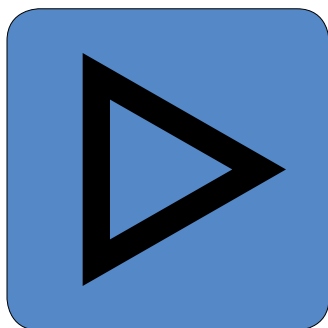


# MILANO

Nuove destinazioni in pieno centro attirano un turismo in crescita. E tutt'attorno sono in costruzione torri e quartieri per milioni di metri quadrati. La città sale. Non senza contraddizioni: dalla gentrificazione già in atto al gran traffico veicolare, che si traduce anche in inquinamento ambientale. Ma come sarà Milano tra sette anni? Per immaginarlo vi presentiamo qui i maggiori cantieri in corso. Dalle opere per le Olimpiadi invernali del 2026 ai distretti artistici e tecnologici che promettono di rianimare le zone più periferiche, convogliando studenti da tutto il mondo • *New destinations in the city centre are attracting growing numbers of tourists. And all around millions of square metres of tower blocks and housing estates are under construction. The city is rising. Not without contradictions: from the gentrification already under way to an increase in road traffic that also results in growing pollution. But what is Milan going to be like in seven years? To imagine it we are presenting here the main construction sites in progress.*



*works for the Winter Olympics of 2026 to art and technology districts that are promising to revive the outlying areas of the city, drawing in students from around the world*

Testo Sara Banti

2030

## Le novità in centro

## New Developments

## in the Centre

Con le sue numerose tracce romane, l'impronta medievale, gli splendidi inserti sette-ottocenteschi e i fasti del Novecento, Milano è una città antica e stratificata, da sempre aperta al cambiamento. Anche nel centro storico.

Lo dimostrano in particolare due quartieri – Porta Nuova e CityLife – che negli ultimi dieci anni hanno rivoluzionato la sua immagine, regalando ai cittadini

piazze-palcoscenico vivaci anche se un poco aliene, in linea con

gli spazi pubblici di altre grandi metropoli. A completamento di CityLife, è atteso entro il 2024

The Portico, potente zampata di architettura contemporanea a firma dello studio danese BIG: un gigantesco portale dal tetto a onda lungo ben 140 metri che fornirà nuovi uffici

e punti panoramici aperti al pubblico, tra cui una piscina sospesa. Ma in centro l'innovazione valorizza anche gli edifici storici, li fa rivivere.

È il caso della passerella a specchio disegnata da Sonia Calzoni e Pierluigi Nicolin, che produrrà dinamiche optical nel collegare entro il 2026 i due volumi anni Trenta dell'Arengario, in piazza Duomo, consentendo così il raddoppio del Museo del Novecento. Altre mete culturali e commerciali sono già quasi concluse. Accanto a piazza San Babila, per esempio, è stato inaugurato da poco il restauro – a cura di Michele De Lucchi per Ferragamo – del Seminario voluto da San Carlo Borromeo. Il magnifico portale barocco, disegnato da Francesco Maria Richini su corso di Porta Venezia, oggi dà accesso a un itinerario pedonale che si snoda tra boutique, ristoranti e hotel, perfettamente integrato nel cosiddetto 'quadrilatero della moda'.

E poco distante – in via della Spiga 26 – c'è Palazzo Pertusati, un edificio anni Cinquanta rivitalizzato da Alessandro Scandurra. La sua caffetteria nella corte piena di verde diventerà una nuova meta.

● *With its numerous traces of the Roman era, mediaeval layout, splendid 18<sup>th</sup>-and 19<sup>th</sup>-century insertions and the glories of the 20<sup>th</sup> century, Milan is an ancient and multi-layered city, a place that has always been open to change. Even in the historic centre. This is particularly evident in two districts – Porta Nuova and CityLife – which over the last ten years have revolutionised its image, offering the city's residents plazas that are lively and spectacular, although a little alien, in line with the public spaces of other large metropolises. In completion of CityLife, The Portico, a strong touch of contemporary architecture designed by the Danish firm BIG, should be finished by the end of 2024: a gigantic portal with a 140-metre roof in the shape of a wave that will provide new office space and panoramic viewpoints open to the public, as well as a sky pool.*

● *But innovation in the centre is also making the most of historic buildings, bringing them back to life. An example is the mirrored walkway designed by Sonia Calzoni and Pierluigi Nicolin, which will produce dynamic optical effects in the process of connecting by 2026 the two 1930s blocks of the Arengario, on Piazza Duomo, making it possible to double the Museo del Novecento in size. Other cultural and commercial attractions are already almost complete. Next to Piazza San Babila, for example, the Seminary founded in the 16<sup>th</sup> century by St Charles Borromeo has been restored – by Michele De Lucchi on behalf of Ferragamo – and has recently been opened. The magnificent baroque portal designed by Francesco Maria Richini on Corso di Porta Venezia now provides access to a pedestrian route that winds between boutiques, restaurants and hotels and is integrated into the fashion district known as the quadrilatero della moda. And not far away – at Via della Spiga 26 – stands Palazzo Pertusati, a building from the 1950s renovated by Alessandro Scandurra. Its cafeteria set in a courtyard filled with greenery looks like becoming a popular new hangout. ■*

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▲ Michele De Lucchi – AMDL CIRCLE  
Portrait Milano  
2022



▽ Scandurra  
Studio Architettura  
Spiga 26  
2023



◀ BIG studio  
The Portico  
2024

▲ Sonia Calzoni  
e Pierluigi Nicolin  
Novecentopiùcento  
2026



▲ Studio Metrogramma  
Loreto Open Community  
2025



△ Renzo Piano – RPBW  
Campus Nord Politecnico  
Bovisa  
2026



△ Onesitestudio  
Biblioteca BEIC  
2026



▽ Luca Monica – Politecnico  
Brera – Campus delle Arti  
2026



△ FRPO, WALK, SD Partners  
Magnifica Fabbrica  
2026

◁ Piurarch  
Human Technopole  
Mind, ex Expo 2015  
2023



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## Luoghi per la cultura

### Places for Culture

Moda, design, editoria, comunicazione, musica, cibo. Sono i punti di forza di Milano. Uno dei settori in maggiore crescita è quello della formazione. Università d'eccellenza – tra cui Bocconi, Politecnico, Cattolica, Bicocca – vanno a sommarsi a tante altre istituzioni che offrono corsi di prestigio, in grado di attirare studenti anche dall'estero (in media il 15 per cento degli iscritti). Ovvio che l'architettura debba tenere il passo: servono nuovi campus, studentati, biblioteche e tante altre attrezzature di servizio. Ad aprire le danze sono stati la Bocconi – che ha coinvolto negli anni scorsi le irlandesi di Grafton Architects e poi lo studio giapponese Sanaa per disegnare un ampliamento e residenze – e il Politecnico, di recente ripensato da Renzo Piano. Sempre a Piano è affidato il futuro Campus Nord del Politecnico in Bovisa, che valorizza vecchi gasometri ed ex fabbriche a shed e li immerge in un paesaggio rigoglioso firmato da studio LAND.

Il recupero di strutture esistenti è punto di partenza per altri due campus che sorgeranno a breve: quello dello IED nell'area sotto le capriate dell'ex Macello a sud-est (firmato da Cino Zucchi) e a nord quello dell'Accademia di Brera allo Scalo Farini (progetto del Politecnico guidato da Luca Monica). Mentre con i suoi scolpiti volumi vetrati su cui si sviluppa un giardino, ha forme super-contemporanee lo Human Technopole destinato ai laboratori degli scienziati, che lo studio Piurarch sta costruendo nel distretto tecnologico Mind, sull'ex sito di Expo 2015. Puntano su luce e trasparenze altri due importanti innesti dedicati alla cultura: la biblioteca BEIC attesa a Porta Vittoria (capofila Onesitestudio), simile a una grande serra, e la Magnifica Fabbrica della Scala nel quartiere Rubattino, 65mila metri quadrati al servizio delle scenografie del teatro milanese, con spazi per mostre rivolte al grande pubblico (progetto di FRPO, WALK e SD Partners).

● Fashion, design, publishing, communication, music, food. These are Milan's strongpoints. One of the fastest growing sectors is that of education. To a number of top-rated universities – including the Bocconi, Polytechnic, Catholic and Bicocca – are added the other institutions that offer prestigious courses, able to attract students from abroad as well (on average 15 per cent of enrolments). It is obvious that architecture has to keep pace: new campuses, student residences, libraries and many other such facilities are needed. The ball was set rolling by the Bocconi – which in recent years has turned to the Irish practice Grafton Architects and then the Japanese firm SANAA to design an extension and residences – and the Polytechnic, recently renovated by Renzo Piano. Piano has also been entrusted with the future Campus Nord of the Polytechnic at Bovisa, which will make use of old gasometers and former shed-roofed factories and immerse them in a luxuriant landscape designed by the LAND studio.

The reclamation of existing structures is the starting point for two more campuses that are going to be created shortly: that of the IED in the area beneath the trusses of a former slaughterhouse in the south-east (designed by Cino Zucchi) and in the north that of the Accademia di Brera at the Scalo Farini (a project of the Polytechnic led by Luca Monica). While with its sculpted glass volumes on top of which is laid out a garden, the Human Technopole destined to house scientific laboratories that the Piurarch studio is constructing in the MIND technology park, on the site of Expo 2015, has super-contemporary forms. Two other insertions into the city's fabric dedicated to culture are betting on light and transparency: the BEIC library to be built at Porta Vittoria (project leader Onesitestudio), which will resemble a large greenhouse, and the Magnifica Fabbrica della Scala in the Rubattino district, 65,000 sqm at the service of the Milanese opera house's set designers, with spaces for exhibitions aimed at the general public (project by FRPO, WALK and SD Partners). ■

▽ Scandurra Studio Architettura + Zanetti Design Architettura Up Town Cascina Merlata 2022



ph. Andrea Maritadonna



△ Park Associati Palazzo Sistema 2028

▽ ACPV Architects Torre Faro 2024



△ Asti Architeti Park Towers 2023

# Le torri del futuro The Towers of the Future

Milano non si è mai distinta per l'altezza dei suoi edifici. Fino a pochi anni fa solo due grattacieli emergevano dalla trama uniforme del suo tessuto urbano: il Pirellone di Gio Ponti e la torre Velasca dei BBPR. Tutto è cambiato di recente con i due grandi sviluppi immobiliari di Porta Nuova e CityLife, che hanno messo in scena virtuosismi panoramici firmati Stefano Boeri, Cesar Pelli, Daniel Libeskind, Zaha Hadid, Arata Isozaki, Arquitectonica. E ora la città sembra averci preso gusto. Tanto che entro il 2030 si prevede di arrivare a quota cento torri, anche se non tutte altissime. Alcune sono già quasi concluse, come quella dal morbido profilo avvolto in un reticolo strutturale disegnata da Mario Cucinella per Unipol, a Porta Nuova. Quartiere quest'ultimo destinato ad accogliere presto i due grattacieli affiancati Gioia 20, progetto di ACPV Architects, e anche la 'strana coppia' ex Pirellino e Torre Botanica – il primo riqualificazione a cura di Diller Scofidio+Renfro di un'ex sede anni Cinquanta del Comune, la seconda una scultura vegetale firmata Stefano Boeri Architeti. Poco lontano, in via Pola, ci sarà anche la torre di 26 piani Palazzo Sistema, che fornisce nuovi uffici alla Regione Lombardia, con vetrate fotovoltaiche e terrazze a doppia e tripla altezza, design studio Park. A connotare Milano Sud sarà invece la Torre Faro, in costruzione accanto al nuovo quartiere Parco Romana. Sede dell'azienda energetica A2A, sventerà con la sua silhouette cilindrica e traslucida pensata da ACPV, e sarà visibile anche di notte. Molti altri grattacieli sono in preparazione nelle fasce più esterne della città. Dalla torre Hippodrome di Beretta Associati nel quartiere di San Siro alle Park Towers nel Parco Lambro, opera di Asti Architeti; da quelle di Studio Scandurra e Zanetti Design Architettura a Cascina Merlata al complesso TPR di Corsico, firmato da ALC Studio, Our Studio e Solids.

● *Milan has never stood out for the height of its buildings. Until a few years ago only two skyscrapers emerged from the uniformity of its urban fabric: Gio Ponti's Pirelli Tower and the BBPR's Torre Velasca. It has all changed recently with the two major real-estate developments of Porta Nuova and CityLife, which have included panoramic virtuosities designed by Stefano Boeri, Cesar Pelli, Daniel Libeskind, Zaha Hadid, Arata Isozaki and Arquitectonica. And now the city seems to have a taste for them. So that by 2030 there are going to be as many as a hundred towers, although not all of them will be very tall. Some are already almost finished, like the one with a soft profile wrapped in a structural lattice designed by Mario Cucinella for Unipol, at Porta Nuova. This last district is soon going to host ACPV Architects' Gioia 20, two skyscrapers set side by side, as well as the 'odd couple' of the tower known as the Pirellino and the Torre Botanica – the former the refurbishment by Diller Scofidio + Renfro of a building that used to be the seat of the municipality in the 1950s, the second a multicoloured sculpture lined with plants designed by Stefano Boeri Architeti. Not very far away, on Via Pola, there will also be the new 26-storey tower called Palazzo Sistema, which will provide the Regione Lombardia with new offices, fitted with photovoltaic windows and terraces of double and triple height, designed by Park Associati.*

*The area of Milano Sud will have its own landmark in the Torre Faro, under construction next to the new Parco Romana housing development. Headquarters of the A2A power company, its soaring cylindrical and translucent silhouette designed by ACPV will be visible at night too. Many other skyscrapers are under preparation in more outlying areas of the city. From Beretta Associati's Hippodrome tower in the San Siro district to the Park Towers set in the Parco Lambro, the work of Asti Architeti; from those of Studio Scandurra and Zanetti Design Architecture at Cascina Merlata to the TPR complex at Corsico, designed by ALC Studio, Our Studio and Solids. ■*

## MILANO-CORTINA 2026

Sarà uno scenario urbano e montano a ospitare le Olimpiadi e Paralimpiadi invernali di Milano Cortina 2026. Le gare si svolgono tra Cortina d'Ampezzo (Belluno), Anterselva-Antholz (Bolzano), Predazzo e Tesero in Val di Fiemme (Trento), Livigno e Bormio in Valtellina (Sondrio). A Torino il palazzetto sportivo Oval ospiterà probabilmente il pattinaggio. A Milano si gareggerà al Forum di Assago e all'Arena del quartiere Santa Giulia, quest'ultima una struttura immaginata da David Chipperfield come tre anelli di altezza e diametro crescente che fluttuano uno sull'altro (a destra, in basso). Già avviato in città il cantiere del Villaggio olimpico (a destra, in alto) su progetto di studio SOM, che occupa un angolo del masterplan Parco Romana (uno dei sette ex scali ferroviari da convertire in nuovi quartieri). I sei edifici, che mettono a disposizione degli atleti circa 1700 posti letto, diventeranno dopo l'evento uno studentato. ● *The Winter Olympics and Paralympics of Milan Cortina 2026 will have both an urban and a mountain setting. The races on snow will be staged between Cortina d'Ampezzo (Belluno), Anterselva-Antholz (Bozen), Predazzo and Tesero in Val di Fiemme (Trento) and Livigno and Bormio in Valtellina (Sondrio). In Turin the Oval sports hall might host the skating. In Milan the competitions will be held at the Forum di Assago and the Arena in the Santa Giulia district, the latter a structure imagined by David Chipperfield as three rings of increasing height and diameter that float one on top of the other (right, bottom). Work has already started in the city on the Olympic Village (right, top), designed by SOM, which occupies a corner of the Parco Romana master plan (one of seven former railway yards to be converted into new housing). With about 1700 beds for the athletes, the six buildings will be turned into halls of residence for students after the event.*



# Quartieri in costruzione New Developments under Construction

Quella in atto a Milano è un'impressionante impennata immobiliare. Un milione e mezzo di metri quadrati sono in costruzione solo a Sesto San Giovanni, centro a nord-est della metropoli

li dove sull'area delle ex acciaierie Falk sorgerà il quartiere MilanoSesto, su masterplan di Foster+Partners. Un altro milione è in cantiere a nord-ovest nel

Comune di Rho Pero, sul sito di Expo 2015, che ospiterà il polo tecnologico Mind – università, centri di ricerca, ospedali, aziende hi-tech e residenze, organizzati su un impianto ideato in origine da Carlo Ratti Associati, messo a punto da Mario Cucinella Architects. E poi tutt'attorno alla città sono in

arrivo altri nuovi sviluppi immobiliari di varia taglia, dai dieci ai centomila metri quadrati di superficie e anche oltre. Il tutto in aggiunta alla densificazione urbana connessa ai progetti di rilancio dei sette ex scali ferroviari che occupano aree più centrali, da Porta Romana (impianto di Carlo Ratti e Diller Scofidio+Renfro) a Farini (masterplan di OMA), a Lambrate (fronte residenziale lungo i binari firmato da Paolo Caputo). Per non parlare della vicenda tuttora aperta dello stadio Meazza nel quartiere di San Siro, che i club Milan e Inter vorrebbero sostituire con una nuova e più articolata struttura. Il consumo di suolo registrato in città tra 2021 e 2022 è aumentato di otto volte rispetto a quello del biennio 2019-2020. Un'accelerazione che preoccupa molti. Da un lato perché Milano – complice la pandemia ma soprattutto a causa della carenza di abitazioni accessibili – negli ultimi due anni in realtà ha perso ventimila abitanti. Dall'altro perché la quantità di cemento e asfalto in arrivo lascia presagire un peggioramento del traffico veicolare in città (che già oggi è la 14ª più inquinata del pianeta). Per la qualità della vita nella Milano del 2030 saranno cruciali le scelte politiche su mobilità, transizione ecologica e housing sociale.

● *There is a staggering upsurge in real-estate development under way in Milan. A million and a half square metres are under construction just at Sesto San Giovanni, a municipality to the north-east of the metropolis where the MilanoSesto district will be laid out in the area formerly occupied by the Falk steelworks, to a master plan by Foster+Partners. Another million are coming up in the north-west in the municipality of Rho Pero, on the site of Expo 2015, which will house the MIND technology park – universities, research centres, hospitals, high-tech companies and housing, organized on a layout originally conceived by Carlo Ratti Associati and fine-tuned by Mario Cucinella Architects. And then on their way all around the city are other new property developments on various scales, from 10 to a 100 thousand square metres of floor space and even more. All this in addition to the urban densification connected with schemes for the re-launch of the seven former railway yards occupying more central areas, from Porta Romana (layout by Carlo Ratti and Diller Scofidio + Renfro) to Farini (master plan by OMA) and Lambrate (residential front along the tracks by Paolo Caputo). Not to speak of the still open question of the Meazza stadium, which the Milan and Inter clubs would like to replace with a more complex structure. Land take in the city increased eightfold between 2021 and 2022 with respect to 2019-20. An acceleration that worries many. On the one hand because Milan – partly as a result of the pandemic but largely due to a shortage of affordable housing – has in reality lost 20,000 inhabitants over the last two years. On the other because the quantity of concrete on its way foreshadows an increase in road traffic in the city (which is already the 14th most polluted on the planet). For the quality of life in the Milan of 2030 the political decisions taken on mobility, ecological transition and social housing are going to be crucial. ■*



△ Foster+Partners  
MilanoSesto  
2025



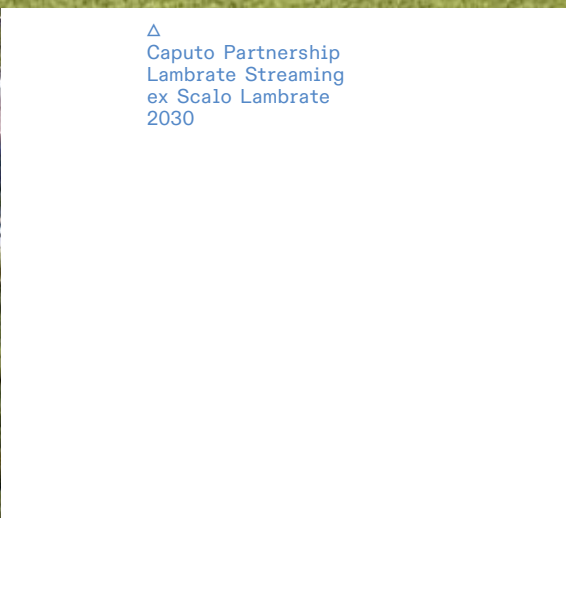
△ Atelier(s) Alfonso Femia  
Milano 3.0  
2025



▽ Mario Cucinella Architects  
SeiMilano  
2024



△ OMA, Laboratorio Permanente  
Agenti Climatici, ex Scalo Farini  
2030



△ Caputo Partnership  
Lambrate Streaming  
ex Scalo Lambrate  
2030

