



ROMA CAPITALE

Assessorato alla Trasformazione Urbana  
Dipartimento Programmazione e Attuazione Urbanistica



**MEETING IN ROME**

**May 9-11 2016**

Arch. Rossella Caputo  
Dipartimento Programmazione e Attuazione Urbanistica di Roma Capitale



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**City of Rome**  
**Municipal Administration**  
**33 departments**  
**15 districts**

**Municipal Area** 1.285 skm

**Population**

Metropolitan Area 4.500.000

City residents 2.800.000

**Road Network** km 5.000

Main road network km. 800

**Vehicles** 2.650.000

cars 1.890.000

2 wheels 600.000



**Main City characteristics**

The historic and cultural heritage

The status of Italian Capital City

The inner presence of the Vatican City



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## We are coming from... Project TUTUR - Temporary Uses in Rome



Connecting cities  
Building successes



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L'obiettivo è di sviluppare una strategia per inserire il riuso temporaneo fra gli strumenti a disposizione della cittadinanza e della pubblica amministrazione per riattivare spazi inutilizzati

## COME?



Mappatura  
spazi vuoti



Accesso  
temporaneo agli  
spazi



Coinvolgimento  
di utenti



Sviluppo  
Politiche



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## Temporary uses experimentation



Connecting cities  
Building successes



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## Specificity of Rome

- lack of large industrial spaces (brownfields)
- **presence of diffuse, small and large areas, and strong public heritage** as an opportunity for transformation and upgrading of the existing
- **interest in the potential of temporary uses closely linked to urban regeneration strategy** and determination of concrete experimentation of forms and ways to transform the city, experiencing new uses



## What happened in Rome

- a series of spaces were accessed in order to test the effectiveness of TU in the regeneration of the neighbourhood
- the reuse of vacant or underused spaces, buildings and open areas as a strategy of urban regeneration



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## **The Local Action Plan (LAP) in 3° district**





**The third district, in north east quadrant of Rome,** is the area where the pilot project to generate a strategy for the temporary reuse of abandoned spaces and buildings was developed in Rome.

**The III District in Rome** has a very large territory and a population that **equals a medium sized town (about 205.000 citizens).**

The main focus area is the Monte Sacro neighbourhood, none the less, **the TUTUR project also mapped vacant properties throughout the district** and insert the information on the **online cartography city.hound** .



## The participatory process

The first meeting of the Local Support Group took place in June 2014 as part of the **District Conferences, a participatory process** initiated by the City Planning Department that involves all the neighbourhood associations in the various districts of the city to elaborate the **“Values Charter of the District”** (Carta Municipale dei Valori), suggestions that may be integrated in the City Plan of Rome.



## Challenges about cartography to be faced in the practice of temporary uses

**Create the database for abandoned sites or use existing platforms** (in Rome City Hound) to create online directory properties for temporary uses?

How to use independent contributions of all? How to check whether the information is updated and reliable? How to manage the platform?



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## Mapping Process - by hand





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CITY-HOUND

Social network per la trasformazione temporanea  
degli spazi urbani sottoutilizzati

Cerca, Trova, Trasforma. >

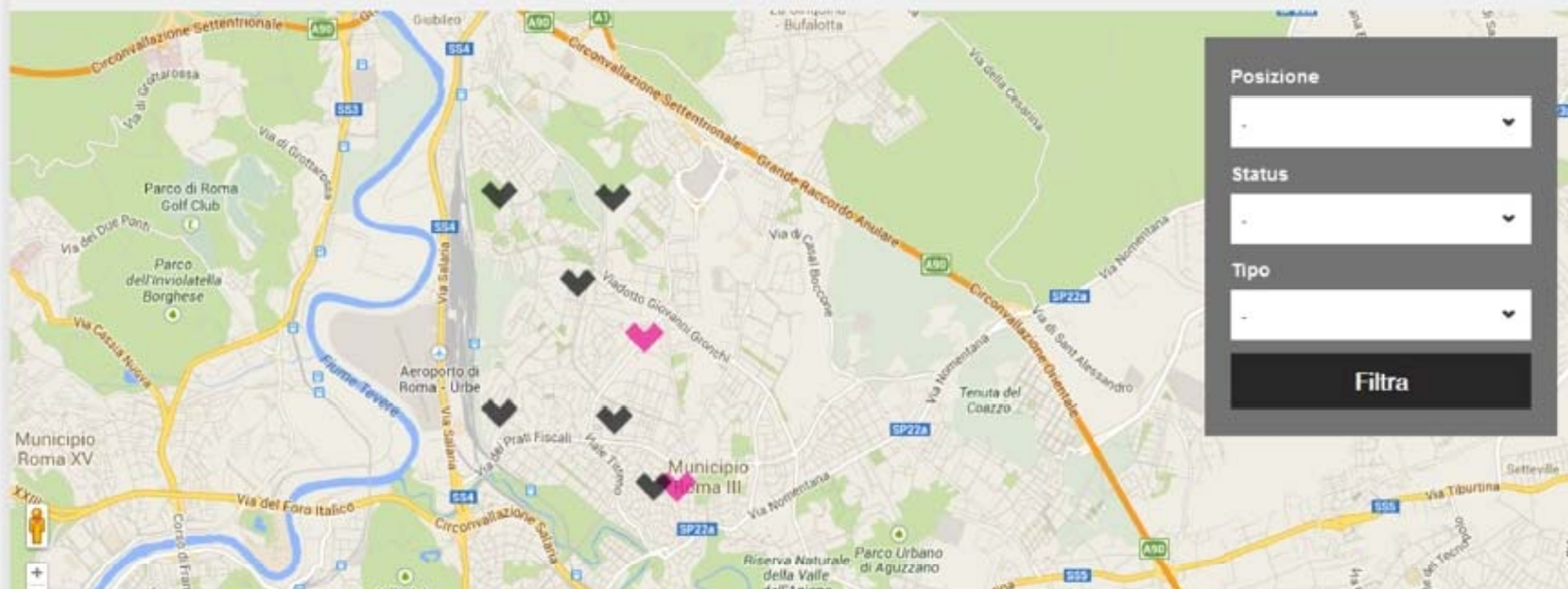
Home

Il Progetto

Aggiungi uno spazio

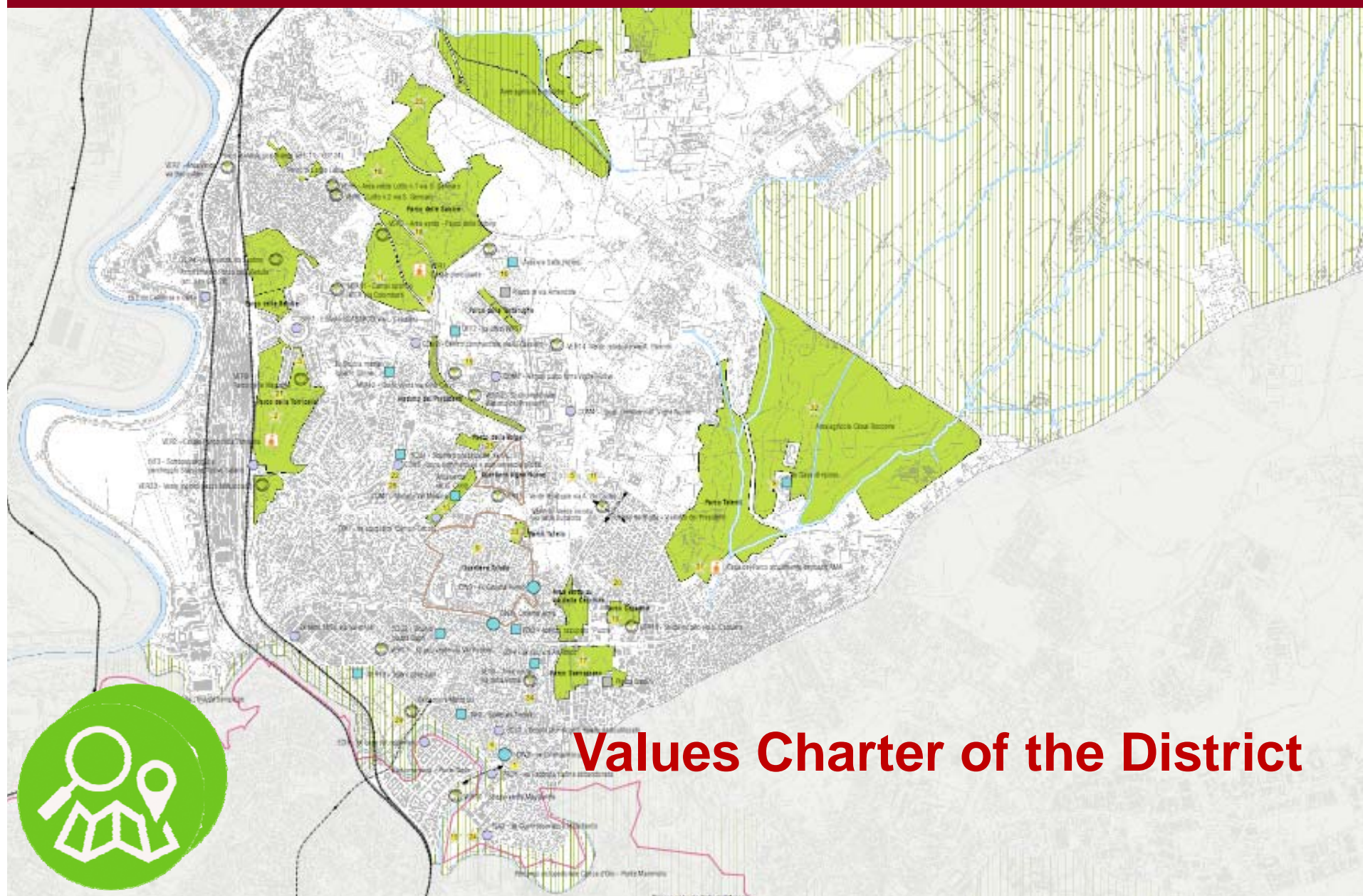
Cerca uno spazio

Contatti



**Mapping process - user generated data**

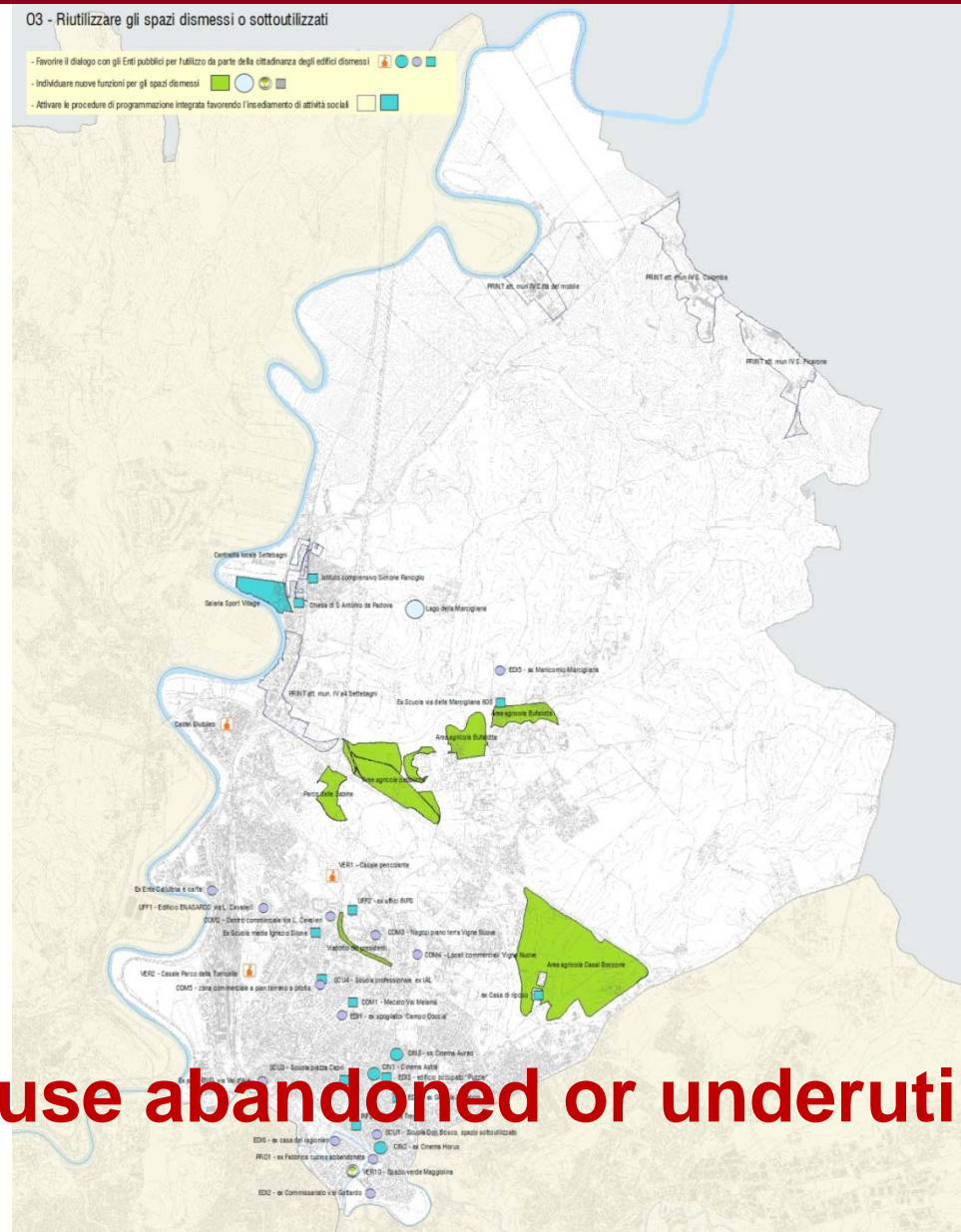




## Values Charter of the District



# Objective: reuse abandoned or underutilized spaces







22 public housing\*  
6 office buildings



3 markets \*



45 green spaces



2 production sites



28 commercial spaces



6 infrastructures



3 cinemas



4 schools \*

\* underutilised





## The “Viadotto dei Presidenti”

In the beginning of the '90s nearly **2 km of the new metropolitan system were built but never completed** and today it would be not possible to re-insert the trains as it doesn't comply to legal standards.

There is the plan suggested by citizens associations to reconvert it to a cycling lane that would help the neighborhood accessibility.

**Before the start of the works the space hosts temporary uses (such as festivals and events) in order to make it a public space and make local inhabitants use it.**



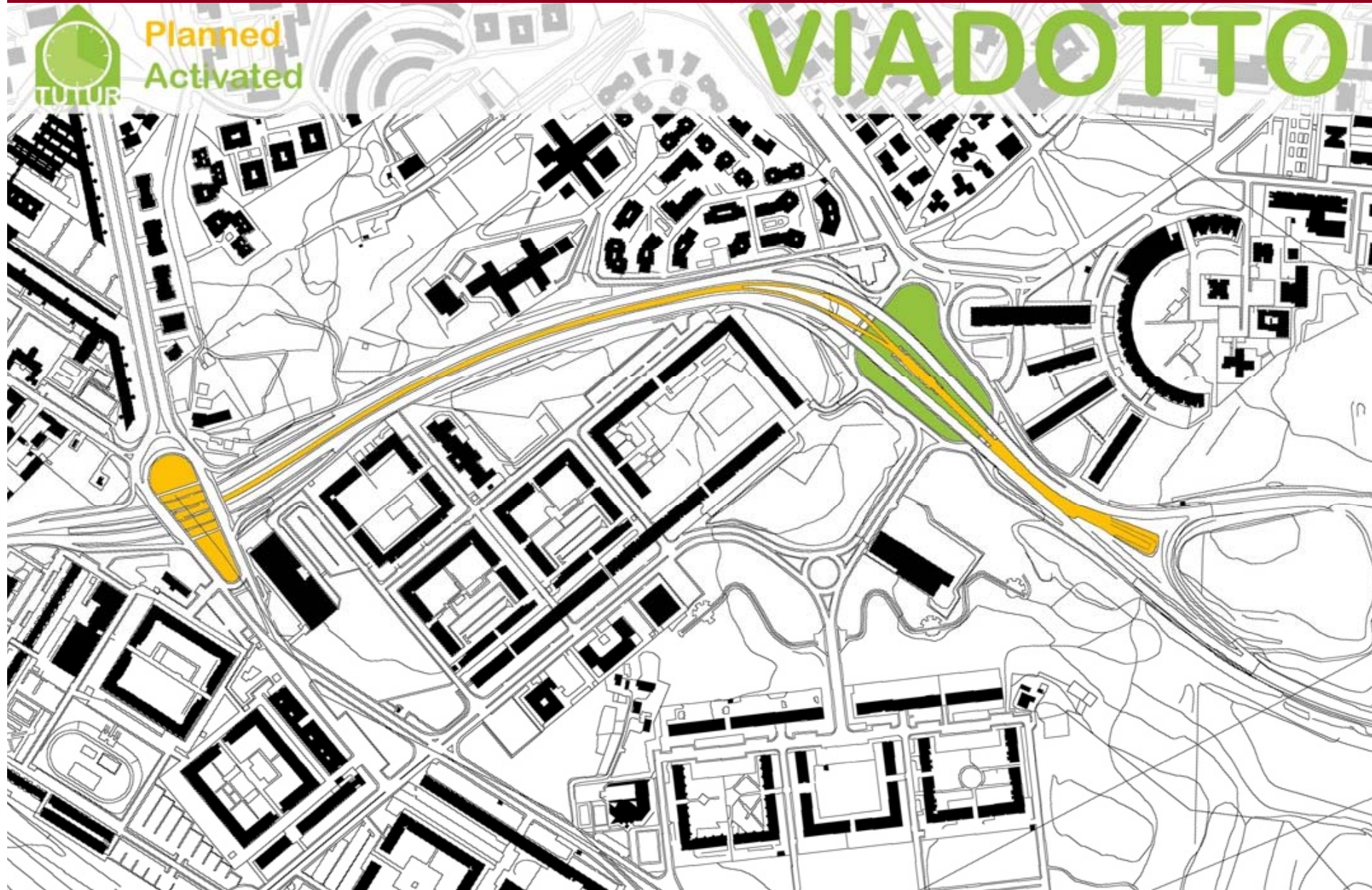
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Planned  
Activated

## VIADOTTO





## What is “Sotto il Viadotto”

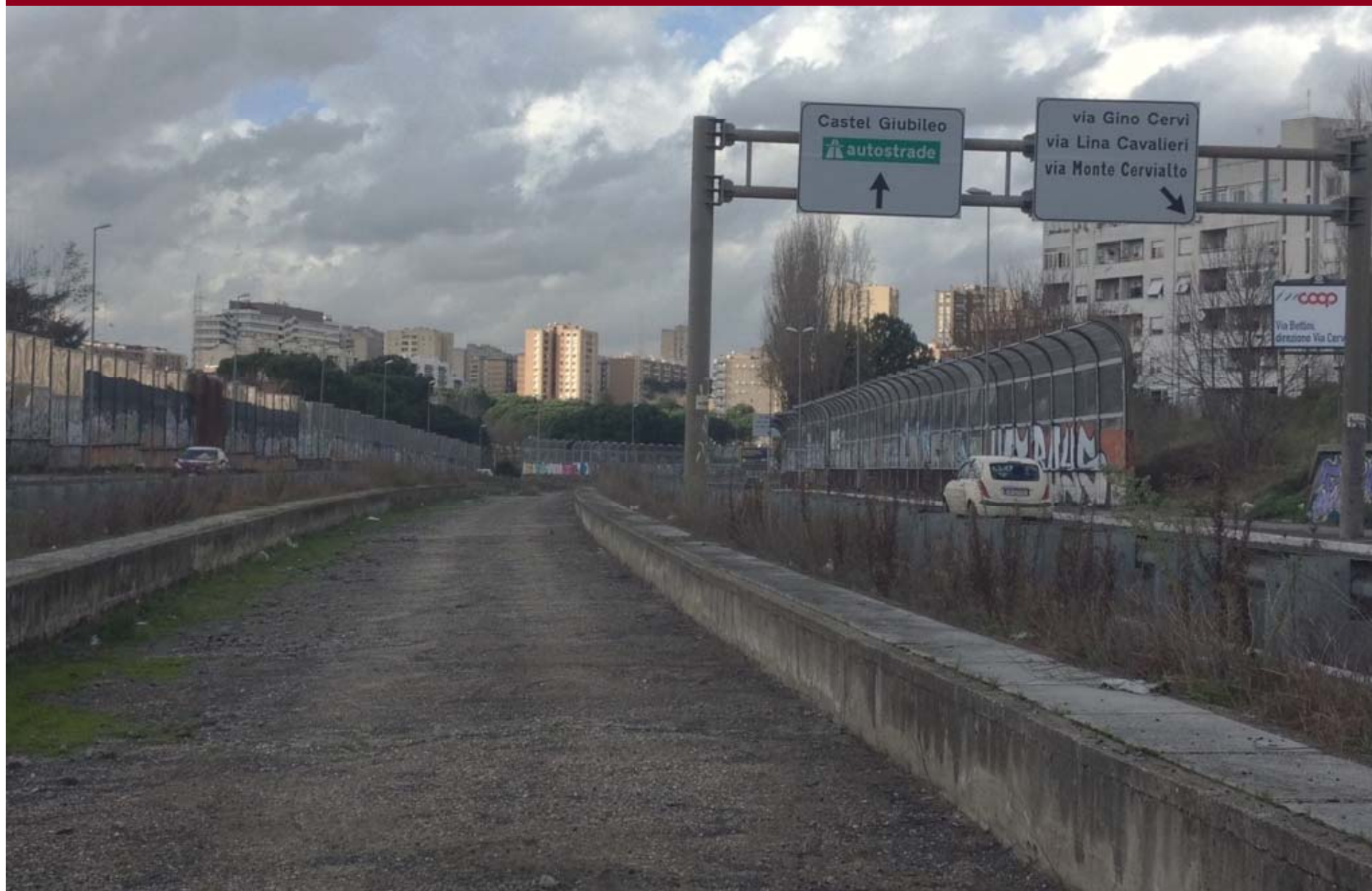
- an urban void, cut-off factor in the peripheral landscape, generates a new urban square
- **temporary use will convey into a longer term redevelopment project:** the “Viaduct” will be transformed in a spatial, functional and social force line





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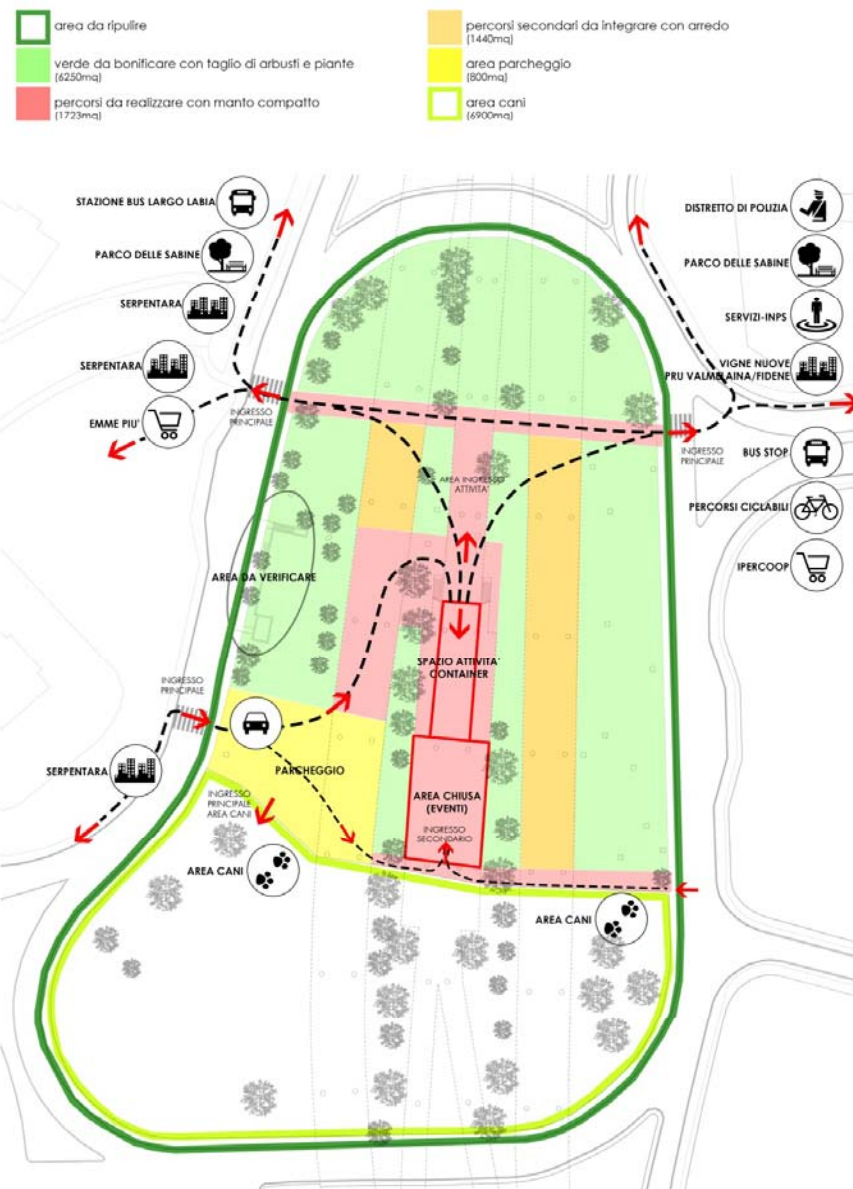
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## Metaprogetto proposta allestimento evento Tutur





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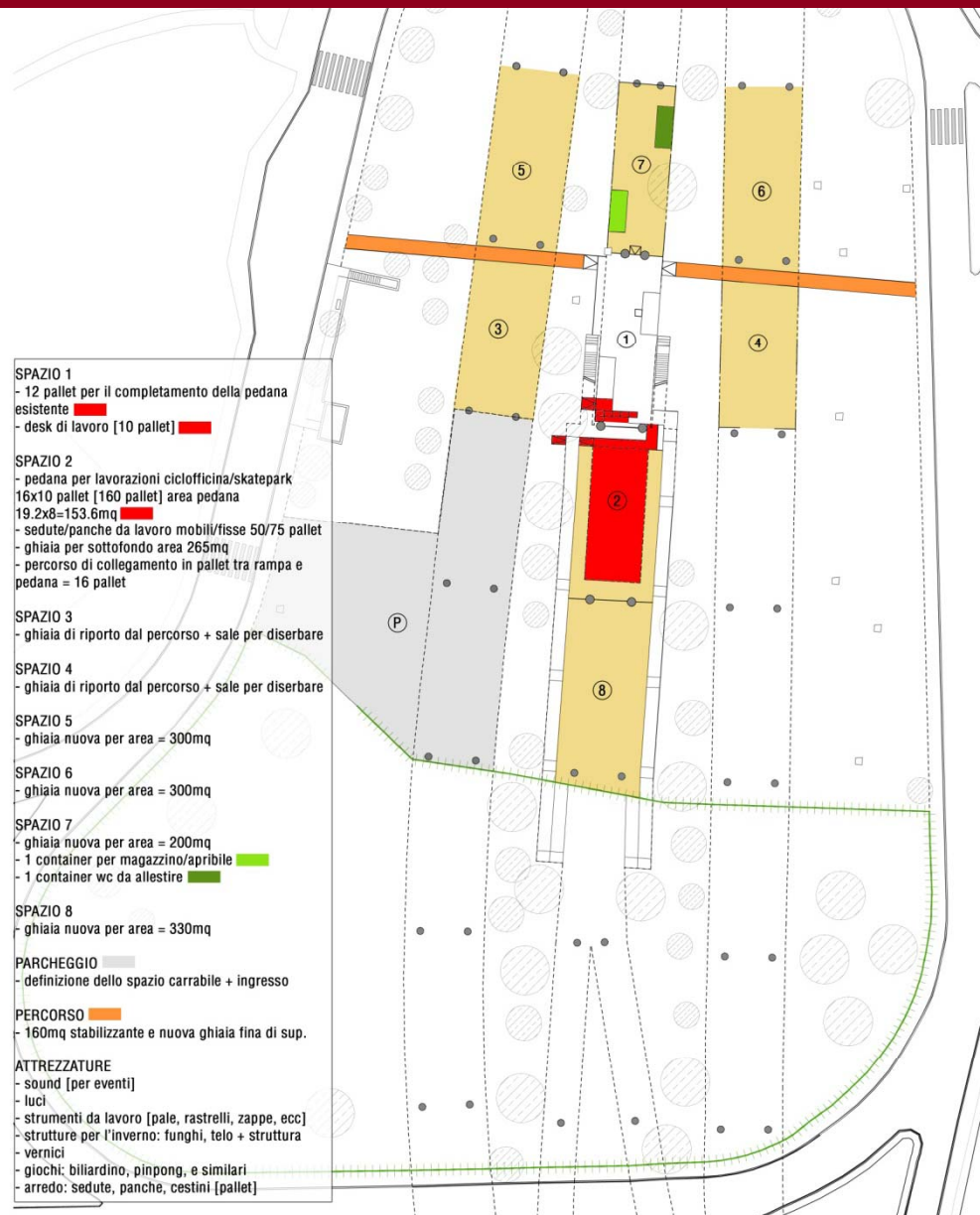


90 days temporary permissions  
Investment 20.000 euro bonification, 10.500 euro intervention  
Perspective 800.000 euro





A\_01 / STATO DI FATTO / rilievo fotografico





## **Co – creation of a “new” infrastructure of environmentally sustainable mobility**

**Step 1) the immediate reactivation time by  
the City of Rome with Renzo Piano G124  
group, associations and local communities  
(project TUTUR)**

**Step 2) the stage of architectural design  
and completion of the infrastructure**



# The cycling and pedestrian path of “Viadotto”

From fracture element and path-breaking  
towards a new polarity that regenerates  
urban plot





**PROPOSTA PER LA TRASFORMAZIONE IN PISTA CICLABILE**  
Associazione Viadotto dei Presidenti



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**PROPOSTA PER LA TRASFORMAZIONE IN PISTA CICLABILE**  
Associazione Viadotto dei Presidenti







## Km 2.5

Km 0.513 - Parco delle Sabine

Km 2 - Viadotto dei Presidenti



## TEMPI DI PERCORRENZA

circa 2' (50Km/h)

circa 2'

circa 8' (20Km/h)

circa 40'



## POPOLAZIONE



## FUNZIONI

Istruzione Commercio Tempo libero







## Main Challenges in practice of temporary uses

**We are at work to overcome administrative barriers to the inclusion of TU in the legal framework:**

- **Simplify administrative procedures for temporary events, temporary assignment of spaces, transparency.**
- **Define the overall framework for Temporary uses:**
  - **Roma Capitale's online platform of temporary uses**
  - inclusion of TU in the processes of development of the city
  - procedures to permanentize the temporary uses
  - type of contract or concession, incentives
  - studies for low cost transformation of disused buildings





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## Temporary uses in Rome

### Let's capitalize temporary uses!

### Development of next steps



Connecting cities  
Building successes



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- **Guidelines for concrete temporary reuses of spaces as a manual to explain the procedures for the reuse of vacant properties** that will be of use for Public Administration, both at City and District level, and local citizen initiatives (**Usi temporanei di siti dismessi. Vademecum**).
- **New local governance scheme to regulate temporary uses.**
- **Online cartography of the Administration shared with preexisting websites to map the desires and needs of the local inhabitants and serve as a match maker between available spaces and potential users.**



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## ROME PILOT





## Roma Capitale communication online services

- website
- open data
- web applications

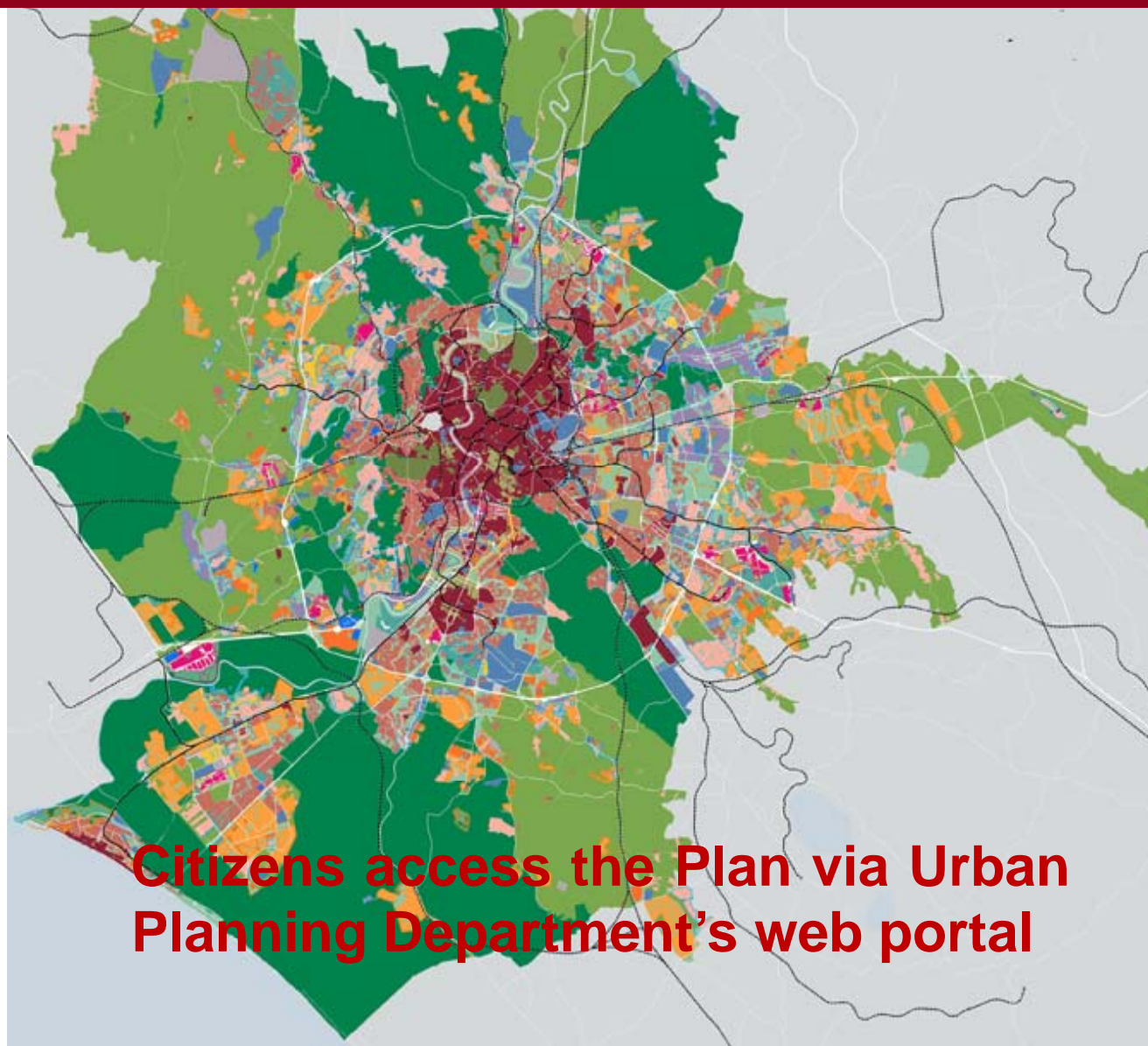


is a web application designed to be used on the latest generation of tablets and smartphones. It allows citizens to cooperate with the Polizia Locale di Roma Capitale, reporting problems and / or discomforts in the urban area.



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**Citizens access the Plan via Urban  
Planning Department's web portal**



**Participation is an urban planning instrument** provided with **City Council Resolution n. 33/2003**.

The participatory process was launched as a mandatory instrument for dialogue between local government and citizens with City Council Resolution n. 57 of 03.02.2006 and related regulations ("**Rules of Participation**"), as determined by the Master Plan (art. 13 c. 9) in force.

**The organization of the participatory process is the responsibility of the central offices of the City of Rome**, in particular the relevant Departments involved in planning the interventions on the territory, involving the related Districts. This is why the Proceeding Officer constitutes a working group in charge of the dialogue with citizens.



An office called "**House of the City**" has been specifically designed to promote participation with citizens. It is a meeting point for exchange of information available to citizens to learn about the work of local government and gain information on the most important projects affecting the urban territory.

It is a "**glass house**" where dialogue, discussion and communication between government and citizens are favoured, involving associations, committees, businesses, organizations and institutions on programs and projects that arise from the actual needs of the city, from the enhancement of public property, urban regeneration, and participation





**The 1st level** of the participation is the **information** provided by the House of the City.

**The 2nd level** is the **consultation**: within 30 days from the date of publication by the competent offices of projects and interventions to be carried out, citizens can submit comments and proposals.

Within the same period and with a notice of 15 days, the **President of the District** where the intervention is to be implemented organizes **a public meeting to explain the urban planning intervention and to discuss with the citizens** both the intervention and the comments received.



**The 3rd level** of participation is the **participatory planning**, to bring out ideas and creativity for relevant and complex interventions. It is not mandatory but is conducted on a national or regional initiative, or requested by the City Council, the competent Councilor or the District President/Council.

**The 4th level** of participation is the **monitoring** aimed to reassure all citizens of the actual implementation of what was agreed upon through the different levels of participation described earlier.

To this end, the City is held to ensure the transparency of documents relating to the planned interventions.



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## “e- participation”

In line with the provisions of the Master Plan in force, and in order to ensure and reinforce the involvement of all citizens, **including those who can't physically intervene in the process of participation** and to guarantee the widest possible dissemination of information, **the Rules of Participation also provide for the “e- participation”** (art. 7 c. 6), in other words **the use of electronic instruments, currently not yet implemented.**



The website of the City of Rome has a tool for monitoring online participation processes (<http://www.urbanistica.comune.roma.it/partecipazione.html>) **but this is only a consultative website, which should be made into a participatory and interactive one.**



## 1. Smarticipate goals in Rome

The need by the Rome Urban Planning Department is **to make the e-participation real for plans of urban regeneration by:**

- experimentation of an on line **Urban platform low cost** where citizens can plug with their apps for all phases of **partecipative planning**.
- experimentation the way to **overlap data coming from crowdmaps with Rome Urban Open Data and Cartographic Infrastructure (NIC)**.





## 2. Smarticipate goals in Rome

The need by the Rome Urban Planning Department is **to make the e-participation real for plans of urban regeneration of dismissed areas by:**

- a tool citizen centered, easy to use, **for promotion** of the regeneration process and temporary reuse.
- a tool **for co-creation** with citizens of **strategic frameworks** (art. 1 c. 5) and possible scenarios of regeneration or temporary use after **mapping** the underused areas in the city also by user generated data.
- a tool for verification of **any existing constraints** on public areas identified.



## 3. Smarticipate goals in Rome

For the feasibility of the re-use process we need

Smarticipate pilot give:

- the possibility for citizens “reporters”, authorised social networks and stakeholders to identify sheet and cadastral parcel of the abandoned areas to verify who is the owner and suggest potential uses.
- the possibility of co-production / mutual cooperation between citizens and the PA (such as the telematic support desk for the re-use of the identified areas) by sharing of proposals / ideas / reuse projects in the local community and bringing out latent planning (art. 5 c.1 e).



## Use case: a brownfield redevelopment in inner city

### Phase 1

#### Participation process for proposals on the redevelopment of the former barracks in Guido Reni street

From January to May 2014 participation process with the citizens (**public meetings and workshops**).

The comparison with the citizenship has focused primarily on the delivery of services and public spaces around the neighborhood with a view of the overall regeneration of the entire quadrant.

The **participatory planning process** has provided an innovative way: a technical table was set up, composed of representatives of citizens and experts, which dealt with the Urban Project of the **“City of Science”** (use of public areas, information on distributions of private parts and relationships), and Flaminio Urban Project (the use of other areas of the neighborhood).

The first objective was to **define the proposals of a participation document for the architectural competition** for the neighbourhood surrounding the “City of Science”.





## Phase 2

### International Design Competition for the neighbourhood surrounding the “City of Science”

The Competition has been launched by CDP Investimenti Sgr together with the Municipal Government in order to face **the regeneration and development of a dismissed significant part of the city**, already characterized by an intense process of transformation. The program accommodates a residential district of 35.000 m<sup>2</sup>, retail and leisure facilities for 10.000 m<sup>2</sup>, and public spaces for 14.000 m<sup>2</sup>, together with the **“City of Science”**.

For the first phase 246 entries have been submitted, from 20 countries, mainly European, with groups also from United States, Middle East and Australia.

Candidates admitted to the Second Phase received documentation including **participative planning report**.



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## Phase 3

### **The Master Plan for the neighbourhood surrounding the City of Science**

#### **Participatory process**

After the conclusion of International Design competition for building a new attractive, inclusive piece of the city as an organic part of contemporary, is now in progress the **participation process before the adoption of the “City of Science” Master Plan in variation of the City Plan of Rome.**





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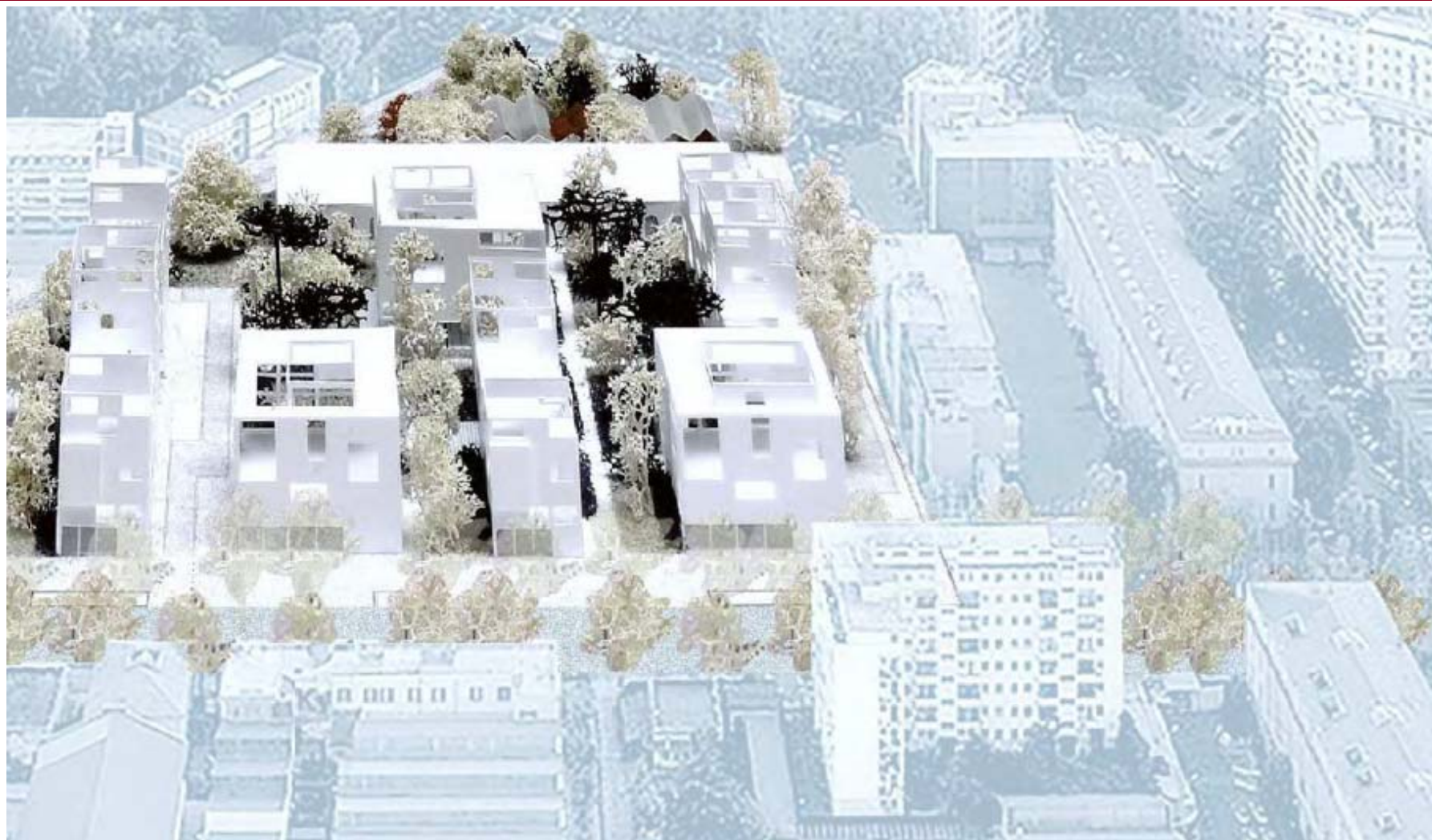






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## CHALLENGE 02



**Census, rationalization, evaluation** of abandoned real estate; Search for new opportunities linked to unutilized private spaces; Re-think public services and new forms of housing and productive activities; Access, productivity, reuse, social inclusion by defining the appropriate cost/benefit framework

### KEY WORDS

- Security
- Rationalization
- Temporary use
- Urban Renewal
- Vandalism prevention
- Economic growth
- Strengthening of social ties
- Social inclusion
- Inequalities reduction
- Green economy
- Education

## WHAT

**LAND** and **BUILDINGS** of private and public property

no longer utilized

1.

**Abandoned REAL ESTATE** as a cost and constraint to urban development

## WHY

2.

**Need to rethink the urban services system** for better efficiency and well-being

1. Bando Patrimonio Bene Comune
2. Razionalizzazione dell'uso degli edifici e il riutilizzo di immobili dell'Amministrazione Capitolina
3. Carta della città pubblica di Roma
4. MPIC - Mappa del patrimonio immobiliare comunale
5. Nuova gestione Edilizia Residenziale Pubblica
6. Alienazione alloggi ERP
7. Adozione aree verdi di Roma Capitale - Linee Guida
8. Conferenza Urbanistica cittadina - Conferenze Urbanistiche Municipali
9. Avviso pubblico Roma creativa: l'offerta culturale per i nuovi pubblici (SANBA - BIG CITY LIFE)
10. Federalismo demaniale (aree militari, ecc.)
11. Coworking (es. Millepiani, l'Alveare, ecc.)

12. Rete teatri in comune (Teatri di cintura) - Centri Culturali Periferie Roma Capitale
13. Casa della Salute
14. Programma AGRIS - AgriCulture Innovazione e Sviluppo locale
15. Rete fattorie educative
16. Bibliopoint
17. Piani di Zona Sociali Municipali
18. Regolamento del decentramento amministrativo
19. Nuovo schema di convenzione urbanistica
20. Piedibus o pedebus
21. GRAB
22. Bike friendly - muoversi in bicicletta
23. Aree pedonali attrezzate nei vari Municipi

1. **Regione Lazio** - ASL - Roma Natura - Sviluppo Economico e le Attività Produttive - Agenzia del Turismo ne Cultura, Politiche Giovanili e Sport - Servizi culturali, promozione della lettura e osservatorio della cultura - Formazione e Innovazione, Scuola e Università, Diritto allo Studio - Lavoro - Lazio Innova- BIC Lazio
2. **Roma Capitale** Municipi (dal I al XV) - Sviluppo Economico e Attività Produttive - Patrimonio, Sviluppo, Valorizzazione - Agenzia per il controllo e la qualità dei servizi pubblici locali di Roma Capitale - Tutela Ambientale - Sovrintendenza Capitolina ai Beni Culturali - Attività Culturali e Turismo -

- Capitale Zètema Progetto Cultura Srl - Risorse per Roma spa - Politiche Abitative - Politiche delle Periferie, Sviluppo Locale, Formazione e Lavoro - Politiche Sociali, Sussidiarietà e Salute - Servizi Educativi e Scolastici, Giovani e Pari Opportunità - Programmazione e Attuazione Urbanistica - Sviluppo Infrastrutture e Manutenzione Urbana - Mobilità e Trasporti - Roma servizi agenzia per la mobilità - ATAC - Ufficio extradipartimentale indirizzo e coordinamento del programma punti verdi - Fondazione Roma Soldale Onlus
3. **Cittadinanza attiva, Comitati di quartiere, Associazionismo,**
4. **Start up**

## HOW

## WHO



## Challenges about cartography to be faced in the practice for abandoned real estate

- **create the database** for abandoned sites **or use existing platforms** to create online directory properties for temporary uses?
- **or overlap data coming from crowdmaps with Rome Urban Open Data and Cartographic Infrastructure (NIC)?**
- **How to use** independent contributions of all?
- **How to check** whether the information is updated and reliable?
- **How to manage** the platform?