

ANNEX

Città metropolitana di Torino

Interview with

Arch. Paola Boggio Merlo -

TRENTAMETRO Project

On the 25th of October 2022 together with my supervisor prof. Mario Artuso I attended the meeting in the Città metropolitana di Torino in Corso Inghilterra, 7 in Turin with Architect Paola Boggio Merlo. She is head of the "Territorial development and urban redevelopment projects" office. She participated in the TRENTAMETRO project which concerns abandoned post-industrial sites in the metropolitan area of Turin.

"The TRENTAMETRO project is promoted by the Città metropolitana di Torino in partnership with LINKS Foundation, Confindustria Piemonte and Consorzio per gli Insediamenti Produttivi del Canavese."¹

The first step of the project was to identify all the abandoned industrial areas of the metropolitan territory measuring more than 5,000 square meters.

Then, after a selection of 130 mapped areas only 30 were considered as the most attractive and important ones which were located in close proximity to important services such as railway, airport etc.

"Within the project, a geo-referenced web platform* has been created and made available to the business world, which contains information about the localization of all the mapped abandoned areas, including those not included in the dossier. Moreover, the platform allows interaction with information about the territorial context in which the different areas are located."¹

Now the project is handled by Regione in order to include it in the regional planning of the metropolitan area of Turin.

During the meeting I performed the interview asking specific questions related to the project and redevelopment of post-industrial sites.

Q1: Some brownfield areas in the province of Turin may belong to private owners, when the site is projected to be redeveloped, how is the private-public ownership managed by the Città metropolitana di Torino?

All the sites that are presented in the TRENTAMETRO project belong to the private owners. Città metropolitana di Torino is not responsible for selling the abandoned areas but can imply the possible offers with compatible proposals. In the dossier of the TRENTAMETRO project there can be found the contact information of the private owners for each listed site that is available for selling. Owners are aware of their sites being listed in the TRENTAMETRO project and are fully in cooperation in order to sell the sites to the investors. Moreover the investors that are usually buying the properties are private investors. The relation of redevelopment of brownfield areas is usually private to private.

Q2: What is the main reason or reasons that these post-industrial sites still remain abandoned? What is the cause limiting the redevelopment of the brownfield areas of metropolitan area of Turin?

The problem could lay in the issue that there are no specific programs regarding the brownfield redevelopment. The problem lay in the private to private relations of these areas and lack of specific aid from government and municipalities.

Turin is also considered as an area of complex industrial crisis - the areas of complex industrial crisis concern territories subject to economic recession and employment loss of national importance and with a significant

¹ Città metropolitana di Torino, (2019), *Attraction Of Investments In The Metropolitan Area*

Digital: http://www.cittametropolitana.torino.it/cms/risorse/sviluppo-economico/dwd/attraz/dossier_30metro_en.pdf

impact on national industrial policy, which cannot be solved with resources and instruments of regional competence only.

Just five out of 30 areas are sold for investments from the TRENTAMETRO project. The main problem of this issue could be the state. After covid-19 everything changed most of all the foreign inventors changed their vision and they are not interested in the investments anymore.

Q3: Brownfield areas usually have some contaminated soil or hazardous wastes on the site. Are the post-industrial sites cleaned up prior to the redevelopment and are there some rules regarding management of brownfield areas?

Some sites have contaminated soil or hazardous wastes on the site. This issue is mentioned in the dossier of the TRENTAMETRO project where under each examined site there is a point which mentions the required reclamation of the site. The sites that are in possession of contaminated soil and hazardous wastes have listed specific operations that need to be carried out. The dimensional indications and reclamation requirements are the most important and most expensive parts of the project and allow proper reclamation and reuse of the site. The information and research about reclamation requirements were collected and studied by Città metropolitana di Torino.

Q4: When the redevelopment for brownfield areas are planned, are there some specific guidelines that need to be followed while dealing with certain sites such as post-industrial sites? If yes, what kind of principles must be acquired during redevelopment?

Private investors must comply with the provided analysis, planification and local plan of

the municipality. Private owners that are planning the redevelopment of the brownfield areas must comply with the local planning and guidelines. In order to start the reclamation of the site the municipality must agree and accept the provided plans and include them in the planification.

Private owners that intend the redevelopment of the brownfields follow the rules of the provided master plan; However the masterplan needs to be updated in order to meet the needs of buyers, municipalities can work on master plan principles in order to facilitate the interest of the buyer.

However there are no specific plans only regarding the issue of brownfield redevelopment. There are not any state and local laws that are required and mandatory that regard this issue.

There are a lot of limits that are bound to the redevelopment of brownfield areas and these areas are very difficult to manage.

Q5: Is it useful to include the specific issues regarding former brownfields in the new strategic plan for the metropolitan area of Turin?

Yes it is useful, in fact the Strategic plan for the metropolitan area of Turin 2021/2023 included the TRENTAMETRO project into the masterplan and PTGM - (Piano Territoriale Generale Metropolitano) Metropolitan General Territorial Plan for Turin.

Q6: Are there some specific guidelines for sustainable redevelopment of brownfields that can help mitigate climate change? How climate change and the covid-19 pandemic changed the way of thinking about the redevelopment projects for brownfields? Did the pandemic bring to discussion the idea of 15-minutes city?

No, These issues are not addressed yet.

Città di Torino

Interview with Architect Emanuela Canevaro

On the 26th of October 2022 together with my supervisor prof. Mario Artuso I attended the meeting in the Città di Torino in via Antonio Meucci, 4 in Turin with Architect Emanuela Canevaro. She is the director of the Urban Planning and Quality of the Built Environment Division in Città di Torino - Urban Planning and Private Building Department.

During the meeting we discussed the issue of abandoned brownfield areas in Turin, their relationship with municipality and redevelopment projects.

Q1: Turin still has remaining abandoned post-industrial sites and brownfields such as ex-Osi ghia, Ex Nebiolo or OGM - Ex Officine Grandi Motori. Most of them have existing projects of revitalization but they remain untouched for many years. What is the main reason or reasons that these post-industrial sites still remain abandoned? What is the cause limiting the redevelopment of the brownfield areas of Turin?

The mentioned examples above are abandoned but some of them are already objects of urban redevelopment plans in particular OGM and Ex Nebiolo that are going to be approved in a short time. In case of Ex-Osi ghia or other areas that are abandoned without any development plans the issue lies mainly in the differentiation of territory and their surrounding. Some of the areas may attract more private investors for redevelopment of brownfield areas in Turin.

One of the biggest problems that limits the redevelopment of brownfield areas is "Bonifica", the cost of quenching and tempering the site. The urban restructuring does not have such

high margins to cover and amortize reclamation costs of brownfield areas.

Another issue limiting the redevelopment of these sites is the dimensions and economic feasibility of private investors that influence the functions that can be placed in such areas. Moreover the most attractive functions for private investors lay in commercial use.

For example the area Ex-Michelin the former industrial area in Turin, the area is the subject of a set of agreed executive plans connected with the masterplan that are being developed now. In the area of Ex-Michelin there are strong attractive and profitable functions which can be inserted in this specific place and not others. The area has desirable dimensions and brings necessary infrastructure that can sustain those functions.

The reconstruction of Corso Romania will provide the passage of the highway which today is at the end of the dismissed railway line. There are many works that need to be carried out but the intended use is rich enough to generate the resources that allow the development of the area and the realization of the connected infrastructures.

In case of OGM project there is unfortunately again the commercial anchor because in the last 20 years the major part of the revitalization of these brownfields has supported that commercial destination. This issue brings behind the priority for other functions, residential structures and services.

The other examples are the redevelopment project of Ex Scalo Vallino (ex railway yard) in via Nizza and Ex Scalo Vanchiglia (ex railway yard) in Corso Regio Parco which are also destined for commercial use.

The area of FCA in Corso Settembrini where there is the faculty of design of Politecnico di Torino. This area was acquired by a public departmental company and there is a private-public relationship. The Politecnico di

Torino bought the major part of the site together with some small and medium, private enterprises. These gave the opportunity for some funds from the municipality of Turin that the public can use to trigger actions to public as well as private investors in order to manage the site.

In that case, there was also an intention to provide the commercial anchor there, a lot was bought by the “coop” company that planned to make a large, commercial structure.

At the time the construction of another commercial plate was started with the 106 law in the area of FCA.

Another example of a brownfield area that is undergoing redevelopment is the historical tobacco factory in Corso Regio Parco. This is the state property, public property.

The state pivoted and attracted other public entities such as: the University of Turin, Turin Polytechnic, Turin Court, Turin City. Some of these owners already have all the needed fundings others are gathering them in order to continue the redevelopment project.

Now municipality of Turin with the help of the Turin Polytechnic is defining the functional master plan of the area where the main destination of this site is: the active deposit of all these bodies, more classrooms, more teaching centers and the possibility of using the objects of the archive to form study poles and also possibility to work with those materials, plus a part dedicated to student residence.

The municipality, through various measures, chooses abandoned areas of public property because the state can cover the costs of the reclamation. There needs to be an investment on the brownfield that allows to pay for profit-making transfers, a fund that helps to pay for the reclamation. The issue also concerns the policy that does not allow development of greenfields and promotes zero land use rule which in result forces the city to focus

redevelopment on the brownfields areas. In order to cover the costs of reclamation in brownfield sites the implementation of European policies on loan could be used that EU will provide along with PNRR main plan.

For example in redevelopment of one of the “Spina” areas, the former railway, the costs of reclamations were paid by the state.



Fig.1 FCA site - Polytechnic Citadel of Design and Sustainable Mobility, Corso Luigi Settembrini, 178

Source: ICIS

<https://www.icis.it/portfolio/cittadella-politecnica/>



Fig.2 Former Tobacco Factory, Corso Regio Parco

Source: (ANSA) - Torino, 23 Julay 2020

https://www.ansa.it/piemonte/notizie/2020/07/23/rinascere-ex-manifattura-tabacchi-torino_30c85af8-26aa-401d-a879-87a6a4cb21cc.html

Q2: Some brownfield areas in Turin may belong to private owners, when the site is projected to be redeveloped, how is the private-public ownership managed by the municipality?

Private investors do not intervene without municipality, in Italy the masterplan is a juridical plan and municipality is always involved however due to private ownership of majority of sites have had already specified urban interventions and redevelopment plans that derive from 1995 masterplan.

Master plan is very old because it was approved in 1995, it has undergone more than 300 variations and the studies were started in the 80s, 40 years ago. Some interventions that were mentioned in the masterplan were carried out and some not as in example of one of the "Spina " projects, the railway was dug out and redeveloped, it was a structural intervention of these 20-30 years of Turin.

On the issue of the point of reuse, the master plan identified areas called urban zones of transformation ZUT that regard brownfields. For each one of them the master plan has made a mini urban project, some have been implemented and are still in the phase of closing, others unfortunately not. The first activity in order to prepare a new master plan was to review areas implemented, partially implemented and not fully implemented. The difficult task was to recondition all the areas that were not implemented, understand why they have not been implemented, which were the problems that limited the redevelopment and study the current rule in a preparatory way to overcome all the issues that did not let the redevelopment of these areas.

After the analysis there is still the problem of the property. There are some sites that have private-public relationships. In Turin there are two public institutions that can suit many dis-used productive areas, one of them is

Ferrovie dello Stato - railways. There are still some that state that areas that belong to Ferrovie dello Stato that have not been subjected to the transformation but are the object of redevelopment plan for one of Spina projects mentioned in the masterplan.

One of their projects Ferrovie dello Stato through their real estate company which is called urban systems - Sistemi Urbani a discussion was opened to analyze the point of their property, the proposals that they apply in order to make those areas more attractive and interesting on the market.

What we can do today with the new urban masterplan, most of the brownfield sites are property of some state agencies such as the railway. New skyscraper will be built in front of Renzo Piano one. The Italian railway public firm - Ferrovie Italiane has found a proper real estate agency called sistemi urbani. This real estate agency is talking with the municipality to work together in order to figure out which kind of new services to provide with the new master plan in this site to make this site more attractive. In order to provide new services such as accessibility to ex:healthcare.

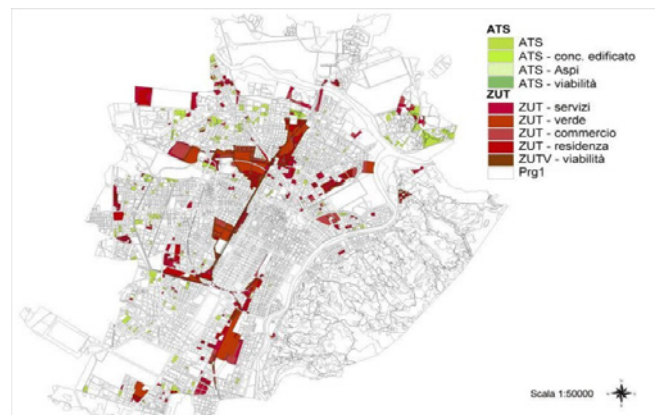


Fig 3. The regeneration of the city based on the abandoned industrial areas of which have become "Urban Transformation Zones (ZUT)" and "Areas for tertiary and services (ATS)"
Source: PRG Turin, 1995

New master plan with cooperation with the real estate agency and Italian railway public firm Ferrovie Italiane will provide some services and facilities in abandoned areas that will be useful to attract investors.

Another phenomenon of disused industrial areas that in the last 10 years appeared derived from the law 106 then translated into the regional law 16 of Piedmont that gives the possibility to present building permits in derogation to the destinations of the plan. This norm gives the possibility to request permits to build and act on abandoned areas and permits to change the functions and destinations in these areas that are different from those presented in the masterplan. This norm became attractive for private investors because they could choose the areas with the most interesting cost-benefit characteristics on the territory and insert functions that will increase the profitability and allow them to support operations. Many investors transformed these sites again towards the commerce sector which was not included in the masterplan. This phenomenon was not only considering areas from ZUT - urban zones of transformation but also simple punctual abandoned buildings. This phenomenon, on the one hand, has made it clear that the plan prediction is more consistent with the market interest of the entrepreneur and with the interests of the economic activity. On the other hand, it was a bit of a surprise because we are implementing forecasts that are not in the regulatory plan. The master plan will have to recognize and understand these changes because before some areas were meant for the production sector now is all about commerce or other facilities that are different from those predicted in the master plan.

Another important thing, the national law of the consolidated construction law was updated a few years ago by introducing a concept of temporary use. Temporary use is based on use of a building or an abandoned area with functions other than those of the ones indicated in the regulatory plan but for a limited period of time 3 maximum 5 years. Municipality is using this law to begin to certify in a non-definitive way any alternative uses of brownfields than those envisaged in the plan. At the end of the 5 years of experimentation with new functions the site is studied and monitored and if the use did not go well, it did not contribute to enriching the territory and neighborhood; it is removed from the area and not considered in the master plan. On the other hand if this temporary use has been successful, it has brought light and life to that place it automatically allows to make the variant of the master plan and consolidate this intended use. This law is used by the municipality of Turin as a tool in order to test possible new services that were not mentioned in the master plan in sufficient and time relevant ways.

These initiatives were started by the municipality of Turin this June one of the examples was politecnico di Torino that had the need for more space for classrooms which use container structure and placed it in the area that was abandoned parking lot. Another case where the temporary use was implemented was placing the main office of Flashback association in Corso Lanza 75, in space that was rented from the cultural association. There is another case where in a small abandoned industrial site the artist changed the space into the storage area for his work and small office.



Fig.4 Flashback Habitat, Ecosystem for Contemporary Cultures in Corso Lanza 75
Source: Artribune

Q3: How the Covid-19 pandemic changed the way of thinking about the redevelopment projects for brownfields? If it changed at all?

The other day I met with an engineer who is not a designer but a developer and he referred to the Covid-19 issue. Immediately after the covid pandemic he had a flood of requests to redevelop production areas into logistics. It all came with the modality of online shopping during pandemic. After the pandemic he had so many requests for new expansion magazines of those existing ones and he found himself displaced, he was not ready and prepared and could not fully answer those requests. Mainly because these people that intend to expand their firms do not have the necessary information concerning territory etc. They want to expand their land beyond but this implies the consumption of the soil.

I also spoke with the regional manager of the environment of urban planning, we had some discussion. Not everything is technical and economic because politics is the one that decides where to place funding, first of all is a certification and political choices must be there.

There is the whole theme of the relationship from the private one that we should somehow investigate in the context of our planning. The private sector is expressed in the Italian representation, there is the representative of the industry, small and medium-sized enterprise and the representative of the artisans. We cannot make a territorial policy on economic activities and including those of trade without feeling the representation of the needs of these subjects.

The engineer is a manager for real estate investors and after covid-19 there was significant rise in demand for the marketing study sector of new logistic sites. Covid-19 pandemic increased online business for example: food and raised at the same time the need of sites to locate the logistical hub for these firms that are providing online commerce services. This issue could be addressed to redevelopment of brownfield areas that could provide the efficient amount of space for logistic sectors. The challenge was to attract logistical firms to locate their logistical hubs for the commerce facilities for example: Amazon hub. The municipality with the development of a new master plan is working on redevelopment of brownfield areas that were not managed in the past and the need for the logistic facilities could be one of the opportunities for such sites. The municipality is studying which sites could be suitable due to their position, proximity to include them into this type of site.

The relationship concerning the public-private ownership is now being managed during the development of a new master plan involving the private associations that are working with municipalities in order to identify which kind of services could be delivered in order to attract investors. Is the same logic that municipality did with the railway where the redevelopment

was managed by real estate.

The municipality is working in order to address the main problem regarding the redevelopment of brownfield areas. One of the issues is to continue the redevelopment as it was indicated in the 1995 master plan but also to solve the problems that cause the delay in development in the last 20 years and identify present issues such as Covid-19 and consider their possible involvement into redevelopment of brownfield areas. The issue of providing the logistical hubs could be one of the main points that municipalities could incorporate into new plans for brownfield areas redevelopment.

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89 74		Capannone in vendita ID10	Borgofranco d'Ivrea	Via Marconi	https://live.staticflickr.com/65535/49199554202_5c4a466cd0_o.png
90 75		Capannone in vendita ID12	Caluso	Via Martiri d'Italia	https://live.staticflickr.com/65535/49199554202_5c4a466cd0_o.png
92 84		Capannone in vendita	Leini	Via Benna 57	https://live.staticflickr.com/65535/49199554202_5c4a466cd0_o.png
69 25		Cottino Agricoltura	Venaria Reale	Via Don Sapino	https://live.staticflickr.com/65535/49199554202_5c4a466cd0_o.png
71 30		EX ergom Spa - Capannone in vendita ID9	Borgaro Torinese	Via Stura	https://live.staticflickr.com/65535/49199554202_5c4a466cd0_o.png
93 86		Capannone in vendita	Leini	Strada Casale 86	https://live.staticflickr.com/65535/49199554202_5c4a466cd0_o.png
95 88		Capannone in vendita	Leini	Via Giacomo Leopardi	https://live.staticflickr.com/65535/49199554202_5c4a466cd0_o.png
97 91		Capannone in vendita	Moncalieri	Strada Molino del Pascolo 25	https://live.staticflickr.com/65535/49199554202_5c4a466cd0_o.png
100 98		Capannone in vendita	Orbassano	Strada Comunale di Borgaretto 27	https://live.staticflickr.com/65535/49199554202_5c4a466cd0_o.png
101 99		Capannone in vendita	Ozegna	Via Faleruta	https://live.staticflickr.com/65535/49199554202_5c4a466cd0_o.png
102 109		Industrial area DAA-Rp7	Venaria Reale	Via Don Sapino 176	https://live.staticflickr.com/65535/49199554202_5c4a466cd0_o.png
103 111		Capannone in vendita	San'Ambrogio di Torino	Via Caduta per la Patria 17/C	https://live.staticflickr.com/65535/49199554202_5c4a466cd0_o.png
112 125		Area BD1037	Torrazza Piemonte	Via Regione Goretta	https://live.staticflickr.com/65535/49199554202_5c4a466cd0_o.png
29 92		Capannone in vendita	Moncalieri	Via Fortunato Postiglione 28-32	https://live.staticflickr.com/65535/49199554202_5c4a466cd0_o.png
120 0		REM di Cravero	Vinovo	Via Oltana	https://live.staticflickr.com/65535/49199554202_5c4a466cd0_o.png
77 43		EX WIERER	Rondissone	Strada della Mandria	https://live.staticflickr.com/65535/48748453431_b3a8935c22_o.jpg
99 97		Capannone in vendita	Orbassano	Strada Comunale di Borgaretto 27	https://live.staticflickr.com/65535/49199554202_5c4a466cd0_o.png
104 113		Capannone in vendita	Scalenghe	Via Botteghe 30	https://live.staticflickr.com/65535/49199554202_5c4a466cd0_o.png
107 117		Capannone in vendita	Susa	Corso Couvert 37	https://live.staticflickr.com/65535/49199554202_5c4a466cd0_o.png
45 120		Capannone in vendita	Villastellone	Via Vittorio Savona 47	https://live.staticflickr.com/65535/49199554202_5c4a466cd0_o.png
109 121		Capannone in vendita	Tolpiano	Via Torino, 60	https://live.staticflickr.com/65535/49199554202_5c4a466cd0_o.png
132 69		Capannone in vendita ID1	Alpignano	Via Val della Torre 273	https://live.staticflickr.com/65535/49199554202_5c4a466cd0_o.png
133 72		Capannone in vendita ID5	Beinasco	Strada per borgaretto (via galileo galilei angolo via orbassano)	https://live.staticflickr.com/65535/49199554202_5c4a466cd0_o.png
134 76		Capannone in vendita	Carignano	Stradale Saluzzo 73	https://live.staticflickr.com/65535/49199554202_5c4a466cd0_o.png
14 47		EX Vigel	Rivarolo Canavese	Corso Re Amedeo	https://live.staticflickr.com/65535/49199554202_5c4a466cd0_o.png
147 146		BUSINESS PARK	Ivrea	Strada Bersaglio	https://live.staticflickr.com/65535/48748453621_cf6afc191f_o.jpg
110 122		Capannone in vendita	Volvera	Strada Provinciale Piossasco 43	https://live.staticflickr.com/65535/49199554202_5c4a466cd0_o.png
111 123		Capannone in vendita	Volvera	Via La Bruina	https://live.staticflickr.com/65535/49199554202_5c4a466cd0_o.png
123 31		Ex conceria	Borgaro Torinese	Via Risorgimento	https://live.staticflickr.com/65535/49199554202_5c4a466cd0_o.png
58 108		Capannone in vendita	Roletto	Via Roma 93	https://live.staticflickr.com/65535/49199554202_5c4a466cd0_o.png
66 4		Industrial areas - I2-3	Candiolo	Via Pinerolo	https://live.staticflickr.com/65535/49199554202_5c4a466cd0_o.png
96 89		Capannone in vendita	Leini	Via Torino	https://live.staticflickr.com/65535/49199554202_5c4a466cd0_o.png
131 65		Ex Elei	Ivrea	Via Massimo d'Azeglio 69	https://live.staticflickr.com/65535/49199554202_5c4a466cd0_o.png
116 130		EX SAIFA	Fogizzo	Via Artisti 8	https://live.staticflickr.com/65535/49199554202_5c4a466cd0_o.png
117 131					

uso_1	stato_co_1	typology_1	fonte_1	last_upd_1	zoneomog_1	sf_1	sc_1	fondliaria	copertura
Produttivo	a - Greenfield	Industrial areas	CEIP Piemonte - Promoter agency	2019	AM Sud	17386	8693	b) 10000 - 30000	a) 5000 - 10000
Produttivo	a - Greenfield	Industrial areas	Sviluppo Investimenti Territorio	2019	AM Sud	60000	0	d) oltre 50000	e) n.a.
Produttivo	a - Greenfield	Industrial areas	CEIP Piemonte - Promoter agency	2016	AM Ovest	31750	0	c) 30000 - 50000	e) n.a.
Produttivo	a - Greenfield	Industrial areas	Municipality	2018	AM Nord	125400	0	d) oltre 50000	e) n.a.
Produttivo	a - Greenfield	Industrial areas	CEIP Piemonte - Promoter agency	2019	Chierese - Carmagnolese	11200	5944	b) 10000 - 30000	a) 5000 - 10000
Produttivo	a - Greenfield	Industrial areas	CEIP Piemonte - Promoter agency	2016	AM Nord	275400	0	d) oltre 50000	e) n.a.
Produttivo	a - Greenfield	Industrial areas	CEIP Piemonte - Promoter agency	2016	AM Nord	29500	0	b) 10000 - 30000	e) n.a.
Produttivo	a - Greenfield	Industrial areas	Municipality	2018	AM Nord	60150	0	d) oltre 50000	e) n.a.
Produttivo	a - Greenfield	Industrial areas	CEIP Piemonte - Promoter agency	2016	AM Ovest	64000	0	d) oltre 50000	e) n.a.
Produttivo	a - Greenfield	Industrial areas	Municipality	2019	Chierese - Carmagnolese	140000	70000	d) oltre 50000	d) oltre 30000
Produttivo	a - Greenfield	Industrial areas	PTC - Territorial Masterplan	2008	Canavese Occidentale	20810	0	b) 10000 - 30000	e) n.a.
Produttivo	a - Greenfield	Industrial areas	Municipality	2019	AM Sud	26550	15907	b) 10000 - 30000	b) 10000 - 20000
Produttivo	a - Greenfield	Industrial areas	Municipality	2018	Chivassese	30987	15493	c) 30000 - 50000	b) 10000 - 20000
Produttivo	a - Greenfield	Industrial areas	Confindustria Piemonte	2019	AM Nord	60000	0	d) oltre 50000	e) n.a.
Produttivo	a - Greenfield	Industrial areas	Confindustria Piemonte	2019	AM Nord	15000	6000	b) 10000 - 30000	a) 5000 - 10000
Produttivo	a - Greenfield	Industrial areas	Confindustria Piemonte	2019	AM Nord	15000	10000	b) 10000 - 30000	b) 10000 - 20000
Produttivo	a - Greenfield	Industrial areas	Confindustria Piemonte	2019	Chivassese	93200	46600	d) oltre 50000	d) oltre 30000
Produttivo	a - Greenfield	Industrial areas	Confindustria Piemonte	2019	Chivassese	48000	24000	c) 30000 - 50000	c) 20000 - 30000
Produttivo	a - Greenfield	Industrial areas	n.a.	2019	n.a.	138000	0	d) oltre 50000	e) n.a.
Produttivo	a - Greenfield	Industrial areas	Sviluppo Investimenti Territorio	2018	Eporediese	9770	0	a) 5000 - 10000	e) n.a.
Produttivo	b - New construction	Industrial areas	CEIP Piemonte - Promoter agency	2017	AM Nord	10000	5000	a) 5000 - 10000	a) 5000 - 10000
Produttivo	c - Good	Industrial areas	PTC - Territorial Masterplan	2008	AM Sud	35405	21071	c) 30000 - 50000	c) 20000 - 30000
Produttivo	c - Good	Industrial sheds	Real estate market	2018	Pinerolese	0	5300	e) n.a.	a) 5000 - 10000
Produttivo	c - Good	Industrial areas	Confindustria Piemonte	2019	AM Nord	54700	12120	d) oltre 50000	b) 10000 - 20000
Produttivo	c - Good	Industrial areas	CEIP Piemonte - Promoter agency	2016	AM Sud	161873	90000	d) oltre 50000	d) oltre 30000
Produttivo	c - Good	Industrial areas	PTC - Territorial Masterplan	2008	Canavese Occidentale	33418	7887	c) 30000 - 50000	a) 5000 - 10000
Produttivo	c - Good	Industrial areas	Sviluppo Investimenti Territorio	2019	Chierese - Carmagnolese	0	26000	e) n.a.	c) 20000 - 30000
Produttivo	c - Good	Industrial areas	PTC - Territorial Masterplan	2018	Canavese Occidentale	21000	15797	b) 10000 - 30000	b) 10000 - 20000
Produttivo	c - Good	Industrial areas	Municipality	2008	Chierese - Carmagnolese	25000	8500	b) 10000 - 30000	a) 5000 - 10000
Produttivo	c - Good	Industrial sheds	Real estate market	2018	Chierese - Carmagnolese	0	9959	e) n.a.	a) 5000 - 10000
Produttivo	c - Good	Industrial sheds	Real estate market	2018	AM Ovest	0	15918	e) n.a.	b) 10000 - 20000
Produttivo	c - Good	Industrial sheds	Real estate market	2018	AM Nord	0	5400	e) n.a.	a) 5000 - 10000
Produttivo	c - Good	Industrial sheds	Real estate market	2019	Eporediese	19245	10200	b) 10000 - 30000	b) 10000 - 20000
Produttivo	c - Good	Industrial sheds	Real estate market	2018	AM Nord	0	6565	e) n.a.	a) 5000 - 10000
Produttivo	c - Good	Industrial sheds	Real estate market	2018	Chivassese	0	7927	e) n.a.	a) 5000 - 10000
Produttivo	c - Good	Industrial sheds	Real estate market	2018	AM Nord	0	5455	e) n.a.	a) 5000 - 10000
Produttivo	c - Good	Industrial areas	CEIP Piemonte - Promoter agency	2018	Eporediese	766000	195200	d) oltre 50000	d) oltre 30000
Produttivo	c - Good	Industrial sheds	Real estate market	2018	AM Sud	0	8911	e) n.a.	a) 5000 - 10000
Produttivo	c - Good	Industrial sheds	Real estate market	2018	AM Ovest	61427	0	a) 5000 - 10000	a) 5000 - 10000
Produttivo	c - Good	Industrial areas	PTC - Territorial Masterplan	2008	Chivassese	60178	31000	d) oltre 50000	d) oltre 30000
Produttivo	c - Good	Industrial areas	PTC - Territorial Masterplan	2008	Canavese Occidentale	20083	12000	b) 10000 - 30000	b) 10000 - 20000
Produttivo	c - Good	Industrial sheds	Real estate market	2018	AM Nord	0	6361	e) n.a.	a) 5000 - 10000
Produttivo	c - Good	Industrial sheds	Real estate market	2018	AM Sud	0	6000	e) n.a.	a) 5000 - 10000
Produttivo	c - Good	Industrial sheds	Real estate market	2018	AM Sud	0	7200	e) n.a.	a) 5000 - 10000
Produttivo	c - Good	Industrial sheds	Real estate market	2018	AM Ovest	0	18300	e) n.a.	b) 10000 - 20000
Produttivo	c - Good	Industrial sheds	Real estate market	2018	AM Ovest	0	6000	e) n.a.	a) 5000 - 10000
Produttivo	c - Good	Industrial sheds	Real estate market	2018	AM Ovest	0	6500	e) n.a.	a) 5000 - 10000
Produttivo	c - Good	Industrial sheds	Real estate market	2018	AM Ovest	0	8950	e) n.a.	a) 5000 - 10000
Produttivo	c - Good	Industrial sheds	Real estate market	2018	AM Ovest	0	22000	e) n.a.	c) 20000 - 30000
Produttivo	c - Good	Industrial sheds	Real estate market	2018	AM Nord	5500	5500	a) 5000 - 10000	e) n.a.
Produttivo	c - Good	Industrial sheds	Real estate market	2018	Chierese - Carmagnolese	0	32209	e) n.a.	d) oltre 30000
Produttivo	c - Good	Industrial areas	CEIP Piemonte - Promoter agency	2018	Canavese Occidentale	62000	18700	d) oltre 50000	b) 10000 - 20000
Produttivo	c - Good	Industrial areas	PTC - Territorial Masterplan	2018	Canavese Occidentale	15499	7565	b) 10000 - 30000	a) 5000 - 10000
Produttivo	c - Good	Industrial areas	PTC - Territorial Masterplan	2008	Canavese Occidentale	22000	6050	b) 10000 - 30000	a) 5000 - 10000
Produttivo	c - Good	Industrial sheds	Real estate market	2018	Chierese - Carmagnolese	0	5000	e) n.a.	a) 5000 - 10000
Produttivo	c - Good	Industrial sheds	Real estate market	2018	Eporediese	0	9600	e) n.a.	a) 5000 - 10000
Produttivo	c - Good	Industrial sheds	Real estate market	2018	AM Sud	0	10500	e) n.a.	b) 10000 - 20000
Produttivo	c - Good	Industrial sheds	Real estate market	2018	Eporediese	0	6250	e) n.a.	a) 5000 - 10000
Produttivo	c - Good	Industrial sheds	Real estate market	2018	Chivassese	0	5186	e) n.a.	a) 5000 - 10000
Produttivo	c - Good	Industrial sheds	Real estate market	2018	AM Nord	0	7700	e) n.a.	a) 5000 - 10000
Produttivo	c - Good	Industrial areas	PTC - Territorial Masterplan	2018	AM Nord	52262	5000	d) oltre 50000	c) 20000 - 30000
Produttivo	c - Good	Industrial sheds	PTC - Territorial Masterplan	2018	AM Nord	44942	15000	c) 30000 - 50000	d) 10000 - 20000
Produttivo	c - Good	Industrial sheds	Real estate market	2018	AM Nord	0	7700	e) n.a.	a) 5000 - 10000
Produttivo	c - Good	Industrial sheds	Real estate market	2018	AM Nord	0	5000	e) n.a.	a) 5000 - 10000
Produttivo	c - Good	Industrial sheds	Real estate market	2018	AM Sud	0	12330	e) n.a.	b) 10000 - 20000
Produttivo	c - Good	Industrial sheds	Real estate market	2018	AM Sud	0	5200	e) n.a.	a) 5000 - 10000
Produttivo	c - Good	Industrial sheds	Real estate market	2018	Canavese Occidentale	0	5300	e) n.a.	a) 5000 - 10000
Produttivo	c - Good	Industrial areas	Municipality	2018	AM Ovest	17334	12600	b) 10000 - 30000	b) 10000 - 20000
Produttivo	c - Good	Industrial sheds	Real estate market	2018	Valli di Susa e Sangone	0	13500	e) n.a.	b) 10000 - 20000
Produttivo	c - Good	Industrial areas	Municipality	2018	Chivassese	95875	47937	d) oltre 50000	d) oltre 30000
Produttivo	c - Good	Industrial sheds	Real estate market	2018	AM Sud	0	6000	e) n.a.	a) 5000 - 10000
Produttivo	c - Good	Industrial areas	PTC - Territorial Masterplan	2008	AM Sud	6701	5715	a) 5000 - 10000	a) 5000 - 10000
Produttivo	c - Good	Industrial areas	CEIP Piemonte - Promoter agency	2019	Chivassese	55000	25000	d) oltre 50000	c) 20000 - 30000
Produttivo	c - Good	Industrial sheds	Real estate market	2018	AM Sud	0	15100	e) n.a.	b) 10000 - 20000
Produttivo	c - Good	Industrial sheds	Real estate market	2018	Pinerolese	0	7700	e) n.a.	a) 5000 - 10000
Produttivo	c - Good	Industrial sheds	Real estate market	2018	Valli di Susa e Sangone	0	14684	e) n.a.	b) 10000 - 20000
Produttivo	c - Good	Industrial sheds	Real estate market	2018	Chierese - Carmagnolese	0	5922	e) n.a.	a) 5000 - 10000
Produttivo	c - Good	Industrial sheds	Real estate market	2018	AM Nord	0	18000	e) n.a.	b) 10000 - 20000
Produttivo	c - Good	Industrial sheds	Real estate market	2018	AM Ovest	0	5430	e) n.a.	a) 5000 - 10000
Produttivo	c - Good	Industrial sheds	Real estate market	2018	AM Sud	0	38000	e) n.a.	d) oltre 30000
Produttivo	c - Good	Industrial sheds	Real estate market	2018	AM Sud	0	27000	e) n.a.	c) 20000 - 30000
Produttivo	c - Good	Industrial areas	PTC - Territorial Masterplan	2008	Canavese Occidentale	11601	5561	b) 10000 - 30000	a) 5000 - 10000
Produttivo	c - Good	Industrial areas	Other	2019	Eporediese	0	5000	e) n.a.	a) 5000 - 10000
Produttivo	c - Good	Industrial sheds	Real estate market	2018	AM Sud	0	11300	e) n.a.	b) 10000 - 20000
Produttivo	c - Good	Industrial sheds	Real estate market	2018	AM Sud	0	6000	e) n.a.	a) 5000 - 10000
Produttivo	c - Good	Industrial areas	PTC - Territorial Masterplan	2008	AM Nord	26535	12000	b) 10000 - 30000	b) 10000 - 20000
Produttivo	c - Good	Industrial sheds	Real estate market	2018	Pinerolese	0	5510	e) n.a.	a) 5000 - 10000
Produttivo	c - Good	Industrial areas	CEIP Piemonte - Promoter agency	2019	AM Sud	1000	5060	a) 5000 - 10000	a) 5000 - 10000
Produttivo	c - Good	Industrial sheds	Real estate market	2018	AM Nord	0	24000	e) n.a.	c) 20000 - 30000
Produttivo	c - Good	Industrial areas	Municipality	2018	Eporediese	0	23040	e) n.a.	c) 20000 - 30000
Produttivo	c - Good	Industrial areas	Municipality	2018	Chivassese	15681	9804	b) 10000 - 30000	a) 5000 - 10000
Produttivo	c - Good	Industrial areas	Municipality	2018	Chierese - Carmagnolese	30780	16395	c) 30000 - 50000	b) 10000 - 20000
Produttivo	c - Good	Industrial areas	Municipality	2019	Chivassese	55000	10000	d) oltre 50000	b) 10000 - 20000
Produttivo	d - Medium	Industrial areas	PTC - Territorial Masterplan	2008	Ciriatese e Valli di Lanzo	88953	35356	d) oltre 50000	d) oltre 30000
Produttivo	d - Medium	Industrial areas	PTC - Territorial Masterplan	2019	Canavese Occidentale	57800	25000	d) oltre 50000	c) 20000 - 30000
Produttivo	d - Medium	Industrial areas	PTC - Territorial Masterplan	2008	AM Sud	30839	0	c) 30000 - 50000	e) n.a.
Produttivo	d - Medium	Industrial areas	PTC - Territorial Masterplan	2008	Canavese Occidentale	20000	8681	b) 10000 - 30000	a) 5000 - 10000
Produttivo	d - Medium	Industrial areas	Other	2018	Ciriatese e Valli di Lanzo	9000	5000	a) 5000 - 10000	a) 5000 - 10000
Produttivo	d - Medium	Industrial areas	Other	2019	AM Nord	25000	0	b) 10000 - 30000	e) n.a.
Produttivo	d - Medium	Industrial areas	Other	2019	AM Nord	58382	6216	d) oltre 50000	a) 5000 - 10000
Produttivo	d - Medium	Industrial sheds	Real estate market	2019	AM Sud	63961	22631	d) oltre 50000	c) 20000 - 30000
Produttivo	d - Medium	Industrial sheds	Real estate market	2019	Canavese Occidentale	20947	5000	b) 10000 - 30000	a) 5000 - 10000
Produttivo	d - Medium	Industrial areas	PTC - Territorial Masterplan	2008	AM Ovest	11419	7426	b) 10000 - 30000	a) 5000 - 10000
Produttivo	d - Medium	Industrial areas	PTC - Territorial Masterplan	2008	AM Ovest	57263	0	d) oltre 50000	e) n.a.
Produttivo	d - Medium	Industrial areas	Real estate market	2019	AM Sud	277000	85045	d) oltre 50000	d) oltre 30000
Produttivo	d - Medium	Industrial areas	PTC - Territorial Masterplan	2008	Canavese Occidentale	40408	23466	c) 30000 - 50000	c) 20000 - 30000
Produttivo	d - Medium	Industrial areas	Municipality	2018	Eporediese	0	13485	e) n.a.	b) 10000 - 20000
Produttivo	d - Medium	Industrial areas	Municipality	2019	Chierese - Carmagnolese	12892	5000	b) 10000 - 30000	a) 5000 - 10000
Produttivo	d - Medium	Industrial areas	Municipality	2019	AM Nord	276517	0	d) oltre 50000	e) n.a.
Produttivo	d - Medium	Industrial areas	Other	2018	Ciriatese e Valli di Lanzo	19035	16660	b) 10000 - 30000	a) 5000 - 10000
Produttivo	d - Medium	Industrial areas	Municipality	2018	AM Nord	111973	11701	d) oltre 50000	b) 10000 - 20000
Produttivo	d - Medium	Industrial areas	Confindustria Piemonte	2019	Chivassese	57094	30000	d) oltre 50000	d) oltre 30000
Produttivo	d - Medium	Industrial areas	Municipality	2019	AM Nord	48684	10403	c) 30000 - 50000	b) 10000 - 20000
Produttivo	d - Medium	Industrial areas	Municipality	2019	AM Ovest	28000	17800	b) 10000 - 30000	b) 10000 - 20000
Produttivo	d - Medium	Industrial areas	Municipality	2018	AM Sud	47315	19782	c) 30000 - 50000	b) 10000 - 20000
Produttivo	d - Medium	Industrial areas	Municipality	2018	Chivassese	33649	16825	c) 30000 - 50000	b) 10000 - 20000
Produttivo	e - Poor	Industrial areas	PTC - Territorial Masterplan	2008	AM Sud	39233	0	c) 30000 - 50000	e) n.a.
Produttivo	e - Poor	Industrial areas	PTC - Territorial Masterplan	2008	Pinerolese	100920	25900	d) oltre 50000	c) 20000 - 30000
Produttivo	e - Poor	Industrial areas	PTC - Territorial Masterplan	2008	AM Sud	18401	0	b) 10000 - 30000	e) n.a.
Produttivo	e - Poor	Industrial areas	PTC - Territorial Masterplan	2008	AM Nord	12519	5000	b) 10000 - 30000	a) 5000 - 10000
Produttivo	e - Poor	Industrial areas</							

Fig.5 Abandoned brownfield areas in metropolitan area of Turin included in TRENTAMETRO project
- Table extracted from the platform
- <http://www.urbantoolbox.it/project/trentametro/>
Source: Architect Paola Boggio Merlo - Città metropolitana di Torino

The first part of the paper discusses the importance of understanding the cultural context of the research. It highlights how cultural differences can influence the interpretation of data and the design of the study. The author argues that researchers must be sensitive to these differences and adapt their methods accordingly. This is particularly true in cross-cultural research, where the researcher is often working in a culture that is not their own.

The second part of the paper focuses on the challenges of conducting research in a non-Western context. It discusses the difficulties of finding appropriate research methods and the importance of building trust with the research community. The author provides examples of how these challenges have been overcome in previous studies and offers suggestions for future research.

The third part of the paper discusses the ethical considerations of research in a non-Western context. It highlights the importance of obtaining informed consent and the need to protect the rights of the research community. The author argues that researchers must be transparent about their intentions and the potential risks of the study.

The fourth part of the paper discusses the importance of collaboration in research. It argues that researchers must work closely with the research community to ensure that the study is relevant and useful. This involves sharing knowledge and resources and working together to solve problems.

The fifth part of the paper discusses the importance of communication in research. It argues that researchers must be able to communicate their findings effectively to the research community and the wider public. This involves using clear and concise language and providing evidence to support their claims.

The sixth part of the paper discusses the importance of reflection in research. It argues that researchers must reflect on their own biases and assumptions and be open to new ideas and perspectives. This involves keeping a journal and discussing the study with colleagues.

The seventh part of the paper discusses the importance of evaluation in research. It argues that researchers must evaluate the quality of their research and the impact of their findings. This involves using appropriate evaluation methods and being open to criticism.

The eighth part of the paper discusses the importance of dissemination in research. It argues that researchers must share their findings with the research community and the wider public. This involves publishing their findings in journals and presenting them at conferences.

The ninth part of the paper discusses the importance of sustainability in research. It argues that researchers must ensure that their research is sustainable and has a long-term impact. This involves working with the research community to develop sustainable research practices.

The tenth part of the paper discusses the importance of innovation in research. It argues that researchers must be innovative in their methods and findings. This involves thinking creatively and being open to new ideas.

The eleventh part of the paper discusses the importance of leadership in research. It argues that researchers must be able to lead their research community and inspire them to achieve their goals. This involves being a role model and providing support and guidance.

The twelfth part of the paper discusses the importance of teamwork in research. It argues that researchers must work in teams to achieve their goals. This involves sharing responsibilities and working together to solve problems.

The thirteenth part of the paper discusses the importance of communication in research. It argues that researchers must be able to communicate their findings effectively to the research community and the wider public. This involves using clear and concise language and providing evidence to support their claims.

The fourteenth part of the paper discusses the importance of reflection in research. It argues that researchers must reflect on their own biases and assumptions and be open to new ideas and perspectives. This involves keeping a journal and discussing the study with colleagues.

The fifteenth part of the paper discusses the importance of evaluation in research. It argues that researchers must evaluate the quality of their research and the impact of their findings. This involves using appropriate evaluation methods and being open to criticism.

The sixteenth part of the paper discusses the importance of dissemination in research. It argues that researchers must share their findings with the research community and the wider public. This involves publishing their findings in journals and presenting them at conferences.

The seventeenth part of the paper discusses the importance of sustainability in research. It argues that researchers must ensure that their research is sustainable and has a long-term impact. This involves working with the research community to develop sustainable research practices.

The eighteenth part of the paper discusses the importance of innovation in research. It argues that researchers must be innovative in their methods and findings. This involves thinking creatively and being open to new ideas.

The nineteenth part of the paper discusses the importance of leadership in research. It argues that researchers must be able to lead their research community and inspire them to achieve their goals. This involves being a role model and providing support and guidance.

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