The Via Vertunni building complex is in “La Rustica”, a district located in the Eastern part of the City, close to the GRA (Great Ring Road). The urban context features productive, business and retail areas, such as: the I.G.I.C.S. (Inspectorate-General for the digitalization of public accounts) of the Ministry of Economic and Financial Affairs and a document management centre of the Revenue Agency. The Municipio V occupies the third position among Roma’s Urban Districts in terms of soil consumption. The urban regeneration of the area, offers a significant chance to meet the needs of the local community and to launch new quality spaces for locals.

The Sustainable Mobility Urban Program (PUMS), drafted for this area, includes the improvement of the public rail transportation network and the creation of cycle routes along via Collatina. These are part of the larger scale project for the creation of the Linear Park of the ancient via Collatina – connecting Porta Maggiore to Gabii’s archaeological park.

The complex lies within “La Rustica”’s environmental island, an area intended to promote cycle and pedestrian paths, reduce the speed and parking space of motor vehicles, and improve the local residential environment.

**Expected program:**
The proposed functions should be among those allowed under the technical urban modification plan (Annex no. 2). As an example:
- Services, professional firms and business services, training and education centres, common equipped areas, cultural facilities, artistic and craft studios, university facilities, integrated housing solutions, etc.

Roma Capitale wants to restore this site to host qualified services and new generation training and productive activities, to foster a general revitalization of the district.

**Site’s owner:**
Roma Capitale

**Plot Area:**
The land surface of the area is 8,370 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.

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**Presentation of the site and expectation for its development**

The site is located in the outskirts of Rome, within the GRA (Great Ring Road), specifically between via Collatina and the FL2 railway; it belongs to the 07D-La Rustica Urban Area comprised in the administrative scope of Municipio V.

The territorial extension of Municipio V covers a triangle-shaped surface with its summit corresponding to the monument of Porta Maggiore, and its base a GRA section. The sides of the triangle correspond to the main roads Via Prenestina and Via Casilina. Municipio V features a high-density building fabric, that makes it one of the smallest in terms of land area, with a surface of approx. 27 square kms, and a population of approx. 250.000 inhabitants. However, the specific urban area of La Rustica, within Municipio V, shows an average rate of population density.

The physical shape of Municipio V reflects unplanned developments in the urban fabric dating back to the post-war period implemented after WWII, to which social housing and residential buildings were only added subsequently; among these, the Local Area Plans addressed the urgent social housing and service needs of the area. Unfortunately, not all services have been implemented yet. This area still needs to regenerate its proximity urban services, as well as green spaces and road network.
According to the figures of Roma Capitale Statistics Department, Municipio V accounts for one of the lowest per capita average taxable income of the city, due to its historical working-class nature, which makes it the preferred residential area for migrants and young people. At the same time, there is a high rate of retail, business and production activities present on site, which have shaped its urban structure as an area rich for services relevant to the city.

The area is connected to existing public transportation through:
- FL2 La Rustica Città train station on the FL2 railway under the regional railway network of Lazio, connecting Roma Tiburtina train station with the city of Tivoli through the Roma-Sulmona-Pescara railway.

Public transportation stops are at a walkable distance of:
- 950 m (13 min.) to La Rustica Città station FL2 line of the regional railway service
- 300 m (5 min.) to the bus stop lines 075, 314, 543.
- 500 m (7 min.) to the bus stop line 541.

The site is well connected to the A24 highway network and the GRA.

The Sustainable Mobility Urban Program (PUMS) includes efficiency and enhancement interventions on transportation and some interventions on mobility:
- The creation of La Rustica environmental island, aiming at improving pedestrian and cycle paths by reducing the speed and parking space of road vehicles, for local residents;
- The creation of a cycle path along the Ancient via Collatina in the Linear Park

The school building inside the area is still unfinished; it consists of a reinforced concrete structure, with some unfinished partitions, and a variable height from one to two floors. Open spaces show that the building has been abandoned for years. The area is surrounded by a fence and currently inaccessible. The area can be accessed from Via Vertunni, through a private driveway.

The site requalification and reuse are fundamental to bring about new services and attractiveness to the district.

Proposals should focus on innovation, social inclusiveness and integration with local infrastructures. Proposals will bring about new services, 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; the objective is to meet the needs of locals and promote 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.

Specific planning rules and regulations

The main regulatory and legal provisions, implementation methodologies and legal and factual situation of the site are listed 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 Vertunni 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:**
Landscape protection obligation under Legislative Decree no. 42/2004: “Fosso di Torre Agnola” (Torre Agnola Ditch)
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: 8,370 square metres

Building dimensions:
Gross Usable Surface 4,330 square metres, Volume 15,350 cubic metres, Usable Surface volume 4,800 square metres

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 critical environmental or hydrogeological risks have been detected in the area housing Via Vertunni complex, apart from common issues connected to the metropolitan environment. Key elements for noise and air pollution are the road traffic on via Collatina and the lack of anti-noise barriers along the GRA section.

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, the Capital is part of the European project SMR-Smart mature resilience and 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