

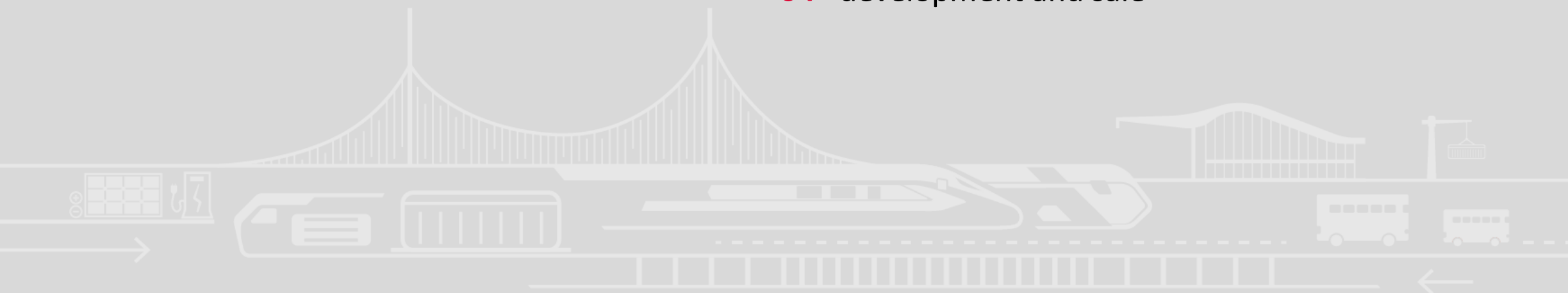
Piedmont region Turin

Turin Lingotto

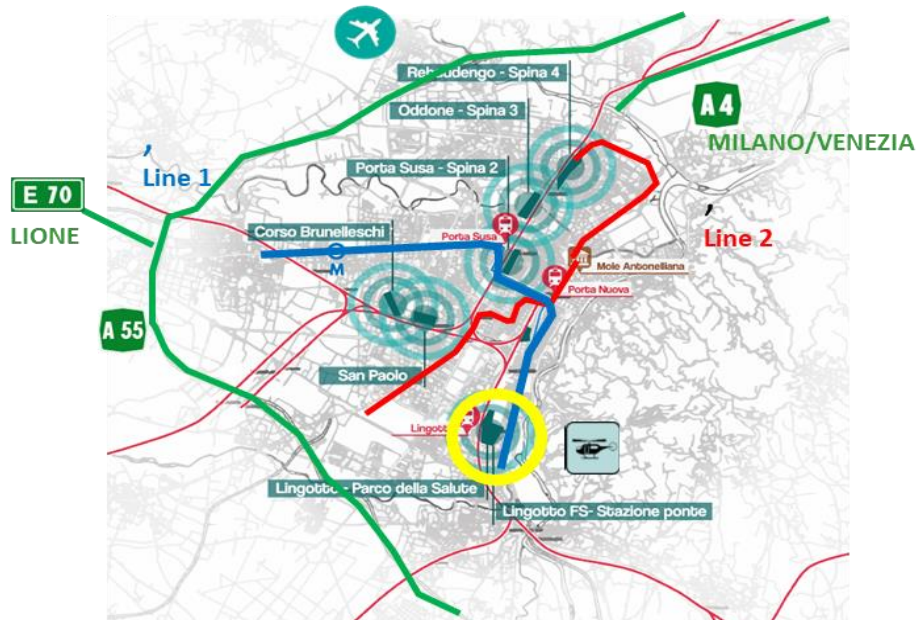


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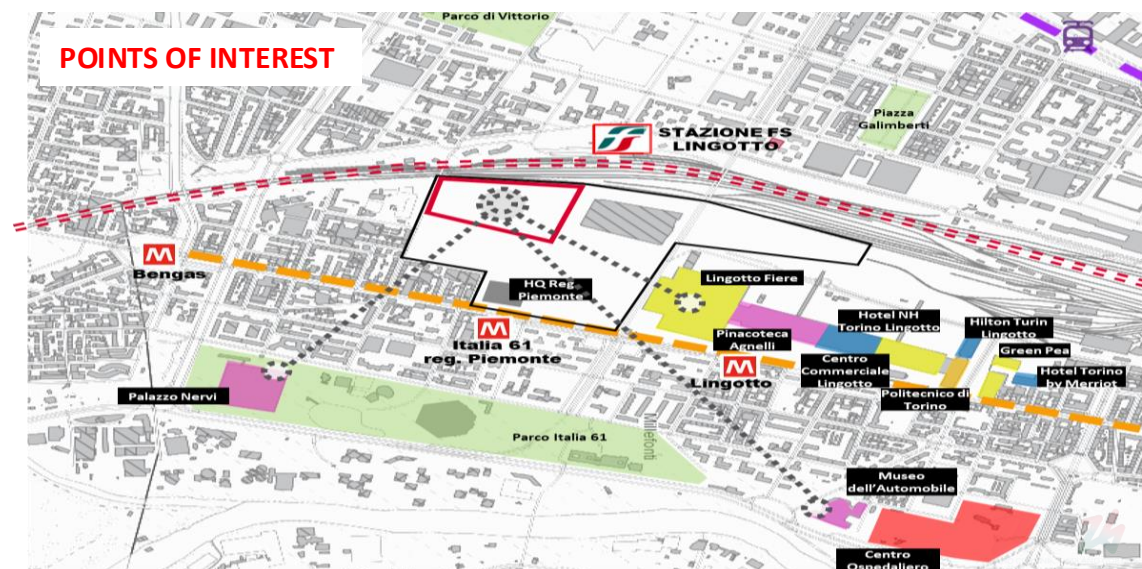
Lingotto PSRI_Territorial framework



LOCATION



POINTS OF INTEREST



LOCALIZATION/ADDRESS		
Lingotto station underpass/ Lingotto Fair/ Passo Buole Street		
CURRENT STATUS		
Unbuilt Area - rents out temporary use (parking)		
ACCESSIBILITY – DISTANCE FROM		
• Highways	A4 (Torino-Trieste-Sistiana)	20 km
	E70 (Lione-Venezia)	7 km
• Airports	Turin Caselle	25 km
• Stations	Turin Lingotto	500 m
	Turin Porta Nuova	5 km
• Underground	Line 1	500 m

Lingotto PSRI_constraints, urban planning data and commitments



Constraints

ENVIRONMENTAL INVESTIGATIONS

No remediation needed for commercial uses

CULTURAL INTEREST FOR THE SUPERINTENDENCY DLgs. 42/2004

No interest

DISTANCES FROM THE RAILWAYS D.P.R. 753/1980

To be verified because the asset is partially in the buffer band (30m)

UNDERGROUND UTILITIES/INTERFERENCES

Survey needed on portions bordering railway assets

NEW PARKING AREAS

Various parking areas inside or close to the asset



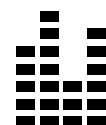
Urban data



Land area
77,091 sqm



Gross floor area
62,139 sqm



Urban uses admitted

Residential Min 30% (Social Housing Min 15%, student Housing, Min 15%) ASPI/Eurotorino Min 20% (Max 8.000 mq for retail) General interest functions Max 50%

PLANNING RULES

Planning tools

SUE – executive urban planning instrument (public or private)

Implementing agreement

Services

40,000 sqm: Viability and Parking Areas

7,000 sqm: Green Areas

4,000 sqm: Public Uses

Commitments

AGREEMENTS

Program Agreement of 05/11/2009

Implementing Agreement of 31/03/2011

Program Agreement of 15/11/2017

COMMITMENTS

Station underpass (already realized)

Viability on the border L and extension (art. 10 AdP 017)

Underground parking (public and private) on the Lot 6a (art. 12 Convenzione 2017)

Lingotto PSRI_the urban uses

HOUSING

Residences of civil dwelling (residences for particular users (university, elderly, etc.)



EQUIPMENTS OF GENERAL INTEREST

Comma 63 art. 15 NUR

SOCIAL SERVICES AND EQUIPMENT OF GENERAL INTEREST

s. Areas for **higher education**

h. Areas for social, **hospital health facilities**

v. Areas for public urban and district parks

Comma 64 art. 15 NUR

SOCIAL SERVICES AND EQUIPMENT OF GENERAL INTEREST IN ADDITION TO THE MINIMUM LEGAL REQUIREMENTS

u. **University education**

cr. **Research centre areas**

e. Areas for collective residences

t. Areas for technological equipment and installations

m. Areas for military installations

c. Areas for cemeteries

f. Public office areas ac. Camping areas

an. Areas for nomadic camps

as. Areas for travelling shows

z. Areas for other equipment of general interest

o. Equipment for the show: cinemas, theatres, etc.

ASPI, Service activities for individuals and businesses

- **Hotels, hostels, ecc.**
- Student houses and colleges for students
- small production activities
- industrial and manufacturing craft activities including the production and supply of technical, computer and telecommunications services
- **retail trade activities,**
- restaurants, catering and public catering
- craft service activities
- private and public offices, entertainment activities, time books education, worship and sports, associative activities (political, trade union) cultural and for the cult
- social, welfare and health services (excluding hospitals and clinics), self-sufficient **old-age homes**, hospitality centres, health care homes, civic centres and decentralized administrative offices, locations for associationism

OFFICES

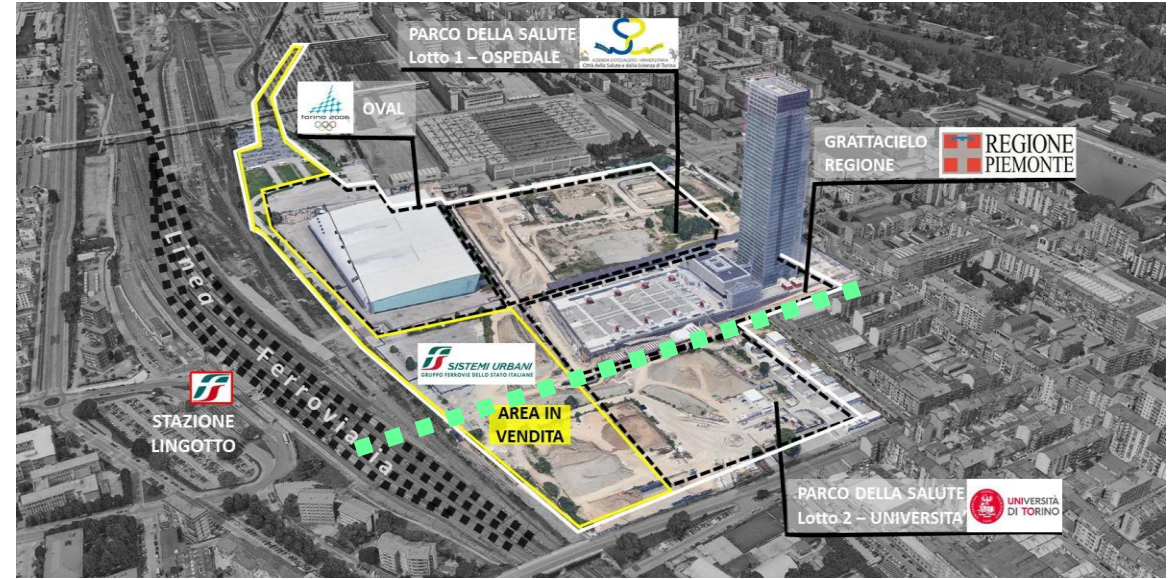
- A. Public and private non-managerial offices: professional firms; tourist agencies, real estate, insurance companies, bank branches, post offices, health laboratories, entertainment activities (one or more rooms suitable for hosting film, theatre and/or conferences: maximum capacity of 1300 seats and a total SLP of 4,000 sq. m, in addition to ancillary activities: retail, catering, public facilities), leisure activities, education, sports and worship; associative and cultural activities.
- B. Public and private management activities: administrative, banking and financial centres, public bodies, institutions, state decentralized bodies.
- C. Ancillary destinations (custodian residence and/or owner and retail trade and public services) max 25% of the existing SLP or in project

EUROTORINO

- Functions mix including the following categories:

- **Research centers, productive and innovative activities, hospitality and tertiary activities, exhibition and conference activities, universities.**





STRENGTHS

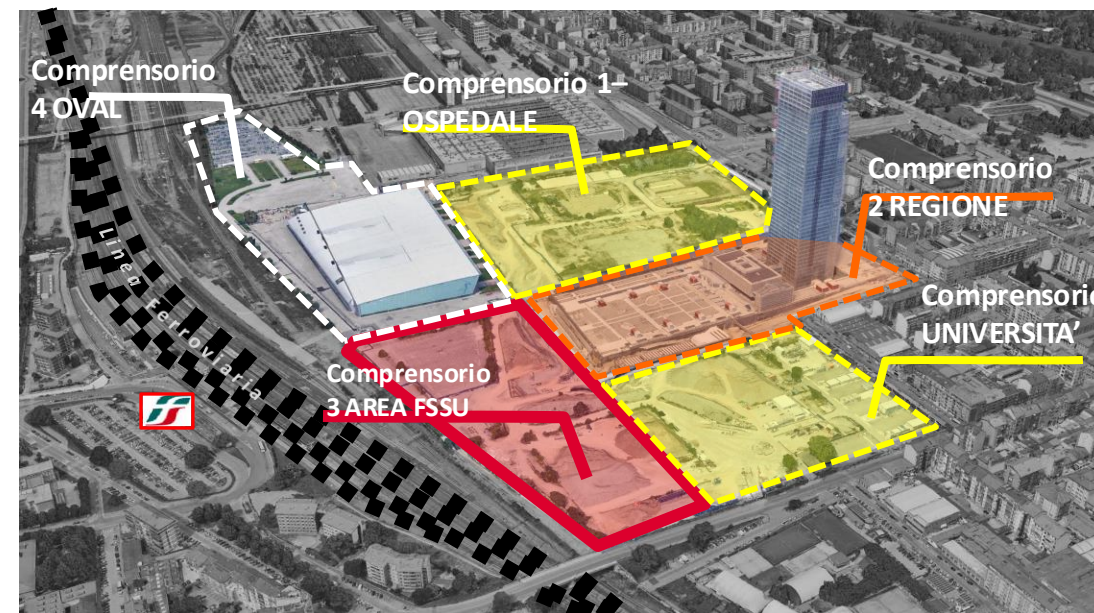
- Development rules already normed in the PRG
- The asset is part of the «Health Park», with Headquarter Region Piedmont and OVAL plant
- High accessibility: Lingotto station, Metro line 1
- Public services in part already realized: underpass to the station, promenade
- No remediation needed for commercial uses, offices and parking



LINGOTTO PSRI_development and sale

TIMELINE

- 1 2017 «Program Agreement » between FSSU, Region, Municipality, Hospital, University, concerning the main commitments and also the reference from previous Agreement of 2009 and 2011
- 2 2021 establishment of the Technical Board of the Supervisory College
- 3 2024 opening of the underpass to the station
- 4 2024 Award of the winner of the competition for the lot 1 of PSRI and delivery of the Masterplan by the selected subject
- 5 2025 new implementing Convention
- 6 2025 competition for selling the asset (Lots 6A e 6B) “Ambito 12.32 Parco della Salute e sede Regione Piemonte”



LINGOTTO PSRI_ development and sale

