



COMUNE DI
VARESE

INTERNATIONAL DESIGN COMPETITION FOR THE URBAN AND FUNCTIONAL REQUALIFICATION OF THE
AREA OF **P**IAZZA DELLA REPUBBLICA IN **V**ARESE

SUB-AREA 1 – PIAZZA DELLA REPUBBLICA AND the FORMER GARIBALDI BARRACKS

SUB-AREA 2 – NEW THEATRE AND REAL ESTATE DEVELOPMENT IN VIA RAVASI

PRELIMINARY DESIGN REPORT

May 2015

0. Premise.....	3
1. General Objectives of the Regeneration Program	4
2. The Programming Agreement (PA) for the Realisation of a New Theatre and Urban Regeneration of the Competition Area	5
3. The Master Plan as a Tool for Governing Urban Transformation	7
4. Description of the Territorial Context and References to the Evolution of the City over Time.....	8
5. Description of the Competition Area	11
6. Socioeconomic Conditions in the Competition Area and its Surroundings	14
7. Mobility and Traffic in the Competition Area	16
8. The Implementation of the Transformation Projects: The Two Sub-Areas	17
9. Design Guidelines: Sub-Area 1.....	18
10. Design Guidelines: Sub-Area 2.....	21
11. Economic Feasibility Forecasts in the PA and the Actual Costs of the Works.....	23
12. Procedures for Awarding and Completing the Various Projects	26
13. Reference Legislation	27
Attachments	29

0. Premise

To achieve the objectives of the proposal to rehabilitate the area of Piazza della Repubblica-Via Ravasi, based on a project coordinated by the Professional Association of Architects, Engineers and Agronomists and Forestry Managers of Varese, the City of Varese is adopting an innovative competition procedure for the preparation of a preliminary design and the successive phases of the project. A simplified procedure expands participation to a broad range of professionals, including from other nations, with a particular focus on attracting young professionals.

By adopting automated and entirely “on-line” procedures for the transmission and submission of material and documents, the procedure also favours widespread and affordable access to the competition for all interested subjects, what is more respecting all applicable legislation governing privacy and anonymity and reducing costs for the Municipal Government.

1. General Objectives of the Regeneration Program

The area of Piazza della Repubblica is of strategic importance to the urban fabric, situated at the edge of the original historic centre in correspondence with the principal access to the city for those arriving from Milan. The surrounding area is suffering the effects of years of abandonment – buildings, functions and social conditions – that its now unsustainable. The area presents serious problems of safety and frequent episodes of delinquent behaviour tied to the dealing and use of drugs. A situation documented daily in local newspapers, with heavy repercussions on commercial activities and the lives of residents.

The project thus aims to introduce new functions and a renewed urban quality to contrast the progressive decline in maintenance and investments in local real estate, with a consequent decline in property values. This tendency is entirely contrary to the area's potentialities, given its central location close to various rail stations and thus easily accessible.

The regeneration of this area, impossible to postpone further, while undoubtedly necessary and urgent, also represents an opportunity to redesign one of the "gates" to the city.

A gate that speaks of a new beginning for the city, a message broadcast beyond administrative borders to embrace the nearby Canton Ticino, Milan and the new conurbation in Piedmont.

The key elements in the project are:

- the regeneration of Piazza della Repubblica as a new contemporary public space that defines a new identity for this part of the city, connecting the urban centre and stimulating the recovery and rehabilitation of urban blocks and nearby buildings and fostering residential densification;
- the creation of a new cultural centre comprised of a new theatre, substituting the temporary structure of the Apollonio theatre, and the adaptive reuse of the former Garibaldi Barracks as the new home of a library and related functions;
- the general reorganisation of the area of Via Ravasi, including the creation of a new urban backdrop between Piazza della Repubblica and the Bosto Hill behind it.

2. The Programming Agreement (PA) for the Realisation of a New Theatre and Urban Regeneration of the Competition Area

To achieve these objectives, on 21 December 2014 the Lombardy Regional Government, the Varese Provincial Government, the City of Varese and the Insubria University jointly signed a “**Programming Agreement (PA) for the realisation of a new theatre and correlated urban and functional regeneration of the area of Piazza della Repubblica in the City of Varese**”.

This Agreement was preceded by a Protocol of Understanding, attached to the present document that, however, placed the new theatre inside the former barracks. The evaluations and studies performed and the problems connected with the possibility of demolishing the former barracks, listed by the office of the Superintendent for Cultural Heritage of the Region of Lombardy as a “*significant example of military architecture, distinguished by its sober geometric lines and volumetric composition, intimately linked to the history of post-unification Italy*” led to the consideration that it was best to proceed with the construction of the new theatre on the site of the current structure, and to opt for the conservative restoration of the listed structure to be used as the home of a new municipal library and related functions.

The territorial area of the Programming Agreement includes the former Garibaldi Barracks, Piazza della Repubblica, the site of the current Apollonio theatre and its adjacent areas and the former Sant’Ambrogio college in Via Ravasi. Given its position and the development of the city, the competition area possesses a strong public and symbolic value as a link between different parts of the urban fabric.

The **objectives of the Agreement** and the urban regeneration program outlined in the Competition are:

- a) the realisation of a **new theatre** that whose size, quality and functions satisfy the demand for cultural event expressed by the city and its province;
- b) the recovery and adaptive reuse of the **former Garibaldi Barracks** through the insertion of new public functions that reinforce the idea of an urban cultural hub that promotes relations with public space;
- c) the regeneration of the public spaces and functions of **Piazza della Repubblica** through a re-reading and reinterpretation of its original spatial qualities and its conversion into a totally pedestrian area;
- d) the urban transformation and functional reorganisation of the **area of Via Ravasi** based on the relocation of the Rector’s Office and annexed functions to the new Via Rossi university campus, to be substituted by more accessible and suitable spaces for public services offered by the ASL Health Services offices currently situated in Via Rossi.

All of these properties are publicly owned.

The City owns: the former barracks, the public square (whose surface above grade is State, while the subsoil is in concession to Autosilo di piazza Repubblica Spa), the theatre and its adjacent areas. Bordering the Competition site is an area partially found on map n. 156, ex map n. 153, measuring 526 m², privately owned though the object of a convention with the City for the use of its surface. This map describes the area beside the lot identified for the construction of the new theatre, though approx. 1.50 meters lower.

The complex in Via Ravasi belongs to the Province of Varese who, in exchange for the ex post return of a selection of renovated and newly constructed spaces, concedes the rights to the area to the City as part of the Agreement. The operation is conceived as a project for the promotion of public property through a public-private partnership based on public procedures. The area is to be ceded to the private sector for the realisation of a new mixed use development (public and private). The operation is expected to provide resources that will support the works planned in the Programming Agreement, in particular the theatre, viewed as the strategic driving force behind the operation even if, in chronological terms, it is to be built after the other planned public works.

The total value of the projects outlined in the PA is estimated at €31,595,000.00, of which €24,500,000.00 for the construction of the theatre and €7,095,000.00 for the public square and former barracks. The theatre represents the most significant investment: €17,580.00 of public funds. The private partners involved in the project will directly contribute €3 million, while another €4 million for the theatre is to be generated from profits earned on the real estate development in Via Ravasi.

For the redesign of Piazza della Repubblica, the first step in the entire project, the PA provides €2 million, sufficient only for the initial phase of regeneration.

For the adaptive reuse of the barracks the PA provides approximately €5 million, which finance only the first phase of renovation.

It must be pointed out that the interventions described in the PA for Piazza della Repubblica-the Barracks, scheduled to be completed over the course of four and a half years, constitute a first and substantial group of works necessary for kick starting the rehabilitation of the entire area, though not sufficient on their own. Completing the operation will require a lengthier period of time and additional resources beyond those currently provided for, resources to be invested in completing the renovations of the barracks and the redesign of Piazza della Repubblica.

The Competition Brief for Piazza della Repubblica and the Barracks asks participants to propose the best architectural solutions based on a “comprehensive vision” for this area, focused on ensuring the coherence between interventions from the first phase (foreseen by the PA) and those to be realised later, based on the following parametric values:

- for Piazza della Repubblica € 500.00/m²
- for the former Barracks € 3,000.00/m²

(these parameters will be updated if necessary)

Proposals must provide for the realisation of the project in successive and clearly identified phases.

3. The Master Plan as a Tool for Governing Urban Transformation

The strategic vision and design guidelines for urban transformations are provided in the Master Plan attached to the Programming Agreement and approved by City Council, the Provincial Government, Regional Council and the Administrative Council of the Insubria University.

The Master Plan defines the transformations for the regeneration of the area in spatial, relational and quantitative terms beginning with the strong presence of spaces for cultural activities as primary factors for re-launching the city within its vaster provincial and regional context.

It is important to recall some of the premises supporting the Master Plan, and more precisely:

- Urban planning is first and foremost the design of public space: only by beginning with this premise is it possible to guide the construction of the city.
- The creation of public space gives form to the idea of the city that supports administrative actions. It is the qualifying act of local government: the quality and consistency of its implementation must not be conditioned in any way by the availability – today uncertain – of economic resources provided by the real estate market. The quality and liveability of public space qualifies and promotes private real estate.

Its milestones can thus be considered:

- the redesign and reuse of Piazza della Repubblica as contemporary public space of encounter and relations.
- the recovery and adaptive reuse of the former barracks, preserving and promoting its original architectural and typological configuration, and creating a direct link with the public square and the new library and related functions.
- the construction of a new 1,500-seat theatre, on the site of the current structure, including the redesign of the adjacent areas;
- the demolition of a series of buildings in Via Ravasi, after relocating the Rector's Offices and administrative offices of the University, to be substituted with new, more compact buildings for new private functions and public services offered by the local ASL Health Services department. The new volumes, separated and linked by new open spaces, will define a new backdrop and thus a new relationship, more respectful of its context, between Piazza della Repubblica and the Bosto hill.

4. Description of the Territorial Context and References to the Evolution of the City over Time

Sitting at the feet of the pre-Alpine mountains, Varese, together with Como and Lugano, belongs to a geographic and territorial system characterised by lakes, hills and mountains, a gateway to the Alps whose massive ridges dominate the distant horizon. (see Attachments 1 & 2)

To the south the area gradually flows into the plains carved out by various rivers, including the Olona.

Varese sits atop a plateau at the feet of the Campo dei Fiori massive, in an eccentric position with respect to the large amphitheatre of Lake Varese, a body of water that has never been closely related to the original settlement or the city, given its elevated position, detached from the lakeside.

The Varese plateau is characterised in turn by a bowl-like form set between hilltops of modest heights, crossed by the Vellone River, surrounded by the deep cut of the Olona River; it sits at the feet of the Santa Maria del Monte hill that rises up toward the Campo dei Fiori. This environmental context, offering a rich selection of views and panoramic outlooks, influenced processes of urbanisation and favoured the growth of sparse settlements. Some of these developed into "*borghi*", small villages known as "*castellanza*", inhabited by noble families who, from the 1500s onward, began to build their homes here. This structure of settlement dominated throughout the Middle Ages and much of the modern period. The current municipal territory is home to some thirty historic nuclei that, despite some alterations, conserve their original medieval structure: the oldest of these are Santa Maria del Monte, a former sanctuary (until the mid-1400s), Bregazzana, Sant'Ambrogio and Lissago.

The "*castellanze*", erected in open fields, were autonomous in many ways from communal life, making use of the village for public, ecclesiastic, legal and mercantile functions. The village that developed around the 7th – 8th century in the plateau at the feet of the Campo dei Fiori was framed to the east by the valley of the Olona and crossed by the Vellone.

A market was established near the central nucleus of the village (for local and long-distance traders). Over time it assumed growing importance as a point of passage for those trading their wares from central Europe toward Italy and the sea. The development of the village as a centre of trade can be ascribed to the fact that, since ancient times, the area of Varese was criss-crossed by various trade routes and connections between areas on the other side of the Alps and the Mediterranean basin; a crossroads of two axes, one north-south the other east-west.

In modern and contemporary times, the north-south axis was privileged as Varese was drawn into the orbit of Milan.

The role of ecclesiastic services for the *castellanze* also grew over time, in particular for baptisms: the construction of the Church of San Vittore constituted a sort of outpost in proximity to the hills of Santa Maria del Monte, gradually more renowned as an important religious centre in the pre-Alpine region. During the 17th century a large processional road was created to reach the sanctuary of Santa Maria del Monte, lined by a series of chapels that defined a "Sacred Mount".

The relationship between the village and the Sacred Mount has always been of great importance.

Beginning in the 1700s, Varese became a point of reference for Lombard aristocracy. The first important villas were constructed on the hillsides overlooking the historic centre.

This phenomenon only intensified during the 19th century: the rich middleclass, initially financial and later industrial, both local and Milanese chose this site for its new villas or opted to renovate existing ones.

The choice to build on the hillside was also a direct result of the value of the landscape and views toward the lakes and mountains enjoyed from each settlement.

The presence of a significant number of villas, with parks and gardens defining homogenous zones of buildings and open spaces, is a particular quality of Varese maintained by its urban fabric to this day.

Toward the end of the 1800s two trunk rail lines connected Varese with Milan (1865), with new tram lines linking the two stations (the *Nord* and the *Stato*) to the mountain: with the Campo dei Fiori and with Santa Maria del Monte in 1895 via a tram line between the Nord station and the first chapel; in May 1909 a new line to Vellone and later the Sacred Mount was opened; in April 1911 from the Vellone to Campo dei Fiori; the funiculars were decommissioned in 1953, and the line toward the Sacred Mount reactivated in 2000.

The 19th century was also witness to an intense development of industry, above all along the banks of the Olona River, where water-driven mills were substituted by tanneries, spinning mills, paper mills and along the Vellone (aeronautics and footwear).

However, this development occurred unsupported by suitable planning and strategies for harmonising the new industrial city with the history of the village, with no considerations for its distribution across the territory or connections between industrial sites.

The most relevant transformations occurred after 1927, the year Varese was named capital of the Province, subtracted from the jurisdiction of Como.

To strengthen the village, a number of outlying areas were annexed, such as S. Maria del Monte, Velate, Sant'Ambrogio, Masnago, Bobbiate, Lissago, Capolago and Bizzozero.

The city's road network was also heavily modified to ensure that the narrow alleys of the medieval centre could meet new demands on traffic and respond to the city's new role.

Along the axis crossing the centre, flanked by Piazza Mercato and intersecting the new Piazza Monte Grappa, old two and three-storey buildings were quickly substituted by five and six-storey *palazzi* occupied by banks and insurance companies, shops and apartments.

This growth, interrupted by the War, recommenced in the 1950s, favoured by the demand for housing expressed by a growing population, that passed from 40 to 80 thousand in a few decades. It occurred however in a chaotic manner, based on the logics of speculative real estate with no interest in urban planning and the delicate local morphology.

During this period the greatest changes involved the consistency and nature of the urban fabric, organised around the city centre.

The void areas between the nucleus and the *castellanze*, once used for agricultural purposes, were rapidly saturated by sprawling oil-slick expansion and single-family dwellings, most with gardens, accompanied by the substitution of existing buildings.

This gave rise to the fusion between the historic nuclei of the *castellanze* and the urban centre, creating fabrics devoid of any identity and particularly lacking in quality public spaces and urban design in general.

Urban planning regulations permitting enormous volumes in historic areas pushed for the substitution of existing buildings, opening up rents in the fabric of the historic centre.

These were the years of development of entire century-old parks and the cementification of entire hillside areas with the consequent substitution of the fabric linking the centre with the *castellanze*, comprised of parks and villas, to make way for five- to seven-storey apartment blocks.

The turn of the 20th century thus marked the definitive rupture with the historic evolution of Varese, which had found a balanced interaction with the natural pre-Alpine environment, in favour of a new form of expansion devoid of any reference to the original structure.

The situation in Varese at the turn of the 20th century was sufficient for structuring a polycentric form of urban development that included landscaped areas and parks. A "garden city" in the true sense of the term, theorised in Great Britain by Howard in the late 1800s/early 1900s.

This proved not to be the case. Instead Varese embarked on a program of expansion aimed at filling any open space between the village and the *castellanze*.

This type of urbanisation also affected the road network. Despite being served by important road and rail connections prior to many other areas (the Milan-Varese *autostrada* was Italy's first, in 1924), the city was unable to develop a plan to link the city structure with its new infrastructures, in the process progressively losing its function as a hub in for regional traffic in the pre-Alpine region.

5. Description of the Competition Area

The area governed by the Programming Agreement embraces some 36,000 m² and includes, as mentioned, the former Garibaldi Barracks, Piazza della Repubblica, the site of the current Apollonio theatre and its adjacent areas and the former Sant'Ambrogio college in Via Ravasi. Given its position and the development of the city, the competition area possesses a strong public and symbolic value as a link between different parts of the urban fabric. (see Attachment 7)

The urban structure is characterised by an aggregation of urban blocks whose form results from the expansion of the city toward the south, along what is now Via Magenta, toward Milan at the end of the 1800s with the arrival of the railway.

The city plan drawn up by the military engineering office in 1878 (see Attachment 18) constitutes an important reference for comprehending the evolution of the area to be regenerated. During this time the area around the barracks was still unaffected by phenomena of urban expansion occurring to the north and north-east of the city centre. The “local barracks” and the “marketplace” behind it were a “unicum” whose value was substantiated by the void of the public square. It is also possible to observe the presence of the rail lines to Milan from 1865. The end of the 1800s marked the first eastern expansions, toward the railway, further intensified by the construction of the Milan-Saronno-Varese line (1884).

The completion of the infrastructural system generated a new season of urban densification: mobility and accessibility to public transport hubs became the determinant factors in the construction of the city.

The area around the barracks was absorbed into the urban fabric: from peripheral elements, the public square and barracks became an integral part of the city and its public spaces.

There were not great changes to westward expansion: the Bosto hill (Montalbano) remained an excellent landscape of villas and parks (see Attachment 6)

Piazza della Repubblica, as mentioned, was not part of the old village: it is the result of the demolition of the former convent of the Gerolimini fathers, the ancient Palazzo Griffi, in 1867, to create a public square, “extra moenia”, for use as a cattle market.

In 1861, according to the design by the architect Spinelli, the city began building a new municipal barracks, later given the name Garibaldi, substituting the a now obsolete structure situated nearby – inside the former Palazzo Griffi – and successively the square was planted with *hippocastanum* on three sides and a double stepped ramp toward the road for Bosto.

Reinforcing the city's central role as a hub of trade, in 1931 a covered market was constructed along the north-west edge of the square, according to the design by Alberto Alliaud. (This beautiful Liberty structure was unjustly demolished in 1992 to make way for the last great urban transformation of this part of the city).

The square maintained its current configuration until 1939, when it became the site of the Monument to the Fallen, accompanied by a backdrop of conifer trees and was renamed Piazza dell'Impero.

After the War, the square, renamed Piazza della Repubblica, continued for years to host a market of fruits and vegetables from the gardens of the “*castellanze*”.

In 1966 the market was relocated to Piazzale Kennedy, near the station, to make room for a large parking lot required to satisfy the demand for spaces in the city centre: these were the years of intense economic growth and the absolute protagonism of the private automobile. The square hosted a food market only a few days each week.

During the early 1990s, the square radically transformed: with the demolition of Alliaud's building, other buildings on this side of the square and the last of the *hippocastanum*, works began to realise a new 5-storey underground parking structure and the new “Le Corti” shopping centre.

This transformation profoundly changed the city centre: public space lost its character of civic representation and was reduced to hosting activities tied to wholesale commercial distribution. This is clearly demonstrated by the technological elements serving the car park that characterise the surface of the square.

Despite maintaining the scale and importance of a space suitable to a strategic part of the city, Piazza della Repubblica is currently in a state of abandonment that is no longer acceptable.

The subsoil, as mentioned, is occupied by a large parking silo (1,852 stalls, 1,000 for public use and 852 privately owned) and by commercial spaces linked directly to "Le Corti"; the main entrance to the silo is situated precisely at the base of the Monument to the Fallen. (see Attachment 14).

The void left by the demolition of the covered market, after being used for approximately ten years as a parking lot, was utilised for the construction of the **Apollonio Theatre**.

This "temporary" structure can seat up to 1,200 people. (see Attachment 15) The limits of this structure were evident from the outset: structural, plant systems and, above all, scarce acoustic performance.

The "temporary" character of the building in no way contributed to the quality of the surrounding area, accentuating the sensation of an "incomplete" part of the city transmitted by the public square and the adjacent Via Dazio Vecchio.

Particular attention must be paid to the evaluation of the monument currently located above the main entrance to the underground parking silo. Originally conceived for Piazza XX Settembre, one block away, at the point of confluence between three streets that guaranteed a reading of the monument from three different points of view. The current position, at the edge of the square and the backdrop of trees does not allow for a full understanding of the plastic values of the monument intended by its author.

The building of the **former Garibaldi Barracks** completes the southern edge of the square. It is entirely abandoned and the part facing the square shows evident signs of structural collapse. (see Attachment 13)

The building is inscribed in a regular quadrilateral of approximately 70 meters per side, now bordered by four streets: Via Magenta, where the main entrance is located in correspondence with Via Medaglie d'Oro, Via Pavesi, Via San Michele (with the service entrance to the internal courtyard) and Via Spinelli, which separates the building from the square.

The building sits along the edge of the lot, principally along Via Magenta and Via Spinelli. It is three-stories in height: ground floor, first floor and a large and accessible attic level.

The barracks were constructed in successive phases: the original block, facing the square, in 1861, the attic level in 1879, the front along Via Magenta in 1886 and the enclosure of the portico toward the square in 1887. The building was designed originally as an "L", consisting of the portion facing Via Magenta, which includes the main entry portal and that facing the square. However, during construction, presumably due to a need for additional space, the portion facing Via San Michele was constructed, giving the building a "C" shape, with an internal courtyard; the front toward the square was characterised by a portico consisting of solid brick columns supporting sail vaults in turn supporting the balconies of the upper levels open toward the internal courtyard as loggias. The front toward Via Magenta and the accessory spaces along Via Pavesi were realised by the military administration in 1886. The first structural cracks appeared in August 1900, due principally to the settlement of the foundations along Via Spinelli, which worsened over time and following the construction of the underground parking silo. The recognition of the typological and architectural characteristics of the barracks, what is more listed by the office of the Superintendent for Monuments, (see Attachment 26) is inseparably linked to the recovery of the continuity of spaces and uses of the square. Further historic details can be found in the attached report.

The **building complex in Via Ravasi**, the former Sant'Ambrogio college, (see Attachment 16) built between 1939 and 1940, was once a boarding school run by the sisters of Reparation, referred to as from Nazareth, until 1990. It consisted of two large buildings: an uphill building, facing Via dei Giardini, visible in the aerial photograph attached to the master plan, was demolished in 2012 for structural reasons, with the

intention of its successive reconstruction; the building that still occupies the lot presents a closed courtyard and a steeping profile that reaches up to five storeys, partially covered by a pitched roof and partially by a flat roof. Street elevations are in exposed brick. The church building, which completes the courtyard and rises above the other buildings, is a one-room structure with a barrel vaulted ceiling that now presents structural problems. The renovated portions of the complex are currently home to the Rector's Office and administrative offices of the Insubria University. The areas in use today, as demonstrated in the reports drawn up by provincial technicians, present important structural problems.

The regional office of the Superintendent for cultural heritage has excluded this building from its listing, with the exception of the "*cladding in Cuasso porphyry of the retaining walls at the entrance to the complex – including the ramp*".

6. Socioeconomic Conditions in the Competition Area and its Surroundings

Varese is a city of 80,000 inhabitants, and the capital of a province home to some 900,000 people. The city and its territory are part of the most advanced urban region in Italy, that of Milan. Furthermore, Varese also enjoys a beneficial proximity to Lugano, Switzerland, making it to all intents and purposes a frontier city that looks in two directions: toward the Milan region and the Canton Ticino. In terms of integrated transport and economic trade, Varese is one of the three vertices of an emerging economic centre, together with Lugano and Como.

Within the Italian and European panorama Varese is one of the most important industrial manufacturing centres. It is sufficient to mention that 29.9% of the added value in its province is produced by the manufacturing sector, compared with a national average of 18.4% and the average of the Lombardy region 24.6%¹. Business enterprises in the province of Varese also share a deeply rooted tendency to export their products: the relationship between export and added value is equal to 45.5%, compared to the 36.1% average in Lombardy and 27.8% in Italy².

This historical legacy, a strong manufacturing base and international vision of business, is not sufficient for describing the contemporary city. Varese, like many other middle-sized European countries with an industrial past, is changing its skin and moving toward an economic model in which manufacturing companies, to remain competitive, require that cities and territories also develop advanced services and a human capital linked to the economy of knowledge. The investment in culture and cultural infrastructures is thus considered an important lever for favouring this new orientation and attracting and keeping people with elevated skills, together with a greater flow of visitors and tourists.

Piazza della Repubblica is thus viewed as a renewed urban centrality. The home of a new generation of artistic containers and public spaces able to intercept the demand for quality cultural and recreational activities, expressed first and foremost by present and future residents of Varese, and the population of the surrounding territory. An area able to become a recognisable centre of attraction, impressing a new mark on the city.

The new cultural spaces of Varese can count on some 800,000 potential users, all residing in an area less than thirty minutes from the city centre by car³. This figure helps to justify the proposed dimensions of the theatre and its number of seats. On the other hand, based on the indicator of family income to approximate expenditures, the Province of Varese has an average pro capita income of €25,000.00, higher than the Italian average, though lower than the average in the region of Lombardy, which stands at €30,000.00⁴.

The future theatre's management and programming model must take into account the fact that an important quota of its public potential may express a relatively high spending capacity for cultural events and entertainment, though undoubtedly inferior to that of a city like Milan.

The significant public investment in the operation to regenerate Piazza della Repubblica confirms the desire of local institutions to provide the city with a new symbol, with the ability to generate important economic and social effects. A symbol, as indicated in the Brief, that privileges an innovative use of technical and architectural solutions based on environmental and economic sustainability, privileging substance over appearance.

The need to carefully utilise the resources for the new theatre, induced public institutions to seek a partnership with the private sector both during construction and, above all, during the management of this new infrastructure. This partnership will be structured by a successive architectural design competition. The interest of private subjects in the new theatre, and the correlated real estate development in Via Ravasi, will provide public institutions with additional base resources to support this operation.

The investment required for the realisation of a new cultural container and new public spaces has been estimated at €31 million, consisting of approximately €28 million of public resources and €3 million of

private investment. Based on estimate market sale values, the real estate development in Via Ravasi may have a value in the order of €43 million, with clearly significant economic benefits to the City of Varese.

In particular, the new design of Piazza della Repubblica and the operation of the new library, theatre and commercial activities destined to settle in the area should create a new centre of attraction, not only during the day but also at night.

A further expected impact is related to the regeneration of the areas around Piazza della Repubblica, with a foreseeable increase in investments in renovations and a rise in real estate values.

¹ Unione degli Industriali della Provincia di Varese, *Osservatorio Varese*, 2013.

² Unione degli Industriali della Provincia di Varese, *Osservatorio Varese*, 2013.

³ CityO calculations based on ISTAT data on the resident populations of Italian Cities in 2014.

⁴ Unione degli Industriali della Provincia di Varese, *Osservatorio Varese*, 2013.

7. Mobility and Traffic in the Competition Area

The competition area presents the following critical issues in terms of mobility and traffic:

- the use of Piazza della Repubblica, currently obstructed by traffic flows, above all in Via Spinelli and in relation to the exit ramp from the parking silo;
- the means of access to the parking silo for traffic from Via Magenta;
- scarce pedestrian activity due to the discontinuity of surfaces and the limited protection and safety of intersections between spaces for pedestrians and traffic lanes.

A new proposal is required for mobility in this area, which takes into account the closure of Via Spinelli, the modernisation of Via Pavesi, including its enlargement, a new exit ramp from the parking silo in Via San Michele and the inversion of existing/entrance toward Via Magenta and Via Manzoni, considering current flows of traffic from:

- of high speed one-way traffic around the city centre toward the centre and the *autostrada*;
- from the *autostrada* toward the city and its rail stations;
- from the rail stations toward the centre and the *autostrada*;
- exiting and entering the underground parking silo;

using data that can be inferred from the Urban Mobility Plan available on the City's official website.

8. The Implementation of the Transformation Projects: The Two Sub-Areas

The choice to proceed with the urban regeneration in two distinct though complementary sub-areas known as **sub-area 1, which includes Piazza della Repubblica and the former Garibaldi Barracks**, and **sub-area 2, comprised of the new theatre and relative areas and the real estate development in Via Ravasi** (see Attachment 8 & 9) is based on the following considerations incorporated in the Programming Agreement:

- the first is design-related: the Piazza della Repubblica and Barracks are recognised and treated as a unified urban element with the ability to make a decisive contribution to the regeneration of the entire area;
- the second is procedural: the specific nature of the theatre and the development in Via Ravasi require an innovative approach based on a public-private partnership.

Sub-area 1: plans for this area include:

- the **recovery and adaptive reuse of the former barracks** as a new library with complementary functions, including an opening toward Piazza della Repubblica;
- the creation of a **new exit ramp from the underground parking silo from Via San Michele** and the closure of the current ramp in Via Spinelli;
- the **closure of vehicular traffic in Via Spinelli** to convert the square into a pedestrian island and link the square and the internal courtyard of the barracks via its portico;
- the **regeneration of the entire Piazza della Repubblica** to create a contemporary public space that restores this public square to the city;
- the enlargement of **Via Pavesi** including a series of demolition works.

Sub-area 2: plans for this area include:

- the **construction of a new 1,500-seat theatre** with accessory spaces and fly tower, and the regeneration of the areas immediately adjacent to it;
- the **demolition** of the existing real estate complex currently hosting the university rector's offices and administrative offices to create a new public space facing the public square;
- the construction of a **new building in Via Bizzozero** to host the **ASL health services offices** and advanced tertiary and commercial spaces;
- the construction of a **new primarily residential building** on the site of the demolished structure in Via dei Giardini;
- the construction of a **new 350-seat multipurpose hall** for the University;
- underground parking serving the new complex;
- the restoration of bicycle-pedestrian paths along the entirety of Via dei Giardini.

9. Design Guidelines: Sub-Area 1

In addition to the contents of Attachment 27, which contains the reference design benchmarks for public spaces, the following section offers more specific design guidelines for this sub-area.

Former Garibaldi Barracks (see Attachment 10 e 22)

As mentioned in the Premise, the recovery and transformation of the building must be implemented in phases because the available funding provided by the Programming Agreement permits only a first, though important, phase that, as outlined in the attachments, provides for:

- **Portion of the building indicated by the letter A:** the conservation renovation of the structure and its internal spaces aimed at guaranteeing the legibility of its typological and compositional characteristics, including the reopening of the ground floor portico, facing Piazza della Repubblica, to ensure a continuous link between the square and the internal courtyard.
- **Portion of the building indicated by the letter B:** this part of the barracks may include demolitions and reconstructions, on the same lots, to allow for the construction of a new exit ramp from the parking silo beneath Piazza della Repubblica. The new ramp, set parallel to Via San Michele, will permit the closure of the existing ramp in Via Spinelli, restoring continuity to the use and appearance of the area.
- The reconstruction of this portion of the building may:
 - Repropose the original profile of the demolished volume, linking the ridge and eave lines with the roof of part A;
 - Adopt the typological and compositional qualities necessary to guarantee the integration with volume A and the unitary appearance to the complex (see also the opinions expressed by the Superintendent of Fine Arts and the Landscape in the Attachment 26);
 - Organise the ground floor to host the exit ramp and the connection with the portico to be reopened at grade in volume A;
 - Recover the internal courtyard and render it an integral part of the new functions.
- **Portion of the building indicated by the letter C:** demolition of accessory structures currently in a partial state of collapse, renovation of the addition in Via Pavesi, reconstruction of the perimeter wall and closure of the internal courtyard and creation of a new vehicular access from Via Pavesi, compatible with the local road network and the levels across the site.
- **Portion of the building indicated by the letter D:** the preliminary design must include all interventions necessary to guarantee the use of all spaces and their coherence with the rest of the building. The first phase, that provided for in and financed by the Programming Agreement, includes the rehabilitation of the ground floor without demolishing any existing parts of the building. Instead, the ground floor spaces used until recently and on the whole in a discrete state, may be reused for functions related to new cultural activities and the library. The remaining parts are to be completed successively, though proposals must provide for their renovation and reuse.

The renovation of the former Garibaldi Barracks must respect the current limits of the existing volumes and profiles. The competition does not exclude proposals for the renovation of the interior courtyard that include the construction of new architectural elements attached to the new perimeter wall and/or in adherence to the existing building. The construction of these eventual architectural elements must however be discussed with the office of the Superintendent of Fine Arts and the Landscape.

Attachment 22 indicates the quantities of existing floor areas and the uses to be located here.

Proposals must take into account the fact that the diverse activities to be located in the building have different hours of operation (morning, afternoon, night) and thus architectural choices must consent the

organisation of highly flexible spaces, easy to integrate and modify to adapt to transformations and different uses over time, even throughout the course of the day.

All spaces must be fully and easily accessible to the disabled, including those in need of assistance and the elderly.

As better specified in the same Attachment, the project must provide suitable spaces for the following activities:

- library and reading rooms, online and multimedia consultation;
- spaces for music rehearsal and listening, video reproduction, rooms for local associations, spaces for small concerts or film screenings, study halls;
- play-recreation spaces for babies and small children;
- spaces for activities dedicated to the elderly and adolescents;
- conference rooms that can also be used for performances, concerts and events;
- spaces for use by local citizens;
- commercial spaces such as a bar, cafeteria, bookshop;
- offices and service spaces.

The layout of these spaces must guarantee the use of each single space and the simultaneous and multiple presence of activities and uses.

The municipal library system is currently divided among different locations:

- central civic library in Via Sacco
- children's library near the stations in Via Cairoli
- neighbourhood library in San Fermo
- art library in the Municipal Museum
- the library of the local musical school.

The objective is to unify the central location, that for children and the historic-artistic section in the Villa Mirabello into a single building. The attached chart provides the quantities for these two existing structures and their users.

While awaiting the renovation of the building, indispensable **works are currently underway** to correct the structural deficiencies in portion A. (see Attachment 24).

Piazza della Repubblica (see Attachment 10)

As mentioned, the regeneration of Piazza della Repubblica focuses on the creation of a contemporary public space with a marked ability to serve as a centre of attraction and gathering.

The cardinal points of this project are:

- the conversion of the entire area between the former barracks and the "Le Corti" shopping centre into a pedestrian island, including the elimination of the exit ramp from the parking silo in Via Spinelli;
- the creation of a new exit ramp from the parking silo in Via San Michele;
- an evaluation of the inversion of traffic related to the entrance/exit ramps along Via Magenta-Via Manzoni;

- the elimination of all elements emerging above the level of the public square to guarantee functional pedestrian access, technical spaces and ventilation for the underground parking structure;
- the redefinition of the new edge of the public square in correspondence with the level changes between Via Bizzozero and Via San Michele;
- the redesign of the edge between the public square and Via Magenta and Via Manzoni;
- the eventual reconstruction of an architectural element in front of the façade of the shopping centre to stimulate the qualified and protected use of public space and at the same time to improve the relationship between the building and the open space in front of it. The realisation of this element, which must obviously take into account the structure below, preserving its structural performance and waterproofing, may also be part of a future phase.

While awaiting the project for the regeneration of the public square, the Municipal Government has prepared a project for the removal of a first round of urban furnishings. (see Attachment 25)

10. Design Guidelines: Sub-Area 2

The new theatre and related areas (see Attachment 11)

The current tent-theatre structure is to be entirely disassembled and demolished.

The new theatre must be a multifunctional structure designed to host performances for the general public, with up to 1,500 seats, on two levels (floor and balcony seating).

The maximum height of the building is to be determined by the fly tower.

In order to ensure a suitable presence and visibility, the new building is to be moved 20 meters toward the public square with respect to the existing structure.

Considering the experience matured in managing the Apollonio Theatre since 2002, and the need to reduce operating costs, the design must provide:

- a Foyer, directly facing the public square;
- a suitable stage (approx. 280 m²);
- a fly tower with a minimum height of 20/21 meters;
- an accessible space for loading/unloading vehicles (in general TIR) transporting stage sets and equipment for performances. Vehicles must be able to park and unload/load this material at the “stage edge”, with a consequent reduction in transport and handling costs; accessibility for these vehicles must not create an obstacle to the use of the spaces behind the new building, also to be redesigned;
- adequate change rooms for artists and groups (choirs and orchestras, separated by gender);
- adequate storage and service spaces.

Toward Via Dazio Vecchio the main objective is to re-stitch the new public space with the rest of the historic city centre, Piazza della Motta and Piazza Montegrappa via a network of pedestrian connections that exploit the paths and porticos of neighbouring private properties. Proposals must resolve the level change between the areas behind the theatre and lot 156 – privately owned – to allow for pedestrian access also to/from Via Dazio Vecchio. These paths are identified in Attachment 11.

New real estate development in Via Ravasi (see Attachment 23)

The rehabilitation of Via Ravasi includes:

- the construction of a new mixed-use (primarily) residential and tertiary services building in Via dei Giardini; a diagram of the plan and layout are provided in Attachment 11; the design must ensure direct access also from Via dei Giardini; the volume of the new building, up to a maximum level of 416 m a.s.l. may be comprised of separate volumes, also projecting toward the interior of the lot (see the reference to the variable lot edge in the legend to the plan in Attachment 11); the project must tend toward a more correct insertion within the local context that restores visual relations with the Bosto hill behind the site (see Attachment 12);
- the total demolition of the buildings of the former Sant’Ambrogio college;
- the construction of a new three-storey building consisting of a volume in Via Bizzozero that completes the street front with ground floor commercial spaces, the offices of the local ASL - *Azienda Sanitaria Locale* health services department on the first floor (see Attachment 21 which illustrates the existing floor areas to be confirmed) and advanced tertiary service spaces on the second floor. It is possible to propose the construction of a multipurpose space facing the city,

either as a completion of the public space in the area currently occupied by on-grade parking or adjacent to Via Ravasi accessed via the existing ramp (see Attachment 23);

- a new three-storey underground parking structure for approximately 210 vehicles to satisfy the needs of this new development.

11. Economic Feasibility Forecasts in the PA and the Actual Costs of the Works

The feasibility study conducted as part of the Programming Agreement produced a series of estimates of the principal costs outlined below. (cf. the Economic Feasibility Assessment attached to the PA).

The evaluation was subdivided into three sections:

- the real estate development in Via Ravasi, based on private investment;
- the construction of a new theatre;
- the adaptive reuse of the former Barracks and redesign of the public square.

Via Ravasi

The area of Via Ravasi is to be the object of a new real estate development. The site, currently public property, will later be sold to a private operator. This site is to be occupied by a new complex, as illustrated in Table 1: a mixed-use development of residential, tertiary, commercial and multipurpose spaces.

Table 2 contains the estimated construction costs for the different functions. The table also presents estimate sale prices for each of the functions in Table 3. Obviously, given that it is a private investment, these figures are subject to variations based on pricing policies adopted by the final operator(s) in relation to market conditions at the time of sale.

Table 1 - VIA RAVASI – FLOOR AREAS

GFA Residential (m ²)	8,500
GFA Tertiary (m ²)	2,700 of which 1,450 for the ASL
GFA Multipurpose (m ²)	500
GFA Commercial (m ²)	1,350
TOTAL GFA (m²)	13,050
Garages/Parking Stalls residential n.	140
Garages/Parking Stalls tertiary n.	70
Garages/Parking Stalls TOTAL n.	210

Table 2 - VIA RAVASI - ESTIMATED CONSTRUCTION COSTS

Average construction cost residential (€/m ²)	1,300.00
Average construction cost tertiary (€/m ²)	1,200.00
Average construction cost multipurpose (€/m ²)	800.00
Average construction cost commercial (€/m ²)	1,300.00
Average construction cost Garages/Parking Stalls (€/each)	15,000.00

Table 3 - VIA RAVASI - ESTIMATED SALE PRICES

Average price residential (€/m ²)	3,000.00
Sale Price tertiary (€/m ²)	2,800.00
Sale Price multipurpose spaces for the university (€/m ²)	2,000.00
Sale Price commercial (€/m ²)	3,000.00
Sale Price parking stalls (€/each)	25,000.00

New Theatre

The estimates of the project cost for the new theatre are based on the total number of seats.

The project cost (Table 4) is composed of construction costs (including MEP systems, equipment and furnishings) and design fees (including eventual project management and consultants fees).

The total project cost for the new theatre of €24 million is obtained by multiplying the project cost per seat by the total number of seats.

Table 4 - NEW THEATRE – PROJECT COST

a) Seats (n.)	1,500
b) Project Cost (€ x seats)	16,000.00
c) Project Cost (€); (c = a x b)	24,000,000.00
Construction costs (€)	22,225,000.00
Design Costs + Project Management + other consultants (€)	1,775,000.00

Recovery of the Barracks and Regeneration of the Public Square

The total project cost for the two projects is derived from the sum of the construction costs (including MEP systems, equipment and furnishings) and design fees (including eventual project management and consultants fees).

In this case, the calculation also includes VAT because the cost of the two projects will be paid for entirely by the public sector: unlike the new theatre and the development of Via Ravasi (private investment) Value Added Tax cannot be deducted from the costs.

Table 5 – BARRACKS AND PUBLIC SQUARE – PROJECT COST

Barracks and Public Square	Project Cost (VAT inc.)	Construction Costs (VAT inc.)	Design Fees (VAT inc.)
Barracks Recovery (€)	4,900,000.00	4,615,000.00	285,000.00
Public Square Regeneration (€)	1,865,000.00	1,755,000.00	110,000.00
Total	6,765,000.00	6,370,000.00	395,000.00

12. Procedures for Awarding and Completing the Various Projects

The projects will be awarded in two separate international design competitions, one for each Sub-Area.

The competitions are structured as follows:

- a pre-selection of competitors during an open and anonymous initial phase (Phase One);
- the selection of 10 competitors who will be invited to present a preliminary design.

For Sub-Area 1 the winner of the Competition will be awarded commissioned with the development of the Definitive Design, Construction Drawings and Works Supervision, without further tender calls.

For Sub-Area 2 the winning preliminary project will be used by the City to develop successive public tenders.

All of the competition procedures are managed by the dedicated "Concorrimi" website.

13. Reference Legislation

This section lists the various technical regulations and procedures to be used as a reference during the development of the design proposals sought by the Competition.

The list is in no way exhaustive and participants are responsible for respecting all applicable Italian legislation, and in relation to the specific qualities and nature of each proposal.

Building Regulations and Norms

- Code of Public Contracts of Works, Services and Supplies i (Legislative Decree 163/2006)
- Implementation law of the Code of Public Contracts (Presidential Decree 207/2010)
- Consolidated Building Act (Presidential Decree 380/2001 and successive modifications and integrations)

Local Regulations

- Local Hygiene Regulations

Structural Design

- Building Codes and Regulations (Ministerial Decree 14 January 2008)
- Instructions for the application of Building Codes as per Ministerial Decree 14 January 2008 (Government Circular n. 617 del 2009)

Acoustics

- Noise Pollution Framework Legislation (Law n. 447/1995 and successive modifications and integrations)
- Noise Pollution Norms (Lombardy Regional Law n. 13/2001)
- Calculation of Passive Noise Performance for Buildings (Decree of the Prime Minister 05/12/1997)

Energy Efficiency

- Regulations for the implementation of the national plan for the use of energy, energy savings and the development of renewable energy sources (Law n. 10/1991 and successive modifications and integrations)
- Norms for the prevention and reduction of atmospheric emissions and environmental healthy and safety (Lombardy Regional Law n. 24/2000)
- Determinations on energy certification for buildings in implementation of Legislative Decree 192/2005 and arts. 9 e 25 of Lombardy Regional Law n. 24/2006 (Regional Decree VIII/5018)

Barrier Free Design

Regulations for the elimination of architectural barriers in public buildings, spaces and services (Presidential Decree n. 503/1996)

Fire Safety

- Fire prevention for the design, construction and operation of spaces of entertainment and public performance (Decree of the Ministry of the Interior 19 August 1996);
- Simplifications to fire protection procedures, as per article 49 comma 4-quater, of Decree Law n. 31 May 2010, n. 78, converted with modifications by Law n. 30 July 2010, n. 122 (Presidential Decree 01.08.2011, n. 151);
- Clarifications and application guidelines for Ministerial Decree 19.08.1996 (Ministry of the Interior Circular n.1 23.1.1997);
- Modifications and integrations to Ministerial Decree 19.8.1996 (Ministerial Decree 6.3.2001);
- Online transmission of clarifications relative to fire protection procedures (Ministry of the Interior Circular n. P741/4101 7.6.2001).

Attachments

1	Site Survey: CTR 1:10,000 (Technical Regional Map)	TIFF file
2	Planimetric Map: AFT 1:2,000 (Aerial photograph)	DWG file
3	DBT City of Varese (Topographic Database)	SHP file
4	Land Registry Maps	PDF file
5	Site Plan of Existing Conditions	DWG file
6	Existing Site Sections	DWG/PDF file
7	Extract from the PA	PDF file
8	Urban Transformation: Identification of the Sub-Areas	DWG/PDF file
9	Existing Situation and Typologies of Intervention	DWG/PDF file
10	Design Guidelines: Sub-Area 1	DWG/PDF file
11	Design Guidelines: Sub-Area 2	DWG/PDF file
12	Landscape Values: View Analysis and Visual Cones	PDF file
13	Former Barracks: Existing Plans and Sections and Historic Elevations	DWG/PDF file
14	Multi-storey Parking Structure: Existing Plans and Sections	PDF file
15	Apollonio Theatre: Existing Plans and Sections	PDF file
16	Area of Via Ravasi: Existing Plans, Sections and Opinions of the Superintendent's Office	DWG/PDF file
17	Photographic Documentation	JPG file
18	Historic Report by Arch. Marè	PDF file
19	Analysis of Existing Functions: Library	PDF file
20	Analysis of Existing Functions: Theatre	PDF file
21	Analysis of Existing Functions: ASL Health Services Offices	PDF file
22	Former Barracks: technical file	PDF file
23	Area of Via Ravasi: technical file	PDF file
24	Structural Report	PDF file
25	Demolitions Underway	PDF file
26	Superintendent's note on the Former Barracks	PDF file
27	Public Space in the City	PDF file

Additional documentation consultable online:

Town Plan [www.comune.varese.it – gestione del territorio](http://www.comune.varese.it - gestione del territorio)

Urban Mobility Plan www.comune.varese.it - mobilità e trasporto urbano

Programing Agreement and Master Plan www.comune.varese.it – gestione del territorio – PGT vigente