRIPTION

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

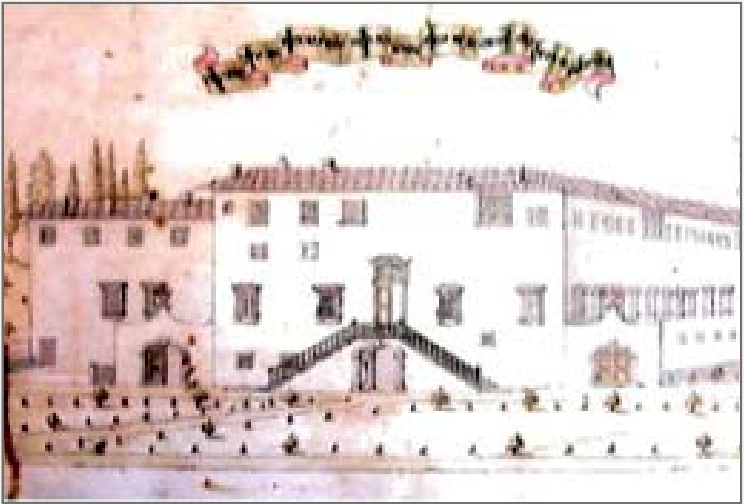
GROSS USABLE AREA 5.300 mq

END USED ALLOWED

residential	5.300
retail	
office	
tourism	
industrial	



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



2) A historical image of the ancient Olivetano convent



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

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

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

PROPERTY private public

TYPE OF INTERVENTION
Restoration ☒
Renovation ☐
Demolition and Reconstruction ☐

KEY OPPORTUNITIES

- Hilly and scenic location
- Residential context of great value
- Building of architectural and historical value
- Direct building intervention with agreement

RESTRICTIONS

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

FEASIBILITY
Geologic hazard ☒ ☐ ☐ ☐
Hydraulic hazard ☒ ☐ ☐ ☐
Seismic hazard ☒ ☐ ☐ ☐
F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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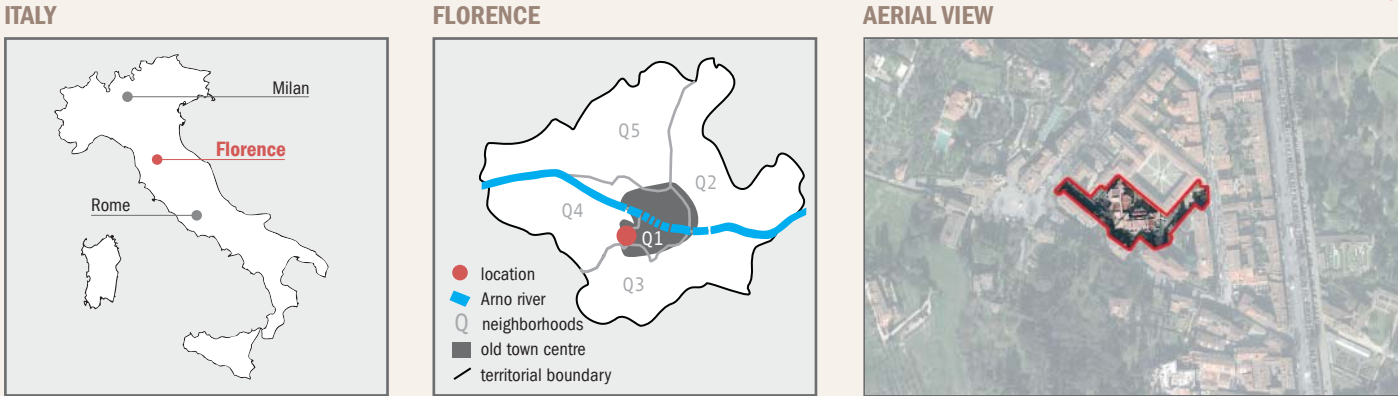
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CONVENTINO NUOVO

LOCATION Via Giano della Bella - Via del Casone

0501



DESCRIPTION

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



END USED ALLOWED

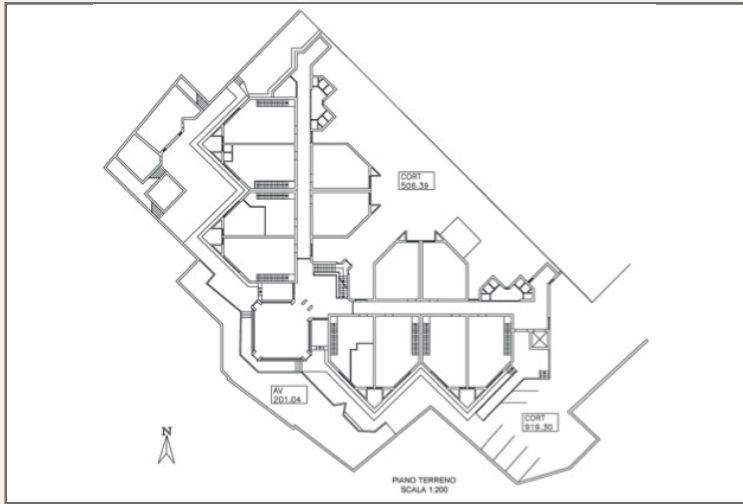
residential	2.000
retail	
office	
tourism	
industrial	



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



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



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



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

PROPERTY private public

TYPE OF INTERVENTION
Restoration ☐
Renovation ☐
Demolition and Reconstruction ☒

KEY OPPORTUNITIES

- Located in a historical and residential context
- Near the scenic ring of Florence (Viale dei Colli)
- Adjacent area with possibility of creation of parking spaces
- Implementation Plan: approval of the City Council is not required

RESTRICTIONS

- Maximum height of the remanufactured parts: not exceeding the pre-existing one
- Minimum area of new housing not less than 40 square metres
- Inserting parking lots in proportion to the number of apartments
- The project requires special attention due to the landscape's particular value

FEASIBILITY	F1	F2	F3	F4
Geologic hazard	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hydraulic hazard	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Seismic hazard	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited				

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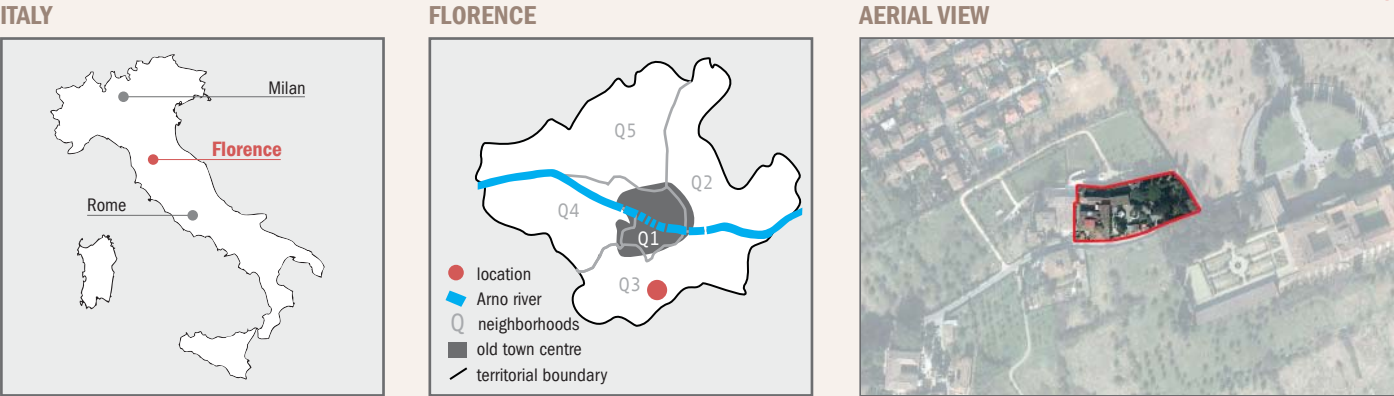
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0502

VERANELLA

LOCATION Via San Felice a Ema



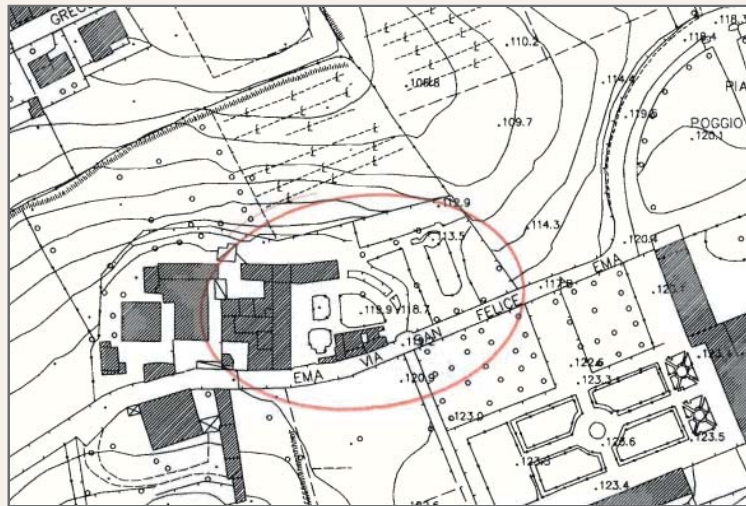
DESCRIPTION

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

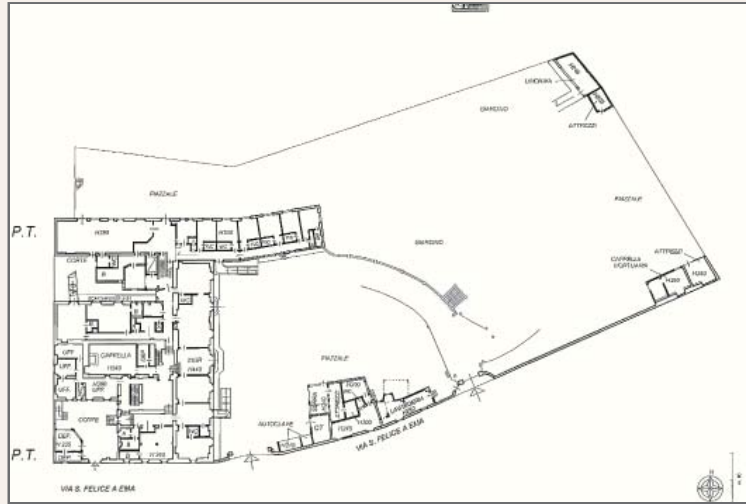
residential	3.200
retail	
office	
tourism	
industrial	



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 in proportion 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
Geologic hazard ☒ F1 ☐ F2 ☐ F3 ☐ F4
Hydraulic hazard ☒ F1 ☐ F2 ☐ F3 ☐ F4
Seismic hazard ☐ F1 ☐ F2 ☒ F3 ☐ F4
F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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MAIN AREAS OF URBAN REGENERATION

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OMBRELLINO

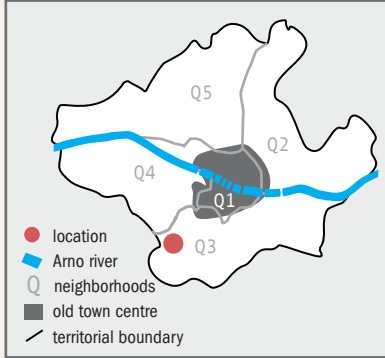
LOCATION Piazza di Bellosguardo, 11-12

0506

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 Desboutsin 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

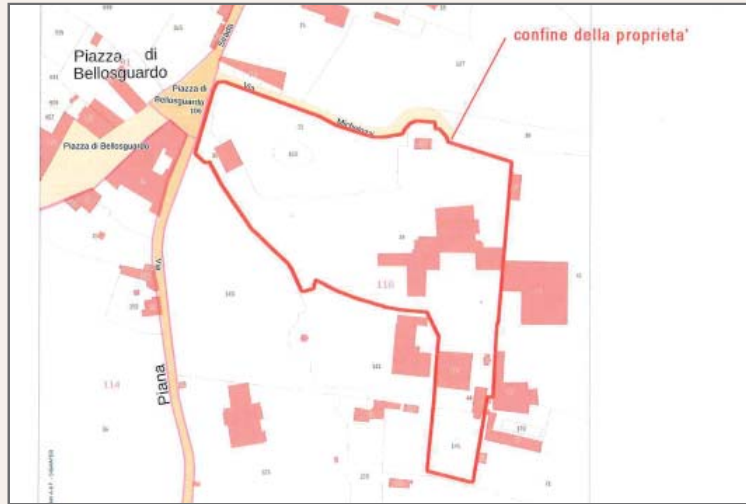
2.900 mq

END USED ALLOWED

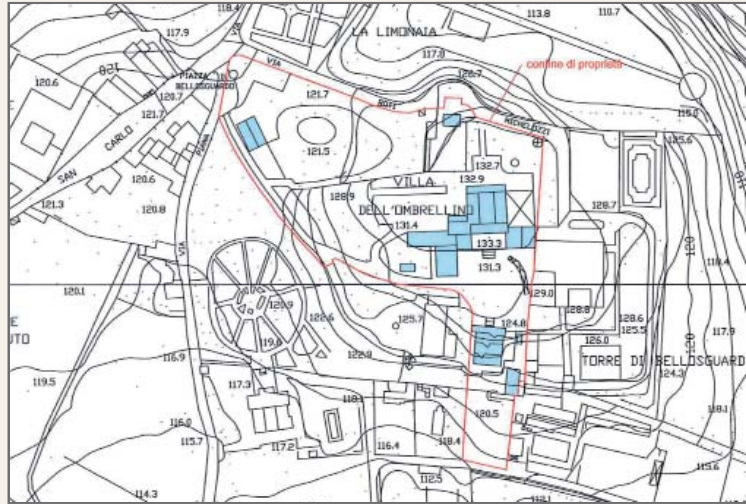
residential	2.900
retail	
office	
tourism	
industrial	



1) Borders of the property and adjacent area



1) Borders of the property and adjacent 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 Road)

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 in proportion to the residential area and to the number of apartments
- The project requires special attention due to the landscape's particular value

FEASIBILITY
Geologic hazard ☐ F1 ☒ F2 ☐ F3 ☐ F4
Hydraulic hazard ☒ F1 ☐ F2 ☐ F3 ☐ F4
Seismic hazard ☐ F1 ☐ F2 ☒ F3 ☐ F4
F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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MAIN AREAS OF URBAN REGENERATION

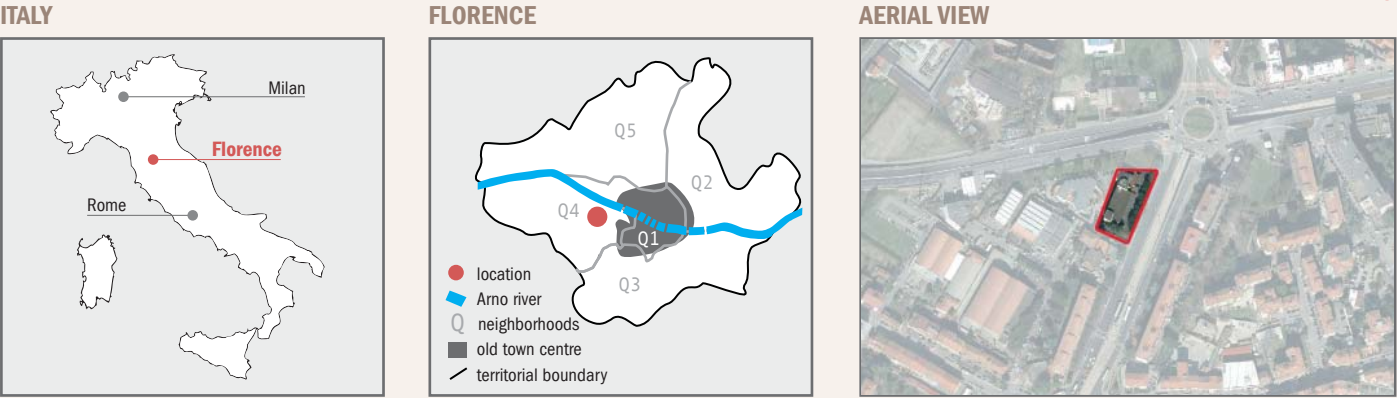
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EX INPS

LOCATION Via Foggini, 2

0601



DESCRIPTION

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

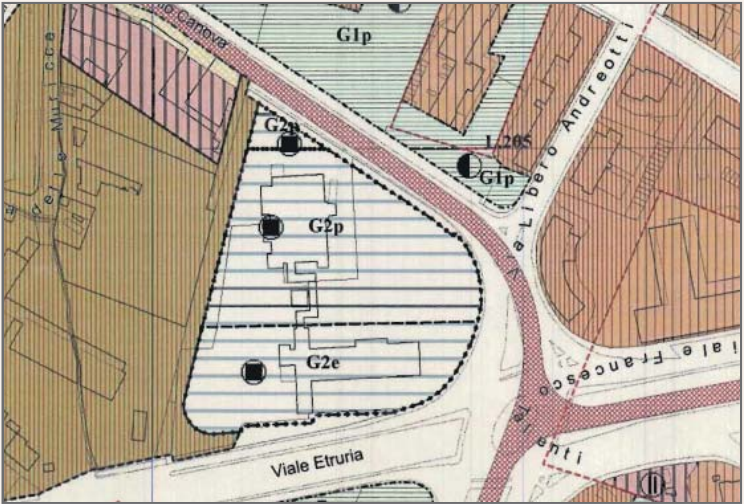
GROSS USABLE AREA 2.600 mq

END USED ALLOWED

residential	
retail	1.040
office	1.040
tourism	
industrial	520



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



2) Site plan with the urban uses



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

SITE AREA 2.450 mq
EXISTING USABLE SURFACE 2.600 mq
COSTRUCTION YEAR 1970

ACCESS

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

PROPERTY

private public

TYPE OF INTERVENTION

Restoration ☒
Renovation ☐
Demolition and Reconstruction ☒

KEY OPPORTUNITIES

- Excellent accessibility
- Building in good general condition
- Large area of relevance with possibility to build parking spaces
- Direct building intervention with agreement

RESTRICTIONS

Insertion of parking lots in proportion to the to the industrial, artisan, office, retail and sale areas.

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hydraulic hazard	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Seismic hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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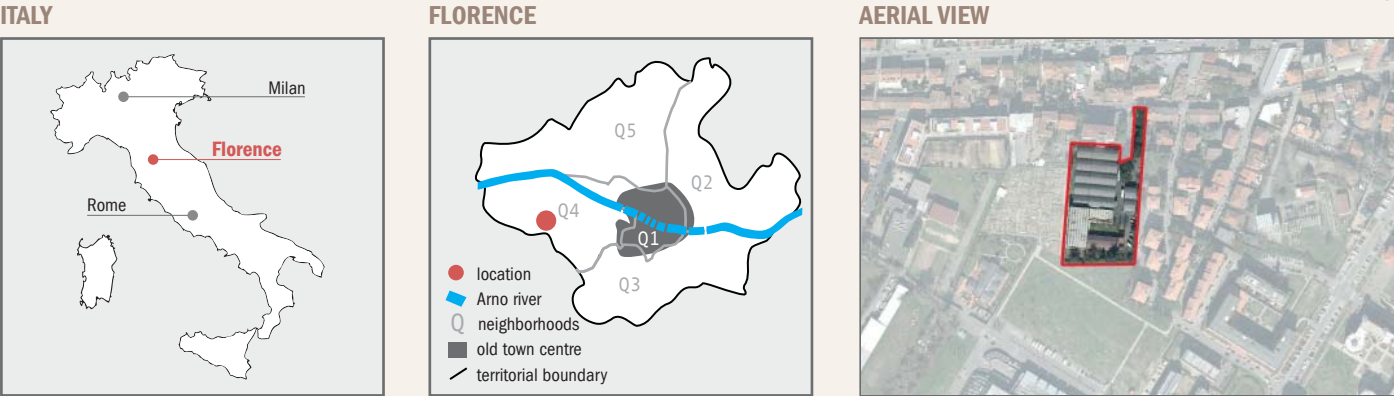
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0603

PISANA

LOCATION Via Pisana



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.

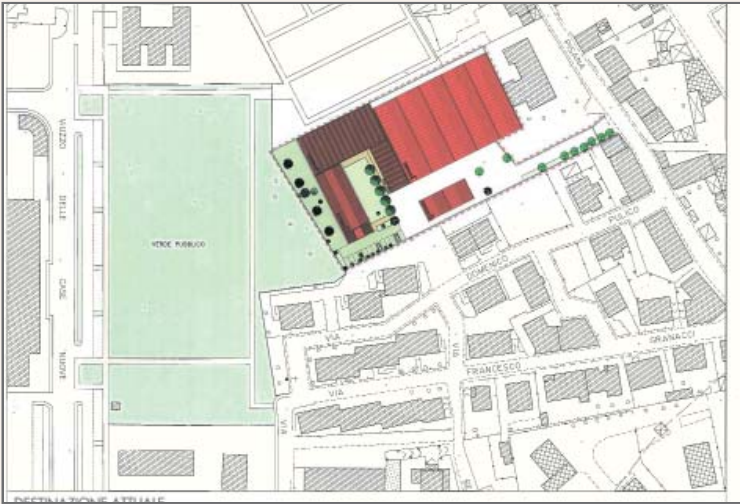
GROSS USABLE AREA 3.500 mq

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

Geologic hazard

F1 F2 F3 F4
☐ ☒ ☐ ☐

Hydraulic hazard

☐ ☒ ☐ ☐

Seismic hazard

☐ ☐ ☒ ☐

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

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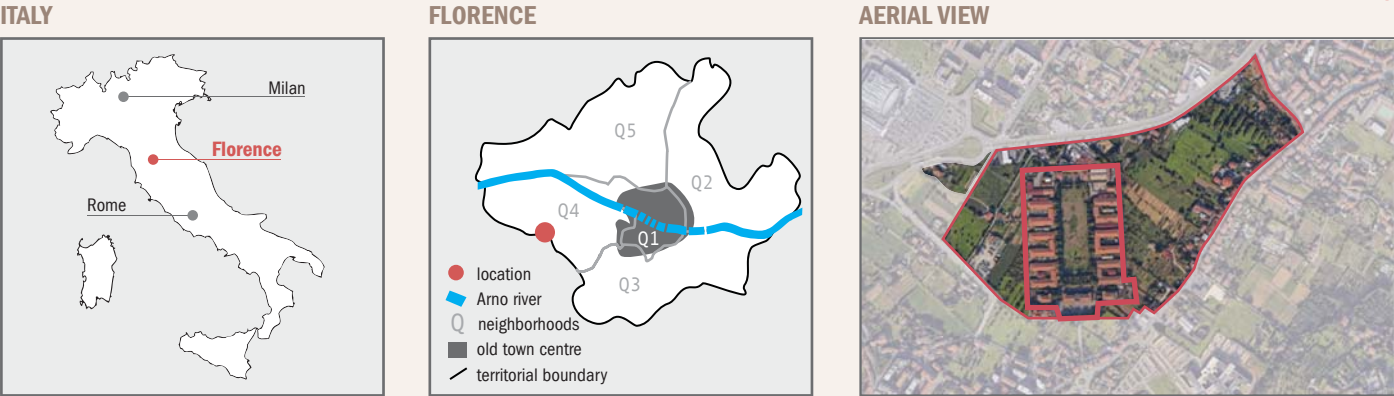
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LUPI DI TOSCANA

LOCATION Via Pietro Nenni, via del Ronco Corto

0608



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 usable surface of the Caserma Gonzaga, the project hypothesis to be developed can use additional 20,000 square metres as a transfer of incongruous surfaces located in other parts of the city.

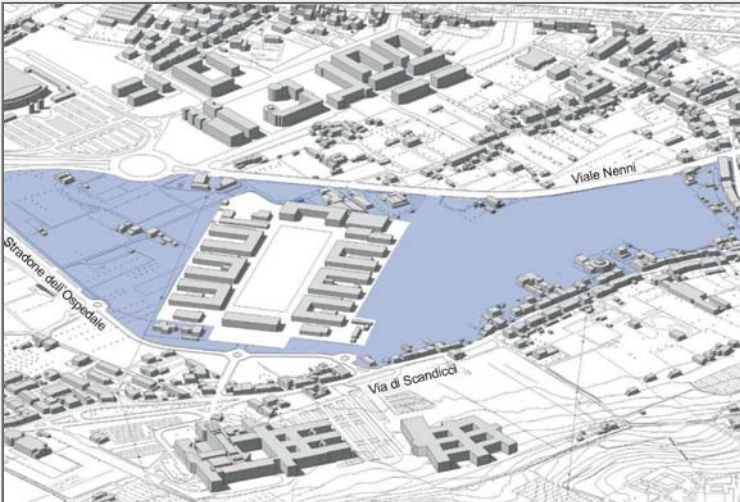
GROSS USABLE AREA 53.000 mq

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 Tramway - 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 accessibility 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	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hydraulic hazard	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Seismic hazard	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

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

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MAIN AREAS OF URBAN REGENERATION

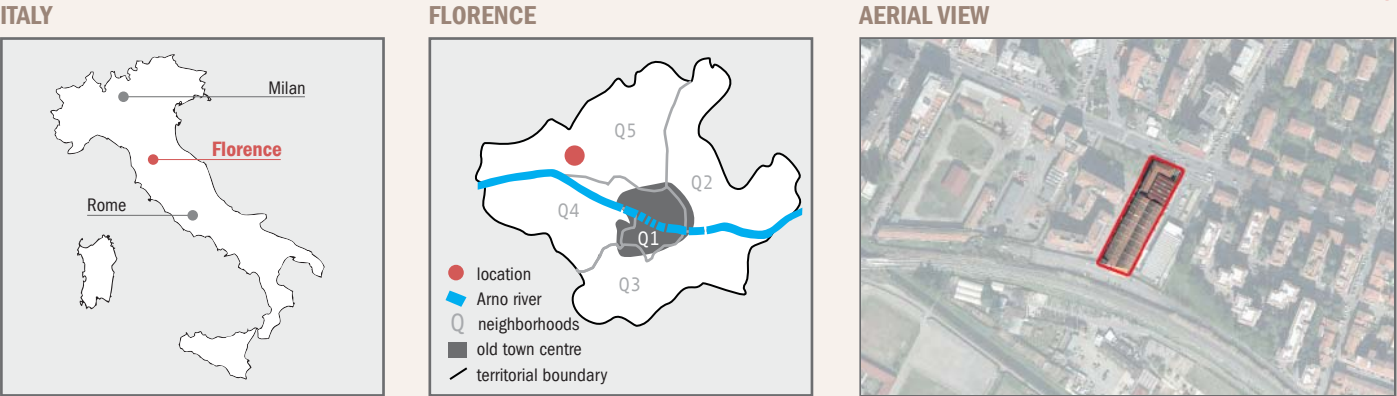
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BARACCA FERROVIA

LOCATION Via Francesco Baracca, 186

0801



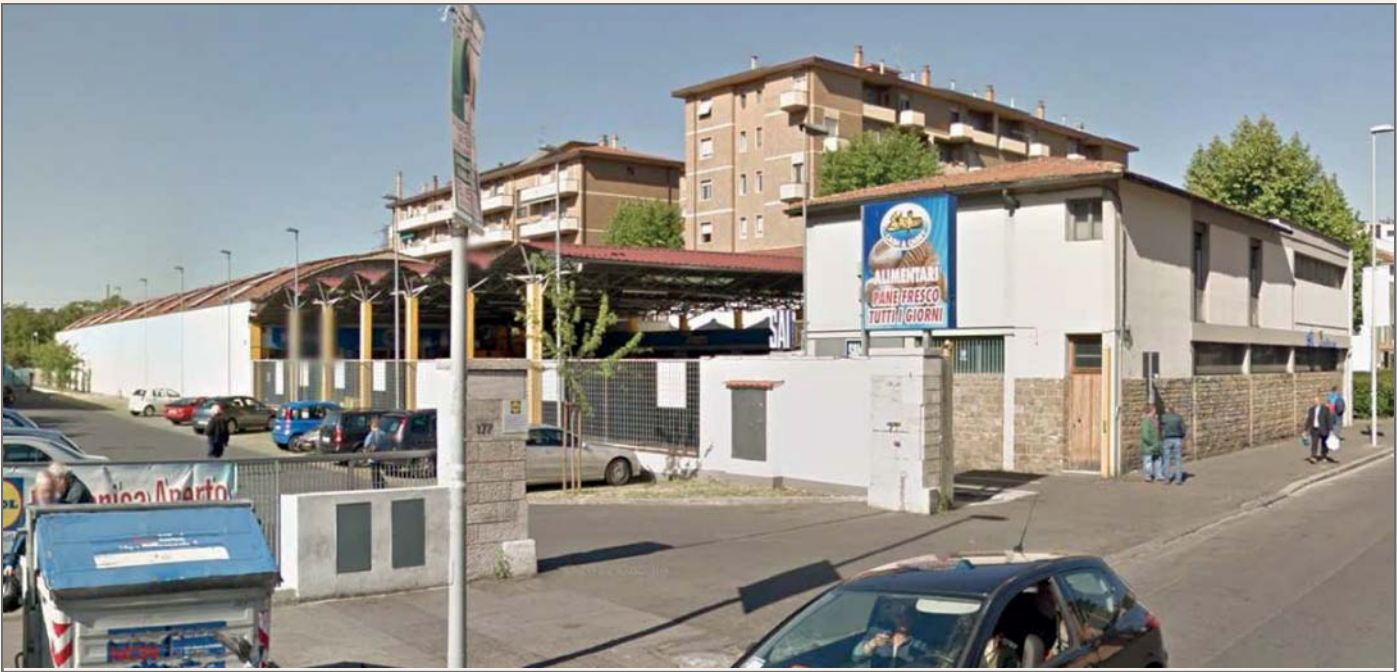
DESCRIPTION

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

GROSS USABLE AREA 3.100 mq

END USED ALLOWED

residential	
retail	3.100
office	
tourism	
industrial	



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



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



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

SITE AREA 3.136 mq
EXISTING USABLE SURFACE 3.100 mq
COSTRUCTION YEAR 1960

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

PROPERTY private public

TYPE OF INTERVENTION
Restoration ☐
Renovation ☒
Demolition and Reconstruction ☐

KEY OPPORTUNITIES

- Excellent accessibility
- Design freedom - no constraint in the reconstruction
- Direct building intervention with agreement

RESTRICTIONS

Implementation of appurtenant parking lots according to the sale area

FEASIBILITY
Geologic hazard F1 F2 F3 F4
Hydraulic hazard
Seismic hazard
F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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REVIEW DATE 28/10/2016

MAIN AREAS OF URBAN REGENERATION

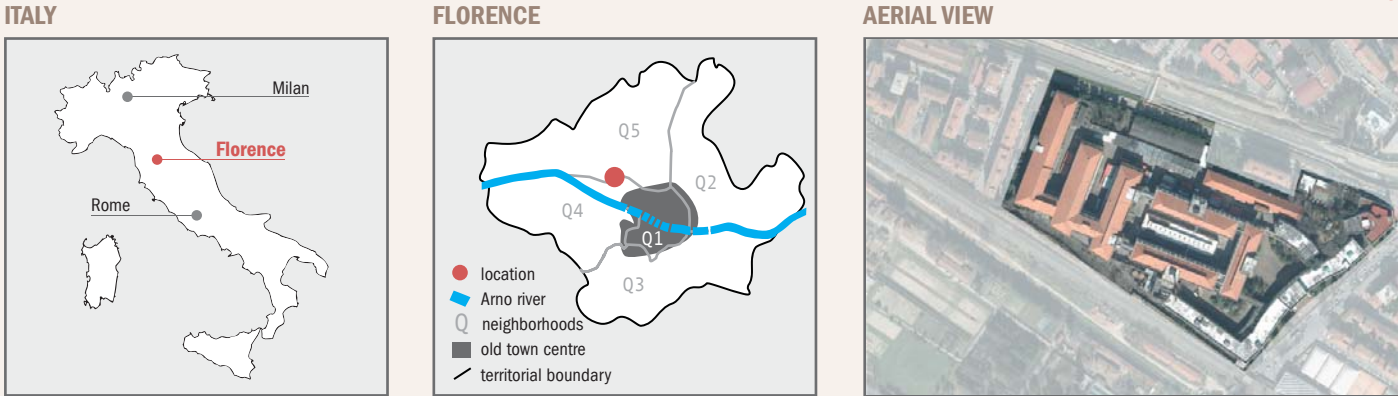
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FORMER TOBACCO FACTORY

LOCATION Via delle Cascine - Via Tartini

0804



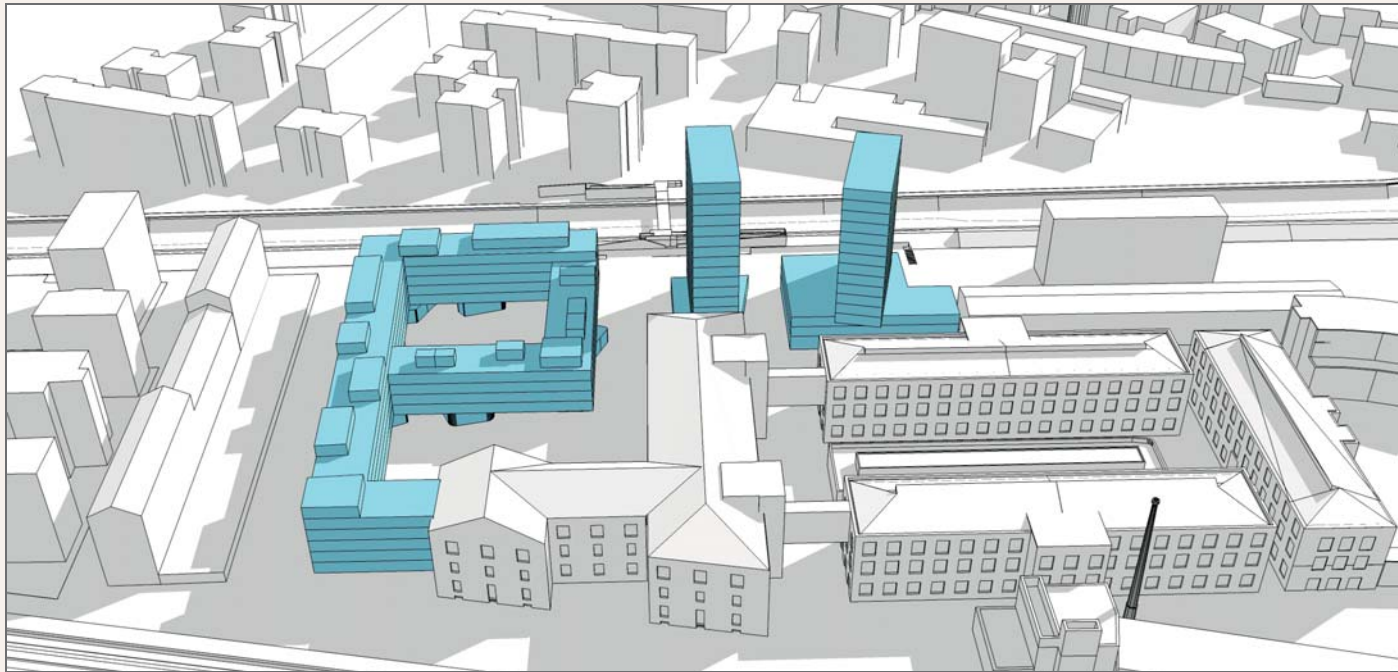
DESCRIPTION

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

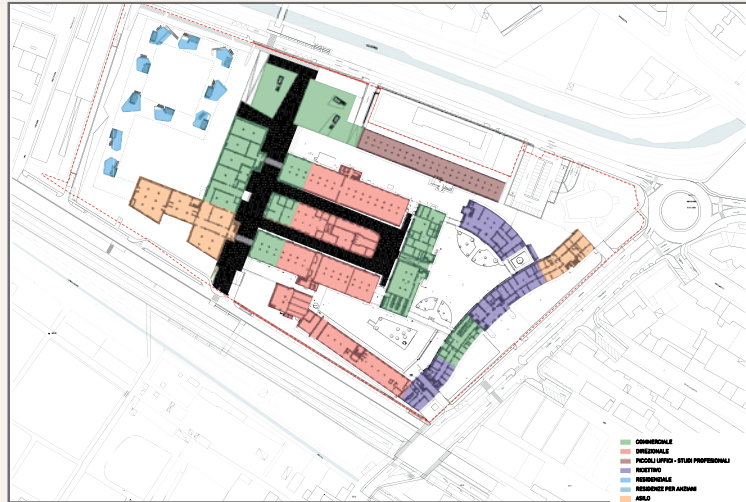


END USED ALLOWED

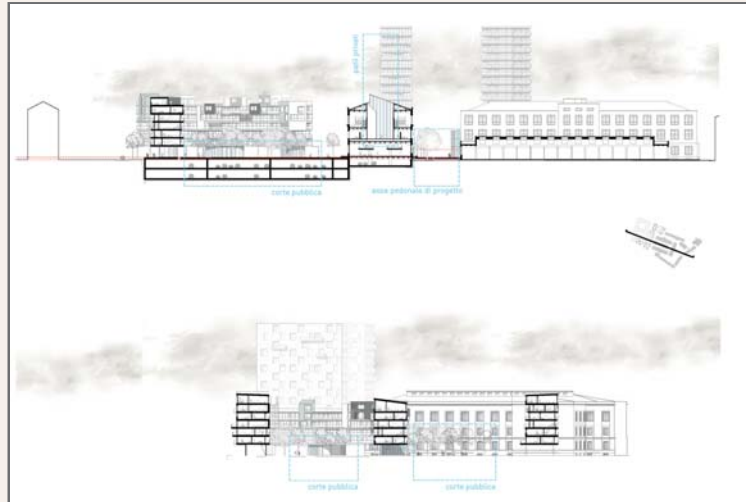
residential	42.569
retail	7.981
office	23.059
tourism	11.529
industrial	3.547



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



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



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



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

PROPERTY private public

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

KEY OPPORTUNITIES

- The most important area of urban regeneration in the city of Florence
- Rationalist architecture of strong characterization
- Proximity to the Cascine Park and the Arno
- Opportunity to build a portion of the city, with integrated functions
- Implementation Plan: approval of the City Council is not required

RESTRICTIONS

- Allocation of a quote of social housing. Maximum height of new buildings: 53 lm
- Transfer of the Theatre to the Municipality and enhancement of the existing nursery school
- Adjustement and adaptation of the access road
- Functional improvement of the road node of Piazza Puccini
- Realization of the bike/pedestrian path between Parco di S. Donato and Parco delle Cascine

FEASIBILITY	F1	F2	F3	F4
Geologic hazard	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hydraulic hazard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Seismic hazard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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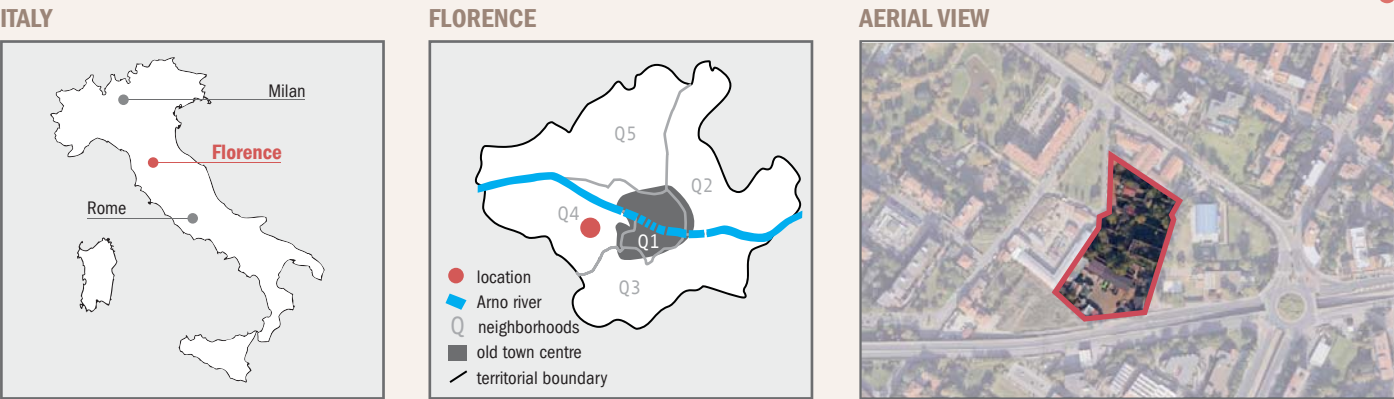
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MURICCE 1

LOCATION Via delle Muricce, Viale Etruria

0806



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



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



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



TYPE OF INTERVENTION

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

KEY OPPORTUNITIES

Excellent accessibility
Building of historic-industrial value
Implementation Plan: the approval of the City Council is not required

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	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hydraulic hazard	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Seismic hazard	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

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

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MAIN AREAS OF URBAN REGENERATION

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SQUARCIALUPI

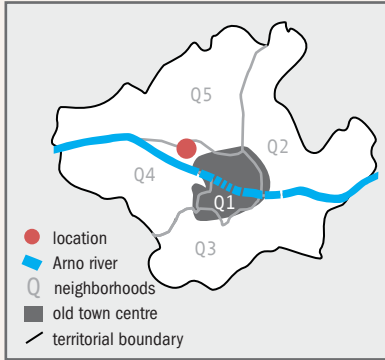
LOCATION Via Squarcialupi, 14-16-18

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	



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



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



2) 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 highway, on Florence-Prato railway

PROPERTY private public

TYPE OF INTERVENTION Restoration ☐ Renovation ☒ Demolition and Reconstruction ☒

KEY OPPORTUNITIES

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

RESTRICTIONS

Building on the street front only
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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MAIN AREAS OF URBAN REGENERATION

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EX OFFICINE GRANDI RIPARAZIONI - OGR

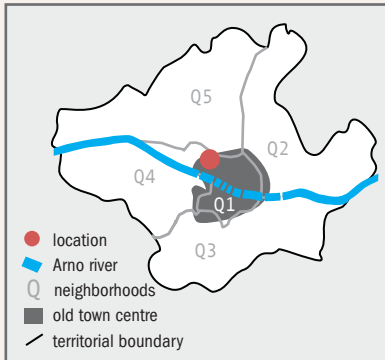
LOCATION Viale Fratelli Rosselli - Viale delle Cascine

0810

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)



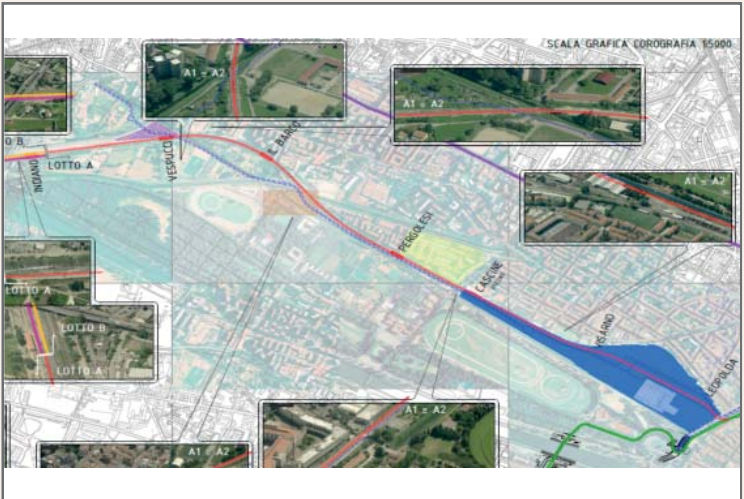
1) Overview of the area, in the foreground the new Opera House

2)



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

3)



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 road Avenues of Florence

PROPERTY

private public

TYPE OF INTERVENTION

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

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

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

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MAIN AREAS OF URBAN REGENERATION

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MURICCE 2

LOCATION Via delle Muricce, Via Canova

0823

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 required

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
Geologic hazard F1 F2 F3 F4 ☐ ☒ ☐ ☐
Hydraulic hazard ☐ ☐ ☒ ☐
Seismic hazard ☐ ☐ ☒ ☐
F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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MAIN AREAS OF URBAN REGENERATION

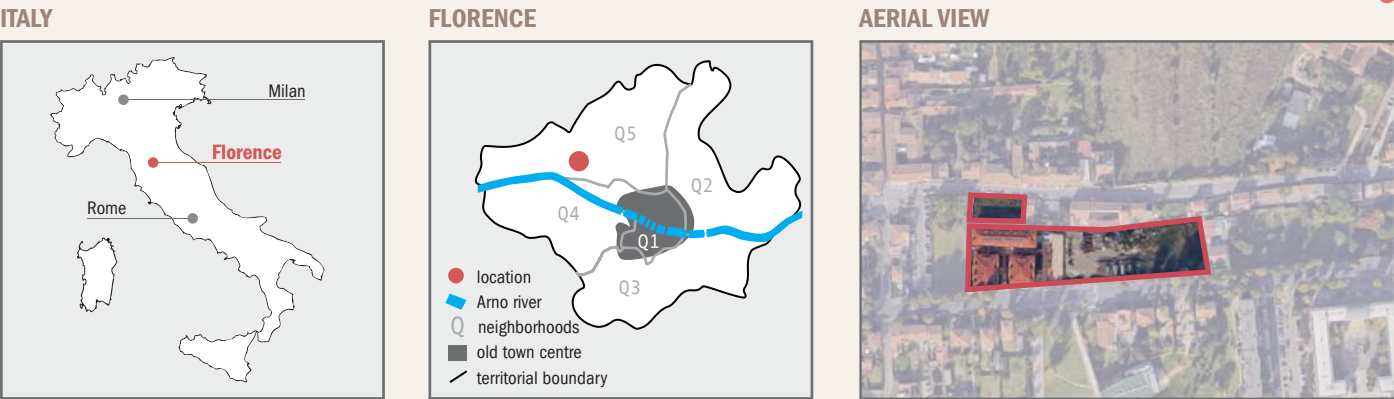
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0901

➤ ARGIN SECCO

➤ **LOCATION** Via Pistoiese, Via di Brozzi



➤ DESCRIPTION

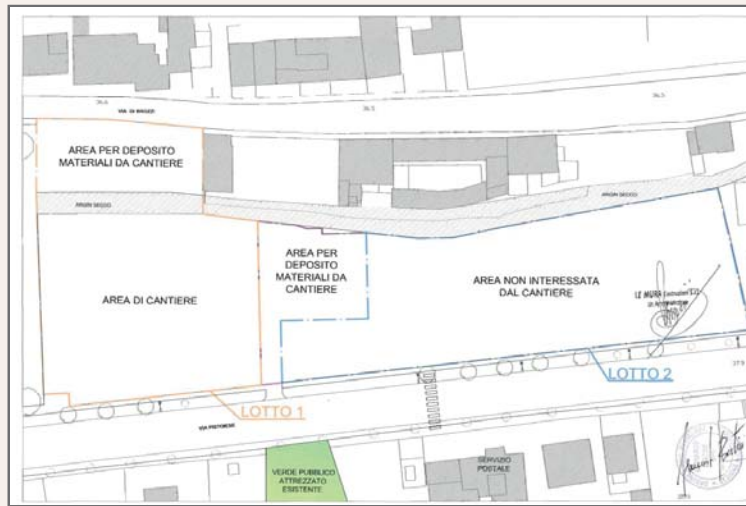
This is an area already subject to a transformation provided for by the former PRG (Local Strategic Plan) and partially implemented with the Permesso di Costruire (Building Permit) n.156 / 2007 issued on 29/06/2007. The distribution and density of the building complex consisting of several buildings(three 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

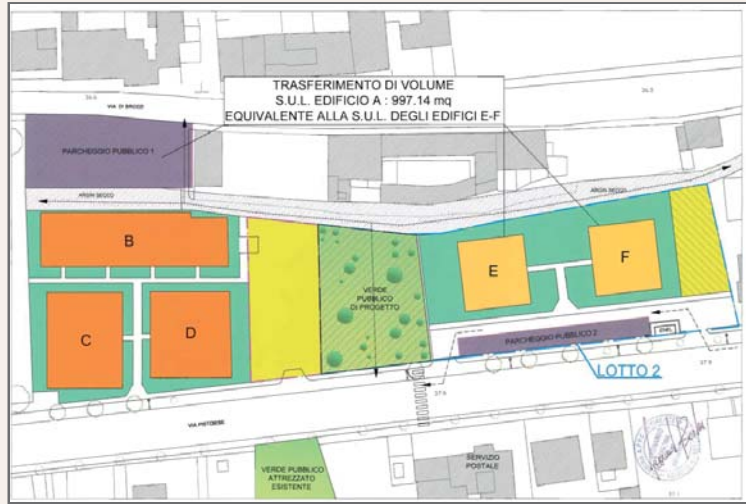
residential	3.300
retail	
office	
tourism	
industrial	



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

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

➤ **CONTACT OFFICE**
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➤ **REVIEW DATE** 28/10/2016

MAIN AREAS OF URBAN REGENERATION

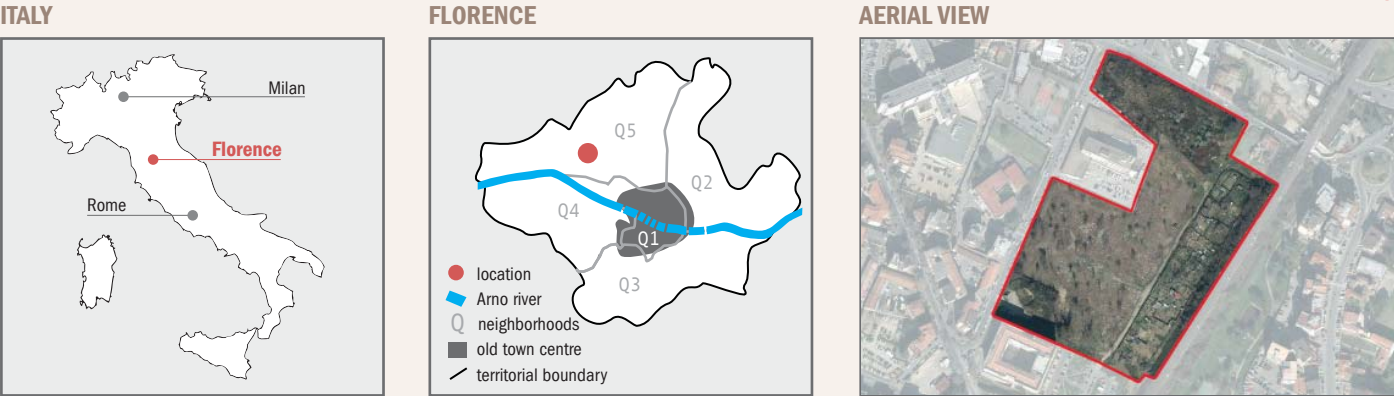
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0902

CARRAIA-GERMINIANI

LOCATION Via Geminiani - Via di Carraia



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	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hydraulic hazard	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Seismic hazard	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

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

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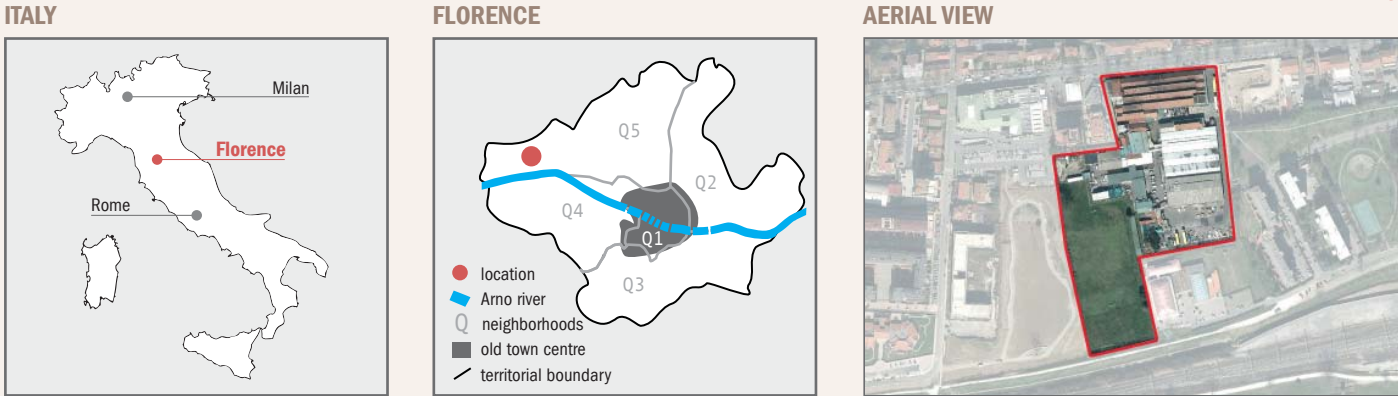
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EX ESSELUNGA PISTOIESE

LOCATION Via Pistoiese, 217

0903



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

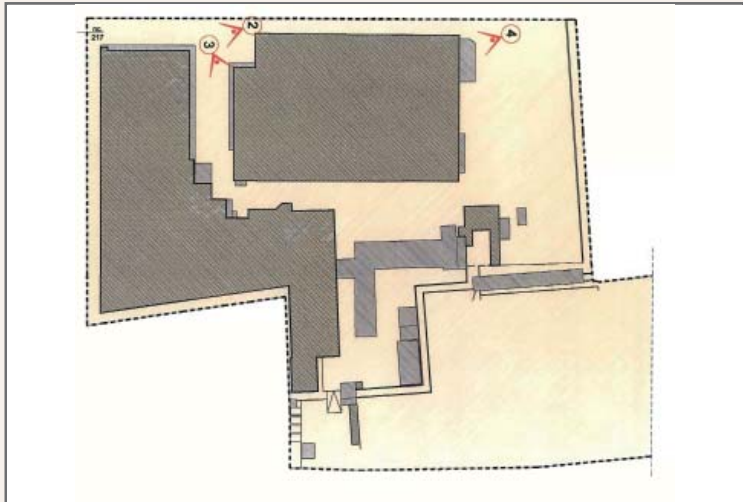
residential	10.800
retail	
office	
tourism	
industrial	



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
Geologic hazard F1 F2 F3 F4
Hydraulic hazard
Seismic hazard
F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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MAIN AREAS OF URBAN REGENERATION

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0904

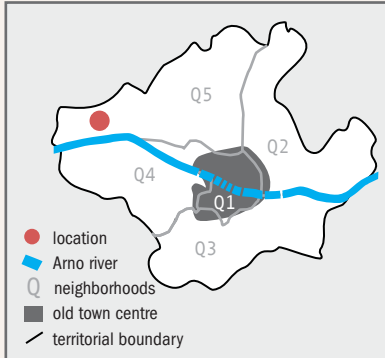
EX GOVER

LOCATION Via Pistoiese, 247/a

ITALY



FLORENCE



AERIAL VIEW



DESCRIPTION

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

GROSS USABLE AREA

8.400 mq

END USED ALLOWED

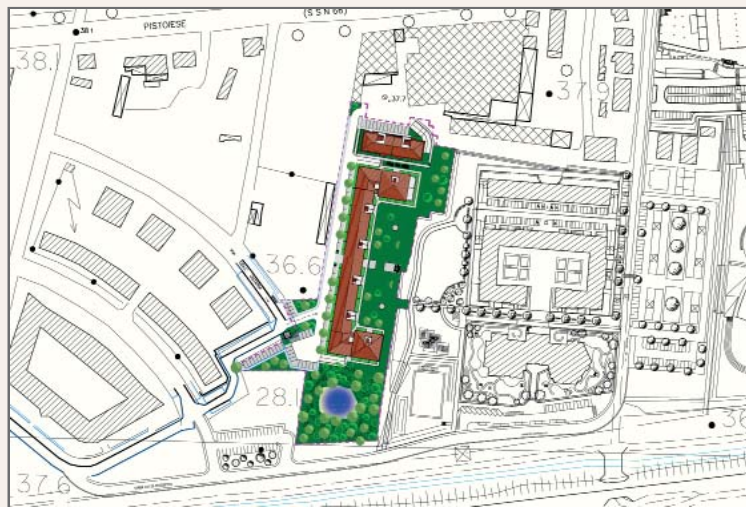
residential	8.400
retail	
office	
tourism	
industrial	



1)



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



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



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

SITE AREA 14.653 mq

EXISTING USABLE SURFACE 8.400 mq

COSTRUCTION YEAR 1960

ACCESS

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

PROPERTY

private

public

TYPE OF INTERVENTION

Restoration



Renovation



Demolition and Reconstruction



KEY OPPORTUNITIES

Potential for a small neighbourhood of residence and integrated services

Good accessibility

Implementation Plan: approval of the City Council is not required

RESTRICTIONS

Allocation of a quote of social housing

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

To create public parks and public parking

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

Max number of the above-ground floors of the rebuilt buildings: 4

FEASIBILITY

Geologic hazard

F1 F2 F3 F4
✓ ✓ ○ ○

Hydraulic hazard

○ ○ ✓ ○

Seismic hazard

✓ ○ ✓ ○

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

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REVIEW DATE 28/10/2016

MAIN AREAS OF URBAN REGENERATION

Florence, City of International Knowledge



0906

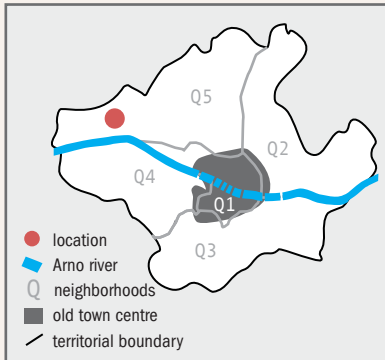
PISTOIESE

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	



VIEW OF THE CURRENT STATUS



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, marked 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 in proportion 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	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hydraulic hazard	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Seismic hazard	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

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

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MAIN AREAS OF URBAN REGENERATION

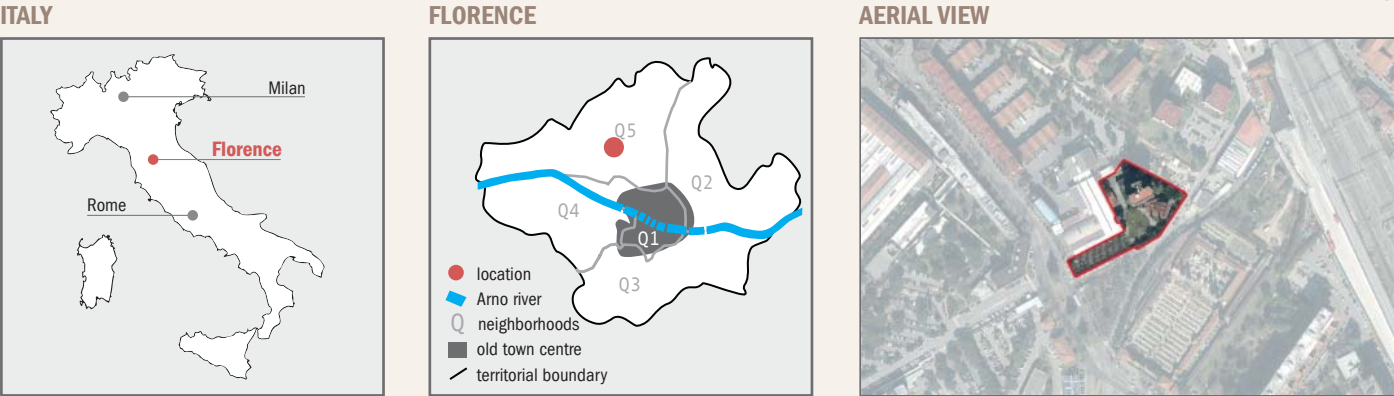
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EX CNR

LOCATION Via delle Tre Pietre

1002



DESCRIPTION

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



GROSS USABLE AREA

4.700 mq

END USED ALLOWED

residential	
retail	
office	4.700
tourism	
industrial	

1)



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 directional surface

FEASIBILITY
Geologic hazard ☐ F1 ☒ F2 ☐ F3 ☐ F4
Hydraulic hazard ☐ F1 ☐ F2 ☒ F3 ☐ F4
Seismic hazard ☐ F1 ☒ F2 ☐ F3 ☐ F4
F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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MAIN AREAS OF URBAN REGENERATION

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EX PANIFICIO MILITARE

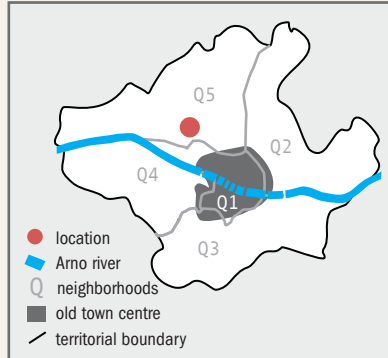
LOCATION Via Mariti - Via del Ponte di Mezzo

1003

ITALY



FLORENCE



AERIAL VIEW



DESCRIPTION

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

END USED ALLOWED

GROSS USABLE AREA **8.000** mq

residential	
retail	8.000
office	
tourism	
industrial	



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



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



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



SITE AREA 15.782 mq



EXISTING USABLE SURFACE 10.100 mq



COSTRUCTION YEAR 1920



ACCESS

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



PROPERTY

private

public



TYPE OF INTERVENTION

Restoration



Renovation



Demolition and Reconstruction



KEY OPPORTUNITIES

Good accessibility

Placement in a residential area of high density

Ability to create a shopping centre - average sales structure

Availability of large open areas for parking spaces and intercommunication spaces

Implementation plan: approval of the City Council is not required



RESTRICTIONS

Location of the building in order to ensure an adequate road section to widen Via Ponte di Mezzo

Shopping centre is located on the north side

Realization of green public areas and car parks

Construction of a bike path between Viale Redi and Piazza Dalmatia

Implementation of parking spaces in relation to business and retail area



FEASIBILITY

Geologic hazard

F1 F2 F3 F4
☐ ☒ ☐ ☐

Hydraulic hazard

☐ ☐ ☒ ☒

Seismic hazard

☐ ☐ ☒ ☐

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



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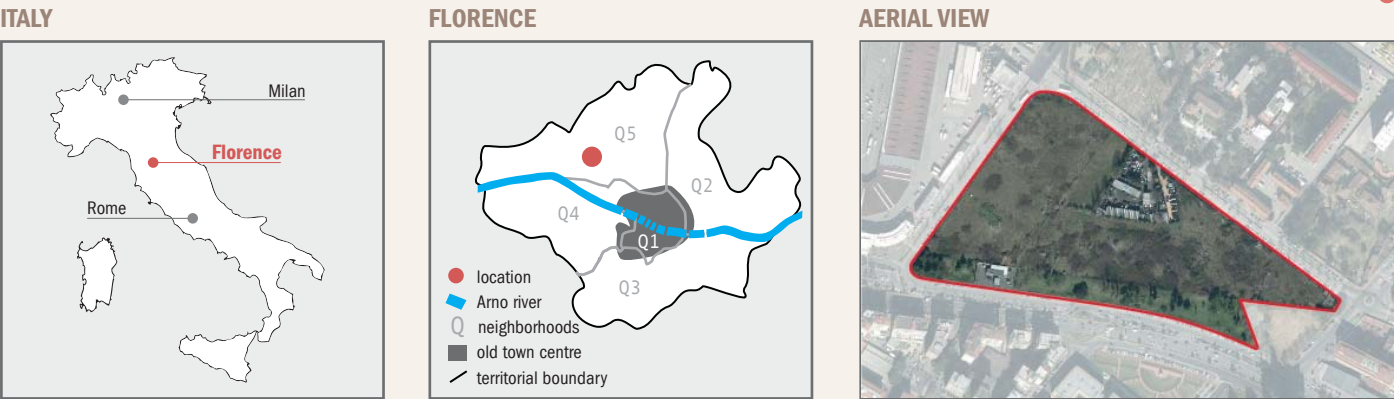
Florence, City of International Knowledge



GUIDONI

LOCATION Viale Guidoni

1004



DESCRIPTION

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

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	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hydraulic hazard	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Seismic hazard	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

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

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MAIN AREAS OF URBAN REGENERATION

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➤ PERFETTI RICASOLI

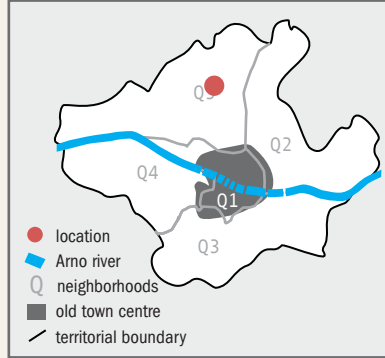
➤ **LOCATION** Via Perfetti Ricasoli, Via Petrocchi

1022

ITALY



FLORENCE



AERIAL VIEW



➤ DESCRIPTION

The transformation involves an area which is not primarily productive and characterized by the presence of industry, commerce and logistics. It is located on the corner between via de 'Perfetti Ricasoli, which leads to the lot, and via P. Petrocchi, along which the existing building complex develops. The settlement consists of several buildings, once used by a company operating in the field of logistics and transport which are currently abandoned. The transformation involves the construction of a hotel which aims at solving the need of visitors' accomodation related to the economic activities in the area and will provide an opportunity to regenerate the area and its surroundings.

➤

GROSS USABLE AREA **4.000** mq

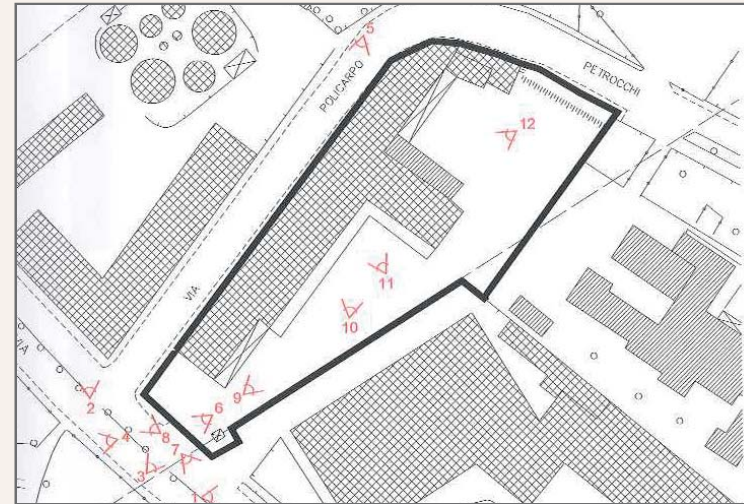
➤

END USED ALLOWED

residential	
retail	
office	
tourism	4.000
industrial	



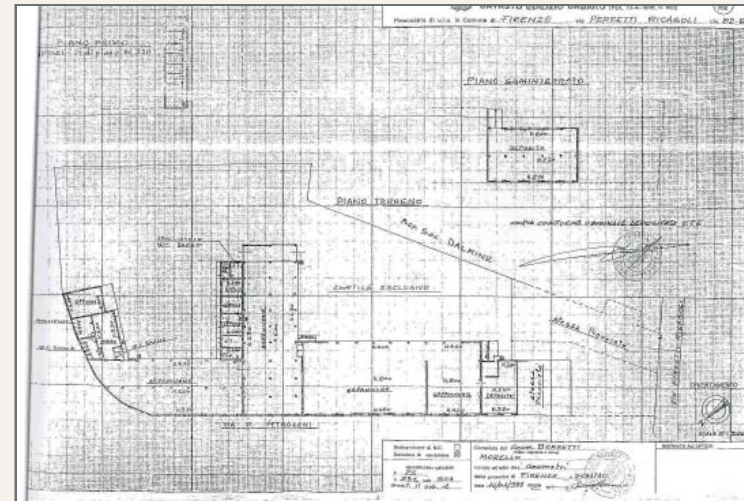
➤



1) Overall planimetry of the transformation area



2) View between via Perfetti Ricasoli and via Petrocchi



3) Cadastral map of the existing complex

➤

SITE AREA **8.349** mq

➤

EXISTING USABLE SURFACE **4.000** mq

➤

COSTRUCTION YEAR **1960**

➤

ACCESS
About one km from the Firenze Nord exit of the A1 Milan-Neaples highway and from the Peretola airport

➤

PROPERTY **private** **public**

➤

TYPE OF INTERVENTION
Restoration ☐
Renovation ☐
Demolition and Reconstruction ☒

➤

KEY OPPORTUNITIES

- Excellent accessibility
- One of the fewest tourist destinations planned for the next five years
- No restrictions to the construction
- Implementation Plan: no political approval required

➤

RESTRICTIONS

Maximum number of floors: 5

➤

FEASIBILITY
Geologic hazard ☐ F1 ☒ F2 ☐ F3 ☐ F4
Hydraulic hazard ☐ ☐ ☒ ☐
Seismic hazard ☐ ☐ ☒ ☐
F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

➤

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➤

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MAIN AREAS OF URBAN REGENERATION

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BELLAGIO

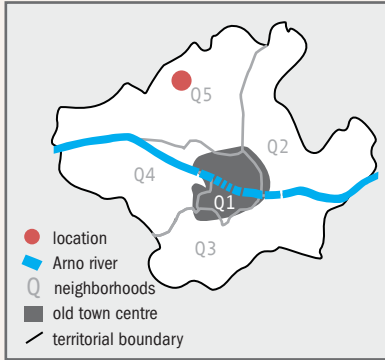
LOCATION Via di Bellagio

1101

ITALY



FLORENCE



AERIAL VIEW



DESCRIPTION

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

GROSS USABLE AREA

3.800 mq

END USED ALLOWED

residential	3.800
retail	
office	
tourism	
industrial	



ACCESS



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



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



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

SITE AREA 10.618 mq

EXISTING USABLE SURFACE 4.200 mq

COSTRUCTION YEAR 1960

ACCESS

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

PROPERTY

private

public

TYPE OF INTERVENTION

Restoration



Renovation



Demolition and Reconstruction



KEY OPPORTUNITIES

Foothills and residential context

Good accessibility

Proximity to the Ville Medicee of Castello, Petraia, Careggi

No building restrictions on reconstruction

Implementation Plan: no approval of the City Council is required

RESTRICTIONS

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

Geologic hazard

F1 F2 F3 F4
☐ ☒ ☐ ☐

Hydraulic hazard

☐ ☒ ☐ ☐

Seismic hazard

☐ ☐ ☒ ☐

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

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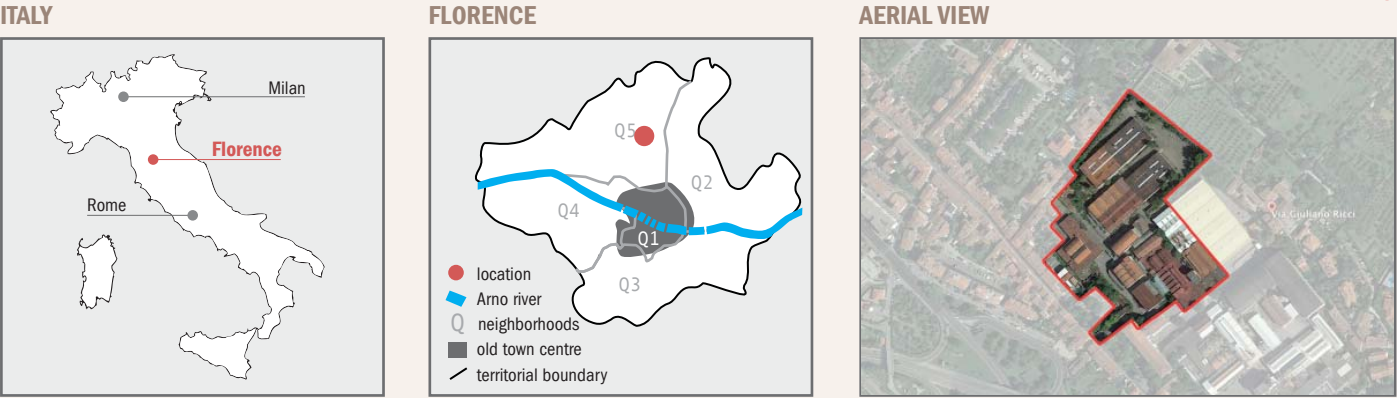
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EX CERDEC

LOCATION via Reginaldo Giuliani, via della Petraia, via Giuliano Ricci

1102



DESCRIPTION

The “ex Cerdec” complex, consists of a set of buildings for production use which is currently in a state of neglect and decay. It is located in the historical area of Castello, in an area characterized by a slight slope typical of the foothills. In the immediate vicinity of the complex there are the Medici Villas of Petraia and Castello. The complex is part of a production area. Its context is however mostly residential, being characterized by the typology of “terraced houses” and “courtyard buildings”, which developed along via R. Giuliani, an ancient road axis through the entrance to the city and today the backbone of the road network towards the hill. For this reason its transformation into a residential settlement involves the reconstruction of a part of the existing gross usable surface.



GROSS USABLE AREA 8.000 mq

END USED ALLOWED

residential	8.000
retail	
office	
tourism	
industrial	



1) View of the area closely connected with the Medicean Villa of Petraia



2) Photo of a project proposal by the property



3) Planimetry with the building typologies of the project proposed by the property

SITE AREA 26.873 mq

EXISTING USABLE SURFACE 12.500 mq

COSTRUCTION YEAR 1960

ACCESS

At 500 mt from the Railway Station Firenze-Castello, at about 4 km from the Airport and the Firenze Nord exit of the A1 Milan-Naples highway

PROPERTY

private public

TYPE OF INTERVENTION

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

KEY OPPORTUNITIES

Foothills and residencial context
Good accessibility
Near the Medicean Villas of Castello, Petraia and Careggi
Implementation plan: no political approval required

RESTRICTIONS

Maximum number of over ground floors of the reconstructed buildings: 3
A portion allocated to social housing
Access and exit from via R. Giuliani, secondary exit from via della Petraia

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hydraulic hazard	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Seismic hazard	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited				

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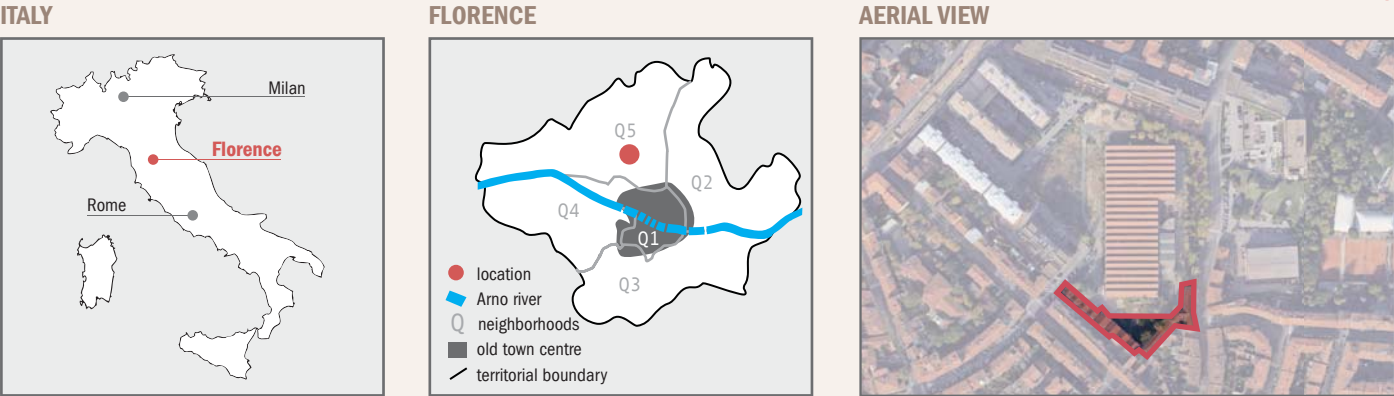
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EX MECCANO TESSILE

LOCATION Via Taddeo Alderotti

1103



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

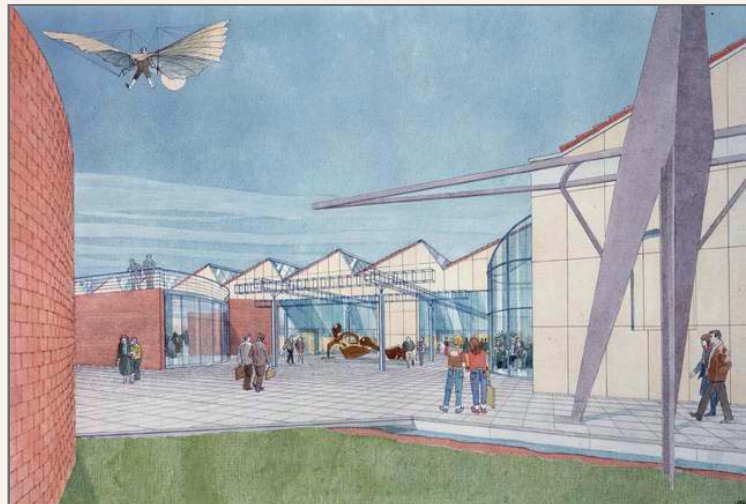
residential	4.000
retail	
office	
tourism	
industrial	



1) View of the current state of the complex; in foreground the main pavilion 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 in proportion to the residential area

FEASIBILITY
Geologic hazard F1 F2 F3 F4
Hydraulic hazard F1 F2 F3 F4
Seismic hazard F1 F2 F3 F4
F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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GIULIANI

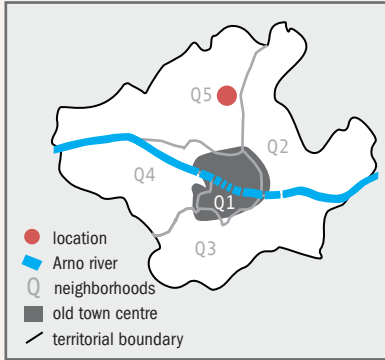
LOCATION Via Reginaldo Giuliani

1104

ITALY



FLORENCE



AERIAL VIEW



DESCRIPTION

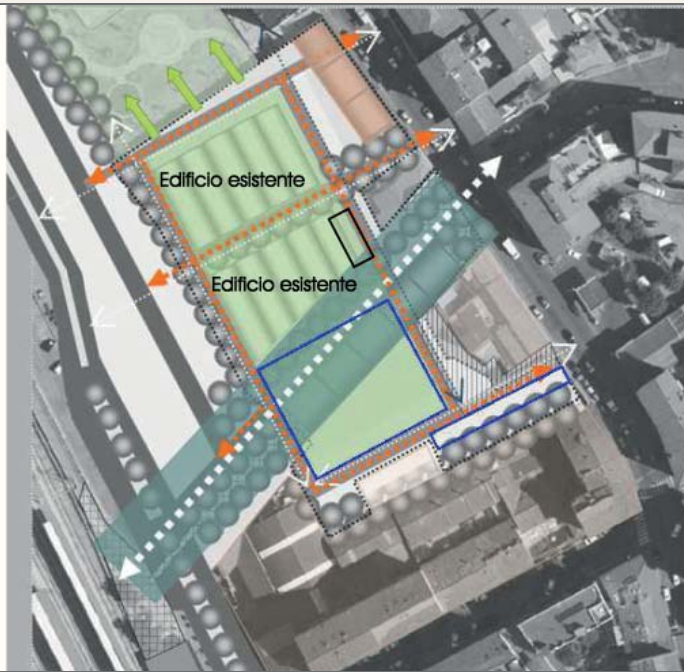
The area is part of a consolidated historical system, predominantly for production use, that develops between the railway and via R. Giuliani, already the subject of several important episodes of reconversion to residential use. The area is for the most part abandoned and has a high coverage ratio, it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

GROSS USABLE AREA

2.000 mq

END USED ALLOWED

residential	
retail	1.000
office	1.000
tourism	
industrial	



1)



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



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



3) 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 over ground floors of the reconstructed buildings: 3

FEASIBILITY

Geologic hazard

F1 F2 F3 F4
☐ ☒ ☐ ☐

Hydraulic hazard

☐ ☒ ☐ ☐

Seismic hazard

☐ ☐ ☒ ☐

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

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MAIN AREAS OF URBAN REGENERATION

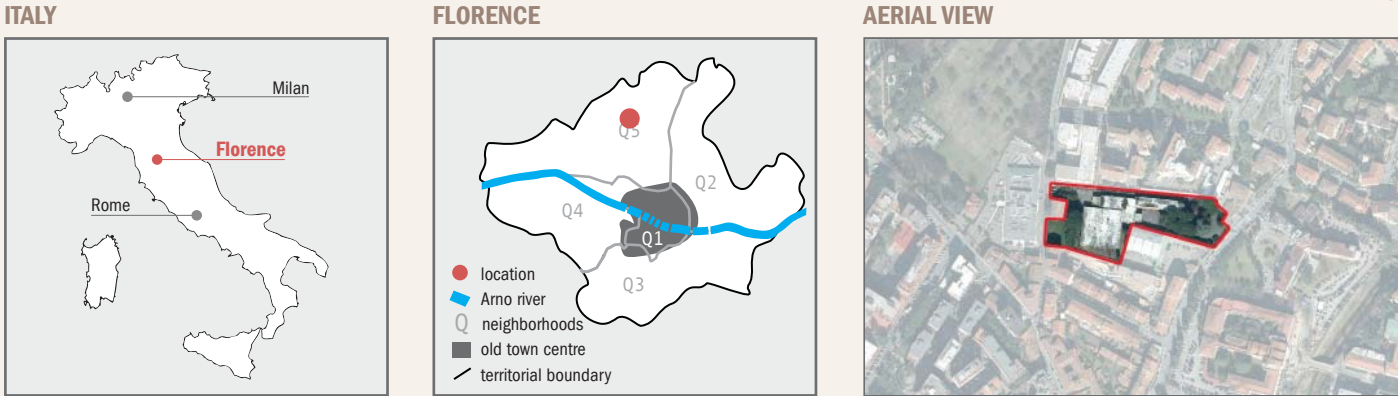
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QUARTO

LOCATION Via delle Gore - Via di Quarto

1105



DESCRIPTION

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



GROSS USABLE AREA 3.300 mq

END USED ALLOWED

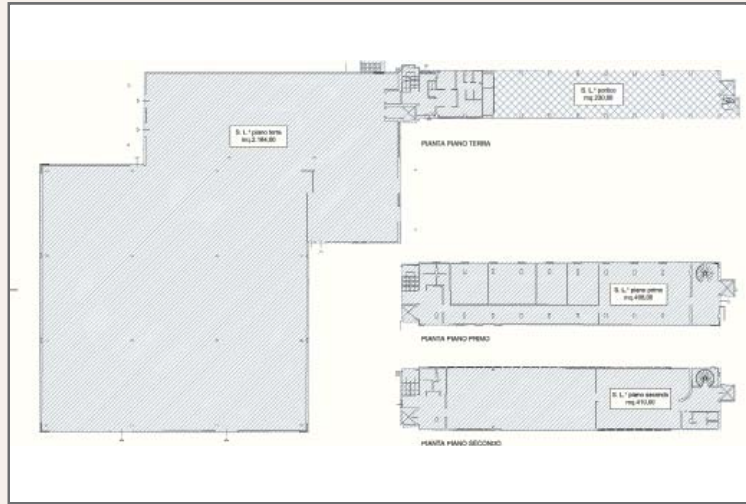
residential	
retail	1.980
office	1.320
tourism	
industrial	



1) Views of the main entrance and of the buildings designed by Edoardo Detti, in bricks on the facade



2) View of the side on via di Quarto, where the insertion of a public green area has been planned



3) Overall plan of the existing buildings

SITE AREA 8.146 mq

EXISTING USABLE SURFACE 3.300 mq

COSTRUCTION YEAR 1960

ACCESS

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

PROPERTY

private

public

TYPE OF INTERVENTION

Restoration



Renovation



Demolition and Reconstruction



KEY OPPORTUNITIES

Good accessibility

Presence of buildings of architectural value

Large area of relevance with access on two sides

Direct building intervention with agreement

RESTRICTIONS

Construction of a pedestrian path on the north side

Implementation of a public green area on Via di Quarto

Vehicle accessibility is possible only by Via delle Gore

Insertion of parking lots in proportion to commercial, retail and office surface

Maximum retail surface: 1.000 sq mt

FEASIBILITY

Geologic hazard

F1 F2 F3 F4
☐ ☒ ☐ ☐

Hydraulic hazard

☐ ☒ ☐ ☐

Seismic hazard

☐ ☒ ☐ ☐

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

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REVIEW DATE

28/10/2016

MAIN AREAS OF URBAN REGENERATION

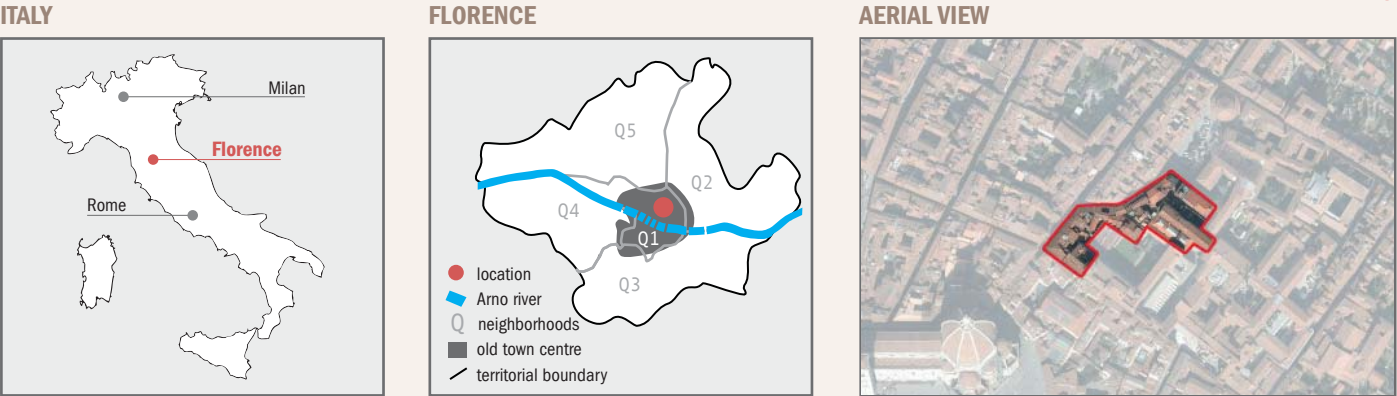
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1201

BUFALINI

LOCATION Via Bufalini - Via de' Servi - Piazza Brunelleschi



DESCRIPTION

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



GROSS USABLE AREA 18.800 mq

END USED ALLOWED

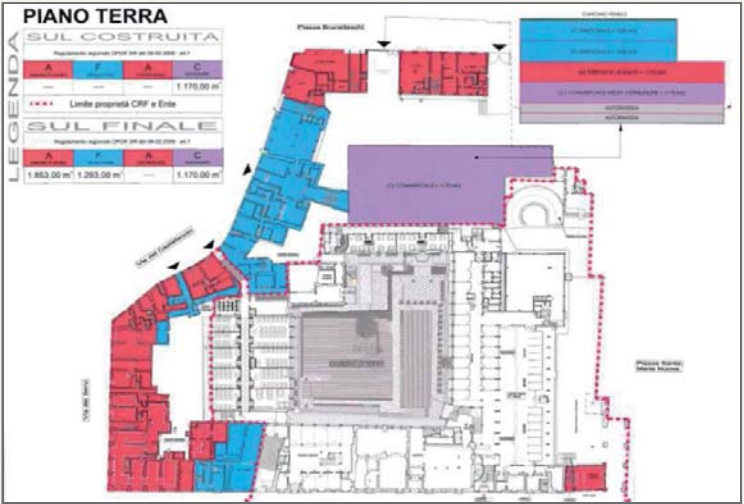
residential	13.160
retail	940
office	4.700
tourism	
industrial	



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



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



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

SITE AREA 5.995 mq

EXISTING USABLE SURFACE 18.800 mq

COSTRUCTION YEAR 1600

ACCESS

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

PROPERTY

private public

TYPE OF INTERVENTION

Restoration	✓
Renovation	✓
Demolition and Reconstruction	✓

KEY OPPORTUNITIES

- Prestigious and central location
- Opportunity to create a portion of a city with an interesting mix of functions
- Articulated complex, with large portions of merit and placed in the central green courtyard
- Possibility to build an underground parking to serve the district
- Direct building intervention with agreement

RESTRICTIONS

Insertion of parking lots in proportion to residential, commercial and office surface, to the number of residence and to the retail surface
A portion allocated to social housing

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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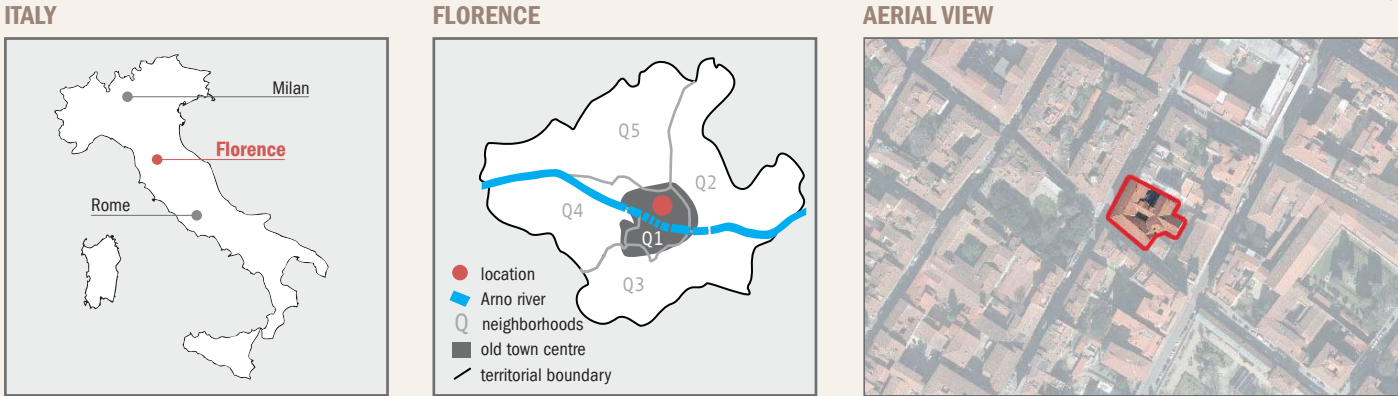
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CAVOUR

LOCATION Via Cavour - Via Micheli

1202



DESCRIPTION

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



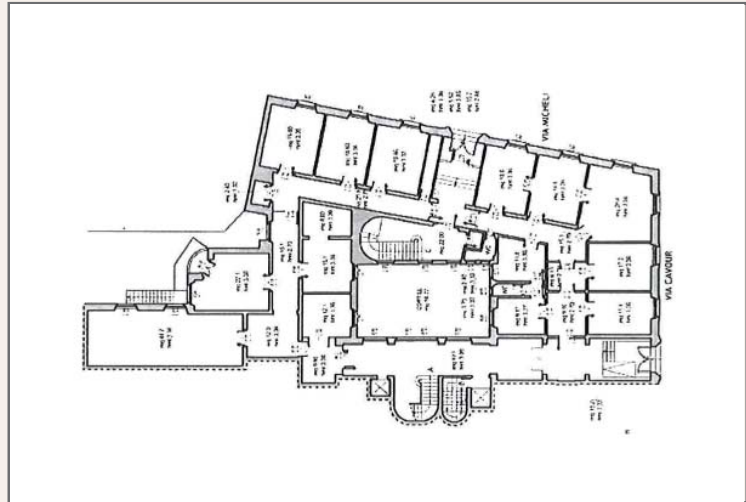
GROSS USABLE AREA 4.700 mq

END USED ALLOWED

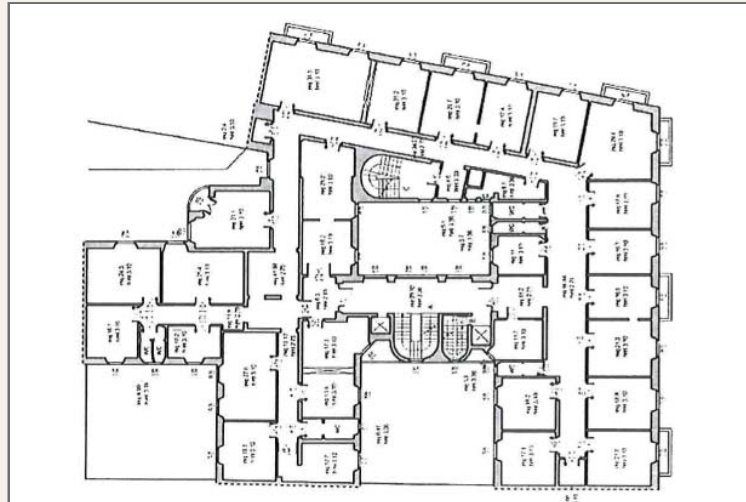
residential	3.525
retail	
office	1.175
tourism	
industrial	



1) View of the facade on Via Micheli



2) Plan of the Ground Floor (excluding a portion which remains today the head of 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 Road Avenues of Florence

PROPERTY private public

TYPE OF INTERVENTION
Restoration ☒
Renovation ☐
Demolition and Reconstruction ☐

KEY OPPORTUNITIES

- Prestigious and central location
- Good accessibility from the Avenues of the Ring Road
- Need for moderate interventions to recovery
- Direct building intervention with agreement

RESTRICTIONS

Insertion of parking lots in proportion to the residential and office area

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

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

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MAIN AREAS OF URBAN REGENERATION

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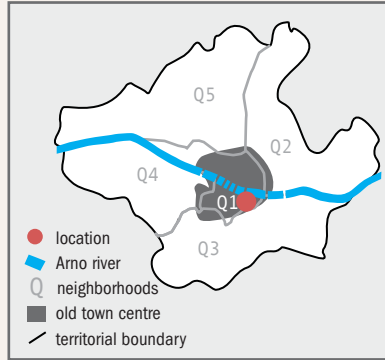
LOCATION Via San Niccolò, 30

1204

ITALY



FLORENCE



AERIAL VIEW



DESCRIPTION

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

GROSS USABLE AREA

2.500 mq

END USED ALLOWED

residential	2.500
retail	
office	
tourism	
industrial	



VIEW



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



2) View of the characteristic Via San Niccolò



3) Site plan that highlights the many courtyards present

SITE AREA 1.515 mq

EXISTING USABLE SURFACE 2.500 mq

COSTRUCTION YEAR 1700/1900

ACCESS

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

PROPERTY

private

public

TYPE OF INTERVENTION

Restoration



Renovation



Demolition and Reconstruction



KEY OPPORTUNITIES

Centrally located in characteristic neighbourhood

Proximity to the Viale dei Colli and Piazzale Michelangelo

Presence of internal courtyards partially arranged in green spaces

Direct building intervention with agreement

RESTRICTIONS

Insertion of parking lots in proportion to the residential area

The project requires special attention, due to the landscape's particular value.

FEASIBILITY

Geologic hazard

F1 F2 F3 F4
✓ ○ ○ ○

Hydraulic hazard

○ ○ ✓ ○

Seismic hazard

○ ○ ✓ ○

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

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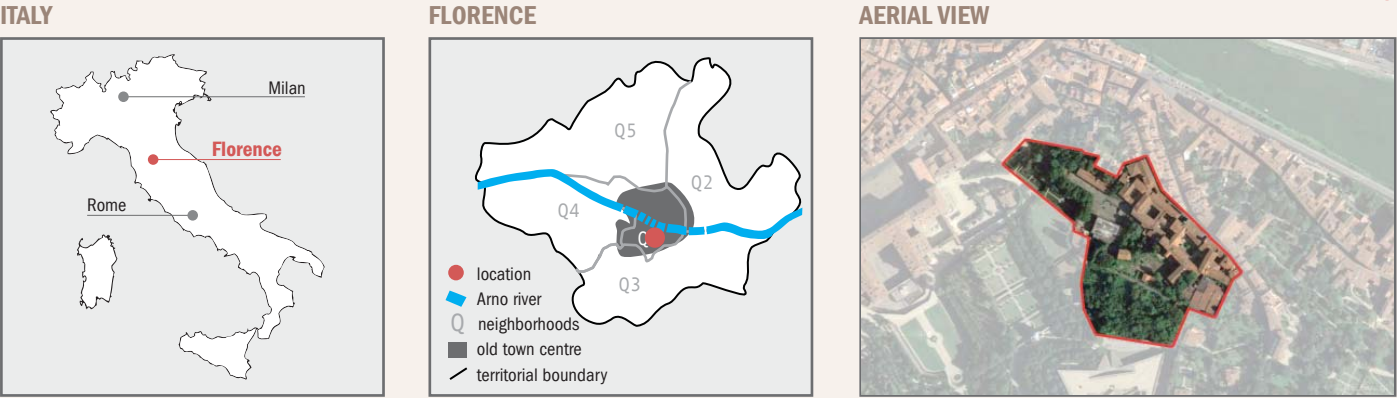
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EX CASERMA VITTORIO VENETO

LOCATION Costa San Giorgio

1205



DESCRIPTION

The big real estate complex, owned by the State and located in Costa San Giorgio, was the seat of the barracks “ Caserma Vittorio Veneto” until 1998; it is a building of great architectural significance in the UNESCO historic center. Built in different times from the fourteenth century to the early ‘900, it is characterized by a complex articulation of volumes with a significant presence of green areas closely linked with the Forte Belvedere hill and with the Boboli Garden. The complexity of the structure and its particular location do not currently allow to foresee the possibility of ensuring an adequate recovery of the historical and architectural value of the property, along with the proper settlement of new intended uses in accordance with the characteristics of the building and its placement. To this end, the Planning Regulations intend to call up a contest prior to the definition of the new intended uses.



GROSS USABLE AREA mq

END USED ALLOWED

residential	
retail	
office	
tourism	
industrial	



1) Overall view of the complex articulated around inner courtyards and green spaces



2) One of the inner courtyard with a terrace on the middle floor



3) Details of some frescos of one of the inner spaces

SITE AREA 30.546 mq

EXISTING USABLE SURFACE mq

COSTRUCTION YEAR 1400

ACCESS
On the left river bank of the Arno a few minutes's walk from Ponte Vecchio, Piazza Duomo and Santa Maria Novella Railway Station

PROPERTY private public

TYPE OF INTERVENTION
Restoration ☒
Renovation ☐
Demolition and Reconstruction ☐

KEY OPPORTUNITIES

- Location in a prestigiuos and panoramic area
- A very articulated complex with open spaces and inner courtyards
- Characteristics and architectonical details of great value

RESTRICTIONS

- Mixed functions to be defined through a contest
- Verify the possible connection with the Boboli Garden and Forte Belvedere
- To ensure the access to the citizens by allowing the accessibility of the main open spaces (cloisters, gardens, etc)
- The project requires special attention, due to the landscape's particular value

FEASIBILITY
Geologic hazard ☒ F1 ☐ F2 ☐ F3 ☐ F4
Hydraulic hazard ☒ F1 ☐ F2 ☐ F3 ☐ F4
Seismic hazard ☒ F1 ☐ F2 ☐ F3 ☐ F4
F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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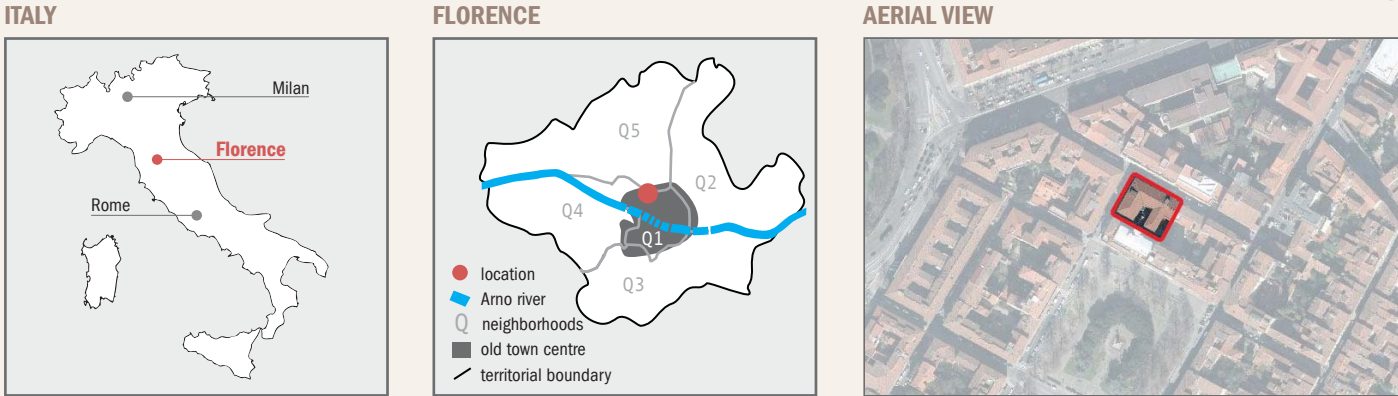
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EX ENEL SALVAGNOLI

LOCATION Via Salvagnoli - Via Poggi

1206



DESCRIPTION

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

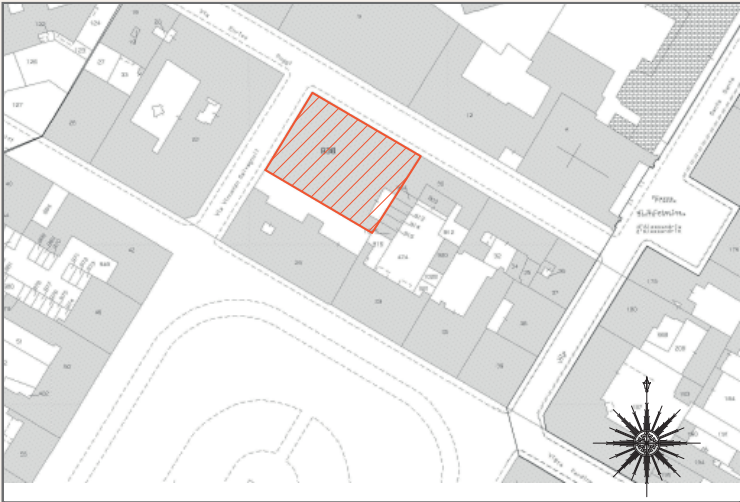


END USED ALLOWED

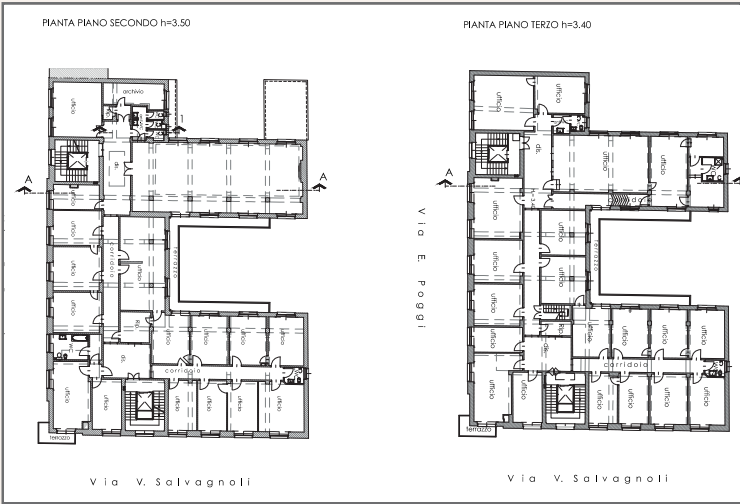
residential	
retail	
office	3.200
tourism	
industrial	



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 Road and the centre of Florence

PROPERTY private public

TYPE OF INTERVENTION
Restoration ☐
Renovation ☒
Demolition and Reconstruction ☐

KEY OPPORTUNITIES

- Proximity to the historic centre and the Avenues of the Ring Road
- Proximity to Central Station
- It requires moderate construction interventions
- Direct building intervention with agreement

RESTRICTIONS

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

FEASIBILITY
Geologic hazard F1 F2 F3 F4
Hydraulic hazard
Seismic hazard
F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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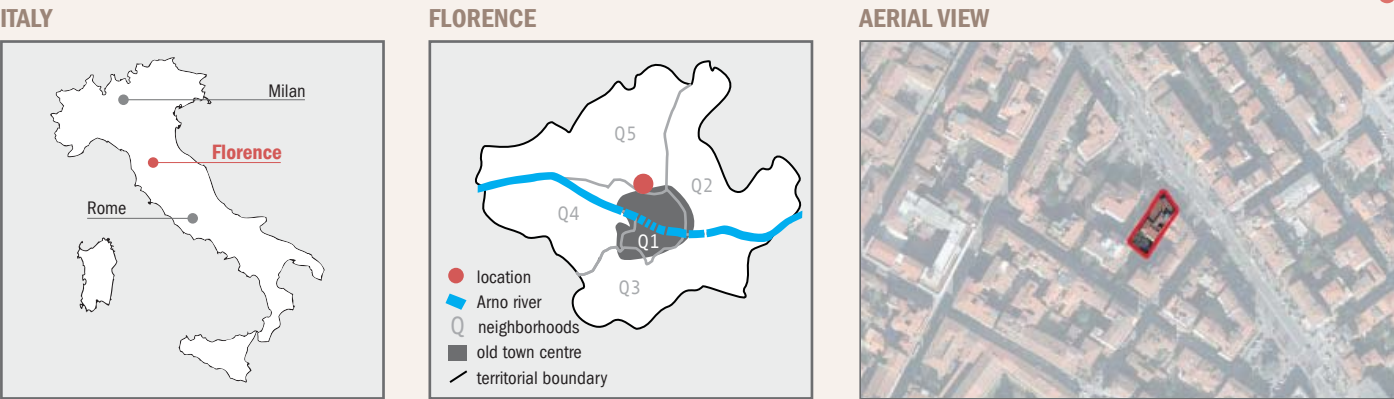
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EX INARCASSA

LOCATION Viale Matteotti, 15

1208



DESCRIPTION

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

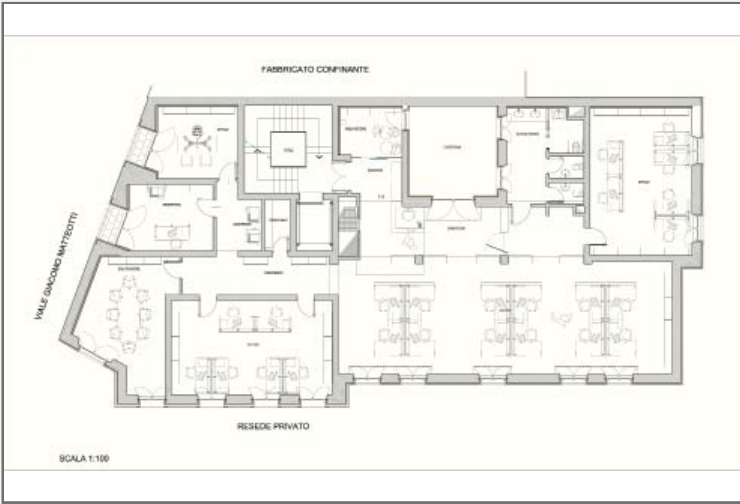


END USED ALLOWED

residential	
retail	
office	2.300
tourism	
industrial	



1) Rendering of the renovated building



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



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

SITE AREA 924 mq

EXISTING USABLE SURFACE 2.300 mq

COSTRUCTION YEAR 1950

ACCESS
At about 1.5 km from the railway station of Santa Maria Novella; alongside the Ring Road and the centre of Florence

PROPERTY private public

TYPE OF INTERVENTION
Restoration ☐
Renovation ☒
Demolition and Reconstruction ☐

KEY OPPORTUNITIES

- Alongside the Ring Road and near the Historic Centre
- Construction project at an advanced stage
- Ability to operate on the distribution establishment
- Direct building intervention with agreement

RESTRICTIONS

Insertion of parking lots in proportion to the office surface
The project requires special attention, due to the landscape's particular value

FEASIBILITY	F1	F2	F3	F4
Geologic hazard	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hydraulic hazard	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Seismic hazard	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

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

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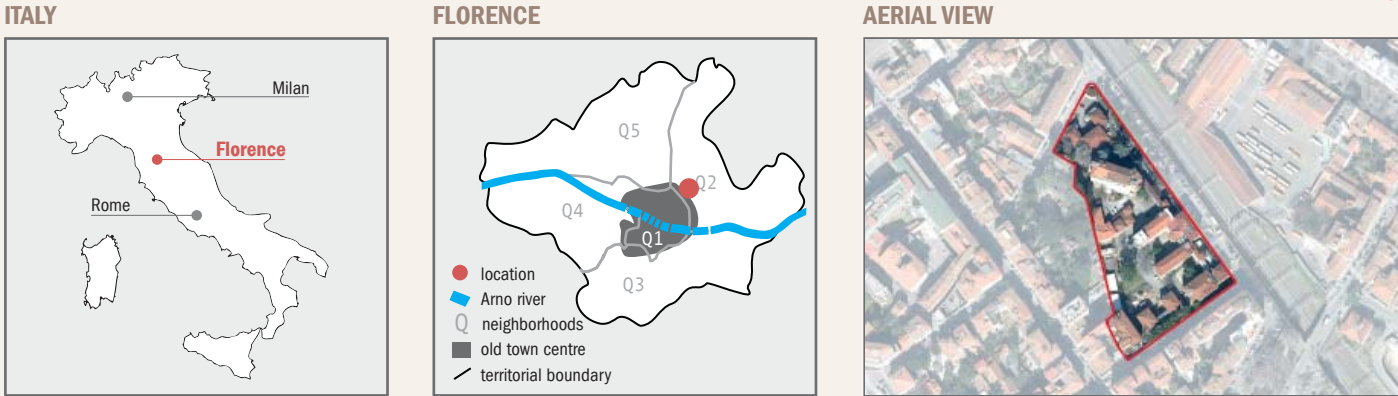
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EX MEYER

LOCATION Via Luca Giordano

1209



DESCRIPTION

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



GROSS USABLE AREA 13.000 mq

END USED ALLOWED

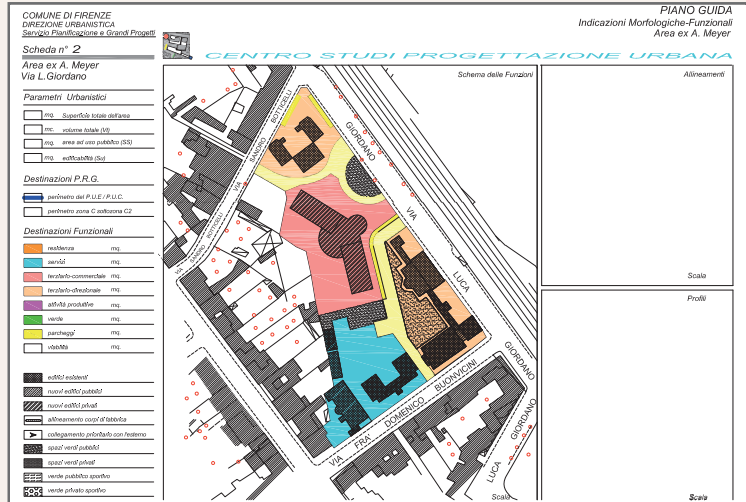
residential	13.000
retail	
office	
tourism	
industrial	



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



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



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

SITE AREA 14.987 mq

EXISTING USABLE SURFACE 13.000 mq

COSTRUCTION YEAR 1800

ACCESS
Near the Avenues of the Ring Road of Florence, on the path of the tramway - line 3.2, 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 restoration and preservation works on existing buildings only with specific enabling act

FEASIBILITY

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

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

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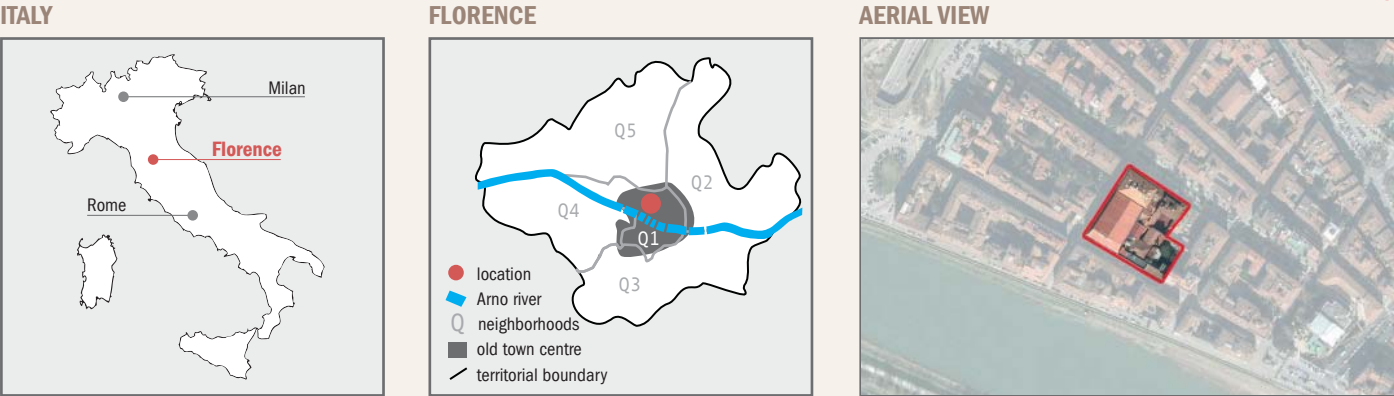
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1211

FORMER CITY THEATRE

LOCATION Corso Italia



DESCRIPTION

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



GROSS USABLE AREA

19.000 mq

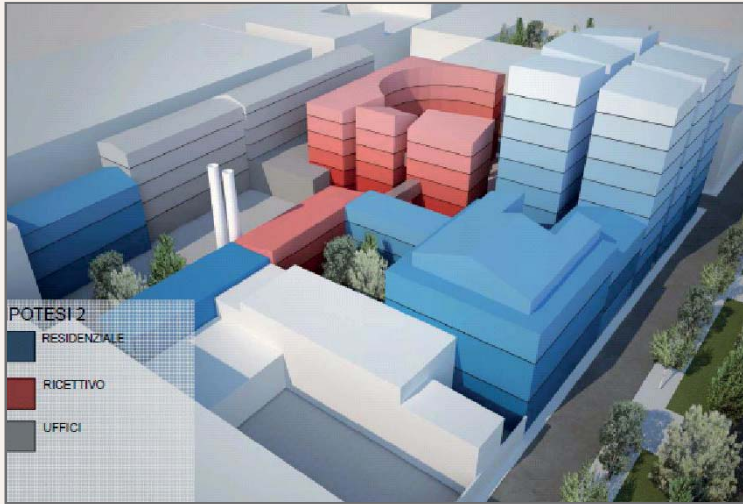
END USED ALLOWED

The settlement of the allowed functions is partially alternative

residential	19.000
retail	7.150
office	7.150
tourism	10.010
industrial	



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



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



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

SITE AREA

6.123 mq

EXISTING USABLE SURFACE

21.000 mq

COSTRUCTION YEAR

1800

ACCESS

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

PROPERTY

private public

TYPE OF INTERVENTION

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

KEY OPPORTUNITIES

- Proximity to the historical centre, the Arno river and the Avenues of the Ring Road
- Valuable urban buildings context of the nineteenth century
- Main building of historical and architectural value
- Functional mix of urban effect
- Implementation plan: approval of the City Council is not required

RESTRICTIONS

- A portion allocated to social housing
- The gross usable area of the project is reduced to 18,000 if the project does not provide for the preservation of the small theater
- Maximum height of reconstructed buildings equal to the current scenic tower
- The project requires special attention, due to the landscape's particular value

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hydraulic hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Seismic hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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MAIN AREAS OF URBAN REGENERATION

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1212

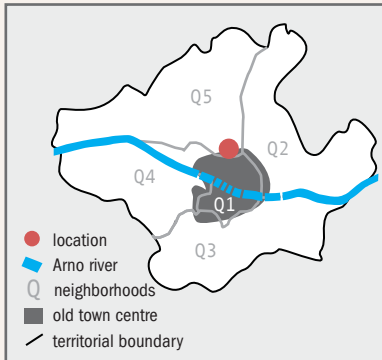
EX TELECOM MASACCIO

LOCATION Via Masaccio

ITALY



FLORENCE



AERIAL VIEW



DESCRIPTION

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

GROSS USABLE AREA

15.800 mq

END USED ALLOWED

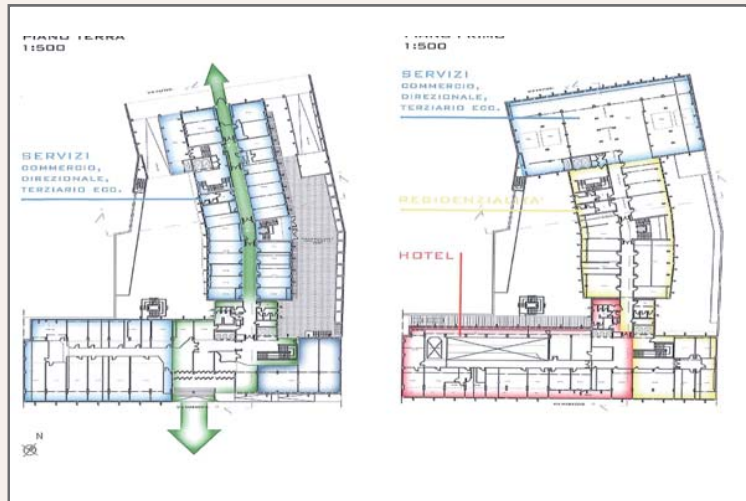
residential	7.110
retail	2.370
office	2.370
tourism	3.950
industrial	



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



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



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



SITE AREA 4.292 mq



EXISTING USABLE SURFACE 15.800 mq



COSTRUCTION YEAR 1960



ACCESS
Next to the Avenues of Ring Road, about 2 km from Santa Maria Novella Railway Station



PROPERTY private public



TYPE OF INTERVENTION
Restoration ☐
Renovation ☒
Demolition and Reconstruction ☐



KEY OPPORTUNITIES
Proximity to the Avenues of the Ring Road and an area with strong office orientation
Urban -construction context of medium-high level
Presence of architectural elements
Functional mix of urban effect
Direct building intervention with agreement



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



FEASIBILITY
Geologic hazard ☐ F1 ☒ F2 ☐ F3 ☐ F4
Hydraulic hazard ☐ ☐ ☒ ☐
Seismic hazard ☐ ☐ ☒ ☐
F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited



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REVIEW DATE 28/10/2016

MAIN AREAS OF URBAN REGENERATION

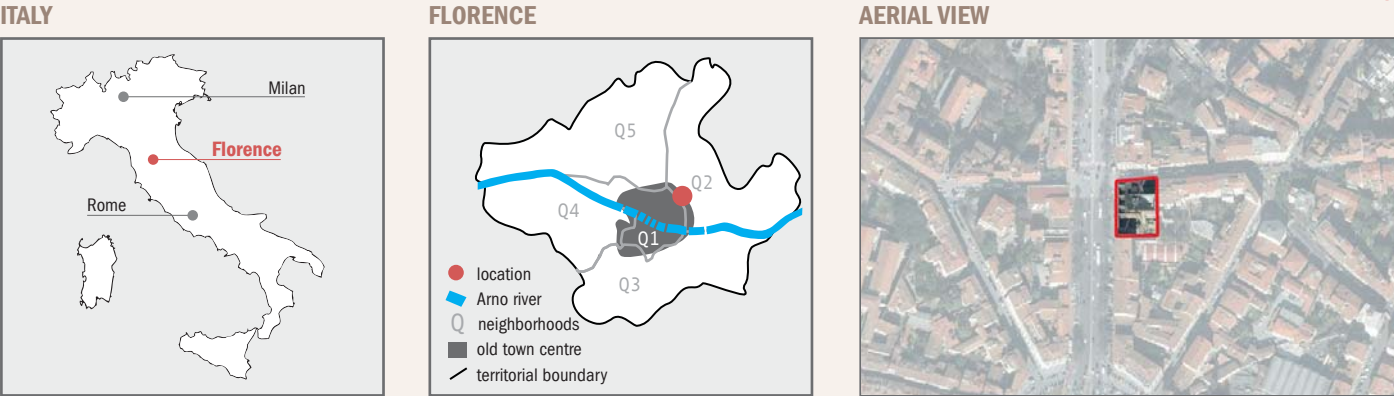
Florence, City of International Knowledge



1214

GRAMSCI

LOCATION Via Gramsci, 16



DESCRIPTION

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



GROSS USABLE AREA 3.000 mq

END USED ALLOWED

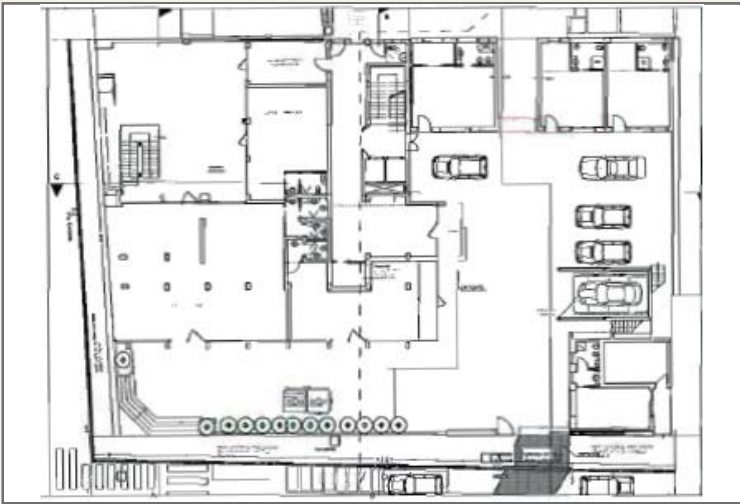
residential	
retail	450
office	
tourism	2.550
industrial	



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



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



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

SITE AREA 1.262 mq

EXISTING USABLE SURFACE 3.000 mq

COSTRUCTION YEAR 1956/1957

ACCESS

On the Avenues of the Ring Road of Florence, a few minutes from the station of Campo di Marte Railway Station and the Historical Centre

PROPERTY

private public

TYPE OF INTERVENTION

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

KEY OPPORTUNITIES

Excellent accessibility and visibility
Interesting example of contemporary architecture
Restructuring at an advanced stage
Presence of internal parking spaces
Direct building intervention with agreement

RESTRICTIONS

Insertion of parking lots in proportion to the tourist receptive commercial and retail surfaces

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hydraulic hazard	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Seismic hazard	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited				

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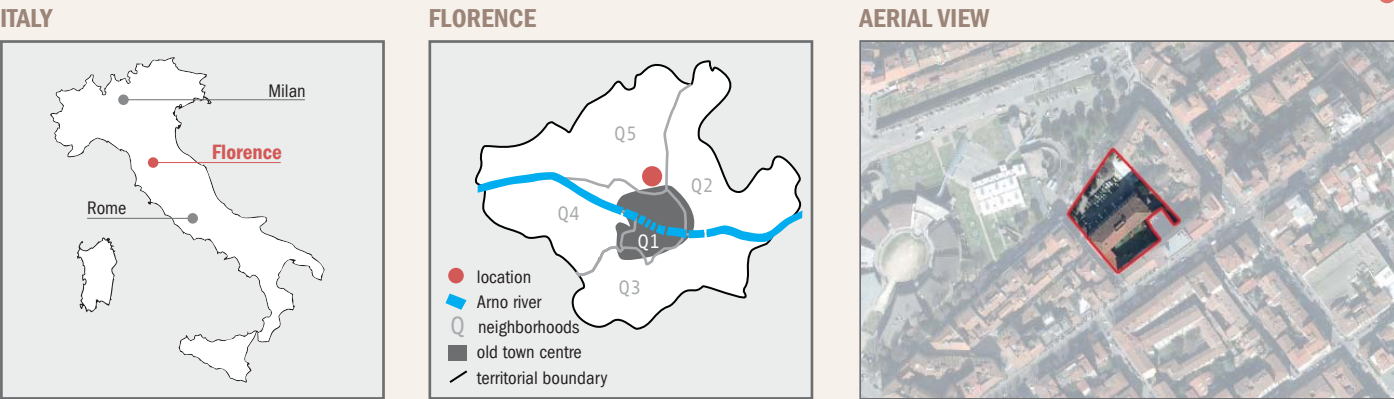
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1216

MADONNA DELLA TOSSE

LOCATION Via Madonna della Tosse - Via Spaventa



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

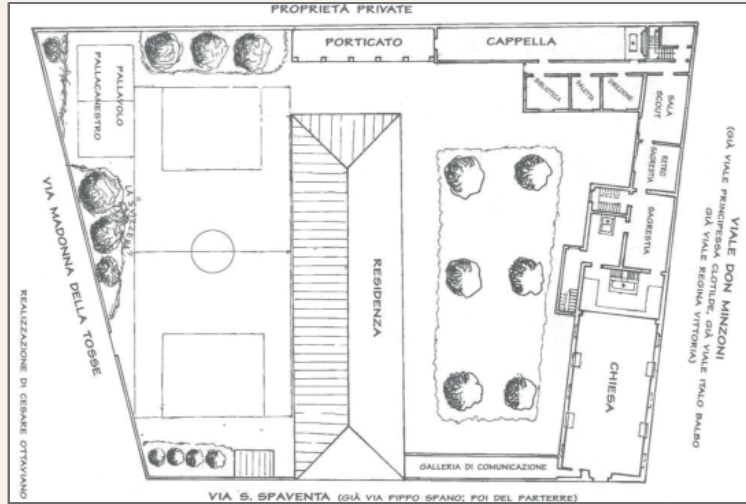
residential	3.300
retail	
office	
tourism	
industrial	



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 Avenues of the Ring Road 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 Avenues of Ring Road 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 in proportion to the residential area

FEASIBILITY
Geologic hazard ☒ F1 ☒ F2 ☐ F3 ☐ F4
Hydraulic hazard ☐ ☐ ☒ ☐
Seismic hazard ☐ ☐ ☒ ☐
F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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MANNELLI

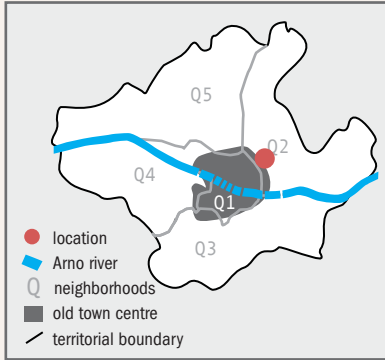
LOCATION Via Mannelli, 29/R

12 17

ITALY



FLORENCE



AERIAL VIEW



DESCRIPTION

The transformation involves a crafts complex overlooking along via Mannelli with a 2-storey building above ground, and mostly developed in the interior of the block, with access only through an opening to the ground floor of the building. The complex is born and has expanded with the addition of various buildings between 1900 and 1930. The 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 office type activities, including activities of private service, a destination that includes a wide range of activities that do not require the constant presence of people and at the same time do not generate an excessive urban planning load.

GROSS USABLE AREA

3.400 mq

END USED ALLOWED

residential	340
retail	
office	3.060
tourism	
industrial	



1)



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 Road Avenues of Florence

PROPERTY

private

public

TYPE OF INTERVENTION

Restoration



Renovation



Demolition and Reconstruction



KEY OPPORTUNITIES

Good accessibility

Location in residence-office mixed neighbourhood

Presence of historical portions to be enhanced

Direct building intervention with agreement

RESTRICTIONS

Preservation of the residential use along the Via Mannelli

Insertion of parking lots in proportion to the residential and office surfaces

FEASIBILITY

Geologic hazard

F1 F2 F3 F4
✓ ✓ ○ ○

Hydraulic hazard

✓ ○ ✓ ○

Seismic hazard

✓ ○ ✓ ○

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

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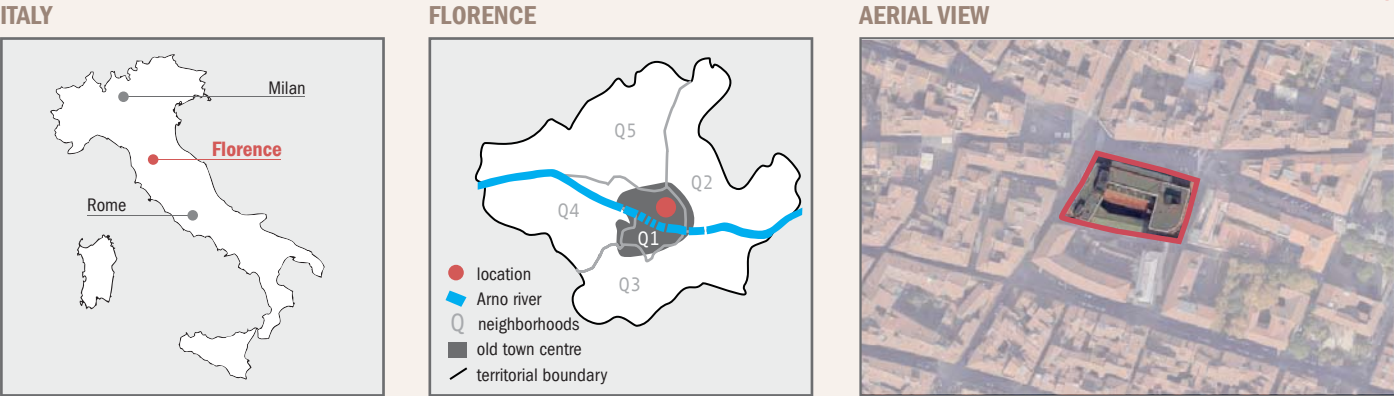
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1219

PIETRAPIANA

LOCATION Via Pietrapiana, 53



DESCRIPTION

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

GROSS USABLE AREA 11.700 mq

END USED ALLOWED

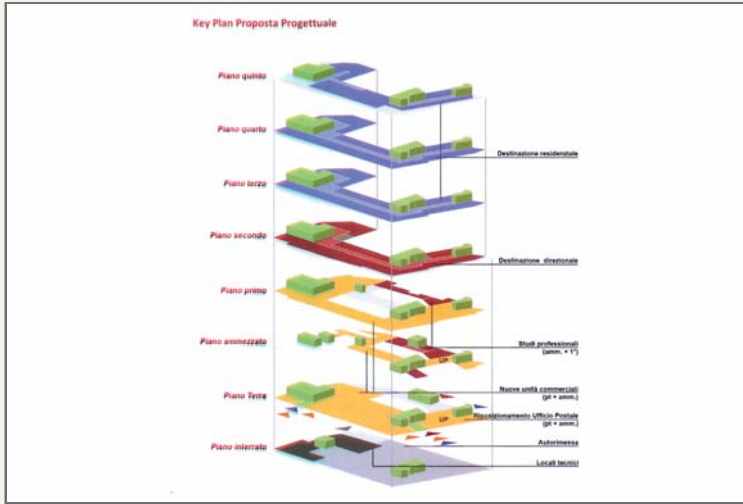
residential	4.680
retail	4.680
office	2.340
tourism	
industrial	



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



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



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

SITE AREA 2.700 mq

EXISTING USABLE SURFACE 11.700 mq

COSTRUCTION YEAR 1966

ACCESS
In the historical centre of Florence, just a few minutes' walk from 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 in proportion 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 for sale area of 3000 square meters which are designed exclusively for shopping mall

FEASIBILITY
Geologic hazard ☒ F1 ☐ F2 ☐ F3 ☐ F4
Hydraulic hazard ☐ ☐ ☒ ☐
Seismic hazard ☐ ☐ ☒ ☐
F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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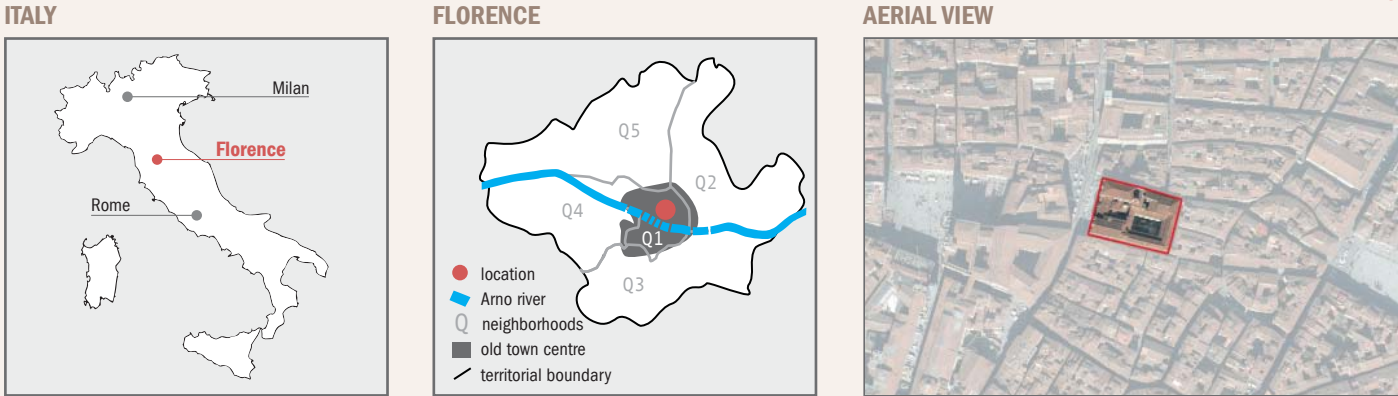
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SAN FIRENZE

LOCATION Piazza San Firenze

1221



DESCRIPTION

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

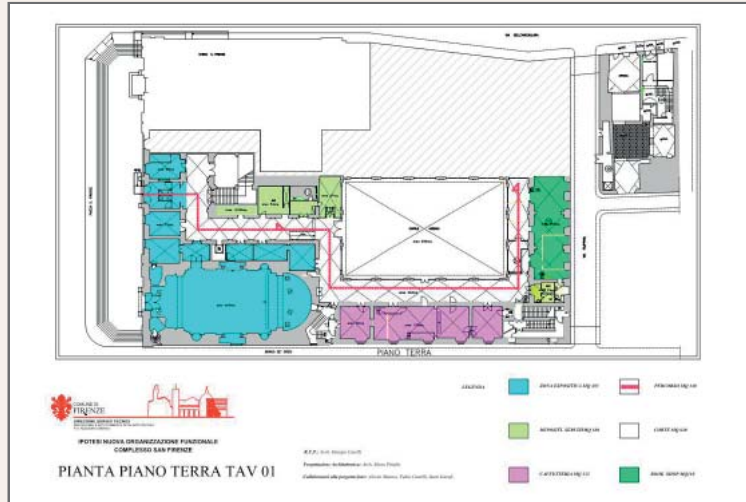
GROSS USABLE AREA 10.800 mq

END USED ALLOWED

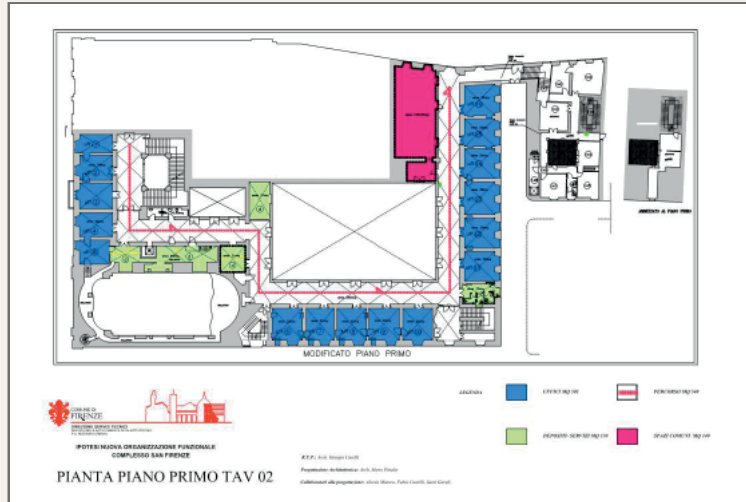
residential	
retail	1.080
office	9.720
tourism	
industrial	



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



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



3) General plan of the First Floor

SITE AREA 4.072 mq

EXISTING USABLE SURFACE 10.800 mq

COSTRUCTION YEAR 1648/1772

ACCESS

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

PROPERTY

private public

TYPE OF INTERVENTION

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

KEY OPPORTUNITIES

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

RESTRICTIONS

Need to ensure the compatibility of new features with the historical architecture

Accessibility conditioned by the presence of a pedestrian area

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hydraulic hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Seismic hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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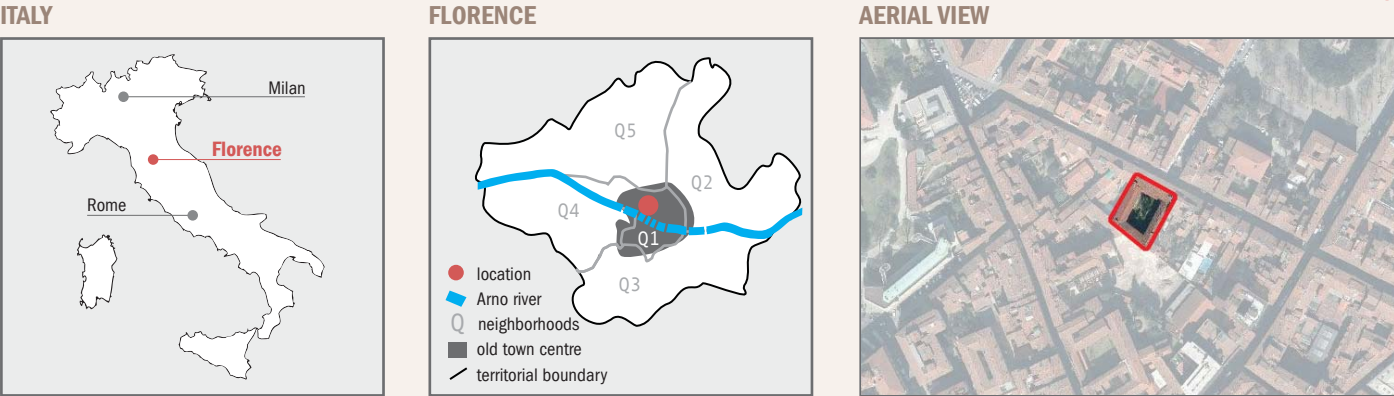
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SANT'AGNESE

LOCATION Via Guelfa, 79

1222



DESCRIPTION

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



GROSS USABLE AREA

2.500 mq

END USED ALLOWED

The settlement of the allowed functions is partially alternative

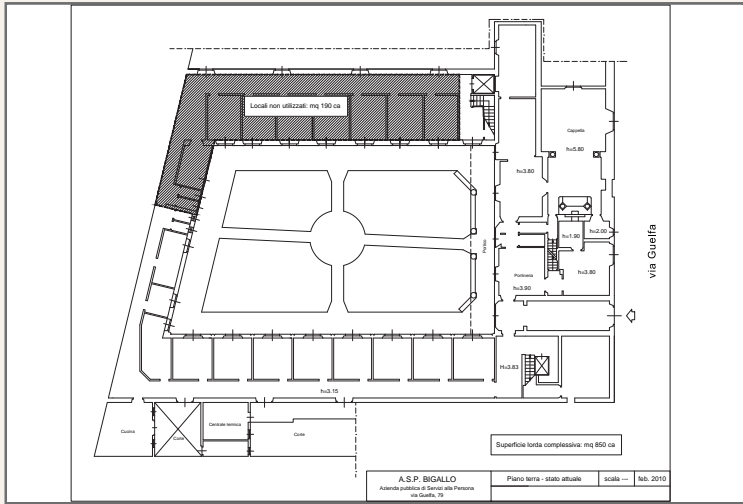
residential	2.500
retail	
office	2.500
tourism	2.500
industrial	



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 Avenues of the Ring Road

PROPERTY

private

public

TYPE OF INTERVENTION

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

KEY OPPORTUNITIES

Proximity to the 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hydraulic hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Seismic hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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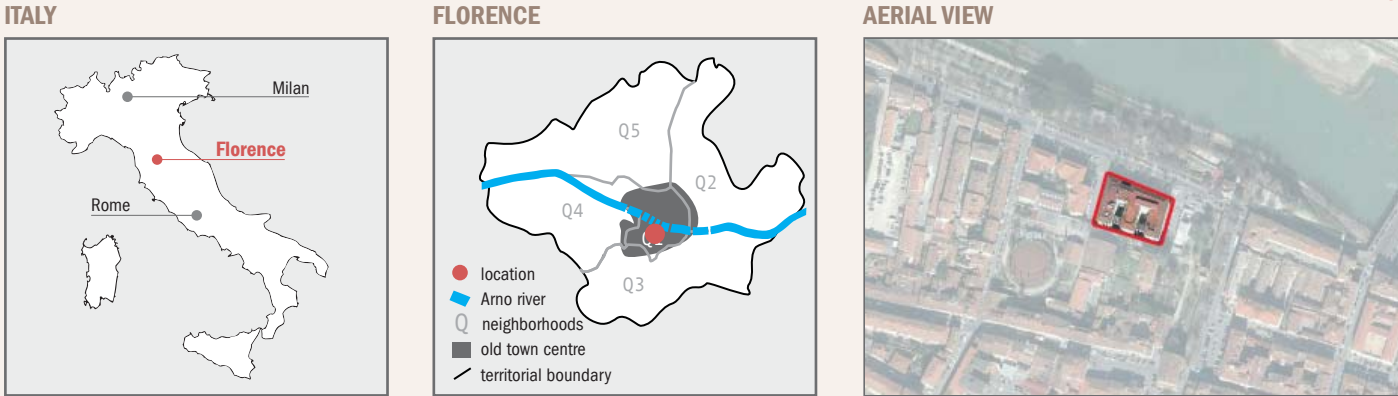
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SANTA ROSA

LOCATION Lungarno di Santa Rosa

1223



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

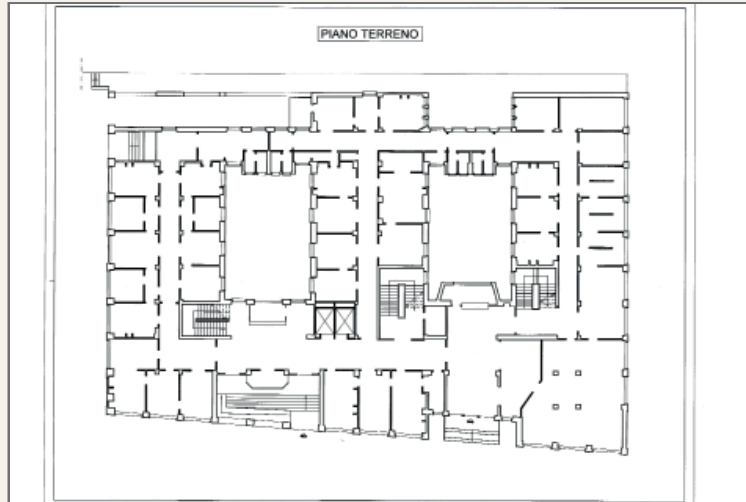
residential	7.800
retail	
office	
tourism	
industrial	



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

PROPERTY private public

TYPE OF INTERVENTION
Restoration ☐
Renovation ☒
Demolition and Reconstruction ☐

KEY OPPORTUNITIES

Position near the Arno River with panoramic views

Proximity to the historical centre and the Oltrarno

It requires moderate building interventions

Direct building intervention with agreement

RESTRICTIONS

Insertion of parking lots in proportion 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
Geologic hazard F1 F2 F3 F4 ☐ ☒ ☐ ☐
Hydraulic hazard ☐ ☐ ☒ ☐
Seismic hazard ☐ ☐ ☒ ☐

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

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1224

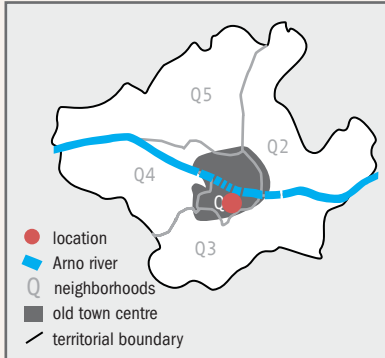
ZANELLA

LOCATION Via Giacomo Zanella

ITALY



FLORENCE



AERIAL VIEW



DESCRIPTION

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

GROSS USABLE AREA

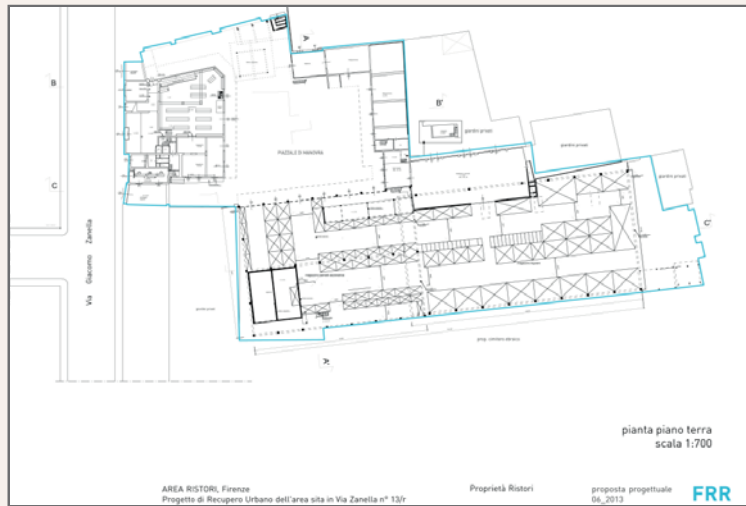
4.500 mq

END USED ALLOWED

residential	
retail	
office	4.500
tourism	
industrial	



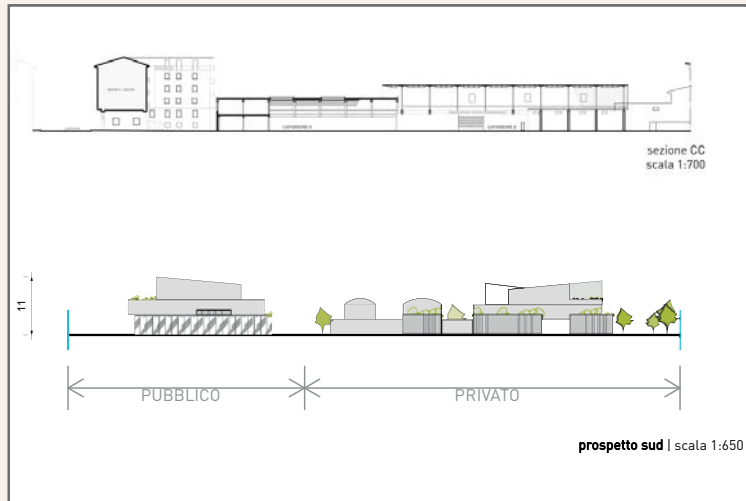
Floor plan



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



2) Views of the current state



3) Presentation leaflets with a scenario for functional redistribution

SITE AREA 7.303 mq

EXISTING USABLE SURFACE 4.500 mq

COSTRUCTION YEAR 1950

ACCESS

In the western part of the centre of Florence in proximity to the Tramway Line 1 and to the free highway Florence Pisa Livorno

PROPERTY

private

public

TYPE OF INTERVENTION

Restoration



Renovation



Demolition and Reconstruction



KEY OPPORTUNITIES

Proximity to the district of Oltrarno and the ring roads

Large area covered, with possibility of parking

Direct building intervention with agreement

RESTRICTIONS

Insertion of parking lots in proportion to the office surface

The project requires special attention, due to landscape's particular value

FEASIBILITY

Geologic hazard

F1 F2 F3 F4
✓ ○ ○ ○

Hydraulic hazard

○ ○ ✓ ○

Seismic hazard

○ ○ ✓ ○

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

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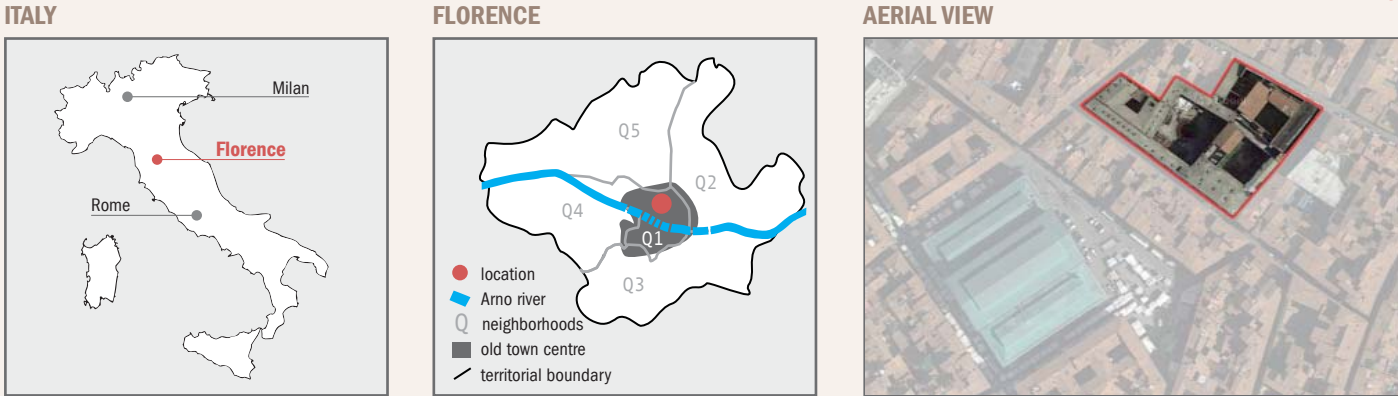
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SANT'ORSOLA

LOCATION Via Taddea, Via Panicale

1232



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.

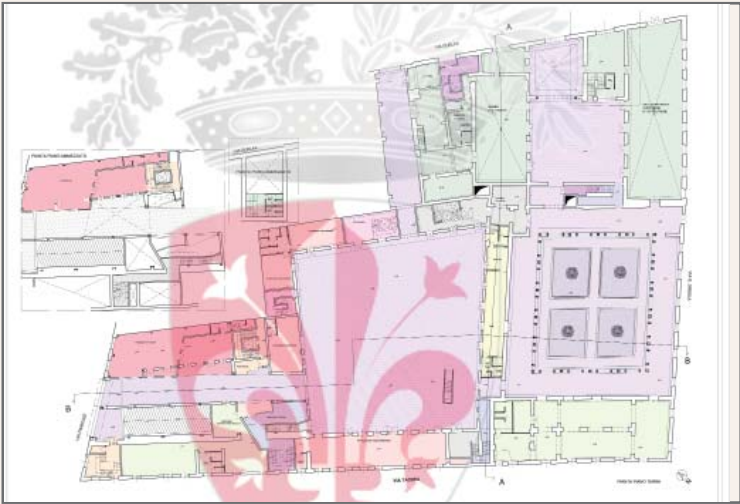


END USED ALLOWED

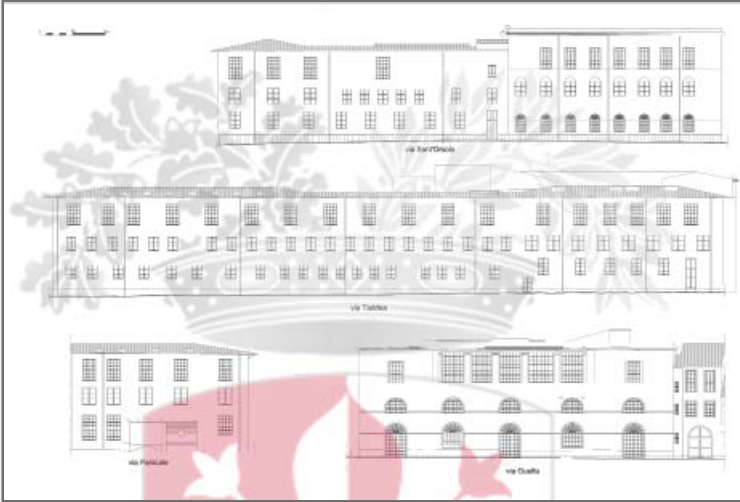
residenziale	
commerciale	
direzionale	
turistico	
produttivo	



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 from 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 characterized 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 characteristics 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 reactivation 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
Geologic hazard ☒ F1 ☐ F2 ☐ F3 ☐ F4
Hydraulic hazard ☐ ☐ ☒ ☐
Seismic hazard ☐ ☐ ☒ ☐
F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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REVIEW DATE 28/10/2016

MAIN AREAS OF URBAN REGENERATION

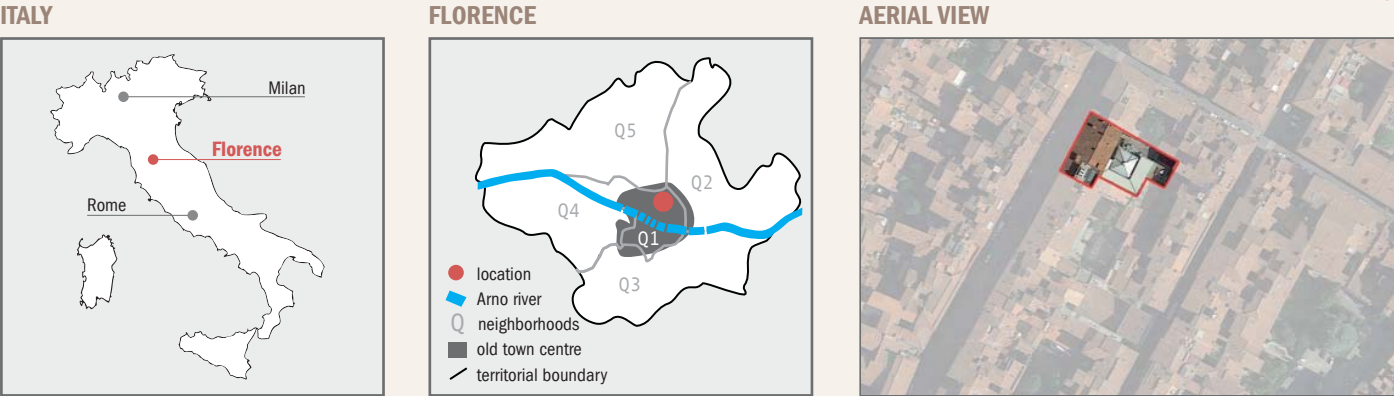
Florence, City of International Knowledge



1237

BARTOLOMMEI

LOCATION Via Cavour



DESCRIPTION

The transformation involves a building located in Via Cavour, now not in use; until January 2014 the building hosted a bank with bank teller for customers and directional offices at the upper floors. The building, known as Palazzo Bartolommei, has remarkable architectural 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.

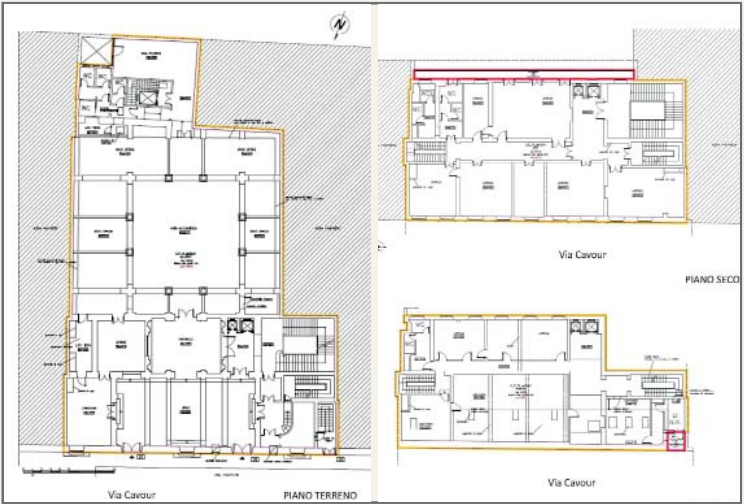
GROSS USABLE AREA 3.000 mq

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 architectural 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
Geologic hazard ☐ F1 ☒ F2 ☐ F3 ☐ F4
Hydraulic hazard ☒ F1 ☐ F2 ☐ F3 ☐ F4
Seismic hazard ☐ F1 ☐ F2 ☒ F3 ☐ F4
F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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MAIN AREAS OF URBAN REGENERATION

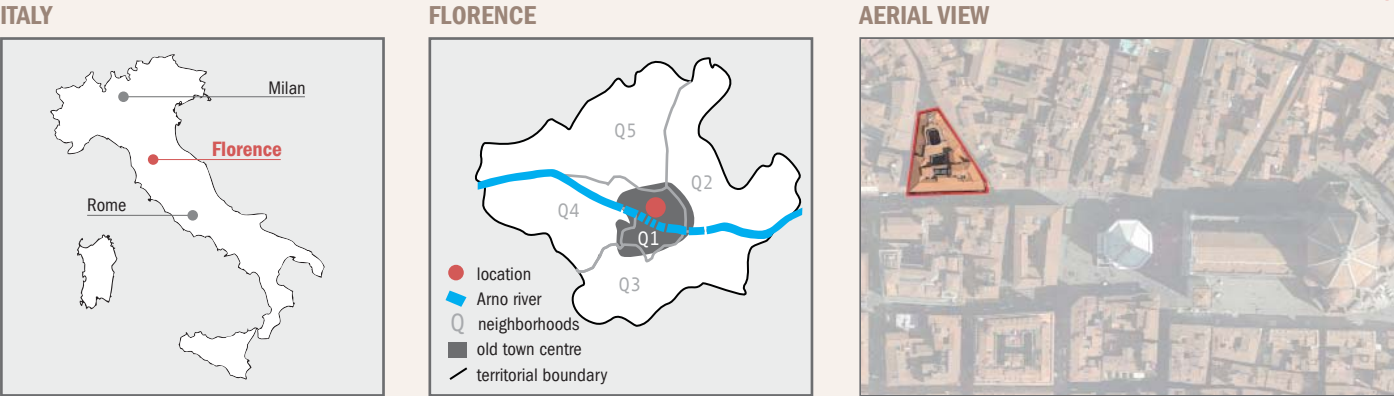
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1239

CERRETANI

LOCATION Via Cerretani, via Conti, via Zannetti



DESCRIPTION

This solid building was wholly restored in the 80s. It consists of 2 separate buildings which form a triangular block with main entrance from Via Cerretani 6 and secondary entrance from Via Ferdinando Zannetti 1. Currently the building has a mainly directional intended use, with a commercial part on the ground floor; except from few parts, it consists of just a single building unit. The transformation aims to transform the part of the building with entrance from Via Zannetti for residential use. The building, thanks to its typology and morphology, is suited to be divided, thus regaining its initial residential function, involving redistribution of the commercial activities already present on the ground floor.

GROSS USABLE AREA 3.000 mq

END USED ALLOWED

residential	3.000
retail	
office	
tourism	
industrial	



1) Building overview



2) Some interior images, in particular the ground floor and the stairs to the upper floors



3) View of the entrance hall

SITE AREA 1.860 mq
EXISTING USABLE SURFACE 3.000 mq
COSTRUCTION YEAR 1700

ACCESS
In the heart of the historical centre of Florence, a 2-minute walk from Santa Maria Novella Railway station

PROPERTY private public

TYPE OF INTERVENTION
Restoration ☒
Renovation ☐
Demolition and Reconstruction ☐

KEY OPPORTUNITIES

Prestigious location
Building in good conditions
Direct building intervention with agreement

RESTRICTIONS

Provision of parking lots in proportion to the residential area

FEASIBILITY
Geologic hazard ☒ F1 ☐ F2 ☐ F3 ☐ F4
Hydraulic hazard ☒ F1 ☐ F2 ☐ F3 ☐ F4
Seismic hazard ☐ F1 ☐ F2 ☒ F3 ☐ F4
F1: With no particular restrictions F2: With normal restrictions F3: Conditioned F4: Limited

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REVIEW DATE 28/10/2016

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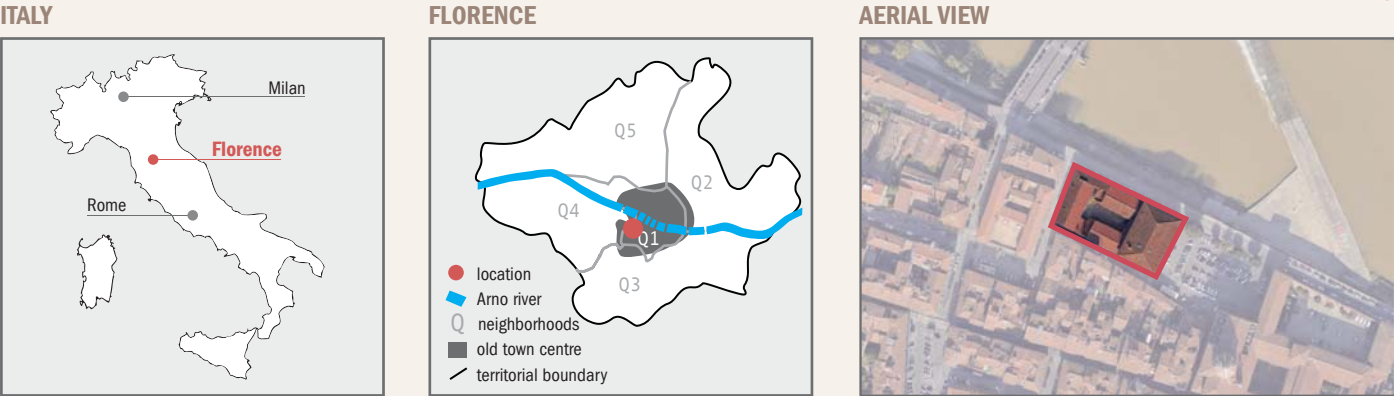
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EX CASERMA CAVALLI

LOCATION Via di Cestello, Lungarno Soderini

1240



DESCRIPTION

Probably an original stretcher destroyed by a fire and rebuilt in 1695 on a project by the arch Battista Foggini commissioned by Cosimo III; it was transformed into a granary for wheat storage to face possible famine periods. Under the sovereignty of the Lorenas the building was transformed into barracks then again used as wheat storage. Later became an Italian Army's bakery now is the headquarter of the Italian Army administrative centre. The main facade, overlooking the square with four orders of windows, continues with the same design on Lungarno Soderini; the remaining parts are 2-storey buildings with some architectural peculiarities. The bulding is now under-used by the Ministry of the Defense; for its renovation a directional use is under evaluation

GROSS USABLE AREA 4.700 mq

END USED ALLOWED

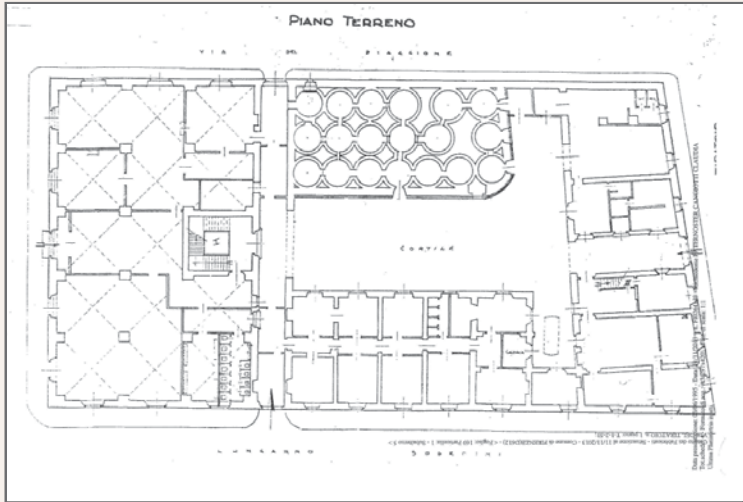
residential	
retail	
office	4.700
tourism	
industrial	



View of Piazza del Cestello from the Barracks



1) View of the internal courtyard



2) Planimetry of the ground floor



3) Entrance hall to Piazza del Cestello

SITE AREA 2.656 mq

EXISTING USABLE SURFACE 4.700 mq

COSTRUCTION YEAR 1700

ACCESS

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

PROPERTY

private public

TYPE OF INTERVENTION

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

KEY OPPORTUNITIES

Building of historic and architectural interest
High-level location near the lungarni and the Church of Cestello
Building in good general conditions
Direct building intervention with agreement

RESTRICTIONS

The project requires special attention, due to landscape's particular value

FEASIBILITY

	F1	F2	F3	F4
Geologic hazard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hydraulic hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Seismic hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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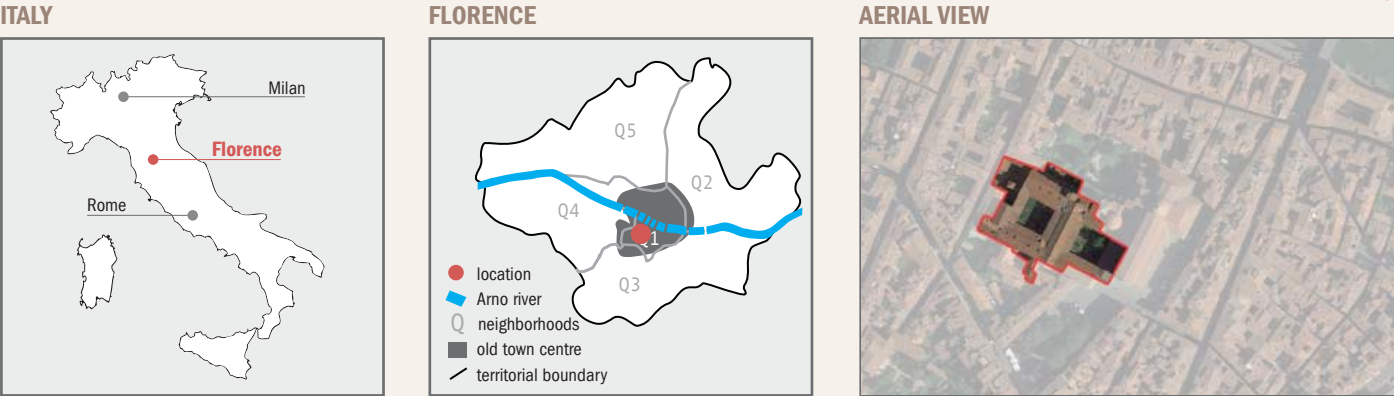
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EX CASERMA FERRUCCI

LOCATION Piazza Santo Spirito, Via Maffia

1241



DESCRIPTION

The former Ferrucci barracks occupied some spaces of the monumental complex of the Convento Agostiniano di Santo Spirito developing around the two big open spaces inside the complex, the big cloister of Santo Spirito and the cloister of the Morti. The big cloister was realized between 1564 and 1569 by Bartolommeo Ammannati. The project included the realisation of a new cloister for the monastery on the area of some preexisting buildings, next to the existing older one; this was realised in 1620 with the same planimetric structure of Ammannati's, by forming a regular structure consisting of two big squares with a common side, which compares with no others in Florence. After the suppression of the convents, since January 1, 1871 the Ferrucci barracks set up in this area of the monastery. The building, now underused by the Ministry of Defence, can be restored for directional and private service activities

GROSS USABLE AREA 6.200 mq

END USED ALLOWED

residential	
retail	
office	6.200
tourism	
industrial	



View of Piazza Santo Spirito



1) View of the complex overlooking Piazza Santo Spirito



2) View of the internal cloister



3) View of the cloister with the monumental headstones

SITE AREA 5.714 mq

EXISTING USABLE SURFACE 6.200 mq

COSTRUCTION YEAR 1300

ACCESS

In the historic centre - Oltrarno reachable from the Viali di Circonvallazione (ring roads) or in a few minutes walk from Santa Maria Novella railway station

PROPERTY

private

public

TYPE OF INTERVENTION

Restoration



Renovation



Demolition and Reconstruction



KEY OPPORTUNITIES

Complex of high historic architectonical value

Prestigious location

Building in good conditions

Direct building intervention with agreement

RESTRICTIONS

The project requires special attention, due to landscape's particular value

FEASIBILITY

Geologic hazard

F1 F2 F3 F4
✓ ○ ○ ○

Hydraulic hazard

○ ○ ✓ ○

Seismic hazard

○ ○ ✓ ○

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

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REVIEW DATE 28/10/2016



Regione Toscana



Le ali alle tue idee

MAIN AREAS OF URBAN REGENERATION

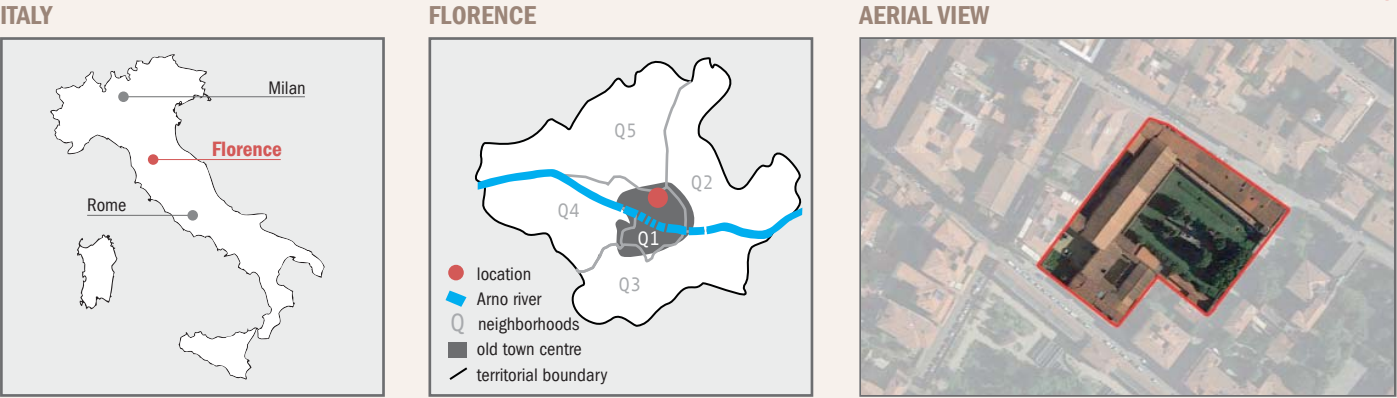
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EX CASERMA REDI

LOCATION Via Venezia, Via Cherubini, Via Micheli

1242



DESCRIPTION

The Redi barracks is located in the ancient convent of Maglio planned in 1294 by Fra Angelo da Nipozzano, an architect of the dominican order. In 1865 it was occupied by the Bersaglieri (marksmen), it later became the Army medical school until now. Relevant elements are the big cloister, the war memorial and the imposing wrought-iron fence, the conference and meetings hall . The restoration of the building, now underused, may be intended for directional purposes including private service activities.

GROSS USABLE AREA 8.600 mq

END USED ALLOWED

residential	
retail	
office	8.600
tourism	
industrial	



1) Overview of the complex with the wide central courtyard



2) View of the central cloister



3) Internal view of the auditorium

SITE AREA 8.833 mq

EXISTING USABLE SURFACE 8.600 mq

COSTRUCTION YEAR 1300

ACCESS
Nearby the Viali di circonvallazione (ring roads); a few minutes walk from Santa Maria Novella Railway station

PROPERTY private public

TYPE OF INTERVENTION
Restoration ☒
Renovation ☐
Demolition and Reconstruction ☐

KEY OPPORTUNITIES

- Easily reachable position near the historic centre
- Building of high hystoric architectonical value
- Presence of a wide central courtyard
- Direct building intervention with agreement

RESTRICTIONS

FEASIBILITY
Geologic hazard ☒ F1 ☐ F2 ☐ F3 ☐ F4
Hydraulic hazard ☐ ☐ ☒ ☐
Seismic hazard ☐ ☐ ☒ ☐
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REVIEW DATE 28/10/2015

MAIN AREAS OF URBAN REGENERATION

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EX OSPEDALE MILITARE SAN GALLO

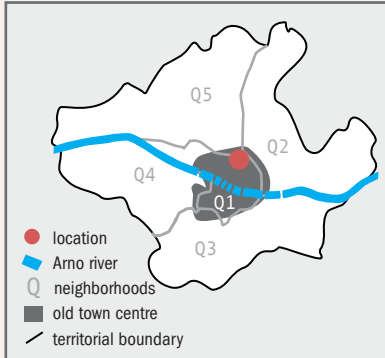
LOCATION Via Cavour, Via Salvestrina

1243

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 architectural 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

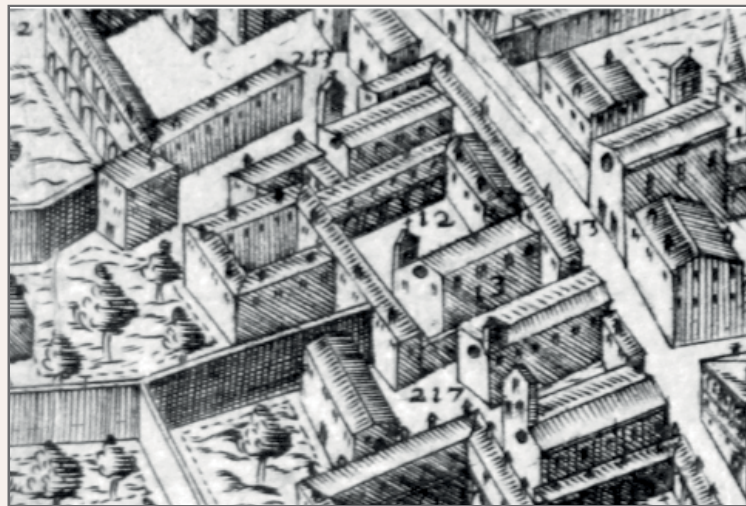
16.200 mq

END USED ALLOWED

residential	
retail	
office	
tourism	
industrial	



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



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 architectural value

Possibility of use for accomodation and turistic purposes in the historical centre

Excellent accessibility and nearby important access ways to the city

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

28/10/2016

MAIN AREAS OF URBAN REGENERATION

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PORTINARI SALVIATI

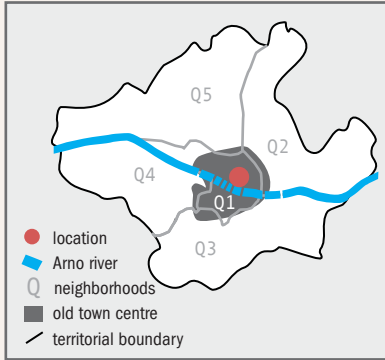
LOCATION Via del Corso, via dello Studio, via dei Bonizzi

1244

ITALY



FLORENCE



AERIAL VIEW



DESCRIPTION

The transformation involves most of a set of buildings made up of Palazzo Portinari Salvati, dating from the 15th century and attributed to Michelozzo. The complex consists of several separate blocks, with different architectural features and heights, and involves most of the location where it is set. Mostly used in recent years as a bank branch of Monte dei Paschi di Siena, it is subject to a restoration involving the change of use to residential on the upper floors with the building of about 40 apartments. Given the characteristics of the complex and acts already deposited, the aim of the transformation is to continue with the changes already under way and allow the passage from the prevalent use as office spaces to an appropriate proportion of residential use whose location is always recommended in the historic core of UNESCO.

GROSS USABLE AREA

10.300 mq

END USED ALLOWED

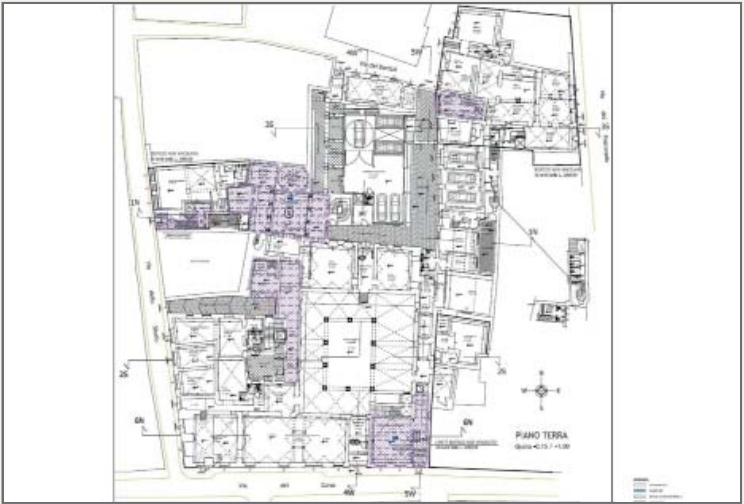
residential	8.240
retail	
office	2.060
tourism	
industrial	



1) Detail of the facade on via del Corso



1) Detail of the facade on via del Corso



2) Plan of the ground floor, in the project solution already approved



3) View of a few of the fine frescos in the main halls

SITE AREA 3.741 mq

EXISTING USABLE SURFACE 10.300 mq

COSTRUCTION YEAR 1600

ACCESS

Just a few minutes' walk from Santa Maria Novella Railway Station, Piazza del Duomo and Piazza Signoria

PROPERTY

private

public

TYPE OF INTERVENTION

Restoration



Renovation



Demolition and Reconstruction



KEY OPPORTUNITIES

Key location in the heart of the historic and commercial city centre

Building of great architectural prestige

High-level residential restoration already started

Direct building intervention with agreement

RESTRICTIONS

Insertion of parking lots in proportion to residential and office surface

FEASIBILITY

Geologic hazard

F1 F2 F3 F4
✓ ○ ○ ○

Hydraulic hazard

○ ○ ✓ ○

Seismic hazard

○ ○ ✓ ○

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

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