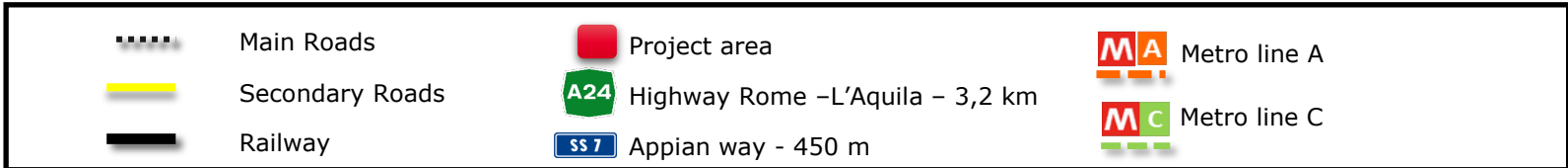
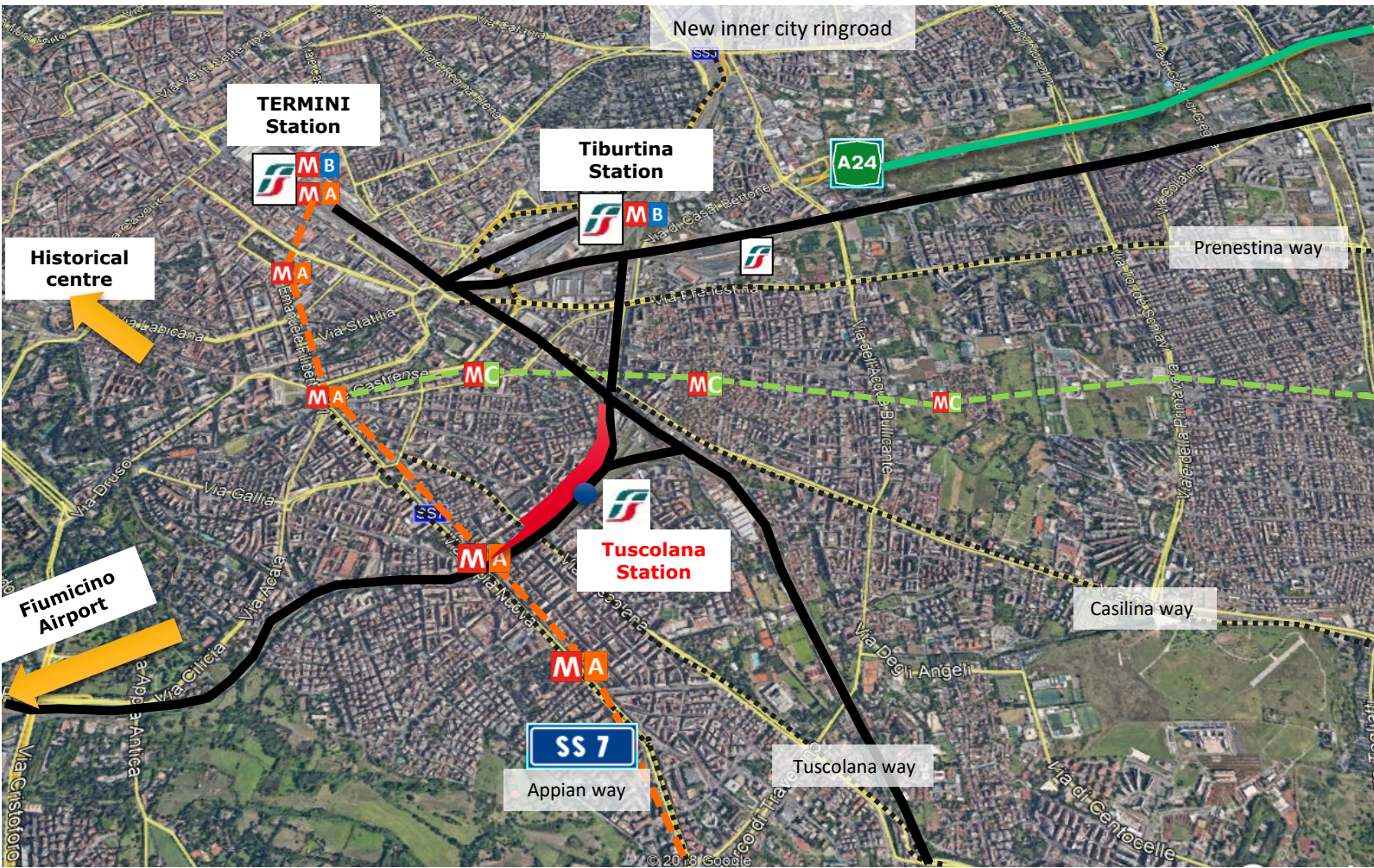
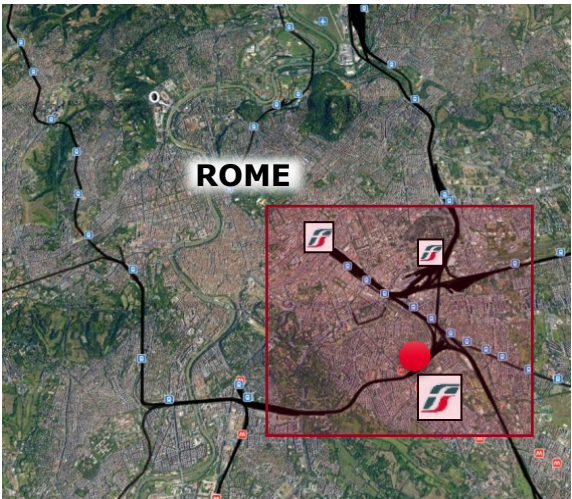


# Roma Tuscolana



# Roma Tuscolana

## Location and Transport network





# Roma Tuscolana

## Urban Context and projects in development





# Roma Tuscolana

## State of play - properties



FS Group areas



Roma Capitale areas



Rome Tuscolana Station  
(Urban)

**FL1** Fiumicino – Orte

**FL3** Viterbo – Tiburtina

**FL5** Termini – Civitavecchia



Underground line A  
«Ponte Lungo» - 450 m





### URBAN PLANNING PROCESS:

- *Urban Modification Plan to the General Urban Plan of Rome adopted in february 2020 by Roma Capitale.*
- Dopo l'approvazione della variante dovrà essere redatto ed approvato un piano urbanistico attuativo, nel quale è previsto anche il coinvolgimento del territorio.
- After the approval of the urban modification plan, an implementation urban plan must be presented to Roma Capitale for approval.

### SUB Area A

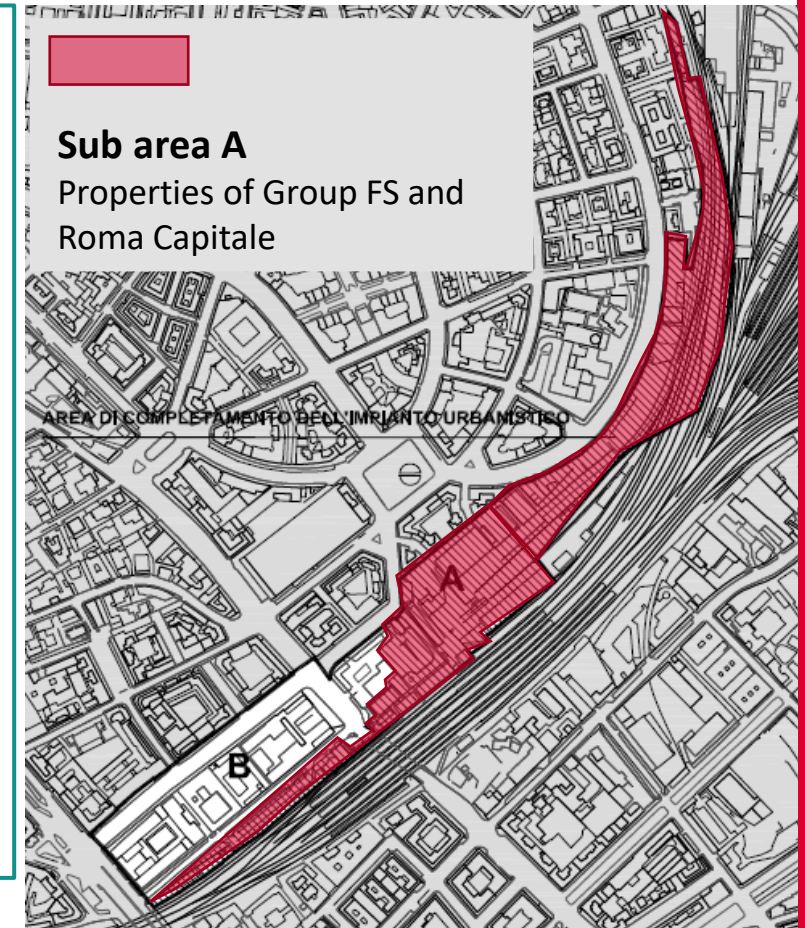
- **Maximum gross floor area** (34.000 m<sup>2</sup>)
- **Functional mix:** residential (max 20%), Retail (max 20%), Hospitality, public and private services, station services, small scale manufacturing
- **Types of building interventions:** ordinary maintenance, extra-ordinary maintenance, Complete renovation, restoration and building rehabilitation, demolition and reconstruction, new build, reuse and repurposing

### MAIN OBJECTIVES:

- Redevelopment and reorganization of the urban edges along the railway, through the urban enhancement of the railway areas being decommissioned.
- New offer of service and green spaces.
- Redefinition of public spaces for social interaction facing the Tuscolana Station.
- Strengthening the connection between the Roma Tuscolana FS Station and the underground A Ponte Lungo station.
- Creation of a section of the urban pedestrian and cycle “green ring” along the railway line.
- Enhancement of the monumental landmarks located on the edge of the area (roman aqueduct).

### ENVIRONMENTAL QUALITY OBJECTIVES:

- Remediation and/or securing of the land from potential pollution.
- Implementation of noise and visual mitigation measures related to the presence of the railway infrastructure.





# Roma Tuscolana

*As is*





# Roma Tuscolana

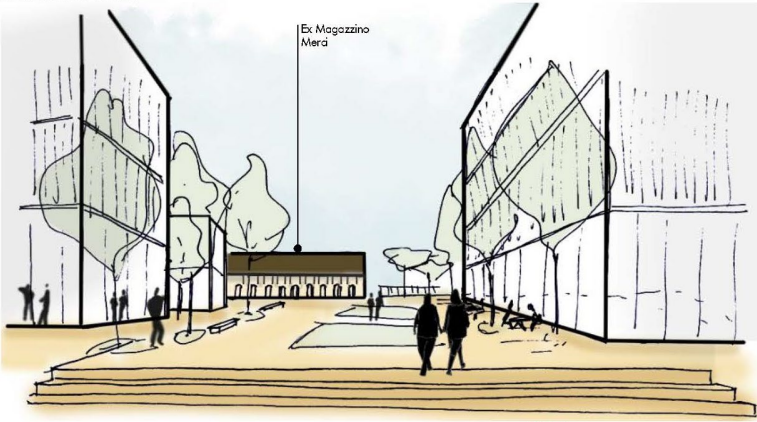
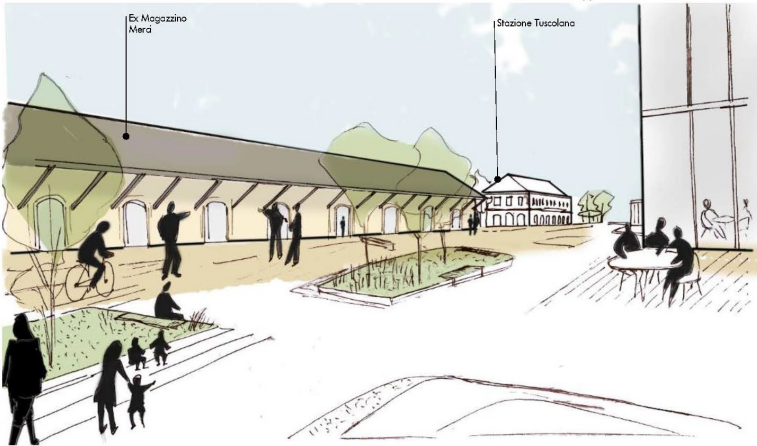
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# Roma Tuscolana

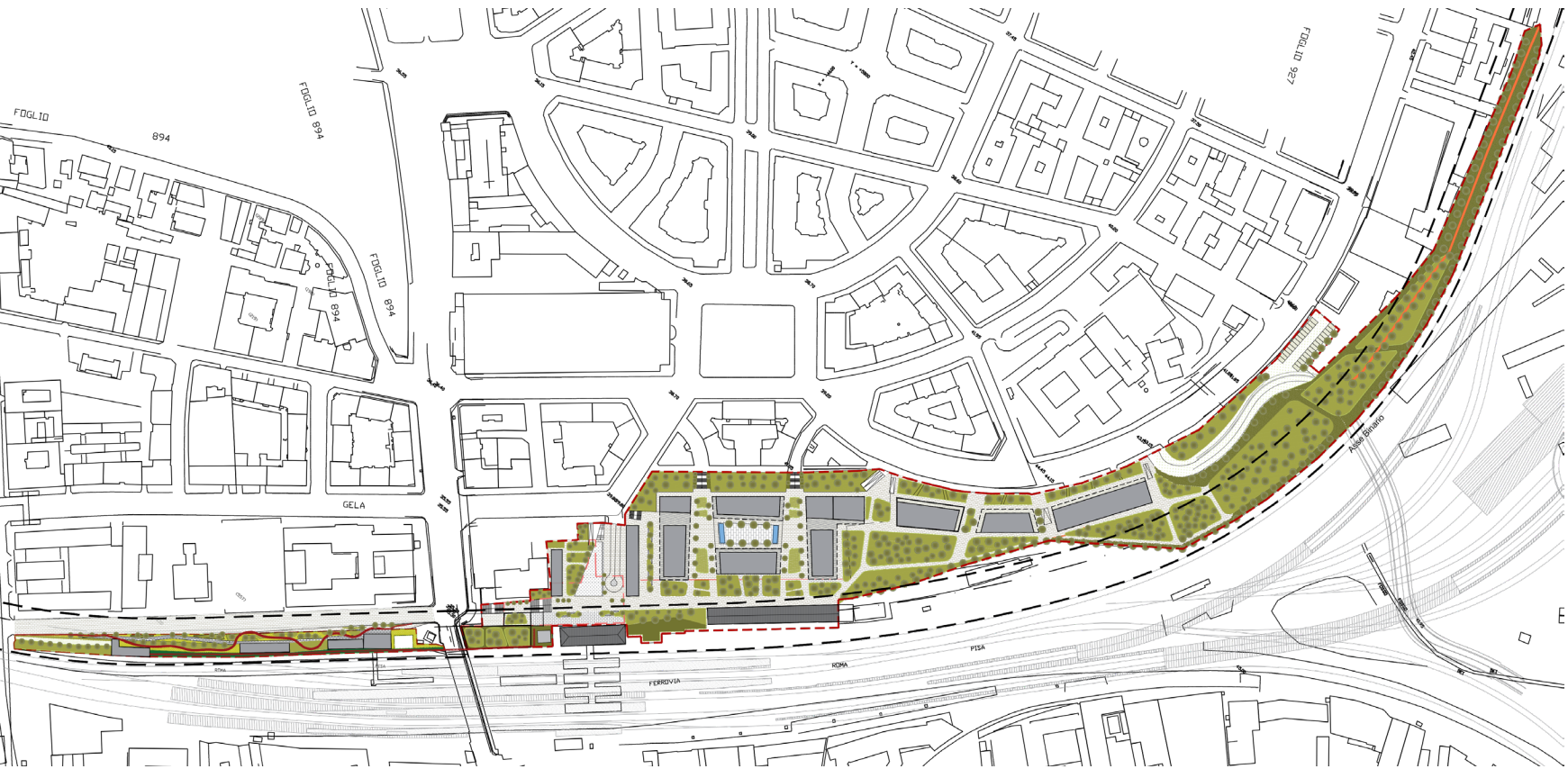
To be





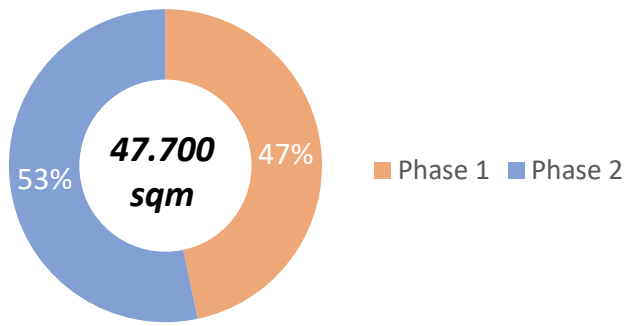
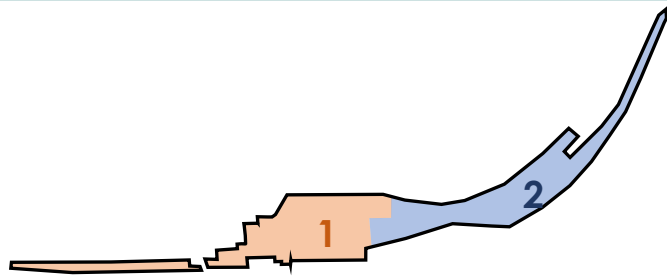
# Roma Tuscolana

## Masterplan – Project layout and data

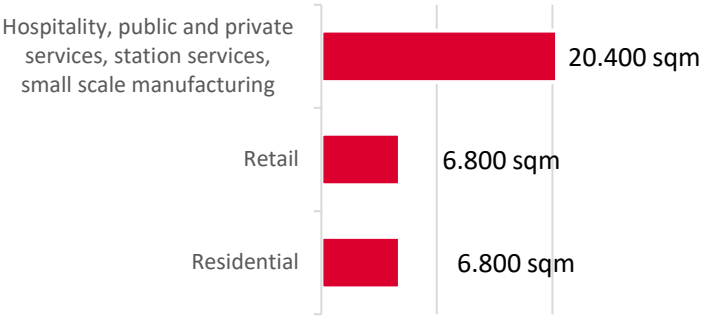


**Project area**

### Total Surface Area



### GFA and functional mix (34.000 sqm)







# Roma Tuscolana

*Area for temporary uses*



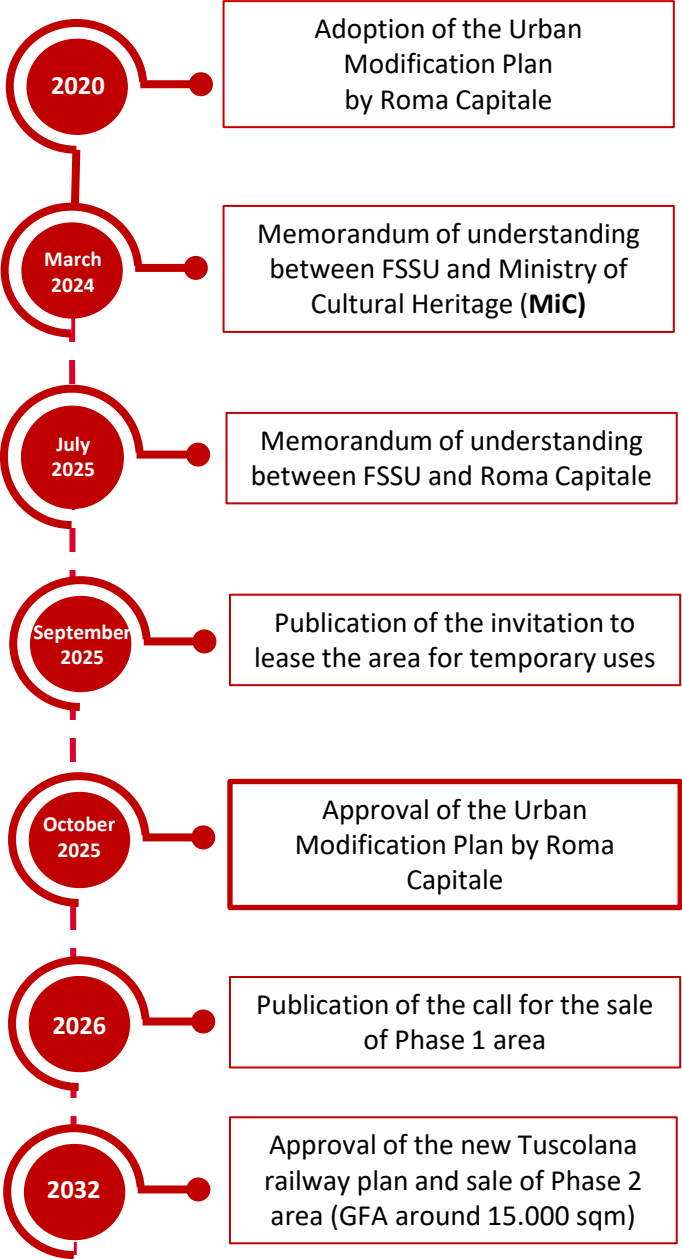
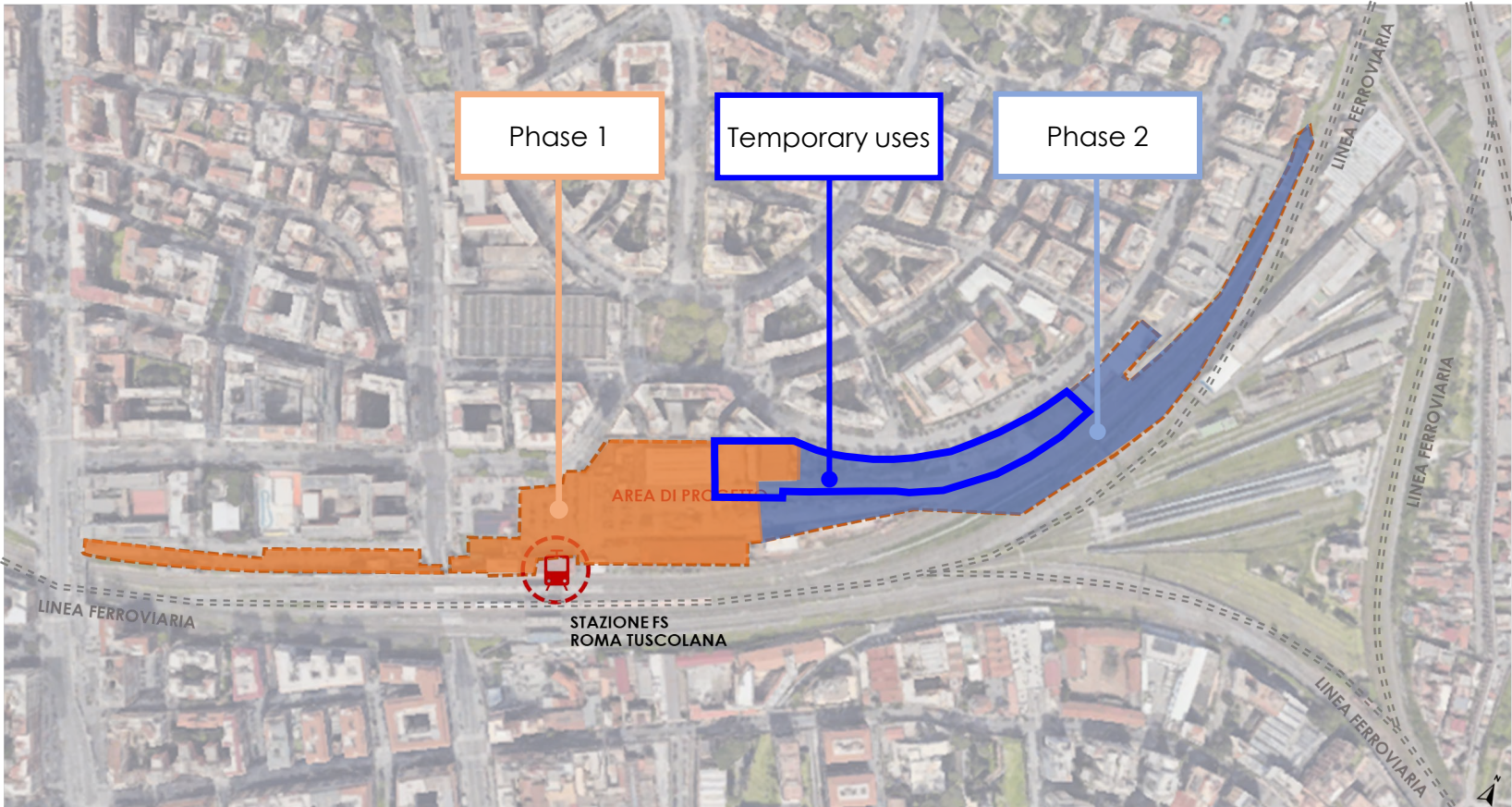
 Car and pedestrian access

 Area for temporary uses  
Surface: 11.500 sqm



# Roma Tuscolana

## Development phases and timeline





# Roma Tuscolana

## *Masterplan - Vision*





# Roma Tuscolana

## Masterplan - Vision

<https://www.youtube.com/watch?v=MLF4fdGC1Ro>

