The Ex Filanda, centrally located in a densely populated area facing the Aurelian Walls - between the Archbasilica of St John Lateran and the Basilica di Santa Croce in Gerusalemme - sets the basis for a unique chance of urban regeneration. The historical building, originally intended to be a craft institute, was later destined and used for different purposes. In 2015, three devastating fires have seriously damaged the site, leading to its subsequent abandonment. Recently a study was implemented to launch an urban redevelopment project connected to Viale Castrense following the late opening of new “Pigneto” and “San Giovanni” Line C metro stations, which have improved the connection of the area to Viale Castrense. This aimed at partially pedestrianizing Viale Castrense area and increasing its integration with the Carlo Felice Gardens located nearby.

**Expected program:**
The proposed functions should be among those allowed in the technical urban modification plan (Annex no. 2). Housing buildings are admitted, as complementary to the main services to be implemented. As an example:

- Services, professional firms and business services, training and education centres, common equipped areas, cultural facilities, artistic and craft studios, university facilities, including student residences and guestrooms, public services, Social Housing etc.

Proposals should strengthen social inclusion by promoting the implementation of pedestrianisation schemes in some parts of the area; create new services, ensure architectural and urban quality, in harmony with the historical and cultural heritage context.

**Site’s owner:**
Roma Capitale

**Plot Area:**
The land surface of the area is 1,250 sqm.

**Type of property transfer intended:**
Roma Capitale does not dispose of the exclusive property right but will consider proposals aimed at the enhancement of the assets in a partnership for the establishment of partial rights to use or as administrative concessions of use / fruition. The duration of the right to use cannot exceed 50 (fifty) years from the ratification of the contract/Convention, with possible renewal and given the discretion of the owner “Roma Capitale”. The economic bid will be evaluated in the second and final stage of the tendering procedure.

**Deadline for the submission of the Expression of Interest:**
4 May 2020 12:00 PM UTC.
Presentation of the site and expectation for its development

The area of the Ex Filanda in 51-51a, viale Castrense, borders the Aurelian Walls in proximity to piazzale Appio and it is located in San Giovanni district, one of the largest in Rome. This district develops around the Archbasilica of St John Lateran, the first and most ancient of all major papal basilicas of the Western world (dating back to the Fourth century); close to the Basilica, separated by via dell’Amba Aradam main road, there is the Scala Sancta, a 28-steps stairway that, according to the tradition, Jesus Christ climbed to meet Pontius Pilate. A couple of hundred meters away, on via Carlo Felice, next to the Gardens and the Aurelian Walls, there is Santa Croce in Gerusalemme Church.

In May 2018, the new San Giovanni line C metro station opened to the public, connecting the eastern suburbs of Rome to the city center by its direct link with metro line A. This new suburbs-city center connection falls within the scope of the Roman urban regeneration project aimed at revitalizing urban and suburban spaces.

The site is located within one of the most populous districts of Rome, which also houses significant historical and cultural sites. It should be noted that Via Appia and via Magna Grecia roads play a major role for their commercial nature.

The area is connected to existing public transportation through:
- San Giovanni Line A and C metro station
- Lodi Line C metro station
- Tramway lines 3, 8, 3L, n3s
- Bus lines 16, 51, 77, 81

Public transportation stops are at a walkable distance of:

- 150 m (2 min.) to San Giovanni metro station,
- 650 m (8 min.) to Lodi metro station,
- 400 m (5 min.) to Porta S. Giovanni tramway stops,
- 700 m (8 min.) to Via La Spezia bus stops.

The urban area of viale Castrense, via La Spezia, via Taranto and Largo Brindisi will change drastically thanks to major redevelopment and reorganization of the road networks. The new plan includes the implementation of a new traffic scheme in the area, the creation of a preferential lane on via La Spezia, in addition to pedestrianisation interventions and the implementation of cycle paths to enhance the connection with the city centre. The new pedestrian area will feature a cycle hub and an exchange junction, provided with a direct access to the San Giovanni Line A and C metro station.

These urban regeneration actions mostly aim at improving the efficiency and livability of the main communication roads of the city. The Viale Castrense area, between via Nola and piazzale Appio will be closed to motor traffic and requalified by creating a park bordering the Aurelian Walls. On the other hand, via La Spezia-via Taranto area will undergo a reorganization of the road networks, and the pedestrian area of largo Brindisi will be extended.
The structure was built around the Twenties by the Municipal Administration to provide healthcare and educational assistance to minors living in degraded conditions. The complex, now called “ex Filanda”, was later destined to different purposes and finally abandoned. The main structure consists of a one-storey 44m x 9.70m rectangular-shaped building, one-meter-high above the ground level. The building, with a height of approx. 4.5 m at the eaves, features plastered masonry walls, a tile-coated pitched roof and supported by roof timbers. The courtyard can be accessed by two gates, both of which have a driveway.

The program offers great chances of urban regeneration. Projects should focus on innovation, social inclusion and the promotion of an overall vision starting with a functional rearrangement of the surrounding roads and the pedestrianisation of some parts of the site. Proposals will bring about new services and urban and quality architecture projects, in line with a sustainable, solidarity-based and environmental solution.

Roma Capitale intends to receive proposals focusing on:

- Management innovation through the implementation of new partnerships, preferably supported by the local community. Initiatives responding to the emerging urban and local needs, by targeting and identifying local demands to bring about a real urban development and renovation; these elements will ensure the successful implementation and management of the project within the deadline.

- Innovation in planning and in space use to ensure a multifunctional and reversible project, able to keep up with the fast changes in lifestyle and the need for innovative productions; thus, the program should manage changing uses so as to adapt to innovations in lifestyles and the necessary services over time.

- Space functional organization with work-retail spaces, including new forms of work and working hubs (i.e., mobile workers, teleworkers, Coworking spaces, new-generation incubators, shared showrooms, fab labs, and temporary commercial activities), new support and prevention services which support the wellbeing of residents and enable local retailers and craftsmen to pool their resources.
Specific planning rules and regulations

The main regulatory and legal provisions, implementation methodologies and legal and factual situation of the site have been included in this document. The SSR Annex 1 _Disciplinare tecnico integrativo Roma Capitale_, in which specific provisions and integrations concerning the participation requirements and procedures for the sites owned by Roma Capitale, is to be considered as part of the present document.

**Adopted urban modification plan:**
The Ex Filanda building complex is part of the Real Estate Enhancement Plan defining the new “Urban use” to be adopted in terms of urban regeneration. The amended town planning scheme adopted with the Real Estate Enhancement Plan under art. 58 of law no. 133/2008 of the Deliberation of Rome Municipal Council no 90 of 3.12.2019, should be considered the reference urban plan – Annex no. 2.

**General Town Planning Regulations:**
Current PRG (Town use plan) and NTA (technical implementation procedures) (Decision of the Municipal Council no. 18/2008 and Decision of the Extraordinary Committee no. 48/2016): Annex B of the Real Estate Enhancement Plan under art.58 of law no. 133/2008 and following amendments and integrations: Annex no. 3.

**Restrictions:**
Archaeological buffer areas for ancient Aqueducts and Walls, indirect archaeological restriction under Legislative Decree no. 42/2004:
- Ministerial Decree of 21/05/1974 Aurelian Walls (buffer area – 20 meters)
- Ministerial Decree of 03/06/1986 Aurelian Walls (buffer area – 50 meters)

**Environmental regulations: references**
- Legislative Decree no. 152/2006 section IV Title V and following amendments and integrations (regulatory framework on environmental reclamation);
- Decision of Lazio Regional Council no. 296 of 21/05/2019DGR Lazio 21/05/2019 n.296.

**Urban procedure to launch the site improvement**
As for the time frame expected for the release of the area for improvements works, following the completion of the two-phase competition and the selection of the winning project, the latter should obtain the permit defined under the procedure. The launch of the improvement works
should comply with the terms and conditions outlined in the regulation. Any town planning regulation, both at a local and general level, will be made available to the bidding Teams in the Data Room. Proposals should be in line with the regulations stated under Annex B of the Decision of the Regional Council no. 243 of 19.05.2017 (indicative and non-exhaustive list of regulations) Annex no. 4.

The implementation of works with a building permit under the agreement is allowed (art. 28 bis of Presidential Decree no. 380/2001, as adopted by art. 1ter of Regional Law no. 36/1987), for all recovery interventions on the existing real estate asset, including building renovation works after the detection of the Usable Surface volume (volume / 3.20 h) or of additional Gross Usable Surface against the existing Gross Usable Surface up to a maximum of 30%.

The proposal should consider the protection of the natural, artistic, historical, landscape, architecture and archaeological heritage, as defined by the competent bodies. The permit should be integrated and issued after the ratification of a specific convention between the awarded entity and Roma Capitale, under which relevant obligations and agreements will be defined.

**Expected dimensions and building rights**

Land Surface: 1,250 square meters

Building dimensions:
Main building Gross Usable Surface = 438 square meters Volume = 1,882 cubic meters; Usable Surface volume= 588 square meters
Secondary buildings Gross Usable Surface = 158 square meters Volume = 565 cubic meters; Usable Surface volume = 176 square meters

Building potential: definition of the Usable Surface volume or of additional Gross Usable Surface against the existing ones up to a maximum of 30%.

The actions provided in the project include: Ordinary Maintenance MO; Extraordinary Maintenance MS; Preservation and Restoration RC; Building renovation RE; Urban Renovation RU. Demolition and Rebuilding DR interventions are expressly excluded for the Ex Filanda site.

**Study perimeter**

In the development of their proposal, the bidding teams should propose solutions and designs considering the inclusion of the project within the urban context. The study perimeter as represented in the figure below and in the data room, highlights the urban surroundings that will serve as an integration of the area within the city. Areas included in the study perimeter are not subject to transfer of rights. Improvement and requalification proposals within the study perimeter will be considered in the evaluation of the expressions of interest, and they might be considered as during the definition of the financial agreement in the second stage of the competition.
Specific climate risks and environmental challenges

No relevant environmental risks or criticalities have been detected in this site. As for the air quality, a critical element is connected to road traffic emissions. Same applies to noise pollution. The whole area of the project generally lies on a flat surface; however, it is included among the Areas with potential hydraulic risk due to water Accumulation, Outflow and Presence defined under the PAI (Hydrogeological Structure Plan); due to the soil structure and/or to surface run-off risks, this area can be subject to flooding.

The city of Rome is strongly committed to implementing environmental sustainability policies and climate change challenge is the main challenge to address. The alarming speed of climate change requires a prompt reduction in carbon emissions, and efforts to protect ecosystems.

The strategic objectives of the different sectors are converging in the Sustainable Energy and Climate Action Plan (PAESC). The commitment, in line with those assumed by the European Union and the Covenant of Mayors, provides for the reduction of greenhouse gas emissions in the respective territories by at least 40% before 2030. The key areas in order to reduce greenhouse gas emissions are mobility, infrastructure, buildings and plants, as well as new waste management (post-consumption materials) which provides for a continuous reduction towards the goal of Zero Waste. During the C40 held in Mexico City, Rome has already mentioned the ban on the circulation of individual diesel vehicles in the city center starting from 2024. Limited traffic circulation, on some specific days of the week, have been already adopted; this, to limit pollutant emissions and raise awareness on the topics of quality air and responsible use of energy among citizens.
Energy efficiency in residential buildings is a key strategic element. This is why Roma Capitale is carrying out an important program of modernization of photovoltaic systems and innovative energy-saving systems in schools and cultural buildings across the city. Moreover, the sustainable mobility sector is also important. Reducing carbon emissions to lower the environmental impact can be achieved through new mobility strategies and by discouraging the use of private vehicles. Our Sustainable Mobility Urban Program (PUMS) aims at the creation of new infrastructures for the local public transportation, as well as new cycle-pedestrian paths, parking slots and exchange junctions, in line with accessibility and read safety criteria. The proposals should consider the projections and implementation plans included under the Sustainable Mobility Urban Program, which also aims at reducing air and noise pollution, GHG emissions and energy consumption, and to increase local attractiveness and the quality of the urban environment.

Besides being part of the C40 and of the Covenant of Mayors, the Capital is part of the European project SMR-Smart mature resilience and it was the first city in Italy to develop its own resilience strategy within the international project “100 resilience Cities”, which provides for an innovative approach and regenerative processes for the City accepting many challenges that it will have to face in terms of urban resilience, not only from a resistance point of view but also in order to strengthen the urban environmental, social and energy structures.

In this vein, the proposal should be part of the framework of the Resilience Strategy of Roma Capitale. Pillar II, Goal G “Adapting the city to climate change”, specifically identifies the chance for the design of green infrastructure to mitigate urban heat, able to offer innovative and/or experimental IT solutions (Smart City), such as promoting actions for the engagement of citizens, and designing pilot projects to mitigate climate and environmental risks.

The figures of the preliminary investigation campaigns conducted before the launch of the second stage will be provided in the Data room. Data will include soil contamination levels, and possible interventions that might be required for soil reclamation. Costs of the reclamation works will be borne by the winning team of the tendering procedure.

**Provisional Timeline**

Submission of EOIs: 4 May 2020  
Date of announcement of the finalists: by 3 July 2020  
Submission of the final proposals: 28 July 2020  
Date of announcement of the winning project: by 26 February 2021

**Language Requirements**

All the documents of the EOI must be submitted in Italian