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If the plan...

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**Perugia,
Monteluca project**
Luca Panizzi

The renovation of the Monteluca General hospital in Perugia is a good example of development project driven through a Real Estate Closed-end Fund. The developer is Fondo Umbria, established and managed by Bnl Fondi Immobiliari Sgrpa with the purpose of renovating public properties. The Monteluca master plan is the result of an architectural competition, held by the Fund, with the participation of some international firms: Italo Rota from Milan, Abalos and Herreros from Barcelona, Lacaton and Vassal from Paris, the Rotterdammers Mvrdv and the German firm Bolles+Wilson, winner of the competition. The jury, lead by Axel Sowa, director of *Architecture d'aujourd'hui* and including Andrea Branzi architect and designer, Luis Hortet director of the Mies Van Der Rohe foundation, as well as representatives of the Comune di Perugia, the Umbrian Region, the University of Perugia and the promoter Bnl Fondi Immobiliari Sgrpa, commended the winning entry for its respect and sensitivity to the scale of Monteluca, its morphological compatibility with the historic structure of Perugia and its sympathetic relationship to the surrounding Umbrian landscape. The Monteluca area has an extension of 67.000 sqm. Occupied by a monastery since 1218, it was converted into hospital at the beginning of the XIX century. Following a regional program, the General hospital is currently moving into a new modern complex already completed. The development includes a wide range of uses: residential, retail, offices,

hotel and services (congress hall, private hospital and kindergarden), for a total of 65,000 sqm. The Bolles+Wilson design developed and presented in 1:500 model format rejects authoritative geometry in favour of a sequencing of localised responses tailored to the dramatic topology and framed views out and across the luxurious Umbrian landscape. Many new structures occupy the footprint of redundant hospital buildings, a strategy that preserves the extensive terraced system of retaining walls and protected trees. Bolles+Wilson describe their scheme as urban choreography, a sequence of public spaces unfolding from the S. Maria di Monteluca church in the west to the new Parco d'Este. A first *piazza* is framed by the monastery portico and the one remaining hospital pavilion (public health offices). To the north are offices and a submerged supermarket. To the south a hotel and conference pavilion frame the view in the direction of Assisi. A second conical *piazza* is enclosed by a row of student housing buildings to the north and an opposing commercial area. Here deck-like upper terraces offer spectacular views of the historic skyline and Umbrian landscape. Private housing is located in thirteen urban villas, apartment buildings stepping down the steep topography. After the architectural competition, the fund is managing the master planning activities, currently in progress by Bolles+Wilson with some local partners. The design activities will follow the master plan, focusing on the quality of urban spaces as a main driver to create value.