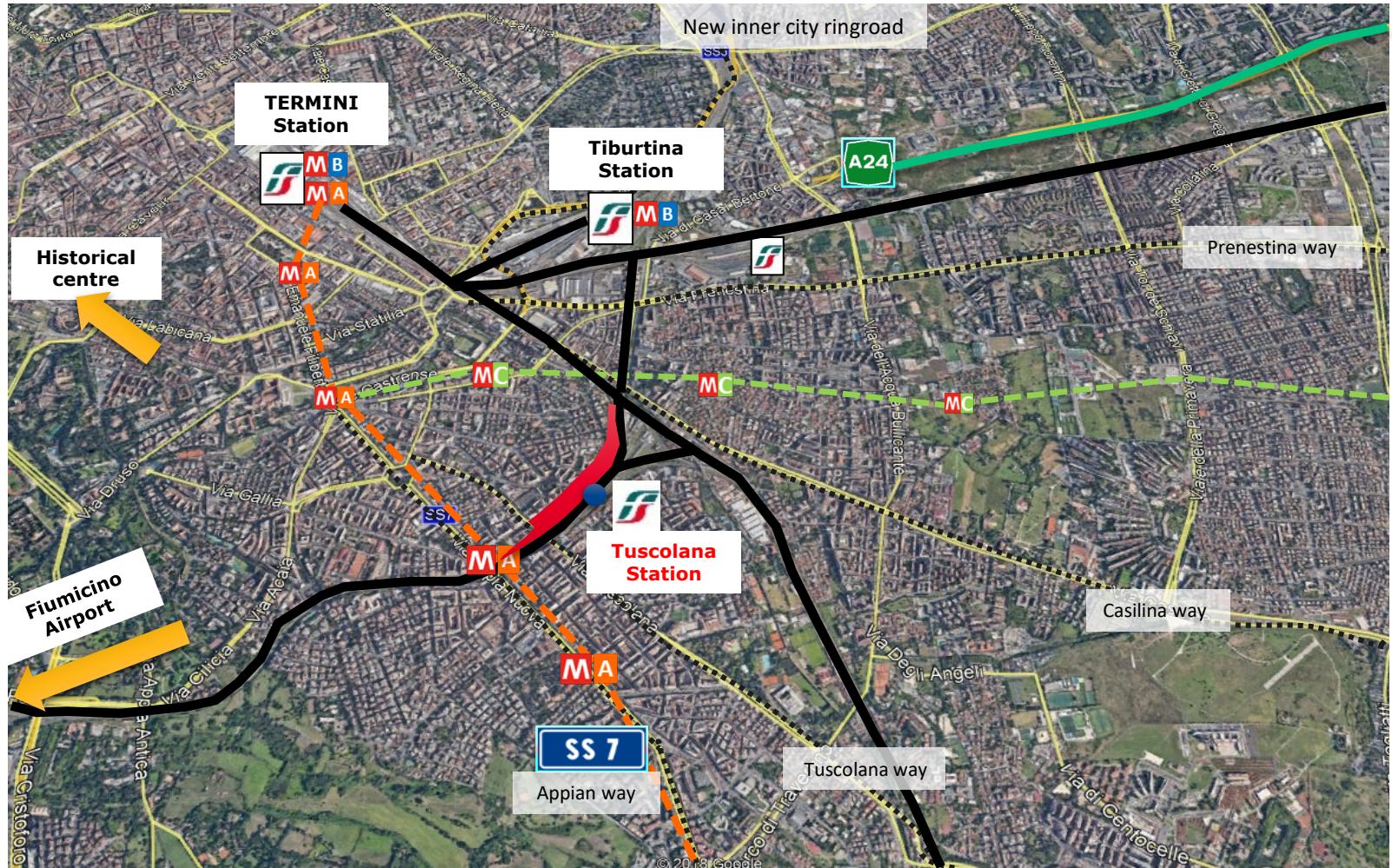
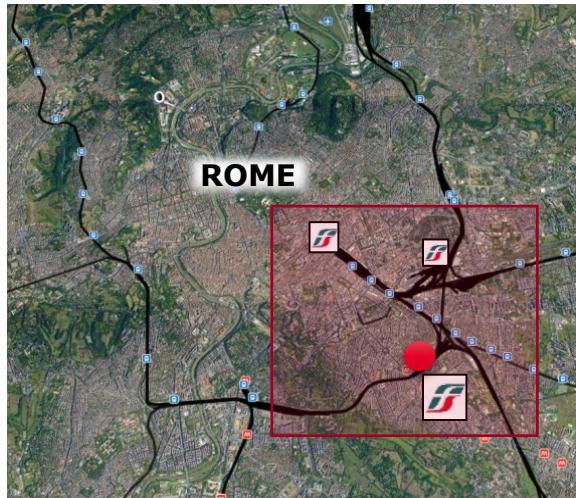


Roma Tuscolana



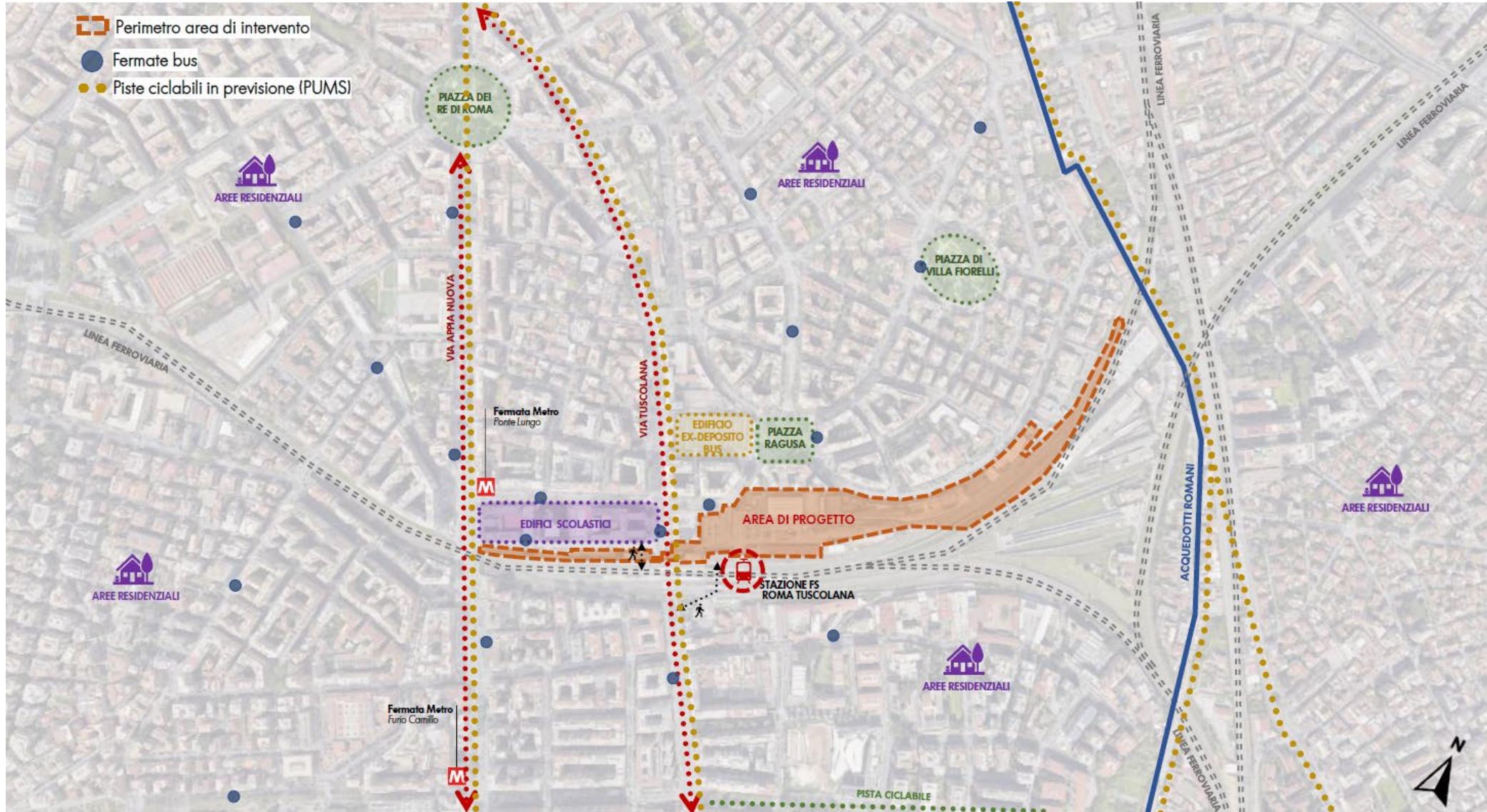
Roma Tuscolana

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



Roma Tuscolana

Urban Modification Plan to the General Urban Plan of Rome – new urban regeneration area C15

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

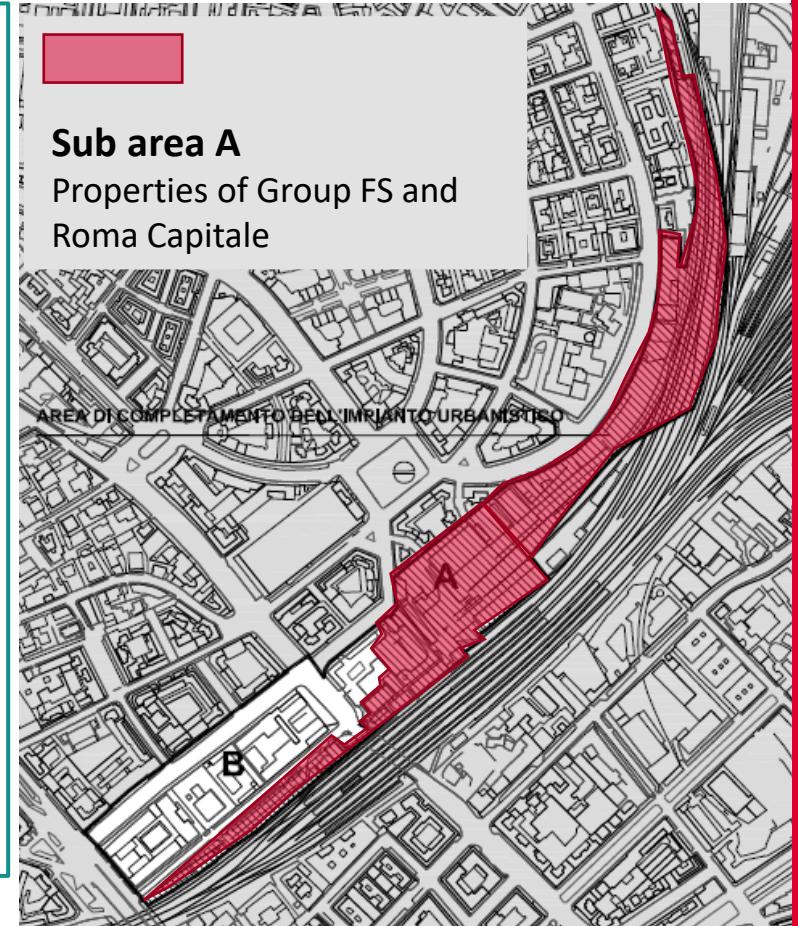
- Maximum gross floor area (34.000 m²)
- Functional mix: residential (max 20%), Retail (max 20%), Hospitality, public and private services, station services, small scale manufacturing
- Categorie d'intervento: ordinary maintenance, extra-ordinary maintenance, Complete renovation, restoration and building 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



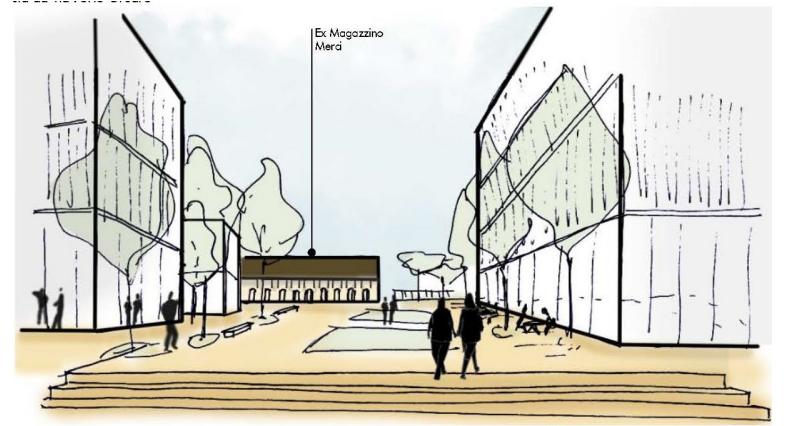
Roma Tuscolana

To be



Roma Tuscolana

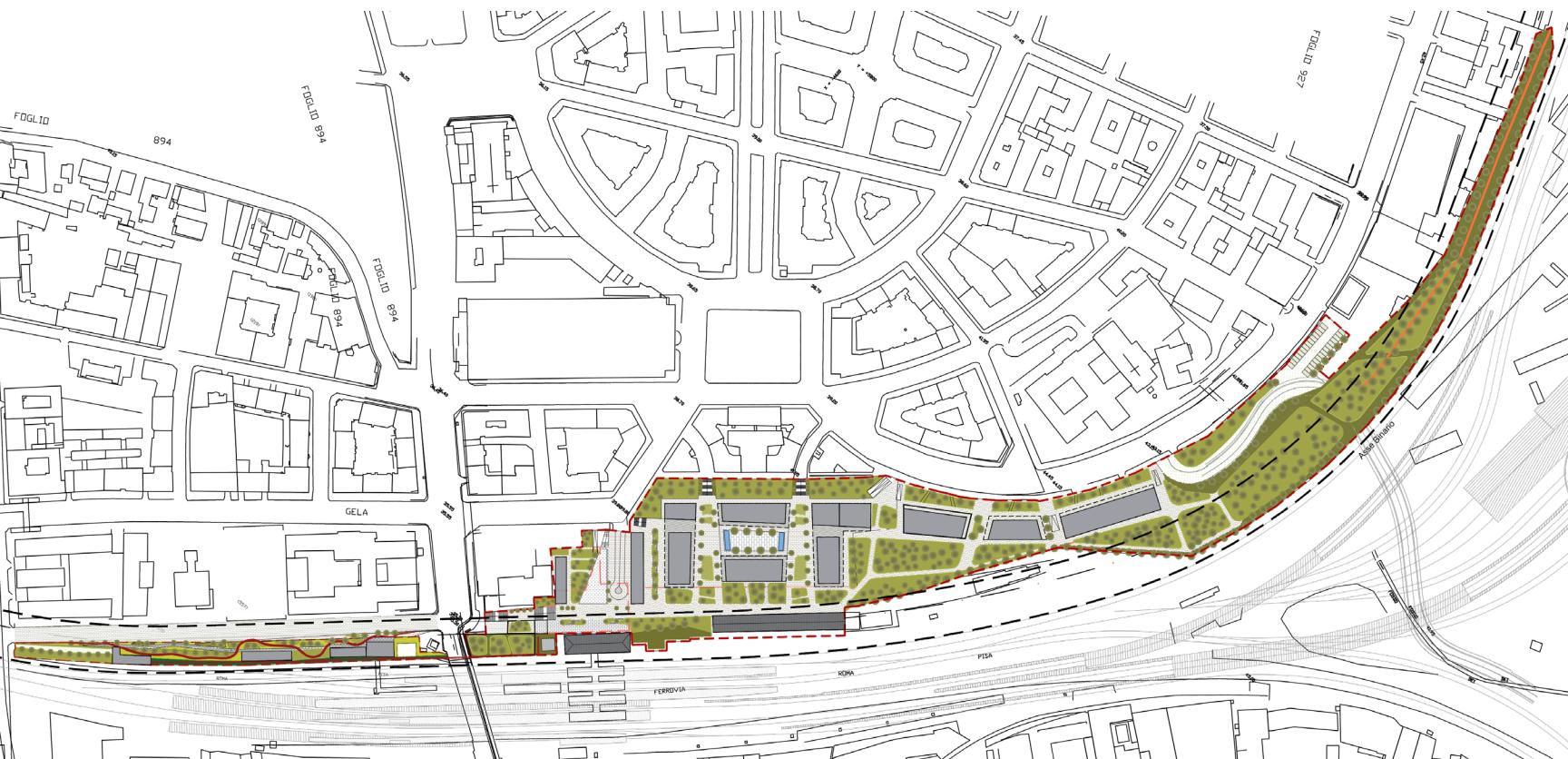
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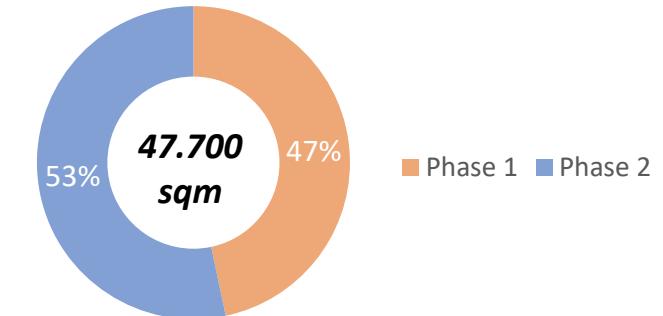
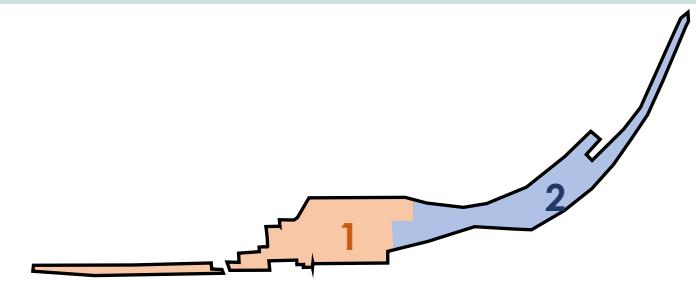
Total Surface Area

Roma Tuscolana

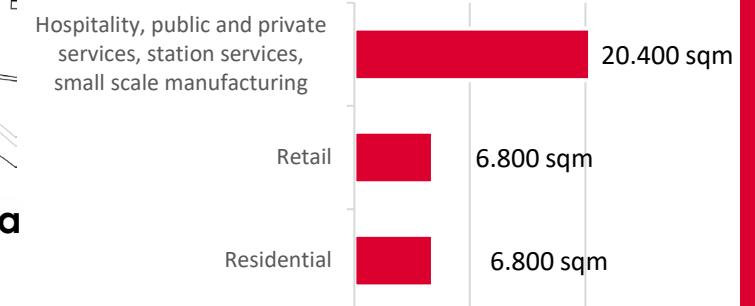
Masterplan – Project layout and data



Project area



GFA and functional mix (34.000 sqm)



Roma Tuscolana

Area for temporary uses

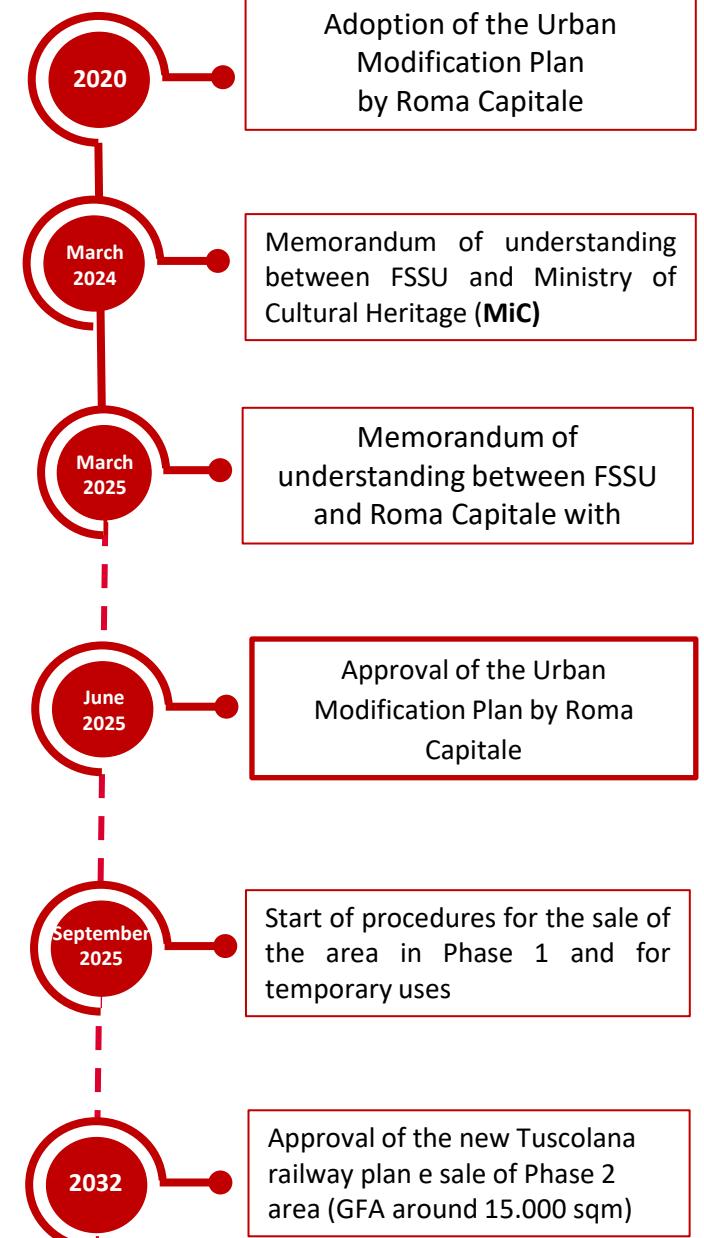
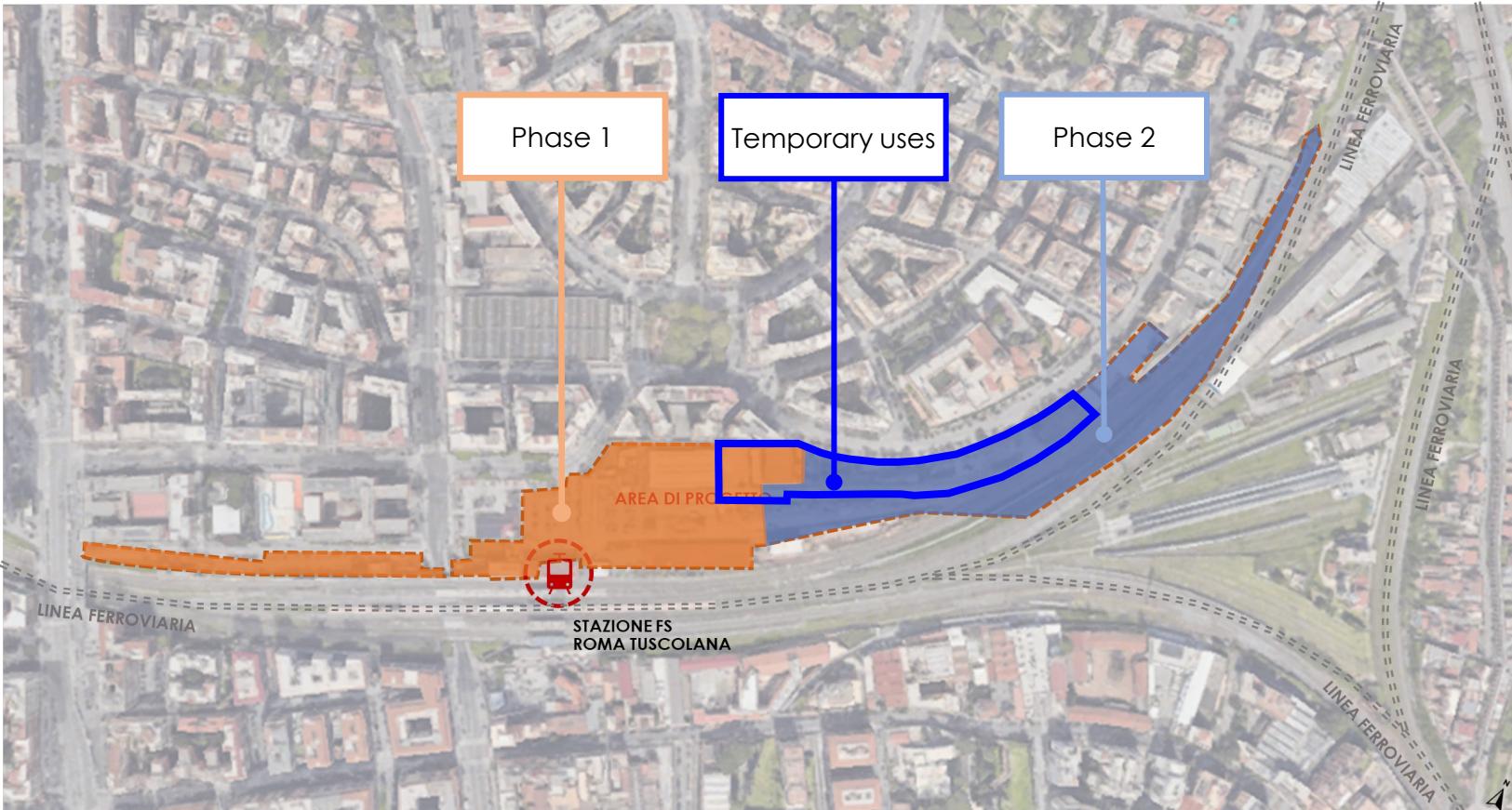


→ Car and pedestrian access

■ 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>

