

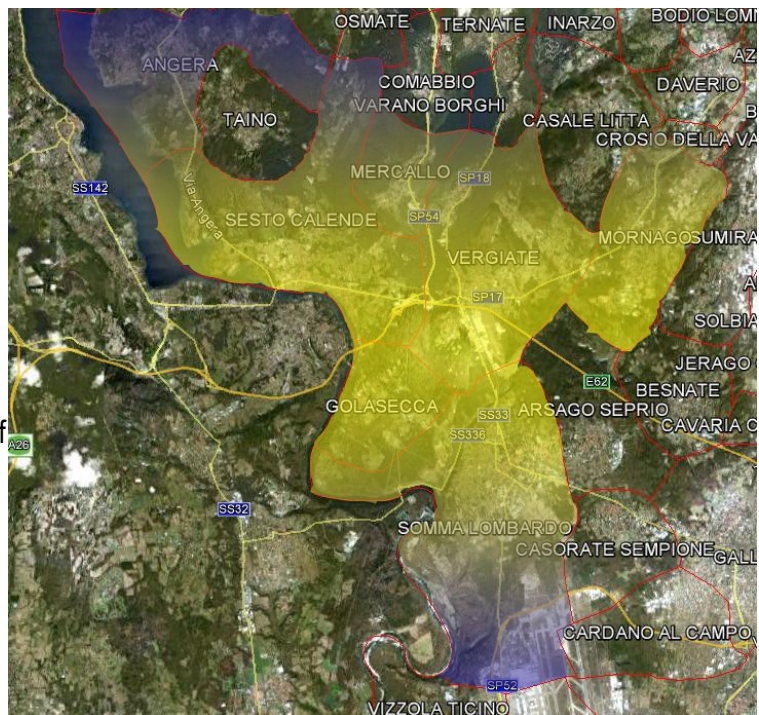


### **The socio-economic background of the area and the role of Somma Lombardo as well as of the other townships involved in the territorial area of enlarged reference**

The Diffused District of Intralocal Significance of Malpensa Nord – Ticino is made up of the townships of Somma Lombardo, Golasecca, Sesto Calende, Varano Borghi, Vergiate, Angera, Mercurio and Mornago.

The district is placed on the limits between Lombardy and Piedmont, between Malpensa and the Ticino river, in an area with a quite high commercial and industrial density, bridging the provinces of Varese, Milan and Novara, characterized by the presence of several facilities and services. Among the facilities, due to their concentration of economic connections of different kind, we should mention above all the Malpensa Intercontinental Airport (on the territory of Somma Lombardo still exists the Terminal 2 of the old airport, with an extension of approx. 2,5 square kilometers, just 3 kilometers far from the town center, while the Terminal 1 is about 7 kilometers far from the town center) and the new Milan International Fair. The development of both structures will be improved during the next years, due to the EXPO 2015 taking place from May 1<sup>st</sup> until October 31<sup>st</sup> 2015: there will be important financial effects, thanks to the investments that will be done on the territory (more than 20 billion euro of facilities) and thanks to the high number of visitors (29 millions of tourists are expected during the six months of exhibition, that means a daily average number of 160.000 people).

The District will be situated in a strategic position from a logistic point of view, at a crossing of both road and railway routes of high importance: the so called "corridor 5" (arterial thoroughfare that belongs to one of the main road and railway artery for people and goods transportation that the European Union





promised to realize in order to connect Lisbon to Kiev), the motorway A8 (also known as Lakes Motorway) that connects Milan to Varese and the motorway A26 (Voltri – Gravelona Toce), the state road SS 33 Sempione, that connects Milan to the Switzerland and the railway lines Milan-Domodossola as well Milan-Luino).

### **The District townships**

**Somma Lombardo:** the town holds the primacy on the territorial extension of the Varese province. The river Ticino flows through its territory for 5 kilometers, offering nice touristic ways especially suitable to bicycle tours. In 2006 Somma Lombardo was declared touristic town (one of the major attraction is the Castle Visconti of San Vito, that dates back to the IX century). The economy of Somma Lombardo has always been in line with the typical ones of towns with similar dimensions. But, due to the growth of Malpensa, a lot of hotels have been recently built on its area and nearby, on the territory of Case Nuove, close to the Terminal 2, the so called "old Malpensa".

**Sesto Calende:** it is placed on the south part of the Maggiore Lake, where the Ticino river restarts its course towards the Po, as effluent of the Verbano. In the townships of Golasecca and Sesto Calende there are archeological areas of the Golasecca Civilization whose finds are kept in the archeological museum of Golasecca itself.

**Angera** In Roman times, under the name of Angleria, was an important lake port and road station. Angera received the title of city by Duke Ludovico il Moro of October 7, 1497. Today its major feature is the Rocca, an imposing castle of very ancient origin. The area offers good wines and lovely panoramas over Lago Maggiore. The Castle or Rocca Borromeo of Angera, an unusual example of a completely preserved medieval fortified building, rises on a spur of calcareous rock that has always dominated the southern part of Lake Maggiore. This imposing construction houses items that bear important witness to local history, which is revisited thanks to the marvellous cycle of frescoes of the "Sala di Giustizia" (Justice Hall) dating from the end of the 13th century. It also has many historical rooms, and includes the Torre Castellana, the top of which affords magnificent panoramic views. Also particularly worthy of mention is the seventeenth century wine press that is housed in the wine-pressing room.

Some rooms house the Doll and Children's Clothes Museum. This is the most important collection of its kind in Europe, and a large section is dedicated to mechanical automats dating from the nineteenth century, all of which are fully functioning. The spectacular fortress or Rocca, invites the tourist to experience a fascinating encounter with the area's historical events and its traditions. It is an age-old heritage that is enhanced by the wide expanse of Lake Maggiore, and is crowned by the incomparable beauty of the foothills of the Alps in the foreground, and the Alps behind. The tower can also be reached on the regular ferry service.



**Mercallo**, said also Mercallo of the Stones, it is far a country of almost 2000 inhabitants about twenty kilometers from Varese. Situated to half coast on the hill, his territory it does it departs of the "Zone of the Seven Lakes", of which the more main point is the Verbano Lake. The word "mercalleo" it would derive from the German terms "Markt" and "Halle", that respectively mean "market" and "center", pointing out so the commercial importance of Mercallo. The appellative "of the Stones" it would be due to the great presence of "erratic rocks" in the zone, but there is also whoever it sustains that the appellative remembers the hard-working activity of the ancient "scalpellini" that once they lived these places.



**Varano Borghi:** the township is placed on the north-east shore of the Comabbio Lake, a natural oasis of high interest, inserted into the “Sites of Community Importance”. Due to the fact that the lake has only a maximum depth of 7,7 meters, during winter it is always frozen and allows people to iceskate on it. The Comabbio Lake is completely surrounded by a pedestrian and cycle lane that respects the natural values of the territory. The lane was recently connected to the one that stretches along the Varese Lake with the realization of a route of 40 kilometers immersed in the nature.



In order to guarantee the connection the Varese province realized a wooden bridge on the Brabbia channel and the underground passage of the provincial road n. 18 (with 24 meters of length). By finishing this circuit the Varese province becomes the third province in Lombardy as far as the number of pedestrian and cycle kilometers is concerned: 40 kilometers of the system in the Varese and Comabbio lake areas, plus 63 kilometers of the system in the Olona Valley. In order to enlarge the route, there is a project concerning the connection with the Park of the Ticino River from the township of Mercallo (on the area of the Comabbio lake), passing through Sesto Calende and Golasecca, to reach the Naviglio (channel) Villoresi and the town of Abbiategrasso, in order to guarantee the link with the center of Milan and the town of Pavia.

The name of Varano derives from the celtic word “var” that identifies a place close to the water. Since the past centuries Varano was an industrial town and its rapid development was due to the settlement of the second Italian factory for the mechanical cotton spinning: in 1819 Pasquale Borghi established the first spinning machines in the old mill on the Brabbia channel, using the water motive power. In order to give a more permanent character to the workforce coming from the country, the owners built, at the very beginning of his activity, some dormitories and later on also houses for workers and managers. The township was one of the few examples existing in Italy of a modern industrial vision, that was able to join technical development of the factory with social life of the workers.

**Vergiate:** the township is placed in the west area of the Varese province. Its economy is based on the industry, above all the aviation industry: the plant of SIAI Marchetti (that now belongs to Finmeccanica group) had in the past the leading role in this business. SIAI (that means Società Idrovolanti Alta Italia – Hydroplanes Society of Northern Italy) had its main plant close by, in the town of Sesto Calende and produced ocean-going hydroplanes in the Thirties.

This kind of production was later replaced by the one of helicopters Agusta Westland, after a reorganization of the Finmeccanica group that followed the conveyance of Aermacchi. It's also to mention the airport of Vergiate (that now belongs to Agusta Westland) well known in Italy for piloting courses. Regarding this production it's important to underline that the aviation industry of the Province of Varese produced in 2008 the 32% of the Italian export in this division, with a turnover of 1 billion and 504 million euro, and has very positively forecasts.



**Mornago** currently counts few less than 5000 inhabitants and represents an important industrial center, sets really to half road between Gallarate and Varese, in a flourishing zone of activity, a sort of triangle (Varese-Gallarate-Vergiate) whose communications with Milan are facilitated by the presence of the highway Milan-



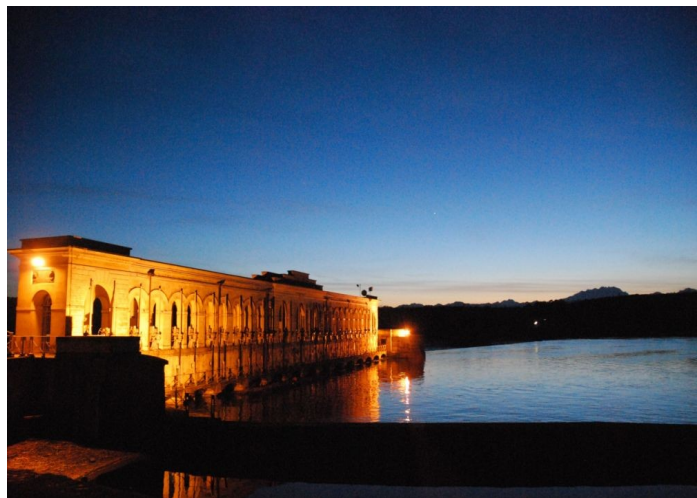
lakes, that it subsequently issues him toward Varese on one side and toward the Verbano Lake from the other from Gallarate. Also the presence of the International airport of the Malpensa has given further impulse to the development of the zone

### **The Park of the Ticino River**

Four townships of the District belong to the Park of the Ticino River (Somma Lombardo, Golasecca, Sesto Calende and Vergiate), whose course makes the natural limit between Lombardy and Piedmont.

The park, which was the first regional park in Italy, was realized in 1974 in order to defend the river itself and the several natural environments of the Ticino valley from urbanization and industrialization getting more and more invasive. The *Consortium Park of the Ticino Valley* manages and rules its territory by applying a system of separate protection of natural, agricultural and urban areas. The final goal is to conciliate the environmental protection needs with the social and economic ones of the many towns of the area, one of the most populated in Italy. A difficult but possible challenge under the password “sustainable development”. The parks allows to spend nice days absorbed by nature and green areas, according to the rules of a sustainable tourism.

The importance of the Ticino river and of its valley has been recognized internationally with its insertion, in 2002, in the UNESCO World Network of Biosphere Reserves, on the occasion of the MAB program (Man and Biosphere), award reserved to areas that are meant to demonstrate a balanced relationship between man and nature (e.g. encourage sustainable development). The Park of the Ticino River spreads over two regions, Piedmont and Lombardy and its made by 47 Lombard townships located along the Ticino banks. It has a surface of 91.410 hectares and it's included in the areas of Maggiore Lake and Po river, in the provinces of Varese, Milan and Pavia, with the following division:



- 22.249 Natural Park
- 69.161 Regional Park.

The Park of the Ticino River in Piedmont had a surface of 6.561 hectares of Natural Park (11 townships of the province of Novara). The inhabitants are approximately half a million of people.

### **Commercial overview of the District**

The District is placed in a unique big urban area to which belong significant townships such as Gallarate and Busto Arsizio. This brought remarkable advantages for the industrial development and consequently for the employment. The industrial manufacturing system represented (and somehow still represents) a first market opportunity for the single companies that created satellite chains as well as real supply chains. Moreover, the creation of an industrial district allowed to create job opportunities for the inhabitants of the townships of the area, not only regarding quantity but also quality. As a matter of fact, the skills and the productive culture brought about and diffused into the District produced a job qualification effect. Skills and job culture that put the foundations for flourishing of hand-crafted and industrial activities as “spin off” of other companies. But if - from a competitive point of view - taking part to the big urban area means more advantages than disadvantages for industries, there is no doubt that for commercial activities exists competition among offering hubs, increasing due to the following competitors:

- other Commercial Districts already operating (DUC and DID) or ready to start, above all Gallarate and Busto Arsizio



- other - even if distant - areas of commercial offer, first of all the commercial attraction hubs, such as Milan, but also Varese;
- other offer hubs in extra urban areas, among which the commercial area connected to Malpensa airport, and built on the main arterial routes, both in the townships of the District and in the areas close by, such as the state route SS 33 (Strada Statale del Sempione) or the state route SS 32 (Ticinese) that connects Novara with the above mentioned state route SS 33 of Sempione and the state route SS 336 of Malpensa Airport (part of the SS 336 is a clearway known as Superstrada Malpensa 2000. From the township of Busto Arsizio the SS 336 connects the motorway Milan/Varese – exit Busto Arsizio - with both terminals of the intercontinental airport, with four lanes on two carriageways; it becomes then an ordinary road passing through Somma Lombardo, getting ahead of the Ticino river and finally joining the SS 32 Ticinese close to Varallo Pombia).

Of course this competition grows by increasing of the mobility demand deriving from the motorization of people, above all of the female one, from the transportation and facilities development, that characterize the High Milanese area and the one between Milan and Varese. There are different reasons that

cause the mobility demand, first of all by the job commuter traffic. As far as this matter is concerned it's interesting to refer about the figures of a study analysed by SMAIL (Sistema di Monitoraggio Annuale delle Imprese e del Lavoro – Annual monitoring system of

companies and work, promoted by the Chamber of Commerce) on the territory of Varese. More than a third of the employers of Varese, among the ones working in the province, work in an area which is not the one in which they live: the published figures refer to approx. 209.000 employers of private companies working, in 2008, in business units in the Varese province. Among those people, 160.000 live in the province itself, while almost 50.000 – not including free lance and state employers – come from external areas. Better specified, 22.000 live in the Milan province, almost 6.500 live in the Como province, about 4.500 in the Novara province, 5.000 in other provinces of Lombardy and 1.500 in areas of Piedmont. There are also 10.000 people that work in the Varese province but live in other Italian provinces: there is no doubt that a part of them provisionally lives in the Varese province. And also a hundred employers with residence abroad. Regarding the displacements of the 160.000 people who live and work on the territory, a high attraction force is played by Varese and hinterland that attract 16.200 people who live in other areas, while there are 11.200 people going out, with a positive balance of 5.000 people.

Other areas with a positive balance are Gallarate (+ 3.100), Tradate (+ 1.100) and Saronno (+300). The most negative balances refer to Laveno Mombello (-2.800) and Sesto

Figura 2.3.2 – Popolazione Distretto Diffuso di Rilevanza Intercomunale dell'area di Somma Lombardo per classi di età (valori % - 2009)

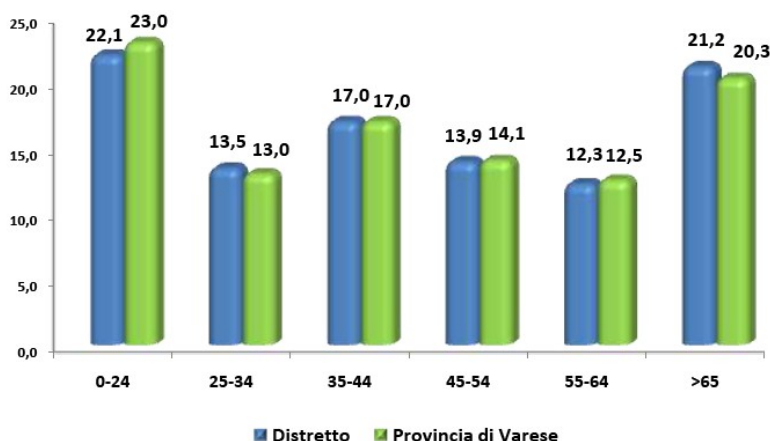
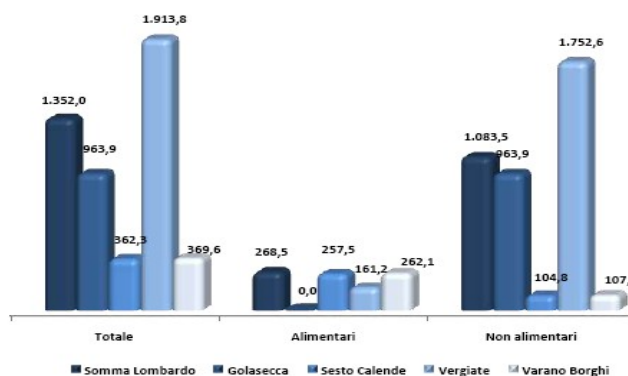


Figura 2.4.4 –Dotazione commerciale dei comuni del Distretto (2009) - mq superficie moderna per 1.000 abitanti (comprende centri commerciali)



Fonte: Elaborazioni TradeLab su dati Osservatorio del Commercio e Comunali



Calende (-3.400) whose residents move above all in Varese.

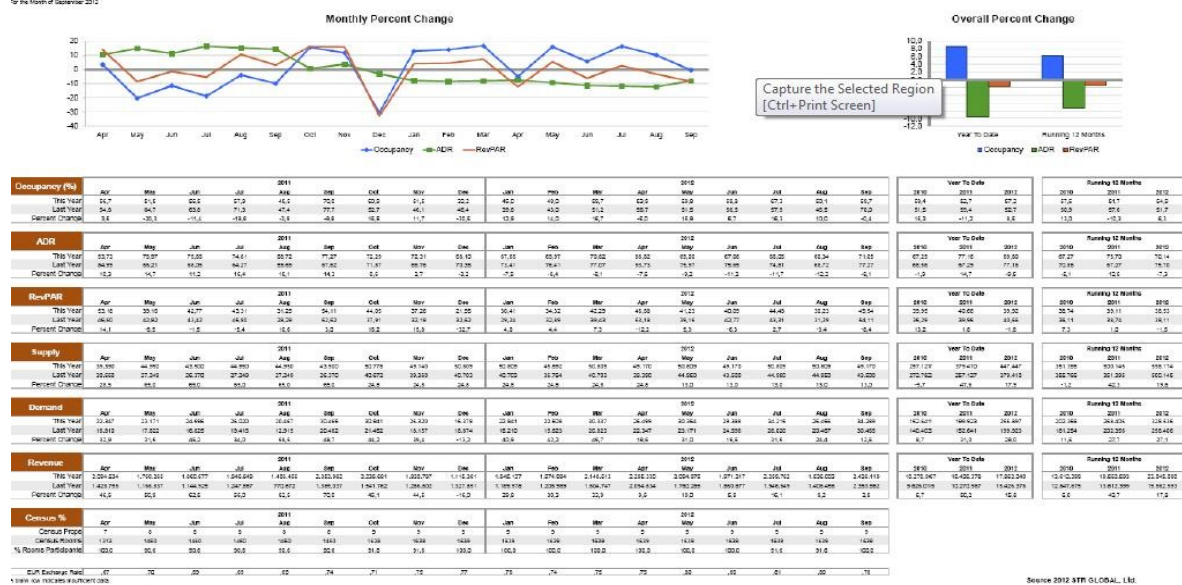
To end the general overview of the area in which the District is placed, it's interesting to talk about the position occupied by the Varese province in the rankings that evaluate life quality on the territory. Varese occupies the 27<sup>th</sup> position (the township gained 13 positions compared to the year before), according to the study of Il Sole 24Ore – it is at the 43<sup>rd</sup> position according to the study Italia Oggi (it gained also here 14 positions, as it was at the 57<sup>th</sup> place the year before); according to the Lega Ambiente index dated 2009 (Environment League) it is at the 32<sup>nd</sup> position (with no difference compared to 2008).

54.741 inhabitants 710 Shops 52 MS Retail 4 Shopping Mall 82.960 sqm comm

## Hotels Trend Malpensa Area

Tab 6 - Trend Malpensa Area+  
Observations: Alberghieri Varese  
For the Month of December 2012

Currency: EUR - European Euro





# A new project in Golasecca

The dismissed factory of TJ Vestor, Italian leader in fashion, can be transformed for hospitality in a wonderful scenario over Ticino valley, in front of the skyline of the Alps and Monterosa



T&J Vestor, the leading Italian home-textiles producer, was established in Golasecca (Varese) in 1921. The initials T&J stand for the owners' surnames, Torrani and Jelmini, the third generation of whom are still at the helm.

Renowned internationally as a versatile manufacturer, T&J Vestor gradually diversified from high-end home linen and fabrics to furnishing accessories. Today its name is known the world over, especially for its collections of homewear and home accessories produced in synergy with top fashion brands. The growth of these collections reflects a keen, worldwide interest in a new home-living style centred around alternative, functional furnishing ideas that echo modern needs and tastes and are permeated with exclusive quality.

Yet another step forward in the evolutionary arc of a company with extraordinary expertise. In almost 90 years' activity, T&J Vestor has continually updated and upgraded to keep abreast of changing times.

While it first made a name for itself outside Italy in the 1970s, it concentrated in the '80s on establishing a new concept in quality.

Today, the vast proportions of the global market spur T&J Vestor to expand its know-how and boost its international profile. Its widely recognised proficiency in handling creative brands make it an invaluable partner to companies seeking not only high-quality manufacturing but also sales support for the homewear products that carry their name across the world. T&J Vestor's sizeable worldwide sales and distribution network plus its peerless design skills mark it out as the ideal partner for exclusive groups.

The inclusion of the MissoniHome collection in 1983 added a wide assortment of home and furnishing accessories to T&J Vestor's variegated textile production. Then, in 1995, it developed the 1a Classe Alviero Martini home collection, placing the brand's distinctive image on a luxury range of household, table, bed and bath linen.

**The dismissed  
factory**

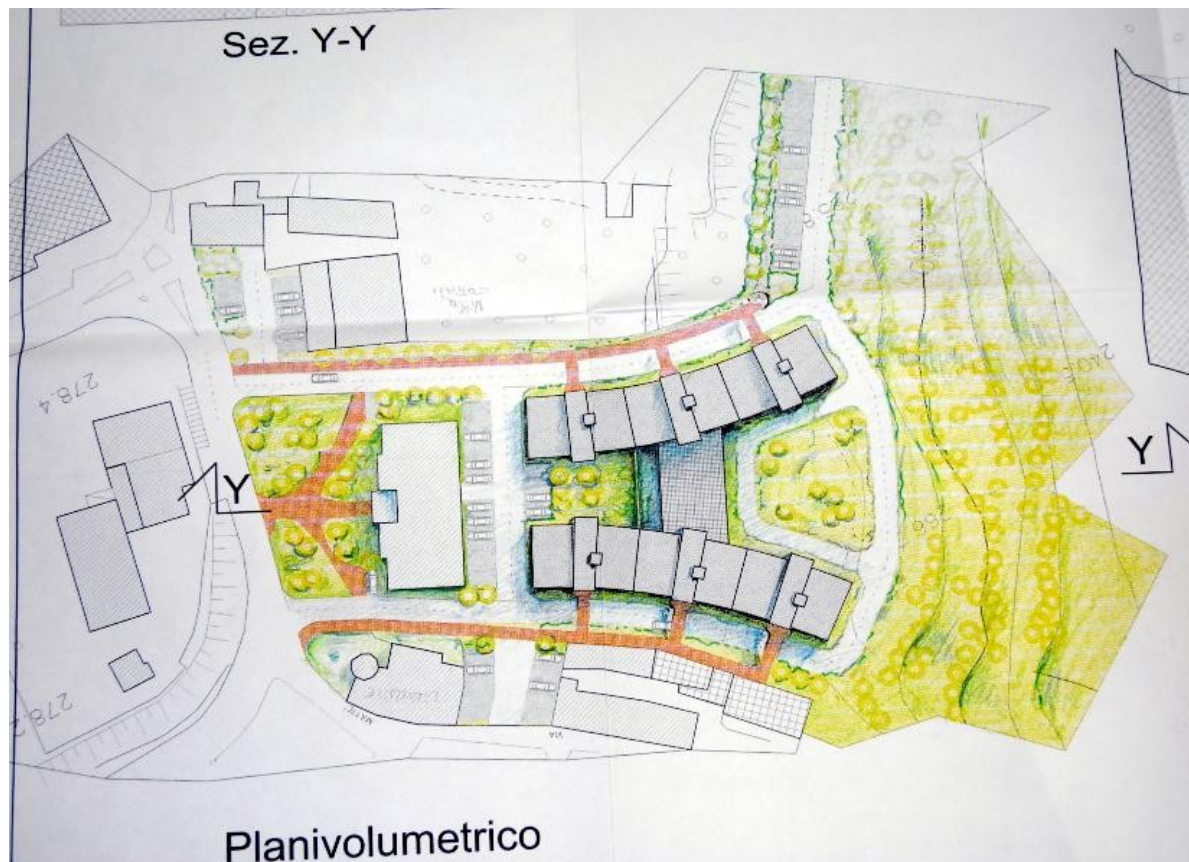




## The Building



**Inside, we can breathe  
the story of one of the  
most important brand  
of Italian Fashion,  
through pictures,  
posters and dresses**







## Wide spaces on 6.396 sqm

PIANO TERRENO		PIANO I° SEMINTERRATO	
<b>edificio A</b>		<b>edificio A</b>	
camere	750 mq	camere	410 mq
spazi comuni / distribuzione	870 mq	spazi comuni / distribuzione	330 mq
ambulatori	181 mq	riabilitazione	280 mq
<b>edificio B</b>		<b>TOTALE piano secondo seminterrato</b>	
camere	70 mq	camere	410 mq
spazi comuni / distribuzione	75 mq	spazi comuni / distribuzione	330 mq
<b>edificio C</b>		riabilitazione	280 mq
amministrazione	225 mq	<b>TOTALE piano terzo seminterrato</b>	
spazi comuni / distribuzione	52 mq	riabilitazione	555 mq
<b>edificio D</b>		<b>edificio B</b>	
camere	125 mq	camere	100 mq
spazi comuni / distribuzione	40 mq	spazi comuni / distribuzione	15 mq
<b>TOTALE piano terreno</b>		<b>edificio C</b>	
camere	945 mq	amministrazione	225 mq
spazi comuni / distribuzione	837 mq	spazi comuni / distribuzione	52 mq
ambulatori	185 mq	<b>edificio D</b>	
amministrazione	225 mq	camere	175 mq
<b>edificio A</b>		spazi comuni / distribuzione	10 mq
camere	640 mq	<b>TOTALE piano primo</b>	
spazi comuni / distribuzione	480 mq	camere	275 mq
ambulatori	245 mq	spazi comuni / distribuzione	77 mq
<b>TOTALE piano primo seminterrato</b>		amministrazione	225 mq
camere	640 mq	<b>edificio B</b>	
spazi comuni / distribuzione	480 mq	camere	100 mq
ambulatori	245 mq	spazi comuni / distribuzione	15 mq
<b>edificio C</b>		<b>edificio C</b>	
amministrazione	225 mq	amministrazione	225 mq
spazi comuni / distribuzione	52 mq	spazi comuni / distribuzione	52 mq
<b>edificio D</b>		<b>edificio D</b>	
camere	125 mq	camere	175 mq
spazi comuni / distribuzione	40 mq	spazi comuni / distribuzione	10 mq
<b>TOTALE piano terreno</b>		<b>TOTALE piano primo</b>	
camere	945 mq	camere	275 mq
spazi comuni / distribuzione	837 mq	spazi comuni / distribuzione	77 mq
ambulatori	185 mq	amministrazione	225 mq
amministrazione	225 mq	<b>edificio B</b>	
<b>edificio A</b>		camere	100 mq
camere	640 mq	spazi comuni / distribuzione	15 mq
spazi comuni / distribuzione	480 mq	<b>edificio C</b>	
ambulatori	245 mq	amministrazione	225 mq
<b>TOTALE piano primo seminterrato</b>		spazi comuni / distribuzione	52 mq
camere	640 mq	<b>edificio D</b>	
spazi comuni / distribuzione	480 mq	camere	175 mq
ambulatori	245 mq	spazi comuni / distribuzione	10 mq
<b>edificio C</b>		<b>TOTALE piano primo</b>	
amministrazione	225 mq	camere	275 mq
spazi comuni / distribuzione	52 mq	spazi comuni / distribuzione	77 mq
<b>edificio D</b>		amministrazione	225 mq
camere	125 mq	<b>edificio B</b>	
spazi comuni / distribuzione	40 mq	camere	100 mq
<b>TOTALE piano terreno</b>		spazi comuni / distribuzione	15 mq
camere	945 mq	<b>edificio C</b>	
spazi comuni / distribuzione	837 mq	amministrazione	225 mq
ambulatori	185 mq	spazi comuni / distribuzione	52 mq
amministrazione	225 mq	<b>edificio D</b>	
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spazi comuni / distribuzione	480 mq	<b>edificio B</b>	
ambulatori	245 mq	camere	100 mq
<b>edificio C</b>		spazi comuni / distribuzione	15 mq
amministrazione	225 mq	<b>edificio C</b>	
spazi comuni / distribuzione	52 mq	amministrazione	225 mq
<b>edificio D</b>		spazi comuni / distribuzione	52 mq
camere	125 mq	<b>edificio D</b>	
spazi comuni / distribuzione	40 mq	camere	175 mq
<b>TOTALE piano terreno</b>		spazi comuni / distribuzione	10 mq
camere	945 mq	<b>TOTALE piano primo</b>	
spazi comuni / distribuzione	837 mq	camere	275 mq
ambulatori	185 mq	spazi comuni / distribuzione	77 mq
amministrazione	225 mq	amministrazione	225 mq

An interesting Project in Mornago that join environment, sports, nature and commerce











## Ambito di Trasformazione AT 8

### Zone per insediamento del settore terziario area di via Stazione



Foto satellitare e perimetro dell'Ambito

#### PARTE PRIMA:

#### Stato attuale, dati del comparto e obiettivi generali per la pianificazione attuativa

##### Inquadramento del contesto ambientale-territoriale

L'ambito di trasformazione è localizzato a completamento di un'area terziaria sita a sud-ovest del Comune di Mornago, a destra di via Stazione (S.P. N.17), e costituisce un completamento dell'area commerciale di via Stazione, posta oltre il cavalcavia, caratterizzata da un insieme di attività commerciali, comprensive di alimentari, non alimentari ed ingombranti, nonché bar e pubblici esercizi, che si connotano quale MSV.

L'area interessata, libera da edificazione e mantenuta prevalentemente a prato, è connessa ad un insediamento terziario esistente. L'area confina con una macchia boschiva a sud. Il comparto, posto nella fascia a risulta collegabile direttamente a via Stazione.

##### Dati di superficie

Superficie totale dell'Ambito 82.803 mq.

L'area risulta attualmente così connotata:

- Superfici a prato 50.045 mq
- Superfici boscata 1.574 mq
- Insediamento terziario 31.184 mq

##### Prescrizioni, vincoli e progetti preordinati

Lo studio geologico del territorio comunale classifica tutto l'Ambito all'interno della Classe di fattibilità geologica II: "Fattibilità con modeste limitazioni".

MALPENSA 15 min

MILANO 40 min



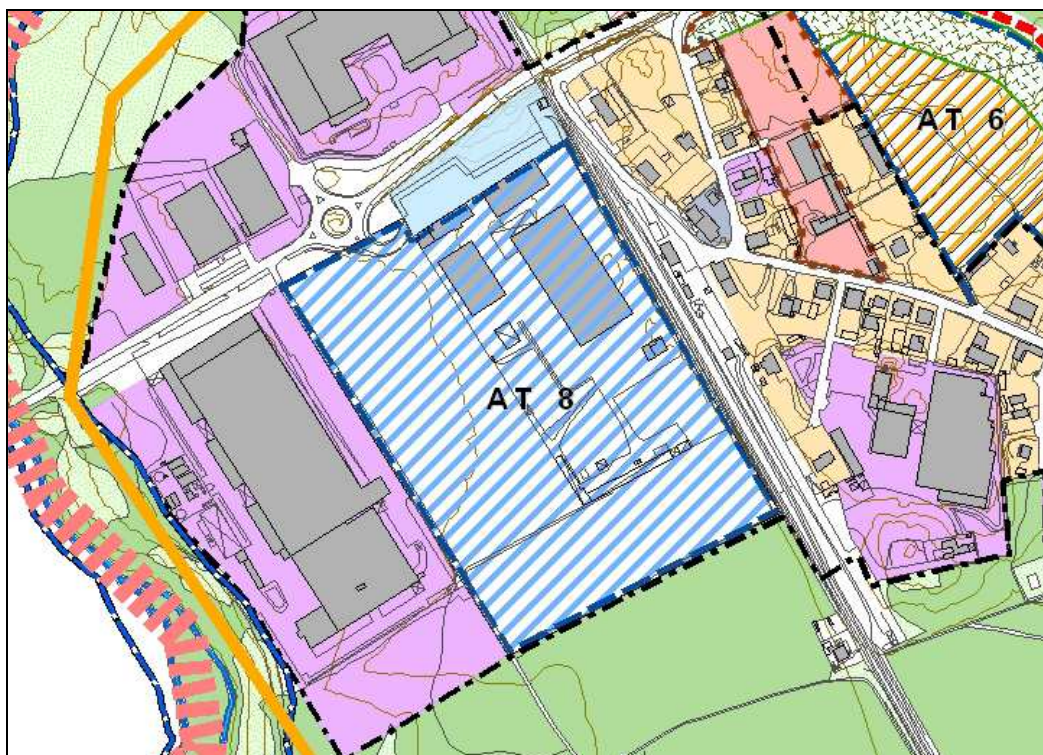


A sud del comparto è presente un'area boscata che occupa una superficie di 1.574 mq, classificata dal Piano di indirizzo forestale come "Boschi trasformabili art.30 N.T.A.".

#### Stato della pianificazione vigente

Il PRG vigente classifica l'Ambito come "Zona D 5 – 2 – Zone per insediamenti del settore terziario" con la parte meridionale classificata come "Zone per servizi pubblici e di interesse generale – Nuove attrezzature e servizi".

## PARTE SECONDA





### Obiettivi generali e di pianificazione attuativa

L'ambito è volto alla riqualificazione ed all'ampliamento della struttura commerciale composta oggi esistente. Il PGT persegue la creazione di un polo commerciale connotato quale Grande struttura di vendita (GSV) con una superficie di vendita complessiva non superiore a 10.000 mq. di cui la superficie di vendita destinata ad alimentare non superiore a 1.500 mq..

La pianificazione attuativa dovrà perseguire le seguenti finalità di interesse generale e di mitigazione ambientale degli interventi:

- Riqualificazione complessiva del comparto e dell'accessibilità
- realizzare opportune aree a parcheggio
- realizzazione degli interventi relative alle misure di sostenibilità previste per le realizzazione di GSV prioritariamente finalizzati alla riqualificazione delle aree interessate dalla presenza di strutture commerciali nei centri urbani e relative a migliorare l'accessibilità con mobilità dolce alle strutture commerciali

### **Disposizioni di carattere prescrittivo**

Superficie totale dell'Ambito 82.803 mq. di cui

- Superficie occupata insediamento terziario esistente 34.621 mq
- Superficie libera da edificazioni 48.182 mq

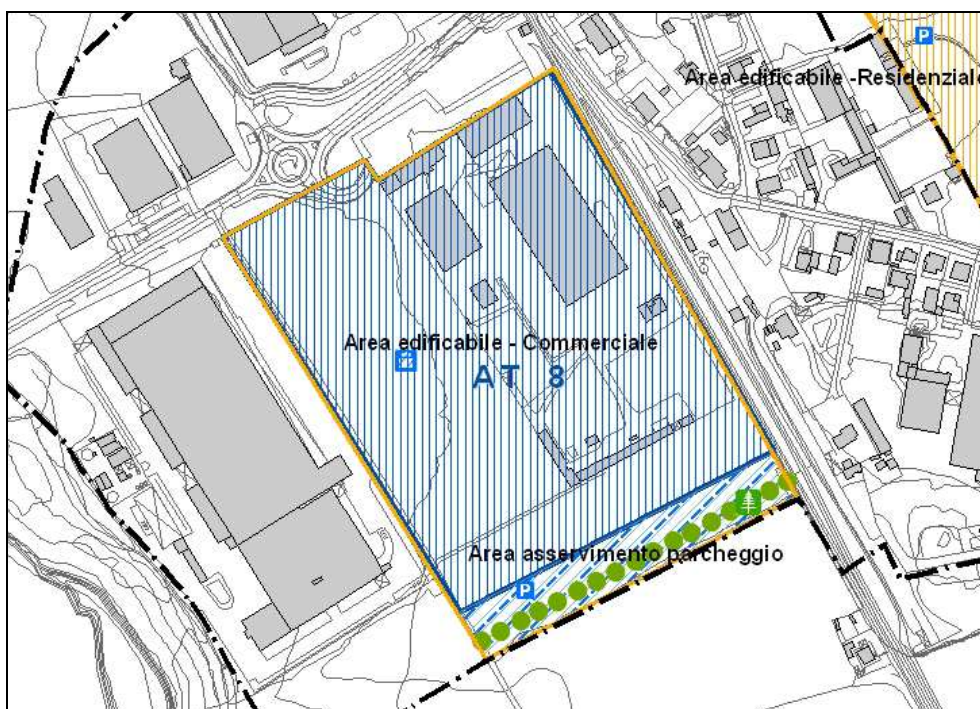
La superficie dell'ambito risulta così suddivisa nelle previsioni di piano:

- parcheggio e servizi 10.811 mq
- Area edificabile per l' ampliamento dell'insediamento produttivo 27.694 mq
- Aree a verde di mitigazione 5.428 mq.

### Destinazioni d'uso:

Le destinazioni ammesse sono:

- Terziario direzionale ;
- Artigianato di servizio
- Commerciali non alimentari Grande struttura di vendita (GSV) con una superficie di vendita complessiva non superiore a 10.000 mq. di cui la superficie di vendita destinata ad alimentare non superiore a 1.500 mq..





### Capacità edificatoria

La capacità edificatoria complessiva prevista per l'ambito è così determinata:

- L'indice ITs di base = 0,30 mq/mq

L'indice ITs di base tiene conto dei meccanismi di perequazione interna all'ambito relativi alle aree destinate a servizi ed alla mitigazione ambientale

### Modalità attuative

L'intervento dovrà essere attuato mediante piano attuativo unitario a seguito di conferenza di servizi come da legislazione regionale

### Viabilità e mobilità

Da definire in sede di conferenza di servizi .

### Standard qualitativo

Dovrà essere attrezzata a parcheggio e asservita ad uso pubblico l'area individuata negli elaborati di piano.

Dovranno essere realizzati gli interventi di mitigazione ambientale di cui al punto successivo.

## **MISURE DI ATTENZIONE, MITIGAZIONE E COMPENSAZIONE**

Dal punto di vista delle **misure di attenzione e mitigazione** sono da attuarsi i seguenti elementi:

- La progettazione dovrà essere ispirata ai concetti di architettura ecocompatibile (risparmio energetico, recupero delle acque, ecc; >>> vedasi check-list finali)
- Elementi arborei devono essere previsti all'interno dell'area a parcheggio e al margine dell'insediamento.