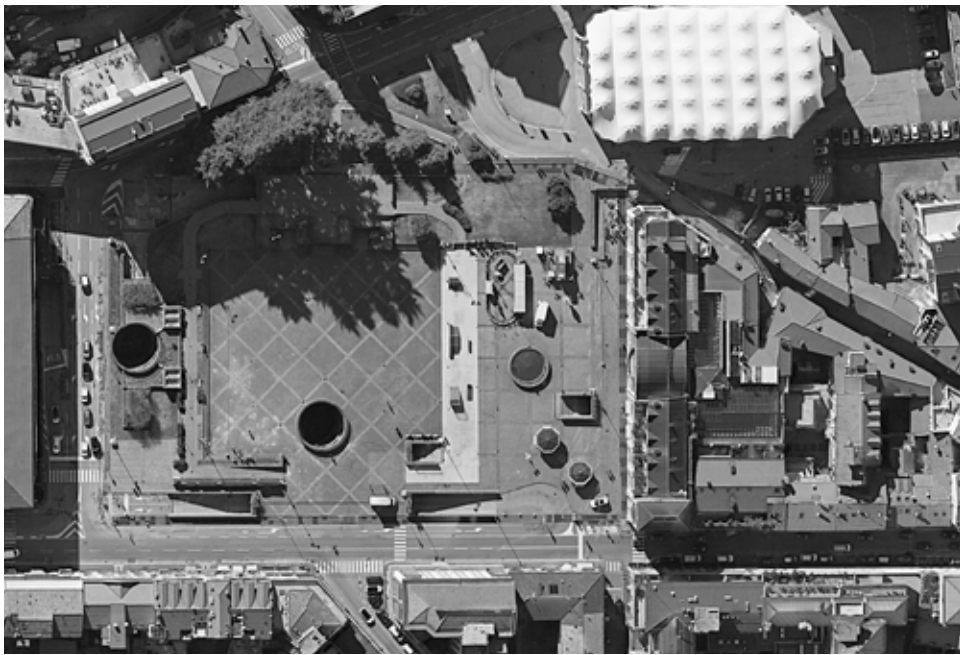


Re-visiting Varese
Msc1 autumn semester
prof. Muck Petzet
team: Alice Bidorini and Annalisa Massari

**THIS IS STILL A
SHOPPING MALL**

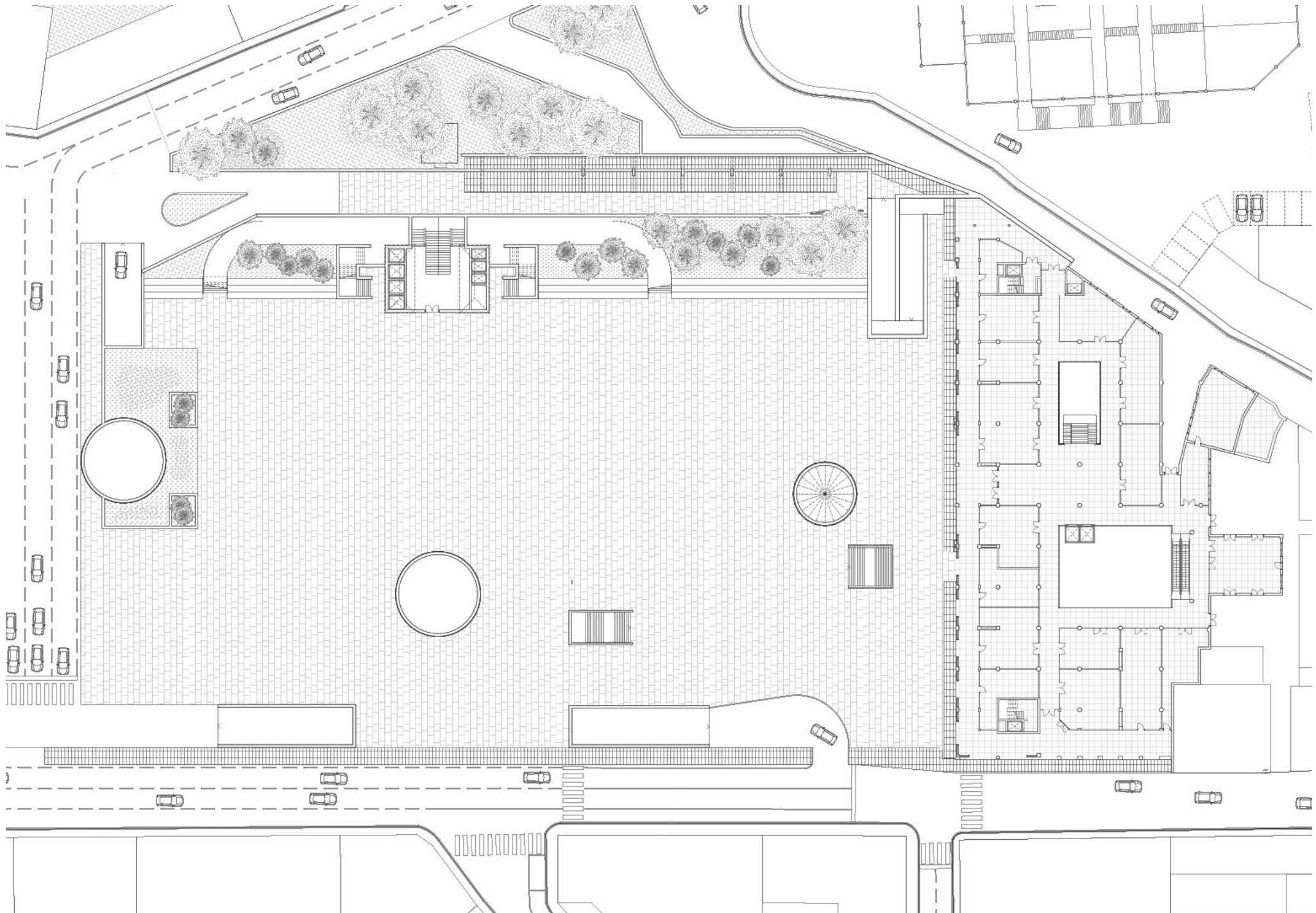




Everyday Varese is subject to a diverse stream of flows. The car is by far the most used mean of transportation determining huge congestion in the city's streets. The whole city is almost exclusively car-oriented with 2569 parking spots only in the city center, that steal 43000 m2 of public space.

In Piazza della Repubblica a multistorey parking and a mall were built in 1997, Transforming the existing square into a megastructure, completely out of balance in the context of Varese. Today the five underground floors of the parking are almost completely empty and the mall appears in a state of advanced decay. *Le Corti* is a dying mall, and as shopping is changing fast, these types of structures no longer meet the market needs. As an approach to address this topic the recent phenomenon called *demalling* is becoming more and more frequent. Demalling is a term which refers to the transformation of declined or declining shopping centres into something else.

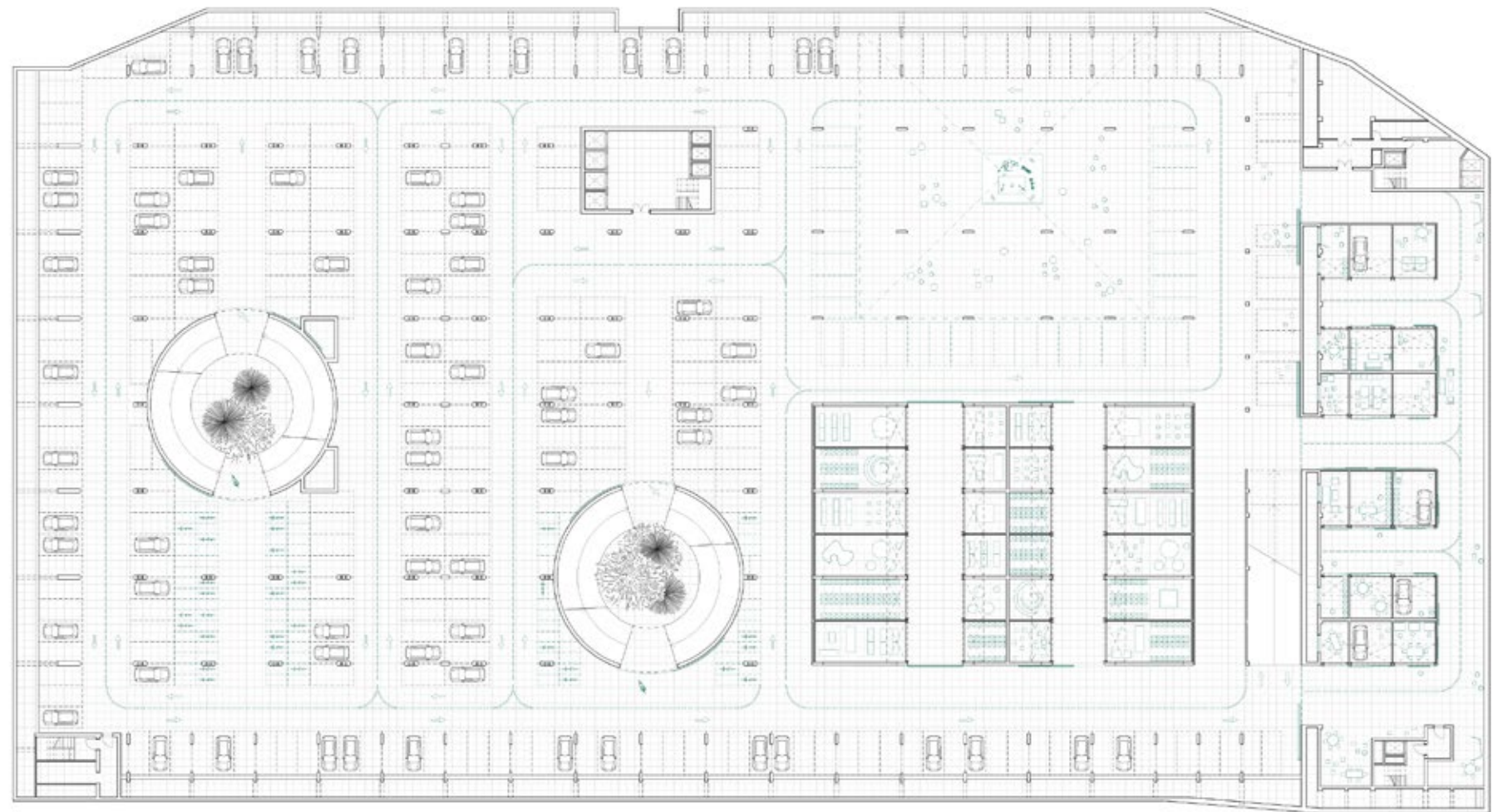
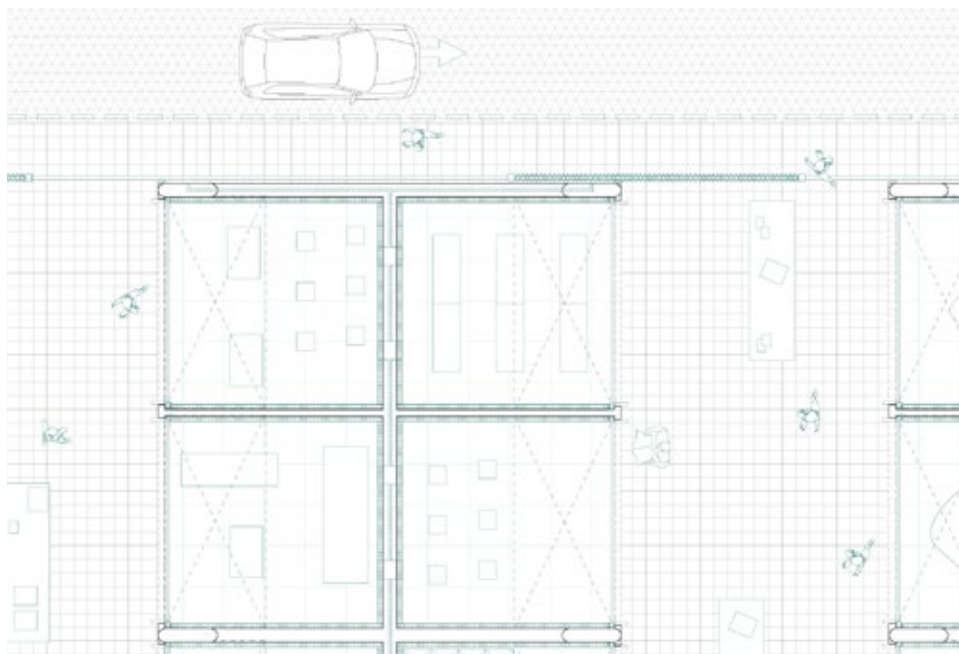
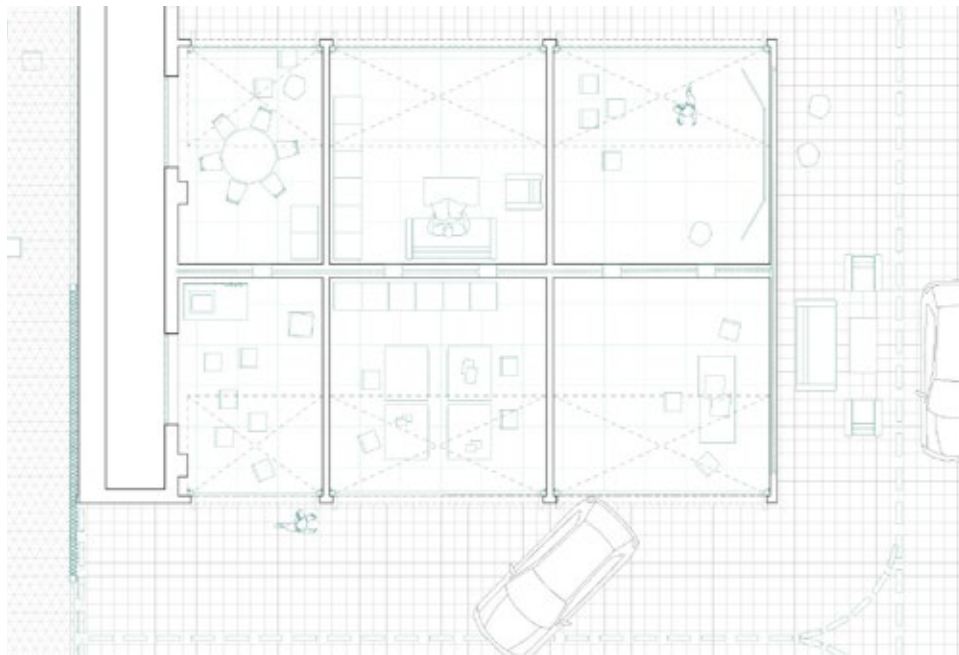
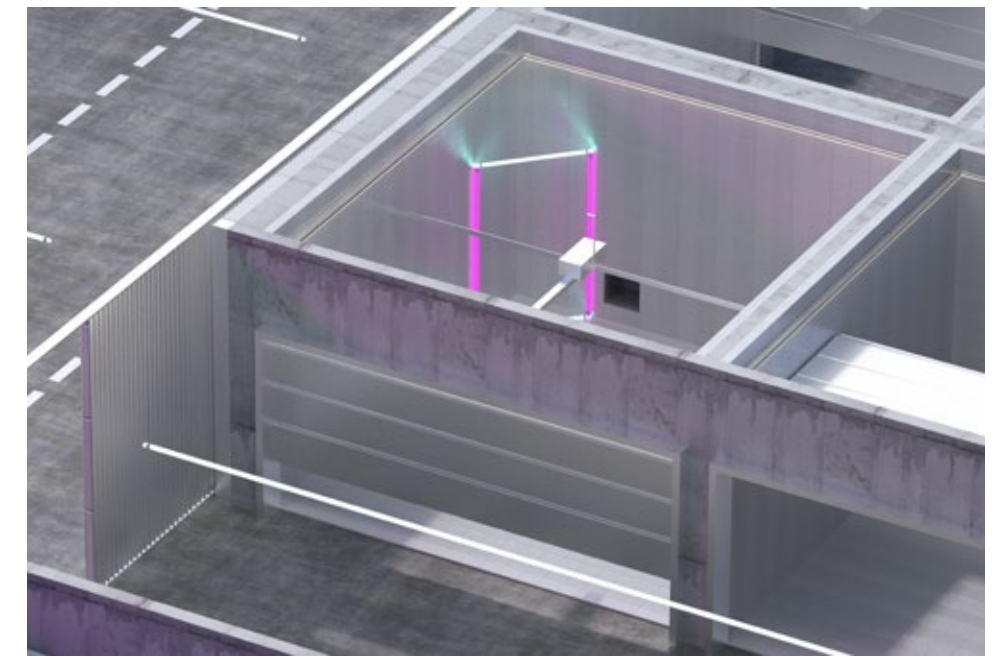
Our intention was to trigger the process of demalling Le Corti and to integrate the surroundings functions of: the Archivio del Moderno, the University of Insubria and the soon-to-be-demolished theatre into the program for a new vision of the piazza.





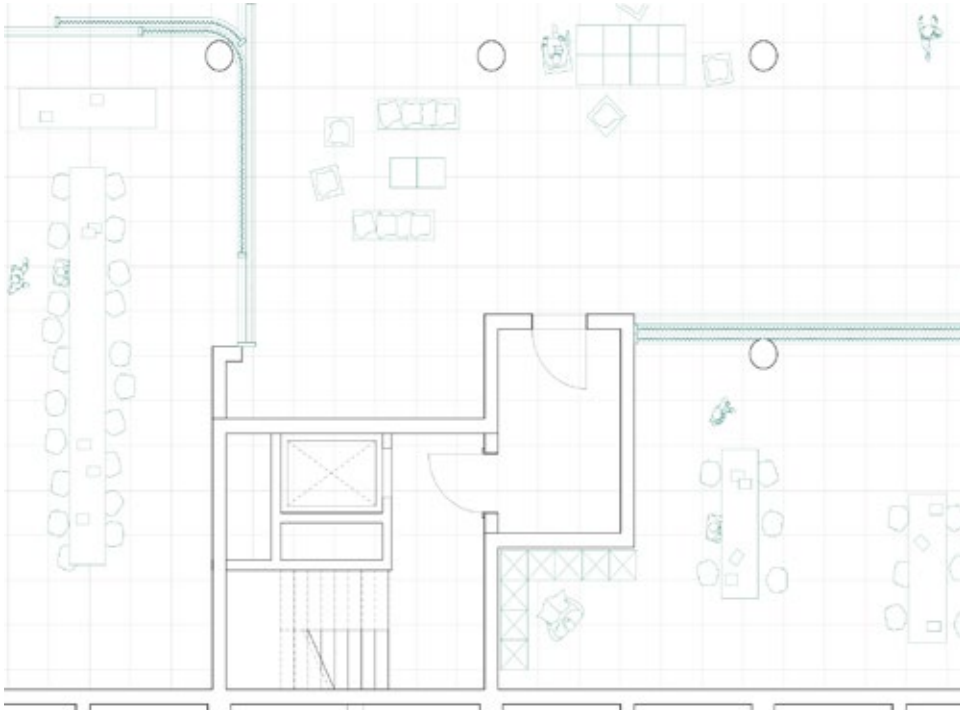
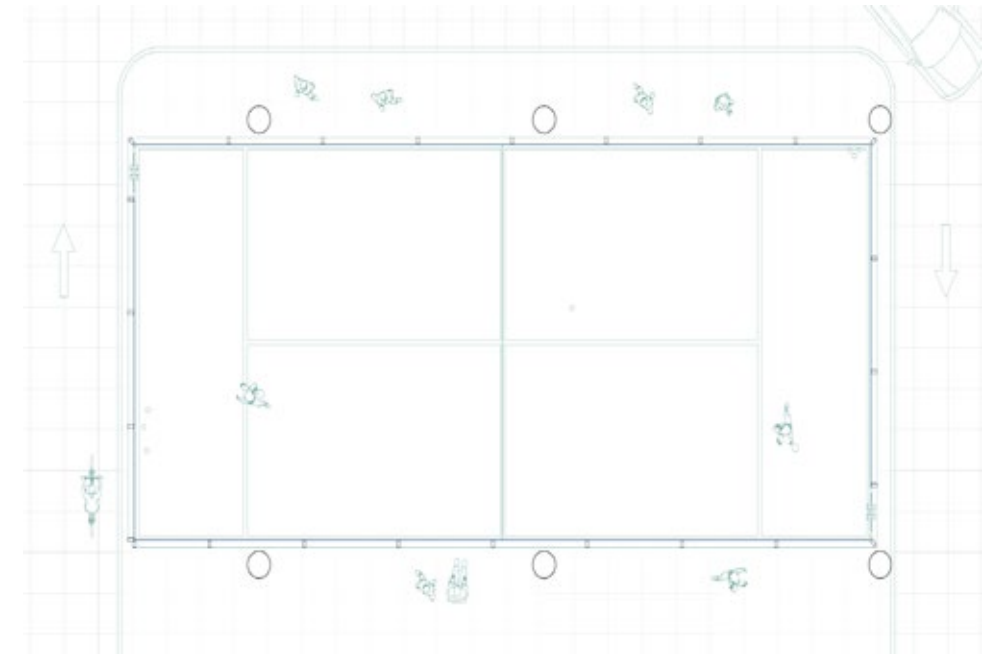
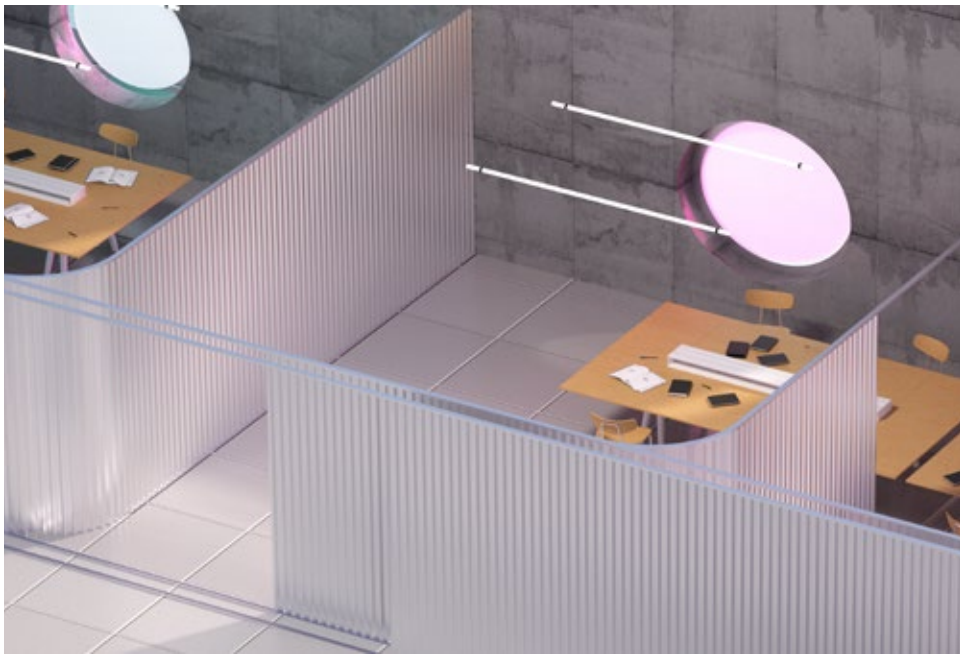


At -5 the garages are transform into the *Collezione Panza Archive*, completely isolated with the “box in a box” concept. Art invades the parking and is exhibited to the people expanding till the ramp, which transforms into a gallery. Garages can be used as atelier, where artists can produce, experiment, destroy, bringing all they need directly with their car. Bigger events can be held in the new triple-height space, active all day long, with lectures, conferences, exhibitions during the day and concerts, club events, drive in cinema in the evenings. The same scheme is applied to the -4 and -3, where the events happening at the -5 can be experienced by people driving, biking or just walking around.

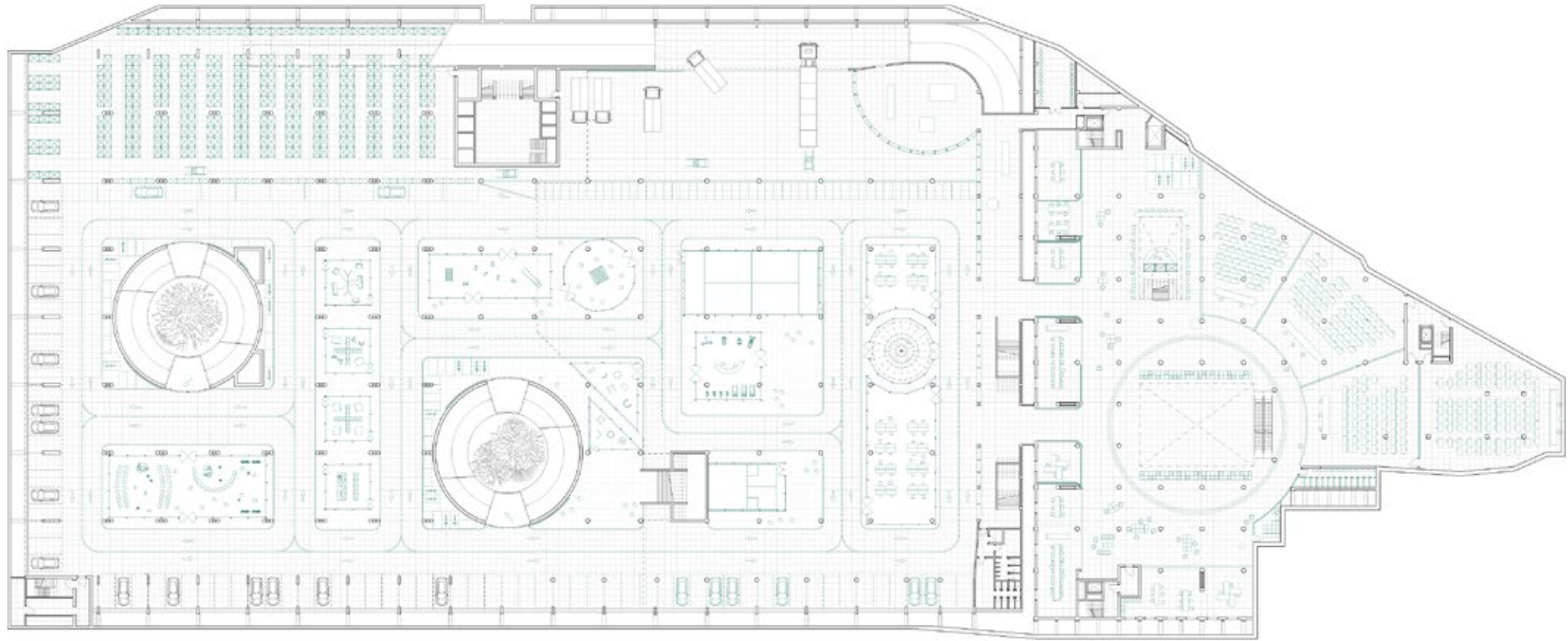


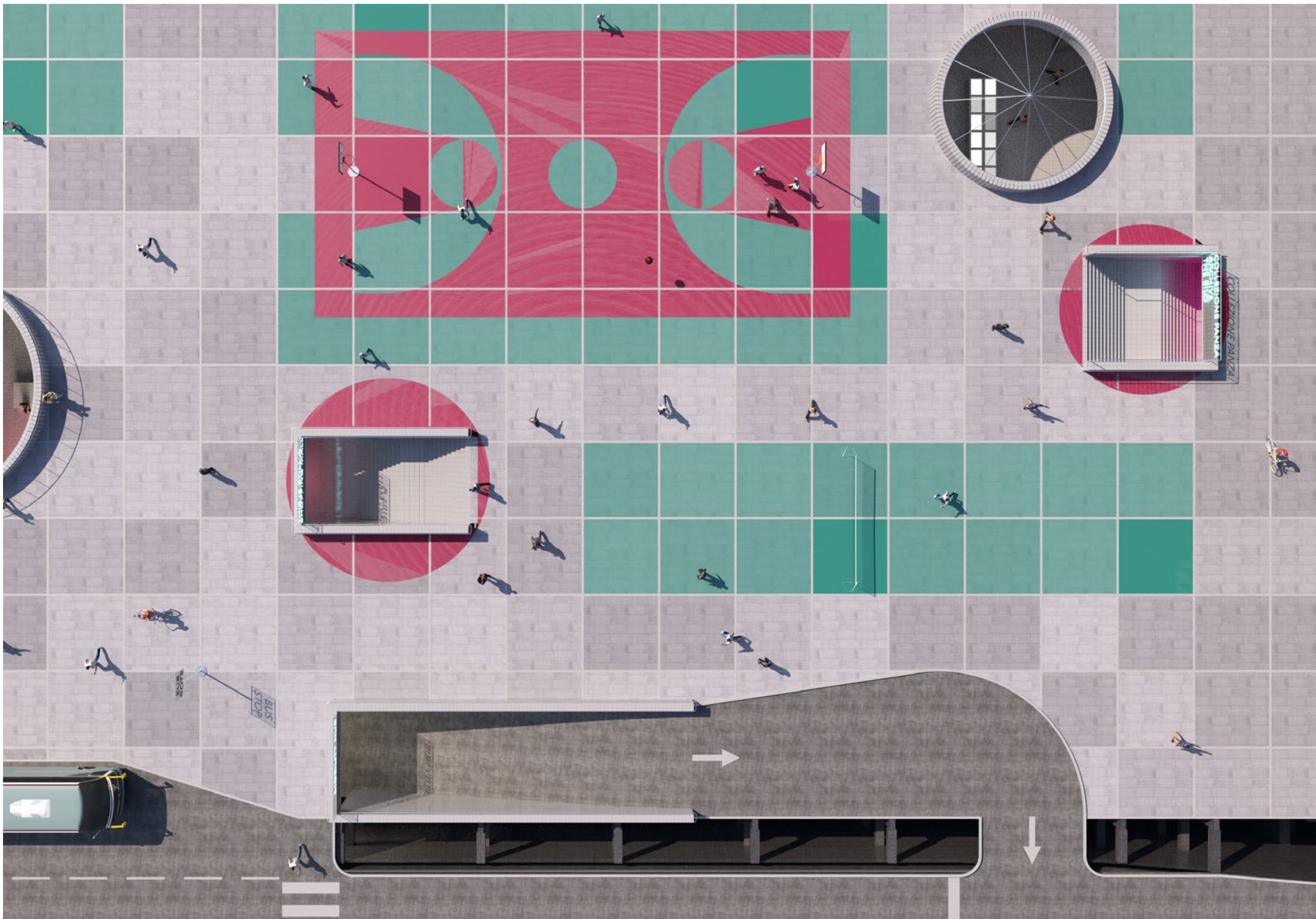
SHOPPING
IS ARGUABLY
THE LAST
REMAINING FORM OF
PUBLIC ACTIVITY





At -2, eliminating the precise division between the mall and the parking, the space becomes a wide platform where an innovative shopping experience is possible in glazed showrooms around which cars, bikes, pedestrians can freely move and look at other people experiencing different products. The University of Insubria has recently approved the masterplan for a new expansion of the campus: with a system of movable partitions the anonymous space of the shopping mall, on the right, can be arranged in several different ways to create constantly adaptable composition of classrooms, connected by a large amount of common space.





On the ground level we rethought all the entrances of the Piazza and where they arrive. The vertical circulation is organised on two double spiral ramps where cars and bikes move on parallel wings never touching each other. The already existing pedestrian entrances are emphasized by led screens showing a glimpse of what is happening underground. The traces of the market on the piazza are highlighted with colors and drawings suggesting an urban playground when the market is not happening and on the ground level of Le Corti the whole perimetral spaces is organized with covered market food stalls. The upper floors of the mall are, therefore, rearranged in order to be livable spaces and host a student housing.

