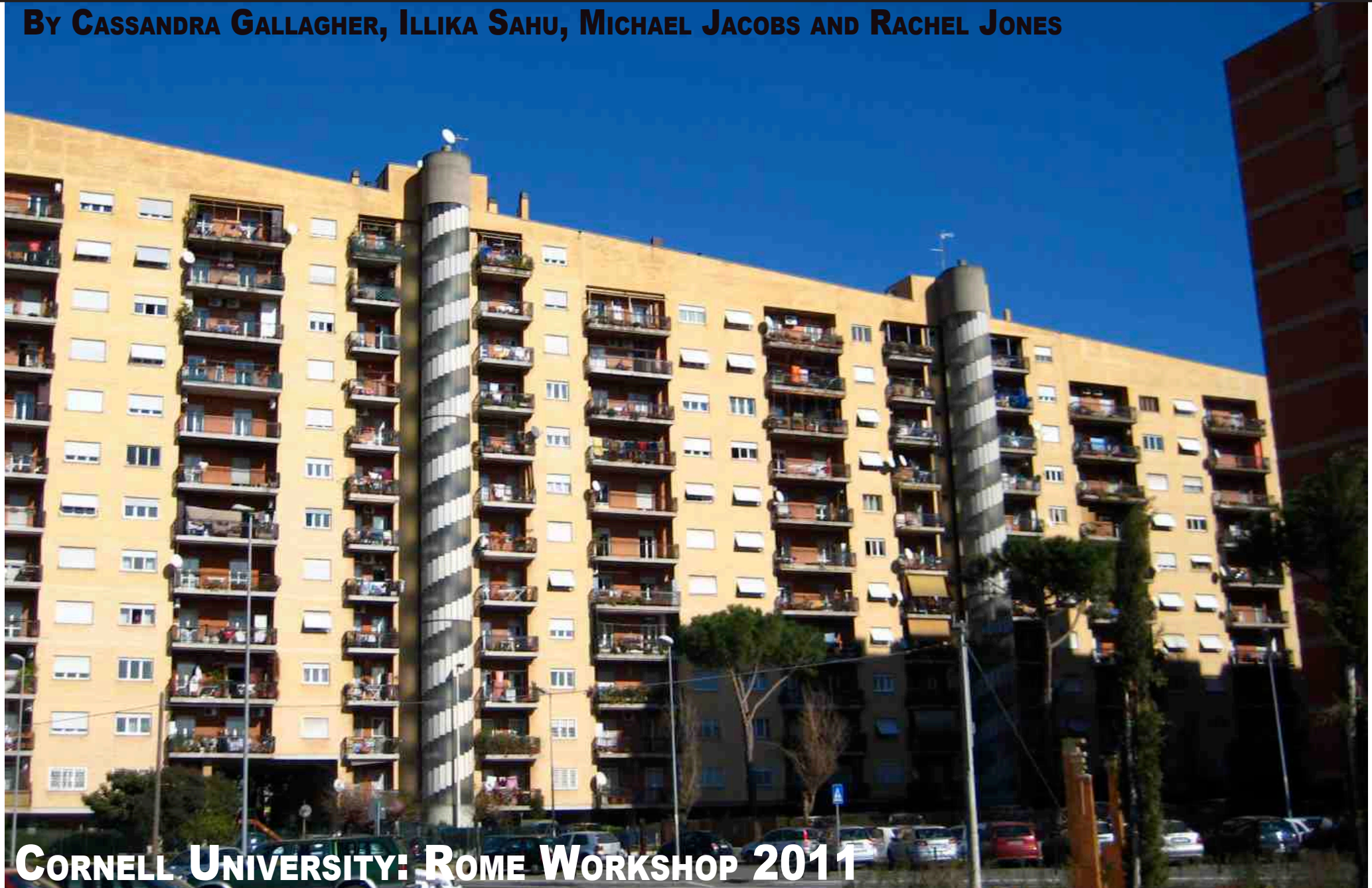


# CASILINO 23: A Neighborhood Report

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A Report on Casilino 23, Rome, Italy

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# ABSTRACT

This report presents the results of quantitative and qualitative research examining the region of Casilino 23 over the course of three months. Its goal is to document the neighborhood in order to give the reader a holistic perspective of Casilino 23.

We begin the first part of the report with a general background and an introduction to the neighborhood. We then highlight the history and provide readers with our initial observations. Through our methodology we outline the procedures, definitions, and explanations used to collect, analyze, and present information.

Using statistical data, demographics, land use surveys, neighborhood characteristics, typologies and Lynch maps, this paper sets out to understand both the physical and social components of Casilino 23 in order to produce a comprehensive account of the patterns, problems and prescriptions within the area.

This report also provides a glimpse into the changes occurring in Casilino 23 and the resident's opinions, and explores how to better read and investigate a neighborhood.










## ACKNOWLEDGEMENTS

We would like to give a special thanks to our Italian student collaborator from Roma TRE, Daniele Volante. He contributed tremendously to the success of this group and spent numerous hours in the field with us. He truly helped us become better acquainted with the region and become a little more accepted by the locals. We would also like to give thanks to Professors Smith and Opadwala, along with our TAs Claudia Meschiari and Carlotta Fioretti for their expertise and insight.

The statistical background for Rome was found through ISTAT. The data presented here and represented on the GIS maps were taken from the 2001 Italian Census.

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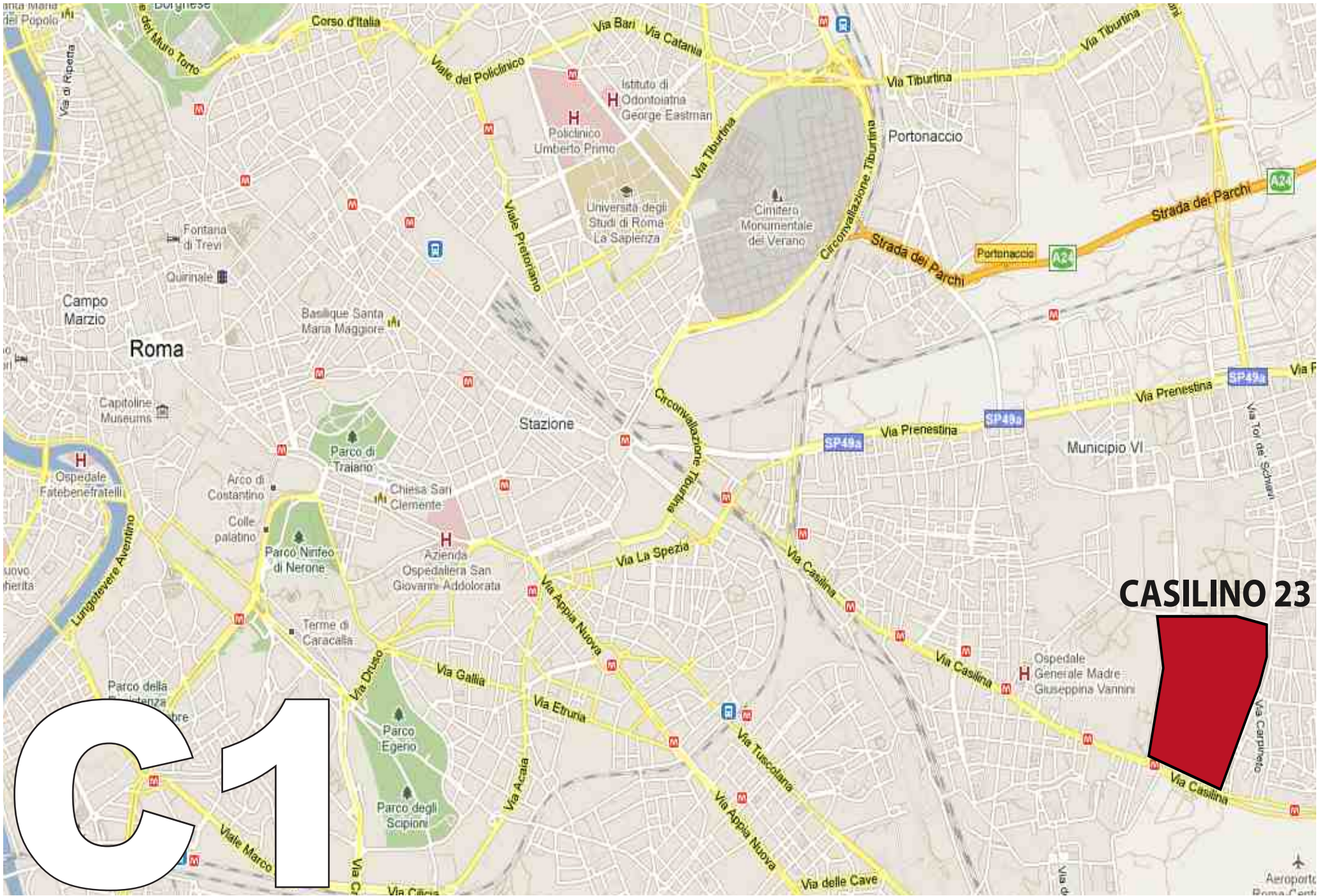
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C1

CASILINO 23





# Introduction

Casilino 23 is east of the center of Rome in Municipio VI in the VII Quartiere, Prenestino-Labicano. The neighborhood is a high-rise development consisting mostly of condominiums and cooperatives but including one building of public housing. The buildings are colored in earth tones and range from 2 to 15 floors. It is a middle class neighborhood characterized by dependent and professional workers that commute to the center mostly by car.

Casilino 23 is situated on the ancient Via Casilina, a consular road extending from the city to Casilinum, an ancient pre-Roman town in Campania situated on an important crossing of the river Volturnus. The areas directly adjacent to the present site of Casilino 23 were in ancient times called *ad duos lauros*, or “at the two laurels,” and is the site of the large Catacombs of SS. Marcellinus and Peter and the ruin of the Mausoleum of Saint Helena, the “finder of the true cross,” builder of the church of Santa Croce in Gerusalemme, and Constantine’s mother. Directly north of Casilino are the remains of the Villa Gordiani, Villa for

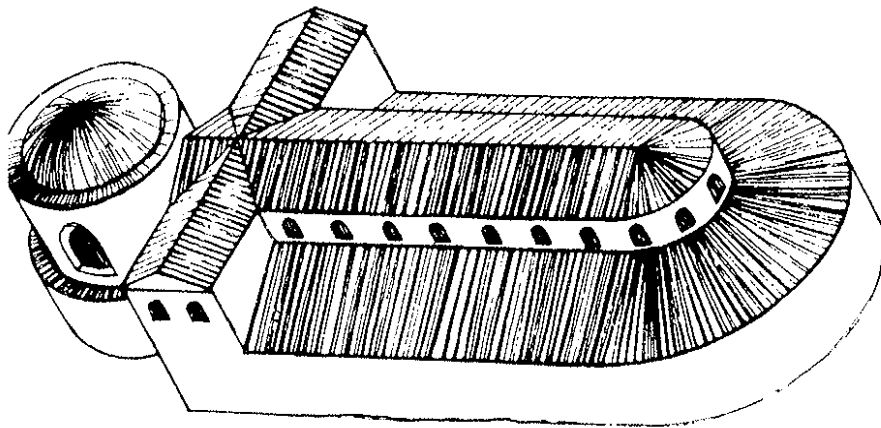
the three Gordian Emperors of the Third Century. Both the Mausoleum of Helena and Mausoleum of Gordian are important architectural examples of central plans and dome construction during the late empire.

After Rome’s decline and shrinking of population, these tombs were abandoned and the area of Casilino became a quiet farming community for 1500 years until the early 20th century. During the 20’s and 30’s, immigrants from the countryside began to settle next door in Centocelle, building self built dwellings with local stone and cheap materials; some areas of self built housing in Centocelle and in nearby Torpignattara still exist today. Despite this development, the area soon to be called Casilino remained farmland occupied by only a few self built shanties and farmhouses. In the 1960’s, after the passage of the 167 law requiring the construction of comparable housing for lower classes, a development for the space was conceived by famous architect Ludovico Quaroni.

The plan was to emulate and reinvent ancient roman architecture through the layout of the development; for example, the radial plan of the buildings is supposed to mimic a Roman exedra. The idea was to create contrast with the more recently self-built, dense styles of the surrounding neighborhoods and to experiment with the use of public

space in the periphery through the use of more traditional designs.

The urban fabric of Casilino today hasn't changed much in 40 years; recreational spaces such as the Villa di Sanctis park, private soccer clubs, the Primavera mall, and the Casale Garibaldi community organization have all been either constructed or renovated since the 70's to meet local demand. Additionally, the city has extended tram lines and bus routes along Via Casilina to serve the needs of the area. Casilino has become an almost entirely middle class neighborhood with a high population of dependent workers and professionals. Residents we interviewed described it as a quiet neighborhood with no serious issues or problems, one with plenty of basic amenities compared to other neighborhoods outside of the center.



*A drawing of the now ruined Mausoleum of Helena which is in Villa di Sanctis park bordering Casilino 23. SOURCE: Carpaneto, G. "Dalle Origini Ad Oggi". Quateri Di Rome. Vol 1. Roma, 2006. 1683-704. Print*

## Current Situation

After visiting the diverse Centocelle and self-built housing area to the east of Casilino 23, our initial impression of Casilino 23 was that it was a comparatively plain, homogenous dormitory neighborhood. While the self-built housing area provided ample character and building types, and Centocelle was filled with small businesses, all of the buildings in Casilino 23 followed the same building type with slight variations. Through our first few visits to Casilino 23 we saw a small market, the piazza outside the market next to the church, the park Villa di Sanctis, the Iqbal Masih school, a BNL branch office, Todis, and the music club Black Out Rock N'Roll Club. We did not see many residents or people in general for that matter.

After our first few visits we began interacting with the locals, asking residents and people we saw questions about the neighborhood. This is when we finally understood that Casilino 23, which seemed basic at first, happens to provide a bit more than meets the eye. Casilino 23 has a few community centers: the senior center and the popular community activity center 'Casale Garibaldi.' Both of these community centers play an active role in the neighborhood. The senior center caters towards residents 65 years old and up and creates a friendly environment, which many seniors regularly frequent. However, the downside of this center is that it is only for seniors. Casale Garibaldi has a large number of members and offers many different classes like archaeology and Russian, which also draw in a large number of people that do not live in Casilino 23.

The first time we walked through the market was on our first day in the field, and our first reaction was that it was a market that most residents use. We noted that there were a few tables, chairs, and benches towards the northern side of the market, but that not many people were making use of them. We also noticed that only a small number of stalls were home to businesses with most of the stalls left empty. After interviewing some residents and one of the shopkeepers, we discovered that the reason the market experiences low activity is because the rent is too high, meaning that the prices of goods are also too high.

The park of Villa di Sanctis is one of Casilino 23's main attractions. On our first visit we walked through the entire park and saw a playground, dog park, exercise route, and plenty of space for lounging and strolling around. We saw some individuals walking around, but for the most part it was desolate during the day. We also saw some sort of clubhouse. After speaking with the manager a few days later, we discovered that it was home to a local soccer association.

During our early visits to Casilino 23 we were under the impression that most of the buildings were newly built co-ops or public housing. However, that is not the case. We now know that there is more private housing than cooperatives and public housing, and that the oldest of these buildings date back to the 1970s.

Most residents explained that they were fairly con-



*Left: North-east district housing. Right: Central piazza space besides market and church. Photo Credit: Cassandra Gallagher*

tent with the neighborhood, but it was not as lively as it used to be. Apparently the neighborhood used to hold more outdoor events, especially during Carnival, but the new parish priest has held these back. Now residents must look towards the community centers or go to a different neighborhood for outdoor events.

From our observations so far Casilino appears to be a working-class, commuter neighborhood; this is evidenced by the reasonable standard of living in the neighborhood, lack of major commercial activities, and its propensity to be deserted during the day, in spite of being a dense residential area. Overall, Casilino 23 is more than it appears to be at a first glance, and has some character. That said, it does not appear to be an extremely lively neighborhood.







# Methodology

During our preliminary study of the area we used an unbiased grid system to survey 30 points around the region. This meant that we also surveyed the neighboring areas of Centocelle to the east, and the older self-built housing to the south east of Casilino 23.

This provided us with a richer comparative analysis at this initial stage of exploration, but more importantly as our survey progressed, and we became more familiar with Casilino 23, a general study of the surrounding area and community helped us situate the type of neighborhood and our observations of Casilino 23.

The more commercial area of Centocelle, placed in a well-organized tight grid system is a perfect complement to the predominantly dormitory purposes of Casilino 23. The self-built housing on the other hand provides diversity, and history to an area that otherwise rose in just 50 years through the rapid planned creation of co-operative and public housing.

Upon further survey, when we went into greater detail, we realized the need to focus our area of study. Our initial survey area was both too vast and too varied for

us to study adequately within the given time constraints, so we decided to focus on only the neighborhood area of Casilino 23. This new study area has a distinct homogeneous neighborhood style, mostly because it's a dormitory residence. It has a consistent architectural style that was constructed around the same time too. We found that over the years of growth the neighborhood of Casilino 23 falls completely within the City of Rome's census tracts that have multiplied over the years. This was another factor in choosing our final study area. Our final study area thus is the neighborhood of Casilino 23, bounded by the streets of Viale della Primavera to the east, Via Casilina to the south, Via dei Gordiani to the west and Via Belmonte Castello and Via Romolo Lombardi to the north.

For easy surveying and reference purposes we chose to further divide the neighborhood of Casilino 23 by the different building complexes and public spaces. Each of the cluster of building complexes was developed by different cooperative organizations and has a slightly different architectural style. A central market place and public space, several elementary schools and a Todis grocery store break up this residential fabric.

The language barrier between the locals and us was a slight problem and some people viewed us with trepidation, but with the help of a Roma TRE volunteer, Daniele, our TA Claudia and Professor Gregory Smith we were able to converse with the residents. Eventually most people



The initial grid we used in order to survey 30 point in the region in and around Casilino 23.

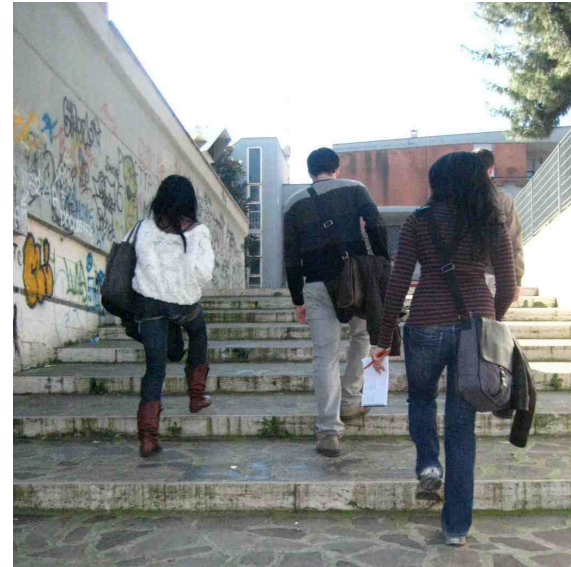




in the neighborhood knew who we were before we introduced ourselves, which made it much easier for us to attain interviews and Lynch maps.

We tackled this report as a group. During fieldwork everyone played a part, whether it was photographer, note takers, or being the map-reader. Initial study and write ups of the three different adjacent neighborhoods was split up among us, with Cassandra dealing with Casilino 23, Illika with the Centocelle area and Mike with the self built housing. On the first day, Illika took notes, Cassandra took pictures, and Mike, our map reader, directed us to the various points we needed to survey, and we all contributed our general observations and facts that we unearthed about the area. However, as we revisited the site, these task barriers blurred & we all eventually landed up taking turns at the various roles. For the most part all of us carried out fieldwork together, covering the same ground at the same time; all contributing to our knowledge of Casilino 23. On occasion smaller groups would go into the field by themselves in order to carry out interviews or a specific task.

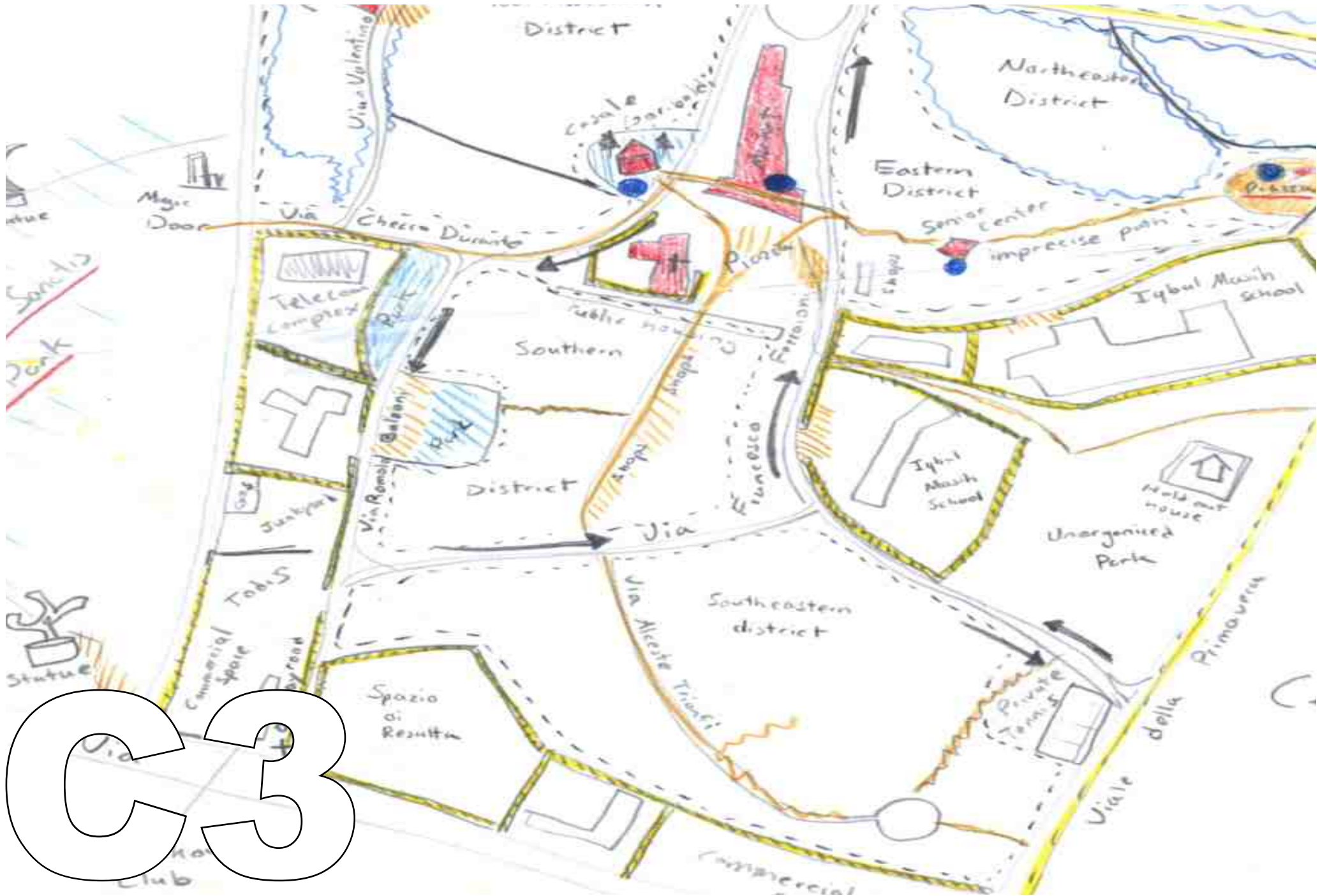
Work with Microsoft Excel and statistics was tackled by Illika; the map work by Mike and Illika; Cassandra dealt with both creating and using a picture database as well as putting together presentation information. Rachel stepped in to help all of us with general data gathering and write-ups of observations, findings, typology, morphology and history, which were divided fairly among all of us. In order to develop a consistent writing style Illika and Mike were responsible of proof reading and editing. Illika did all InDe-



**Members of our group, hard at work: surveying, peering, getting lost, charting all we saw and rapidly scribbling down all we learnt.**



*Photo Credit for both: Cassandra Gallagher*



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Ours & residents perceptions

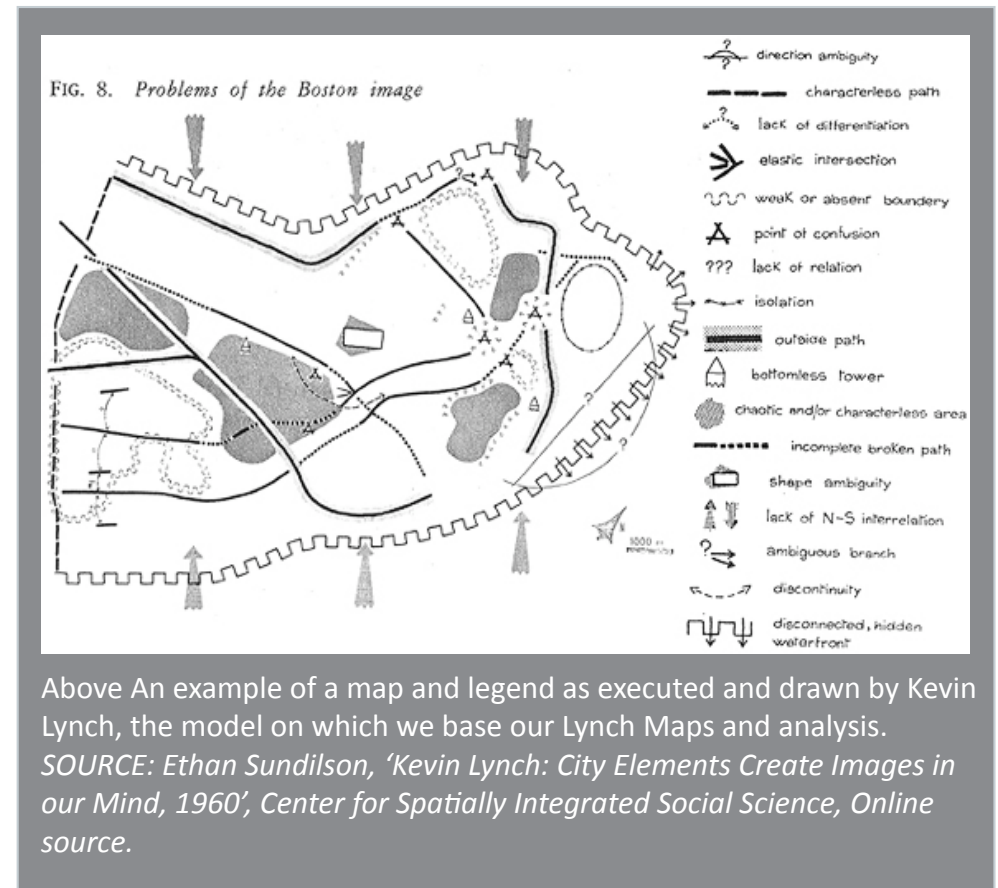
# Lynch Maps

Lynchian analysis focuses on identifying and organizing elements of city form in order to better understand how form affects sociality and perception. The analysis “limits itself to the effects of physical, perceptible objects.” Lynch recognizes that there are other influences but these “will be glossed over” in order to focus on uncovering the role of form itself.

Lynch’s conviction is that there is mental interplay between the city environment and the observer, culminating in the creation of the individual’s city image. Lynch divides the contents of these images into specific elements: paths, edges, districts, nodes and landmarks. In our analysis, we organized Casilino 23 into these categories to try and better understand what was happening in the neighborhood.

*Paths* are “channels along which the observer customarily, occasionally or potentially moves”. An example of a (vehicular) path in Casilino 23 is the loop created by Via Romolo Balzani and Via Francesco Ferrarini. Because owners of commercial property in the southwest of Casilino refused to sell to the developers, one half of the south-

ern extension of Via Romolo Balzani to Via Casilina is a one way road and only serves as an entrance. Because of this, residents wishing to drive to Via Casilina (the main access route into Rome) must take a roundabout route on the loop, which forms a circle around the center district and the market. The paths through this center district make up the most important routes in the neighborhood; because of the way boundaries like walls and streets lie, the fastest routes to other parts of Casilino are always



through the center, and intra-casilinian travel is almost always by foot. The market and piazza thus exist on an important junction of the north-south and east-west axes in the neighborhood.

The other physical factors resulting in the predominance of foot traffic are the free spaces between and under buildings. The districts without gates surrounding their inner spaces allow for free movement along shortest-distance paths. This is the basis for the path shown extending from the south-eastern district and bisecting the southern district. It is also the reason for the “imprecise path” in the north-east district that connects the well defined trans-market path to the mall piazza on the other side of Casilino.

The path going through the two main entrances of the market is one of the most used in the neighborhood. It connects the western district to the northeastern one, creating an important footpath to the mall. In the opposite direction, it gives residents of the northeastern district a direct foot route to the Villa di Sanctis Park, important because of the large numbers of joggers there. This path also creates a connection between the two main community centers, Casale Garibaldi and the Senior Center. An unexpected consequence of the existence of this path is the absence of foot traffic in the northern portion of the market,

which extends in a perpendicular direction from the path. Here, a shopkeeper that we interviewed reported much less shopper traffic because most were just passing through the southern portion without bothering to turn; this has led to an overall reduction of occupied stalls in the northern portion.

The exit of the north-south route from the southern district into the piazza in the center is a complex path; because the piazza is located on the southern path just south of its connection to the main east-west path, it becomes part of the route to the junction instead of becoming the junction itself. The piazza is further disconnected from this intersection because of the boundary created by the southern wall of the market, creating a fork in the path and placing the piazza away from the main congregation points. The nature of the pathway in this area has thus prevented this space from becoming a major node for social activity.

*Edges* are “boundaries between two phases, linear breaks in continuity”. Edges are an important part of Casilino 23, and are formed either by physical boundaries or by the differences in building typology between districts. Most edges in the neighborhood are created by physical boundaries like roads and walls and then amplified by the abrupt change in building style; an example of





this is the edge running between the southern district and the south-eastern district, which is formed by a road. The two districts were developed using different architectural styles and layouts, creating an obvious change in feel as one passes from one to the other. Another edge is the one between the southern district and the piazza, which is created simply by a change in environment, in this case the abrupt end of housing and the entrance into a large open space. In the north-east district, an edge is created from the eastern district because the north-east is gated off and inaccessible to non residents.

The main edges that distinguish Casilino 23 from the rest of the area are the perimeter roads that shape Casilino into a rectangle. More specifically, a perimeter edge is most strongly felt at Viale della Primavera, which separates Casilino from Centocelle, and at Via Romolo Lombardi and Via Belmonte Castello which, along with fences, separate Casilino from undeveloped areas across the street. On the southern and western sides of this “rectangle”, the edges are much less pronounced: near the southern perimeter (Via Casilina), the south-eastern district meets a wall and is removed from the street by undeveloped and commercial space; along the western perimeter, the other side of the street is an expansive park used by residents of Casilino and one encounters a hazy boundary between the neigh-

borhood and the surrounding territory.

*Districts* are “relatively large city areas which the observer can mentally go inside of, and which have some common character.” We have split the neighborhood into five residential districts: the north-western, north-eastern, eastern, southern, and south-eastern. As already described, the districts of Casilino 23 are differentiated by their architectural characters and the layout of their spaces. Each differs in construction material, building height, accessibility, gathering space, and greenery. Some have community institutions, some have shops, and others don’t have any amenities at all.

The districts, aren’t official, but were created by the group after studying visual and narrative data gathered during trips into Casilino. Separations within Casilino became apparent after residents began characterizing certain areas and grouping places together. For example, a woman of the north-eastern district described herself as having a “negative view” of all the other districts, because in her mind they did not have good areas for congregation. Another woman residing in the western district didn’t even mention the other sections, and drew as far east as the market in her map.

*Nodes* are “strategic foci into which the observer can enter, typically either junctions of paths, or concentrations of some characteristic.” Casilino 23 lacks any central or main node due to the disuse of the central piazza and the lack of any other space that unifies all districts. There are then five smaller nodes throughout the neighborhood that serve different groups: the Primavera Mall, the Senior Center, the market and Casale Garibaldi.

The Primavera mall is the largest node purely because it has the most people at any one time. It draws people from both the neighborhood and the surrounding area from as far away as Forte Prenestina. Within the mall is a supermarket which residents say is cheaper and easier to shop at than the market at the center of town. There are also restaurants, snack bars, an electronics store, clothing stores and plenty of seating. The mall is located on a major thoroughfare, Viale della Primavera, and is also a major access point for people walking from Centocelle going to Casilino. It is also located at the terminus of the main east-west path that starts at Casale Garibaldi and passes through the market.

Directly above the mall (which is underground) there is a public piazza, Piazza Via Guattari, which was built by the developers of the mall to be publicly accessible space.

Here we have always seen people loitering on benches and curbs, and children playing with mothers. We interviewed students off from school here and an elderly woman who lived nearby, who praised the piazza as a place just to meet and sit or to relax outside after shopping. The piazza is also located on the east-west path through Casilino. There may be a disconnect between this place and the residents of the western district, as the woman we interviewed living in the west did not say anything about the piazza when we asked about public space and did not include this piazza or the mall in her map.

The third node is the senior center, located in the eastern district. The node is also located on the east-west path, but in an area where the path gets hazy, because the buildings divide it into many branches. It is a space for residents over 62, where members of the center can come anytime they like and use the chairs and tables inside as they wish. The center also holds free classes like painting, dancing, exercising, and ceramics. It is a more minor node because it exclusively serves one demographic, but it is a node nonetheless because it is a set gathering point for a group.

The market is the most centrally located node but it isn't as well populated as some of the others. This is due,

according to residents in interviews, to the fact that prices are too high in the market and shoppers can easily save money by going to the other supermarkets in the area. The market has many vacant stalls because of high rent. Furthermore there isn't a large selection of things to buy; this has also decreased usage. The market remains a node because it is still a major pathway and people often meet there to talk if not to shop.

Casale Garibaldi is a community center not only for Casilino but also for anyone who wants to take a cheap class. They currently have over 1000 students of all ages enrolled in classes like archeology, Russian and gymnastics. Each day is booked solid with classes and the small building has barely enough space. They also organize community events on the grounds like the annual May 1st picnic, musical performances and author readings. The sheer size and diversity of their membership makes them one of the larger nodes of Casilino.

*Landmarks* are "point references considered to be external to the observer...simple physical elements which may vary widely in scale." The landmarks we included in our lynch map were those that interviewees mentioned or included in their sketches. The market usually showed up in the sketches and the conversations, so is a major

landmark. Casale Garibaldi also was a place that turned up often. In comparison, the church located on the central piazza was only mentioned some of the time. The senior center was only mentioned by seniors or by other people prompted to give examples of community centers. The mall came up only then we interviewed the elderly woman and students on top of Piazza Via Guattari.

Lynchian analysis has revealed to us the ways urban form in Casilino 23 affects social interaction and movement within the neighborhood. It has shown that the small idiosyncrasies of each building (such as the free space underneath and the layout of each district) contribute to the shaping of paths and access. On the other hand, it has shown that all community activities and gathering happen in spaces that are either indoors or on private property. The senior center is the only actual public space (it is funded by the city) that holds organized meetings, but it is limited to only seniors. All of the other nodes are semi-public because although they are accessible to everyone, they are not owned by the municipality. Indeed, what Lynchian Analysis has revealed about urban form and community activity is that the planning of activity completely takes place in separation from and irrelevant to the existing public space.



## Interviewee: Sergio Marzetti

Map 1 and 2

Occupation: Retired architect

Interviewed at: The market place

Place of Residence: Eastern District

Mr Marzetti moved to Casilino 23 from the centrally located neighborhood of St. Giovanni. He was reluctant to shift to what was then considered the absolute periphery, but did so that his son and daughter's childhood would have "more space and natural light". However, Marzetti stressed on the fact that now due to the public amenities and good connectivity to the 'centro', Casilino 23 was no longer considered as peripheral, but quite the opposite. He claims it is now considered a desirable place to live.

Marzetti stressed the radial plan of Casilino 23. He explained how the central church was intended as circular with a theme of "rolling movement". The school too (that he mentioned had only 10% immigrant students) was supposed to be circular, how ever this plan was abandoned as it was cheaper to use a pre-fabricated rectangular design-

However traces of the radial intention are seen in how the building complexes are radially placed around a central core of community activities (the market, the church, and the neighborhood's largest piazza).

Casilino 23 is situated on an Archeological district close to Constatine's Basilica , and has an extensive network of catacombs that are now closed off to the public. This underground matrix has hindered the development of the metro system in the area, causing inefficient re-routing and delivery delays. Casilino 23 was initially suppose to be developed as a Business District, however this plan soon evolved to create a residential unit for a business district. Marzetti spoke about the technical history of Casilino 23. Only the cooperatives were constructed in (red and white) terracotta, which Marzetti contended was of good quality. All the other housing units were made of pre-fabricated materials. His complex, Matrigo the 2nd, started being built in 1974, and was occupied in 1978. Mainardi was the name of the architect that designed these buildings. The ground that Matrigo now stands on use to be covered in self-built housing in a Borgate settlement pattern, however their occupants were offered good quality public housing in exchange for their plots of land, and thus these borgotae were raised to the ground. All but one Borgota availed of this option, and this one persistent Borgota still exists, surrounded by all the modern housing complexes.



In the initial plan of Casilino 23 the inner street of Via Balzani was intended to be connected to Via Casilina on the outskirts. However, a persistent land owner refused to vacate. After 30 years of attempting to expropriate this land, the Municipio decided that the landlord should be left alone. Therefore to date a lone one-family house prevents the connection of two adjacent neighborhoods, unintentionally adding to the radial characteristic of Casilino 23 by creating closed circular movement of vehicular traffic.

The area of Casilino 23 has been designated as a 167 area and therefore has a significant presence of social housing. This neighborhood is well maintained according to Marzetti, and is in the privileged 'parioli' 6th district, one of Rome's best known high income districts. This sometimes leads to problems though, as the government fails to take their issues and complaints seriously because of the high quality of public amenities already available to the residents of Casilino 23.

His collaborating architect Muratoni, who disliked Quaroni's radial plan for the neighborhood, designed the tight grid of the neighboring Centocelle. The Primavera Mall that lies on the border of Centocelle and Casilino 23 was designed much later on, yet is a clear central point for both the neighborhoods.

We explained to Marzetti our difficulty in entering and ascertaining what the building complex in the north-eastern most part of Casilino 23 was. He threw some light

on this complex by telling us that as there were no public amenities in that area, no one spent time there.

In 2008 the housing tax was abolished; according to Marzetti this led to the rise of squatters in the neighborhood and in the park. Real Estate Value now rose to 450 Euro per sq meter, which is expensive by Marzetti's standard.

All in all Marzetti seemed very eager to share as much as he remembered about Casilino 23's growth and development. We spent close to 45 minutes just talking to him as he unhurriedly sketched out his Lynch maps. He even invited us into his house in Matrico, letting us wander through every nook and corner in it. Marzetti seemed more interested in giving us an extensive background than explaining his perspective on the current neighborhood, and was an extremely valuable source of information.

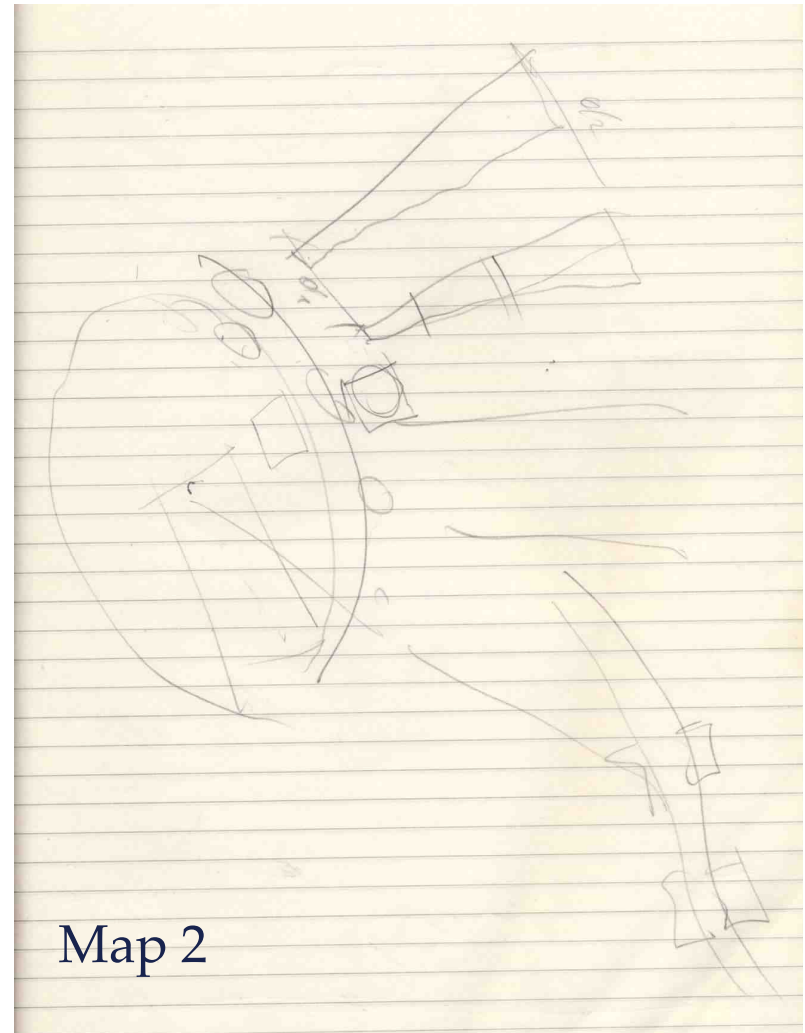
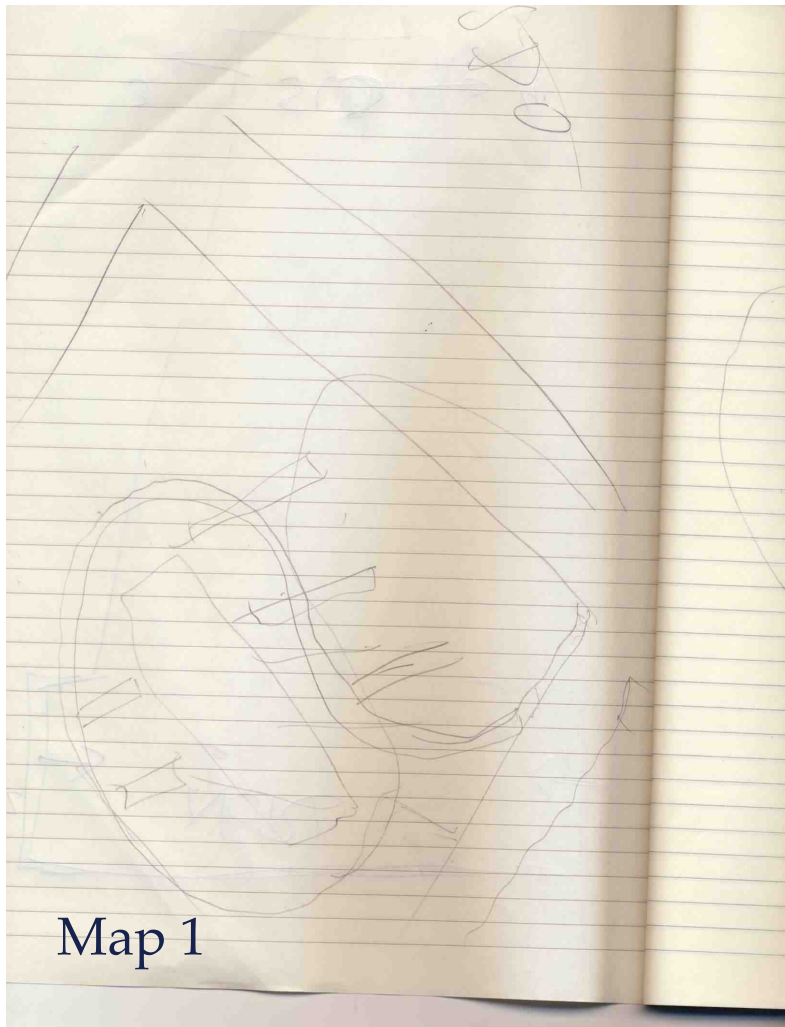
#### *Analysis of Maps:*

Map number 1 and 2 were drawn by the architect Sergio Marzetti. His first map explained the entire area of Casilino 23 in relation to Via Casilina on its outskirts. Mr Marzetti started drawing the map with this street placed at the top. He then drew in the outskirts of the neighborhood, mentioning that the park was added later to the neighborhood. He stressed on the main streets of vehicular traffic around the central core (of the market place and piazza), and even explained that the inner neighborhood street of

skirts. Marzetti was eager to help, sharing his many insightful stories about the history of Casilino 23's design and plans, referring in detail to the 'Municipio' of the area.

Marzetti's second map focused on explaining the radial setting of Casilino 23. He drew in the core that he depicted as circular even though this does not correspond to

the actual neighborhood plan and then added the details of the marketplace, church and piazza into it. He oriented his map with the church towards the top of the page. After this he placed the housing complexes radially around this core, filling in interesting details after such as the Villa Garibaldi and the other community centers. Again, he stressed on vehicular movement and roads.



## Interviewee: Store Owner

Map 3

Occupation: Pet Food store owner

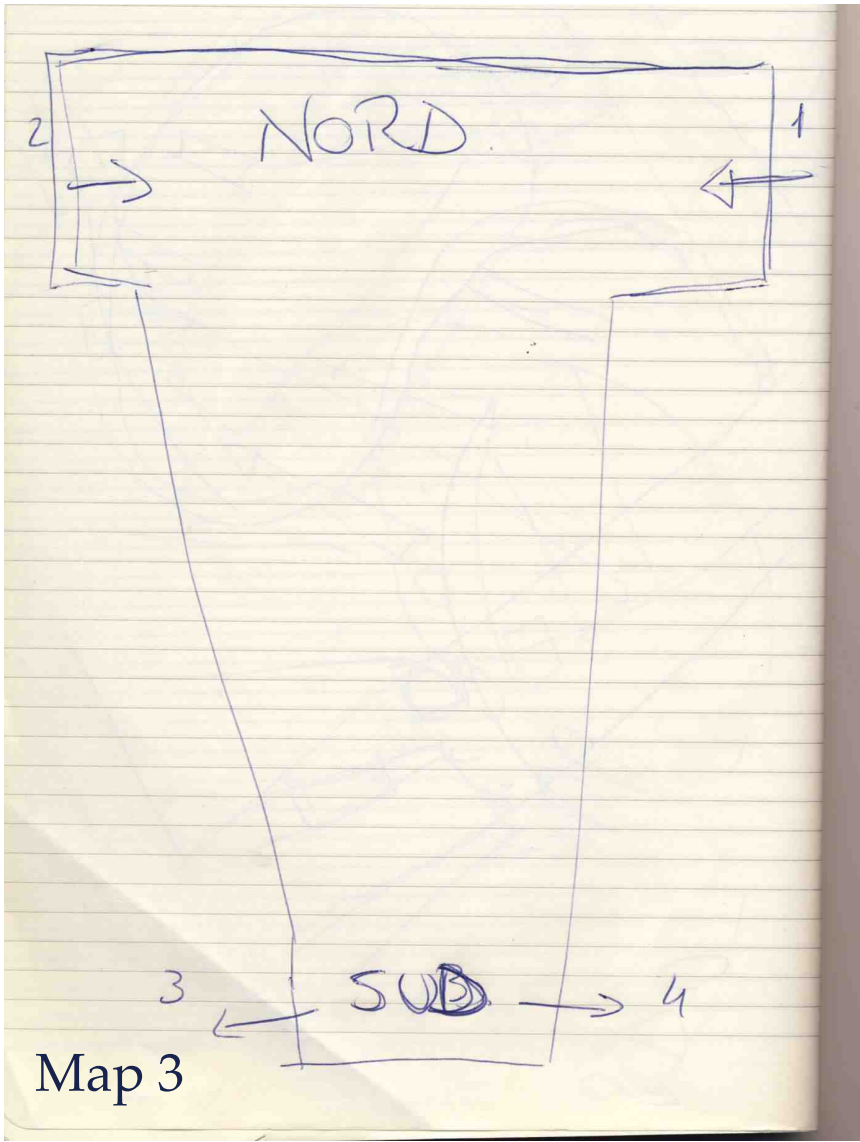
Interviewed at: In his store in marketplace

After some coaxing from Daniele, the owner of a pet food store in the market agreed to draw a map for us. Like most of the people we asked to draw, he said he just wanted to talk. He did not want to draw until we showed him previous maps done by the architect and realized that they did not need to be elaborate drawings. He is not from Casilino 23, but he commutes to the marketplace every day and has had his stall for eight years. He agreed to draw only the marketplace because he does not know the rest of the neighborhood. He labeled north and south of the marketplace because the entrances (numbers 1 and 2) are in the north and the exits (numbers 3 and 4) are in the south. We were unaware beforehand that there were labeled entrances and exits because we did not see any signage around during our first visits.

## *Analysis:*

We found it interesting that he labeled the ends of the market North and South and that there were specific entrances and exits that we were unaware of beforehand. The owner stressed the fact that since the entrances to the northern region of the market are larger and more public that few individuals wander into the southern region of the market and do not know that there are open stalls in that region. From what we learned from the pet storeowner, we can say that the market is a limited resource within the community. While the market is north of the piazza outside the church and seems like it would be an integral part of the community, it is not because of the high rent prices that result in high prices of goods and the fact that many residents are unaware that the southern region of the market exists. This reflects the idea that there is a disconnect within the neighborhood because residents do not recognize the market as a resource in their community, not to mention that the pet food storeowner does not even belong to the community himself.

Interestingly enough, the first time our group visited the market we unknowingly entered from the Southern end and noted that there were fewer stalls and less people. All other times we entered the market happened to be from the Northern end because it was next to the piazza.



## Interviewee: Musician at Casale Garibaldi

Map 4

Occupation: Musician

Interviewed at: Casale Garibaldi

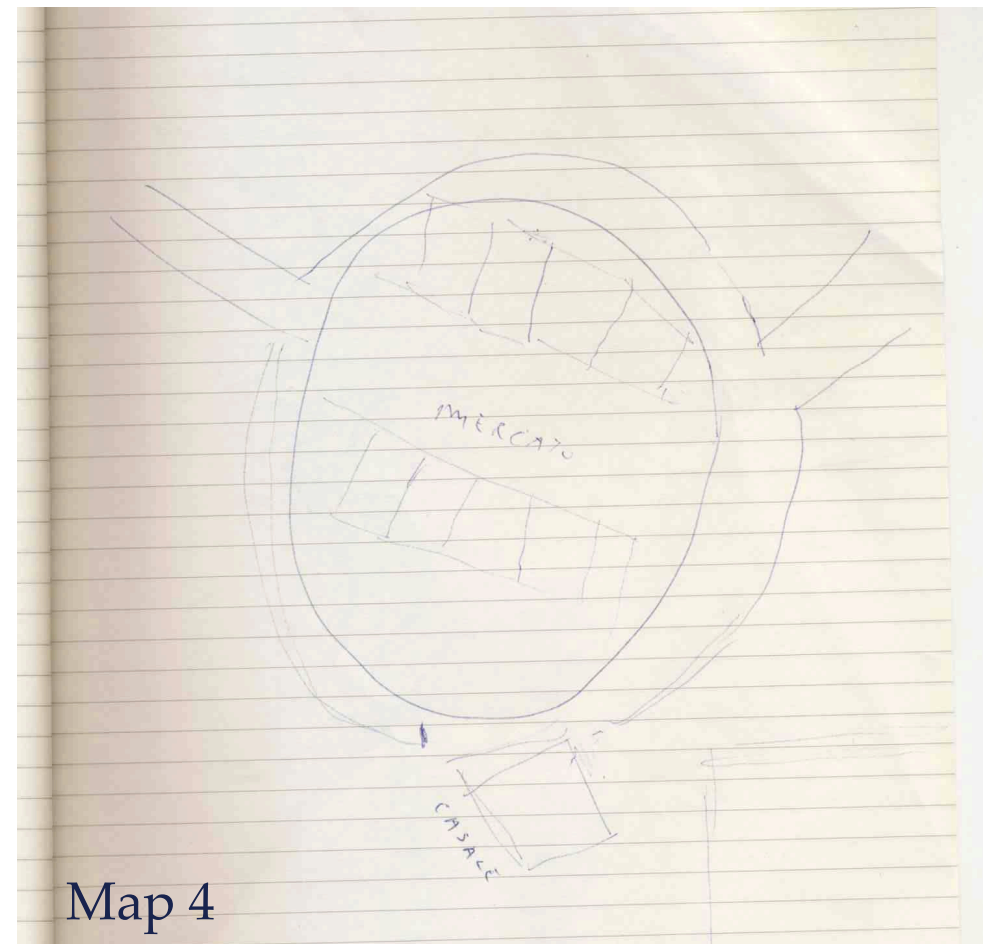
Place of Residence: Outside Casilino 23

While venturing into the Casale Garibaldi we met a younger gentleman at the community center near the market. While he too was not from the neighborhood, he came regularly to visit friends and use the center. He seemed to have a general idea about the area however; and claimed that he found that market to be the center of the region. In addition, we asked him about the vitality of the community to which he believed to be somewhat lacking. He explained that Casale Garibaldi is perhaps the most lively place for students, musicians, and artists to congregate. He further mentioned that he wished for more community events in the neighborhood that would bring more residents together from all age groups.

### *Analysis:*

Like many other residents we met, he was extremely shy when drawing his Lynch map and preferred to draw it

in private. Nevertheless, from viewing the drawing afterwards his map clearly emphasized the market and Casale Garibaldi as the centers of the neighborhood. In his Lynch map, he encloses the market area in a circle, similar to the grid of Casilino 23. He also pinpoints the major access roads, Via Garibaldi and Via Balzani.





## Interviewee: Resident of the Area

Map 5

Occupation: Unknown

Interviewed at: At neighborhood post office

Place of Residence: Northwestern district

At the post office we encountered a middle-aged woman who was from the area and was kind enough to answer a few of our questions. She explained that she had been a resident of the area for more than 10 years and now lives in the housing units parallel to Via di Giardino. During the interview she too noted the importance of the market and explained how it is a central part of the community. One of the questions we asked her was about the land-use in the area and if she found a substantial mix of commercial and residential spaces. She contended that the community has a solid balance of mixed-used properties from the post office, bank, and market which she claimed are all near or within her housing complex. As for any issues in the neighborhood she claimed that there were none. She further stated this area is a perfect place for families to settle down.

### Analysis:

In her lynch map she focused on the market and her apartment building as the center of the neighborhood. She also included a small private garden area that can only be accessed by the residents of that building. She drew the map vertically with a north-south axis when it actuality it should be viewed with an east-west axis.



## Interviewee: Elderly Woman

Map 6

Occupation: Retired

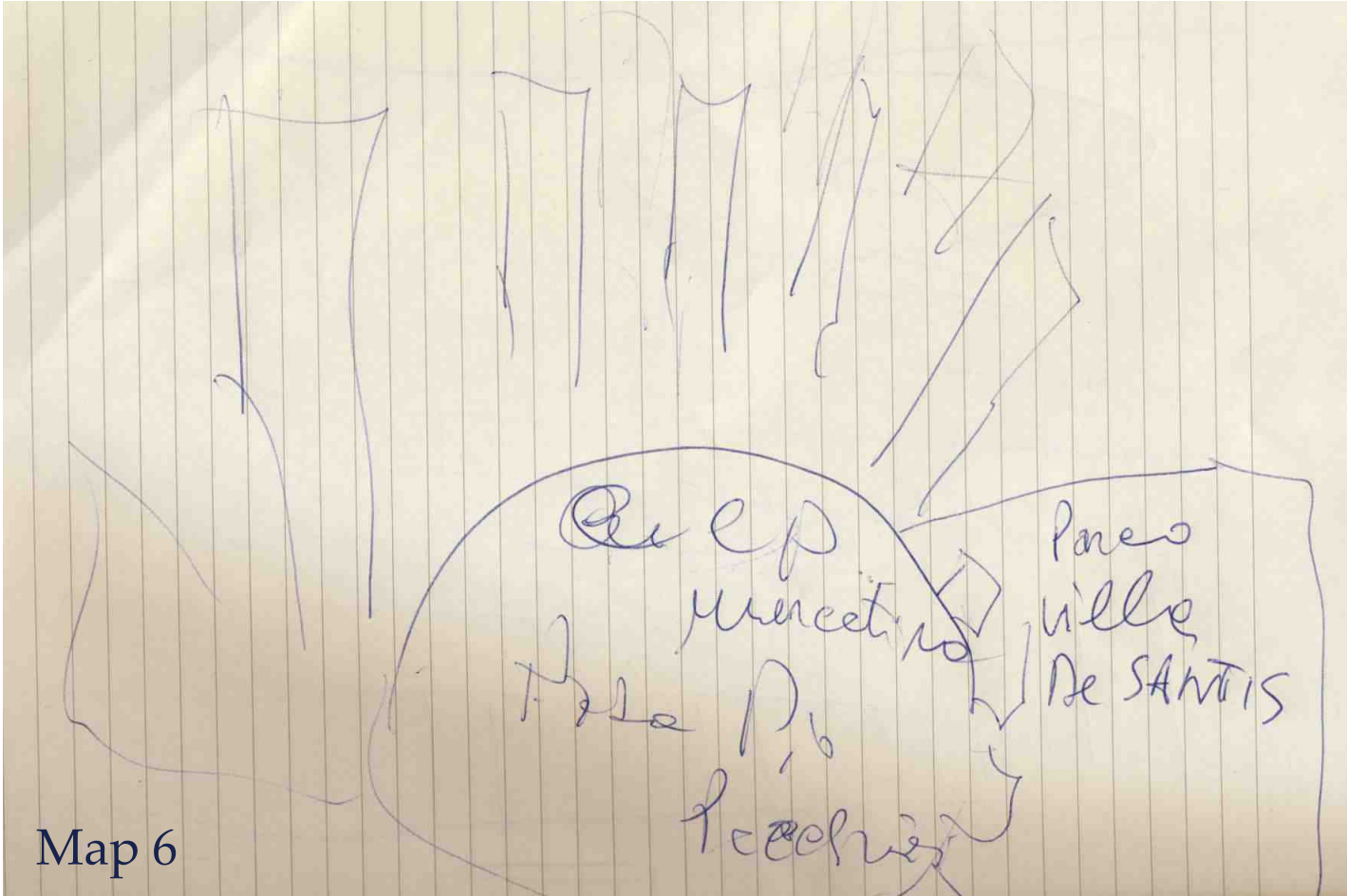
Interviewed at: Piazza Via Guattari,  
on top of Primavera Mall

On top of the Primavera Mall, we came across a small park area with benches and lots of open space. It appeared to be a mini-piazza. Here we conducted our interview with Michela, an elderly woman. The park was enclosed with low-rise apartment units, which she explained were built perfectly to encourage more of a residential-like neighborhood. She declared that many people congregate here daily and the area attracts a lot of activity. In addition she talked about how the youth center, located next to the park, is a great place and perhaps one of the only places for kids and teenagers to collect. Michela additionally expressed the convenience of living near the mall to which she believes this area to be the center of Casalino 23. Nevertheless, we were surprised to hear that Michela never ventured pass Viale della Primavera since there are many businesses and shops located there. She claimed that she only associates with those living in her community

and does not wish to support those living outside it. When asked what she thought some of the issues in the community were, she responded by saying that more activities are needed for the kids who only have the community center as a place to gather.

### *Analysis:*

With respect to Michela's lynch map, it was not surprising for our group to see that she sketched the park and where she lived as the focal point. She further incorporated the youth center in her map and drew it vertically with a north-south orientation.



Map 6

**Interviewee: High school male youth**

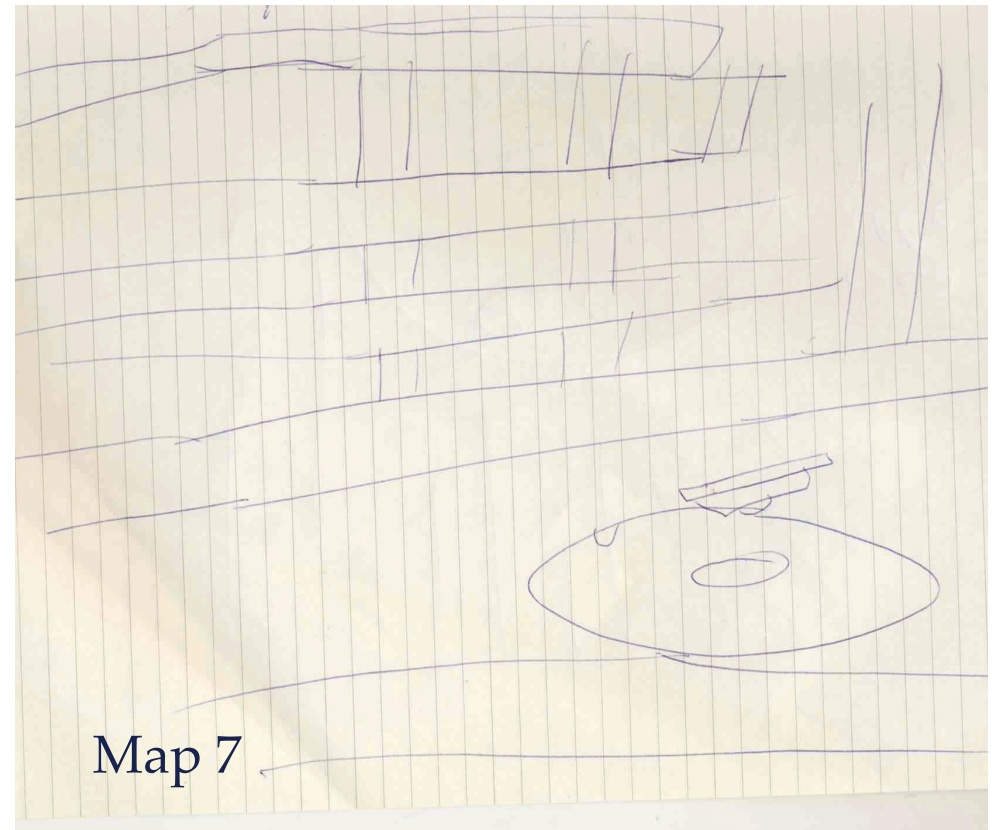
Map 7

Occupation: Student

Interviewed at: Piazza Via Guattari

Place of Residence: Centocelle

Map number 7 was an extremely quick sketch drawn by a high school boy who we met in the piazza above the Primavera Mall. He started the map by drawing a crude circle to depict the piazza we were in. He then drew in the entrance to the mall and a single small circle in the center of the piazza to represent the scattered green features of the piazza. He later drew in Viale della Primavera. As he was not from the neighborhood, he drew in the gridded area of Centocelle towards the top of his map and gestured that he lived past it (the northern most part of map).



## Interviewee: High school male youth

Map 8

Occupation: Student

Interviewed at: Piazza Via Guattari

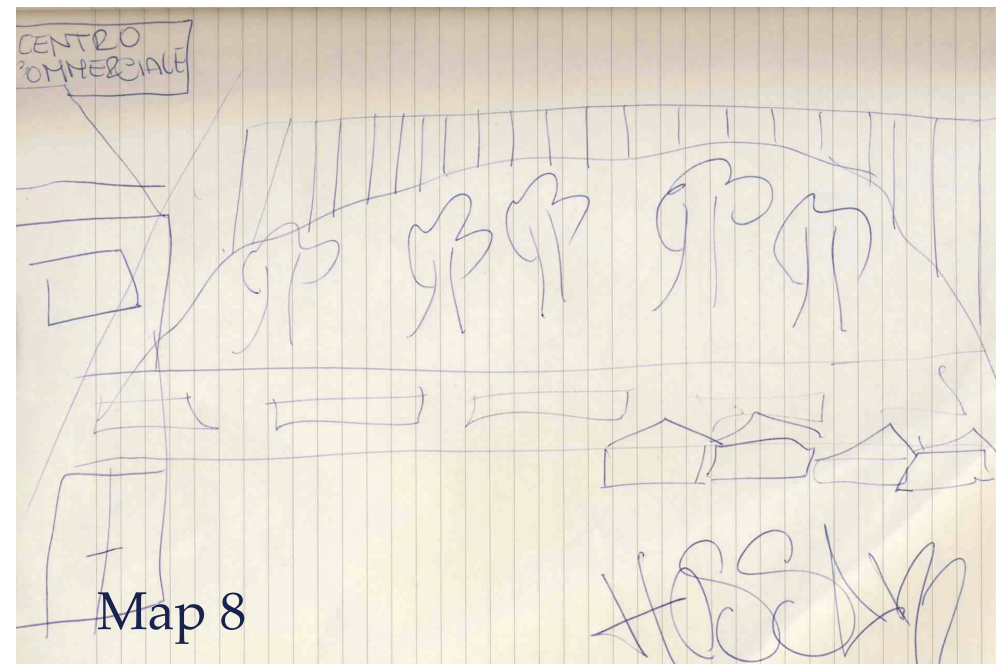
Place of Residence: Centocelle

Another one of the teenage boys we met on the miniature piazza on top of the Primavera Mall drew our eighth Lynch map. He was not a resident on Casilino 23, but lives farther up Viale della Primavera past some trees and other greenery that our Italian grad student Daniele was familiar with. He labeled the Primavera Mall as “Centro Commerciale” in the top left corner and the single street he drew is Viale della Primavera. He said that if we continued walking north along the street (away from Via Casilina) there is a green space (represented by the trees he drew) that he lives near. The figures on the left side of the drawing are representative of Centocelle. He also signed his name at the bottom and it is interesting that he felt this need. “Has-san” is also commonly used in tags.

### *Analysis:*

The boy also told us he never frequents Casilino 23,

except to use the Primavera Mall for meeting and leisure purposes. He said he never goes to the youth center because the hours are never convenient for him and that Casale Garibaldi was too far. He emphasized the fact that he uses Primavera Mall as a meeting point, but never ventures into Casilino 23 itself because he has no need to explore it. He left out the areas between the edge of Casilino 23 and his neighborhood because he said he does not go there either. This supports the idea that Casilino lacks proper community centers that cater to all age groups of the neighborhood. Even though many individuals from other surrounding neighborhoods use Casale Garibaldi, it still does not draw in individuals who live far away that also do not have strong community centers.







## Interviewee: Secretary of Casale Garibaldi

Occupation: Secretary

Interviewed at: Casale Garibaldi

*Old man, been a part of the organization since it began 20 years ago*

We walked past exiting women and entered Casale Garibaldi, which was now deserted except for an old man who was rearranging tables. This was the secretary of the organization, and was happy to speak to us about the function of Casale Garibaldi and what its relationship with the community was like. He told us that the house was very old, and that the name comes from a local legend that Garibaldi had once slept there. During the 80's the house was a squat inhabited by drug addicts; 20 years ago it was repaired and the organization was established, staffed by volunteers from the various community organizations that help to fund it.

He explained that the community organizations (which we had earlier heard about from others but had erroneously believed to be the names of the developments themselves) aren't restricted to any one building but consist of people from throughout Casilino. For example, he listed some involved organizations: ACLI – Le Muse; Il Ponte, a group for young people with disabilities; PPPasolini, a group that is involved with cultural activities; and Islamabada, an international group for cooperation. Casale also

gains funding from the city government; however, the city has tried to replace the local organization and place a larger national non-profit in charge. He told us that a “competition” had recently been held to see who was better suited to manage the center and they had narrowly won the right to keep Casale Garibaldi locally run. He found it frustrating that they were meeting such resistance from the city over funding for a positive community force, and added that it was a struggle to keep the organization open.

He called the center a resource for the neighborhood, and said that over 1000 students, all ages, were enrolled in classes as diverse as painting, theater, music, language, archaeology, gymnastics and literature. The classes are extremely cheap: they cost 15 Euro to cover the expense of hiring teachers. The center also organizes community events on its grounds, the biggest being the annual May 1st community picnic. They also organize musicians to play and authors to give readings and engage in discussion of their books. In the past, the center had collaborated with the community organizations in order to plant 200 trees on its property and around the neighborhood.

The biggest problem facing Casale Garibaldi according to the secretary is the funding issue: an example is the cost to repair the roof, which will be 40,000 Euro. They are planning to purchase outdoor tents to conduct even more classes outside. Because of the high building maintenance costs, he believes that they may not survive another attack from the city and the management of Casale Garibaldi will pass to a national organization with deep pockets.







# Typologies

In attempt to accurately depict and survey the neighborhood of Casilino 23 this section on Typologies will discuss Street Typology, Building Typology and Community Resources, to supplement our analysis.

## STREET TYPOLOGY

The street survey was conducted on a street-by-street basis that looked carefully at the street types, traffic flow, pedestrians, green space and social environment.

The streetscape was built in a way that generates what seems to be roundabout movement. There are no routes that connect directly to the innermost areas of our neighborhood. In terms of connectivity however, Casilino 23 is easily accessible to the rest of Rome. There is a tram station located along Via Casilina that goes straight to the Termini, which is a major connection hub for bus lines and the metro. In addition, there are bus stops located on Viale della Primavera and Via Romolo Balzani.










*Parking lot in Northwestern area of buildings.  
Photo credit: Michael Jacob*

The street survey was conducted on a street-by-street basis. The particular streets we studied in a detailed section are: Via Dei Gordiani, Via Casilina, Via Checco Durante, Via Romolo Balzani, Via Francesco Ferraironi, Via Alcesto Trionti, Via Mario Ugo Guattari, and Viale Della Primavera. The following is a detailed survey of our observations on each street:



# Map (#)

## Map: Names of Major Streets

-  Via dei Gordiani
-  Via Casilina
-  Via Checco Durante
-  Via Romolo Balzani
-  Via Francesco Ferraironi
-  Via Mario Ugo Guattari
-  Viale della Primavera



Neighborhood of Casilino 23

SOURCE: Map created by Illika Sahu through survey, using a Google Maps image as a basemap.



## VIA DEI GORDIANI

Number of Lanes: Major Two Lane with Meridian  
Parking on Streets: No  
Presence of Sidewalks: Yes  
Maintenance: High

Towards the northern end of the street, there is a substantial amount of residential housing units, complimented with soccer fields and parks (including a playground). The traffic is pretty heavy with a North-South flow. Due to the high presence of automobiles, there are hardly any pedestrians, but in spite of that, many people frequent the park that lies parallel to Via dei Gordiani. There are also industrial buildings, such as mechanic shops and a recycling center along this street.

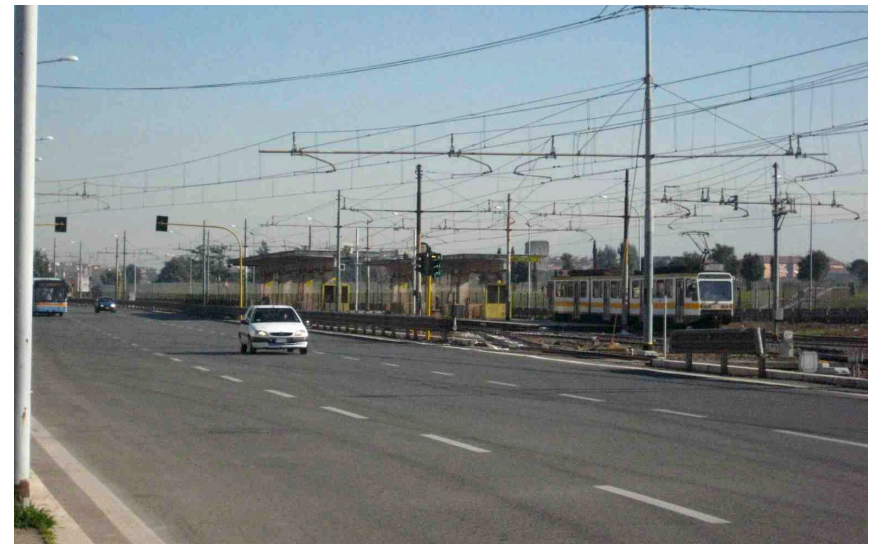


*Picture of the street  
Via dei Gordiani. Photo  
credit: Michael Jacobs*

## VIA CASILINA

Number of Lanes: Major Two Lane with Meridian  
Parking on Streets: No  
Presence of Sidewalks: Yes  
Maintenance: High

Characterized by the tram-station, Via Casilina is a busy street with a strong flow of traffic. As a result, there are quite a few stoplights and a large meridian to divide the lanes. On the right side of the street, facing east, one can find a rather large open space that appears to be a park, but in actuality it is called spazio di risulta or left undeveloped land. Towards the left side however, there are more commercial premises such a pizzeria and a gas station. Yet, there still seems to be a small presence of pedestrians on foot.



*Picture of the street Via Casilina. Photo credit: Michael Jacobs*

## VIA CHECCO DURANTE

Number of Lanes: Major Two Lane w/ Meridian  
Parking on Streets: Yes (Public)  
Presence of Sidewalks: Yes  
Maintenance: High

Perpendicular to Via dei Gordiani, Via Checca Durante, is mostly comprised of residential housing units. This street has sidewalks on both sides, unlike Via dei Gordiani. It is very short in length, but many individuals use it as a shortcut to get to Via dei Gordiani from Via Romolo Balzani. We also observed many elderly people strolling also located at the end of street toward Via Romolo Balzani.



*Picture of the street Via Romolo Balzani.  
Photo credit: Michael Jacobs*

## VIA ROMOLO BALZANI

Number of Lanes: Small One Lane  
Parking on Streets: Yes (Public)  
Presence of Sidewalks: Yes  
Maintenance: High

Highly concentrated housing units are visible on Via Romolo Balzani. While the road is not characterized by a heavy traffic flow, there is a high presence of parking on the street. Therefore, we estimate that a moderate number of vehicles pass through daily.



*Picture of the street Via Romolo Balzani.  
Photo credit: Michael Jacobs*

## VIA FRANCESCO FERRAIRONI

Number of Lanes: Major One Lane  
Parking on Streets: Yes (Public)  
Presence of Sidewalks: Yes  
Maintenance: High

Marked by greenery and broad thoroughfare toward the southern end, this street has residential units on both sides of it. In addition, ample parking looks to be easily available along its edges. Towards the northern end there are more commercial buildings, such as flower shops, banks, and a cell-phone store. Furthermore, from our surveys we have noticed that there are more people with a wider range of age groups in this area.



*Picture of the street Via Francesco Ferraironi.  
Photo credit: Michael Jacobs*

## VIA ALCESTO TRIONTI

Number of Lanes: Small One Lane  
Parking on Streets: Residence Parking  
Presence of Sidewalks: No  
Maintenance: Very High

Although very similar to Via Francesco Ferraironi with regards to greenery and a high concentration of residential units, Via Alcesto Trionti, is much smaller in width and comes across as a much more private space than a public road. Due to the fact that this street is very small in length and runs through a housing development, we can infer that only the residents of these units utilize this street.



*Picture of the street Via Alcesto Trionti.  
Photo credit: Michael Jacobs*



## VIA MARIO UGO GUATTARI

Number of Lanes: One Lane  
Parking on Streets: Yes (Residence and School)  
Presence of Sidewalks: Yes  
Maintenance: Average

Via Mario Ugo Guattari is a compact one-way street with housing units along its path. This area feels denser and it has a moderate traffic flow. Also, east of the street is a middle-school, so we can infer that during specific times of day (parents dropping off and picking up their children) the street experiences more pedestrian and vehicular traffic than other times of the day.



*On Left: Picture of the street  
Via Mario Ugo Guattari  
On Right: Picture of the road  
Viale della Primavera. Photo  
credit for both: Michael  
Jacobs*

## VIALE DELLA PRIMAVERA

Number of Lanes: Two with Meridian  
Parking on Streets: Yes (Street, Underground)  
Presence of Sidewalks: Yes  
Maintenance: High

Mostly public space mixed with housing along the sides, this street has a heavy traffic flow with a meridian divide. The street also has a large amount of parking available on both sides of the street. There is a boundary that divides the residential area and the small/workshop industries. The street also has various stores, including small grocery stores, banks, convenience stores, pizzerias, and a market. Our group observed the most amount of people in and around this area. Additionally, in the northern end of the road, there lies Primavera Mall, which provides several affordable-clothing shops and convenience-like stores. Viale Della Primavera also connects to Via Casilina making it a major vehicular route.



## BUILDING TYPOLOGY

To study the building typology of Casilino 23, we split the neighborhood into Lynchian districts; this was an easy decision because the typology of each district is different from the rest but homogeneous within its boundaries. There are also some typologies present in Casilino that are distributed around the neighborhood independent of district boundaries, such as the old two story houses found in the park and that houses Casale Garibaldi.

Studying the building typology helps to reveal the character of each neighborhood as each differs in things like density, commercial space and access.

### *Northwest District*

A man we questioned here believed that this district was originally constructed by the national railroad to house workers. It has the highest buildings in the entire neighborhood, ranging from 15-12 stories high. The buildings have a slanting shape and start at 12 stories at the end closest to Quaroni's focus on Viale della Primavera and rise to 15 at the other end. There are 6 rows of 7 buildings each separated by private parking and greenery. There is no open space for gathering underneath these buildings, and the walls continue to the foundations. Although we were never able to get inside, we could see that each floor was connected by a spiral staircase, possibly resulting in daily



*Building in the Northwest District. Photo credit: Cassandra Gallagher*

encounters among the apartments along it. This would constitute one of the few areas of space in this district where people meet. A woman we interviewed here only included the post office and a small garden as other gathering points. The district also has the highest level of accessibility to Villa di Sanctis in Casilino; this park was also included in the woman's sketch. As already mentioned parking for residents is completely private and is located behind locked gates. There is more public parking underground but also with restricted access. A visitor to this area cannot explore much past the public street and post office, and the district exudes an aura of privacy.



## *Southern District*

The same man we talked to in the northwest district believed this area to have originally been created by ACLI, but this was never confirmed by anyone else. This area is located directly south of the church and the central piazza. Buildings here start at a maximum of 7 stories in the most northerly sections but density decreases to 3 stories in some of the southern areas. The buildings in the northwest were made out of brick but here buildings were constructed in a cheaper way using prefabricated blocks of cement and fixtures. This to us made the buildings look flimsier than their brick counterparts. There are 7 rows of 8 structures all straddling a central footpath lined with publicly accessible green space and shops. There are no fences or gates in this district and anyone can come and explore under the buildings, in the green spaces or in the parking garage underneath. The shops on the main path inhabit the ground floor of smaller, 2 story sections of the main buildings that have larger apartments on the second floor. Some of the types of shops here were gift shops, a gym, a café, a pharmacy, an AS Roma billiard club, clothing stores and a pizzeria. This district is the most open and most publicly accessible. This district also contained the only example of public housing in Casilino 23. We weren't able to find anyone who lived in this building, and no one we talked to mentioned it as a blight or something that stood out in their minds. The building is in the same style as the

rest of the district and there is no external indication that it is inhabited by renters.



*Top: Building in Southern District. Bottom: Building in South-eastern District. Photo credit: Cassandra Gallagher*



### *Southeast District*

This district is one of the two out of the five in Casilino that houses no community institutions or amenities. It is purely housing: 6 rows of 9 buildings with a maximum height of 7 floors and slant to a minimum of 2 floors. They have free space between the first floor and the ground that allows passage between green spaces. The buildings with 2 floors exist on Via Francesco Ferraioli across from the school, and this is the quietest area in Casilino. In fact, the entire southwestern district is quite empty of car and foot traffic. We believe that this is due to the lack of any social draw here. The green spaces between the buildings do not contain any seating, and do not have any more pedestrian traffic than the paths. A woman we talked to here said that most of the people who lived in this district had converted their cooperatives into condominiums, making this district a very private place. At the same time, this district is one of the most open, with no gates to prevent inquisitive students to come in and enjoy the flora.

### *Eastern District*

This is the only district of Casilino to have followed Quaroni's original design specifications in construction. It is made of all brick, to mimic Roman imperial styles. The heights range from 8 stories to 2 stories, decreasing on the slant that is characteristic of all housing developments in

Casilino 23. These buildings have more in common with the northwestern district than the southern districts because they are much taller. There are two main differences. In the northwest the staircases are located in a spiral design on the exterior wall and here the stairways are accessible through walkways and spaces beneath the first floor of the building. The under-spaces are the second difference and allow for freer movement through the area, a lot like the southern district's main path. People may walk across from the market to the mall on the other side and also visit the senior center, youth center, bank or shops located under the buildings. These spaces have pedestrian traffic but are not used as meeting spaces because they are dark and have a cold feeling. This is another example of how the urban form in Casilino has affected pathways and access but has not played a significant role in the shaping of social activities.



*Building in Eastern District. Photo credit: Cassandra Gallagher*

### *Northeastern District*

For a long time, we referred to this district as the “mystery housing” because we could not find anyone who lived in it or knew anything about it. There are no pedestrian pathways connecting this area to the neighboring eastern district, and the entire perimeter is gated off to non residents. The northeast has no public amenities like the southeastern district and is therefore very quiet and the most private out of all the areas of Casilino. It is also the least dense: the range of height is 2-6 floors and there are 4 rows of 5 buildings. The green space between the buildings is limited to small shrubbery and grass and there are no underpasses on the ground floors. It comes across as a nonsense, go to work come straight home type of commu-



*Building in North-eastern District. Photo credit: Cassandra Gallagher*

nity. No one that we talked to mentioned that they lived in this neighborhood although it is very possible that some may have. This is because the district provides no services and residents must exit to shop or go to places like Casale Garibaldi and the senior center.

### *Self Built Housing*

Some example of self built housing from the early 20th century has survived the construction of Casilino 23. The most visible example of one of these dwellings is the Casale Garibaldi center, which has only 2 stories and is surrounded by a large yard. At some point, probably when the community organizations established it twenty years



*Only Self-built housing in Casilino 23. Photo credit: Cassandra*



ago, there were additions constructed. This was presumably either to increase the total number of people the building could legally hold or to accommodate the number of classes that are held there. Other examples of houses like Casale Garibaldi are two buildings that exist within the boundaries of the Villa di Sanctis park. Both are under 2 stories, and one is private while the other has recently been renovated by the city to become a public gallery space run by a municipal organization. Another self built house that is the most interesting is located within the unorganized park in the east of the neighborhood along Viale della Primavera. This house can be found on Google Earth's archival photographs in a 1943 picture. It used to be on a now nonexistent road that stretched from old Centocelle through the farmland of the present Casilino 23 and northwards towards Villa Gordiani. It now lies completely detached from any street and exists as an island in the middle of the park, surrounded by walls. This house also has 2 floors but is much smaller than the others and has more in common with the small Centocelle shanties across the street.

### *Strictly Commercial Space*

There are two areas of strict commercial space in Casilino 23: the first is along Via Casilina and is opposite a wall from the southeastern district. It is bordered on the other two sides by Viale della Primavera and a private catholic school. This area is completely taken up by a car



*The entrance to the commercial space in Casilino 23 that holds Todis and 'BlackOut Rock Club'. Photo credit: Cassandra Gallagher*

dealership and cannot really be considered part of Casilino 23 because of its unimportance in the neighborhood. The second is between Via Romolo Balzani and Via dei Gordiani. It is separated from the residential areas by Balzani and a wall that runs along the street. Inside is a scrapyard, gas station, Todis supermarket, car dealership, assorted small industries and a night club. The buildings in this area are usually one story and are wider than they are tall. The walls are whitewashed and plain, there is no green space, and there is very light daytime pedestrian traffic (it may get more crowded at night due to the nightclub). This area feels separated from the rest of the neighborhood because of the presence of the walls and completely different urban fabric.



## COMMUNITY RESOURCES

Casilino 23 possesses most basic necessities: a park, church, schools, community centers, a grocery store, and a market. The park Villa di Sanctis has plenty of space for leisurely walking and lounging and includes a playground and soccer clubhouse. Also, the park is important enough for some residents to use it instead of Casilino 23, when asked to state where they live. Villa di Sanctis is pretty extensive and spans almost all of Via Gordiani. The soccer clubhouse participates in a league and has some presence in the neighborhood. Whenever we walked by it we saw children using the space for a pick-up game or practice.

Many residents did not speak well of the local church, which is located between Via Romolo Balzani and Via Francesco Ferraironi, next to the market. We never went inside because it was closed to the public whenever we were in the field and we had no contact with anyone affiliated with the church. The church is a limited resource in the neighborhood because the new parish priest does not promote community events.

There are several schools in Casilino 23, which most of the local children attend. The schools are Romolo Balzani, Iqbal Masih, and St. Pius; these schools are located



*Top: The sign hanging above the Senior Center. Bottom: The soccer club attached to Villa di Sanctis Park. Photo credit: Cassandra Gallagher*

on Via Romolo Balzani, Via Francesco Ferraironi, and Via Casilina, respectively.

Casilino 23 has three community centers, but only two of them have a legitimate presence in the neighborhood. The community centers are Casale Garibaldi, the senior center, and the youth center. Casale Garibaldi is located across the street from the market, off Via Romolo Balzani. Individuals from other neighborhoods use Casale Garibaldi as their own neighborhood center because their neighborhoods do not possess a community center of such high caliber.

The senior center is very active within the neighborhood. Members must be aged 65 and older. Some members do not live within a short walking distance and yet frequent the center. The youth center is located near the miniature piazza located on top of Primavera Mall. The youth center is a limited resource to the neighborhood because it has odd hours and is not accessible to the public every day. In fact, most youths go to Casale Garibaldi to find activities or to other neighborhoods.

More people use Todis than the market located between Via Romolo Balzani and Via Francesco Ferraironi. The market is not a good community resource because the

prices are too high, as a result of high rent. The market has a few tables and chairs, but they are rarely used. Of the individuals we interviewed, most said they never go to the market, and that in a few years it will completely shut down. Todis is a discount supermarket that has its own parking lot, located right along Via Casilina, between Via Romolo Balzani, and Viale della Primavera. This store experiences much more activity simply because of its lower prices and convenience factor for the residents.

Primavera Mall is also a resource for Casilino 23 because it is a “one-stop shop” for residents. While Primavera Mall is still relatively new (the mall is not quite filled with stores yet), it has some apparel stores and a supermarket located on the bottom floor of the mall. It is located along Viale della Primavera in the northeast part of the neighborhood. Primavera Mall has a parking garage and a miniature piazza on top of it that residents use for relaxing, while other residents and individuals that live elsewhere use it as a meeting point.

*The piazza space near the central market and church . This is the largest space in Casilino 23 that was constucted for public use, however it is largely unused by the residents. Photo credit: Cassandra Gallagher*





# Statistical Analysis

In attempt to thoroughly survey the neighborhood of Casilino 23 this Statistical Analysis section will focus on Population statistics, Housing statistics and Occupation statistics.

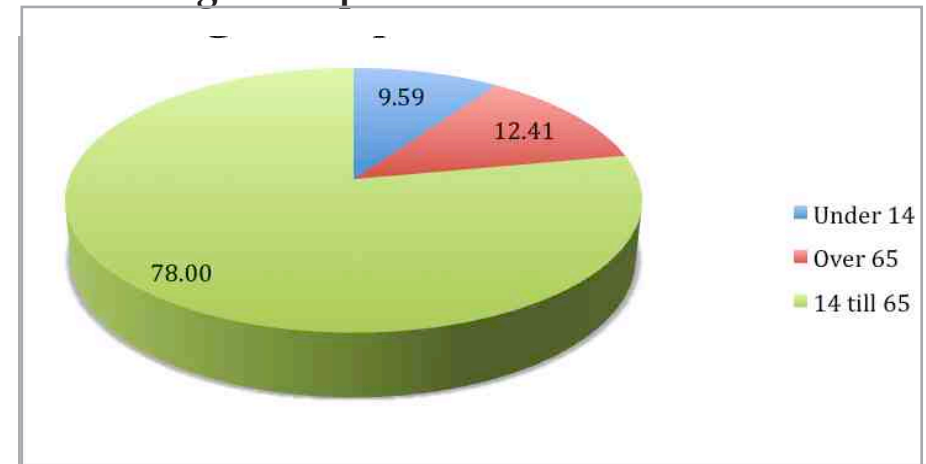
## POPULATION

Casilino 23 has a total population of 7,174 residents and 2,632 families. The male population is 3,529, or 49.19%, and the female population is 3,645, or 50.81%. The percentage of the population under the age of 14 is 9.59%, while the population from ages 14 to 65 is 78%. The percentage of the population of residents 65 and older is 12.41%, which is interesting because we mostly see the elderly population while in the field and originally assumed that a majority of the residents were elderly (Chart 1). However, after looking at our data we can note that the average population is not elderly and residents ages 14 to 65 are either enrolled in school or at work. We can also infer that this neighborhood is attractive to families who have been living there for more than fifteen years because of the low numbers of young children. Also, in the past 30 years Casilino has ex-

perienced a significant amount of growth: there was only one census tract in 1951, two census tracts in 1971, seven census tracts in 1981, and eight census tracts in 1991.

We have categorized families into three categories: 1 person, 2 persons, and 3 persons and greater. The percentages are as follows: 12.92%, 23.37%, and 63.72%, respectively (Chart 2). We can gather that most of these families consist of at least one parent and at least one child and that the majority of the neighborhood is comprised of families. This corresponds with the information we learned from the residents we interviewed, who told us that many residents live in Casilino 23 because there is more space for their children to play.

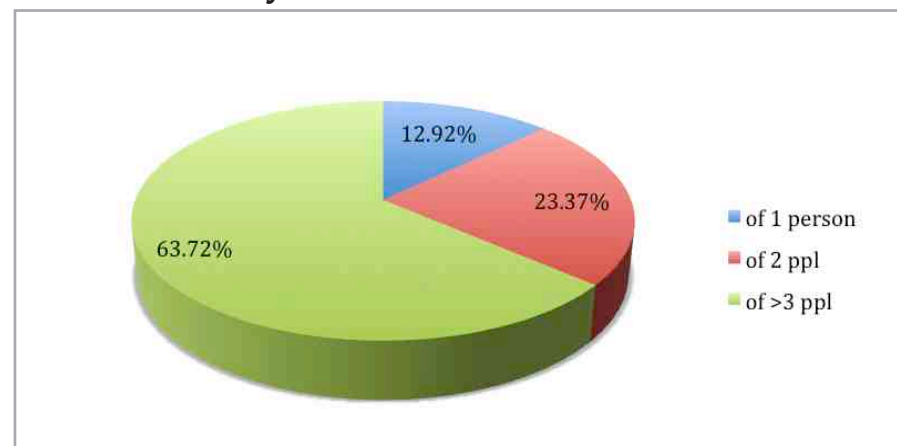
Chart 1: Age of Population of Casilino 23



SOURCE: Graph created from the City of Rome ISTAT data (2006).

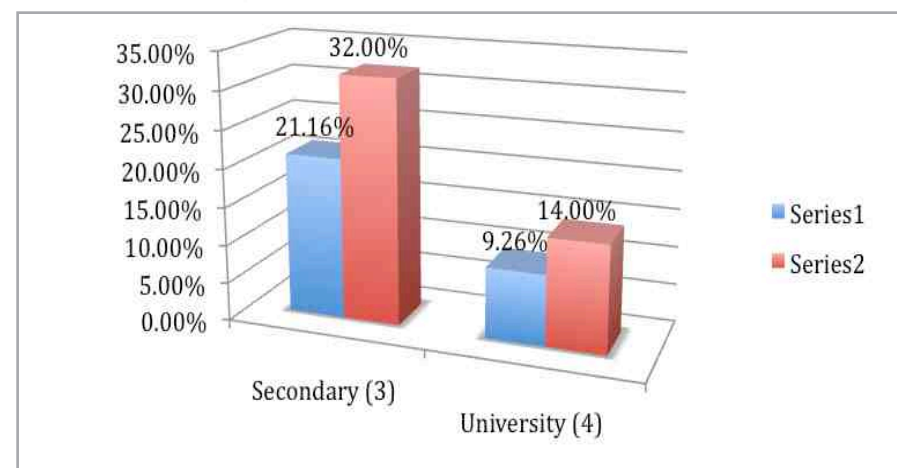
The total amount of Casilino 23 residents that have completed secondary school is 21.26% and the total amount of City of Rome residents that have completed secondary school is 32%. We can assume from our data that more Casilino 23 residents are not professionals because the number of residents that have completed secondary school is rather low. The number for Casilino 23 residents that have completed university is 9.26% and the number of City of Rome residents that have completed university is 14%. These numbers are surprisingly low, but we must remember that this data is from 2001 and the numbers have changed since then (Chart 3).

**Chart 2: Family Size of Casilino 23**



SOURCE: Graph created from the City of Rome ISTAT data (2006).

**Chart 3: Comparison of Education in Casilino 23 (Series 1) and Rome (Series 2)**



SOURCE: Graph created from the City of Rome ISTAT data (2006).

# HOUSING

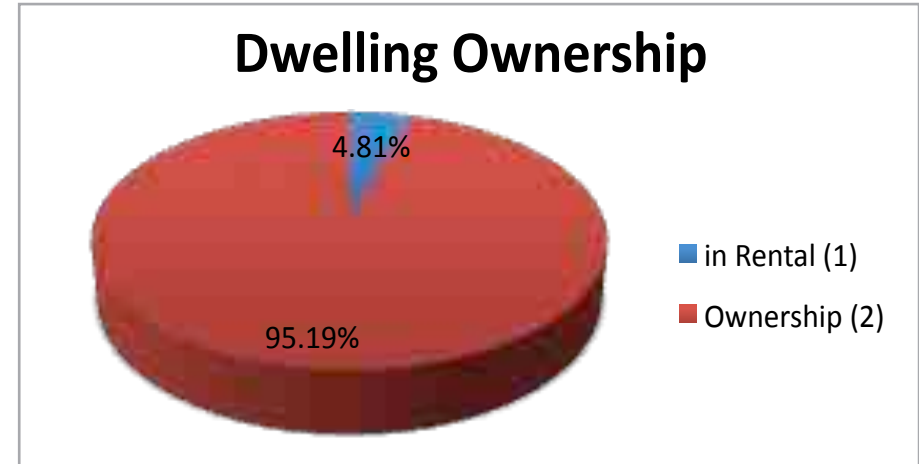
In regard to ownership, while 2238 units in Casilino were owner occupied, only 113 units were rented. Thus, more than 95 percent of the residents in the region are owners and only 5 percent renters.

This figure (chart 4) is an accurate reflection of our field observations; there is only one social housing unit located within our area. As for the city of Rome, this data strongly differs in that only 65 percent of residences are owner occupied and 28 percent are rented.

Additional information was gathered on the correlation between those unemployed and the number of dwellings owned, to that of the active population. From that data, we find that there is a slightly looser correlation for the unemployed than the active population in terms of ownership.

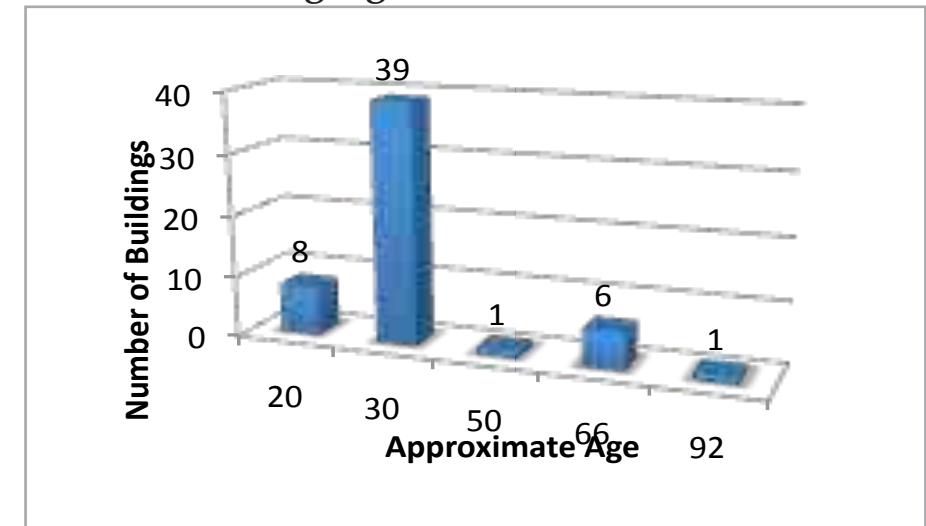
When observing the ages of buildings, Casilino 23 has a significant number of units 20 to 30 years old. (Chart 5)The average building age is approximately 34 years and around 86 percent of all the buildings are within this range. Considering most of the housing units were built during the 1960s and 1970s this finding is not surprising. As for the city of Rome, there are a greater number of buildings ranging from 40 to 50 years old compared to Casilino 23.

Chart 4: Ownership of Dwellings



SOURCE: Graph created from the City of Rome ISTAT data (2006).

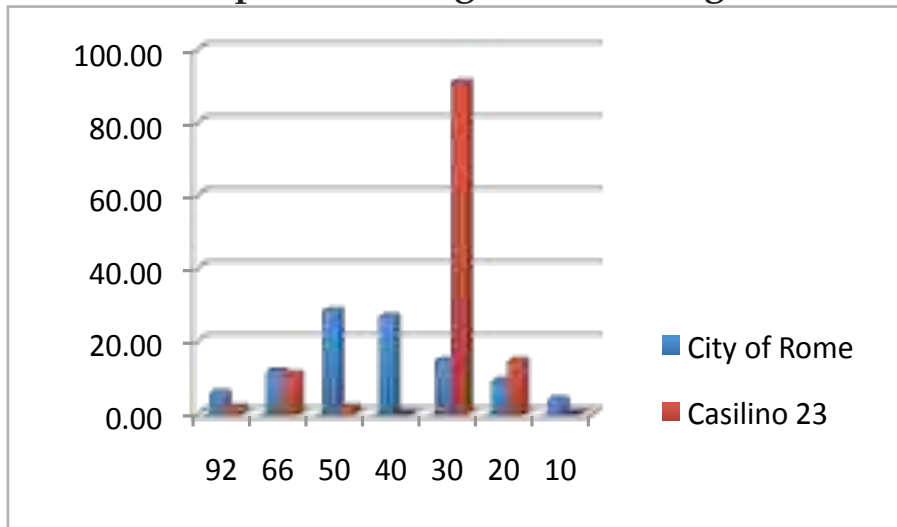
Chart 5: Building Age



SOURCE: Graph created from the City of Rome ISTAT data (2006).



**Chart 6: Comparison of Ages of Buildings (in %)**



SOURCE: Graph created from the City of Rome ISTAT data (2006).

Additionally, statistics show that in Casilino no new construction has been built within the last ten years. This discovery may be an indication for the housing market in our region. While more information is needed, perhaps this figure illustrates that the demand is either stagnant or slowly declining.

We encountered several shortcomings when comparing housing statistics between Rome and our region. Not surprisingly, more detailed figures were found for the municipality of Rome while information for Casilino 23 was harder to obtain.

## OCCUPATION

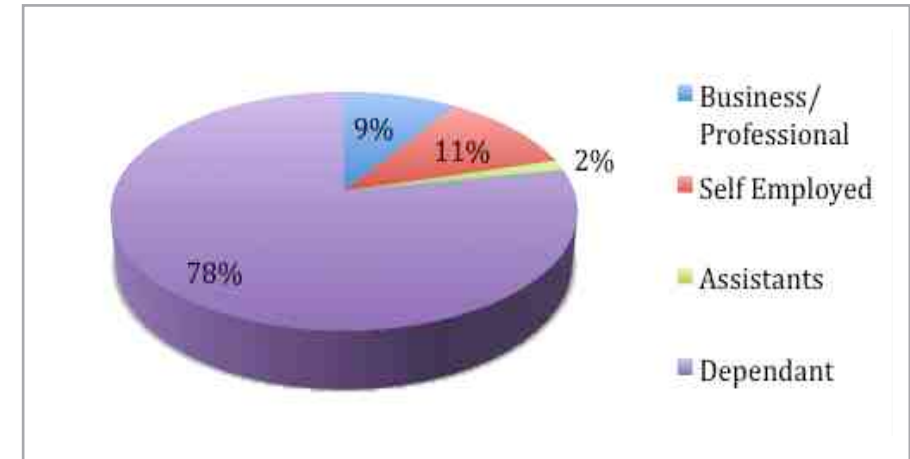
The occupational data for Casilino 23 from 2001 strongly characterizes the neighborhood as middle class. The dominant labor type in this neighborhood is dependent workers, which as a percentage of the total employed is 83.2%. As a percentage of the entire population this figure is 35.36%, which can be compared to Rome's 30.23%. This was a surprise to us because we had heard residents describe the neighborhood as very well educated; because of this, we expected there to be more professionals than dependents. Professionals make up only 5% of the total number employed in Casilino 23 compared to the city of Rome's 9%.

The fact that Casilino is a strongly middle class neighborhood is surprising due to the high costs of housing, but not so surprising if one considers clues throughout the neighborhood. The first is that there is an AS Roma club located at the heart of the neighborhood, indicating a significant presence of left-leaning residents. Another clue is the name of the local primary school, Iqbal Masih School. Iqbal Masih was a young Pakistani boy murdered by the carpet mafia in Pakistan. The residents of the neighborhood decided to honor his memory (regardless of the fact that he had nothing to do with Casilino) by renaming the school after him. The other primary school in the western part of the neighborhood had posters on its gate with

blown up prints of a news story about the Romani that were displaced due to the renovation of Villa di Sanctis Park. Apparently they had been relocated and the Romani children were denied access to the local school. Posting this story on the school's gate again shows empathy for a minority group and could indicate a left-leaning population. The reason that all of these clues indicate middle class is that left leaning workers could very likely be unionized workers. This assumption matches the statistics, which show the majority of them are dependents rather than professionals (which are usually self employed) and more likely to work under a union.

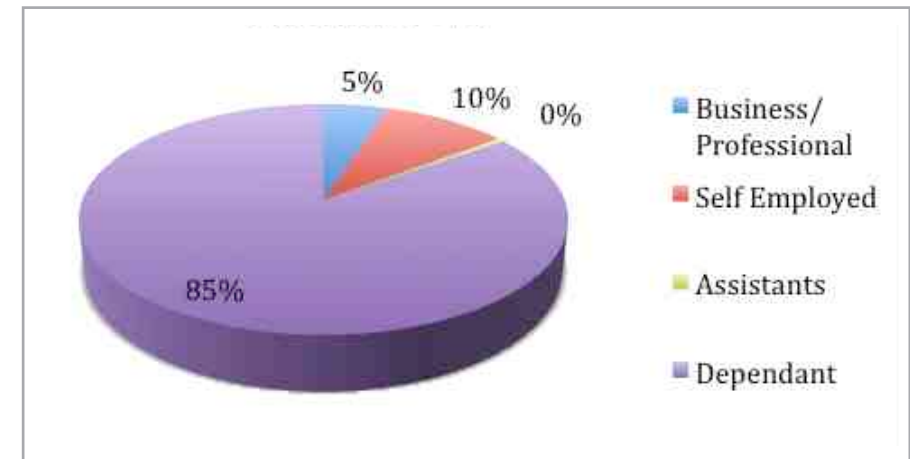
The main problem we have decided to focus on in Casilino 23 is the lack of neighborhood vitality. The occupation statistics do not shed much obvious light on this subject. We believe that a population that is humanistically minded (the treatment of minorities) and left leaning would also be community minded. We should expect more enthusiasm for community activity and a more robust and central community organization. Perhaps due to the disconnection between districts that we uncovered during our analysis, the neighborhood's common political orientation may not be diffusing across the community. This may be because the orientation is slight, and not strong enough to create a sort of "pan-casilino" feeling.

**Chart 7: Breakdown of Employed in Rome**



SOURCE: Graph created from the City of Rome ISTAT data (2006).

**Chart 8: Breakdown of Employed in Casilino 23**



SOURCE: Graph created from the City of Rome ISTAT data (2006).





A view of Casale Garibaldi, from its gardens.  
SOURCE: Michael Jacobs



*Our overview of Casilino 23*

# Problems & Prescriptions

The first man we interviewed, Sergio Marzetti, insisted that there were no major issues in the neighborhood. A retired architect with an empty nest, when prompted he shrugged and said “problems? Not really, no.” Eleven interviews later, it has become clear that we may have not asked the architect the right question. That said however, the issues in Casilino 23 are not very serious or very striking. Everyone was, for the most part, content with the place that they lived in but mentioned that when they requested the Municipio for additional services, such as extra street lighting or community activities, they were turned away with riposte that they ‘already have everything’.

The main issue we uncovered is that of the neighborhood’s vitality. There are many small neighborhood elements that collectively cause this issue. For one, there is an absence of a real central space in the neighborhood, a place where everyone from the different developments could interact and hold festivities. Casilino 23 is made of many different housing complexes, created by different co-ops and partly partitioned off from the rest of the neighbor-

hood; for these reasons the complexes feel slightly isolated from each other and most inhabitants do not feel the need to enter other complexes. In some cases other complexes are gated off and are not accessible to anyone but the com-



*Boarded up stalls in a now struggling Central Market. SOURCE: Michael Jacobs*

plex's residents, even if other residents wanted to venture into these gated complexes. The lack of appealing common public space and day-to-day commercial activities and stores within the neighborhood further diminishes the vitality of Casilino 23.

Instead of open, central spaces that are heavily used by the community, public meetings and events take place in enclosed spaces that are semi-private in nature. We observed the clear phenomenon of 'indoor public spaces' within Casilino 23, which seem to be immensely more successful and utilized than the outdoor public spaces of the neighborhood. Currently there are five main areas that regularly host groups of people. The first of which is the senior center, which is government run and requires a minimum age of 65, is completely free for members.

The main community center, Casale Garibaldi, is an old house situated near the market that receives some government funding but is owned by the community organizations of the neighborhood. The Casale offers many courses for its 1000 members. There is no age requirement, and there is a "good relationship" between Casale and the senior center. The third center of activity is the youth center on which we have yet to learn anything about, except that it hosts "tea salons", authors, bands, DJs and has a



*Casilino 23 seems to cater more towards the private life of their residents than public life. SOURCE: Michael Jacobs*



*'Spatza de Resulta' or Left Spaces bordering the neighborhood also affect the vitality of Casilino 23  
SOURCE: Michael Jacobs*

café inside. We believe that the patrons of this center are adolescents in their late teens and early 20's. The center does not seem to be particularly active in the neighborhood because it is only open a few hours a week on specific days.

The fourth place is the Mall, more specifically the plaza on its roof (which is at ground level for the neighborhood). The people interviewed here described it as a "very important area for meeting" in the neighborhood, because people enter and exit the subterranean mall through the roof plaza. The entrances to this plaza are directly connected to the paths that lead through the neighborhood, and every time we have been there we have always seen significant pedestrian traffic along these paths.

The last and most geographically central meeting place in Casilino 23 is the market. The market is the subject of mixed opinion in the neighborhood: many believe that it is a great part of the area that gives a sense of center to Casilino (indeed, most map-makers placed the Market as the most prominent and centered feature) and more than one described it as a great idea on the part of the planner. However, most also agreed that this market had seen better days. Many interviewees predicted the market's approaching death, as the prices were too high and fewer

and fewer people were shopping there, opting for cheaper alternatives in the mall and at the TODIS on Via Casilina. This was also evident to us because we saw that most stalls were vacant and the vendor we interviewed said that the mall was poorly trafficked. This brings us to an ancillary issue of the neighborhood, the dying condition of the marketplace and how this may lead to the neighborhood losing one of their few spaces for public meeting and mingling. Beside the market is a large public piazza but all people interviewed agreed that this piazza is rarely used, as there is no central community organizer with authority to plan anything for the space. According to one of the more active members of the senior center, the space used to host to many community events, fairs and other outdoor events. She mentioned that 20 years ago the piazza used to be bustling with activity on most weekends, but this was not the case any more. A newspaper stand owner attributed this sudden decline of activity to the new priest of the church by the piazza who disapproved of these events and apparently abolished funding for such activities.

This decentralization of public space in Casilino 23 has led to a disconnect between age groups and neighborhoods. As the people who visit the above mentioned public spaces are relatively homogenous, the different age groups and areas of the community do not feel knit



together or involved as a whole. The members of the senior center had no idea what went on at the youth center or even where it was; the women we interviewed in the mall's plaza had a negative view of the areas far away from the mall (she actually said there was a lack of public space there and it was too quiet, which was not necessarily the case) and the map of the woman we met near the post office did not even try to include the mall or community centers.

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Because of the differing governance of the community centers, there is less collaboration than is ideal for a bustling, involved neighborhood. A consolidated community center, with sufficient authority to control the main open space in the geographic center of Casilino (the piazza, the market, and casale) and host events that were inclusive of the entire community, would probably be sufficient to provide a stronger sense of cohesion in this neighborhood.

However, such an organization would be hard to create, and there is the very important question of who would provide funding. A simpler way to address the issue of central public space would be to somehow create a collaboration between the three main community centers, so an event that would be relatively easier to achieve.

This is not a major issue troubling the residents; it is a subtle substratum to the interpersonal connections within Casilino 23. If this apparently benign issue can be solved it could only add to the vitality of the neighborhood and truly make it one that "has everything".



C7



*The smallest, but most used piazza space in the neighborhood, on top of the Primavera Mall. SOURCE: Michael Jacobs*



*An attempt at creating areas for residents to gather between the different building complexes. Some of these spaces even have small commercial activities within them SOURCE: Michael Jacobs*



*Our perceptions and a sum up of our report*

# Conclusion

While we are not experts on Casilino 23, we have spent the last few months documenting the neighborhood. At first we set out to research Casilino 23 both Centocelle. We subsequently realized that this would be too much, that Casilino had more layers than we initially thought. We worked therefore to develop a solid base of knowledge concerning the neighborhood. We were able to discern the different areas within the neighborhood, and attain a holistic view by interviewing as many residents as possible from various areas in the neighborhood.

At first we were under the impression that Casilino was uninteresting, but the more we asked, the more we realized there was one recurring theme: neighborhood vitality. We learned that most residents are fairly content with the neighborhood, but sometimes wish there were more community events or spaces for events. We noticed a disconnect between different areas of the neighborhood,

which proves that there is no neighborhood unity beyond personal relationships. Our suggestion is increasing effort towards more collaborative activities between community areas. Since we have concluded that the main shaper of community activity are organizations rather than public space, the community should move in that direction rather than create new physical gathering places. Increased inter-connection between existing resident organizations may result in more community involvement and thus a stronger pan-Casilino identity.

We suggest that community centers should work together more often in order to build a unifying bond between the Casilino residents so the residents feel more of an attachment to the neighborhood and want to continue improving it.



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Pet Food Store Owner. "Map 3." Personal interview. 8 Mar. 2011.

Woman at the Post Office. "Map 5." Personal interview. 8 Mar. 2011.





*Supplementary Maps, Tabulated Data, Graphs and Charts*

# Appendices

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