

Appia Antica-Casal Rotondo, Rome

Viale del Casal Rotondo

The site, which covers an area of approximate 110,000 m², is in the Appia Antica Archaeological Park, the most important road of ancient Rome, known as the 'Regina Viarum', which is visited by tourists from all over the world for its historical, archaeological and natural heritage. The site consists of two areas crossed by Via di Casal Rotondo, used in the past for the extraction of basalt for railway activities. The quarries are now disused, although there are still some identifying signs of the previous mining activity; the area is now characterised by the typical geomorphological features of the Roman countryside. In the southern part there is an ancient farmhouse. The area is located in the central segment of the Appia Antica Archaeological Park, near the historic monument of Casal Rotondo and the

Mausoleum of Pompey the Great and is highly accessible thanks to the presence of the Torricola railway station in the immediate vicinity, which allows connections to the centre of the capital in just 9 minutes. Moreover, the area is located close to the main road networks (Grande Raccordo Anulare, via Appia Nuova) and to Ciampino Airport, only 3.5 km away. The valorisation of this large area constitutes a unique opportunity for the Appia Antica Archaeological Park to integrate and create new important sites and services related to tourism and events in the capital. The uniqueness of the site, with its environmental and historical-archaeological characteristics, represents a great design challenge to address with innovative solutions that respect the site's context.



Plot Area: The site has a total extension of 111,812 m² and comprises two areas separated by the Casal Rotondo avenue:

- north area 46,480 sqm: green and partly wooded area with a semi-flat surface.
- south area 65,332 sqm, a disused quarry, with an old farmhouse of approximately 200 sqm.

Expected Land Use: The redevelopment of the area aims at enhancing tourism and accessibility to the large Appia Antica Park system in its central portion, also considering future connections with the neighbouring Torricola railway station. The creation of new activities and attractive functions (e.g. agritourism, exhibitions, workshops, sports) will constitute the development of new services for tourism and cultural activities integrated with a system of paths and sustainable mobility, pursuing the objective of the Park Plan of restoring the territorial and landscape unity of the whole system. The services offered shall provide

access to historical and environmental information and to the fruition of the Park.

Site Ownership: The area is divided as follows according to the ownership:

- 109,112 sqm owned by FS Sistemi Urbani s.r.l. (FSSU) - Gruppo Ferrovie dello Stato Italiane;
- 2,700 sqm owned by Rete Ferroviaria Italiana S.p.A. (RFI) - Gruppo Ferrovie dello Stato Italiane; (hereinafter, jointly, the "Property owner").

Type of Property transfer intended:

Expressions of interest may be presented for the purchase or lease of the real estate property. Further information regarding the transfer of ownership of the site and/or its lease will be provided by the Property owner in the second phase of the competition.

Deadline for the submission of the Expression of Interest: 20 September 2022 14:00 CET

Presentation of the site and development expectations

The area is in the central portion of Appia Antica Park, close to the boundaries of the municipality of Rome and the urban centres of Ciampino and Marino. Located in the capital's metropolitan area, it is not far from the Castelli Romani (collection of towns). The site is connected to the centre of Rome by Torricola train station which is in the immediate vicinity. Operating on the Rome-Formia line (FL7/FL8), it offers a regional-type service, with about 60 trains per day on average on a weekday. The station area is targeted by a redevelopment project with work on the external square to reorganise spaces and allow more mixed-mode transportation by adding services (car parking spaces, bicycles, kiss and ride, public transportation stop), pedestrian paths and crossings. In addition, the Station Building will be redeveloped to improve services and enhance accessibility.

Appia Antica Park is included in the European cycleway system along the Eurovelo 7 route, and Rome's PUMS (sustainable urban mobility plan) designates it as part of the GRAB (Grande Raccordo Anulare delle Bici - Great Bicycle Ring Connection) project, which envisages the creation of a 45-kilometre cycle-pedestrian ring to encourage sustainable mobility and allow the recreational use of areas outside the historic centre.

Other places of interest in the vicinity of the Casal Rotondo areas are the Cinecittà film studios and Capannelle Racecourse, which is close to the corresponding train station.

The site is accessible from Casal Rotondo avenue, which connects the Ancient Appian way and the New Appian way, at Capannelle Racecourse.



Figure 1: Site description

The area has a total surface of 111,812 square metres and includes two plots separated from each other by Casal Rotondo avenue.

- The **northern area** measuring 46,480 sq.m. consists of a green, partly wooded area in a semi-sloping position and previously related to the now disused quarry, bordered on the west by a stepped escarpment on the edge of the Rome-Formia railway line.
- The **southern area** measuring 65,332 sq.m. consists of a disused quarry, of which some of the structures are still visible together with a natural green area. Located here is a 200 sq.m. old farmhouse to refurbish, made of load-bearing masonry, without roofing and consisting of a ground floor and a first floor (in part). It also has an adjoining building containing an electrical substation, measuring about 13 sq.m., the relocation of which is planned along the area boundary.

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The farmhouse is located near the access point to the upper part of the southern area. A sloping path leads to the extensive lower area of the former quarry. The first part of the path skirts some industrial artefacts connected to former quarrying activities still visible in the area, such as the chute structure, aggregate screen and weighbridge. The storage chutes, which extend about 15 to 20 metres along the excavation face, consist of a brick septa structure, stiffened by reinforced concrete beams. The various granulometric classes of aggregates are still clearly recognisable, whilst the mechanical parts of the plant are almost completely absent. Flush with the ground at the foot of the chutes, a ferrocement weighbridge is identifiable by its metal perimeter and manholes for installing measurement systems (Figure 2).



Figure 2: Lower slope with a view of the former quarry face and hoppers

The former quarry area is bordered on the east by the leucitite rock face which brings out the stratigraphic contrast between the Capo di Bove lava flow, which outcrops along the axis of the Ancient Appian way, and the underlying pyroclastic unit of lithion tuff. To the west, the quarry wall toward the Ancient Appian way has undergone naturalisation over time, and vegetation almost completely covers the rock face.

An additional special feature of the site are the views of the surrounding landscape that provide a direct link to the park's surroundings. The row of pine trees on the Ancient Appian way makes the place highly recognisable and identifiable, while also bringing the boundless horizon of the natural environment into focus (Figure 3). Similarly, the impression of the Mausoleum of Casal Rotondo emphasises the close connection with history and elements of archaeological value. This is also reinforced by the proximity of Villa dei Quintili, which is just over 1 km away.

The restoration of the former quarry will must enter into dialogue with the park's "environmental and historical system", harnessing the geological elements which were there before the Capo di Bove lava flow, an event which has brought about the human activities in the area over the centuries – from the Ancient Appian way that runs along it to the quarries with their resistant but compact basaltic rock.

In order for these places to begin a new phase in their history, they need to be made socially and culturally "available" by putting them to public use again and increasing their aesthetic appeal. This will be possible by enhancing the area's assets with maintenance and restoration work, and by equipping them and making them usable in line with requirements set forth by the protection Institutions described in the next paragraph.

The design will have to confront and accommodate current and future needs within an ecological improvement of the area, envisioning open, versatile and changing spatial forms. It will have to arrange the space flexibly, without concealing or hiding it, through the

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inclusion of light structures that highlight its presence in a non-impactful and sustainable way, while adjusting the anthropogenic and natural part of the former quarry site to the cultural, informative, creative, tourist and recreational activities of the park. Particular attention should be paid to the relationship between the underground and “above-ground” spheres, generating a dialogue between both parts without separating them. It will have to be a recovery project that brings out the specific features of the site, strengthening its identifying features, enhancing its morphological and spatial characteristics, and highlighting its environmental aspects.



Figure 3: Top view of the site

The project should pursue the goal of implementing strategic tourist and cultural services (including places of entertainment) in an area of the Appia Antica Park system that is more peripheral to the historic city centre, in order to increase its recreational use and tourist appeal.

The project should address the following issues:

- provide for the inclusion of activities and services with the intention of encouraging and improving access to and recreational use of the park, including the public service;
- make the area accessible and usable, through environmental remediation that enhances the natural and scenic value of the site;
- design the entrance to the area, the upper square and the old farmhouse restoration to accommodate activities that also encourage people to use the park recreationally;
- enhance the quarry front on the slopes of the old farmhouse by helping to preserve this industrial artefact for screening aggregates;
- safeguard and implement visual pointers to iconic landscape elements (rows of pine trees on Appia Antica way, Mausoleum of Casal Rotondo);
- plan a path to use the site recreationally, that combines historical, cultural, archaeological and landscape aspects and enables the inclusion of orientational, cultural and informational architectural elements (focal points). This is to be spread along the new system of paths, in a prime position for observing the landscape and archaeological sites, while also establishing landmarks in the region. The focal points will be able to serve as access points to logistical and historical information about the park, while also providing digital services (wifi, IoT, smart sensors, interactive maps, etc.), that guide tourists as they visit the park's archaeological and natural heritage sites;
- offer opportunities to use the area recreationally, as well as other intended uses that are compatible with the site's characteristics (as specified in more detail in the

next paragraph) and integrate with the tourism services of the park and the Rome metropolitan area;

- plan new services, which encourage the stimulation of ecotourism and the interaction between school, university, business and culture through the establishment of educational farms, agritourism, workshop spaces related to environmental and archaeological issues and outdoor exhibition paths;
- design social and cultural spaces, enabling the establishment of temporary structures for cultural activities and performances, information/educational systems, lighting systems, seating and minimal architecture;
- enhance the ground design of the former quarry, envisioning it as a possible setting for cultural activities and performances;
- pay attention to the materials of flooring, vertical structures and roofing by also using technologically innovative and environmentally friendly materials;
- provide a stop-off and parking area to access and use the park recreationally, integrated with interchange services that promote sustainable mobility (bicycle hub, riding, etc.) for the bicycle and pedestrian path network;
- consider scale relationships and the area's interaction with the park, with the proximity of the New Appian way, the proximity to the Grande Raccordo Anulare (Great Ring motorway connection of Rome) and Torricola train station, proposing possible connections for sustainable mobility between the station, areas around Casal Rotondo and the Ancient Appian way to improve accessibility to and recreational use of the park.



Figure 4: View of the old farmhouse to be salvaged in the southern area

Specific urban planning rules and regulations

The benchmark urban planning instruments are the *Piano del Parco Regionale dell'Appia Antica* (Ancient Appian Way Regional Park plan) (2018) and the *Piano Territoriale Paesistico* (territorial landscape plan) (PTP) 15/12 – *Valle della Caffarella, Appia Antica, Acquadotti*. Specifically, the areas are designated in the PTP as "type c" (TOc) protection areas, i.e. for the redevelopment of archaeological, historical and monumental complexes, and as such redevelopment must be on meadow/grassland or bare arable land so as to ensure the view of the monument unobstructed, while both sides of viale di Casal Rotondo "must be tree-lined with a row of domestic pines or other native tree species". The old farmhouse in the southern area is classified as an artefact of traditional aesthetic interest (Art. 24, 3).

In the Park Plan, areas are zoned with their compatible uses:

- "2/1 general reserve area of high environmental value" (Art. 14);
- "2/2 general reserve area of high archaeological value" (Art. 14);
- "3/2 protection area – agricultural areas" (Art. 15).

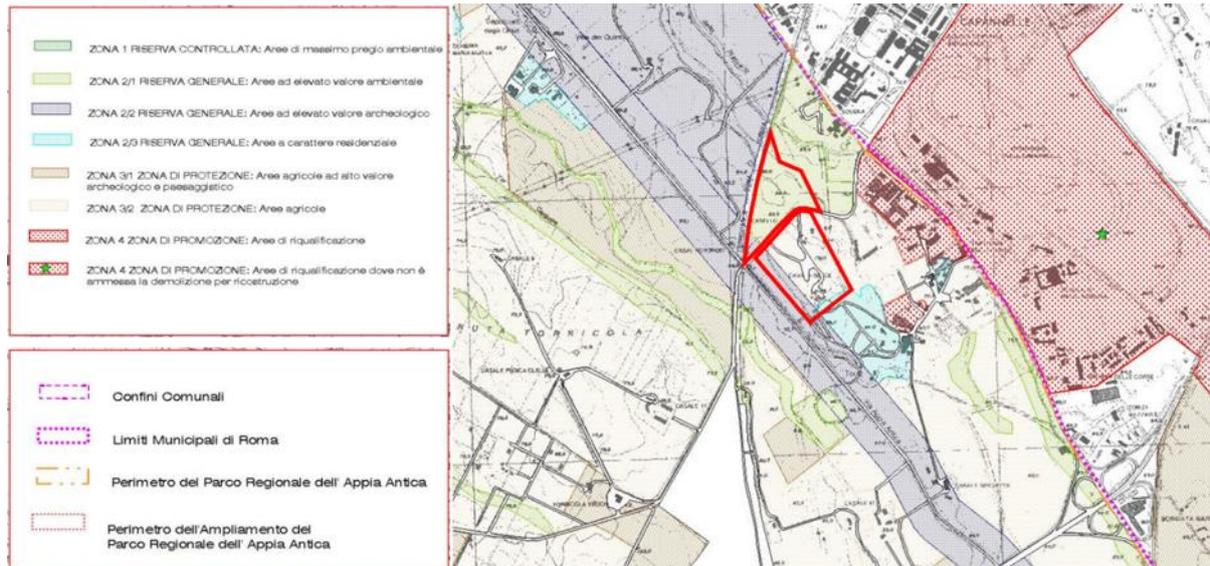


Figure 5: Park plan - Table P1 "Zoning"

From the Park Plan report, strategic objectives and useful directions are indicated for project development purposes:

Accessibility and mobility

"the disused quarry area at via di Torricola and via di Casal Rotondo; ... the height differences in the area could allow zones intended for parking, services and any ancillary and collateral facilities to be configured in a more attractive way;"

The Article 17 (3) of the NTA (technical implementation rules) of the Park Plan reads:

Works in the public interest related to mobility and recreational use, including parking areas and equipped stop-off areas for, where aimed at facilitating use of the park and its monuments, improving connections and sustainable accessibility, and easing the traffic flow, with particular reference to the ancient route of Regina Viarum and the network of nature trails within the park, may be implemented in accordance with current regulations.

Recreational use

The site is located in an area of high environmental and landscape value, classified in the park zoning scheme as *protection zone 3, agricultural value area*. In addition, in Management Table no. 2 of the Park Plan - "use" - it is listed as a "high public use area". Therefore, the strategic goal of recreational use is fundamental.

Make the park's typical values available for "public enjoyment", so that spaces and landscapes can be freely enjoyed, through actions that support the creation of:

- footpaths: the plan envisions a system of paths made parallel to the Ancient Appian way and connected to it by transverse paths;
- visitor centres: they will have to serve as a link between the park and the system of agricultural facilities, which can be well developed in this specific area;
- information points: they will be placed near areas predominantly used recreationally by the public and the interchange parking system (Torricola train station, Casal Rotondo).

Therefore, the aim of the old farmhouse renovation on site could be to build a fully-equipped, multifunctional visitor centre (exhibition space, refreshments, toilets, seminar room, etc.), or to accommodate rural facilities.

The outdoor spaces can consequently be used to develop the recreational path throughout the area, by means of facilities for tourist activities (such as picnic and rest areas) and cultural activities with removable and temporary structures intended for events, show, artistic performances, etc.

To complete the recreational project, small parking areas can be built, required to access the site and develop connections with the Ancient Appian way.

In the project evaluation, special attention to sustainable mobility will be rewarded, to be achieved also with the help of electric vehicles and shuttles that facilitate accessibility to and recreational use of the site, as well as direct connections with Torricola train station, which future planning identifies as a principal gateway to the park.

Considering that most affected areas are classified by the plan as agricultural in purpose, according to the public recreation focus, educational farms, outdoor sports and recreational activities, environmental education activities and nature uses may be allowed. The following are also possible:

- Initiatives for the rehabilitation and enhancement of quarry faces, including recreational and sports activities;
- Planting initiatives with landscape and ecological purposes.

In the PRG, General Regulatory Plan for Rome (table no. 3.18 “systems and rules”), it appears that the two plots classify as protected natural areas such as “Established parks and Castel Porziano estate”, where the objective of preserving the landscape and historical building heritage applies and reclamation and landscape/environmental redesign work is generally allowed with the possible construction of public facilities. However, the construction of facilities for recreational activities other than agritourism, the disposal of foreign materials and the use of chemicals is prohibited.

Under Legislative Decree 42/04, work is starting on applications to verify cultural interest with regard to the building and land of the site. Updates regarding this process will be provided to participants during the competition process.

The possible installation of rooftop photovoltaic systems must be verified in advance with the relevant authorities, without prejudice to the prohibition on photovoltaic fields.

Climate priorities and environmental challenges of the city

The project shall pursue specific environmental objectives according to the “Linee Guida del Piano del Parco (Park Plan guidelines)” (<https://www.parcoappiaantica.it/ente-di-gestione/piano-del-parco/>):

- expand the boundaries and reconnect areas of high environmental and cultural value that are now separated, creating a continuous territorial system with the historic centre of Rome and ensuring biological and environmental continuity with the neighbouring protected areas;
- stimulate the renaturation of vast agricultural areas that have shown great resilience and the recovery of biodiversity elements;
- change the mobility criteria of areas affected by transit traffic in order to allow residents and tourists only to circulate within the park.
- contribute to the ecological balance of the city of Rome and the municipalities of Ciampino and Marino with actions to protect and promote natural landscape, while alleviating the impact of anthropisation;
- create the conditions for sustainable development;
- promote environmental education, including through the establishment of special facilities, and an effective educational policy aimed not only at the younger generation but also at the population as a whole.

The project should propose decarbonisation solutions and pay special attention to the following challenges stipulated in the tender rules:

- Low-carbon mobility (Challenge 3): encourage the use of environmentally friendly transportation methods, sustainable mobility, limiting the use of private vehicles and promoting transport interchanges, and collective mobility, also taking into account the presence of neighbouring Torricola train station.

- Green space, urban nature and biodiversity (Challenge 8): enhance and enrich the volume of green space to improve air quality, contributing to climate change mitigation; re-exploit land for agricultural purposes and also for local production (production and sale of km0 products).
- Sustainable lifestyle and green jobs (Challenge 5) and Social inclusion and community engagement (Challenge 9): provide for an increase in tourism and cultural services, which are lacking to date, including by reconnecting the area to the Appia Antica Park trails and the Torricola train station, to increase its attractiveness and encourage the introduction of new jobs in the area. The project should have an important impact on the social aspect of the entire surrounding area by mitigating the situation of marginality and social degradation which currently present issues.
- Green buildings and energy efficiency (Challenge 1) and Clean construction and building life cycle (Challenge 2): teams will be able to propose solutions with reference to the initiatives envisaged by the project, e.g. related to the old farmhouse, temporary structures, kiosks, furniture and pathways, envisaging the use of low environmental impact techniques and materials, the use of renewable energy and the use of elements to limit energy consumption from fossil sources, where possible (e.g. areas and pathways lit up with solar-powered lighting fixtures).

The Casal Rotondo quarry remained active until the 1960s and was later decommissioned; it was included in the environmental recovery project for the storage of waste material from the construction of the tunnels between the Ancient Appian way and Via Ardeatina, built when the Grande Raccordo Anulare ring-road was upgraded to three-lane.

Environmental recovery work involved filling in the northern area of viale di Casal Rotondo and a portion of the southern area (as shown in Table No. 6 - *Physical characteristics of the Park Plan*), on the same road, and was completed in December 2001.

In the Environmental Management Map of the Park Plan, the areas fall within management category 3 – areas characterised by environmental degradation, in which targeted measures for environmental rehabilitation and the elimination of environmentally incompatible uses must be provided.

Language requirements

The documents required for the first stage – Expression of Interest – must be written in Italian and should consider using the euro as the currency unit. 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.

Specific competition procedures

In the first stage, Expressions of Interest will be judged based on the following criteria, as directed by the Regulations, for which the following scores will be given:

- Relevance of the project to the specifics of the site (max. 40 points);
- Strategy to minimise carbon emissions and proposed solutions to address the 10 climate challenges (max. 30 points);
- Suitability of the team. (max. 30 points).

Specifically, the Expression of Interest will be evaluated by a selection committee based on an investigation carried out by a technical secretariat under the terms described above:

- a) in evaluating each Expression of Interest the jury will assign for each of the above criteria a value between 0 and 10, expressed without the use of decimal places.
- b) the selection committee will then proceed to assign a final score for each criterion (PDEF) obtained by applying the following formula:

$$\text{PDEF} = \frac{V_i}{V_{\text{best}}} \times \text{P}_{\text{MAX}}$$

where:

V_i = value assigned for each criterion to the Expression of Interest under consideration;

V_{best} = value assigned for each criterion to the best expression of interest for the same criterion;

P_{MAX} = maximum score of the individual criterion.

N.B. Please note that for the purpose of the final scoring, the quotients and products obtained will be rounded down to the first decimal place where the second decimal place is between 0 and 4, and rounded up where the second decimal place is between 5 and 9.

When the second phase commences the Site Ownership shall, at its sole discretion, define the terms and conditions of sale and/or lease ("Contract Terms"), which shall cover, among other things:

- site selling and/or lease timelines and procedures ;
- terms and conditions related to the site status;
- procedures for safeguarding the bid.

More information on the Contractual Terms will be communicated in the Rules governing the second phase of the competition.

The sale of the property will be subject to the non-execution, by legitimate subjects, of the preference granted by art. 24 paragraph 4 of Law No 210/85, and to this end this notice constitutes public disclosure for the purposes of any exercise of the option provided for in that provision in favour of the State Administration; and in the alternative, regional and local authorities.

Provisional calendar

- Deadline for submission of Expression of Interest: 20 September 2022
- Analysis of Expressions of Interest and work of the jury: October 2022
- Launching of phase 2: November 2022
- Deadline for the submission of the final proposals: May 2023
- Jury for analysis of the proposals and final selection deadline: June 2023