

DISTRICT Fair - Kennedy
Town Hall: I Center East VIII Middle East
PROGRAM FRAMEWORK

1 higher-level plans

P.T.R. In line with the goal of "Relaunching regional capitals".

P.T.P.

Areas subject to action of restoration, replacement and modification of the settlement system of the historical and nineteenth-century center of Genoa, of Valle Bisagno and of the East of Genoa.

Expansion of the spaces and facilities reserved for the specialized needs of the exhibition center, in a way compatible with the urban structure, with the port and integrated with urban functions.

P.T.C.P. Local Settlement System: TU, SU and AI-CO. Basin of the flood river Bisagno: Band A limited to the area of Piazzale Kennedy and area C limited to Via dei Pescatori.

2 Sector plans

Plan of the coast

Project scope AP25 - intervention with completed construction of the tourist port: wide-ranging design possibilities envisaged in a way compatible with the needs of hydraulic safety of the Bisagno. P.R.P. Refers to the aggregate district "Ship repairs - fair - international fair" of the PUC 2000. Others -

3 Areas and buildings protected by law

Area subject to protection pursuant to Legislative Decree 42/2004, in part art. 142 "Cordon 300 meters from the coastline" and partly art. 136, lett. c) and d) "Area limit of considerable public interest (overall beauty)". URBAN, LANDSCAPE, ENVIRONMENTAL MATTERS

1 Objective of the transformation

Realization of a complex of works aimed at dedicating the Darsena Nautica to the service of large yachts and water sports activities, with maintenance of the areas touching the sea and the existing square, making available the water mirrors, squares and areas reserved for public use and available for activities and special exhibition services of the nautical fair of the Genoa International Boat show during the periods affected. Public access to the sea front through pedestrian paths at high altitude and / or level, in continuity with the use of the seafront of Piazzale Kennedy and integration with a wider system of pedestrian and cycle paths for connecting Corso Italia with the areas of the Old Port to the west of the fairground and with Brignole Station, having regard to the monumental complex of Viale delle Brigate Partigiane, Piazza della Vittoria and the gardens in front of the station. Reconversion to urban functions of the areas and buildings deriving from the contraction of the exhibition center in the pavilions facing the boathouse (D.C.C. No. 51/2013). Redevelopment of Piazzale Kennedy and rearrangement of its sea front, in order to allow accessibility and use of the sea, with regard to integrating the layout of the square with the urban fabric, enhance the visual axes and the perception of the sea and to insert green areas and shade. Redevelopment of the coastal arc between Piazzale Kennedy and Punta Vagno with functional works for its use and the reorganization of the storage spaces of boats and the bathing and accommodation facilities; integration with the use of the surface of the purifier and the restructuring of related spaces and equipment for public and collective use, in connection with the aforementioned system of walks. 2 Land area approximately 318.315 m².

3 Division into sectors The district is divided into 5 sectors.

4 Functions allowed

Sector 1

Main

As defined in the Program Agreement signed on 07/05/2003 and specified in P.U. approved with D.G.C. n. 340/2010 and D.G.C. n. 386/2010.

complementary

As defined in the Program Agreement signed on 07/05/2003 and specified in P.U. approved with D.G.C. n. 340/2010 and D.G.C. n. 386/2010.

Sector 2

Main Residential, Offices, Hotel accommodation facilities, Private and public services.

complementary

Urban Connections, Neighborhood shops, one or more Thematic Commercial Districts, public and private parking spaces depending on the planned settlements.

Sector 3 Principal

Private and public use, services (mainly for water sports and bathing), boat and pleasure boating facilities. Complementary Urban Connections, Neighborhood shops. Sector 4 Principal bathing facilities, storage for boats and pleasure boating systems. Complementary Private and public use, services, Urban Connective. Sector 5 Principal Public services of territorial interest (exhibition grounds) Complementary Urban connections, Private and public services

5 Implementation methods

Sector 1 Program Agreement in implementation, through Unitary Project, with Intesa Porto-Città.

Sector 2 Planning Agreement and subsequent P.U.O. unitary Sectors 3 and 4 Planning Agreement and subsequent P.U.O. unit Sector 5 Public works project. 6 Modes of intervention For all sectors: all building interventions in compliance with specific regulations.

7 Urban planning parameters

I.U.I.

Maximum Base Sectors

1

Program Agreement in implementation through P.U. .. Program Agreement implemented by P.U. 2

Surface area with built-up area - 3 Surface area with built-up area - 4 Surface area with a built-up area -

5

Equal surface area construction with the possibility of an increase of 30% for exhibition functions only. To be defined during the public works project. I.M.D. -

Coverage ratio and height

Sector 1: Program Agreement implemented by P.U. Sectors 2, 3, 4: to be defined in P.U.O. Sector 5: to be defined during the project and within the limits of the existing maximum height.

Special requirements

P.U.O. envisaged for sector 2 must define, also through the introduction of sub-sectors and in compliance with the functions and quantities envisaged, the assignment of the building indexes and the functions to be installed with identification of the public and private car parks necessary for the proposed functions; the access and circulation system within the area in order to demonstrate consistency with the new road system and with the exhibition activities foreseen in sector 5, and to ensure the correct coexistence between the various neighboring functions, including shipyards. The buildings and spaces intended for exhibitions foreseen in sector 5 could contribute to the planning standards necessary for the functions to be installed in sector 2. The buildings and spaces for public facilities which may be provided in sector 5 can contribute to the planning standards required for the functions to be established in the sectors. However, it is up to the Municipality to allow the sale of parts of buildings, as an alternative to payment, for public or public interest functions. In the implementation of the interventions envisaged in the District, according to the intended uses defined

with the P.U.O., the services of E.R.P. will be paid, if due. provided for by current regional legislation.

8 Provision of services and infrastructures

Obligatory All the planned interventions must be compatible with the proposed new road system, foreseen to the north of the district. Sector 1: established by the Program Agreement under implementation by P.U. . Sector 2: to be defined in the offices of P.U.O. with regard to the access from the west to the Fair, to be compatible with the contexts infrastructure system. The transformation of the area must contribute to the rehabilitation, especially infrastructural and soft mobility of the system of cycling routes, the Old Port with Piazzale Kennedy, constituting one of the cornerstones of the urban link between the east and the west of the port of the historical city and its connection with the railway system in Brignole. Reorganization of the access node located at the Bisagno estuary, to improve the fluidity of the coast line and that towards the Valbisagno. The PUO envisaged for sector 2 must provide, in defining the layout of spaces and functions, the primary transformer substation 132/15 kV called "Genova Fiera" as well as the project approved with the decision of the Environment Manager of the Province of Genoa n ° 802 of 19/02/2013 and concurrent release of the single authorization for the construction and operation of the same. Sectors 3 and 4: to be defined in the context of P.U.O. including the construction of a pathway along the front, aimed at connecting Corso Italia with the planned sea walk of the Darsena Nautica and parking for the Darsena. Additional -

9 Specific environmental services required

The design and construction of the planned works is subject to verification of conformity of the same with the regulations of the current Basin Plan. The design and construction of the works will also have to verify their possible interference with the aquifer of the coastal alluvial plain. The interventions will have to carefully evaluate the presence of the significant water of the Bisagno river in order to protect its integrity (Water Management Plan pursuant to Legislative Decree no. 152/2006 and subsequent amendments) and exclude the risk of compromising of the regime of the acquifer. The interventions must be oriented towards achieving the best energy efficiency and energy savings, in particular the replacement and construction of new buildings, including demolition and reconstruction, must guarantee the energy class A or equivalent. As a whole the real estate portfoglio will have to guarantee the production of energy from renewable sources, the use of passive technologies favoring the possibility of resorting to the use of high efficiency energy plant, able to meet the needs not only of new interventions but also of the adjacent energy areas. The new constructions and the area arrangements must provide for the use of photocatalytic materials to reduce pollutants. Green tree-lined spaces: the design of the interventions must pursue, through the use of suitable green plants, the improvement of the local microclimate, mitigating the effects of the "heat islands" connected to the presence of existing artificial spaces. The pedestrian paths must be equipped with plantings and the parking must ensure the widespread presence of tall trees.) Creation of vegetation filter strips in Piazzale Kennedy and Corso Marconi. In the arrangement of external spaces, the use of filters for rainwater or equivalent systems must be provided.

10 Detailed landscape regulations

Particular attention must be paid to the realization of the system of public pedestrian and cycle paths that connect Corso Italia with the Darsena Nautica, running along the seafront of Piazzale Kennedy and continuing on the sea front of the Darsena and to Brignole Station, having regard to the monument complex of Viale delle Brigate Partigiane, Piazza della Vittoria and the gardens in front of the station. This system must be integrated with green equipment and furnishings for public use. Sector 1: in architectural design, including demolition and reconstruction, with possibility through the prescribed P.U.O. to foresee a new composition of the buildings, the correct insertion of the

landscape must be verified to safeguard the views to and from the sea. As part of this design, compositional, architectural and technological features must be implemented to guarantee design quality, use and an image of high perceived value. The reorganization of the areas near the support walls of corso Aurelio Saffi and the enhancement of the artefacts of historical and artistic interest must be foreseen. Possibility to provide for the creation of a natural or artificial filter space between the square and the sea connected to the public sea front. Possibility of extending the existing axes of the urban fabric through the construction of piers or similar.

11 Flexibility

Perimeter

Northern perimeter defined in correspondence with the existing urban road network; perimeter at sea to be defined in relation to the redevelopment work, subject to the necessary hydraulic checks and environmental and landscape assessments; western perimeter to be defined in the design phase; eastern perimeter defined with reference to the existing purifier. The perimeter of the District can be corrected at the time of planning, to ensure the most appropriate implementation of the works, due to a more precise assessment of the actual state, to ensure better connections with the surrounding area and to exclude portions of land that are not useful for the implementation of the project when this does not conflict with the objectives of the redevelopment. The excluded portions of land assume the discipline of the prevailing field at the boundary. The perimeter of the sectors can subsequently be corrected at the time of the design, in order to better adhere to the property boundaries or to ensure the most appropriate implementation of the works, due to a more timely assessment of the actual state, to ensure better connections with the surrounding area, in the case of joint implementation of several sectors and to exclude portions that are not useful for the implementation of the project, provided that this does not conflict with the objectives of the redevelopment itself. Any adaptation of the infrastructural networks can be carried out before the redevelopment of the area, where the need arises, provided that this does not conflict with the objectives set.

These adjustments to the perimeter are permitted within the limits set by art. 53 of the Regional Urban Law n. 36/97 and s.m.i .. Functions - Intervention methods - Urban planning parameters - Landscape discipline -

12 Transitional rules Sector 3

Since this Sector is fully affected by the limitations imposed by the Basin Plan, until the reclassification of the areas, only functional interventions are allowed to achieve better safety conditions and environmental quality, consistent with the provisions established by the Basin Plan itself.

13 Transitional rules

Existing building heritage

On buildings not affected by infrastructural plans all the interventions necessary for the best functioning of the current uses are allowed, up to the building renovation without demolition and reconstruction. On the buildings which are incompatible with the plan only maintenance interventions are allowed, without change of use and without division or unification.

Free areas

The arrangement of the areas, even temporary, is allowed only for the functions allowed that do not jeopardize the planned structures.

Infrastructure

Interventions to improve and upgrade existing infrastructures that do not compromise the planned structures are allowed.