**SPINA 3 CORSO ODDONE**

**1. TERRITORIAL FRAMEWORK**  
**(Map showing the location of the area)**

**ADMINISTRATIVE CONTEXT**

* **Municipality:** Torino
* **District:** 4
* **Neighborhood:** San Donato
* **OMI Zone:** D9
* **Boundaries:** Via Savigliano, Corso Principe Oddone, Corso Vigevano, Corso Umbria, Piazza Baldissera

**2. STRENGTHS**

**1. Strategic Metropolitan Interchange Hub**

* Technological Innovation Hub with Environment Park
* Vocation as a technology park
* New Dora station planned for SFM connections

**2. Quality Environmental Features**

* Parco Dora, the second-largest park in the city
* Presence of the Dora Riparia river, currently undergoing renaturalization
* Various public gardens and sports facilities

**3. Accessibility and Strategic Connections**

* Developed cycle path network along Corso Principe Oddone
* Direct access to the Caselle airport and A4 Milan-Turin motorway link
* Good high-speed fiber optic coverage
* Infrastructural redevelopment of Corso Principe Oddone

**4. Dynamic Social Context**

* Young and dynamic population with a low aging index
* High concentration of educational institutions
* Presence of university student housing
* Diverse cultural offerings with museums, libraries, and theaters

**5. Attractive Real Estate Market**

* Good quality-price ratio for housing
* Exceptional growth in affordable housing
* Low number of vacant properties

**6. Balanced Functional Mix**

* Balanced mix planned between residential, productive, and service uses
* Ample territorial surface and strategic position
* Presence of specialized attractor poles
* Valorization of a historic listed building

**7. Innovation and Sustainability**

* Environment Park as a research center for environmental innovation
* "Torino Cambia" project with PNRR funds

**8. Services and Territorial Facilities**

* Good provision of nurseries and educational services
* Presence of health and social care facilities

**3. REGULATORY URBAN DATA**

**CURRENT URBAN PLANNING INSTRUMENT**

* General Regulatory Plan (D.G.R. n. 3-41994, 21.12.1995)
* Urban and Building Implementation Regulations (Vol. I and II)

**URBAN PLANNING CLASSIFICATION**

* **Zone:** Urban Transformation Zone
* **Code:** ZUT 4.13/2
* **Regulation:** Art. 15 Vol. I NUEA

**BUILDING INDICES AND PARAMETERS**

* **Parameter:** ST (Territorial Surface)
  + **Value:** 109,183 m² belongs to FS Group (Source: GIS estimate - Gruppo Urbanistica)
* **Parameter:** Realizable GFA (Gross Floor Area)
  + **Value:** 46,006 m² belongs to FS Group (Source: GIS estimate - Gruppo Urbanistica)
* **Parameter:** Territorial Index
  + **Value:** 0.6-0.4-0.7/3 m²/m²
* **Parameter:** Territorial surface area to be allocated for services
  + **Value:** 56,649 m²
* **Parameter:** Maximum height
  + **Value:**
    - In case of implementation with a covenanted building permit:
      * 5 floors above ground for the fronts facing the continuation of via Ceva, on the internal east-west axis, and on via Savigliano;
      * 7 floors above ground for the remaining fronts.
    - Other cases: from Building Regulations

**LAND USES**

* **Destination:** Residential
* **Percentage:** Minimum 40%
* **Destination:** Tertiary and Eurotorino(office)
* **Percentage:** Maximum 40%
* **Destination:** ASPI(commercial)
* **Percentage:** Maximum 20%

**MUNICIPAL INFRASTRUCTURE**

* **Extend “Via Dronero” and “Via Ceva” through the project site to connect to “Corso Principe Oddone”**

**URBAN STANDARDS (Art. 21 LUR 56/77)**

* **Typology:** Internal requirement
* **Surface (m²):** 35,614
* **Typology:** Pre-existing requirement (20% ST)
* **Surface (m²):** 21,837

**IMPLEMENTATION METHODS**

* Executive plans of public or private initiative
* Covenanted building permit