

**Intersol 2018**  
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# **Regional policies for urban redevelopment of contaminated sites**

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Regional  
framework of  
polluted sites

Regional  
Program for  
Remediation  
of Polluted  
Sites

Remediation  
and Urban  
Requalification

Case studies

# REGIONAL CONTEXT

2016

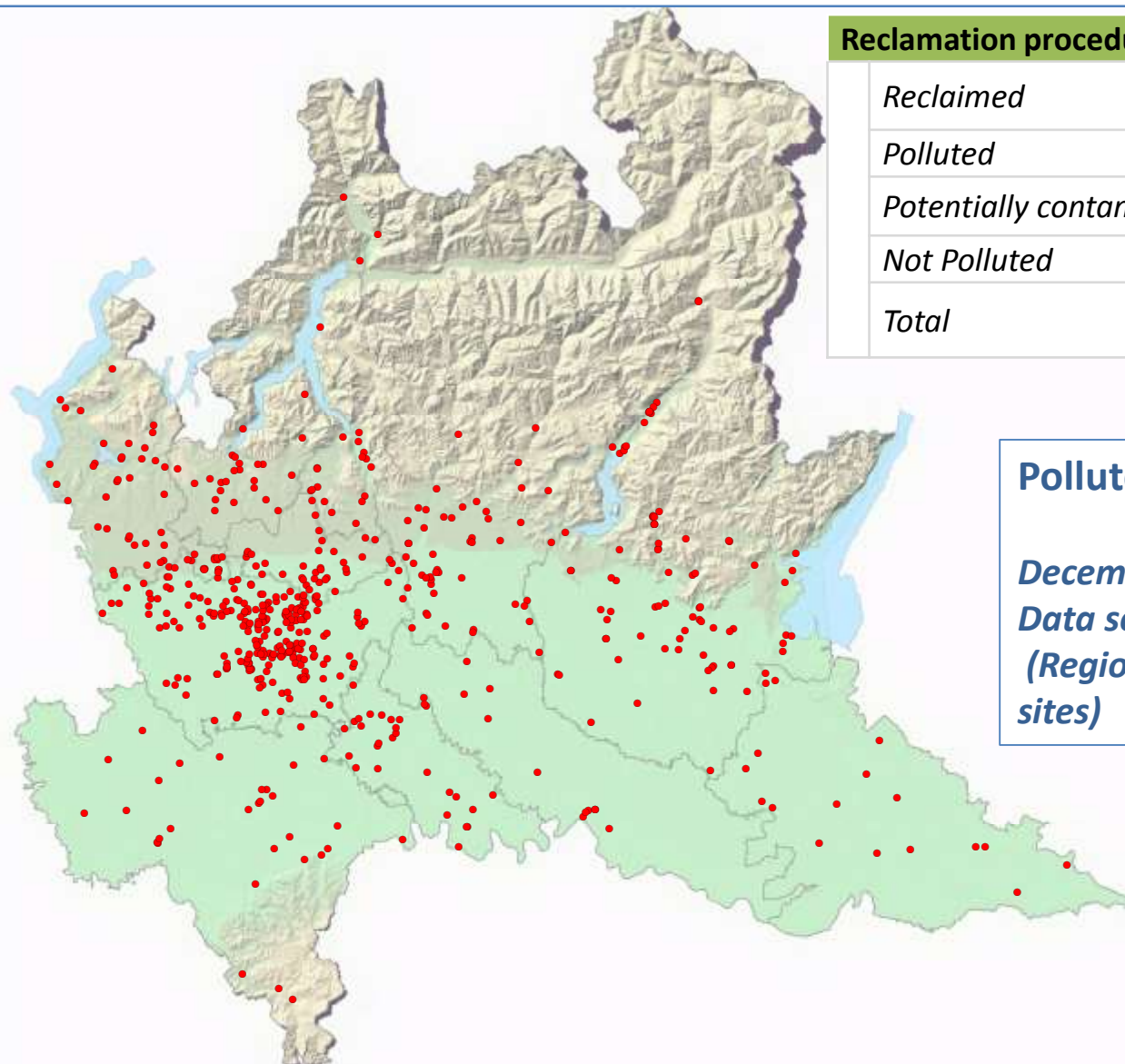
## Administrative competency

- **Municipal:** Sites which fall entirely within a single municipality;
- **Regional:** Sites which affect the most the territory;
- **National:** identified by decree of the Ministry of the Environment.



# REGIONAL CONTEXT

2016



Reclamation procedures		2012	2016	Trend
Reclaimed		1396	1937	↑
Polluted		818	977	↑
Potentially contaminated		1599	1451	↓
Not Polluted		652	1030	↑
Total		2935	5395	↑

## Polluted Sites

*December 2016*

*Data source: AGISCO*

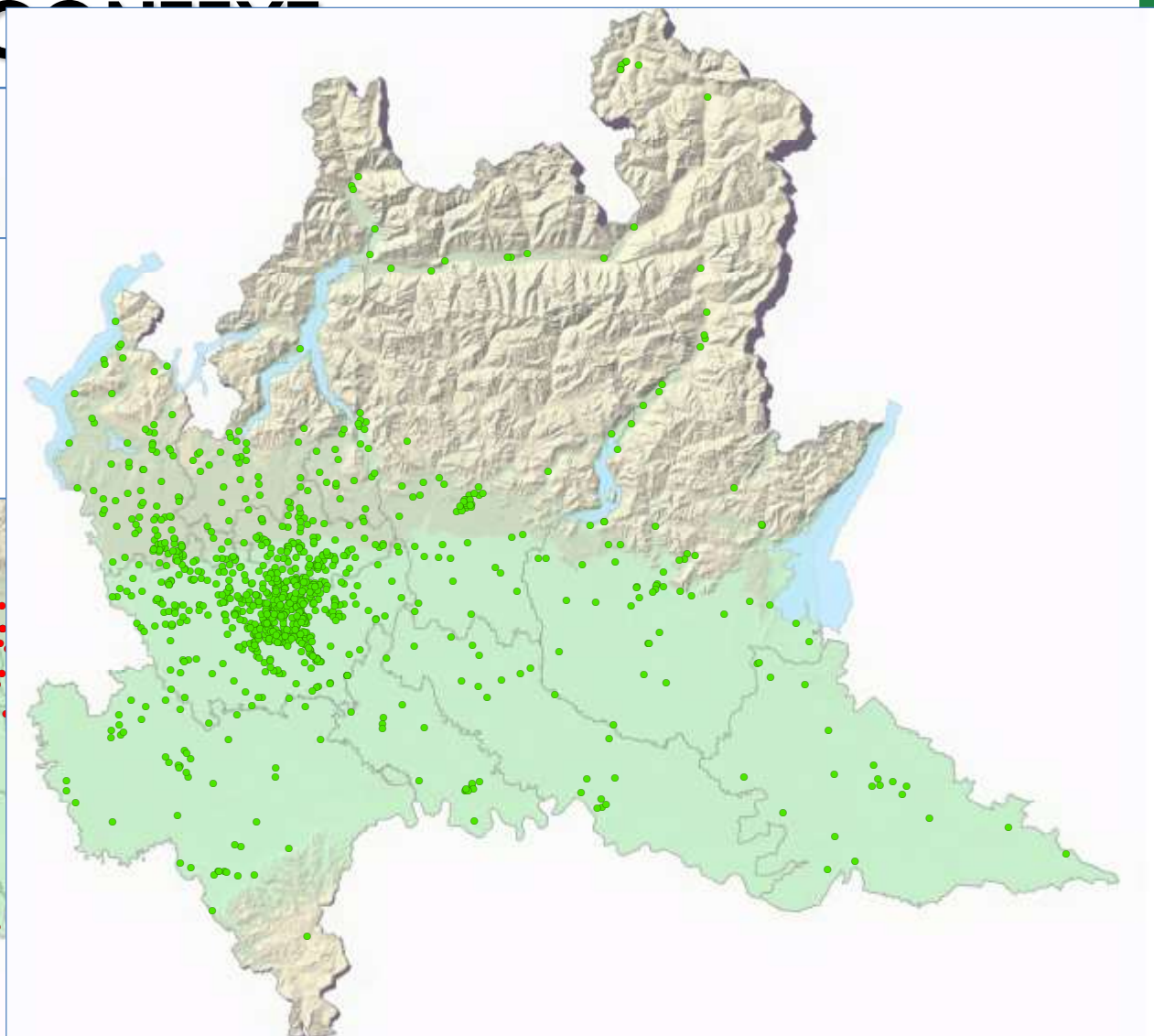
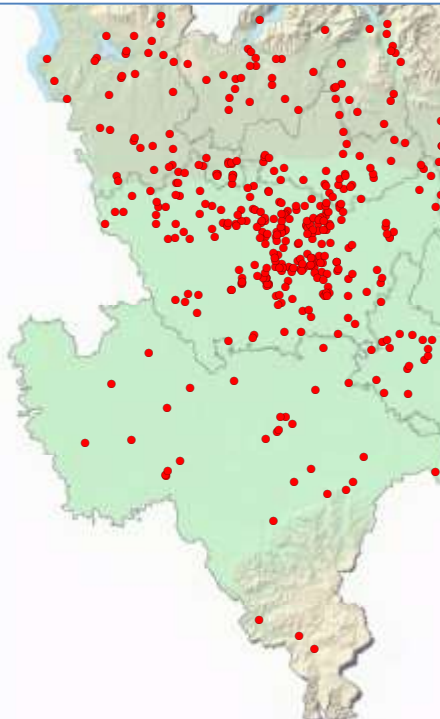
*(Regional Register of contaminated sites)*

# REGIONAL CONTEXT

## Reclaimed Sites

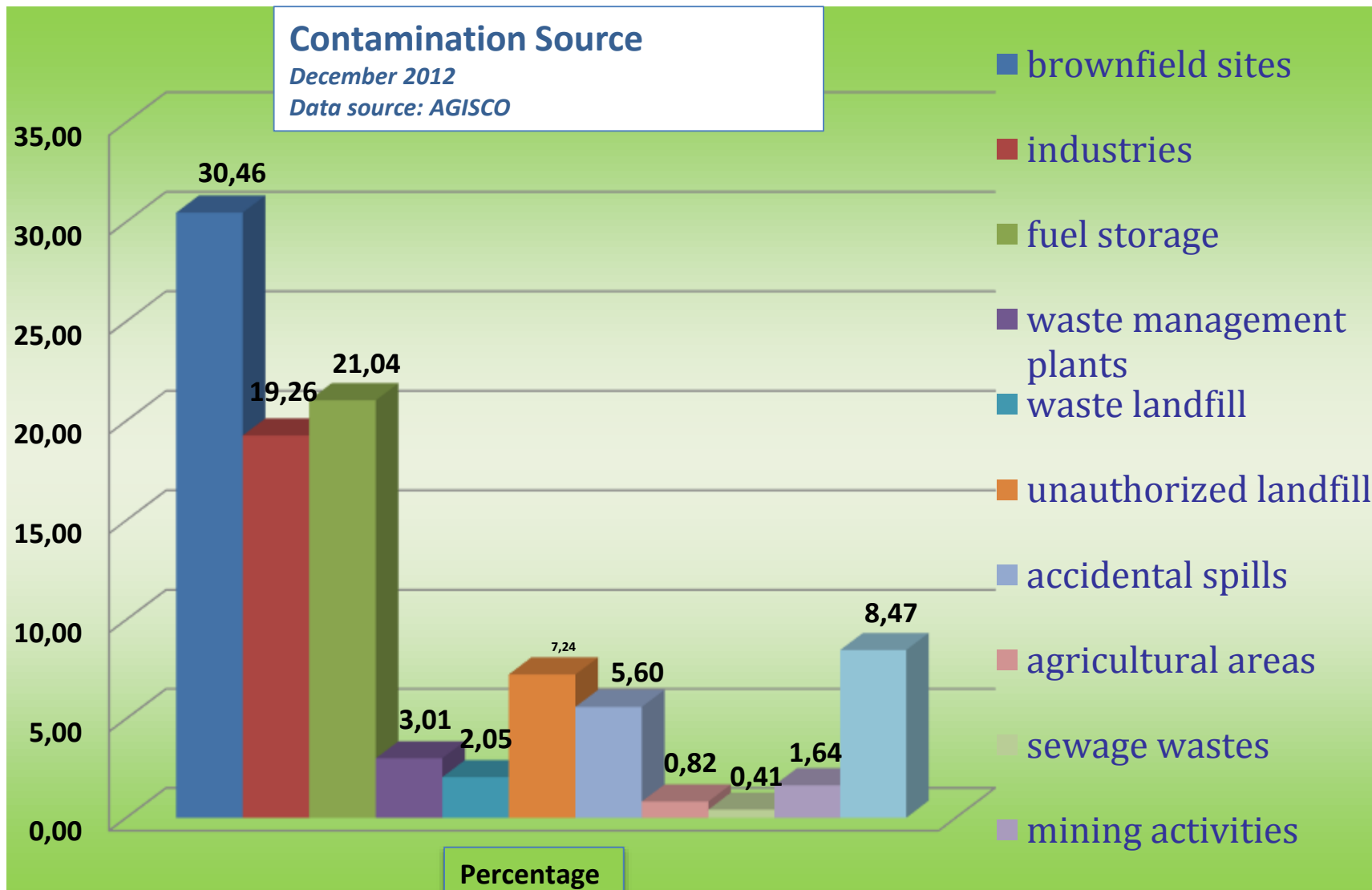
*December 2016*

*Data source: AGISCO*



# REGIONAL CONTEXT

2014

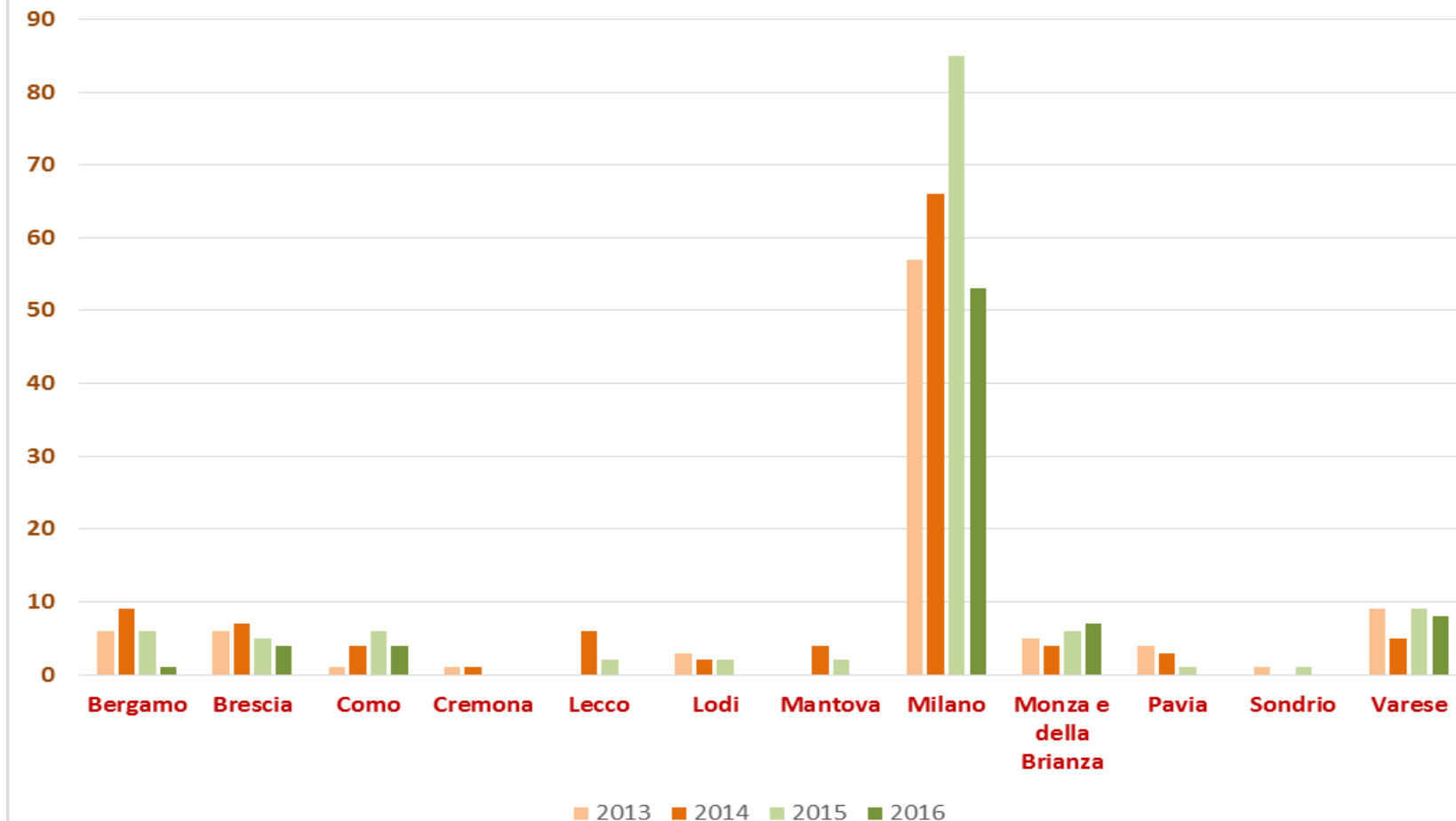




# REGIONAL CONTEXT

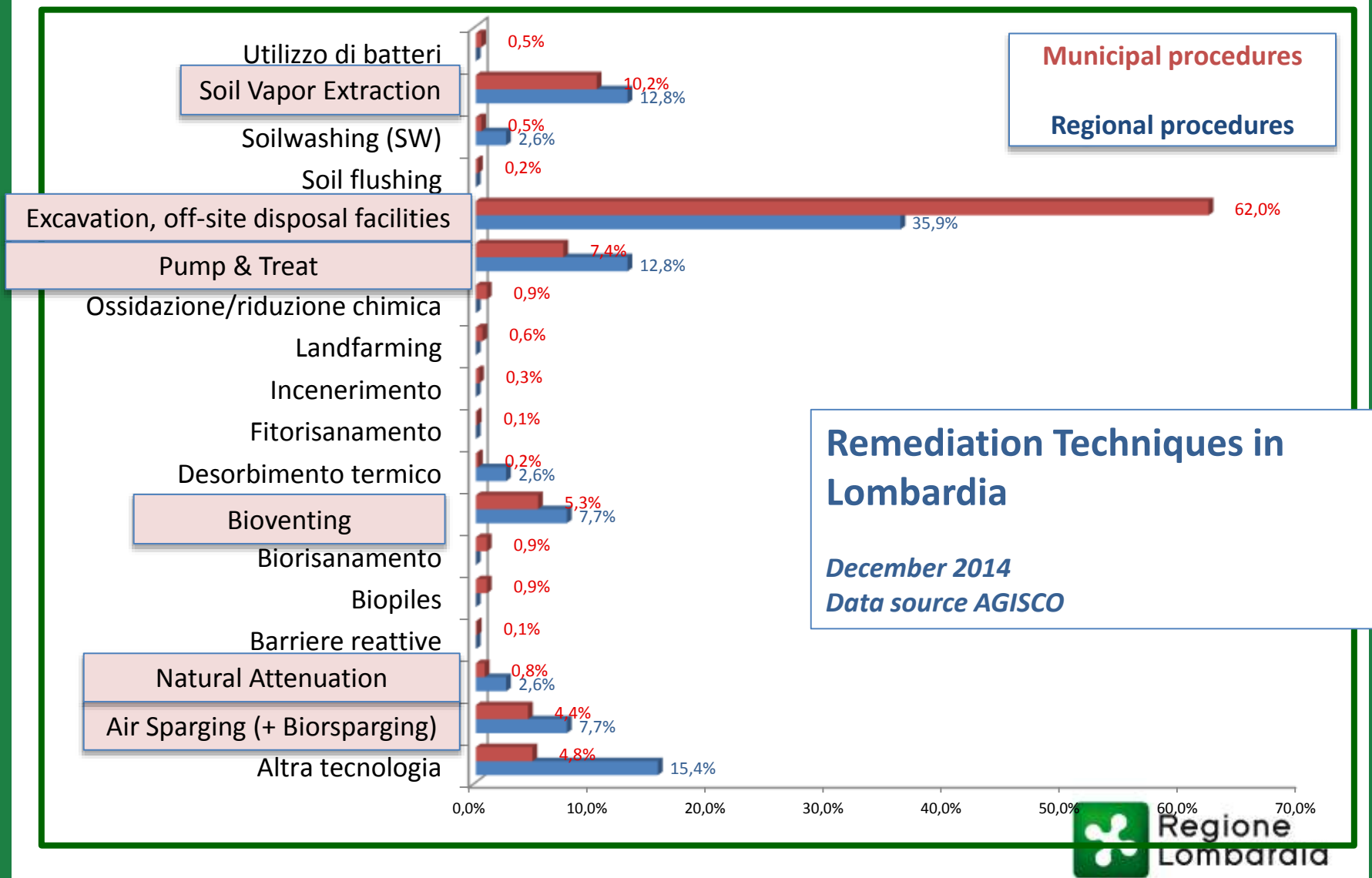
2016

Reclaimed sites by Province by year (2013-2016)



# REGIONAL CONTEXT

2014

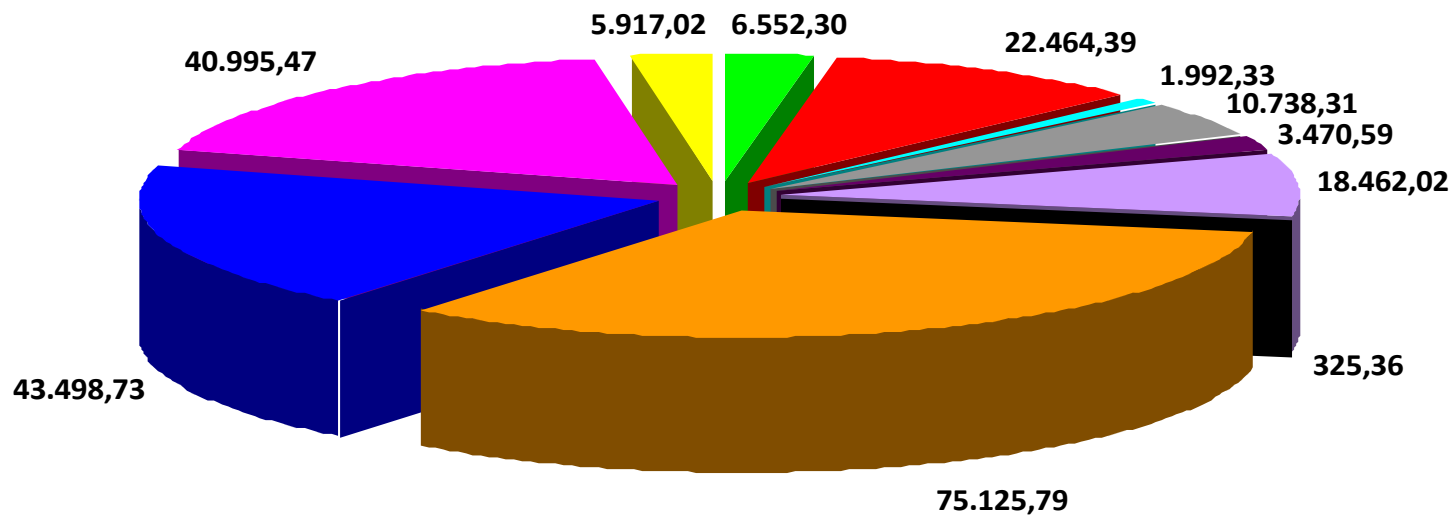




# REGIONAL CONTEXT

2016

## Regional funding 2001/2016 by Province



Total from 1992 to 2016 – spent **300.000.000,00 €**

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# REGIONAL PROGRAM FOR REMEDIATION OF POLLUTED SITES 2014



With d.g.r. n.1990 of June 20, 2014, the Regional Council approved the Regional Program for the waste management (P.R.G.R.) including the **Regional Program for the remediation of polluted sites (P.R.B.)** and the related documents provided by the Strategic Environmental Assessment (S.E.A. - V.A.S.).

The Remediation Program contains the suitable actions to implement the regional legislation in this area, with particular reference to the procedures to carry out for the remediation activities and for the environmental and urban redevelopment of the contaminated areas.



# REGIONAL PROGRAM P.R.B.

2014

The Remediation Program (P.R.B.), integral part of the regional program for the waste management, is the planning and programming tool for the remediation activities and it includes:

- The priority setting of interventions on contaminated sites according to a methodology of environmental risk assessment;
- Reduction of waste produced by reclamation;
- **Promotion of remediation and urban regeneration of polluted sites**
- Estimation of financial charges;
- Promotion of new remediation and characterization technologies.



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# REMEDIATION AND URBAN REDEVELOPMENT

## What is the “territorial marketing”?



It is a tool to implement the Regional Program for the Remediation of Polluted Areas. It is aimed at **promoting urban regeneration** and environmental remediation of contaminated sites, **reducing soil consumption** and promoting socio-economic development of the local communities

### Objectives

- Remediation of contaminated sites **with the least amount of public resources**
- Encouraging the recovery of degraded soils compared to the **consumption of free land**
- Support **third subjects** (not the polluter) who are interested in reclaiming and redeveloping the areas
- Support **municipalities** in the remediation and urbanization procedures
- Bringing together supply and demand: promoting towards private operators and the real estate sector "Orphan" sites to be redeveloped



# REMEDIATION AND URBAN REDEVELOPMENT

## The territorial marketing of polluted sites

### Territorial Marketing

Tools at different levels of implementation

- Legislative and regulatory tools
- **Guidelines** about procedures
- Financial tools
- **Agreements** between Institutions
- **Urban feasibility studies** → invitation to public tender / expression of interest
- **incentives** to encourage private operators to reinvest in contaminated areas
- **Communication Plan**



# Territorial marketing *Legislative and regulatory measures*

## R.L. 31/2014 “Regional Law for the reduction of soil consumption and regeneration of degraded soil”

The R.L. 31/2014 requires that territorial plans orientate the regeneration projects primarily in urbanized, degraded or underused areas, minimizing soil consumption.

The aim is to promote the environment, the landscape and the agricultural activities without spoiling

Article 1, “Soil, is a non-renewable and common resource, which is of vital importance for the environmental balance, for the protection of health, for the agricultural production, for human and/or animal nutrition, for the protection of natural ecosystems and defense from hydrogeological collapse”



# TERRORIAL MARKETING *GUIDELINES*

«Guidelines for urban redevelopment of contaminated areas» – d.g.r. 31 may 2016, no. 5248

The Municipalities must implement the following steps:

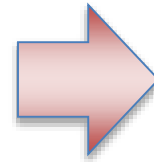
- Classification of the area subjected to remediation within the acts of P.G.T.
- Urban-building feasibility study
- Variation to Urban municipal plan (P.G.T.)
- Project of remediation - Declaration of public utility
- Estimation of the area value
- Expropriation procedure / public tender / expression of interest
- Presentation of Masterplan, consistent with the project of remediation



# Territorial marketing - Urban feasibility studies

## Urban feasibility studies for urban redevelopment of polluted sites

- ✓ **Territorial framework** →  
infrastructural, environmental,  
settlement
- ✓ **State of the area** → building stock,  
previous uses and land reclamation
- ✓ **Urban planning foreseen**
- ✓ **Socio-demographic framework and  
the real estate market**
- ✓ **Hypothesis of valorization,  
transformation and marketing of the  
site** → hypothesis of transformation  
of the productive settlements,  
estimation of the costs for the  
transformation and revenues from  
the sale of the real estate



**Proposal of  
Masterplan**

# TERRITORIAL MARKETING COMMUNICATION PLAN

## Proposal for a thematic website dedicated to the territorial marketing for the enhancement of polluted sites

The creation of a thematic website is mainly aimed at giving visibility:

- to the activities of enhancement and promotion of the sites to be reclaimed
- to support activities to the Municipalities, implemented through the territorial marketing action
- to bring together supply and demand



# TERRITORIAL MARKETING

## Work in progress 2018/2019

Update 2018 of the Regional Territorial Plan (PTR)

Networking the thematic website dedicated to marketing

Public tender for the funding of the characterization of contaminated "orphan" sites

Follow-up of the activities for the promotion of polluted sites redevelopment (Agreement; Urban feasibility studies, etc)



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# CASE STUDIES

## Ex OLS

Comuni di Pisogne (BS) e  
Costa Volpino (BG)

- ✓ Territorial framework
- ✓ State of the art



- ex OLS
- Strade principali
- Strade secondarie
- Rete ferroviaria
- Stazione rete ferroviaria

SP055 – Pisogne - Costa Volpino  
SP510 – Sebina Orientale  
SP1 – Pisogne - Ponte Barco  
SS42 – SP del Tonale e della Mendola

# Urban feasibility studies

## INQUADRAMENTO TERRITORIALE

a. Inquadramento territoriale

b. Contesto comunale

c. Esterno delle aree prioritarie

d. Area ex OLS

e. Vista aerea ex OLS

### Localizzazione e contesto

- Il Comune di Pisogne è situato nella zona occidentale del Comune di Costa Volpino, a sud-ovest del centro urbano di Pisogne.
- Il Comune di Pisogne occupa complessivamente una superficie di 2.416 ha, di cui 140 ha sono ricomprese nell'area di studio di cui 41% del territorio per uso agricolo e 59% di aree a uso urbano.
- La ex OLS, attualmente sotto la gestione della Provincia di BS, è localizzata al Sud del centro urbano, a sud dell'area di studio, e si estende per una superficie complessiva di 1.416 ha, di cui 1.000 ha sono ricomprese nell'area di studio.
- Il Comune di Pisogne, nella fascia di urbanizzazione, è presente una stazione ferroviaria, distante circa 1 km dal centro urbano.
- Proprio nella zona di studio, il Comune di Pisogne possiede un'area di studio di 1.416 ha, di cui 1.000 ha sono ricomprese nell'area di studio.
- Superficie totale: 1.416 ha (di cui 1.000 ha sono ricomprese nell'area di studio).
- Superficie coperta: 2.416 ha (di cui 1.000 ha sono ricomprese nell'area di studio).
- Volume totale: 4.216 ha.





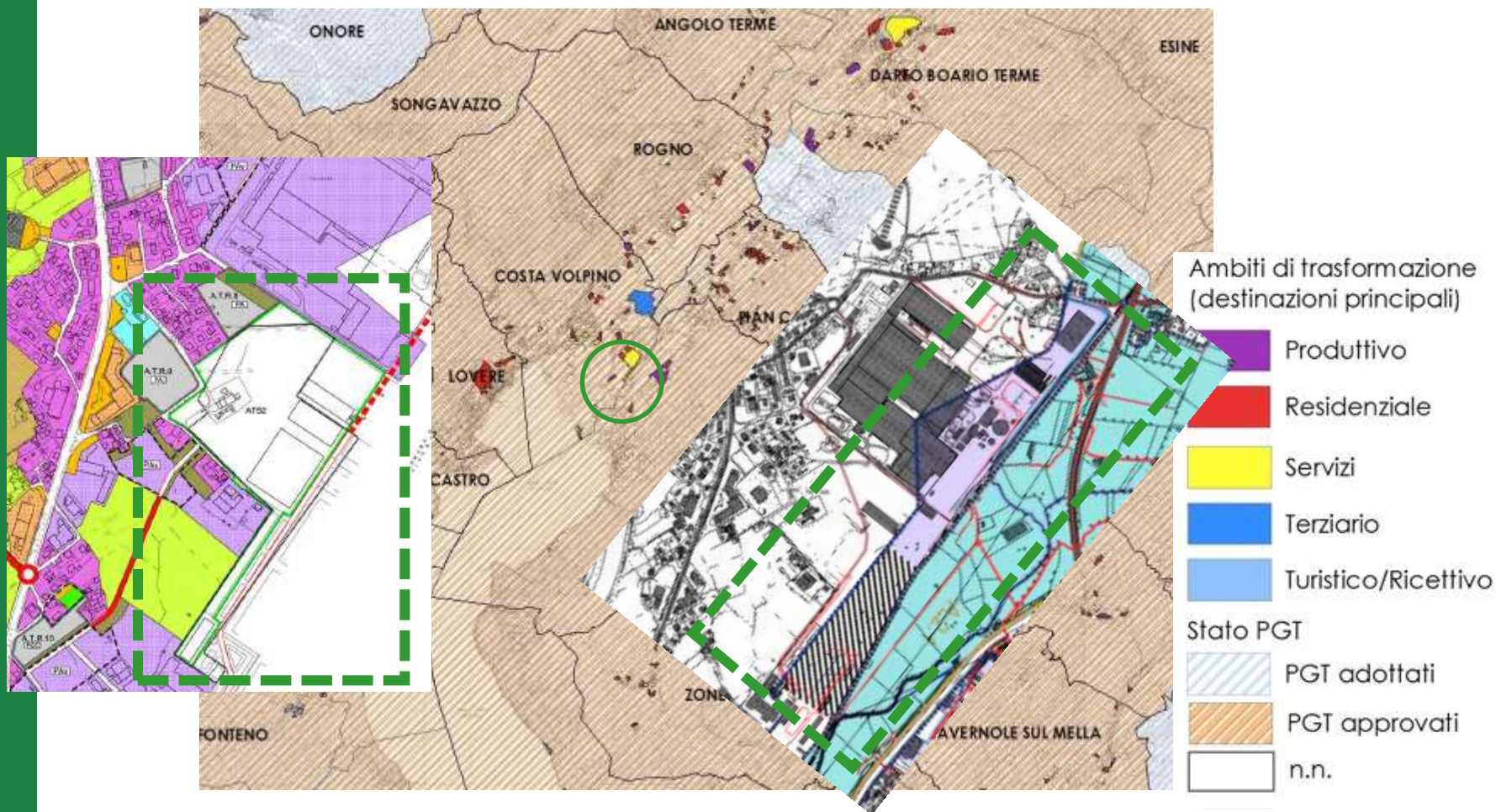
# CASE STUDIES

## Ex OLS

Comuni di Pisogne (BS) e  
Costa Volpino (BG)

## Urban feasibility studies

✓ Urban plans at different levels (Region,  
Province and Municipality)





# CASE STUDIES

## Ex OLS

Comuni di Pisogne (BS) e  
Costa Volpino (BG)

## Urban feasibility studies

✓ Masterplan Proposal: Hypothesis of valorization, transformation and marketing of the site



# CASE STUDIES

## EX FALCK STEELWORKS

Agreement between Lombardy Region and Municipality of Sesto San Giovanni for the regeneration of ex-Falck area

Abandoned steelworks

Total Area: 1.433.000 mq = 12,2% of the municipal territory

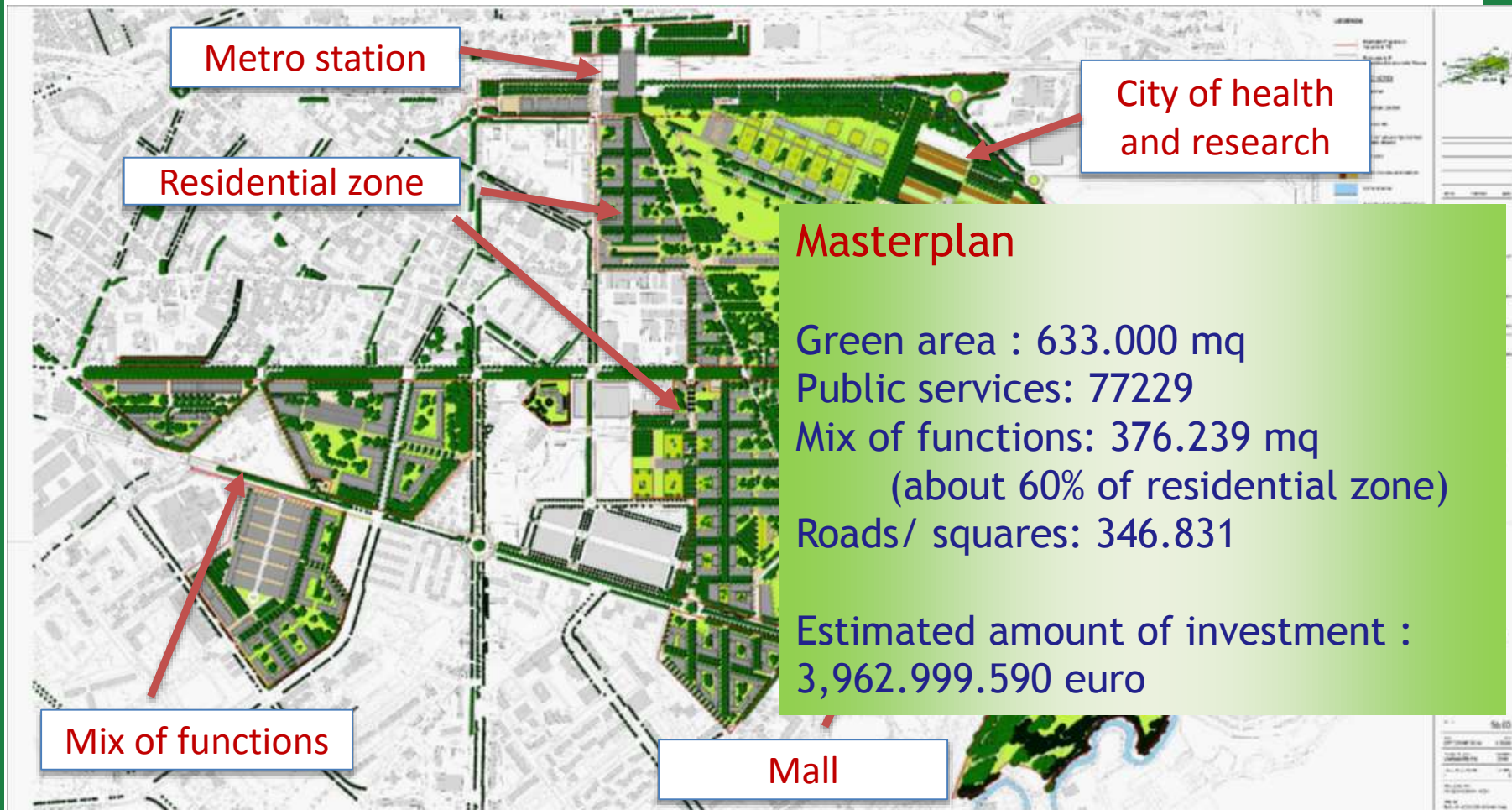
Pollutants: heavy metals, PCBs, dioxins and organic compounds in soil;  
heavy metals, hydrocarbons and chlorinated organ compounds





# CASE STUDIES

## EX FALCK STEELWORKS Masterplan



# CASE STUDIES

## EX FALCK STEELWORKS





# CASE STUDIES

# OLD CERAMIC FACTORY



Comune di Laveno Mombello VA – discarica ceramica Lago





# CASE STUDIES

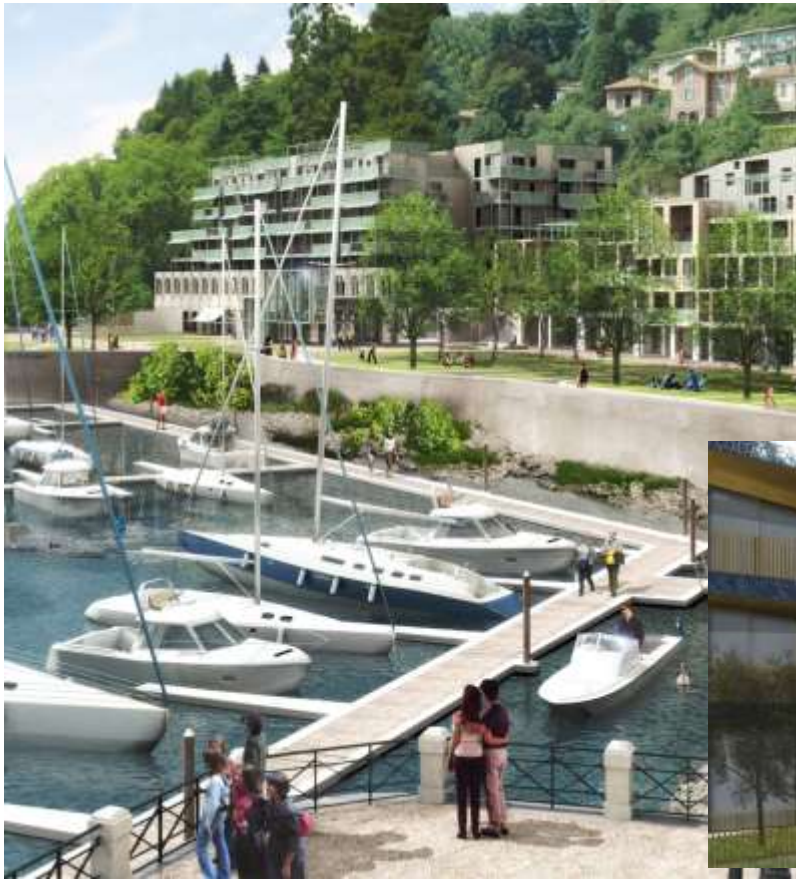
# OLD CERAMIC FACTORY





# CASE STUDIES

## OLD CERAMIC FACTORY





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# OLD CERAMIC FACTORY





# CASE STUDIES

## RAFFINERY “AGIP”



Comune di Rho e Pero MI – ex  
Raffineria Agip Petroli





# CASE STUDIES

# RAFFINERY "AGIP"

## FIERA MILANO



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# Grazie per l'attenzione!



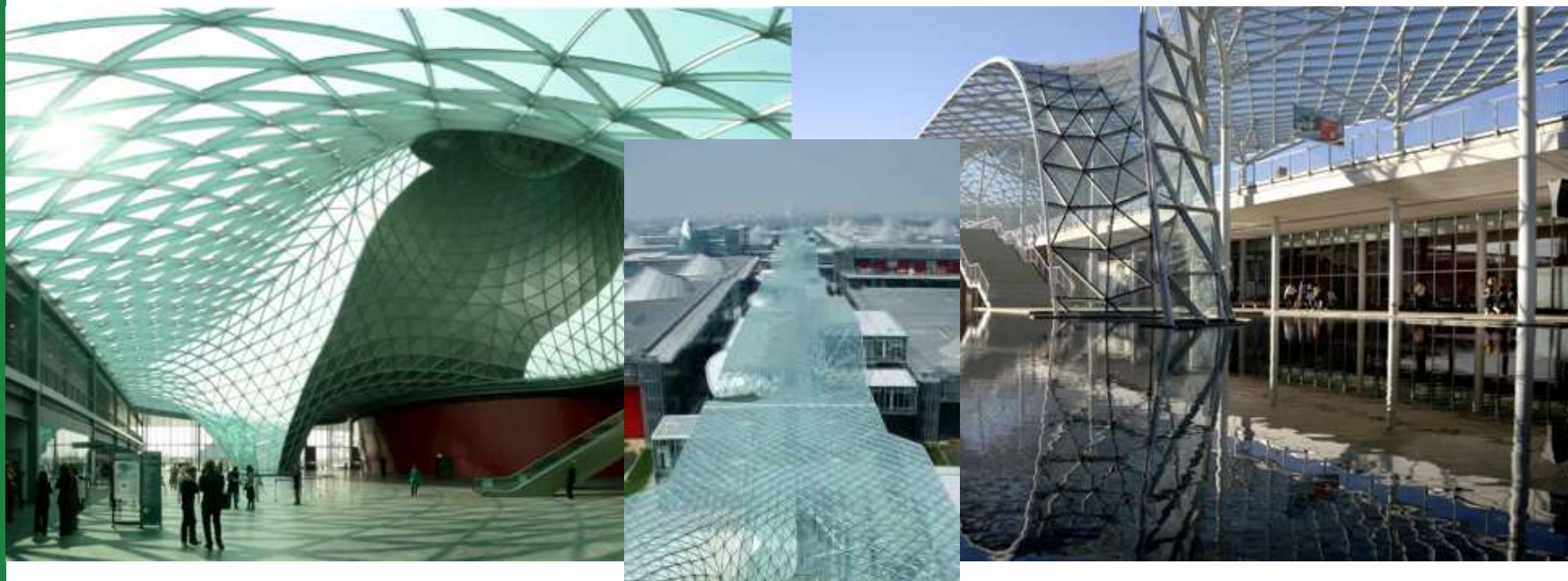
REGIONE LOMBARDIA

D.G. AMBIENTE, ENERGIA E SVILUPPO SOSTENIBILE

U.O. TUTELA AMBIENTALE



[www.regione.lombardia.it](http://www.regione.lombardia.it)



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