

## **MILANESE URBAN PLANNING, LATEST UPDATES FROM THE CITY COUNCIL: BEYOND LIMBO. THE STRATEGY OF PRAGMATISM FOR RESTARTING**

After a period of uncertainty lasting more than 570 days due to judicial investigations that have paralyzed the city's development, Milan's urban planning landscape is finally beginning to chart a course out of the crisis. The strategy adopted by the municipal administration, led by Deputy Mayor Anna Scavuzzo, is based on what has been described as "**skilled pragmatism**," aimed at unlocking construction sites through a meticulous "**case-by-case**" analysis whenever it is not possible to identify direct similarities among different projects.

The first concrete signs of this change of pace come from the work of the new Landscape Commission which, since its appointment at the end of November, has examined around **240 projects** and completed **40 proceedings**. Despite the complex climate, operators still seem to have confidence, as shown by the **38 implementation plan applications** submitted in 2025, some of which arising precisely from the revision of the building permits previously authorized.

To technically support this phase, the Municipality has introduced a package of "**remedial measures**," namely corrective actions designed to resolve interpretative doubts and provide developers with a clear direction that considers the critical issues raised by the Public Prosecutor's Office. This effort goes hand in hand with a deep internal reorganization of the department, including the creation of a new technical unit called "**Implementation Planning 3**" and the support of a task force made up of three external experts.

Alongside these administrative actions, political and legal debate remains intense. While work is underway to approve a partial amendment to the **Territorial Government Plan by July**, the opposition is pushing for the establishment of a **Euro 300 million guarantee fund** intended to protect "pending families" and to cover potential compensation claims from companies. In this context, a shared and widespread call is emerging – also supported by trade associations – for a clear **national law on urban regeneration** that could finally put an end to the current regulatory limbo. A final note of hope for the sector comes from the judicial front, with the **annulment of the preventive seizure** on the Unico Brera project, which could represent an important precedent for many other stalled construction sites across the city.

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