Ex Mercato di Torre Spaccata, Roma
Viale dei Romanisti, 43

The Ex Mercato (former market) area is located in the Eastern part of the city, in the Torre Spaccata district, inside the GRA (Great Ring Road), within the Piano INA-Casa zone, a residential and social housing district originally created in the Sixties. The urban context is characterized by densely populated housing complexes and a large green space, called Pratone di Torre Spaccata, connected to the Centocelle archaeological park. The structure plays a central role in the neighbourhood as a meeting point for the residents. This is an occasion to enhance a peripheral area lacking in services and collective spaces, by revitalising the neighborhood, proposing the development of new service models, including the introduction of innovative types of employment that can convert it into a central socio-economic hub.

Expected program:
The proposed functions should be among those allowed under 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.

The proposals should strengthen social inclusion and meet the citizens’ expectations in terms of resource shared use, by promoting, for example:
- Innovation as a new model of metropolitan welfare;
- Innovation for new forms of work in incubators, temporary showrooms and fablabs

Site’s owner:
Roma Capitale

Plot Area:
The land surface of the area is 2,308 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 of 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 Ex Mercato building is integrated within Torre Spaccata residential and housing district. In the Sixties, the area was included in the national urban development program called INA-Casa Plan, which defined guidelines to increase jobs, by fostering the creation of affordable housing complexes for workers and residents. The plan, launched in 1949 and implemented for 14 years, was one of the most significant experiences in the field of social housing, and constitutes a significant stage of economic development in the Italian post-war period. The implemented buildings, planned to guarantee the wellbeing of residents and in line with modern urban settlement schemes, offered thousands of families the chance to improve their housing status, and were the first real opportunity for Italian planners and architects to shape the rapid and fragmented expansion that Italian cities were already undergoing. These districts provide a significant testimony of the Twentieth century in Italy, and they are important parts of our cities, maintaining a specific character and identity. Specifically, Torre Spaccata district features a low-intensity distribution of three or four-storey buildings, mainly open courtyards structured on tree-lined streets and flower beds. The project originally included the creation of small public and private services which have never been implemented. The intervention area offers important urban services close by, accessible through via Casilina, such as Policlinico Casilino Hospital and a commercial and industrial area. The area is connected to existing public transportation through:

- Torre Spaccata station - Metro Line C;
- Alessandrino station - Metro Line C;
- Torre Spaccata and Alessandrino stops on the Termini-Giardinetti tramway;
- Bus lines 106, 313, 552, 557, 558, C9, n1, nMC.

Public transportation stops are at a walkable distance of:

- 750 m (9 min.) to Torre Spaccata Metro station
The Sustainable Mobility Urban Program (PUMS) includes additional transportation services for this already equipped area. Efficiency and enhancement interventions are nevertheless planned, as well as some interventions on mobility:

- The creation of Romanisti environmental island, aimed at improving pedestrian and cycle paths by reducing the speed and parking space of road vehicles, for local residents;
- Improving and expanding the existing Termini – Giardinetti tramway line to the future Termini-Banca Italia tramway line;
- The creation of multimodal exchange Hubs for the public-cycle/pedestrian transportation network, featuring Bike Parking and spaces for modal change between motor vehicles – bikes, into the main nodes for public transportation;
- The extension of cycle path 29 up to the junction with the cycle path to be implemented on via Palmiro Togliatti.

The ex Mercato building consists of a reinforced concrete structure with square-section pillars elevating above the roof of the basement floor; each of said pillars support an inverted pyramidal structure in reinforced concrete. Two different modules are detected: large square-section pillars, 6.30 m high, bearing a 14mx14m cover, and small square hollow section pillars, 6 m high, bearing a 7m x 7m cover.

The body of the building on the long side consists of two small covered pillars and three large ones. Two parallel series of pillars run on both sides of the building, in two consecutive lines of covered pillars: 6 facing the street on the one side, and 7 interrupted by a module to create a patio, on the opposite side.

The short side of the L includes a second volume with a rectangular base consisting of 7 small covered pillars on three lines. The volume thus delineated is closed off by continuous glass walls with a very dense modular terrace-shaped structure running on the street side.

Overall, the building is intact.
The program offers great urban regeneration chances. Proposals should focus on innovation, social inclusiveness and integration with local infrastructures. Proposals will bring about new services and projects with urban and architectural quality, in line with a sustainable, solidarity-based and environmental solution. Proposals should focus on several aspects, starting from new management forms with the introduction of innovative cooperation best practices involving the local community, to the adaptability of the project in meeting the needs of locals and promoting further development and innovation. If well managed, all these aspects may ensure the successful implementation and management of the project within the deadline.

Roma Capitale intends to receive proposals focusing on:

- 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.
- 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 services to support the wellbeing of residents and to allow 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 mercato Torre Spaccata 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

**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 21/05/2019

**Urban procedure to launch the site improvement**
As for the time frame expected for the release of the area to be improved, after 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 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

Implementation is allowed with permission to build agreement (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: 2,308 square meters

Building dimensions:
Gross Usable Surface = 1,500 square meters; Volume = 7,500 cubic meters; Usable Surface volume= 2,344 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 **RS**; Building renovation **RE**; Urban Renovation **RU**; Demolition and Rebuilding **DR**.

**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 hydraulic and environmental risks have been detected in this area. As for air quality, the critical element is connected to the pollution of road traffic on viale dei Romanisti and via Casilina. Same applies to noise pollution.

The city of Rome is strongly committed to implementing environmental sustainability policies and the climate change challenges is the main one 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 Mayors’ Agreement, provides for the reduction of greenhouse gas emissions in the respective territories by at least 40% before 2030. The key areas where to focus the attention on 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 road 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, Rome has also joined the European SMR-Smart Mature Resilience project, 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