

Vertunni, Roma

Viale Achille Vertunni, 15

The Via Vertunni complex is located in the eastern quadrant of the capital, in the La Rustica area, close to the Grande Raccordo Anulare (ring road). The opportunity to regenerate the area represents an important opportunity to take on board the needs of the territory and provide the area with quality spaces to serve those who live and work in the neighbourhood. As part of the project for the Linear Park of the historic Via Collatina, the Urban Plan for Sustainable Mobility (PUMS) envisions expanding the public rail transportation system and building bike lanes along Via Collatina. The compendium is within the 'La Rustica' environmental island, which aims to encourage bicycle and pedestrian traffic. The area is well connected to higher-level road

networks, such as the A24 motorway and the Grande Raccordo Anulare. Roma Capitale aspires to restore this site to transform an unfinished development, currently closed and not usable, restoring a space to the neighbourhood focused on sustainability. The vacant area must be enriched with greenery, equipped and kept as usable as possible, with the addition to the part to be transferred for standards.

Proposals must: encourage social inclusion through the provision and characterisation of spaces, equipment and services, following the 15 minute city model, generate employment opportunities in the area; and lead to the environmental improvement of the site.



Plot Area: Land area: 8,370 square metres.

Site Ownership: Roma Capitale

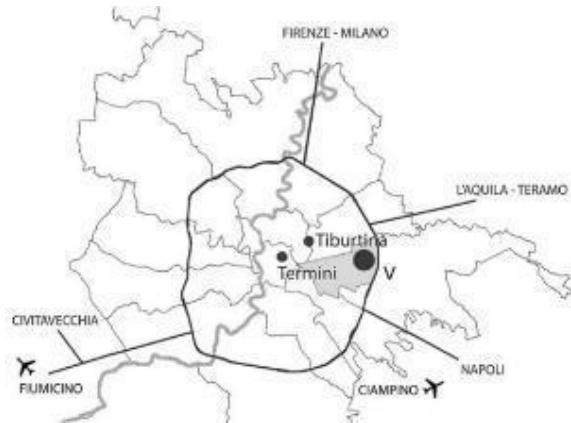
Expected Land Use: The proposed Intervention shall provide for the uses allowed in the urban variant sheet (Annex n. 2):

- Social housing;
- Personal services (administrative, social, welfare, health, education, culture, fitness);
- Private management (professional offices, business services);
- Service crafts and artists' studios;
- Cultural facilities;
- Collective facilities (sports, entertainment, culture, recreation, congress, excluding discotheques);
- Training, public education and/or public interest centres.

Intended property transfer: the redevelopment activities may be carried out, pending the updating of the current Plan for Property Disposals and Revaluations (*Piano delle Alienazioni e Valorizzazioni*), requested by the Department for Property Valuations and Housing Policies (*Dipartimento Valorizzazioni del Patrimonio e Politiche Abitative*) with note prot. QC 17676 of 29 March 2022, through the acquisition of proposals for the purchase of property rights, to be assessed after the results of the first phase.

Deadline for the submission of the Expression of Interest: 28 October 2022 14:00 CET

Presentation of the site and development expectations



The site is located in the Roman suburbs within the GRA (orbital motorway around Rome) between via Collatina and the FL2 railway; it belongs to the 07D-La Rustica urban area, which falls within the administrative boundary of Municipality V. The territorial extent of Municipality V roughly covers a triangular-shaped area, with the vertex facing the centre which coincides with the Porta Maggiore monument and the base corresponding to a section of the GRA (orbital motorway around Rome). The two main sides are the two major thoroughfares

and consular roads of Via Prenestina and Via Casilina. Municipality V is characterised by a very dense building fabric, making it one of the least spatially extensive, with an area of about 27 square kilometres. However, it is the most densely populated with a population of about 250,000. However, the La Rustica urban area has far lower values compared to the general figure for Municipality V and records an average population density.

The physical configuration of Municipality V reflects the fact that its urban development following the Second World War involved no planning, only later being marked by economic and social housing initiatives such as the *piani di zona* (area plans) which, in addition to responding to pressing housing needs, helped to equip the area's infrastructure with missing services. However, as the history of this site shows, not all the necessary services have been realised. The area is still in need of key works to upgrade facilities connected to local and urban services, green areas and roads.

According to analyses by the statistical office of Roma Capitale (local government), socio-economically speaking Municipality V has the lowest average individual taxable income in Roma Capitale, as it continues to embrace and reflect its historic working-class roots, establishing itself as an area where young people and migrants choose to live. This data should be read together with other data, namely the fact that a high amount of commercial, entrepreneurial and manufacturing activities are present, gradually shaping its urban structure with service functions that serve the city. In this context, the competition offers an opportunity to generate virtuous services for the area by improving the quality of life and harnessing the economic potential of the area.



In addition to the neighbouring area plan with its large buildings, the urban context is characterised by the presence of smaller residential buildings, a series of manufacturing,

commercial and office areas along Via Collatina and close to the GRA, and remaining areas mostly left idle or, rarely, cultivated.

This area, which is well connected to higher-level road networks such as the A24 motorway and the Grande Raccordo Anulare, is home to the general inspectorate for the computerisation of state accounting (I.G.I.C.S.), the Ministry of Economy and Finance and a branch of the Agenzia delle Entrate (Italian inland revenue service), as well as logistics companies and facilities and a pre-primary school that hosts recreational, educational and artistic activities.

The plot boundaries are: on the west side “La Rustica” area plan no. 16/a; on the south side the “Vittorio De Sica” school; on the east side via Achille Vertunni, and a road connecting with via Collatina and providing access to the study area; on the north side a residential building area.

The area is well connected to the city, in particular:

The public transport intersections are:

Station FL2 “La Rustica Città” on the FL2 line of the Lazio regional rail service connects Roma Tiburtina with Tivoli using the Roma-Sulmona-Pescara railway.

Pedestrian accessibility from the site:

- 950 m (13 min.) to the “La Rustica Città” station of the FL2 regional rail service;
- 300 m (5 min.) to the bus stop of bus routes 075, 314, 543;
- 500 m (7 min.) to the 541 bus stop.

Excellent accessibility to the A24 motorway system and the GRA.

In addition, the PUMS (sustainable urban mobility plan) foresees initiatives to improve efficiency and enhance public transport services in the area, as well as some mobility measures such as:

- The establishment of the “La Rustica” environmental island, which aims to prioritise bicycle and pedestrian travel by limiting vehicle speed and parking, while serving the area and local facilities;
- The development of the bicycle path in the Antica Via Collatina linear park.

The goal is to transform housing by incorporating the functional mix which, among other things, covers social housing including special types and shared spaces. Services and facilities are planned to improve the quality of life for residents. The intervention should promote social inclusion as part of the 15-minute city and increase employment opportunities, as well as improving the area through environmental and landscape design.

The school building has never been completed; it is currently a reinforced concrete structure, with plasterless partitions and curtain walls measuring between one and two stories high. Even the open spaces, unmanaged for years, testify to its state of neglect. The area is surrounded by a gate and is inaccessible. Entrance to the site is from via Vertunni, through a split dedicated driveway.

The redevelopment and restructuring of the site is a key goal to provide services to the neighbourhood and increase its appeal. Proposals must focus on innovation, social inclusion and agreeing with local demands. The proposals should provide an opportunity to bring new services to the area and enhance its architectural and urban status, while also seeking a rational, supportive and environmentally friendly solution.



A project with a mix of functions such as social housing, sharing spaces, and services for the neighbourhood is expected. The proposal should include functions among those allowed in the amended urban information sheet (Annex No. 2):

“In the Vertunni school enhancement area, the following intended service uses are allowed, as defined by Article 6 of the current NTA (technical implementation rules):

- Personal services (administrative, social, welfare, health, education, cultural, fitness);
- Private management (professional firms, business services);
- Service crafts and artist studios;
- Cultural facilities;
- Collective facilities (sports, entertainment, culture, recreation, congress, excluding discos);
- Training, public education and/or public interest centres;
- Social housing.

In addition, public establishments (excluding nightclubs in general) are allowed up to a maximum of 30 percent of the SUL (gross useful surface). It is permissible to introduce complementary uses and functions within housing units, such as guest quarters, to the extent and under the conditions set forth in Article 6 (4) of the current NTA (technical implementation rules).

Public services are always allowed, even if managed by a private operator through an agreement with Roma Capitale, expressly including social housing”.

The vacant area shall be configured, equipped and kept usable by the neighbourhood, with the possibility of facilitating the construction of facilities such as kiosks, refreshment stands and toilets, in accordance with Art. 85 co.1(d) and co. 2 of the PRG (General Regulatory Plan for Rome) NTAs (technical implementation rules). These facilities will be granted an administrative concession, and the related SUL will be in addition to that provided for the restoration of the building.

The free area must be landscaped and equipped and kept usable by the neighbourhood. In the case of social housing, it will be possible to create common spaces on the ground floor, in order to establish services such as: cultural, social-recreational, welfare and/or training activities. The sizing of these spaces must comply with art. 4 of the NTAs of the PRG in force, and must be managed by non-profit organisations, third sector subjects, or cultural and/or sports associations.

The intervention shall:

- foster social inclusion through the provision and characterisation of spaces, facilities and services. For example, include services that focus on increasing employment opportunities. Specifically green jobs, for the area and mix of services/equipment that meet the needs of residents as per the 15-minute city concept. It will also have to entail improvements to the area, through the environmental and landscape design of the vacant area (see section “Climate priorities and environmental challenges of the city”).
- bring about the environmental improvement of the area. To this end, special attention should be paid to designs that ensure climate and water regulation; water reclamation; pollutant load reduction; increased biodiversity and pollination.
- accommodate public spaces marked as areas of interest to reconnect with the surrounding urban fabric.

Proposals will have to bring about the regeneration of the area through building restructuring and integrating with vacant areas, which are mainly green, thereby creating a direct relationship with public spaces or spaces for public use that can be used by the neighbourhood. This also covers new private functions that encourage people to transit through the area, without the creation of closed private spaces, and the creation of fully-equipped meeting places.

Specific planning rules and regulations

The main statutory and regulatory norms, implementation methods, and the legal and factual situation affecting this specific plot have been included in this document. The design guidelines document prepared by C40 are an integral part of this document, in addition to the general regulations and norms below.

Amended urban planning regulations adopted and accompanied by supporting documents

The former Vertunni school property complex is included in the stock of Roma Capitale (local government) and the subject of an amended urban planning scheme adopted and accompanied by supporting documents. It is still in progress and defines the new “urban land use designation” for the urban regeneration process. The amended information sheet accompanied by supporting documents constitutes the urban planning framework – Annex No. 2.

General urban planning regulations

Existing PRG and NTA (Resolution DCC 18/2008 and DCS 48/2016): Annex no. 3 – fact sheets.
Constraints:

Landscape buffer zone pursuant to Legislative Decree No. 42/2004: “Fosso di Torre Agnola”.
Environmental regulations: references

- Legislative Decree No. 152/2006 Part IV Title V and subsequent amendments and integrations (regulatory framework on environmental remediation);
- DGR (decree of regional government) Lazio 21/05/2019 no. 296.

Urban planning procedure for the start of redevelopment

Regarding the timeframe to open up the area to start redevelopment work, it should be noted at the end of the two-stage competitive procedure and once the winning project is defined, the project will have to obtain the necessary permit set out by the procedure. The start of redevelopment must meet the terms and conditions stipulated in the regulations. Proposals should follow the regulations set out in Annex B of DGR No. 243, 19.05.2017 (list of legislation for illustrative and non-exhaustive purposes).

The redevelopment may start subject to the acquisition of a suitable and valid permit, including the implementation with an agreed building permit (Article 28 bis of Presidential Decree 380/2001, as implemented by Article 1 ter of Regional Law 36/1987), for all interventions to recover the existing building heritage, with the recognition of an additional SUv (volume / 3.20 h) or SUL compared to the pre-existing ones up to a maximum of 30%, as well as for any green areas.

The proposal must respect the historic, artistic, archaeological, architectural, landscape and environmental protections set out by higher authorities. The permit must be accompanied by and subject to the signing of a special agreement between the successful bidder and Roma Capitale setting out the obligations and agreements.

Consistencies and planned building rights

- Land area: 8,370 square metres
- Buildings: Gross Floor Area 4,330 sqm, Volume 15,350 cubic metres, Suv 4,800 sqm

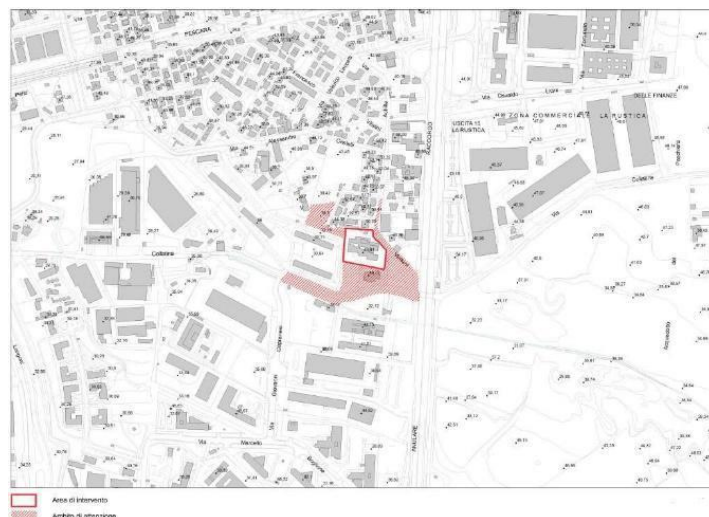
Building potential

Recognition of additional SUv or SUL with respect to the pre-existing ones, or both can be increased, up to a maximum of +30%, applicable if the buildings are demolished.

All interventions for the recovery of the existing building heritage are allowed, the categories of intervention are Ordinary Maintenance MO; Extraordinary Maintenance MS; Conservation Restoration RC; Building Restructuring RE; Urban Restructuring RU; Demolition and Reconstruction DR.

Remit of attention

In developing the design proposal, competing teams will be required to propose solutions that consider how they will fit within the urban surroundings in which they find themselves. The remit of attention, as depicted in the image below and in the data room, highlights the urban surroundings that serve to amalgamate the area with the existing city. No rights are transferred with respect to the areas within the remit of attention. The proposed redevelopment and improvement solutions will be considered in the evaluation of the expression of interest and may be discussed when establishing the economic relationship during the second phase of the call for proposals.



City climate priorities and environmental issues

The site in which the Via Vertunni property complex is located in does not present particularly critical conditions from an environmental or hydrogeological risk point of view, apart from the general problems present at metropolitan level, notably in terms of air and noise pollution caused by vehicular traffic on Via Collatina and the GRA. The built environment represents the “habitat” of our cities, the quality of which is directly dependent on the balance between built-up and vacant areas, i.e. green and/or blue spaces.

The rehabilitation of disused buildings through advanced construction and energy-saving techniques which tend to be zero-consumption, as well as the quality of materials are a necessary target in helping to achieve a sustainable, energy-efficient model of city that harnesses environmental and territorial resources.

However, building management must adopt a combined approach, with the creation of green infrastructure. Special attention should be paid to climate and water regulation; water reclamation; pollutant load reduction; increased biodiversity and pollination. The vegetation system should consist of indigenous, hardy species with low water and maintenance requirements. Teams need to focus on the balance between built-up and vacant green and/or blue areas as the quality of our cities is directly dependent on them.

The area of intervention is thus an opportunity to make environmental improvements to the neighbourhood, with positive repercussions in terms of local temperature, biodiversity and overall soil quality.

The sustainable mobility plan (PUMPS) includes new infrastructure to support local public transport, a map of bike and pedestrian routes and a new parking plan and interchanges, based on accessibility and road safety criteria. In fact, proposals will have to consider the forecasts and implementation scenarios described in the sustainable urban mobility plan which, among other objectives, aims to reduce air and noise pollution, greenhouse gas emissions and energy consumption and contribute to the attractiveness of the area and the quality of the urban environment. The project may include proposals for sustainable mobility and bicycle and pedestrian mobility.

Data from the survey campaigns will be provided in the data room, if any, prior to the start of the second phase. They will clarify the state of soil pollution and identify any operations that may be required to clean up the soil.

Provisional calendar

- Launch of expression of interest: 5 May 2022
- Submission of expressions of interest: 28 October 2022
- Analysis of expressions of interest and work of the jury: November 2022
- Launch of phase 2 “Proposal”: December 2022
- Submission of proposals: June 2023
- Jury for analysis of proposals and final selection deadline: July 2023.

Language requirements

The documents required for the first stage – Expression of Interest – must be written in Italian. Submission of an English language version of the documentation will also be allowed, for communication purposes only; the English language document will not be evaluated.