Press release

INSPIRING CITIES: THIRTEEN ITALIAN UNIVERSITIES WITH 130 STUDENTS WORKING WITH COIMA TO ENVISION FUTURE CITIES

- **The Olympic Village at the former Porta Romana rail yard, a landmark site for the future of Milan, welcomed 130 university students along with representatives from the institutional, academic, and architectural sectors to explore ideas for future cities**

- **In the morning, 130 students from leading universities in Rome and Milan presented 13 "visions." They were invited to rethink urban models—viewing cities as spaces of community and civilisation—in response to new demographic, environmental, social, and technological trends. This took place as part of the "University Hackathon for Inspiring Cities" ideas competition, held on 5 October. The ideas of 13 teams were presented by students, rectors and professors from their respective universities, and the architects who have worked with COIMA**

- **The Hackathon was won by the Vita-Salute San Raffaele University team with a project titled "Organism."**

- **The visions of these students will contribute to the final, unwritten chapter (Unwritten Chapter: Next 50 Years) of the book celebrating COIMA's 50th anniversary, which initiates a thinking process on the future of urban centres for the next 50 years. The chapter will include contributions collected during the event and the results of a COIMA survey**

Milan, 10 October 2024 - **COIMA SGR ("COIMA"),** a leading firm in the investment, development, and management of real estate assets for institutional investors, celebrated its **50th anniversary** with the event "*Inspiring Cities."* The event was held in the evocative setting of the **Olympic Village** for the 2026 Winter Games, located in the former **Porta Romana rail yard in Milan.** This site is part of an urban regeneration project led by Porta Romana Fund, promoted and managed by COIMA SGR with the participation of Covivio, Prada Holding and COIMA ESG City Impact Fund. It is a structure symbolising Milan's continuous evolution, which, following the Olympic Games, will be transformed into Italy's largest student residence, providing more than 1,700 beds.

The former Squadra Rialzo, once a workshop for train repairs, opened to the public for the first time, bringing together 130 university students alongside representatives from the institutional and academic sectors, and many architects who have worked with COIMA.

The event was conceived as a key element of ***Inspiring Cities*****, a format developed by COIMA**. In addition to the *"University Hackathon for Inspiring Cities"* ideas competition, it includes a book published by Skira, edited by architect and professor Fulvio Irace, and an upcoming questionnaire. The goal is to promote an open dialogue, inviting citizens, students, and opinion leaders to consider **ideal and resilient city models — perceived as spaces of community and civilisation** — **that** can tackle significant trends influencing the near future, recognising that

the perspectives of its key stakeholders, particularly young people, are essential for envisioning future urban development.

The event was officially opened by Milan's Mayor, **Giuseppe Sala**, Minister of University and Research, **Anna Maria Bernini**, and the President of Bocconi University, **Andrea Sironi**. This was followed by presentations of various **future city projects by 130 students from some of Italy's top universities, participating in the *University Hackathon for Inspiring Cities*.** The hackathon took place on Saturday, 5 October, across three locations in the Porta Nuova district: BAM - Biblioteca degli Alberi Milano, COIMA headquarters, and the Riccardo Catella Foundation, which supports COIMA's civic and cultural initiatives through four key pillars — nature, culture, education, and inclusion.

The Hackathon, open to all universities and AFAM institutions, saw participation from **13 public and private universities. Eight were from Milan**: Politecnico di Milano, Luigi Bocconi University, Università Cattolica del Sacro Cuore, Humanitas University, IULM, University of Milan, Milano-Bicocca, and Vita-Salute San Raffaele. **Five universities from Rome** participated: Policlinico Universitario Campus Bio-Medico, LUISS, La Sapienza, Università Tor Vergata, and Roma Tre.

For each university participating in the ideas competition, 10 students proposed new models for urban living, community, and work, and envisioning the civilisation of the future. This initiative fostered a productive exchange of ideas between Italy's two major cities. In exploring the features of ideal and resilient city models that can address the disruptive near future demographic, environmental, social, and technological trends, students devised innovative solutions, envisioning the next 50 years as their time frame.

During the event, each of the 13 teams shared their vision for the future, city represented by a symbolic "vision-word." Each presentation was preceded by an inspirational message from the respective rectors and professors and complemented by the insights of 13 prominent architects who have played a significant role in COIMA's history.

Milan's Mayor Giuseppe Sala *said: "The location we are in, the Olympic Village and future student residence in Porta Romana, reflects Milan's ambition to remain a welcoming, international, and innovative city, committed to environmental and social sustainability. Milan has undergone, and continues to experience significant transformation, to which COIMA has made a major contribution. The redevelopment of strategic areas, improvements in urban mobility, and the digital and ecological transition initiatives we are implementing are the foundation for Milan's future. The city is evolving in a polycentric way, becoming increasingly more citizen-friendly."*

Minister of University and Research Anna Maria Bernini said: *"CEO Catella, rectors and students, imagine a city for us. A city where we live well together in shared spaces, mending the urban fabric as if it were cloth, creating a place where we feel at ease. Every wound can be healed, every beauty restored. There is a light beyond the grey that has dulled our cities — imagine it. Teachers and students, you are part of a collective effort, as the city we envision has space for everyone. Everything is designed not just for its own sake, but in relation to the surrounding reality. The future city thrives on interconnectedness, not on isolated projects. COIMA marks its 50th anniversary by reflecting on its vision for the next 50 years. A chapter remains to be written in the book of its history, and it will be shaped by your ideas — your concepts as students and those of our universities dedicated to reimagining the revival of disused, abandoned, and seemingly compromised areas. This is done alongside our universities, which have sought out new spaces in the spirit of environmental respect and sustainable revitalisation.*

Envision a city — not an abstract concept, or a stage set, and not one designed to dazzle — but a city where you would like to live. I wish you all the best in your efforts."

Generali and Bocconi University President, Andrea Sironi, said: *"Demographic shifts, extreme weather events, and the evolving nature of work require the public, private, and academic sectors to cooperate, prioritising the 'citizens of the future' and their needs in urban development projects, under the principles of climate resilience, health, safety, and social inclusion."*

CRUI President, Giovanna Iannantuoni, *said: "The university and city's relationship is deeply rooted in the origins of academia. The clerics, who were previously 'vagantes', chose to settle in the most vibrant environments of their time to create spaces for the development and dissemination of knowledge, where innovation was the norm." Future cities will inevitably have to embrace and reinterpret this legacy. In embodying the perfect meeting point between profoundly diverse cultures, knowledge, customs, and ideas, universities and cities are bound to engage in a mutually supportive relationship. The university is a place of learning and analysis of future scenarios. The city is a social entity that embraces professional expertise and fosters the pursuit of innovative solutions."*

At the end of the students' presentations, **Politecnico di Milano Foundation and Bruno Kessler Foundation President, Ferruccio Resta**, announced the Hackathon finalist teams and the winning team:

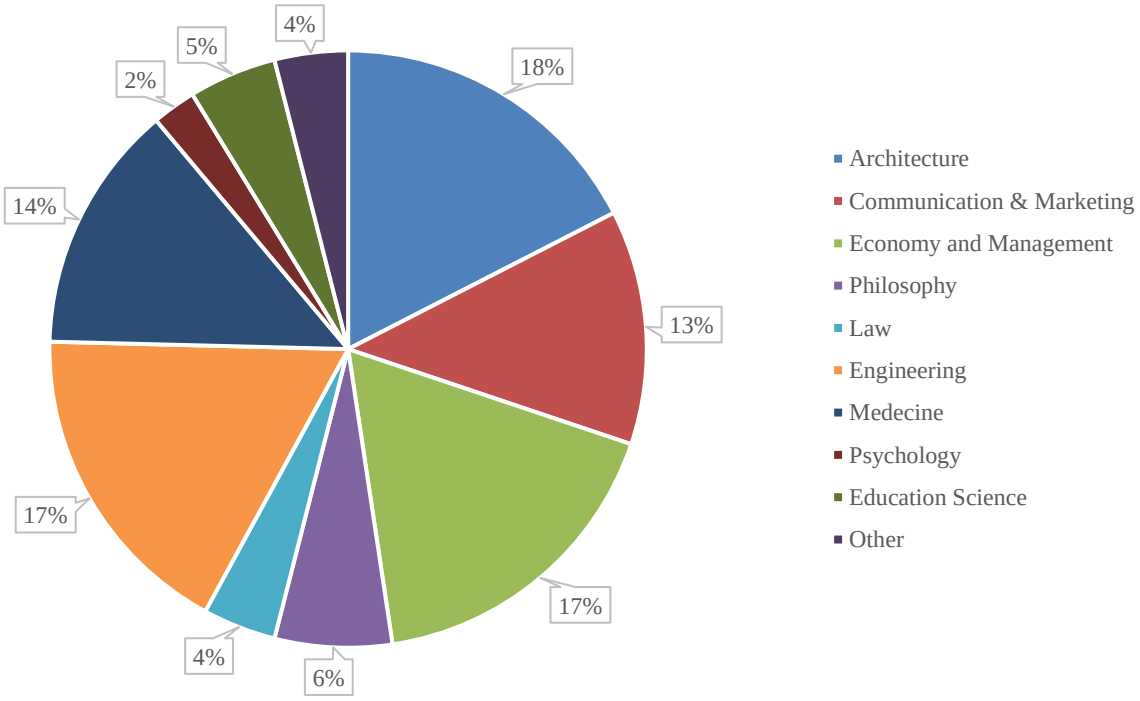
1. **Winning team: Vita-Salute San Raffaele University with its Organism vision**
2. Second place: University of Milan with its Pluralism vision
3. Third place: University of Rome "Tor Vergata" with its SymbioCity vision

The projects were selected by a **committee chaired by Ferruccio Resta and composed of young COIMA staff, an Officine Italia and a SEC Newgate Italia representative.** In awarding the finalists, Resta said: *"The ideas put forward by our young students from the universities of Rome and Milan are an exceptional source of inspiration. With an interdisciplinary approach, they envisioned cities where human beings are at the heart of decisions and actions. Sustainability, inclusion, justice, and equity in these works are not abstract concepts but tangible principles guiding urban transformation. Their projects intelligently and creatively address global challenges, mapping out a clear path towards human-centred cities, with the well-being of people as the goal. It is in the convergence of ideas and reality that the strength of the new generation becomes evident — a strength that doesn't stop at dreams but contributes with energy and determination to transforming urban spaces into places of opportunity and community."*

COIMA Founder and CEO Manfredi Catella, said: *"As we reflected on our 50th anniversary, we felt the need to look ahead to the next 50 years with young people, who have a greater stake in the future. We engaged youth through the rectors and professors of the country's leading universities, fostering a symbolic collaboration between Rome and Milan, and encouraging them to consider cities as vital social and environmental infrastructures for the future. The teams were formed freely to inspire holistic thinking, unrestricted by specific disciplines. The choice of this location, where these young people are presenting their visions of a future city, is significant - a district designed for youth, set to first host the athletes of the 2026 Winter Olympics, and later, become Italy's largest student residence."*

“University Hackathon for Inspiring Cities” highlights

The ideas competition, held on Saturday 5 October, brought together 130 university students, all under 30, with an average age of 24. These participants came from over 50 different degree programmes, spanning more than 10 disciplines: Architecture, Communication and Marketing, Economics and Management, Philosophy, Law, Engineering, Medicine, Psychology, Education Sciences, Biology, Physics, Political Science, and Literature.



The participants presented their visions of future cities, each team summarising their **vision** in a few words. These words were symbolically hung on a tree in the Biblioteca degli Alberi park at the end of the ideas competition.

4. Inclusion (University of Milan-Bicocca)
5. Us (Luigi Bocconi University)
6. Belonging (Università Cattolica del Sacro Cuore)
7. Pluralism (University of Milan)
8. SymbioCity (University of Rome ‘Tor Vergata’)
9. Urban mosaic (Roma Tre University)
10. Organism (University Vita-Salute San Raffaele)
11. Antropolis (LUISS University)
12. Permeation (Humanitas University)
13. Co-existence (Politecnico di Milano)

14. Commons (Sapienza University of Rome)
15. Nexus (University of Communication and Languages IULM)
16. Peony (Policlinico Universitario Campus Bio-medico of Rome)

Below are the most significant and recurring **keywords** that emerged from the students' work:

- Community
- Belonging
- Sustainability
- Connections
- Inclusiveness
- Participation
- Innovation
- Education
- Collaboration
- Well-being

Below are the visions presented by the **13 university teams**, along with the insights shared by the accompanying architects:

1. **University of Milan-Bicocca**'s vision was outlined by Pro-Rector for Relations with the Region Giampaolo Nuvolati and accompanied by architect Patricia Viel (ACPV ARCHITECTS)

Vision: INCLUSION
"In our future city, we walk through vibrant, mixed-use neighbourhoods where homes, schools and workplaces integrate harmoniously with lush, multifunctional green spaces. These natural oases, thoughtfully designed to protect native species, thrive with life, nourishing the earth and our human, ecological, and microbial well-being. Our city moves in harmony with the earth's rhythms, shaped by its distinct geo-hydrological requirements, maintaining a delicate balance between innovation and respect for nature. We are linked by an extensive sustainable network of public services, where mobility is seamless, healthcare is accessible to everyone, and safety guaranteed rather than a luxury. Our city thrives on collaboration, where every voice matters. From the youngest members of our community to the most seasoned, we unite to shape the future of our shared spaces, embracing the understanding that progress arises from collective decision-making. Education here extends beyond the confines of schools; learning is a lifelong journey interwoven into the fabric of daily life. Knowledge is available to all, with formal and informal opportunities for growth, for young and old. In this city, we experience a profound sense of belonging. We are part of something greater, a community that fosters individuality and togetherness, where the responsibility for our home and for one another is a shared and valued commitment."

Patricia Viel (ACPV ARCHITECTS)
"Future cities must transcend the traditional notion of urban space as a collection of buildings and streets, evolving into dynamic systems that promote human connections, access to services, and enhanced quality of life. Artificial intelligence, powered by vast amounts of data, drives this transformation, providing an unparalleled capacity for generation and prediction. However, the climate crisis dispels the illusion of unlimited growth, demanding a new design epistemology grounded in adaptation and inclusivity. Future cities require flexible shared spaces, designed to improve well-being and social inclusion, integrating advanced technology with a deep understanding of urban rhythms and rituals."
Keyword: DIGITALISATION

2. The **Luigi Bocconi University**'s vision was outlined by Rector Francesco Billari and accompanied by architect Cino Zucchi (CZA)

Vision: US
"I envision a city where there is no 'Other,' only 'US.' I wake up to find everything I need nearby, and my grandmother feels the same, even if her needs differ from mine. Her house is accessible, even though she lives in another city, allowing me to easily visit her for lunch. When I arrive, the house welcomes me as if it recognises that I am family. Despite her age, my grandmother navigates the smart kitchen effortlessly, preparing our meals with a smile. Technology adapts to her, not the other way around. As I head to work, even though I may not know everyone I pass on the street, I feel a sense of belonging to the city. The city welcomes me, like an old friend. After work, I am free to do anything. The opportunities for recreation are endless and within reach. All streets are open, and doors are welcoming."

Cino Zucchi (CZA)
"Exaptation: governing the metamorphosis of our environment and actions.
In The Logic of Life: A History of Heredity, François Jacob uses the distinction made by Claude Levi-Strauss between 'engineer' and 'bricoleur' to interpret natural evolution as an ongoing metamorphosis of existing structures that adapt to new needs. Years later, Stephen J. Gould and Elisabeth S. Vrga introduced the term 'exaptation' to describe parts of organisms that assume roles entirely different from their original functions. While the futuristic utopias of the last century sought to create perfect urban organisms designed directly around hypothesised programmes and ideal communities, today we recognise that advancements in technology and information, environmental shifts, and the evolving values and lifestyles of society form a complex system that cannot provide singular and 'universal' solutions. The relative inertia of regions and cities that shape our present and future lives demands a mindset capable of merging innovation, conservation, and the ability to adapt mutually between existing spaces and new lifestyles."
Keyword: EXAPTATION

3. The **Università Cattolica del Sacro Cuore** (Sacred Heart Catholic University) team's vision was outlined by Rector Elena Beccalli and accompanied by architect James von Klemperer (KPF)

Vision: BELONGING
"Imagine the future city, a place where humanity is at the heart of everything and the community serving as its vibrant core with a sense of belonging permeating every corner. In this city, resembling a shared dream, individuals find refuge and strength in the collective, rediscovering the deep significance of human connections. Like the ancient agora, the city becomes a space for dialogue and participation, where every voice matters and actions reinforce the community. In this future, mutual support and fairness are the basis of coexistence. Isolation is a thing of the past: neighbourhoods transform into villages, and streets become the threads that connect people. Technology serves humanity rather than controlling it. Artificial intelligence simplifies daily life while serving as a tool that enhances human interaction rather than replacing it. Transport systems are efficient and sustainable - every journey contributes to a greener and more liveable city. Schools are more than just places for learning; they become hubs of community life where education is accessible to all and plays a key role in fostering informed and engaged citizenship. Every child and young person, grows in an environment that nurtures a sense of community and cooperation. Technological innovation will accompany education, improving its quality and accessibility. In this envisioned city, the community thrives—united in its diversity rather than fragmented—capable of building a brighter future."

James von Klemperer (KPF)

The organisational model of layering forms the foundation of much of our world and characterises the fundamental biological, geological, and technological orders. In this talk, we will explore how buildings, neighbourhoods and cities can be made more functional, sustainable and aesthetically appealing through the multiplicity of layered forms. By enabling the interconnection of distinct pathways, we can envision smarter transit hubs, more vibrant markets, and engaging public spaces. With the growing population and increasing spatial density, there is a need for more compact constructions. We will show how architecture and urban design draw inspiration from the concept of layering found in nature, music, art, and literature. Ultimately, our minds work in layered sequences, and we are intuitively inspired by the beauty of multiple readings. The harmonious integration of distinct elements applies to time as we strive to reconcile the various layers of history that have developed over decades and centuries."
Keyword: LAYERING

4. The **University of Milan**'s vision was outlined by Rector Marina Brambilla and accompanied by architect Colin Koop (SOM)

Vision: PLURALISM
"Our futuristic city is filled with many voices and dreams. For Francesca, a new mother, her aspiration is to find reliable childcare, like Maria, who lives just down the street. They first crossed paths at a gardening workshop hosted by their local community group, where they discovered how to cultivate their own food, even in limited urban spaces. Meanwhile, Amir, an immigrant, knows that he can learn Italian thanks to a weekly outdoor class organised by his neighbourhood. Marta, who relocated to our ideal city for her studies, learned that instead of discarding a broken lamp in her flat, she could simply repair it at Francesco's workshop, run by a skilled 60-year-old electrician. In this envisioned city, sustainable practices are nurtured through meaningful social interactions. Our vision for this futuristic urban landscape serves as a manifesto for participation and a utopia of connection. It is a space that amplifies this diverse symphony - a physical space and a high-tech digital environment. This participatory vision harnesses digital tools to foster and facilitate positive social interactions. Our smart technologies collect feedback, while institutions remain attentive and open to listening, transforming traditional power structures into collaborative networks."

Colin Koop (SOM)
"The city is our greatest invention — a remarkable social machine defined by its compactness. Its primary purpose is to facilitate close connections among people. It minimises our environmental footprint, creates jobs, fosters community, and combats loneliness. It ignites creativity, inspires new ideas, and passes knowledge to future generations. The secret of cities lies in their density.
The cities of the 20th century faced challenges due to a global population explosion. In abandoning walkability, they prioritised a new technology - the internal combustion engine. Cities expanded to accommodate cars, and the space required for speed, sprawling across the landscape and touching every corner of our planet. Few areas have remained untouched. But change is on the horizon.
The next 50 years will redefine urban density, ushering in a new form of compactness that will restore and revitalise what makes cities humane and sustainable. We will reclaim space from vehicles and embrace close-knit communities. We will establish clear boundaries and weave diverse densities into a cohesive urban fabric. We will rediscover the joy and strength found in density."
Keyword: DENSITY

5. The **'Tor Vergata' University of Rome**'s vision was outlined by Civil Engineering Department Director Renato Baciocchi and accompanied by architect Stefano Boeri (Stefano Boeri Architetti)

Vision: SIMBIOCITY
"We envision a city where a strong sense of community belonging thrives, a greener urban landscape designed to harmonise with its natural surroundings, where buildings complement rather than detract from nature. In this city, getting around is easy, with many options available for reaching any destination, and citizens face no barriers or challenges when travelling to distant places. There would be no need for private vehicles, as public transport is efficiently distributed and accessible. The city would operate like a living brain, with artificial intelligence enhancing traffic flow, managing waste, and optimising usability. This would be supported by a network of distributed IoT sensors and advanced communication technologies. We dream of a city that inspires awe, where beauty and art are celebrated, transforming it into not just a place to live, but a collaborative open-air museum. Here, everyone is conscious of their environmental impact, aided by technology that promotes environmental and technological education for the sustainable use of resources. We imagine that by 2054, interactions with the city will evolve significantly, allowing people to communicate beyond the limitations of spoken language, using images and refining their methods of expression to enhance understanding. We foresee a relationship between humanity and nature, where technology improves and facilitates the bond between society and the environment. Let us imagine a city free from ghettoisation and devoid of disparities between neighbourhoods."

Stefano Boeri (Stefano Boeri Architetti)
"Modern cities are grappling with two interrelated challenges: climate change, driven by their significant CO2 emissions, and social polarisation, marked by rising urban poverty. These issues, often considered as separate, require integrated solutions through architecture and urban policies. Future cities must promote a rich social and functional mix, support various modes of public transport, incorporate technologies that optimise energy consumption, and integrate living nature — trees and plants — as essential elements of its design."
Keyword: ARCHIPELAGO

6. The **Roma Tre University**'s vision was outlined by Delegate for Environmental Sustainability Policies Paola Marrone and accompanied by architect Michele De Lucchi (AMDL Circle)

Vision: URBAN MOSAIC
"We imagine a lively, dynamic city that embraces its inherent diversity as a driving force for progress. Each part of the city forms a piece of a constantly evolving mosaic, where collaboration and interconnectedness are vital to addressing the challenges ahead. Diversity is the foundation, and connection is its strength."

Michele De Lucchi (AMDL Circle)
"Science and technology are accelerating change at an unprecedented pace, often sparking fear and resistance. It is essential to embrace an optimistic, collaborative approach, bringing together experts from different fields. Designing today requires the courage to break away from conventions and create innovative solutions for future generations. The environment has a profound impact on behaviour, so cities must be designed to foster sharing and participation, encouraging

connections and interaction. As a planner, I respond to this challenge with my equation: A=EI(q), where A stands for Architecture, EI is Environmental Installation, and (q) is the catalyst for change, a variable defined by the designer, that gives the project its meaning based on the framework. Temporary installations offer the opportunity to create adaptable, engaging spaces without leaving a permanent mark, allowing flexibility for future cities. In this way, architecture serves as a backdrop for urban life, inspiring creativity and social interaction."
Keyword: EQUATION

7. The **Vita-Salute San Raffaele University**'s vision was outlined by Pro-rector for Humanities and Social Sciences Roberto Mordacci and accompanied by architect Bernardo Fort-Brescia (Arquitectonica)

Vision: ORGANISM
"Future cities are not just places, but living, breathing organisms where everyone feels free to be themselves. The streets serve as the veins and arteries of this organism, pulsating with life and connecting every corner, ensuring that each person, like a vital cell, receives the nourishment they need to thrive. The heartbeat of the city echoes the dreams and aspirations of its residents. As you walk through its neighbourhoods, you can feel the vibrant energy of people living with purpose, carving out spaces to pursue their passions and discover their true selves. In 2054, the city is not just efficient - it is alive. It exudes the warmth of a community-centred design, where every action is dedicated to the well-being of individuals and, by extension, the community."

Bernardo Fort-Brescia (Arquitectonica)
"Future cities: Lessons from Miami and Milan. After World War II, urban planners across the globe embraced a specific urban model. Influenced by modernist planning principles, they envisioned a landscape where living and working occurred in strictly separate zones, connected by highways. This gave rise to the modern business district: from Los Angeles to Paris, politicians developed office-only areas dominated by towering glass skyscrapers and little else. However, in the post-Covid global economy, this model has become outdated. With vacant office spaces and soaring housing costs, yesterday's sterile commercial districts must transform into dense, walkable, mixed-use neighbourhoods. Recent developments in Milan and Miami highlight that the future of urban areas involves merging cutting-edge, sustainable 21st-century architecture with urban planning traditions that have existed for centuries.
Keyword: CONNUBIO

8. The **LUISS University's** vision was outlined by Urban Law and Policy and Public Law of Innovation and Sustainability Professor Christian Fernando Iaione and accompanied by architect Andreas Kipar (LAND)

Vision: ANTROPOLIS
Values
- *Sustainability. A commitment to managing the environment and resources responsibly, ensuring that urban development addresses current needs without jeopardising the future.*
- *Collaboration. Promoting partnerships between citizens, businesses and government to tackle challenges together, cultivating a shared sense of responsibility.*
- *Inter- and intra-generational equity. Promote equity within the present generation (intra-generational equity) and across future generations (inter-generational equity) to guarantee equal access to resources and opportunities.*
- *Civic engagement and mutual support. Encourage participation in community life and promote mutual support among citizens to strengthen social connections.*

- *Participation in public life and decision-making. Highlight the importance of citizen involvement in public processes, ensuring that people have a voice in shaping their communities.*

Innovation

- *Well-being. Prioritise the physical, mental and emotional health of citizens through urban design, services and policies that improve quality of life.*
- *More time → Work-life balance. Design urban spaces that support a healthy work-life balance, allowing individuals to spend more time with family, pursue recreational activities, and engage in their communities.*
- *Social equity. Adopt policies and initiatives that ensure equal opportunities for all residents, regardless of their socioeconomic status, background, or demographic factors.*
- *Social incubators →Enhancing socialisation opportunities. Establish social incubators that foster networking, collaboration, and the growth of community-driven initiatives, aimed at improving social interaction and cohesion.*

Andreas Kipar (LAND)
"Our cities serve as the stage for societal change and the challenges of modern life. While urban regeneration once focused on restoring the past, today it is vital to envision the future with a forward-thinking approach. Urban transformation now begins with open spaces, extending to the built environment, rather than the other way around. The landscape has become the catalyst for development, a vital infrastructure that fosters a dialogue between nature and culture, engaging local communities and stakeholders in participatory processes to create new public spaces for social interaction, collaboration, and well-being. Permeability, accessibility, inclusivity: these are the key elements of a new urbanism, promoting a reconnection with nature and a revival of place identity. An ecologically active green infrastructure reshapes cities into urban landscapes, making sustainability visible and measurable in every action."
Keyword: VISIBLE SUSTAINABILITY

9. The **Humanitas University**'s vision was outlined by Rector Luigi Maria Terracciano and accompanied by architect Fabio Novembre (Novembre Studio)

Vision: PERMEATION
"We envision a city where the spirit of community touches every aspect of life. A place where no one is left to fend for themselves, and where individuals, organisations, and institutions work together to support one another — a seamless blend of people, technology, and environment, contributing to 'OneHealth,' an ideal approach for achieving global well-being by focusing on the most vulnerable."

Fabio Novembre (Novembre Studio)
"The city will evolve in response to the impact of artificial intelligence on jobs. In the future, people could benefit from a universal basic income, leading to a significant rise in leisure time."
Keyword: HAPPINESS

10. The **Politecnico di Milano**'s vision was outlined by Rector Donatella Sciuto and accompanied by architect Lee Polisano (PLP Architects)

Vision: CO-EXISTENCE
"I wake up in the city of 2054, where everything is interconnected: people, nature, and technology function in perfect harmony. Spaces evolve to meet everyone's needs, fostering a fluid, supportive environment where diversity flourishes."

Lee Polisano (PLP Architects)
"Can we cultivate the next generation of buildings? It is essential to rethink how we engage with our planet, the methods we use to construct our cities, and the role architects play in addressing the climate crisis. While the demand for development is pressing, it also contributes to climate change, resource depletion, and land degradation — issues exacerbated by conventional construction techniques and materials. Envision a future where building materials are grown, and land is restored rather than destroyed by development. Can we nurture our next generation of buildings? Absolutely, and that is the path forward. Nature is the ultimate designer. For ages, it has produced resilient, adaptable, and zero-waste structures. From the intricate architecture of a termite mound to the way trees endure storms, nature provides invaluable lessons for efficient design. By mimicking natural processes and employing bio-engineered materials, we can design buildings that are energy-efficient, resilient to climate change, and harmonious with their ecosystems, transforming cities into valuable environmental assets for the future. The future of construction materials may involve 'growing' them sustainably, fostering greener building practices and minimising environmental impact."
Keyword: GROWING

11. The Rome **Sapienza University**'s vision was outlined by Department of Architecture and Design Director Alessandra Capuano and accompanied by architect Kim Herforth Nielsen (3XN)

Vision: COMMONS
"The day unfolds peacefully, in harmony with nature and renewed biodiversity. Vegetation has taken over the asphalt of the roads and the stone slabs, creeping into the gaps and cracks. Children play in the shade of the trees, undisturbed by the rush-hour silence. A few cars whiz by in the designated safety lanes, emitting a barely perceptible hum as they pass. However, it is water that symbolises the abundance of the city of the future. To mitigate heat islands, streets and squares are adorned with canals, pools, and water features reminiscent of a grand palace. The shimmering blue water sparkles in public spaces, while it remains a precious resource in private homes. Objects, places and buildings are perfectly integrated to reduce waste and maximise their potential. The smart city brims with diverse data: air quality, temperature, humidity levels, ecological footprints, and happiness indices. This data, imbued with a spiritual essence, is poised to shape the destinies of its inhabitants. Majestic new cathedrals dominate the urban skyline, safeguarding the keys to knowledge. At their base, in the data archive, lies information rendered obsolete, cast aside by civilisation and burdened by accumulation. Here, people wander among tombs of various shapes—parametric and striking—offering flowers in homage to the legacy of machines."

Kim Herforth Nielsen (3XN)
"In the coming years, our cities will grow and densify. Rather than simply constructing new buildings, we must focus on what already exists and consider how we can reuse, transform, and revitalise it. We need to interweave the urban landscape by filling in the gaps and transforming the existing building stock, creating cities that are diverse and liveable. Diversity is fundamental in any urban development; a diversity of functions, topologies, and people. We must plan the growth of our cities to prevent them from being divided by function, ensuring that the old and new are thoughtfully integrated."
Keyword: MENDING THE CITY FABRIC

12. The **University of Communication and Languages – IULM**'s vision was outlined by Rector Gianni Canova and accompanied by architect Michele Rossi (Park Associati)

Vision: NEXUS

"In 2054, future cities are no longer overwhelmed by traffic and chaos but have evolved into liveable, welcoming, and interactive spaces, where the connection between people and neighbourhoods is central to urban life. Streets, once congested, have been transformed into green avenues with pedestrian and cycle paths through open spaces, playgrounds and multifunctional squares. Mobility is sustainable, with electric public transport operating on dedicated lanes, leaving plenty of room for social interaction and community life. In these cities, the core values guiding urban development are inclusion, sustainability and active participation. Public spaces are designed to welcome people of all ages and backgrounds, encouraging interaction across different generations and cultures. Once isolated, neighbourhoods are now connected by public spaces designed to foster continuous interaction among residents. Local markets, cultural events and community events play a central role in daily life, helping to nurture a sense of belonging and cooperation. Abandoned buildings and rundown urban areas have been redeveloped into modern housing solutions, such as co-housing communities. These shared spaces provide private living units alongside communal areas where residents can cooperate, share experiences, and live more sustainably. Technological advancements have transformed the way people live, work, and travel. Buildings that merge traditional and contemporary designs now incorporate intelligent, eco-friendly technology with adaptable infrastructures. Public transport is efficient and entirely green, with electric trams and buses linking key city locations swiftly and affordably. As a result of these innovations, mobility has shifted from being a challenge to becoming a tool that improves social interaction and quality of life."

Michele Rossi (Park Associates)
"Our world is undergoing profound changes that compel us to reconsider the architectural approaches we have relied on until now, and accept responsibility for the future we create. We must recognise that addressing these new challenges requires a way of thinking and acting that is truly transformative. The complexity of today's issues demands we approach the changes we wish to make to our cities with a wide-ranging perspective. This must balance social needs, the pressing urgency of environmental sustainability, and an understanding of urban identities. This approach must be open to influences, hybrid solutions, and contradictions.
We need to integrate multiple perspectives of analysis and action to develop projects that realise the full and unique potential for transformation within each situation. To achieve this, it is essential to work where tradition intersects with innovation, and where rigour is complemented by boldness."
Keyword: TAKING RESPONSIBILITY

13. The **Rome Policlinico Universitario Campus Bio-medico**'s vision was outlined by Rector's Delegate for Research and Innovation (Energy and Environment) Vincenzo Piemonte and accompanied by architect Christopher Choa (Outcomist)

Vision: PEONY
"I wake up in my bed, bathed in light streaming through the windows. I get up and breathe the fresh air brought into my room by the breeze. As I step outside, I'm greeted by new and familiar faces, each with their own unique story. The streets are wide, designed not only for cars but, more importantly, for people. Tree-lined avenues invite those who walk, run, cycle, or travel with electric vehicles. There's a fresh energy in the air - a sense of belonging that makes me feel part of something greater than myself. I take a deep breath and realise that I've never felt more at home. Not because of the walls that shelter me, but because everything seems to be centred around inclusion, respect, and shared lives. As I look around, I see that this city is not just a location, but a community, sanctuary - a dream fulfilled. And I am part of it."

Christopher Choa (Outcomist)

“Our experience of the world is changing. Technological advances, climate change, economic shifts, and demographic changes are reshaping how we live in cities. Where will we find inspiration in this challenging future? The language we use to describe our strategies will be just as crucial as the solutions.”

Keyword: SHARED

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COIMA specialises in investment, development and management of Italian real estate assets on behalf of institutional investors, adopting an integrated ESG impact approach. COIMA Holding controls companies including COIMA SGR, an investment and asset manager that handles more than 30 real estate funds with more than €10 billion in investments. COIMA REM is a development and property management company, which developed and managed more than five million square metres of properties for more than 50 years. COIMA HT operates in the technological field supporting the digital transformation of physical spaces.

Among its key projects, the platform co-invested in, co-developed and still manages the Porta Nuova project in Milan, the first neighbourhood in the world to achieve LEED® and WELL® for Community sustainability certifications.

COIMA SEC Newgate Italy
Press Office
Nicole Zancanella – nicole.zancanella@secnewgate.it – cell +39 349 7553217
Daniele Pinosa – daniele.pinosa@secnewgate.it – cell +39 335 7233872