Honors Thesis

Master's degree Science in Architecture Construction City

Abstract

Students and the City
Temporary Population and Real Estate Market in Globalizing Milan

Tutor/Correlator

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Candidate
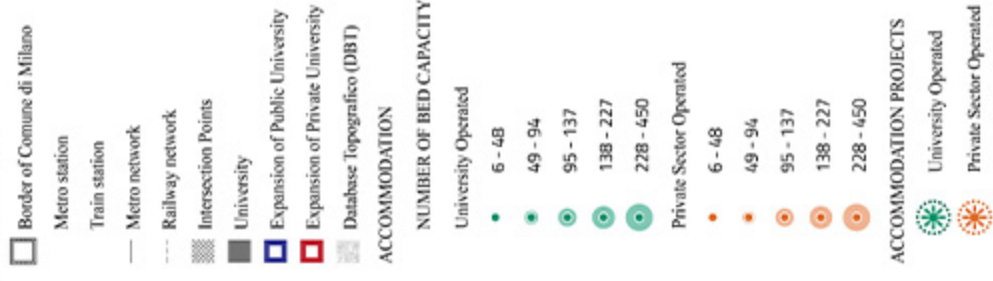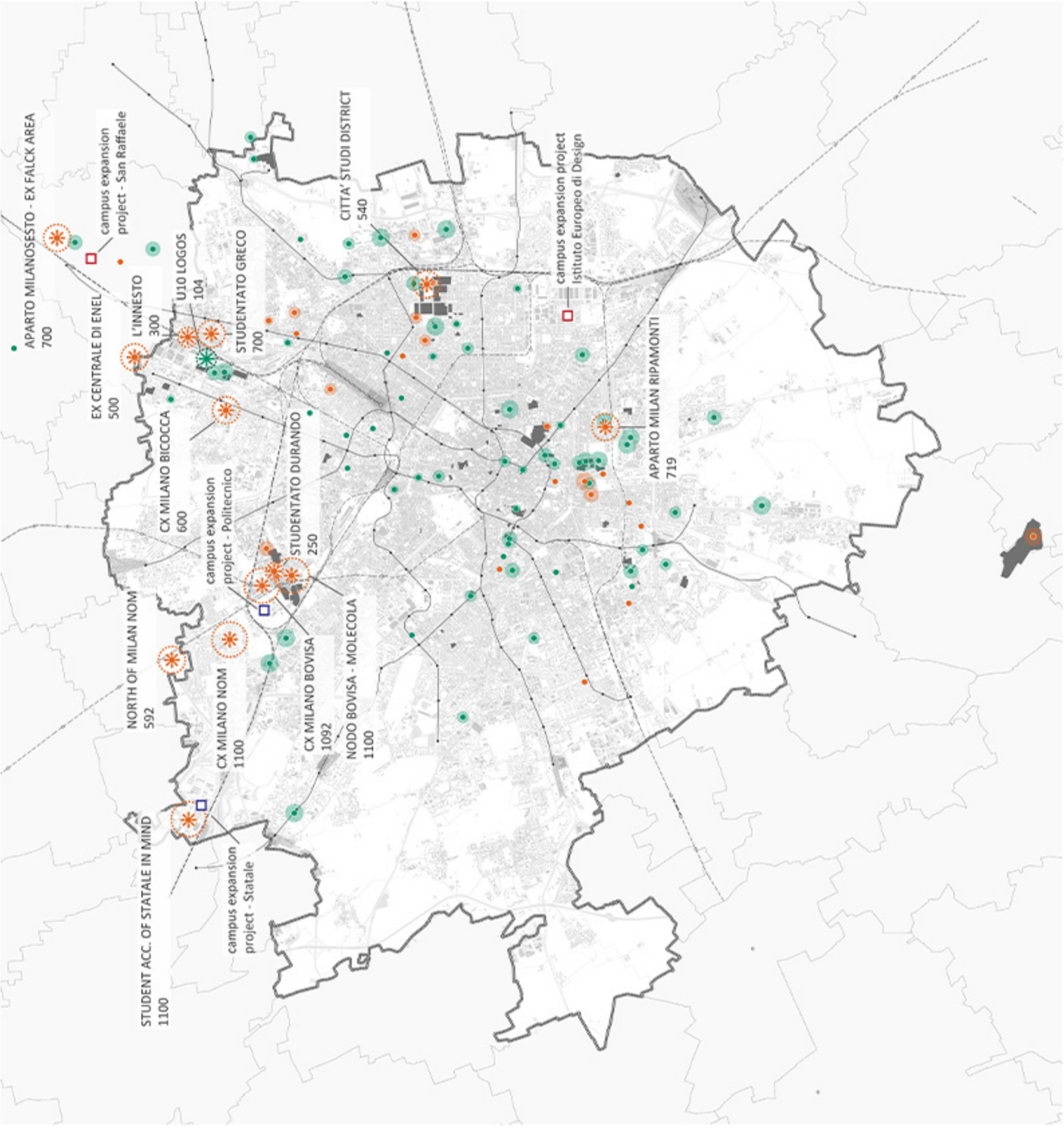
Ozge Su Erdem

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Higher education institutions have become a globalized sector in specific locations, serving as significant sources of economic and knowledge enrichment for cities through the student population they attract. These institutions have evolved into dynamic resources facilitated by the influx of students, thereby establishing an international exchange of knowledge and skills. Due to the possibility of top-ranked education that comes with better career opportunities and networking, students pursue education abroad, particularly in global cities, through their mobility across international boundaries. Moreover, they play a critical role in the future development of global cities and the competition among them by serving as a readily available pool of innovative and young professionals, the contemporary creative class, poised to make significant contributions to the economies of these urban centers. Besides potential economic benefits, as a notable part of the temporary population in the city, students already bring an ongoing demand for rental housing and influence the city's real estate market. Through their mere presence, they attract investors in specific zones and initiate processes like urban development, studentification, youthification, or displacement driven by the influence of the niche sector of student housing, purpose-built student accommodation, that encourages transformations in urban areas. Building upon this concept, the study aims to investigate the motivations and impacts of students on the real estate market in Milan.

Milan has been following a long-term path towards becoming a global city by developing urban areas, conducting regeneration competitions, implementing gentrification projects in specific zones, investing in universities in metropolitan areas, and increasing international student enrollment numbers. The local government and the state support the private and public collaborative projects of the higher education institutions' development and accommodations. This situation creates a novelty, a direct link between students as the temporary population accommodated in the city and the real estate market with its limited existing stock. The research aimed to investigate the gap between the student demand and the current stock in the real estate market of Milan to understand the extent of the pressure. Furthermore, it sought to explore the outcomes of this pressure on urban areas and how it reflects on the new strategies of the city. Therefore, it aimed to examine campus expansions, emerging student accommodations, the large-scale urban regeneration projects and frame the urban areas that appear as potential transformation places in the globalizing landscape of Milan.
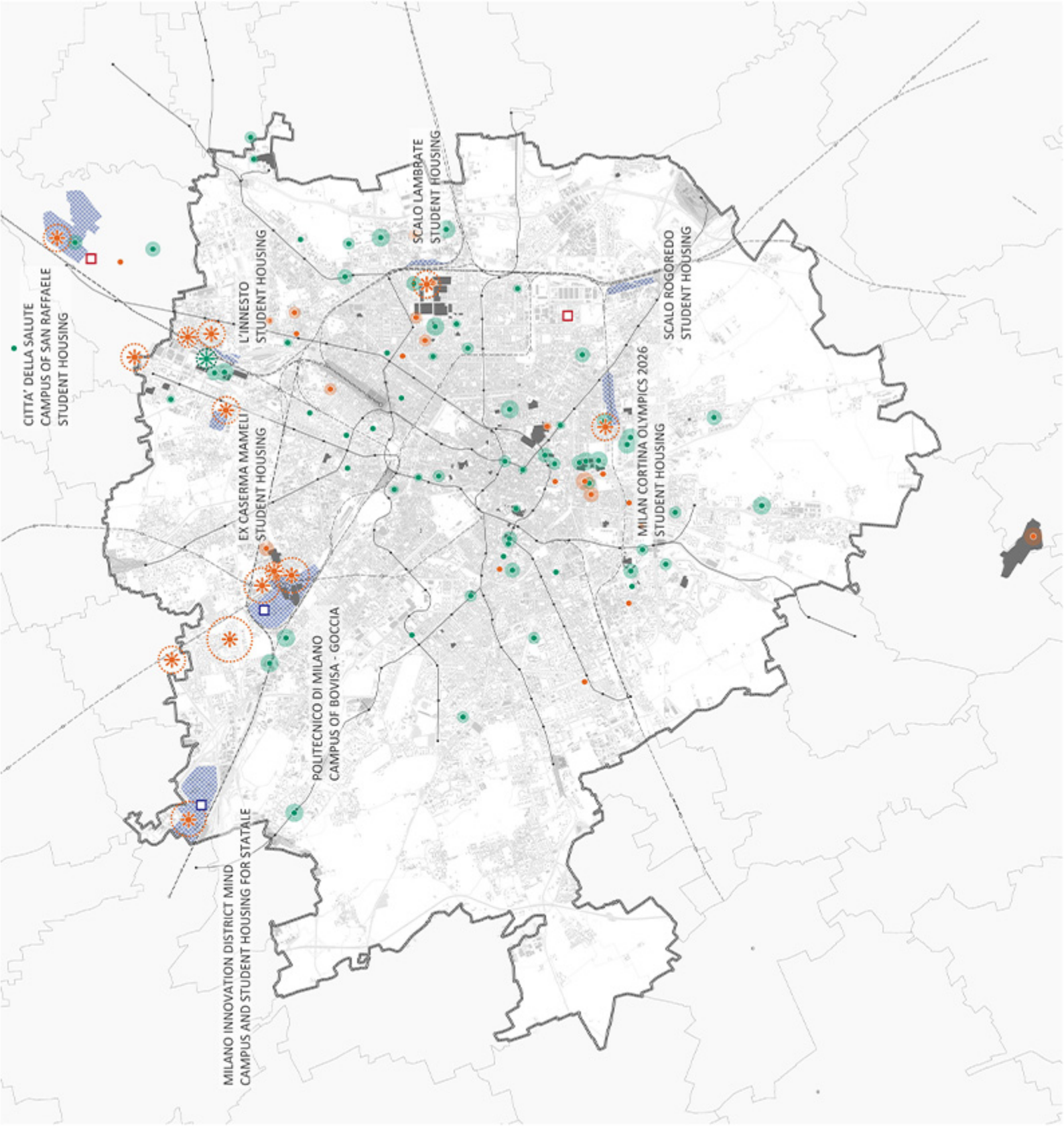
Figure 9 Analyzing University Geographies: Existing vs. Projected Facilities and Student Accommodations, Including Campus Expansion and Private Sector Housing.

Source: Map created by author using Geoportale for general data and BONARD for existing and projects of student accommodations, with additional research.

Scale:1/100.000

□ Border of Comune di Milano
   Metro station
   Train station
— Metro network
---- Railway network
•   Intersection Points
■   University
■   Expansion of Public University
■   Expansion of Private University
   Database Topografico (DBT)

ACCOMMODATION

NUMBER OF BED CAPACITY
University Operated
   6 - 48
   49 - 94
   95 - 137
   138 - 227
   228 - 450

Private Sector Operated
   6 - 48
   49 - 94
   95 - 137
   138 - 227
   228 - 450

ACCOMMODATION PROJECTS
   University Operated
   Private Sector Operated

APARTO MILANOSESTO - EX FALCK AREA
700

campus expansion project - San Raffaele

EX CENTRALE DI ENEL
500

L'INNESTO
300

U10 LOGOS
104

STUDENTATO GRECO
700

CITTA' STUDI DISTRICT
540

campus expansion project
Istituto Europeo di Design

CX MILANO BICOCCA
600

campus expansion project - Politecnico

STUDENTATO DURANDO
250

APARTO MILAN RIPAMONTI
719

NORTH OF MILAN NOM
592

STUDENTATO DURANDO
250

CX MILANO NOM
1100

CX MILANO BOVISA
1092

NODO BOVISA - MOLECOLA
1100

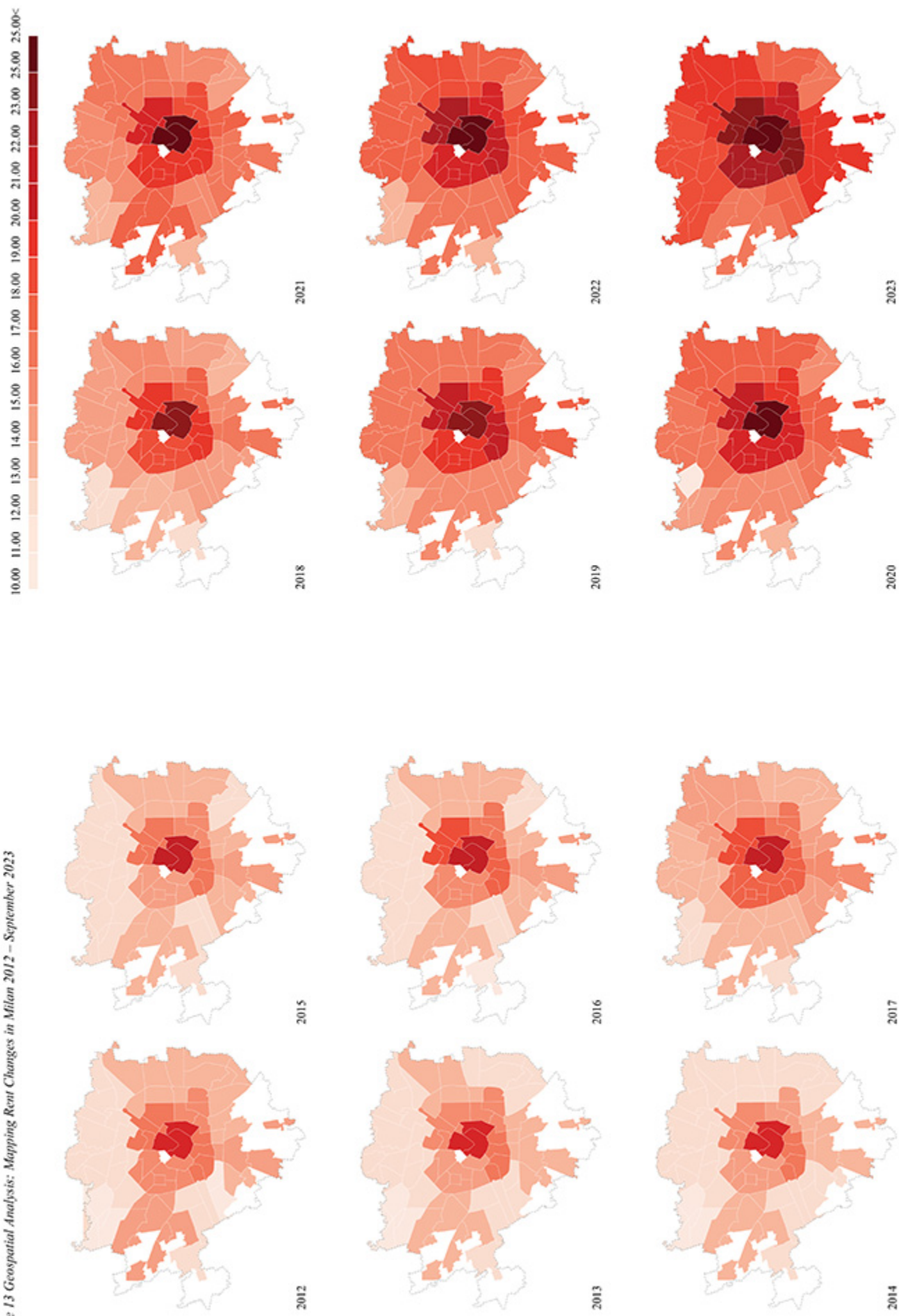STUDENT ACC. OF STATALE IN MIND
1100

campus expansion project - Statale

Figure 10 Comparing Current and Future University Facilities and Accommodations: Campus Expansions, Student Housing from Universities and Private Sector, and Regeneration Projects.

Source: Map created by author using Geoportale for general data and BONARD for existing and projects of student accommodations, with additional research.

Scale: 1/100,000

Border of Comune di Milano
Metro station
Train station
Metro network
Railway network
Intersection Points
Regeneration Area
University
Expansion of Public University
Expansion of Private University
Database Topografico (DBT)

ACCOMMODATION

NUMBER OF BED CAPACITY

University Operated
6 – 48
49 – 94
95 – 137
138 – 227
228 – 450

Private Sector Operated
6 – 48
49 – 94
95 – 137
138 – 227
228 – 450

ACCOMMODATION PROJECTS
University Operated
Private Sector Operated

CITTA' DELLA SALUTE
CAMPUS OF SAN RAFFAELE
STUDENT HOUSING

SCALO LAMBRATE
STUDENT HOUSING

L'INNESTO
STUDENT HOUSING

SCALO ROGOREDO
STUDENT HOUSING

EX CASERMA MAMELI
STUDENT HOUSING

MILAN CORTINA OLYMPICS 2026
STUDENT HOUSING

POLITECNICO DI MILANO
CAMPUS OF BOVISA - GOCCIA

MILANO INNOVATION DISTRICT MIND
CAMPUS AND STUDENT HOUSING FOR STATALE

Figure 13 Geospatial Analysis: Mapping Rent Changes in Milan 2012 – September 2023