

Veneto – Venezia Mestre

LOTTO STAZIONE



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Territorial framework

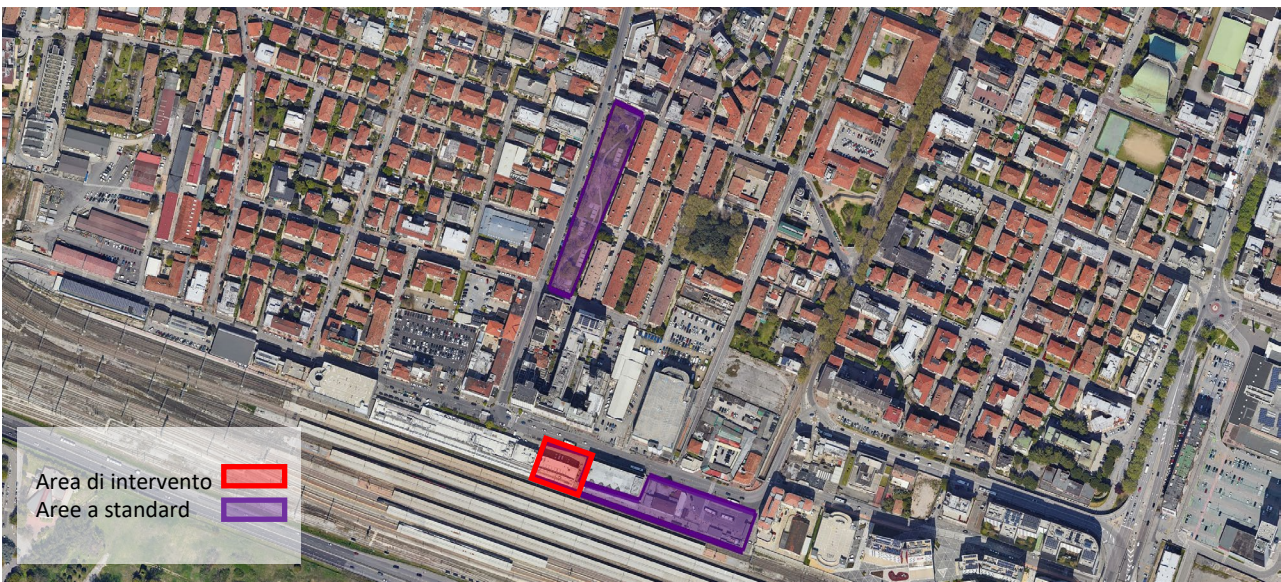
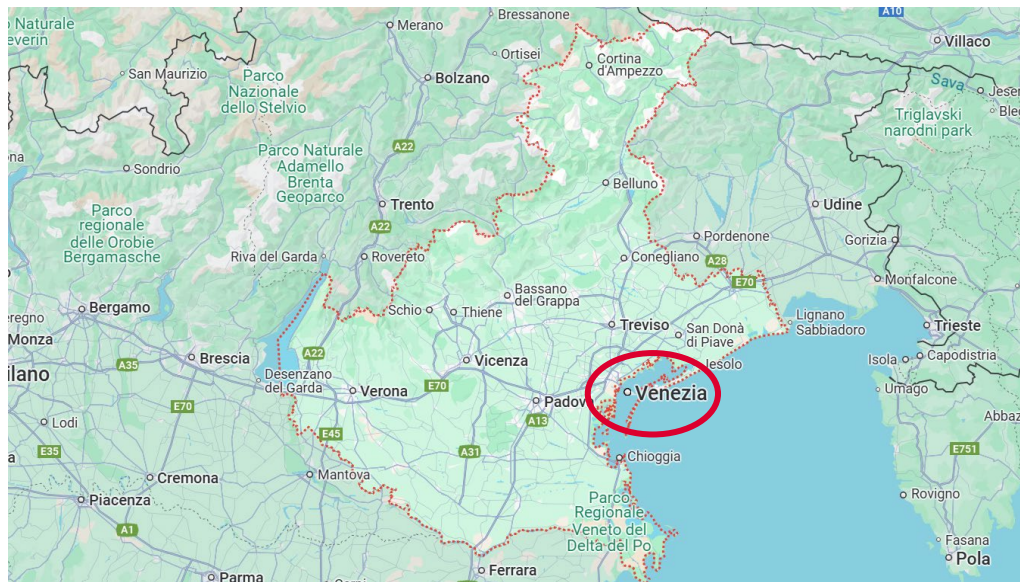
Constraints/urban planning data/commitments

Photo book actual state

Development



LOTTO STAZIONE – Territorial framework



LOCATION

Viale Stazione, 30171 Venezia (VE)

CURRENT STATE

The area is occupied

DISTANCE TO		
• Highway	A57 (Tangenziale di Mestre)	3 km
• Central Station	Venezia Santa Lucia	9 km
• Airport	Venezia «Marco Polo»	10 km



LOTTO STAZIONE – Constraints/urban planning data/commitments

Restrictions

ENVIRONMENTAL SURVEY
tbd
CULTURAL INTEREST VERIFICATION DLgs. 42/2004
The area is not part of the Cultural Interest
RAIL RESTRICTIONS DPR 753/80
The area is near the rail track and part of the Rail Restriction
INTERFERENCES WITH UNDERGROUND UTILITIES
tbd

Urban Planning Data

Agreement

In the 2019 with the agreement between City of Venice, RFI and FS Sistemi Urbani were approved 14.000 sqm of building rights.

The goals of the agreement are:

- Urban Regeneration
- Synergy between the Mobility and the City
- Design of the new Station of Venezia Mestre

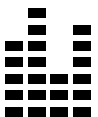
The activities for the trasfer of Piazzale Favretti and Giardini di viale Piave to the City of Venice are underway to allow the realization of the Bus Terminal and new green areas.



Surface area
7.500 sqm



Building Rights
14.000 sqm

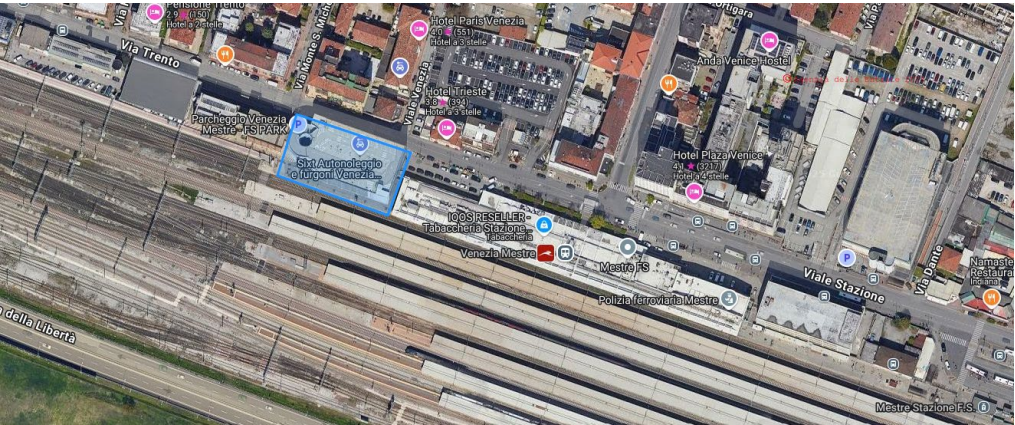


Functional mix
Mix Funzionale

Functional mix and Land Use

Building Rights: 14.000 sqm for Hotel, Offices and Commercial spaces.
It will be possible to build a tower building of 25/30 floors, with a maximum high of 100 meters.

Parking area from FS Park near the Central Station



LOTTO STAZIONE – Photo book current state



ASSET STRENGTHS

- ✓ Building Rights made with Agreement of 2019 between City of Venice, RFI, FS Sistemi Urbani
- ✓ Improvement of the urban and social quality of the station environment
- ✓ Project of Urban Regeneration integrated with the project of the New Central Station of Venezia Mestre and the projects already started (Cà Marcello, via Ulloa);
- ✓ Area well connected with the Historic Center of Venice.



LOTTO STAZIONE – Development and Sale



①

Sale of areas to the City for public use

②

Modifying the Rail Restriction DPR 753/80

③

Relocation of Railway Functions



LOTTO STAZIONE – Development and Sale



- 1 Selection of the investors
- 2 Defining the selection process
- 3 Procurement and Sale