

PROGETTO MANIFATTURA

green innovation factory





**PROGETTO
MANIFATTURA**

green innovation factory

80 - 85%

reduction in CO₂ emissions
for electrical and thermal
energy needs

45.000 m²

space for companies

1,200

new jobs

700 seat

multipurpose auditorium

50%

potential reduction
in private automobile trips

70%

reduction in demand
for non renewable
energy

1,500 m²

indoor exposition area

3

business sectors:
renewable energy, green building
and environmental technologies

About us



THE PROJECT

Progetto Manifattura - green innovation factory

is transforming a 9-hectare (22-acre) historic tobacco factory into a business innovation campus for green building, renewable energy, and environmental technology.

The project is restoring historic buildings and developing new ones to the highest possible LEED® standards.

Progetto Manifattura reflects the Province of Trento's long-term strategy of investing in sustainable development.

The goal is to set a new standard for the Italian building industry while simultaneously creating a clean tech innovation platform. With an innovative facility and a creative work environment, the project aspires to generating hundreds of new jobs while promoting environmental, social, and economic sustainability.

THE COMPANY

The autonomous Province of Trento founded **Progetto Manifattura S.r.l.** in 2009 to redevelop a closed tobacco plant into a hub for eco-sustainable industry. The company is owned by Trentino Sviluppo, the province's economic development agency.



Vision

Progetto Manifattura provides an incubation environment that inspires companies to produce a new generation of eco-sustainable goods and services. It's a business campus that offers space for offices and light manufacturing and that

provides services that help new companies grow. Shared facilities include testing and certification labs, training facilities, an auditorium, and exposition areas.



Guiding principles

- Design, build and manage buildings and infrastructures for **cleantech companies**
- Build and manage retrofit buildings to achieve the lowest possible **environmental impact**
- Contribute to the **development of innovative technologies** that reduce consumption of non-renewable resources
- Create a critical mass of people, projects, companies, and tools that favor production of **sustainable goods and services**
- Provide **modular work environments** that can fit the needs of a variety of companies
- Work to achieve sustainability** goals in terms of facility management and the local urban context
- Facilitate collaboration between **local, national, and international companies**
- Design common areas that favor the **exchange of knowhow and ideas**
- Support **new sustainable innovation initiatives** that meet public needs
- Offer a **stimulating, creative work environment** with a combination of public and private activities
- Promote innovation** through a mix of education, training, research, development and production

What we offer

Progetto Manifattura is developing 68,000 square meters of remodeled and new buildings with office space and production areas for companies in the clean-tech sector. Companies that join the project become part of a clean-tech innovation ecosystem that is unique in Italy.

The project helps start-up companies with space, financing, marketing, and a training program. Mature companies can site green innovation competence centers in a campus that offers a network of compatible programs and products.

- Locate at a **historic factory**, that has been redesigned to meet the highest eco-sustainability standards
- Participate in a **network of companies** that is building a cleantech value chain
- Get support with **starting** a new company: services, training, consulting, and tutoring
- Access the Province of Trento's **public financing programs** for startup companies and projects
- Work with the prestigious **University of Trento and top-ranked research institutes** such as the Bruno Kessler Foundation and the Edmund Mach Foundation
- Discover **local expertise** in technology, financing, services, and know-how
- Take advantage of **shared laboratories** for testing and certification
- Use dedicated **meeting rooms and shared services** like:
 - Auditorium and meeting rooms
 - Exposition space
 - High-speed internet
 - IT support
 - Facilities management
 - Security and front office
 - Underground parking
 - Canteen



Space for companies

FORMATS

Companies that join Progetto Manifattura can choose from three formats:

- Open space desk, with personalized rates, for long or brief periods
- Office in a preconfigured space
- Office space by the meter
- Light production modules from 300 to 1,800 square meters

FORMULA

Manifattura provides space and services, and helps companies obtain subsidies. Contracts are flexible and services are targeted to specific needs.



Who

Progetto Manifattura is actively seeking entrepreneurs, start-up companies, existing companies with new clean technology projects, and cleantech companies with global reach that want to innovate in Italy. The project connects companies, research centers, training centers, higher education,

and public agencies to create critical mass in clean technology. The project can host a variety of companies from services to light manufacturing. Spaces are designed in collaboration with users and are available to incubating companies as well as mature companies that want to innovate.



Sectors served

Green building

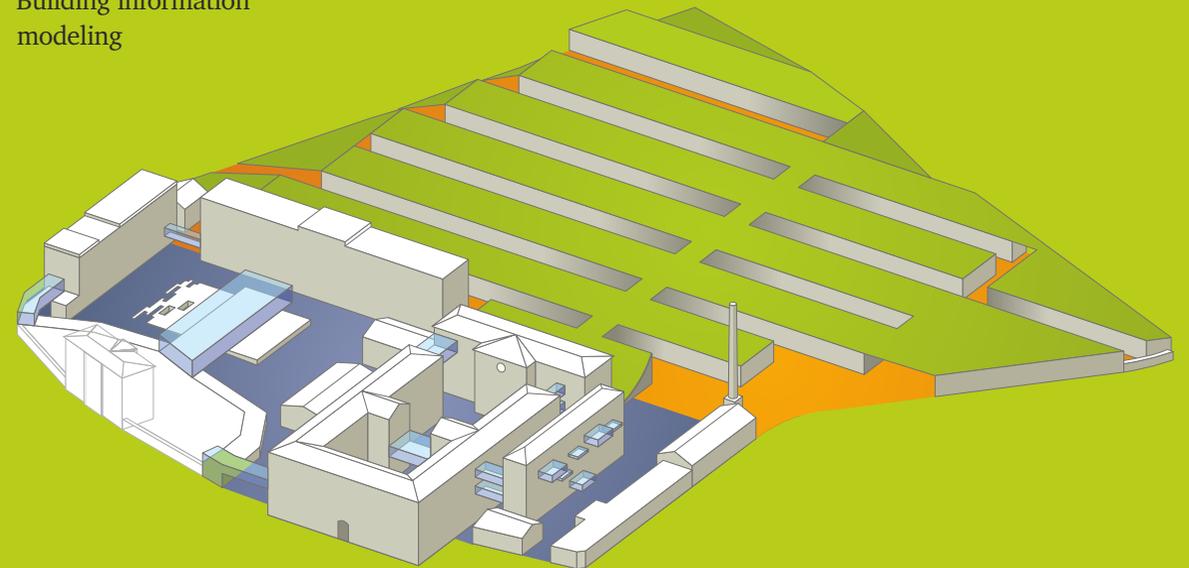
- Energy efficiency
- Earthquake resistant wood buildings
- Building retrofits
- Historic building upgrades
- Natural and recycled materials
- Quality of life (health, comfort)
- Building information modeling

Renewable energy

- Renewable energy production systems
- Distributed micro CHP
- Cogeneration systems
- Smart grids
- Intelligent energy management

Environment

- Intelligent management for the environment, infrastructure, utilities
- Environmental sensors
- Tele-heating systems
- Water management
- Remediation systems



Ecosystem for innovation

SUSTAINABILITY

Clean tech

Habitech – Italy's nationally recognized green building and clean technologies cluster – was founded in 2006. Today, it has 300 members representing companies, research centers, a university and local governments. Together, its members account for 15% of the province's gross product.

Green Building

Green Building Council Italia was founded in 2008 as Italy's LEED® standards agency.

Green Leadership

The Province of Trento was the first local government to require LEED standards for new construction of public buildings.

Public policy

Local legislation mandates that public buildings meet high energy efficiency standards and

the public sector makes significant investments in construction.

Clean energy

The Province of Trento is energy independent thanks to public ownership of production and distribution. On an annualized basis, hydroelectric power covers 90% of electricity demand.

Solar energy

The Trentino-Alto Adige region has the highest per capita density of installed photovoltaics in Italy (2009 GSE).

Wood Buildings

Research centers and private enterprises are backing new construction standards for eco-friendly, earthquake resistant wood structures. CNR-IVALSA's SOFIE construction method led to the development of the ARCA wood building certification system.

Natural Heritage

In 2009, UNESCO recognized the Dolomite mountains as a World Heritage Site. With abundant natural resources, the Dolomites are home to environmental sustainability and sustainable growth.

BUSINESS

World Class Design

The project master plan - developed by Kengo Kuma, Carlo Ratti, Arup, and Kanso – will spur innovation by integrating people with their environment and supporting knowledge exchange with open spaces and adaptive technologies.

Legacy

Good government and a centuries-long track record in care for the natural environment make Trentino an ideal place for cleantech companies.

Incentives

Companies and groups that locate in Progetto Manifattura are eligible for incentives and financing from the province. Examples include contributions for industrial research projects.

Incubation

In addition to Progetto Manifattura, Trentino Sviluppo manages seven Business Incubation Centers in the province.

Start-up

The province actively supports start-up companies with financial support and turnkey business solutions.

Technology transfer

Research centers in Trentino support private enterprise and take leading roles in international projects.

Reliable Judiciary

Cases in the civil law courts of Trento are the fastest in Italy according to the national statistics bureau (ISTAT 2007).

KNOWLEDGE

Know-how

Trentino has advanced know-how in materials engineering, construction, renewable energy, ICT, nano- and micro-technologies.

Strong University

In 2010, Repubblica-Censis ranked the University of Trento *highest* in its annual census of Italian universities.

Excellent Schools

Recent OECD PISA tests score Trentino schools *highest* in Italy and top tier among member countries.

Research and Development

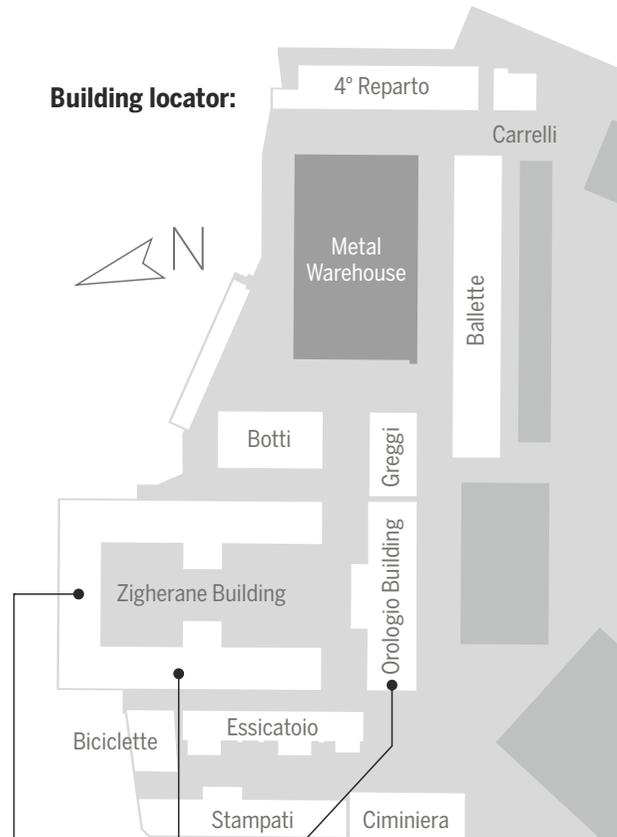
More than 2,000 people work in the province's research centers. Year after year, the province invests 1.38% of its GDP in research, 30% higher than the national average. Research centers include: Bruno Kessler Foundation, University of Trento, Microsoft – University of Trento Center for Computational and Systems Biology (CoSBI), MIT Mobile Experience Lab, and Fiat Research Center.

Now operating

Companies now operating in Progetto Manifattura:

- Bio Soil Expert
- Caretta Technologies R&D
- COSBI The Microsoft Research University of Trento Centre for Computational and Systems Biology
- Dotmatic
- EvoTre
- Green Building Council Italia
- Green Prefab
- GreenTrenDesign factory
- Habitech Distretto tecnologico trentino
- iaiaoh.com
- Macro Design Studio
- NeveXN
- OROS
- Q-field
- R∞
- Trehus

Building locator:



2.700 m² office space
Zigherane Building

2.000 m² office space and production area
Orologio Building

350 m² preincubation area
"Greenhouse"



Coming soon

September 2012	Production area	Public tender for final design and build
March 2012	Zigherane Building	Public tender for remodeling
October 2012	Production area	Demolition of industrial buildings completed
April 2013	Zigherane Building	Start of remodeling
December 2013	Production area	Start of preparation work
April 2014	Zigherane Building	First portion of remodeling work completed
December 2014	Zigherane Building	Remodeling work completed
December 2015	Production area	First portion of new construction completed
April 2017	Production area	New construction completed



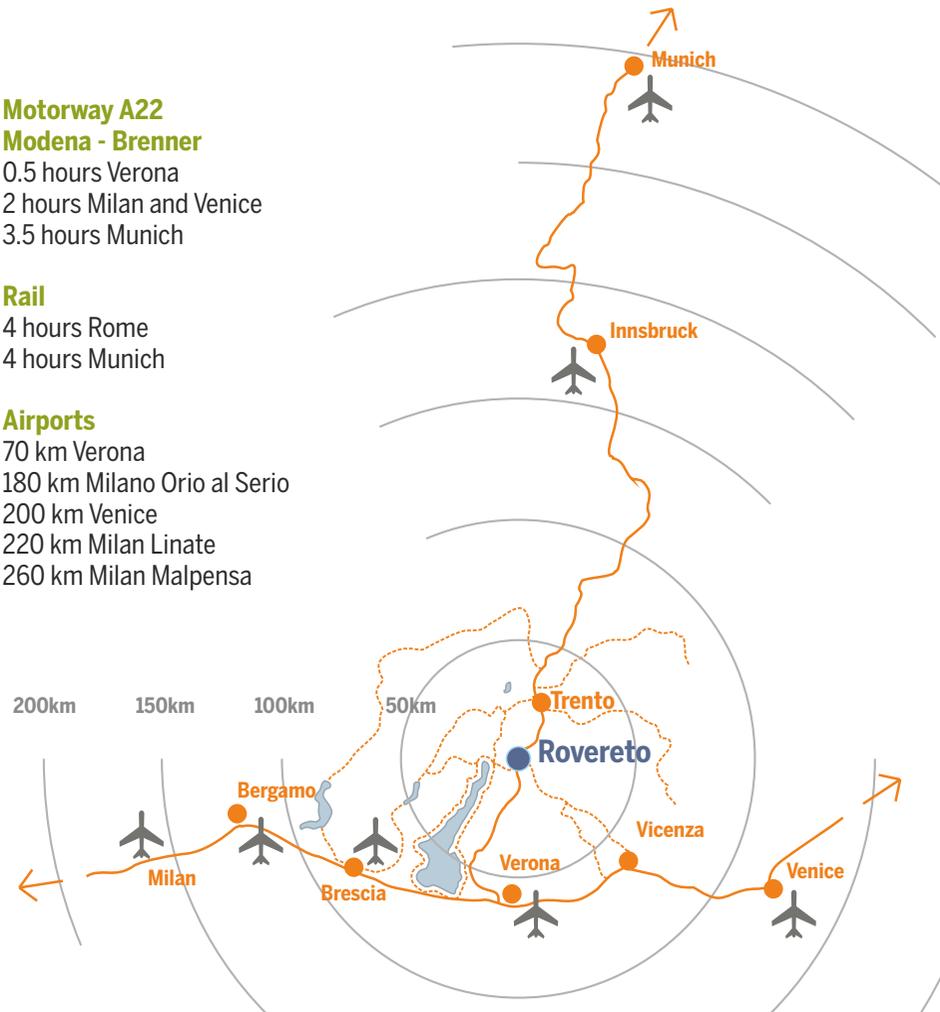
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**Motorway A22
Modena - Brenner**
0.5 hours Verona
2 hours Milan and Venice
3.5 hours Munich

Rail
4 hours Rome
4 hours Munich

Airports
70 km Verona
180 km Milano Orio al Serio
200 km Venice
220 km Milan Linate
260 km Milan Malpensa



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20 - 25%

improvement in natural
daylight due to building volume
and orientation studies

45,000 m²

companies

15,000 m²

restaurants, culture
recreation

15,000 m²

university

A

the energy class
of new buildings

2,500 Kw

heating energy
from biomass

1 Mw

electrical energy
from photovoltaic cells

28,000 m²

green roof

60%

potential reduction
in water demand due
to rain water use

52%

peak energy demand
from renewable resources

C/D

energy class for remodeled
historic buildings



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PROVINCIA
AUTONOMA
DI TRENTO