

Ex Casa del Fascio, Roma Capitale

Via Di Casal Bianco, 35 00131 Località Settecamini (Roma)

The property is located in the village of "Settecamini", established in the early 20th century and transferred by the Torlonia Princes to the Municipality of Rome, that carried out land rehabilitation and agricultural reclamation efforts. The property, now owned by the State, is located in the eastern quadrant of Rome, in a residential area currently served by Via Tiburtina, the GRA (Exit 13), Highway 24 and surface public transport (buses), and is included within the master plan for the redevelopment of public spaces for the 15-minute city. The surrounding context is residential, with the presence of educational, religious and other services. It is developed in adherence to areas hosting industrial and tertiary activities (television studios, industrial and logistic sites) and to the Sempione golf course, the site of major international events. Built in the 1930s to house the Casa del Fascio, the building was first intended for residential use, serving citizens who supported the reclamation of Rome's suburban areas.

Over time, the 'Casa del Fascio' underwent a transformation into the 'Casa del Popolo' ('House of the People'). The building overlooks the recently redeveloped Piazza S. Maria dell'Olivo, which is the neighbourhood's most prominent public space. The redevelopment should prioritise environmental sustainability, consider the existing context and ongoing changes, and align with the vision of the 15-minute city as outlined in Municipal Council Resolution no. 309/2023, "Programme 15 Projects for 15 Municipalities for the City of 15 minutes - Project for the regeneration of public space - Settecamini Area, Municipality IV - Approval of master plan"; creating services and spaces for the neighbourhood. From the recovery intervention, aimed at environmental sustainability, taking into account the context and the transformations underway, the redevelopment of the urban context and the improvement of environmental, social and economic conditions must be achieved according to new and different uses.



Plot Area: The Gross Intervention Area is approximately 960.00 sqm.

Expected Land Use:

The project proposal seeks to maintain the preservation of the original layout and its public purpose by employing strategies that adhere to the designated urban planning regulations and conservation principles. The functions should harmonise with the enhancement of open spaces and road networks, considering Roma Capitale's master plan for revitalising public areas in line with the 15-minute city initiative. Furthermore, the project seeks to facilitate the integration of community services and amenities within the building, serving both the local neighbourhood and the broader city, thereby serving as a cultural hub for the urban renewal of its surroundings. The building intervention should also pay particular attention to environmental sustainability, with a focus on energy efficiency and sustainable construction practices. Additionally, the project should

encourage ecological reconnection, the development of green spaces, and resilience.

Site Ownership:

State Property

Type of Property transfer intended:

A concession for utilisation, as per 3-bis D.L. n. 351/2001, with amendments, into L. No. 410/2001, lasting between No. 6 and No. 50 years. The duration of the concession of enhancing the value of the asset within its current state will range from 6 to 50 years, depending on when the concessionaire achieves economic and financial equilibrium. During the second phase of the bidding process, the technical and economic sustainability of the proposal will be assessed alongside other submitted bids.

Deadline for submitting expressions of the Expression of Interest: 11 July 2024, 18:00 CET

Presentation of the site and development expectations

The state-owned property 'Ex Casa del Fascio' is situated on the eastern side of Rome, strategically positioned along a key connection route linking the newly upgraded Tiburtina station, now the capital's primary interchange hub, with two archaeological sites of great historical and artistic importance, Villa Adriana and Villa d'Este, both located near Tivoli.

The property comprises two above-ground levels, with additional sections below ground level. Its layout is characterised by the arrangement of two regular volumes intersecting at right angles. The longitudinal section serves as the entrance hall, distribution areas, and hall/theatre, while the transverse section accommodates secondary spaces. Constructed with load-bearing masonry walls, the floors are made up of beams and hollow-core elements, supporting a double-pitched roof with trusses, wooden joists, hollow-core panels, and brick tiles.

The exterior facades are finished with civil plaster and exterior paint. Access to the building is provided through three entrances at street level: the first at Via di Casal Bianco no. 35, the second at Via Rubellia no. 13, and the third at Via Rubellia no. 15. The approximate measurements are as follows:

- Total lot area = 1316.00 sqm
- Pertaining uncovered area = 795.00 sqm
- Total gross floor area = 959,00 sqm
- Ground floor area = 555,00 sqm
- First Floor area = 298.00 sqm
- Basement Floor area = 106,00 sqm

The building requires renovation, restoration, and conservation efforts. Repurposing it will enable the integration of tourist, social, and cultural functions, potentially establishing a new focal point within the public square.

Of particular significance is the building's potential to contribute to the ongoing transformation and urban revitalization of the district. Currently vacant, except for a portion of the adjacent area on Via di Casal Bianco occupied by a flower kiosk without authorization, steps are being taken for its eviction.

Redeveloping the property to accommodate planned functions is strategically advantageous, aligning with the needs of the neighbourhood. Its location along a key road axis, undergoing redevelopment, aligns with the objectives outlined in the City of 15-minute Master Plan for Mun IV of Rome.

Its redevelopment, guided by current urban planning regulations, should consider existing and ongoing connections, thereby enhancing its role as a pivotal element within the connectivity framework.

The project must demonstrate the capability to preserve the historical elements mandated by its heritage constraints while accommodating new functional requirements. It should seamlessly integrate these new uses with existing public amenities in accordance with the guidelines outlined in the district's project masterplan, accessible in the *dataroom* pertaining to the [City of 15-minute initiative for Mun IV of Rome](#). Furthermore, the project should establish significant linkages between the building and the adjacent public space (Piazza S. Maria dell'Olivo), as well as with nearby facilities such as schools, churches, etc. It should serve as a pivotal element for reconnecting a currently fragmented and sprawling urban fabric.

Specific planning rules and regulations

As per the existing PRG - "Systems and Rules" 1:10,000, fg 12 - the property appears to be situated within the settlement system labelled as "Consolidated city - 20th century expansion areas with free building type - T3". You can find the link to the current PRG provided below: <http://www.urbanistica.comune.roma.it/prg.html>.

Article 48 - Tessuti di espansione novecentesca a tipologia edilizia libera (T3) of the Technical Implementation Standards provides for the following uses:

- a) Residential;
- b) Commercial;
- c) Services;
- d) Tourist accommodation, limited to "hotel and non-hotel accommodation facilities";
- e) Productive, limited to "productive handicraft".

In terms of the overarching regulatory framework established by Legislative Decree 42/2004, encompassing cultural, archaeological, and landscape aspects, the property is:

- Considered of significant historical and artistic importance as per Article 10, paragraph 3, letter d) of Legislative Decree No. 42 of January 22, 2004, in accordance with MIC Decree No. 92 of 10/05/2021.
- Classified as a landscape asset according to Table B of the current PTPR (Territorial Plan for Landscape Protection and Enhancement), falling under Areas of archaeological interest already identified. It is also subject to constraint as per Rome's regulations - NTA art. 42, ensuring the protection of areas of archaeological significance.

Under memo prot. no. 11742 dated 27/10/2023, the Agenzia del Demanio forwarded to the Ministry of Culture and relevant authorities the request for Authorization for the Concession of public real estate of cultural interest for the purposes outlined in co.1 of Art. 57 bis of Legislative Decree 42/2004, the issuance of which will be subject to the Conclusion of the concession contract.

Please refer to the documentation in the *dataroom*, with particular regard to the certificate of urban destination, and the contents of the urban planning instruments cited therein, to be considered as the regulatory framework of the project to be proposed and to be understood herein in full reference to.

The Master Plan for the Redevelopment of Public Spaces, approved in August 2023, includes a series of coordinated interventions aimed at revitalising the district's urban fabric through a series of strategies aimed at achieving two objectives.

- The reconnection between roads and pedestrian pathways, which includes the enhancement of pavements, access points to public services, and storefront spaces.
- The ecological-environmental reconnection, which includes the redevelopment of green areas, the de-paving of parking areas and the planting of trees.

Within this context, the renovation and repurposing of Casa del Fascio represent a pivotal aspect of the district's transformation, given its location on the main square and along what the master plan identifies as the primary pedestrian connection between public services.

To enhance the square's importance, the master plan proposes complete pedestrianisation to encourage activities that will transform it into a vibrant social hub. Therefore, the Casa del Fascio will have the opportunity to utilise the square as a secular gathering space, serving the needs of newly established activities and fostering the engagement and participation of local residents.

City climate priorities and environmental challenges

The Capitoline Assembly has approved the proposed revision and update of the PAESC (Sustainable Energy and Climate Action Plan), the tool by which municipalities define their climate targets and commitments. The PAESC is part of the climate commitment pathway that the City has undertaken as part of Mission 100 Neutral-climate and smart cities by 2030. More details can be found at the following link: <https://www.comune.roma.it/web/it/notizia.page?contentId=NWS1108764>. The call for tenders is part of the city's goal towards carbon neutrality through sustainable and low-impact intervention.

The project should target the revitalization of disused buildings, employing cutting-edge construction methods and energy-efficient techniques with the goal of achieving zero consumption, along with a focus on utilising high-quality materials. Additionally, integrating technologies aimed at minimising carbon emissions is essential, potentially including the utilisation of vacant spaces in collaboration with the city.

The Sustainable Mobility Plan (PUMS) outlines plans for new infrastructure for local public transport, a map of bicycle and pedestrian routes, a revised parking scheme, and interchanges, all guided by considerations of accessibility and road safety. More information can be found at <https://pums.cittametropolitanaroma.it/>

Proposals should align with the projections and implementation scenarios outlined in the Sustainable Urban Mobility Plan, which seeks to reduce air and noise pollution, greenhouse gas emissions, and energy consumption, while enhancing the appeal of the area and the quality of the urban environment. The project should strive to enhance the area's viability, promote green mobility, and improve accessibility.

Missions and Indicators

Projects should respond to the following challenges/missions, accounting the C40 guidelines, and possibly the sustainability objectives and indicators endorsed by the Agenzia del Demanio for its building interventions (materials included in the *dataroom*).

Projects are invited to address the ten challenges in an integrated manner, in particular the mandatory and priority challenges related to Low-carbon mobility, Climate resilience and adaptation, Circular resources and sustainable waste management, Green space, urban nature, and biodiversity and, Social inclusion and community engagement.

Reinventing Cities

Challenges/missions for the complex:

- 1. Green buildings and energy efficiency (mandatory)**
- 2. Clean construction and building life cycle (mandatory)**
- 3. Low-carbon mobility (priority)**
- 4. Climate resilience and adaptation (priority)**
- Sustainable lifestyle and green jobs
- Sustainable water management
- 7. Circular resources and sustainable waste management (priority)**
- 8. Green space, urban nature, and biodiversity (priority)**
- 9. Social inclusion and community engagement (priority)**
- High-quality architecture and urban design