

**UNIFYING PAST, PRESENT. AND FUTURE.**

An architectural rendering of a stadium, likely the Stadio Olimpico in Rome, showing the seating bowl and surrounding structures. The image is overlaid with a semi-transparent wireframe grid, suggesting a digital or structural model. The text is centered over the middle of the image.

**CORVIALE**  
**ONGOING TRANSFORMATION**

**THE CORNELL IN ROME CRP STUDIO CORVIALE TEAM**

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## **PART II: UNIFYING CORVIALE-DESIGN AND POLICY PROPOSALS**

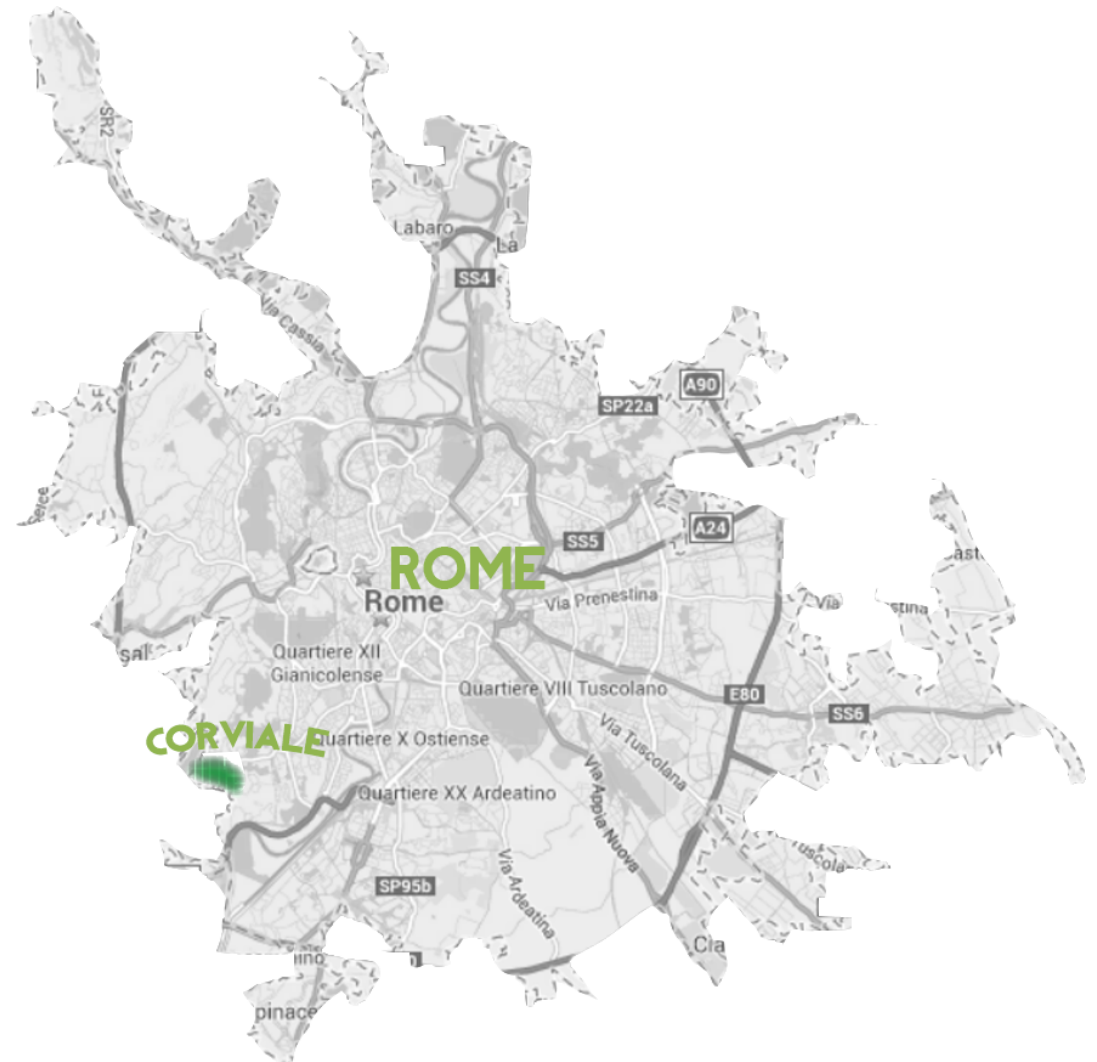
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A stylized, orange-toned map of a city street grid is shown. The map features a complex network of streets, with some major thoroughfares and a dense grid in the upper right quadrant. The word "INTRODUCTION" is overlaid in the center of the map in a large, bold, black, sans-serif font.

# INTRODUCTION

This study is the collective work of a team of urban planning students, completed as part of the Cornell in Rome Undergraduate City and Regional Planning Studio. The study's aims are broken into two parts. Explored in Part I of this study, our first aim is to create a thorough profile of a peripheral neighborhood in the city of Rome. Explored in Part II, our second is to create design and policy proposals to improve the neighborhood based off the completed neighborhood profile.

The study is based on Rome's Corviale neighborhood, located in the southwestern edge of the city. The area is most famous for its public housing project named after the neighborhood. The Corviale building, often called 'The Monster' or 'The Serpent', has been a criticized public housing project. The Corviale building, despite its critics, is still home to thousands of residents, most of whom express attachment to and pride for their home. The Corviale building and the surrounding Corviale neighborhood form a vibrant, diverse community that provides many opportunities for local improvement, both physical and social, while maintaining its own unique identity.





Corviale is located in the south-western corner of Rome, along Via Poggio Verde and Via Portuense

The Corviale neighborhood is located approximately 10 kilometers from the center of Rome, and easily accessible in 30 to 45 minutes via public bus. Once in the neighborhood, one may remark upon the abundant green spaces and rolling topography. Despite the neighborhood's skeptical criticisms, the neighborhood exudes a sense of safety and small town warmth. After our third visit to the site, our team was already recognized by local residents. The neighborhood serves a diverse age demographic: children, adolescent to middle-aged residents who commute to other sections of Rome for work or school, and the elderly, who all call Corviale home.

It is through this context that our team methodologically approached our preliminary study of Corviale in Part I. Our methodology is described on the following pages.

The first step in our method is to specify the survey area. The key factor influencing this decision is to include the neighborhood's key focal points that we identified, namely the Corviale building, Centro Commerciale Casetta Mattei, and the commercial corridor Via della Casetta Mattei. Our survey area was further defined by the main streets Via Poggio Verde, Via Portuense, and Via Della Casetta Mattei. We concluded that these streets surrounding our identified focal points in the neighborhood form distinct boundaries which we used for our survey area.

After choosing our survey area, we divided our neighborhood analysis into the following sections in order to gain a thorough understanding of Corviale. The sections are as follows: historical background, Italian National Institute for Statistics (ISTAT) data analysis, street surveys, citizen interviews and Lynch Maps, and neighborhood design analysis. All of these elements synthesized together provide the necessary grounding for our team to develop creative design and policy proposals for the transformation of Corviale.

## Historical background:

To truly understand the present, you must first understand the past. Indeed, the first step towards understanding Corviale was to research the neighborhood's rich historical background, to provide us with a foundation of understanding - giving us insight into when and why certain developments were made in the neighborhood. With this understanding of our neighborhood's we are then able to move on into deeper analytical research of the neighborhood's present situation.

## ISTAT Data Analysis:

This data, collected from the most recently available 2001 and 2011 reports, helped our team understand how the Corviale neighborhood has transformed into the Corviale it is today. The statistics were collected from the ISTAT database, then processed accordingly to present relevant insights for this report. Through these analyses, our team aims to gain a general picture of the neighborhood, focusing on key statistics such as employment, age, education, and building ownership rates.

## Street Surveys:

Our street survey findings provide insights into the present status of Corviale. In order to collect our street survey data, we numbered the streets within our established survey area, organizing a comprehensive system of data collection. Before embarking into the neighborhood to complete these surveys, we first discussed what would be the most valuable measurements to record. We concluded with measurements on traffic, parking density, street maintenance, noise, and visual quality.

## Interviews and Lynch Maps:

Both impromptu and formal interviews were conducted. For impromptu interviews, citizens were randomly approached and questioned. Formal interviews were scheduled with key neighborhood stakeholders. After recording citizen's general opinions regarding Corviale, our team asked specific questions to gain insight into two of our main concerns: Citizen's opinions of the Corviale building and the Centro Commerciale Casetta Mattei shopping center. Our team conducted 18 informal interviews and 4 formal interviews. We incorporated Kevin Lynch's mapping techniques into our interviews to better understand what residents found most important in the neighborhood. In total, our team collected 5 Lynch maps.

## Neighborhood Design Analysis:

Our final step was to analyze the neighborhood's design. Our team created a number of design maps, that illustrate the neighborhood's key factors. The maps include topography and natural features, built form and building typologies, public infrastructure, traffic patterns, social nodes, and community amenities.







# HISTORICAL BACKGROUND

"THE  
NEIGHBOHOOD  
OF CORVIALE IS  
NO ONE THING"...

# HISTORICAL BACKGROUND

Courtesy of Herbert Mason 1940



WWII left Italy's housing economy in shambles. In the postwar era, developer built mixed-use buildings were built along Via Portuense and Via Della Casetta Mattei. On secondary and tertiary roads behind these two streets, illegal self-built housing rose. During this time, the IACP also built more public housing along Via Della Casetta Mattei and Via Portuense.

In 1964, the city's regional plan called for less crowding of the city center. It was around this time that architects began to draft new ideas for developments on the outskirts of the city. One of the most prominent plans featured an eight thousand person complex that consisted of a high-density apartment complex, a church, shops, and municipal structures. In other words, the design plan for the Corviale building enclave.

1920

1940

1950

1964

The first settlements in the neighborhood known as Corviale Vecchio take form. Built in the 1910's to 1920's, these older developments in the neighborhood are situated to the east of the intersection between Via Portuense and Via Della Casetta Mattei.

Italy's fragile democracy made it eligible to receive aid according to the U.S. funded Marshall Plan, which pledged 1.5 billion dollars towards the reconstruction of Italy. This money helped jumpstart the Italian economy and ushered in the Italian Economic Miracle, a period of significant Italian economic and cultural growth from 1950-1962.



Courtesy of 2008 AMG FTT

# HISTORICAL BACKGROUND

*Courtesy of Karl Baker 2012*



1972

The IACP begins construction of the Corviale building in 1972, pauses in 1974, continues in 1975 and ultimately finishes in 1985. In the early 1980's, the political climate of Rome led to less financial support for public housing, leading to an incomplete construction of the Corviale building in contrast to architect Mario Fiorentino's original vision.

1980

From the 1980's onward, the development of higher-income housing in Corviale, such as along Via Poggio Verde, added more diversity and residents to the neighborhood, contributing to a general sense of fragmentation as the relatively new neighborhood of Corviale grew.

1985

Illegal squatting (approximately 700 families) of the Corviale building begins in 1983. In 1989, the building's 4th floor, originally a communal space, was squatted with occupying families modifying the space for private living.

2005

To serve the growing population of Corviale, the Casetta Mattei Centro Commerciale shopping center opened in 2005, featuring 54 stores and a hypermarket. Today, the shopping center serves as the most frequented retail destination in Corviale.

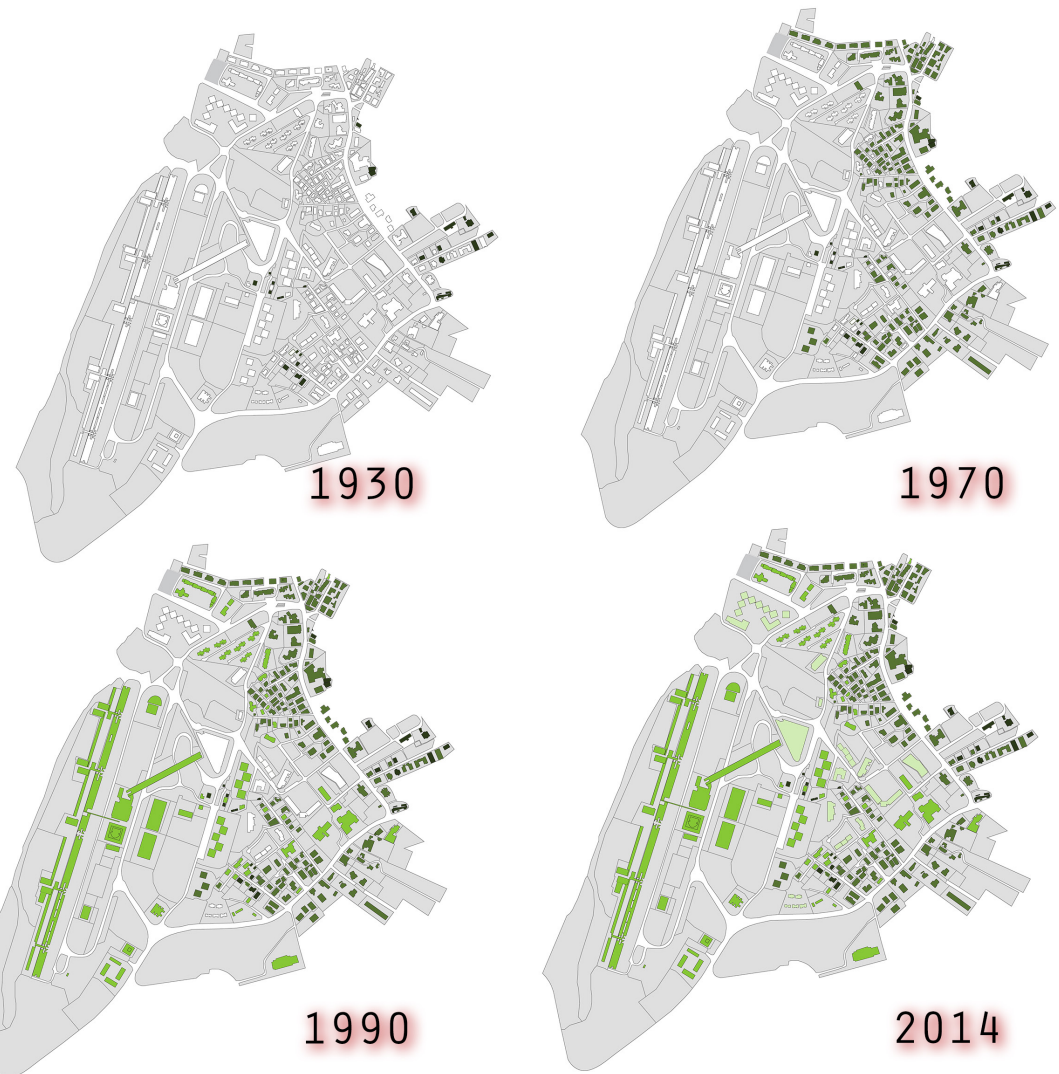


*Courtesy of Giovanni Bona 2013*

# HISTORICAL BACKGROUND

The history of the Corviale neighborhood is not one unified story, but instead the history of multiple sub-neighborhoods that differ wildly in income, age, architectural style, and function. From the modernist landmark of the Corviale housing project, to informal mid-century housing off of Via Della Casetta Mattei, to prewar Italian single family homes that branch off Via Portuense, the neighborhood of Corviale has no unifying architectural style or general plan. This is perhaps the only unifying theme of the neighborhood: that no element of the neighborhood is shared or dominant. The neighborhood of Corviale is a dynamic and diverse one; and yet, Corviale is a neighborhood that is inextricably tied to the policies of its past.

The maps on the right illustrate Corviale's four different periods of growth. The 1930 map highlights the pre-war development of Corviale Vecchio. The 1970 map illustrates new developments along Via Della Casetta Mattei mandated by the 1962 city master plan. The 1990 map represents the higher-income housing built throughout the Corviale building's construction. The 2014 map portrays how the neighborhood's landscape has quickly developed, as the area increases in popularity.





# **CORVIALE TODAY**

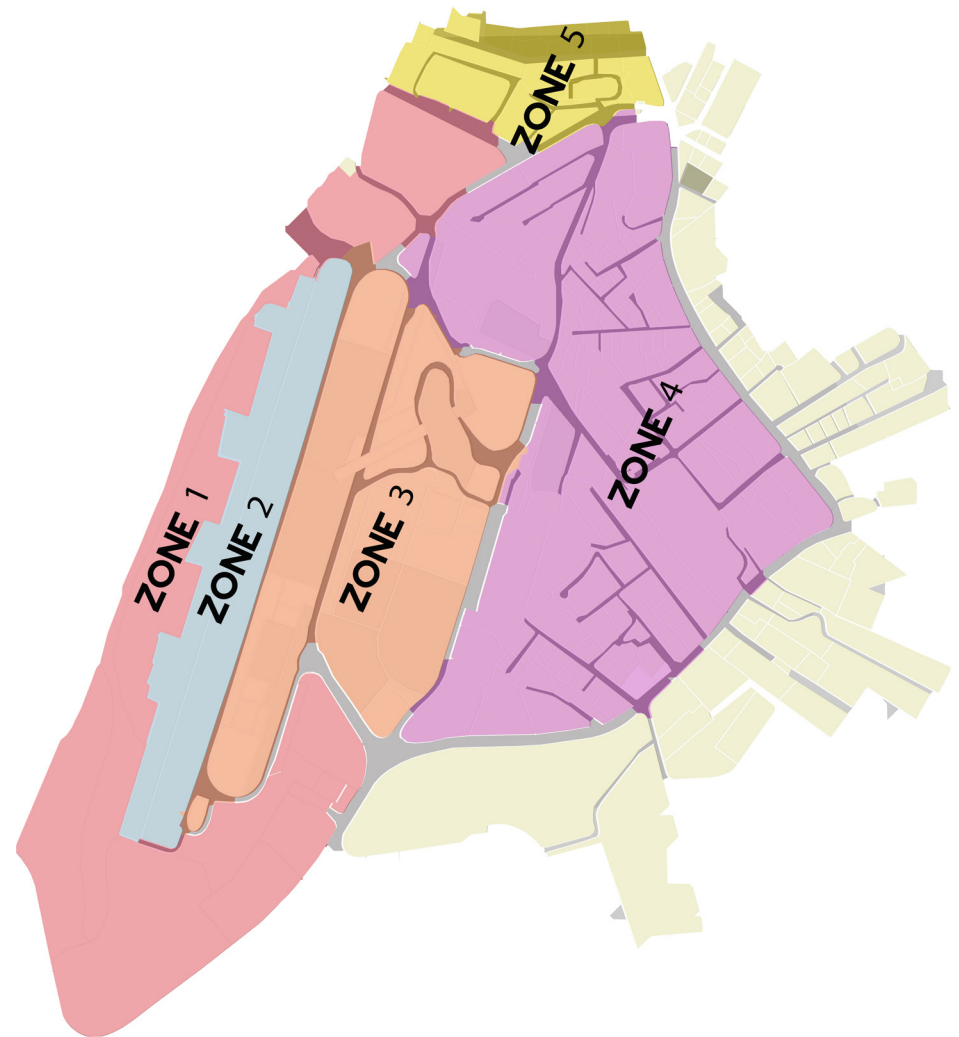
**STATISTICAL AND  
CITIZEN INSIGHTS...**

# CENSUS FINDINGS

**History** shows how pieces of the Corviale neighborhood came together. As a result of this spontaneous development over time, a mixture of various types of settlements, ranging from public housing to upscale apartment complexes, are found in the Corviale neighborhood. In order to better study our survey area, we broke the total area down into the following 5 zones:

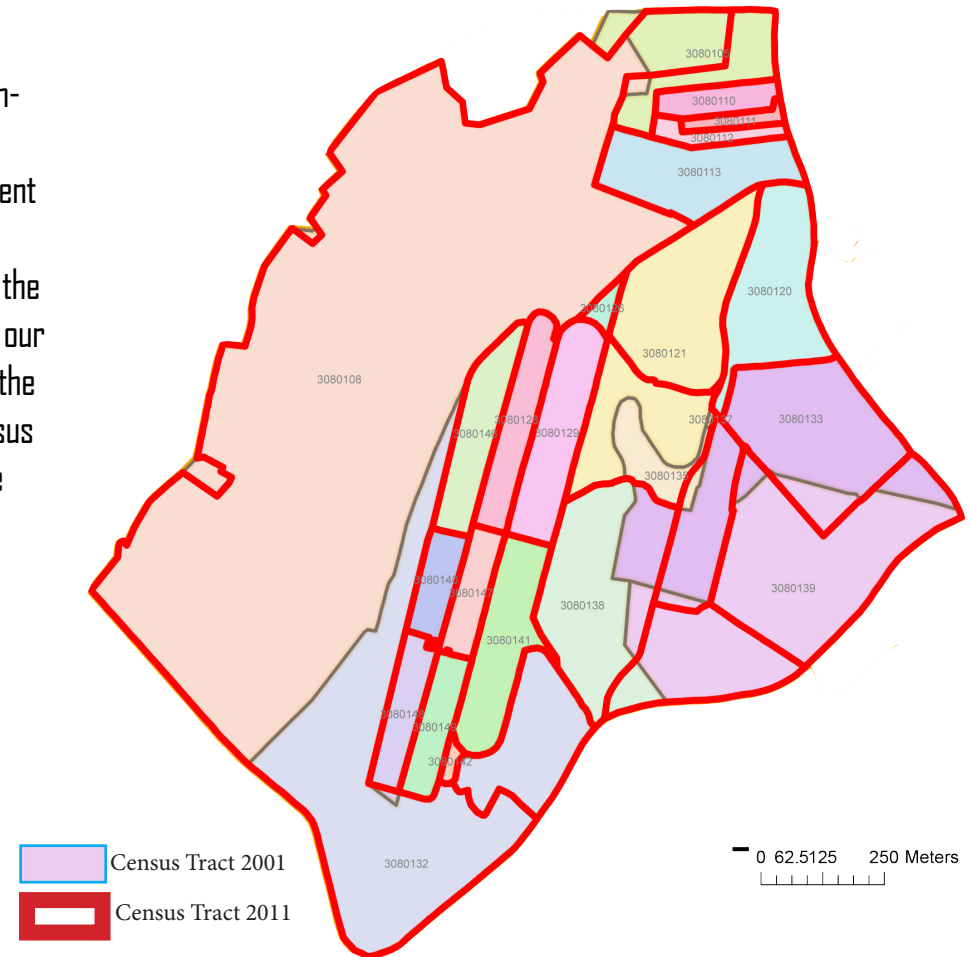
- Zone 1- Green Sapce
- Zone 2- Linear public housing
- Zone 3- Public facilities and a commercial center
- Zone 4- Mixed-use residential with ground floor commercial
- Zone 5- Upper-middle class apartment complexes

Employing data from Italian National Insitute of Statistics, street surveys , and personal interviews, this section will focus on studying the differences among the five zones and the neighborhood as a whole.



With the 2001 and 2011 census data from the Italian National Institute of Statistics (ISTAT), we start to understand the demographic composition, employment status, building construction history, and other valuable information about our survey neighborhood. This data analysis shows insights into the past and present of the Corviale neighborhood. Particularly, the historical fragmentation of the neighborhood is evident from this analysis.

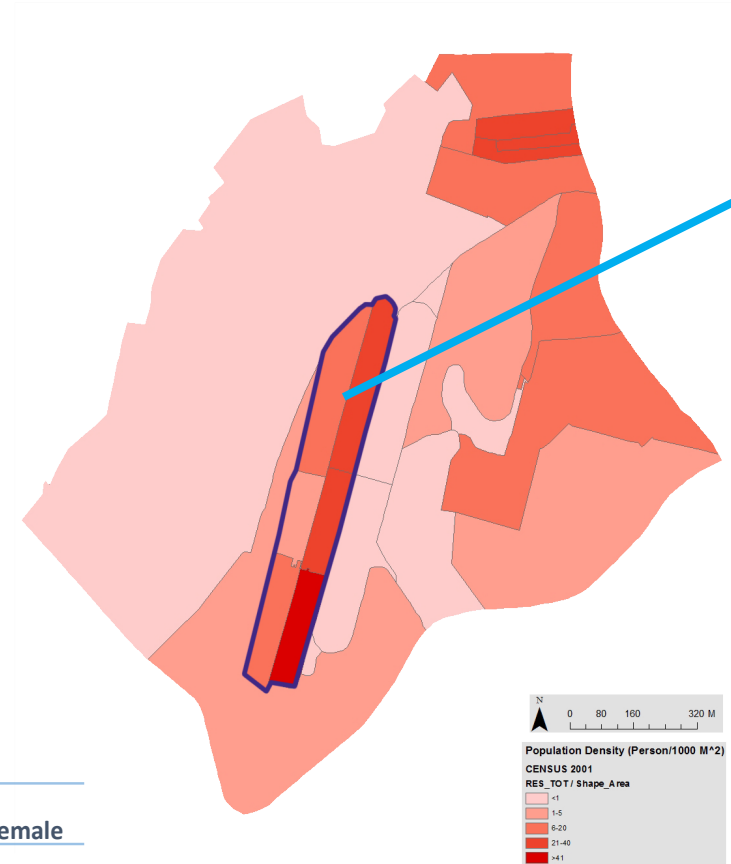
ISTAT data is collected by census tracts every 10 years. Since the year 2001, due to the population growth and shift, some modifications on census tracts were done within our survey area. The map to the right shows the comparison of census tracts used for the 2001 and 2011 censuses. To date, 2011 ISTAT data is incomplete. As a result, 2011 census data is only used to show the population distribution on part of our survey area. The rest of this analysis is based solely on data collected in the year 2001.



## Part I: Demographic Summary

Although the Corviale building occupies only 7.6% of the survey area, it contains more than 38% of the area's total population. Thus, Zone 2, the Corviale building, has the highest population density, with 45 people per 1000 square meters. In contrast, the lowest density is found in Zone 1, which is mostly open green space with two apartment complexes. Zone 3 is used for public functions, including neighborhood facilities such as a library, theater, and swimming pool, in addition to a shopping center. Zone 3 does not include any residential units and therefore does not include any population. Zones 4 and 5 have a similar density of 6-20 people per 1000 square meters.

A large amount of development since the 70s in Zone 4 and part of Zone 5 has caused an increase in population in these zones. Since year 2001, an 8% growth in population is seen.



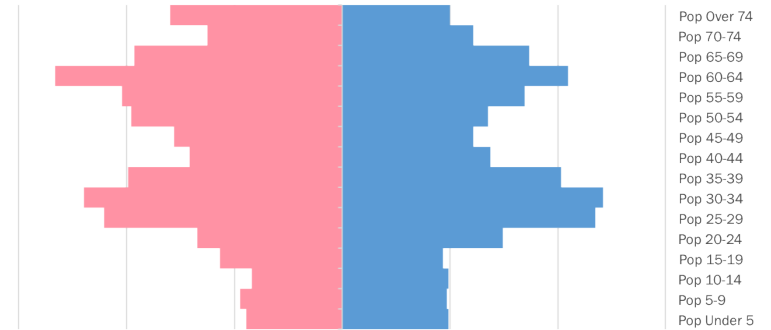
	Total Survey Area			Zone 2- Corviale			Zone 4&5			
	Total	Male	Female	Total	Male	Female	Total	Male	Female	
2001	8190	3908	4282	3090	1477	1613	5100	2431	2669	
2011							5530	2605	2925	
							<b>Growth Rate</b>	<b>8%</b>	<b>7%</b>	<b>10%</b>



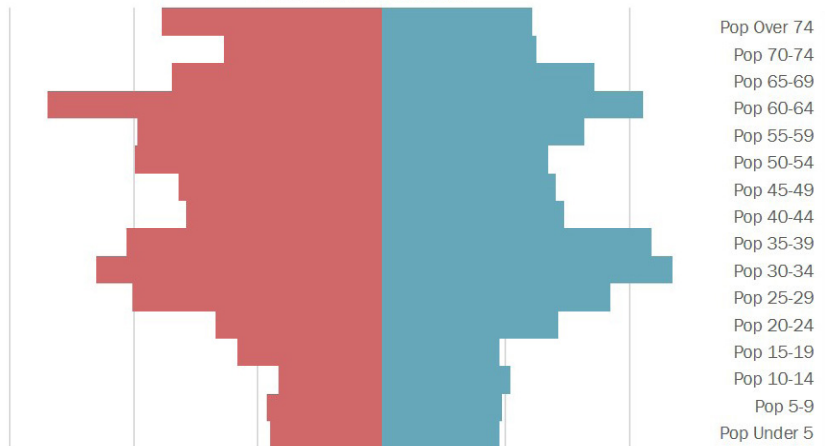
# CENSUS FINDINGS

**7.6% OF THE TOTAL AREA**  
**38% OF THE POPULATION**

In 2001 the two most populous age groups were 25-35 and 55-65. In 2011 the two most populous age groups were 35-45 and 65-75, indicating that the residents of the Corviale neighborhood have remained the same, simply aging over the ten year period.

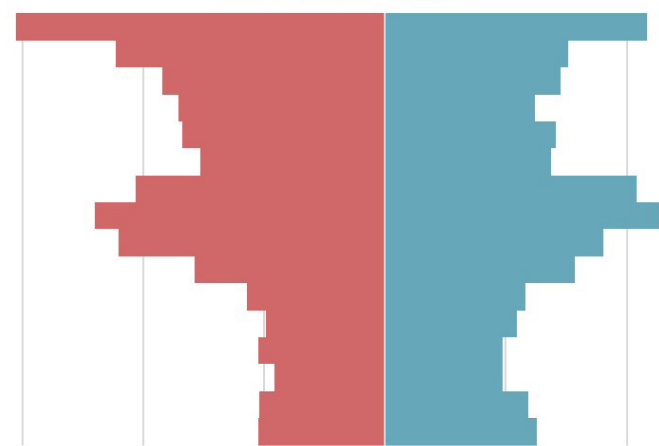


2001 Population by Age by Gender- Total Survey Area



2001 Population by Age by Gender- Zones 1,3,4&5

Female Male



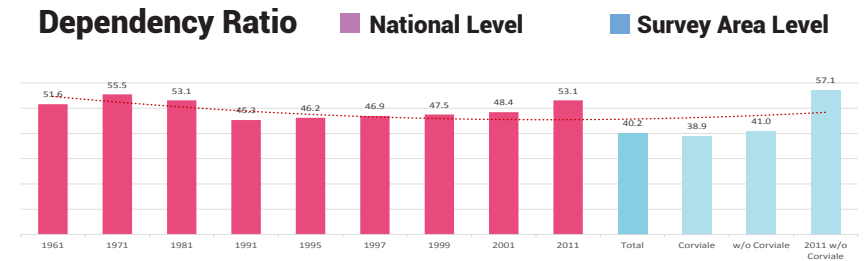
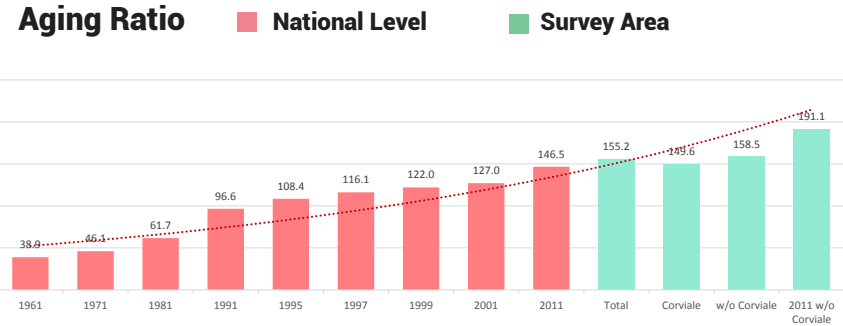
2011 Population by Age by Gender- Zones 1,3,4&5

# CENSUS FINDINGS

Is the survey area aging like the rest of Italy?

We are measuring aging and dependent populations with two ratios. The aging ratio shows the population over 65 divided by the population under 14. Our survey area shows an aging ratio that is 22% higher than the national level in year 2001. However, more young residents in Zone 2 compared to the rest of the neighborhood make aging less pronounced for the Corviale building. In the decade following 2001, the aging ratio has grown 20%.

Another indicator is the dependency ratio, which is calculated by taking the ratio of population under 14 and over 65, divided by the population between 14-65. In year 2001, our survey area showed a dependency ratio of 40.2%, compared to the national level of 48.4. However, with the data from 2011, the dependency ratio has increased, exceeding the national level.



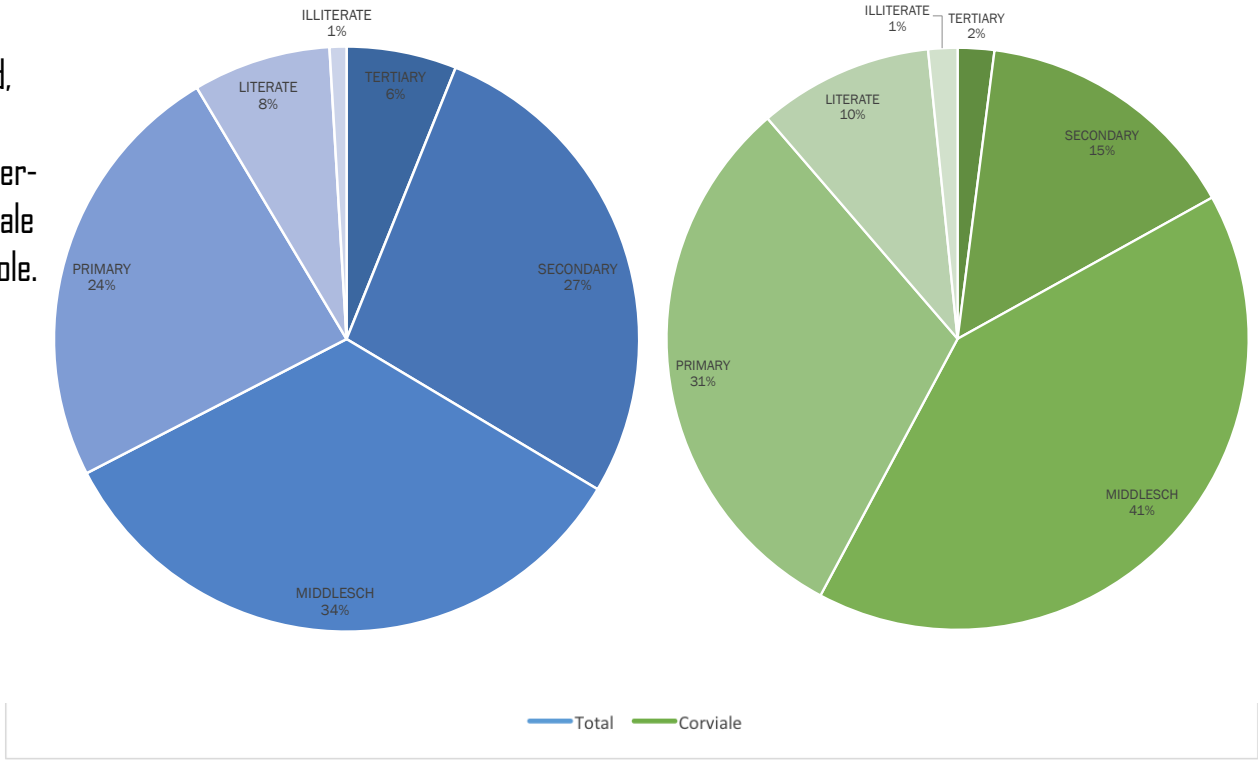
	Total Survey Area		Zone 2- Corviale		Zone 4&5	
	Aging Ratio	Dependency Ratio	Aging Ratio	Dependency Ratio	Aging Ratio	Dependency Ratio
2001	155.2	40.2	149.6	38.9	158.5	41.0
2011					191.1	57.1

Dependency Ratio: Population not working (under 14 and over 65)/population of working (15 to 64)  
 Aging Ratio: Population over 65/population under 14

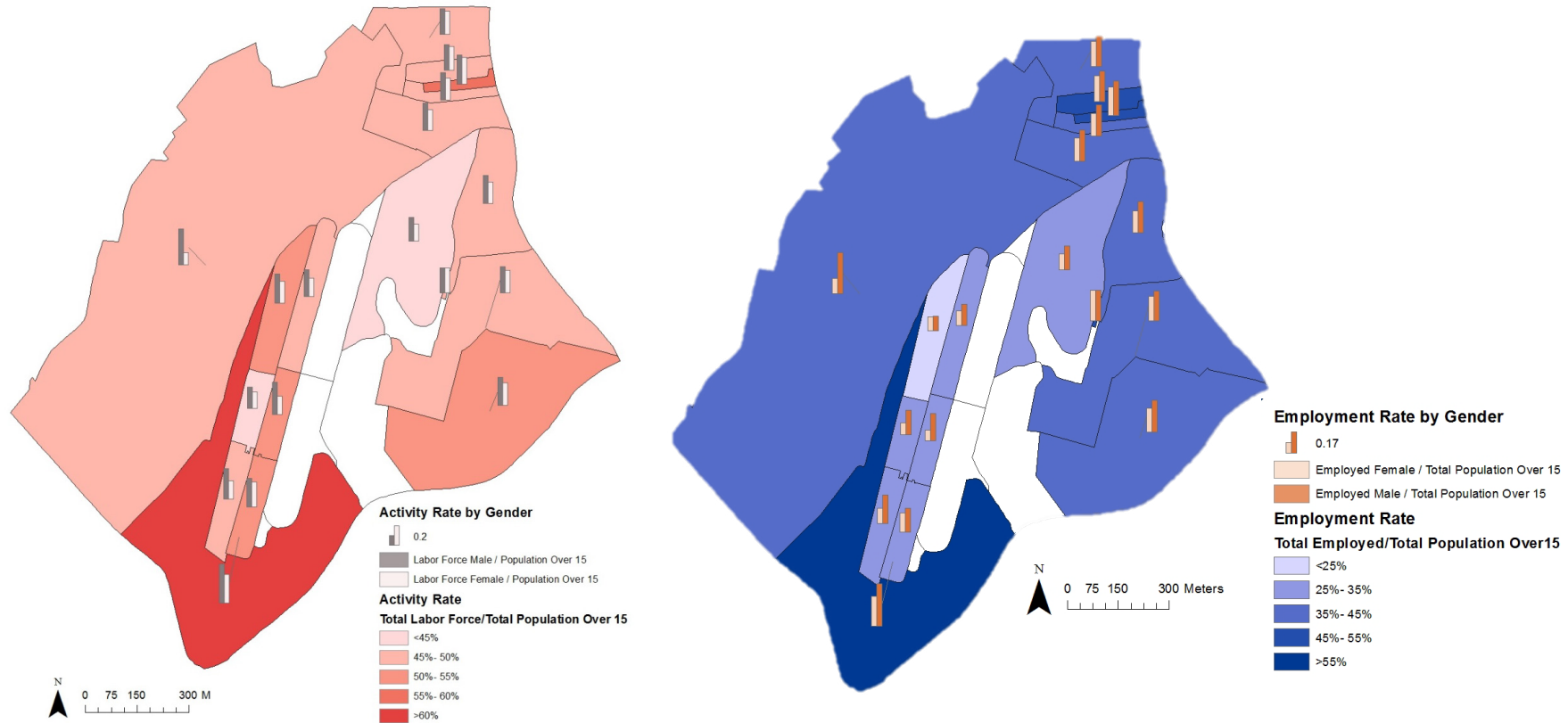
## Part II: Employment and Education Attainment

Each pie chart represents the different levels of education attained, beginning with the lowest level of education (or lack thereof) being 'illiterate', and the highest level of education being 'tertiary' or university level education. The data in green represents Zone 2, the Corviale building, and the data in blue represents the neighborhood as a whole.

The data compares the education attainment of Zone 2 with the entire neighborhood. It is noted that the percentage of residents in Zone 2 having attained at least a middle school education is higher than that of the entire Corviale neighborhood.

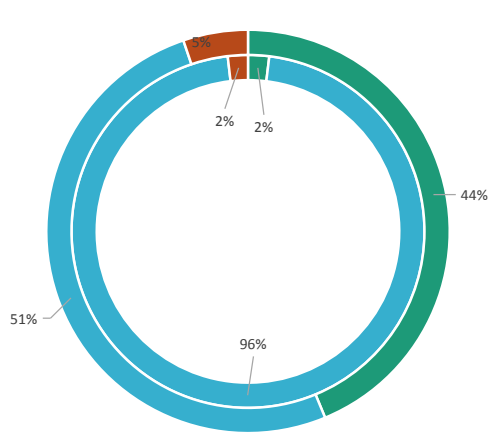


# CENSUS FINDINGS

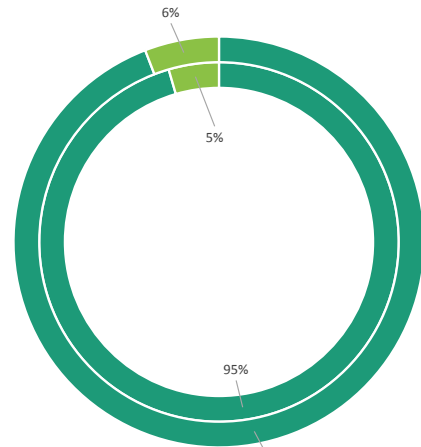


We used two indicators to show the employment status in our survey area- the activity ratio and the employment ratio. The activity ratio measures the number of people in the labor force divided by total population who are over 15 years, whilst the employment ratio states how many members of the total population over 15 years are employed. The activity ratio states the percentage of population over 15 years that is in the labor force. The total area has more or less 50% of the activity ratio with the highest found in one apartment complex in Zone 1. The GIS map shows a close to even distribution throughout the five zones. In contrast, we see an unbalanced employment ratio in our survey area. Only 25% of the population over 15 years is employed in Zone 2, as opposed to the rest of the area, which has a 50% of employment rate.

Outer Ring: Total Survey Area  
Inner Ring: Zone II- Corviale

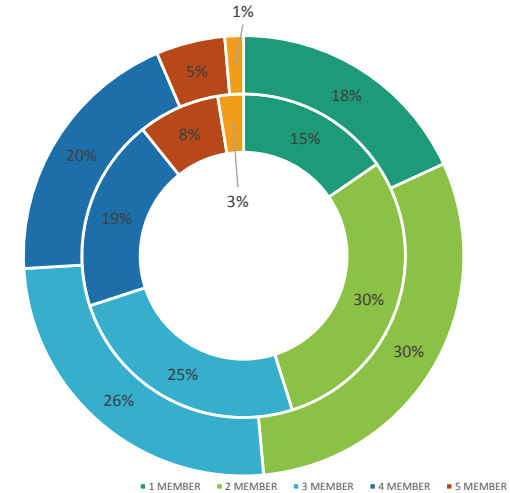


HOUSING\_OWNEROCC HOUSING\_RENTEROCC HOUSING\_CONTRACTOCC



Occupied Floor Area Not Occupied Floor Area

# CENSUS FINDINGS



1 MEMBER 2 MEMBER 3 MEMBER 4 MEMBER 5 MEMBER

### Part III: Housing, Occupancy, Family Size, Foreign Residents, and Commuters.

In order to take a closer look at the Corviale building, we looked at housing status, occupancy rate, and the family size of Zone 2 in comparison to the total survey area. The Corviale building has not experienced any privatization. To date, it is still 96% renter occupied. In contrast, the rest of this neighborhood constitutes of mostly owner-occupied private housing.

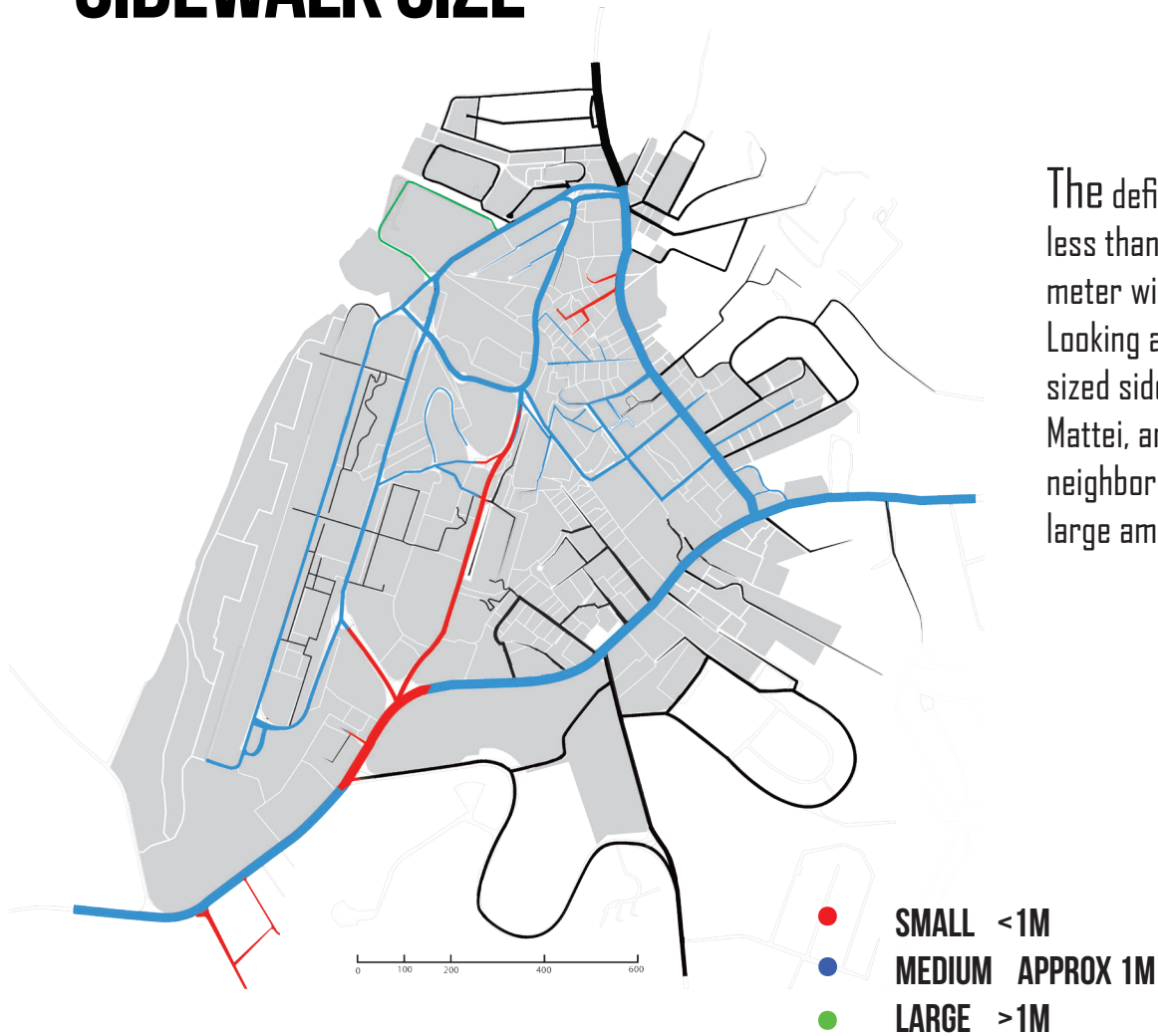
### Key Findings from the ISTAT data:

- Population density varies from zone to zone, ranging from densely populated public housing to sparsely populated green space surrounding sporadic apartment complexes
- The total survey area is aging at a higher rate than the national level
- Most people work in the service sector
- Zone 2 shows a lower education attainment and a lower employment rate
- The majority of floor area is occupied

To further analyze whether the differences and similarities among the different zones of the Corviale neighborhood create any social or physical barriers between residents of the different zones, we continued our study by conducting street surveys and personal interviews.

# STREET SURVEY

## SIDEWALK SIZE

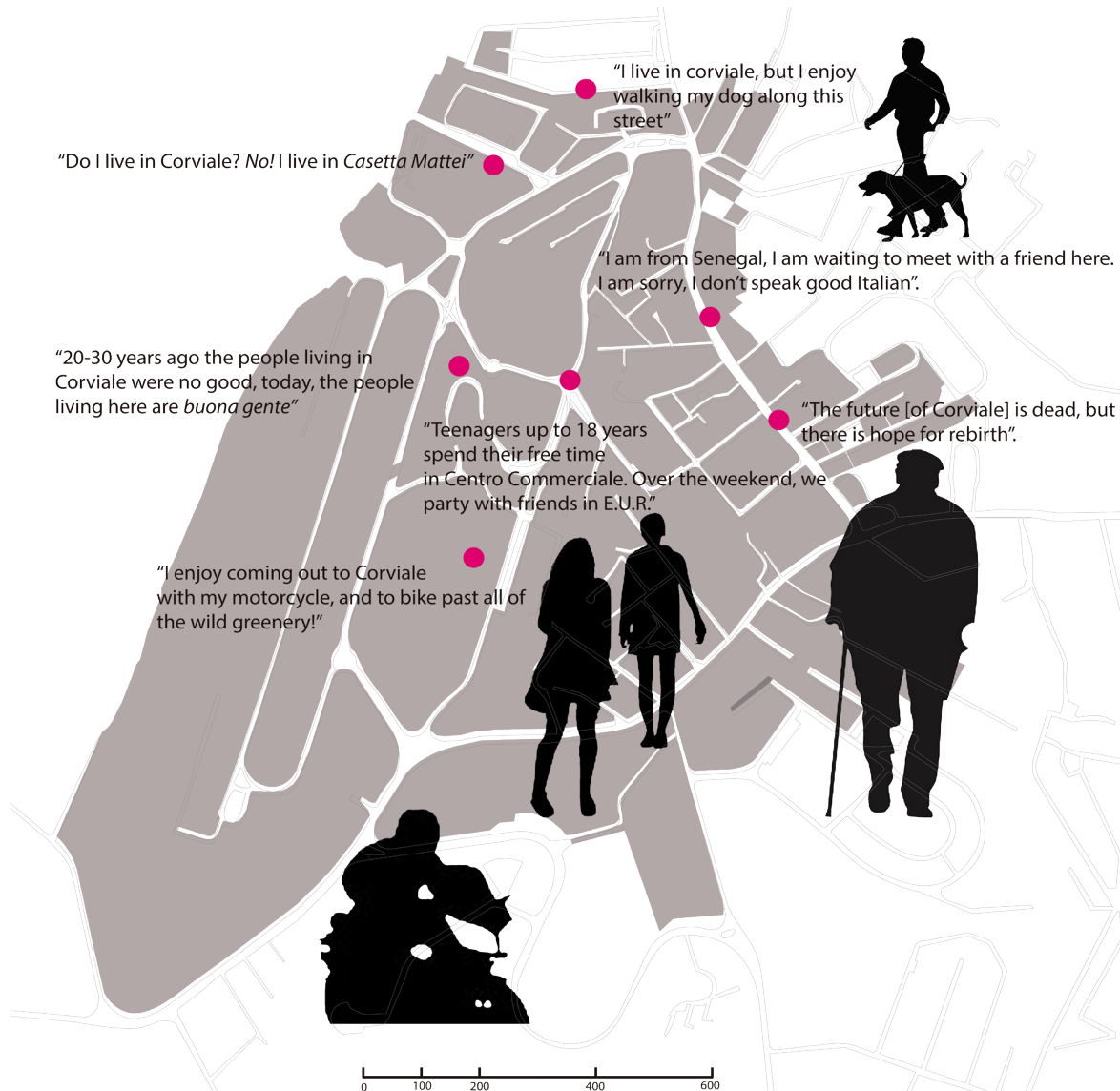


The definitions for sidewalk size are as follows: Small (a sidewalk less than one meter wide), Medium (a sidewalk approximately one meter wide), and large (a sidewalk more than one meter wide). Looking at the graph and colored street map, a network of medium sized sidewalks connect the Corviale building, Via della Casetta Mattei, and the Centro Commerciale. The southern area of the neighborhood has mostly small sidewalks which cannot support a large amount of pedestrian traffic.

## OVERALL UPKEEP



Our measurements regarding the overall upkeep of our surveyed streets took into account the presence of litter, graffiti, and maintenance of streets and civic property such as public benches and children's play areas. The majority of our surveyed streets received a rating of "OK." Looking more closely at the colored street map, it is noted that the streets with "OK" or "excellent" ratings are either along via Casetta Mattei or around the Corviale building but for the most part given to streets connecting the two. It can be seen that a poor overall upkeep of streets connecting the neighborhood exists most prominently between the Corviale building and Via Casetta Mattei, highlighted in red.



The questions we asked residents in the Corviale neighborhood were particularly geared towards determining their opinions and attitudes towards the Corviale building, the Centro Commerciale shopping mall, and discrepancies between living in Corviale or Casetta Mattei- the more prestigious street located within the Corviale neighborhood. Information regarding the methodology of interview technique used may be found in the methodology section at the beginning of this book. Overall, those living in the Corviale building conveyed a strong sense of pride and satisfaction with their home, suggesting only that the building be cleaned of graffiti, in addition to other simple maintenance issues. Attitudes regarding the Centro Commerciale Casetta Mattei shopping center were generally positive with both the younger and older generations. However, mixed responses were given to the shopping center with regards to the closing of smaller businesses the shopping center has induced. Residents of the more luxurious buildings in the Casetta Mattei area were also found to verbally distinguish living in the Casetta Mattei neighborhood, and not in the Corviale neighborhood.



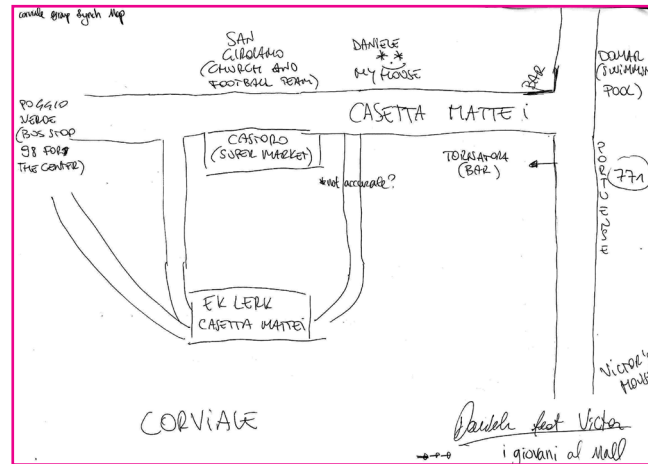


Alessio Conti's Lynch map drawing-interview session lasted for approximately one hour and thirty minutes, and through it, our perspective of the Corviale neighborhood changed immensely. Alessio has lived in the Corviale neighborhood since childhood. He is a local political activist, and currently a daytime economist and nighttime musician. Alessio is also the founder of Corviale Urban Lab, dedicated to social and artistic regenerative projects for Corviale. A key take-away from Alessio's interview was his appreciation for the untouched green space bordering Corviale, which, thanks to the Corviale building, has been possible. Alessio reminds us that because the Corviale building was built to house 7,000 residents in a concentrated area, the building has allowed green space to remain untouched and flourish in the surrounding area. From a satellite map, Alessio brings to our attention the Corviale building as a wall at the edge of the city of Rome, preventing any further growth of the city westward.

Alessio also brought to the forefront a number of social and physical developments that are ongoing within Corviale. When the FIFA World Cup Tour came to Piazza del Popolo in late February, it first made a stop at Corviale's local soccer field, Campo dei Miracoli. This stop indicated the success of Corviale's local social soccer league, Calcio Sociale, and the popularity it has within the immediate vicinity. A physical development that Alessio highlighted is the planned new piazza north of the Corviale building. This piazza will create a public space that connects the neighborhood with the green valley behind the Corviale building, which is currently difficult to get to.

Looking at Alessio's Lynch map more closely, Alessio has highlighted a number of special features of the neighborhood. Having lived in Corviale since childhood, Alessio is knowledgeable particularly of the placement of large trees, seen drawn with smiling faces in the western section of the map, in contrast to the sad faces of the new apartment buildings drawn in the north-western corner of the map. Alessio says the apartment buildings are drawn with sad faces because the apartment buildings are expensive. Alessio also gave us insight into the areas where the older generation of the neighborhood socializes along Via Casetta Mattei, versus where the youth socialize in the shopping center. Alessio's history and relationship with Corviale, having lived in the neighborhood since youth, is particularly evident given his relatively detailed Lynch map relative to the other Lynch maps we have collected.

Riccardo Dell'Aversano greeted our team upon our first visit to the neighborhood in January. Riccardo is the driving force behind the incubator business-innovation center, which brings together a graphic design studio, a photography studio, a fashion design studio, and his recording studio. Riccardo moved to the Corviale building at the age of one in 1982 and has lived there ever since. Riccardo believes that the Corviale building has far more positive than negative value. Riccardo produces for hip hop artists from all over the Roman periphery, and believes that being in the periphery, especially in such a prominent area such as Corviale, has strong connotations with distinct appeal for the music market. Not only does his activity leverage local identity, it also provides a voice for residents in the underprivileged parts of the city, representing a valuable creative outlet which can strengthen Italy's musical scene. His record label, Brasca Production is part of a national network which brings together the peripheries of cities from all over the country. Riccardo is one of the pioneering artistic entrepreneurs in the Corviale neighborhood.



Daniele and Victor are two teenage boys who we met in the food court of Centro Commerciale Casetta Mattei. Victor lives in the Corviale Building, while Daniele lives in another building on Via della Casetta Mattei. We gained a number of interesting insights into their daily lives in the neighborhood and the places they frequent, such as the football (soccer) pitch, swimming pool (in the summer time), and the shopping mall. We discovered that over the weekend, Daniele, Victor, and their friends often travel approximately 20-30 minutes away via bus to experience the nightlife in E.U.R.

## CONCLUSION

The variety of invaluable information our team received from conducting interviews with Corviale citizens has enhanced our understanding of the neighborhood. As difficult as it may seem to synthesize all of our interview findings into one conclusion, the overall interpretation of our interview results is that Corviale is a truly up and coming neighborhood, a neighborhood whose previous bad press from architects and academics has receding effects. Seeing that the residents of Corviale see their neighborhood as being on its way to transformation has encouraged our team's creative design and policy proposals to further improve the Corviale neighborhood.



# NEIGHBORHOOD ANALYSIS

THERE IS MORE THAN  
MEETS THE EYE...

# NATURAL FEATURES

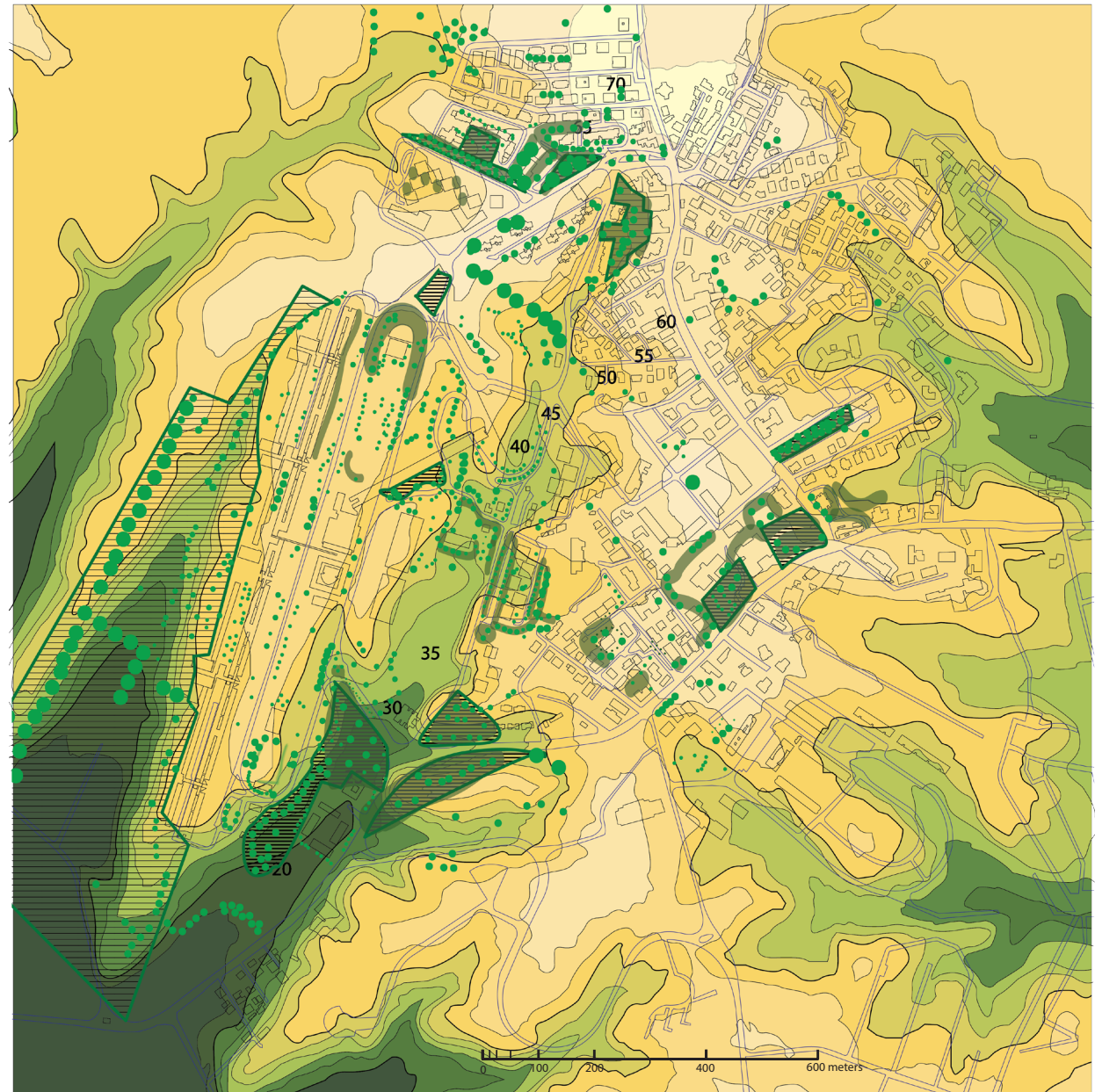


## Topography of Corviale

This topography map highlights the varied elevations, which naturally divide the neighborhood. The Corviale building is separated from Casetta Mattei and the older part of the Corviale neighborhood by this elevation difference, which first rises up from Corviale, drops down into a valley, then rises up again. The current street system also fails to effectively connect the west and east sides of the Corviale neighborhood. While the natural topography and existing street system are difficult to overcome to achieve a connected neighborhood, the diversity of the landscape provides an opportunity for interesting landscaping features and a stronger spatial orientation for the residents of and visitors to Corviale.

## Natural Features

This map displays the abundance of greenery in Corviale, marked by green circles (and placed on top of the topography map). These natural green elements include trees, grass, and plants, which are populous throughout the neighborhood. The majority of these natural features have not been formalized into maintained parks or open spaces. Many of the open spaces that are maintained are privatized and are only accessible by residents of particular buildings. The Corviale neighborhood should formalize these natural features into well-maintained and accessible public spaces, increasing the utility of the natural green spaces for all the residents of the Corviale neighborhood.



## OVERVIEW:

The Corviale neighborhood is primarily made up of residential, open, or undeveloped space. Its land use pattern is disjointed and lacks a clear, rational plan. Because of this, the neighborhood has many residual spaces and small, irregularly shaped plots. A positive aspect of the neighborhood's land use pattern is that it has not been overrun by parking, as has happened in many other neighborhoods in Rome. Although the neighborhood has a lot of open areas and public areas, it lacks functioning outdoor social spaces, like parks and piazze. Plot sizes in Corviale vary widely. The smallest plots are located along Via della Casetta Mattei, which is generally much more dense than the western half of the neighborhood.

## THE 8 LAND USE TYPES OF CORVIALE:

### Residential



Corviale is an area that is predominantly residential. Most of its residential spaces are located in the center of the district, between Via della Casetta Mattei and Via Portuense. Housing consists of a mix of large apartment complexes, gated developments, smaller 4-5 story apartments, single family homes, and the large Corviale building.

### Mixed - Use



Mixed-use buildings occupy roughly 1% of land in the neighborhood. It is found primarily along Via della Casetta Mattei and Via Portuense. Most of these plots have ground-floor commercial spaces and parking, and residences on the upper floors or behind the street-front building.

### Commercial



Commercial spaces also occupy about 1% of land in the neighborhood, occupying fewer than ten plots that are purely commercial in use. These are: the Centro Commerciale, the supermarket, a gas station, two auto shops, and a small strip mall. The main commercial space is the shopping mall, which is located in the center of the neighborhood.

### Public



The primary institutional (or public) areas are located in the block next to the Corviale building. The police office, arts center and theater, market, library, and amphitheater are located at this location. The remaining institutional areas are scattered around the neighborhood and include schools, sports fields, and daycare centers.

### Agricultural



Agricultural spaces take up roughly 1% of the neighborhood's area. They are found mostly on the edges of the neighborhood or in areas that are low-lying or difficult to develop.

### Open/Green



This category encompasses both parks and undeveloped green spaces. Together these areas make up the second-largest category of land use in Corviale. Most of these sites, however, are inaccessible to the public. Only the ones to the right of the Corviale buildings and the small one next to the triangular public space south of Via Portuense are areas designed for public use.

LAND USE

AT A GLANCE



P a r k i n g



Unlike in many other areas of Rome, spaces dedicated to above-ground parking make up only a small percentage of land in Corviale. The majority of parking is instead found along streets and in the basements of apartment buildings. Two additional large parking facilities are also located underneath the Corviale building and attached to the Centro Commerciale Casetta Mattei.

L o s t



Corviale has a large amount of lost or "left over" space. Most of these are found on hilly areas, at the ends of dead-end streets, or in the spaces between large-scale developments and neighboring properties. They are more concentrated in the western half of the neighborhood near the Corviale complex than in the denser residential area located southeast of the Centro Commerciale.

28%

RESIDENTIAL

23%

OPEN/GREEN

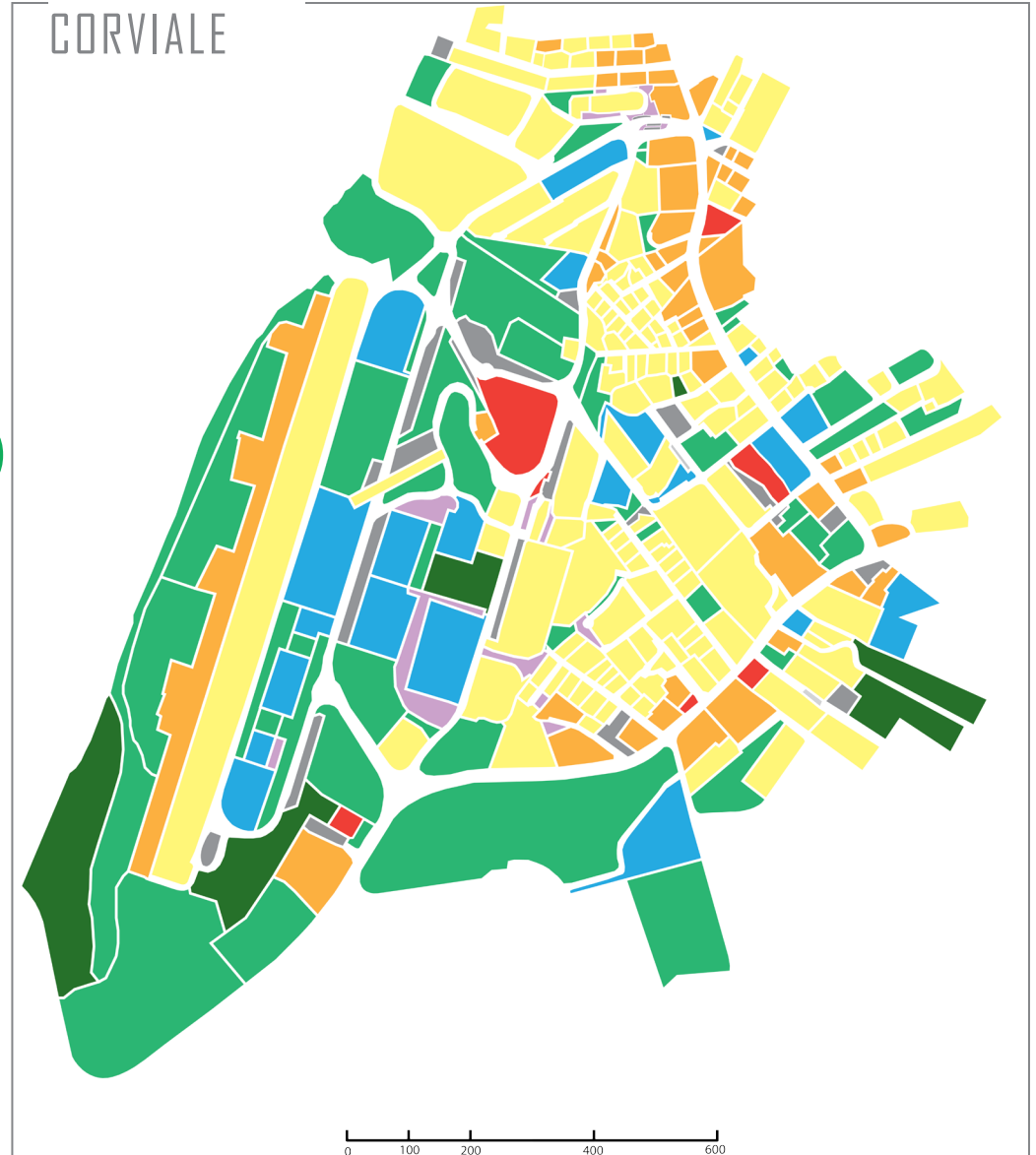
1%

AGRICULTURAL

1%

COMMERCIAL

LAND USE IN CORVIALE



# LAND USE

## A NEIGHBORHOOD IN TRANSITION

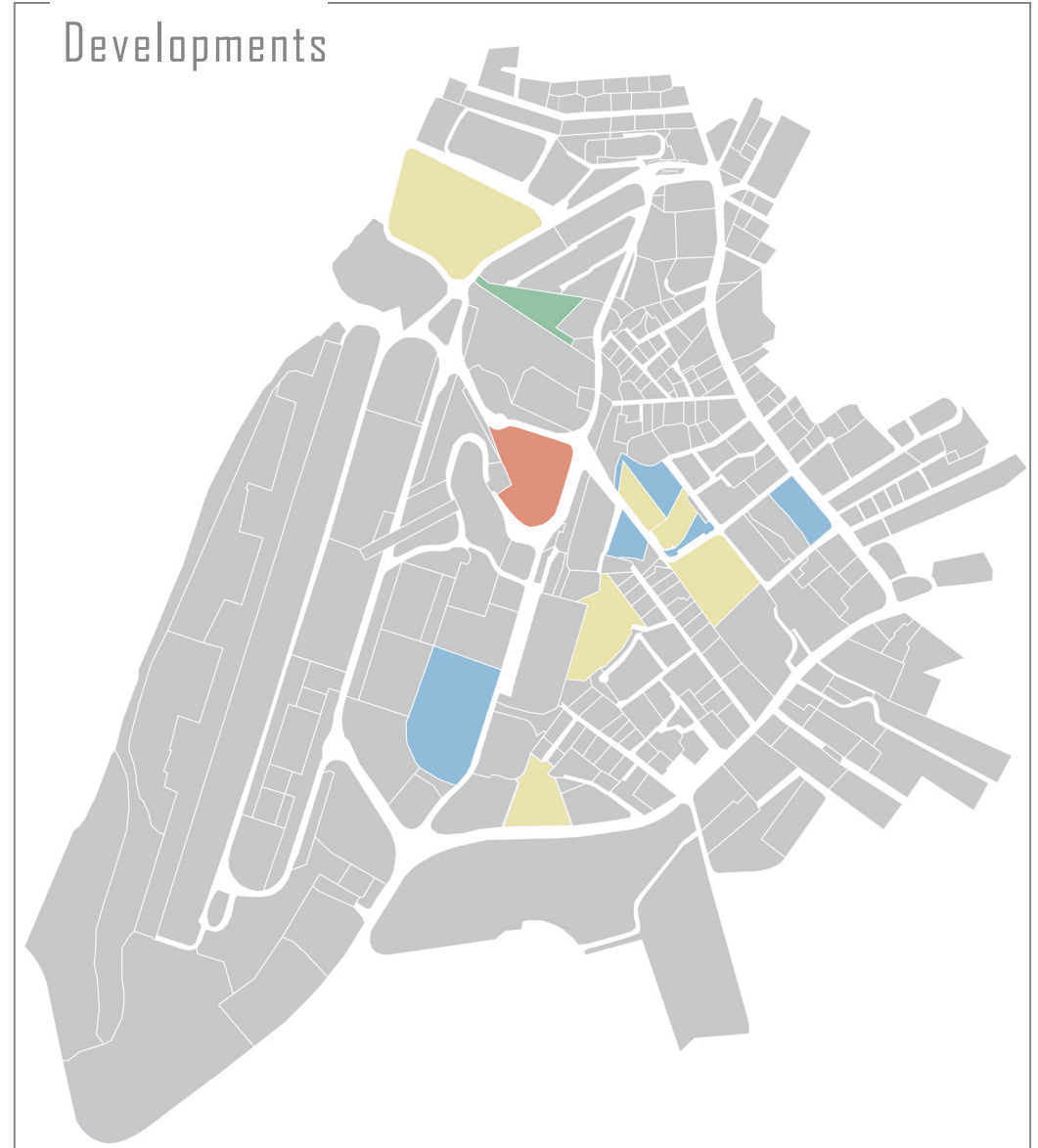
Land use patterns in Corviale are changing rapidly as more and more land is developed. Within the past few decades alone, many changes have occurred. The plots highlighted on the map to the right show just some of the areas that have been developed since 2000.

This development does not show any signs of slowing. Plans for a large piazza and social space are currently in the works for the area north of the Corviale building and provide access to the open space behind the Corviale building. This park and piazza will hopefully fill the community's need for an outdoor socializing space.

## LACK OF COHESION

Corviale has three major land-use issues, which are mainly due to its land-use pattern's lack of cohesion. They are: an abundance of residual or underutilized spaces, the existence of large-scale projects in locations where the infrastructure does not support heavy traffic, and a lack of accessible green areas.

Recent Developments





Building typology assesses the visual characteristics of the different categories of the buildings. There are eight typologies in the neighborhood. The first four typologies are dominant building typologies that show different types of residential buildings. Type A is a Single residential housing of usually two stories fenced/gated building. Type B is 4-5 stories gated residential buildings usually with balconies and windows.

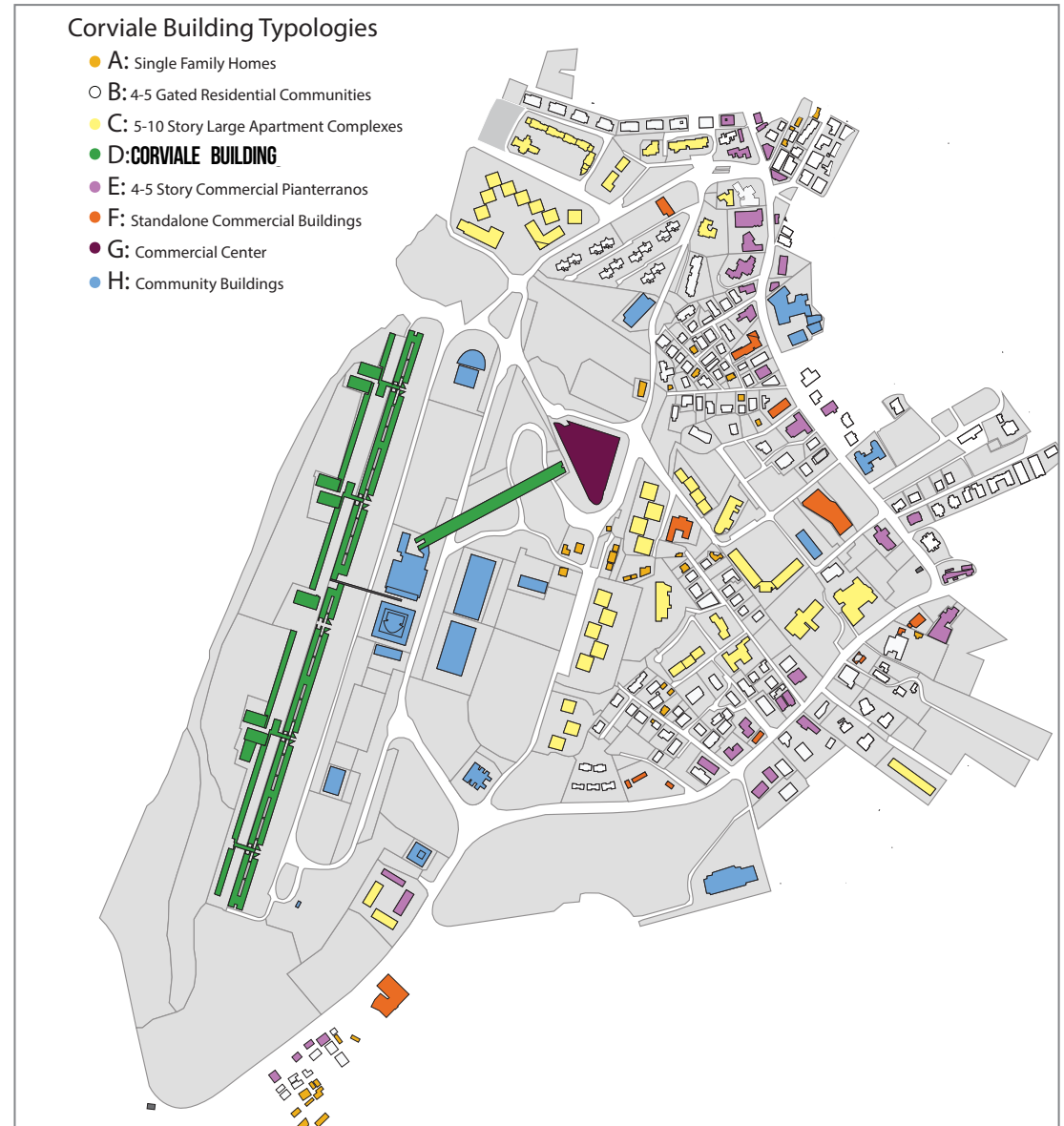
On the other hand, Type D has contrasting characteristics, such as 1960s' modernist ideas of linear cities and mega buildings, and linear, monumental, and homogeneous apartment complexes. The main Corviale monument is about a kilometer long. The smaller linear building next to the 1 km building is part of the Corviale Housing project that resembles the monument in smaller scale.

A strong contrast is shown in the Corviale housing project versus the historical residential buildings. Many criticize Corviale for its visual elements and contrasting building typology from the other parts of the neighborhood. In fact, the distinct classification of the buildings can contribute to the visual separation between the different areas in the neighborhood.

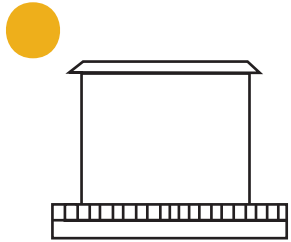
The type E has the same type as type B, but is with the commercial area in the ground floor.

Type F and G are used for commercial purposes. Type F is mainly for commercial purposes. Mostly two floor buildings with modern materials such as concrete and glass. Type G has only one: the mall. The mall has 4 floors with large glass windows.

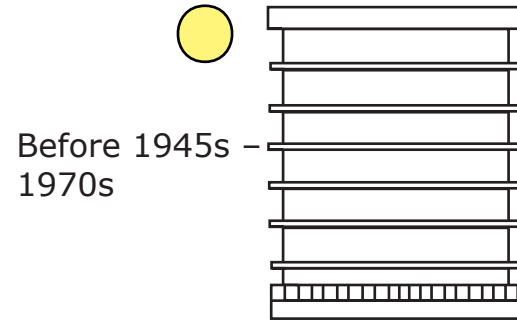
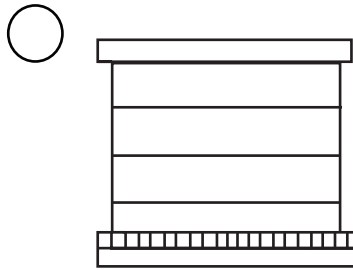
Type H resemble some commercial buildings (Type F, G), but has a simpler typology, and used for community space. Mostly one to two floors community blocks. Modern materials like concrete, glass, and steels are used.



# BUILDING TYPOLOGIES

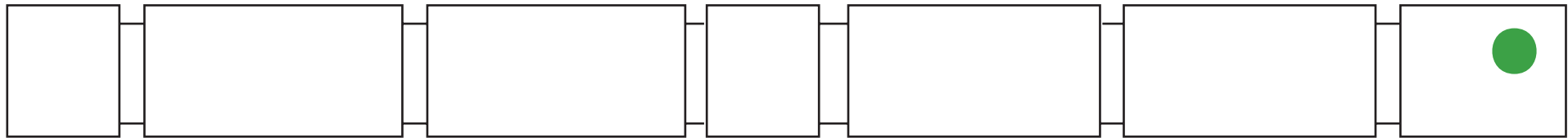


Before 1945s - 1970s

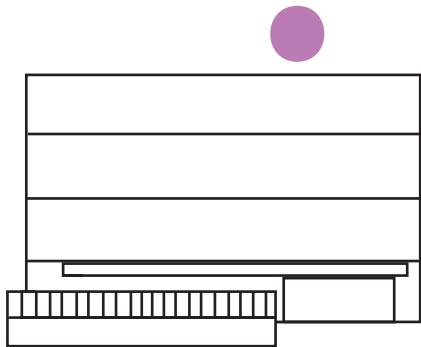


Before 1945s - 1970s

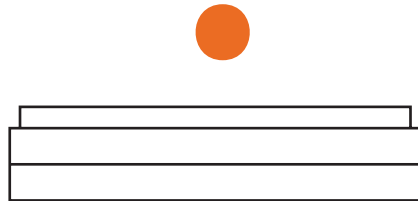
Mixed Time period  
(Historical to modern /  
housing development  
both before 1970 and  
after 1970)



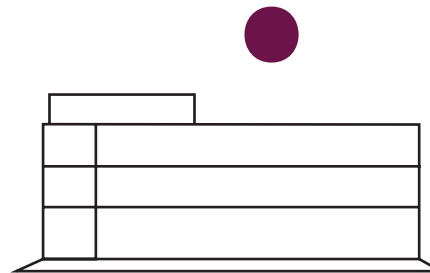
After 1970s



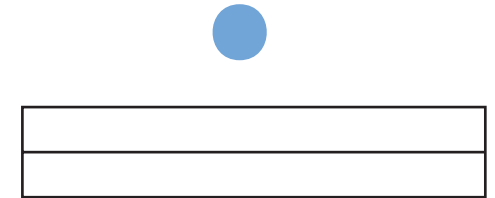
Before 1945s - 1970s



After 1970s



After 1970s



## OVERVIEW

The residents of the Corviale building and its surrounding neighborhoods continually express how pleased they are with the amount of resources the Corviale neighborhood has to offer. In fact, many residents who live outside of the main survey district come to the center of the Corviale neighborhood to take advantage of its resources and spend time at the mall, library, or Marco's cafe. The residents do complain, however, that the neighborhood lacks a good central meeting area and outdoor gathering space. The neighborhood also has a distinctive lack of nighttime activities, with very few restaurants and no places to socialize after 9pm. Rather than having one distinct center, the neighborhood has three different locations that people identify as the heart of the neighborhood.

## ACTIVITY CENTERS

Corviale has three main activity nodes and centers where people gather:

### **Intersection of Via della Casetta Mattei and Via Poggio Verde**

This is the location where most of the auto traffic enters and leaves the neighborhood. It is home to two primary bus stops, a newsstand, a grocery store, and several cafes. This area is where many of the neighborhood's older residents gather.

### **Centro Commerciale Casetta Mattei**

This is a large, multi-story shopping mall and supermarket located in the center of the neighborhood. Not only does it draw in people from the Corviale neighborhood and the surrounding neighborhoods for shopping, but it also serves as a social center for many of the area's younger residents. Its playground, foodcourt, and multiple cafes are popular meeting points for teenagers and young adults. The mall hosts many events for the public, including festivals, tradeshow, carnivals, and performances.

### **Marco's Cafe**

This cafe is located at the rear of the library complex across the street from the police station. While it is most heavily frequented by the area's middle-age residents, who use it as their main meet-up point, it is also a popular spot with teenagers and adults.



## SERVICES AND FACILITIES

Corviale has many facilities and services available to its residents. It has several daycare and preschool centers, a library, a post office, an arts center, a police station, a private Japanese-language school, a technology-based high school, a center for the elderly, a pharmacy, and three churches. Many of these services are clustered in and around the Corviale building.

Although it has several daycare centers and one specialized high school, Corviale does not have any public schools for students between the ages of 5 and 18. The building adjacent to the library was originally an intermediate school, but it is now closed. Today, students attend schools located just outside the neighborhood.

### Churches

The Corviale neighborhood is home to three churches: San Paolo della Croce, Procura Generalizia Della Congregazione Delle Suor, and Suore SS. Annunziata.

### Public Institutions

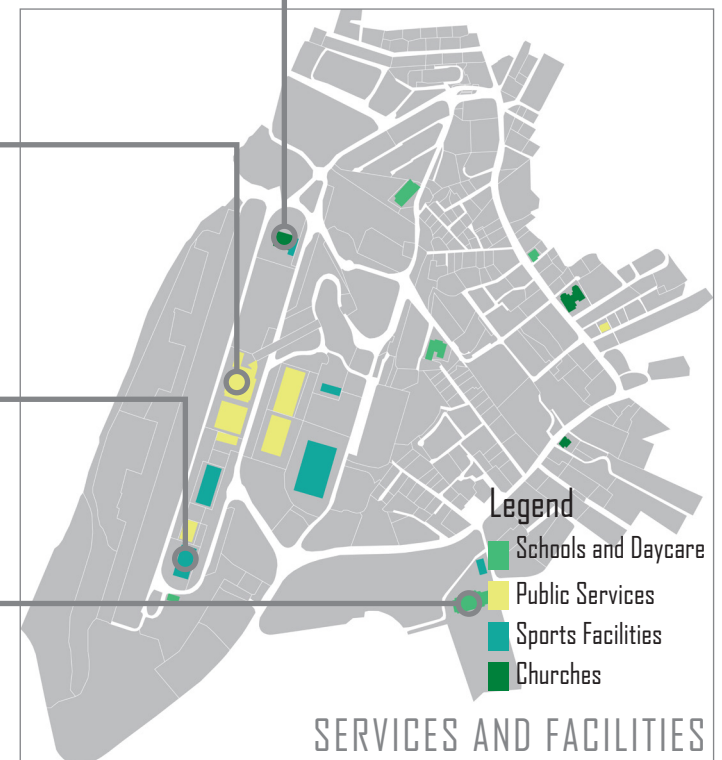
Most of the neighborhood's public institutions are located within a 1-minute walk of each other, in the blocks parallel to the Corviale building. The police office, market, amphitheater, arts center, library, and the community center for the elderly are all found here. The post office is the only public institution in the neighborhood that is located outside of this complex.

### Sports Facilities

Corviale has several sports facilities that are open to the public, including a soccer field, a rugby pitch, a pool, and tennis courts. The neighborhood also has a large number of private fitness clubs and sports centers.

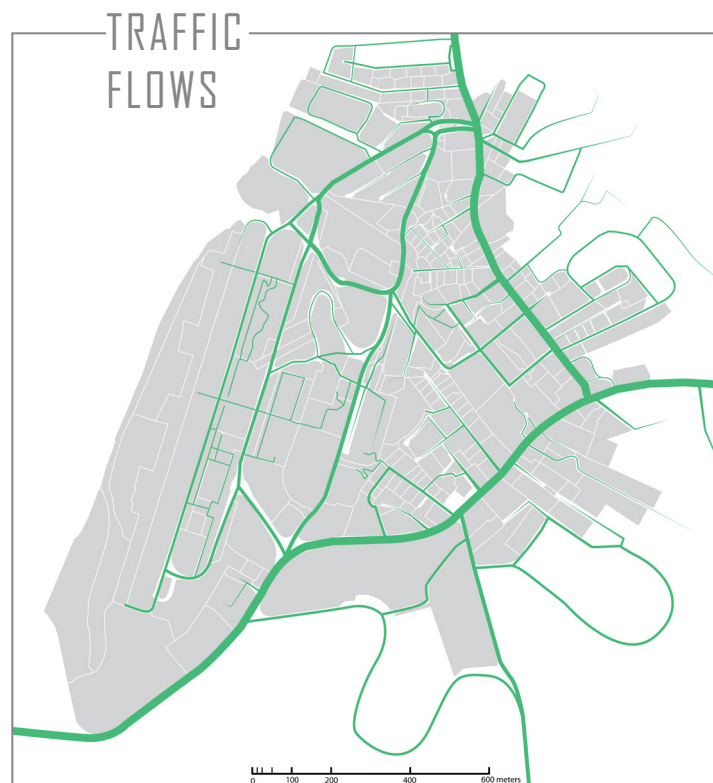
### Schools and Daycare Centers

Corviale's school's and daycare centers play an important role in the neighborhood. Regarding daycare centers in particular, it is inferred that the children's grandparents, unlike Italian tradition, do not live in house to care for the children when parents are away.



## TRAFFIC PATTERNS

Corviale has an average amount of traffic compared to the rest of Rome. The main traffic flows are along Via della Casetta Mattei and Via Portuense, as these streets lead to the center of Rome. While the auto traffic on these streets is fairly constant, the intensity increases in the mornings and evenings, when residents commute to and from work or school. Most of the other roads in the neighborhood are small residential streets that have very little traffic besides local traffic of residents leaving or returning home.



### Pathways (formal and informal)

Pathways serve the important role of connecting areas that aren't connected by streets.

### Sidewalks

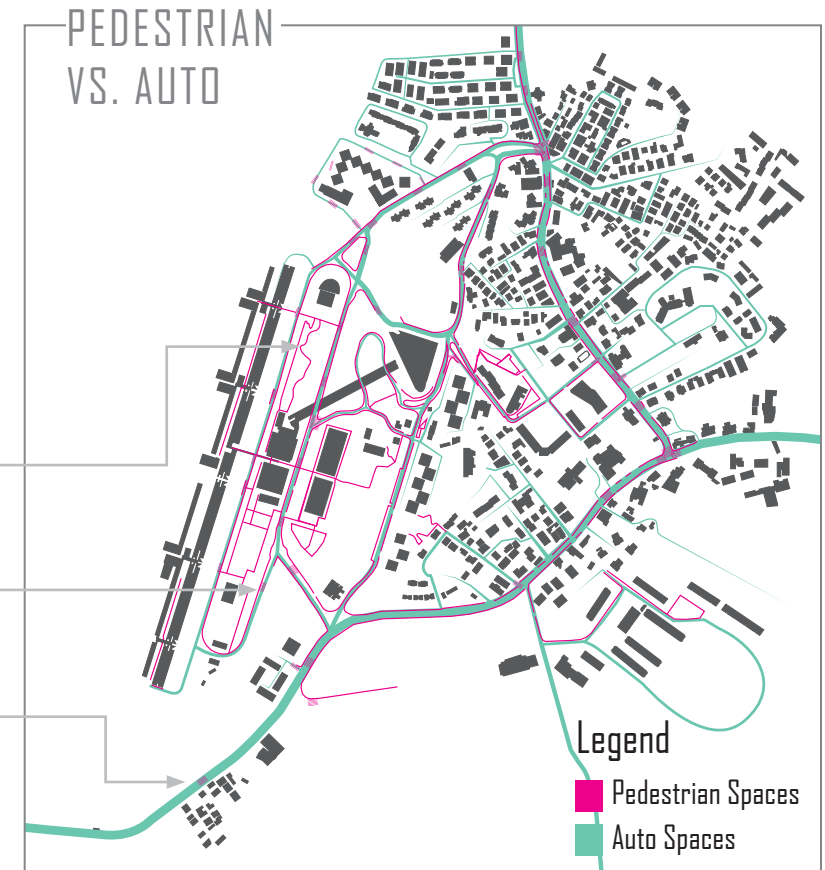
For the most part, sidewalks are only found along main streets, not on small residential ones

### Crosswalks

Pedestrian crosswalks are located primarily along the main streets and normally line up with bus stops.

## PEDESTRIAN FLOW

Despite its many hills and relatively poor network of sidewalks and pedestrian spaces, the Corviale neighborhood has a high amount of pedestrian traffic, causing an extensive path network to develop over the years. Many of these paths form shortcuts through open or undeveloped lots, or run in between larger developments. The most heavily-traveled pathways are those leading towards the Centro Commerciale Casetta Mattei. The pathways through the park areas adjacent to the Corviale building are also well-worn.



# PUBLIC TRANSPORTATION

## OVERVIEW

Corviale is only serviced by one form of public transportation: the city's ATAC buses. 13 different bus lines service the neighborhood. Service is frequent and runs until late at night. Despite the fact that trips to center Rome normally require at least one transfer and last approximately an hour, transit usage in the neighborhood is high. Many of the neighborhood's residents reference bus stops and bus routes when giving directions to other areas in the city. The closest tram line to Corviale ends roughly 2 km away at Casaletto. It can be reached in 7 minutes by car or 35 minutes by bus. The nearest metro stop is 5km away at EUR Magliana. It can be reached in roughly 9 minutes by car or 25 minutes by bus.

**40**  
BUS STOPS

Corviale has a large amount of bus stops, and they are spaced fairly regularly throughout the neighborhood. On Via della Casetta Mattei and the streets parallel to the Corviale building, bus stops are located approximately every 200 meters. The major bus centers are located at each end of Via della Casetta Mattei.

**13**  
BUS ROUTES

Thirteen different bus routes service the Corviale neighborhood. The 98, 889, N15, 775, 785, 786, C7, 701, 771, and 773 run through the area throughout the week. The 98F, 786F, and the 180F service the neighborhood on the weekends.



**OVER 85%** OF THE NEIGHBORHOOD WITHIN 3 MINUTES OF A BUS STOP

## WALKSHEDS

Over 85% of Corviale is located within 3 minutes of a bus stop. However, dead-end streets, a lack of sidewalks, and topographic variation significantly cuts down the distances that many residents in the neighborhood are willing to walk to get to the nearest bus stop. For this reason, it is more practical to look at a map showing 80 meter walk sheds around bus stops, or approximately a 1-minute walk. This is the distance that many elderly residents of Corviale say they are willing to walk, according to interviews. This shows the areas that are the best serviced and the most easily accessed by public transportation.

### Accessible Street Areas

The blue highlighted circles show the total area that is within a 1-minute walk of a bus stop. The portions of the streets highlighted in blue show approximately how far along the street you can walk in one minute.

### Accessible Plots

The areas highlighted in green are the areas of Corviale that can be easily reached from a bus stop in less than one minute. The map shows that nearly all of the neighborhood's important functions (including the Centro Commerciale, library, daycare center, churches, post office, supermarkets, and cafes) can be quickly and easily reached from a bus stop.

### Inaccessible Areas

The grey and white areas are those that take more than one minute to reach from the nearest bus stop. These more-difficult-to-access areas are located primarily in the interior of the neighborhood, between Via della Casetta Mattei, Via Portuense, and Via Degli Alagno. They are predominantly residential areas that have narrow, dead-end streets, poor road maintenance, and lots of on-street parking.







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**PART II**

**UNIFYING CORVIALE**

**DESIGN AND POLICY**

**PROPOSALS**

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## INTRODUCTION

Through a mix of plentiful green spaces, community services, and cultural events, Corviale has much to offer its residents and the city of Rome. However, these assets are largely disconnected and underused, signifying the potential for improvement. We wanted to create proposals to enhance and bring together these assets, helping Corviale realize its potential as a regional destination.

In order to focus on tangible solutions for part II, we first decided on what needs to change in the neighborhood according to resident interviews and our own observations. There are issues to address in creating a more unified Corviale: connectivity within the neighborhood is limited, the road system around Centro Commerciale Casetta Mattei does not clearly define automobile versus pedestrian usage, green space is neglected and disjointed, and a vast amount of community space is underutilized.

With these issues in mind we developed a number of design and policy proposals that we think will make better use of everything Corviale has to offer. These projects include revising key street systems, creating a pedestrian path that links development within the neighborhood, reclaiming park space, expanding the neighborhood's existing sports complex, attracting investment to capitalize on and develop Corviale's burgeoning artistic scene, and developing a rich outdoor piazza that brings all these elements together. These projects contain mixed media in the form of design suggestions, 3D renderings, 2D aerial views, and a written policy proposal that help to illustrate and reinforce our overall vision for a more unified Corviale in unifying **social space, access, green space, recreation, and cultural resources.**

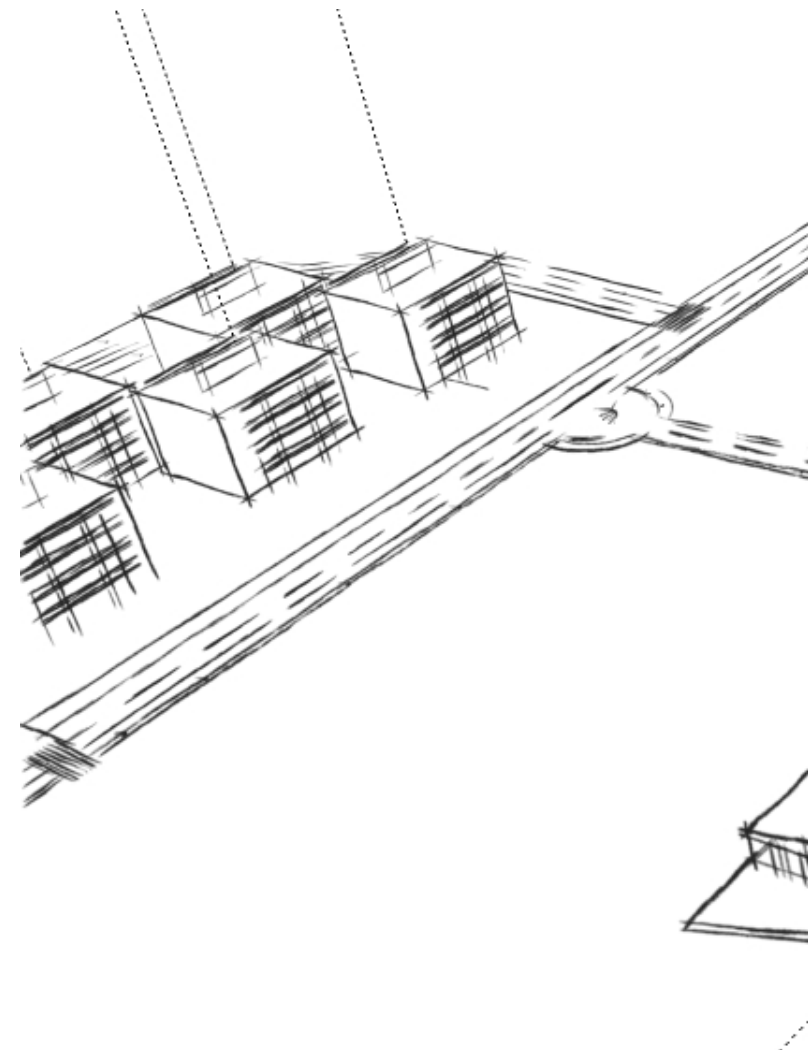


**UNIFYING:  
SOCIAL SPACE**

## CURRENT SITUATION

The primary goal in redesigning Corviale should be to improve the neighborhood's connectivity. As a whole, the neighborhood suffers from severed connections that limit interaction between different buildings, complexes, and routes. Part of this problem is due to large differences in terrain, which make it difficult to create a unified transportation network.

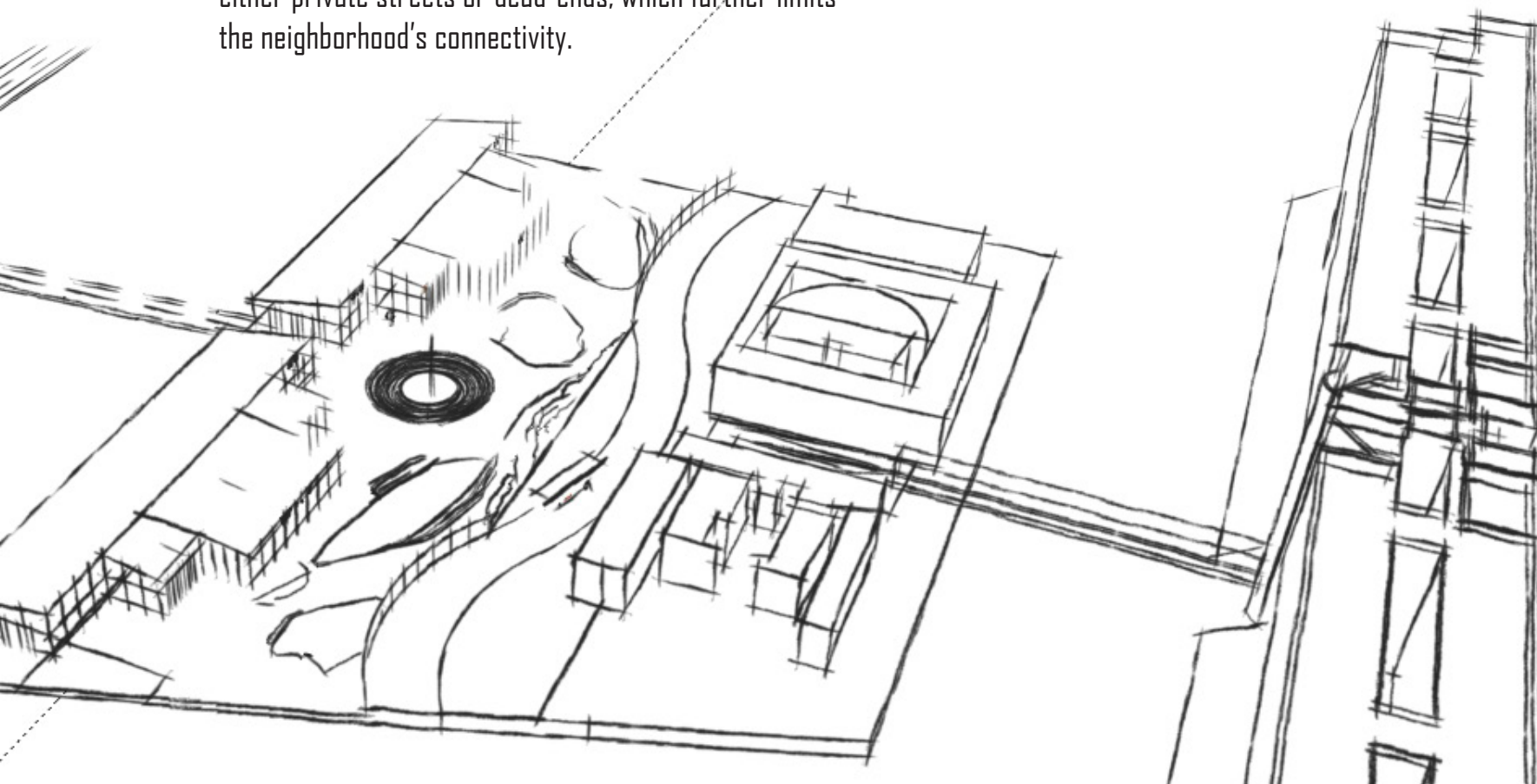
The neighborhood's path and sidewalk network is more complete than the streetscape in its connectivity, particularly because paths have developed as shortcuts, linking many of the areas that the streets do not connect. A prominent example of this is an informal central path leading from Corviale's skybridge to a sports field adjacent to Via Degli Alagno. In general, this system of paths and sidewalks is neither cohesive nor safe, and many areas are difficult to access and use.



## A NEW STREET NETWORK

The current street system is characterized by a lack of connectivity. The eastern corner of the neighborhood, located around the intersection of Via Portuense and Via della Casetta Mattei, is very poorly connected to Corviale and the public areas adjacent to it. Another issue is that many of the residential streets in the neighborhood are either private streets or dead-ends, which further limits the neighborhood's connectivity.

Improving the street system is crucial to increasing connectivity. Unfortunately, topographic changes make constructing direct linkages between the south east and the northwest portions of the neighborhood difficult. However, there are still several simple ways to improve connectivity in Corviale.



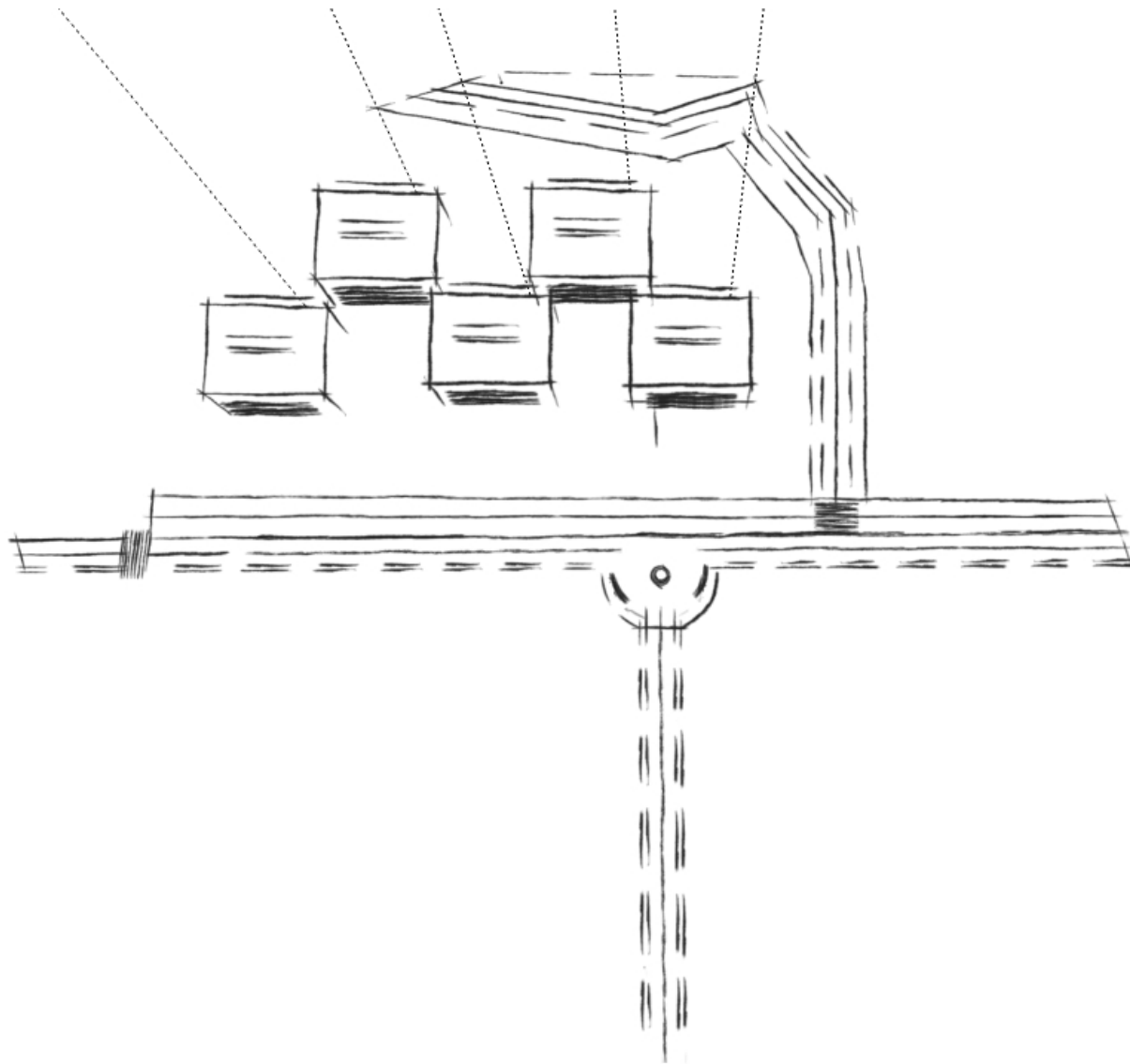
## NEW STREET DESIGN

New streets, shown in **blue** on the map help to **increase connectivity** around the Corviale building and through the residential areas in the neighborhood's center. A new street running behind the Centro Commerciale would help to reduce the traffic flow around the front of the building, allowing the area to become a more accessible public space. Two new streets through the block adjacent to Corviale would help improve circulation and connectivity between Corviale and the new

social spaces. Streets shown in **green** are existing streets redesigned to improve shared use between cars and pedestrians.

Two streets, shown in **red** on the map, should be removed from the current design. Not only are these streets weak connectors, but they also fragment and isolate valuable social spaces from one another.



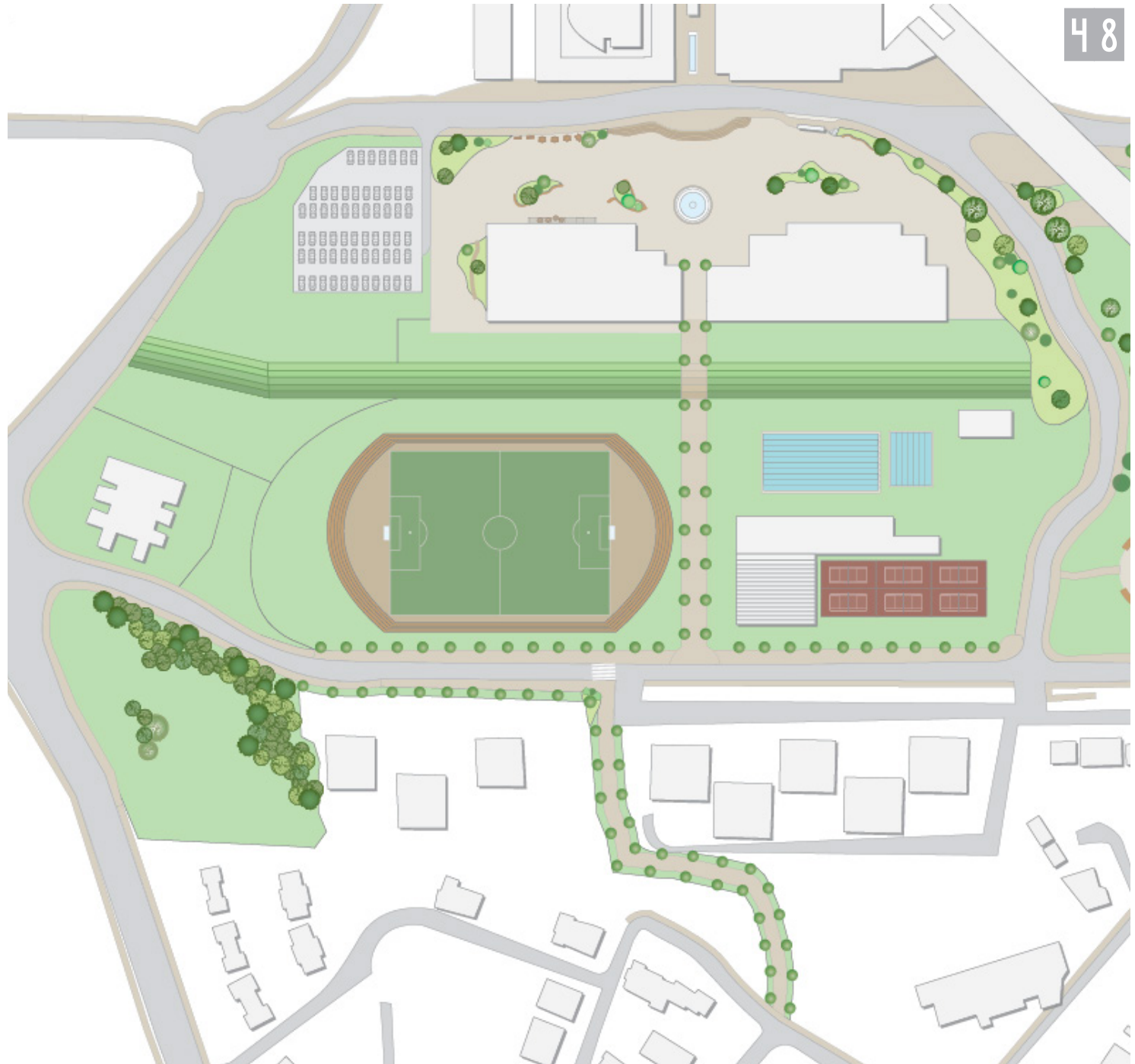


## A VITAL LINK WITHIN CORVIALE

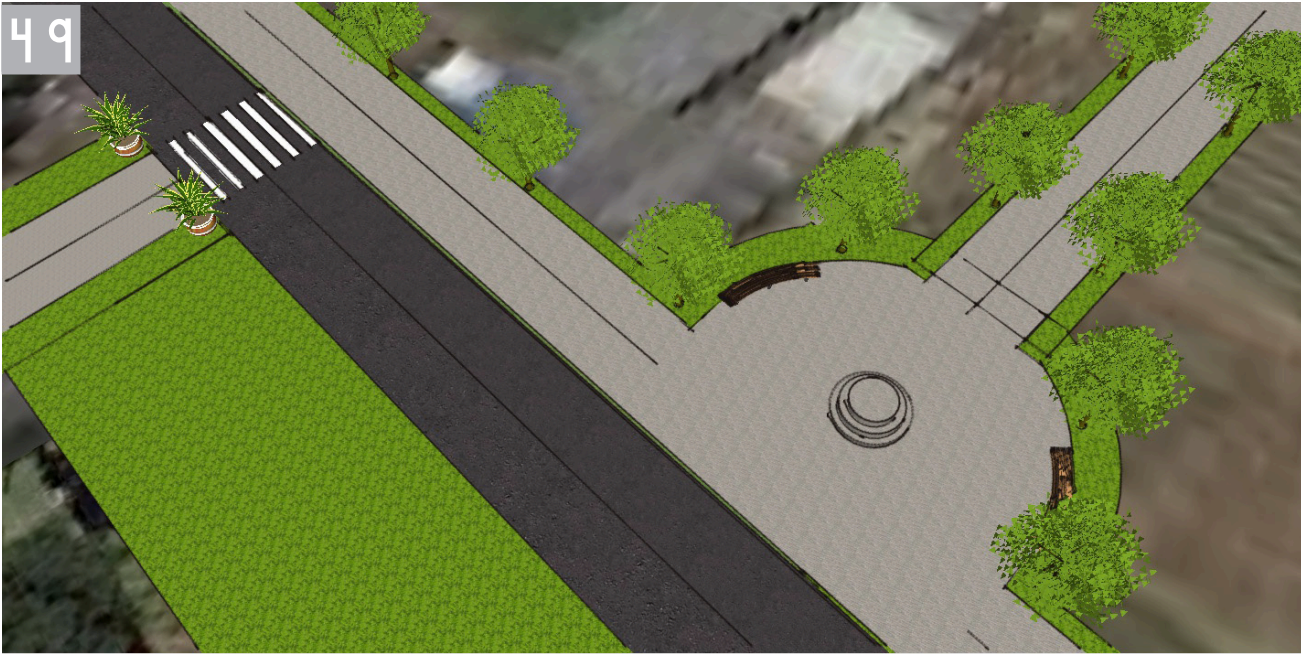
This new street design will improve connectivity within the neighborhood. However, due to topographical obstacles, this design is unable to connect the proposed social space in front of the Corviale building with the surrounding buildings east of Via Degli Alagno, as well as the Centro Commerciale Casetta Mattei. As a solution, we proposed a walkway spanning from the center of the Corviale complex to the eastern half of our neighborhood to allow residents to freely walk from one terminus to another, facilitating interaction between different groups in the neighborhood.

# A PEDESTRIAN STREET

To formalize a link between the Corviale complex and the eastern boundaries of the neighborhood, we created a pedestrian path, 3.56 meters in width, that connects the Corviale skybridge to Via Degli Alagno and the Centro Commerciale, as well as Via dei Rangoni and Via degli Orseolo. This walkway would build upon the informal path that connects the skybridge to Via Degli Alagno, but would formalize this path with features such as a specialized track surface, vegetation, benches, and crosswalks. This would make a vital link in the neighborhood that is safer and more accessible.







## PEDESTRIAN STREET DESIGN

We designed the path to be wide at roughly five and a half meters, giving it the function of a pedestrian street as opposed to a simple footpath. In addition to a simple linear walkway, the path also features an intersection alongside Via Degli Alagno, with an area for a fountain and two benches.

When designing the walkway, we were confronted with the idea of creating a sky-bridge that linked the higher elevation area near the warehouses to Via dei Rangoni. Ultimately, we chose a path that followed the terrain because it encourages the use of amenities on ground level, such as the sports complex and the landscaped trees that line the path. These design features intend to spark social interaction in the area.

This path will link to a proposed piazza to further enhance social interaction and fill the need for an outdoor gathering space in the neighborhood.



## NEIGHBORHOOD PIAZZA

We thought a piazza would bring together the Corviale building and some of the neighborhood's greatest assets, such as a sports field and community buildings.

It made sense to locate this piazza in what is now a parking lot in between Via Marino Mazzacurati and the warehouses southeast of the Via because this space is immediately nestled in between community buildings such as a market and a police station, the 45 degree portion of the Corviale complex and the two warehouses that house a public library and a popular local cafe. We have renovated the warehouse structures and added storefronts to create a more interactive atmosphere.

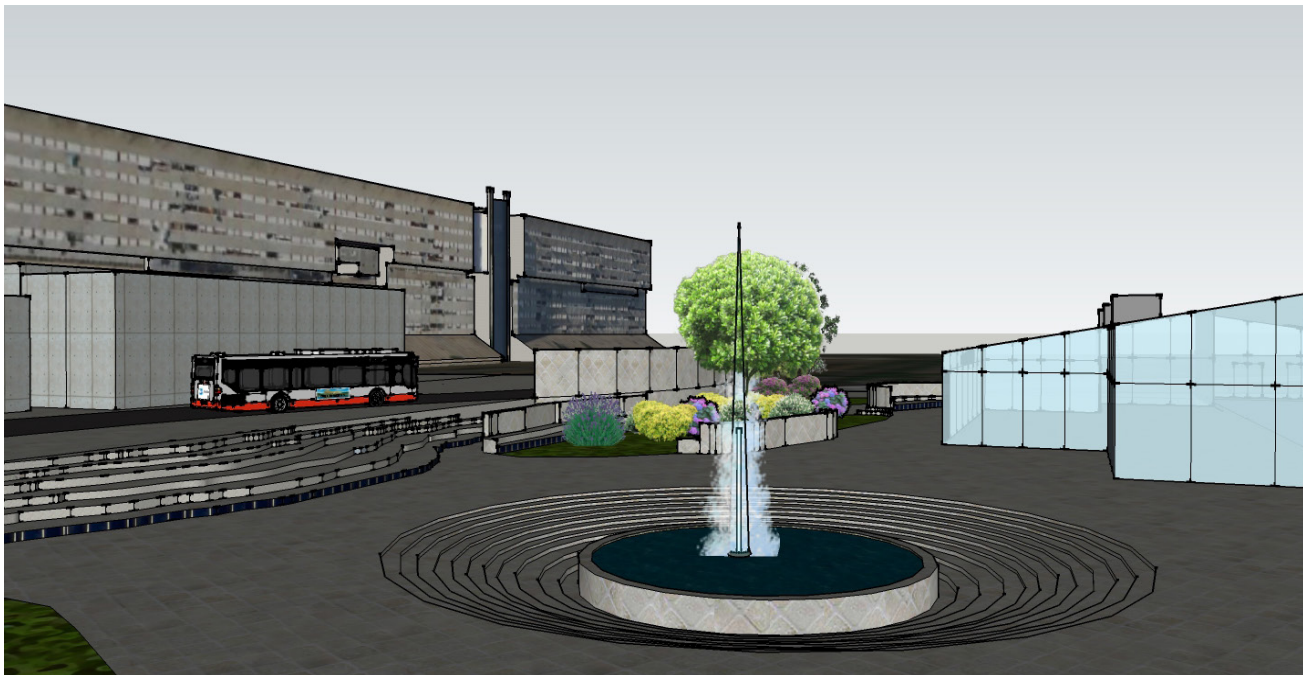
We hope that piazza will provide a main space for residents to mingle, gather, and showcase their talents, providing an overall sense of enclosure and comfort.





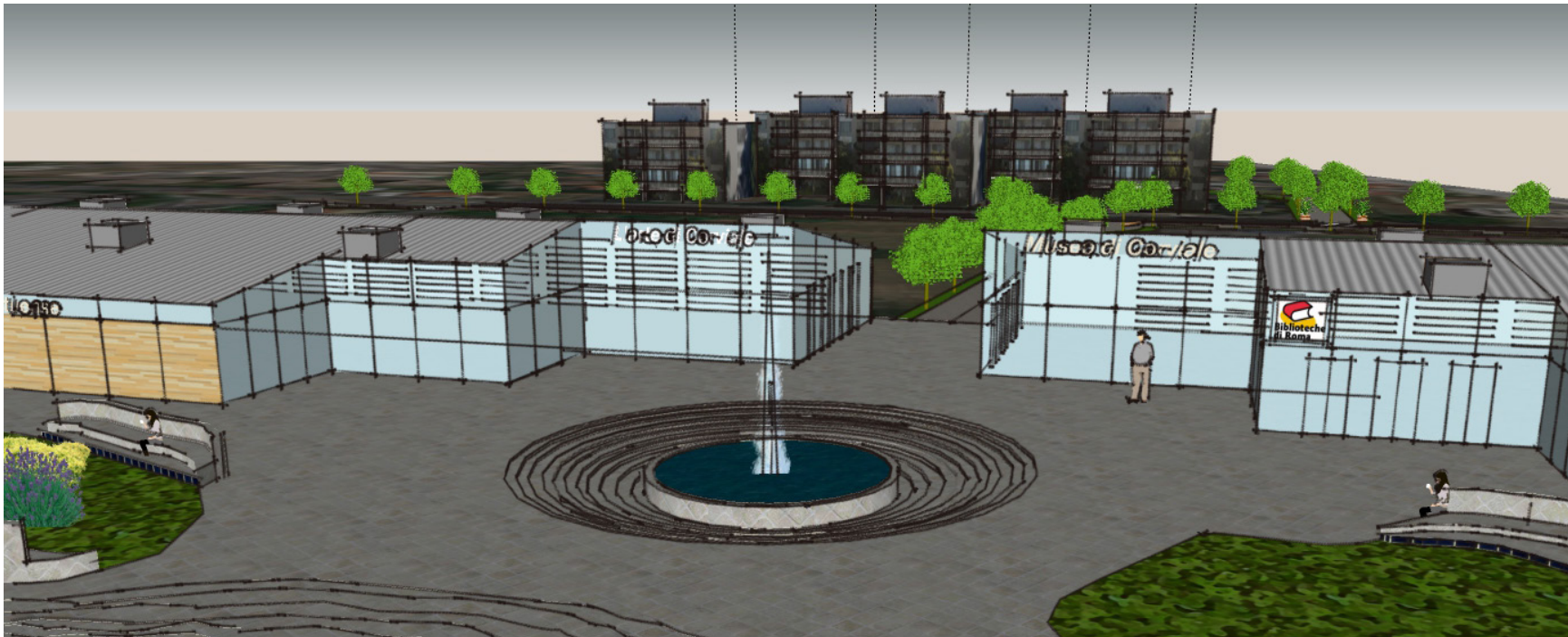
## THE DESIGN OF THE PIAZZA

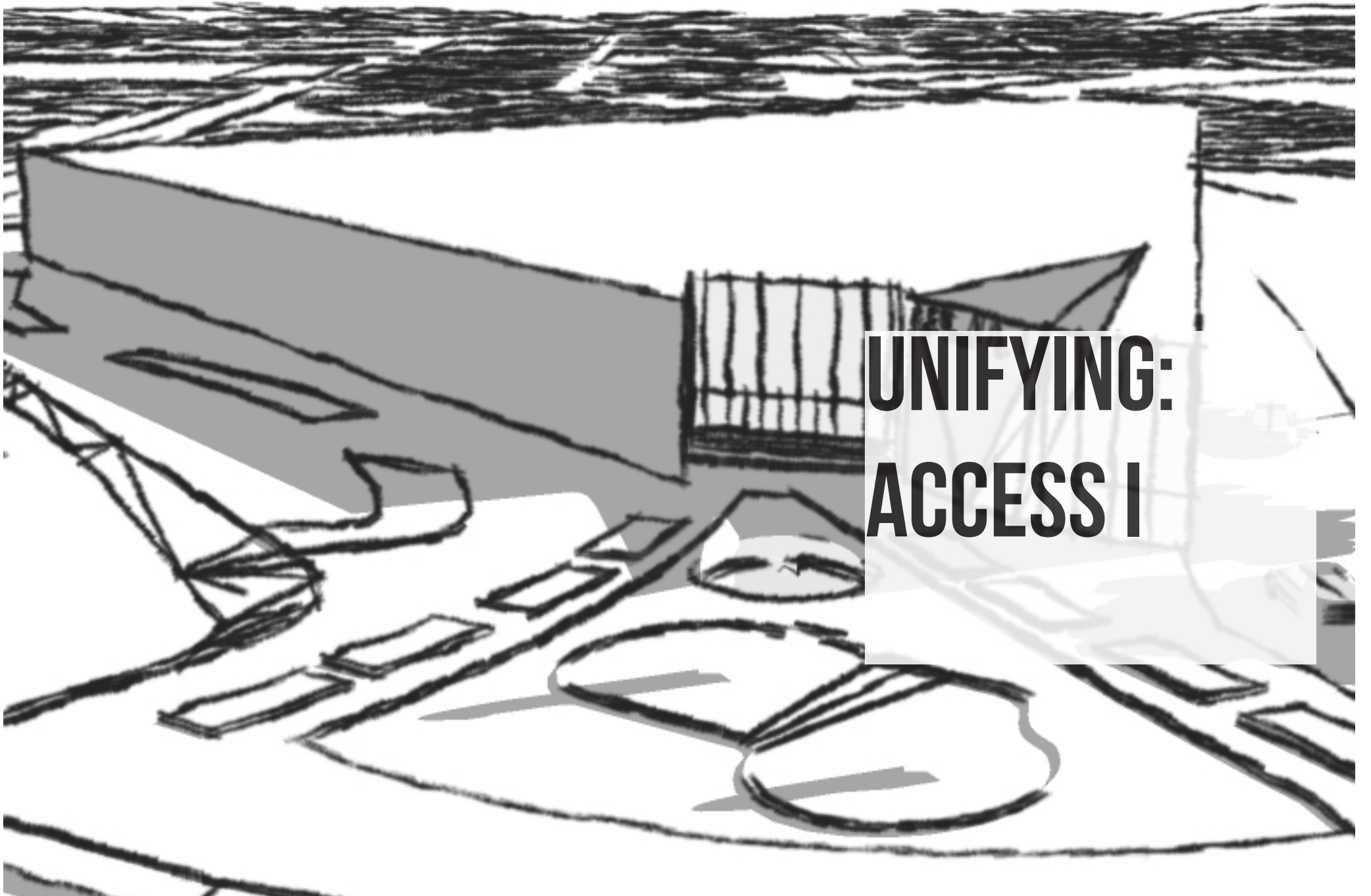
The piazza features a mix of stone floors, grassy ovals, styled tile, stone steps, benches, and vegetation that enhance social activity. To encourage interaction with the piazza, a circular, multi-step fountain has been placed in between the renovated warehouse structures. These design features help to break up the large surface area of the piazza, and provide more variation, improving the visual quality of the space.



The poorly designed current warehouse structures have their ends cut out and covered in glass to create a more stylized and open atmosphere. The middle of each renovated building features a mix of wood and glass, also allowing for a more varied aesthetic.

In summary, this proposal unifies the social interactions of Corviale residents in providing a central, shared common space.

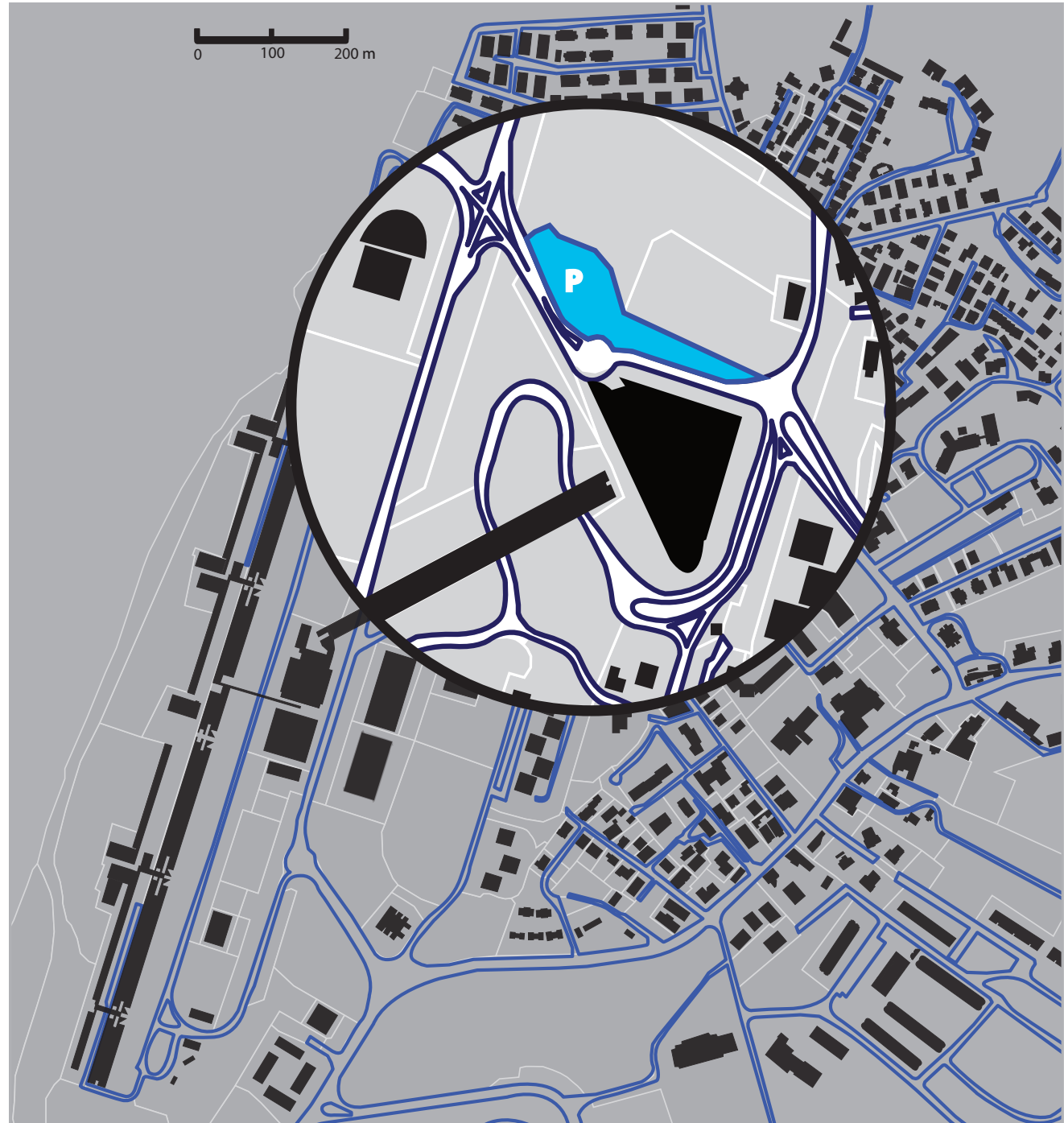


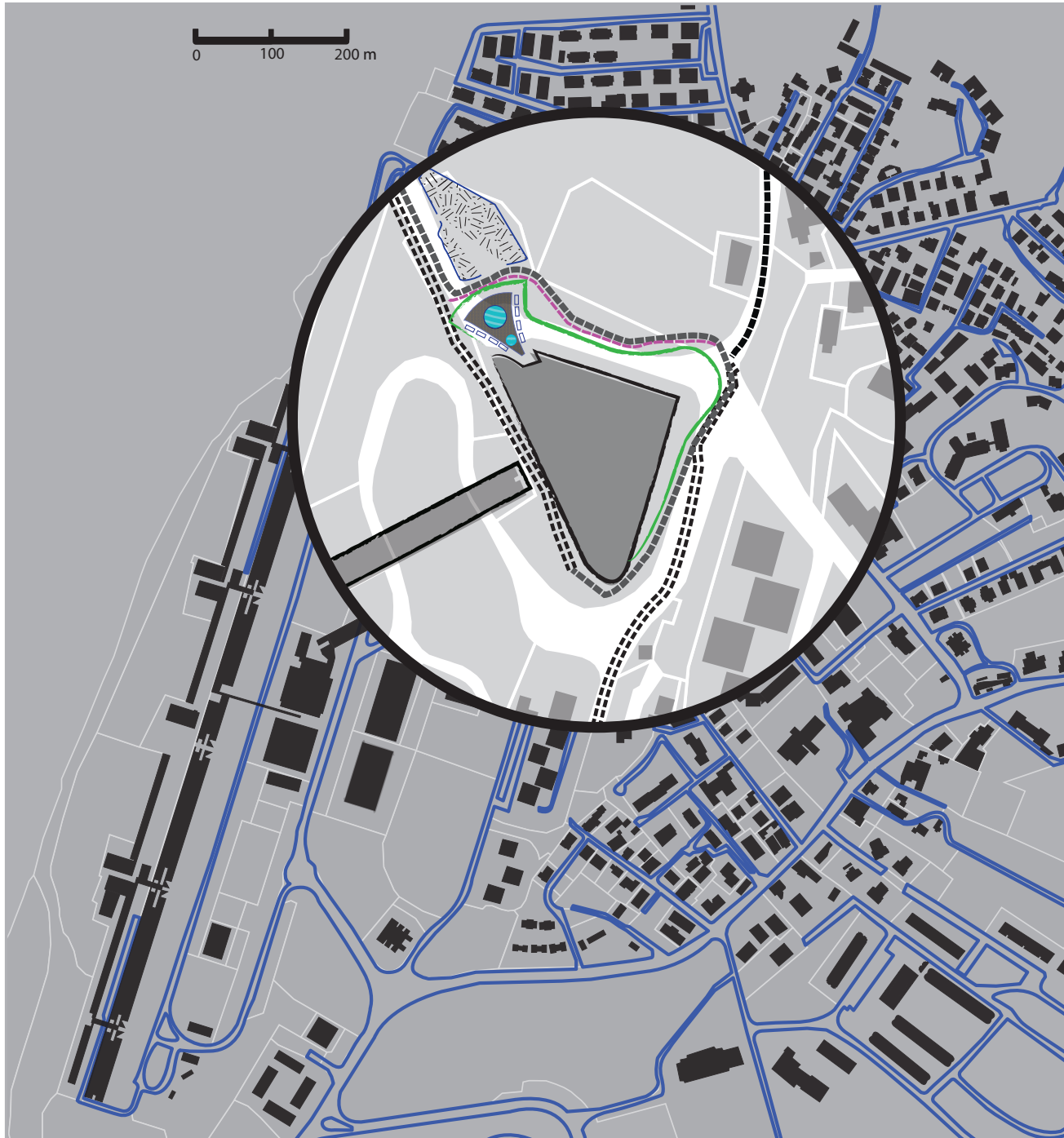


**UNIFYING:  
ACCESS I**

## CURRENT SITUATION

Opened in 2005, Casetta Mattei Centro Commerciale (the Mall) has become a focal point that draws people from the surrounding neighborhood for activities like shopping, dining, and simply hanging out. While frequented by many out of convenience, some residents are concerned that it has drawn too much attention and reduced people's outdoor activities. We found that the mall was designed with excessive parking space and undefined pedestrian access to the mall's entrances. Formalized pedestrian and social spaces are not in the mall's exterior design.





## TARGET AREA

This design intends to reduce parking space, and transform the adjacent outdoor area to a pedestrian-oriented social space in the mall's exterior. In order to tackle the current problems with cars and traffic, which disturbs pedestrian accessibility, the proposed design targets the two entrances of the Mall, the designated parking lots outside of the north entrance, as well as the traffic lanes surrounding this space.

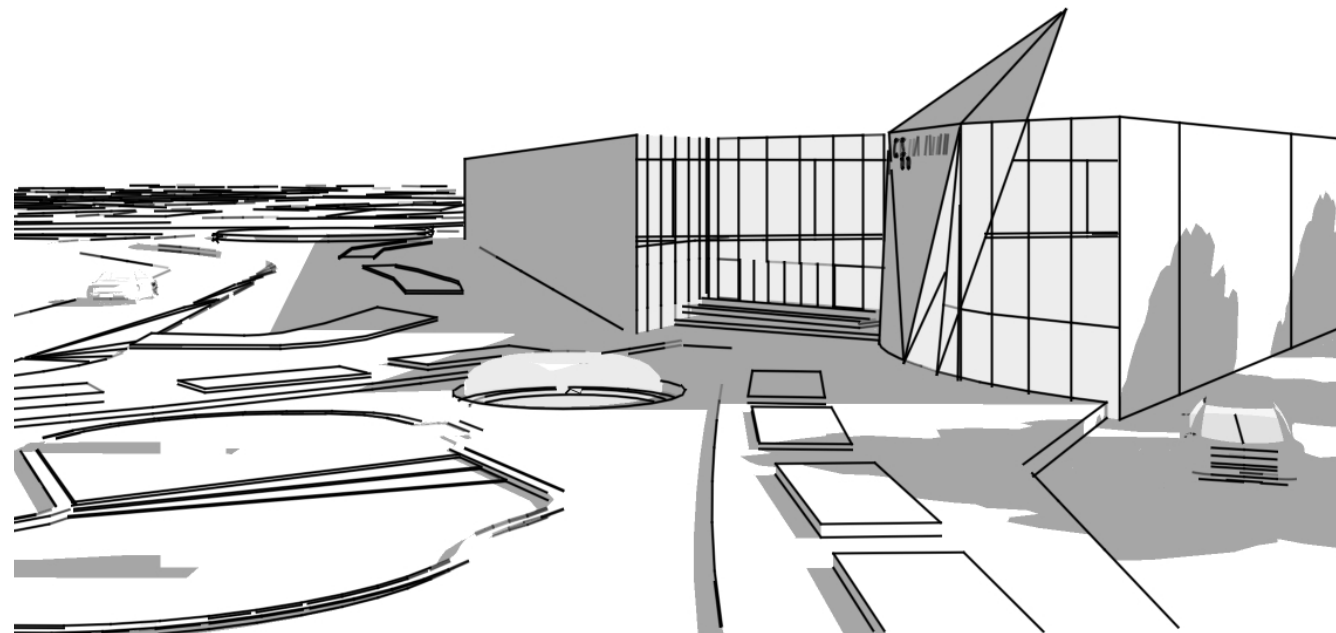
## DESIGN AERIAL VIEW

### Parking:

Due to the sufficient parking space the multi-floor garage provides, the out-door parking lot to the north of the Mall becomes unnecessary. The new design reduces its size and incorporates the space into a functional public piazza.

### The piazza outside of the north entrance:

The Piazza serves as another social node. The traffic drawn by the mall foreshadows the popularity of this proposed social space. The proposed wooden deck seamlessly connected to the street provides an easy access for pedestrians. The proposed natural feature with water and vegetation adds to the attractiveness of this public space, providing a desirable place for people to gather, play, and enjoy.

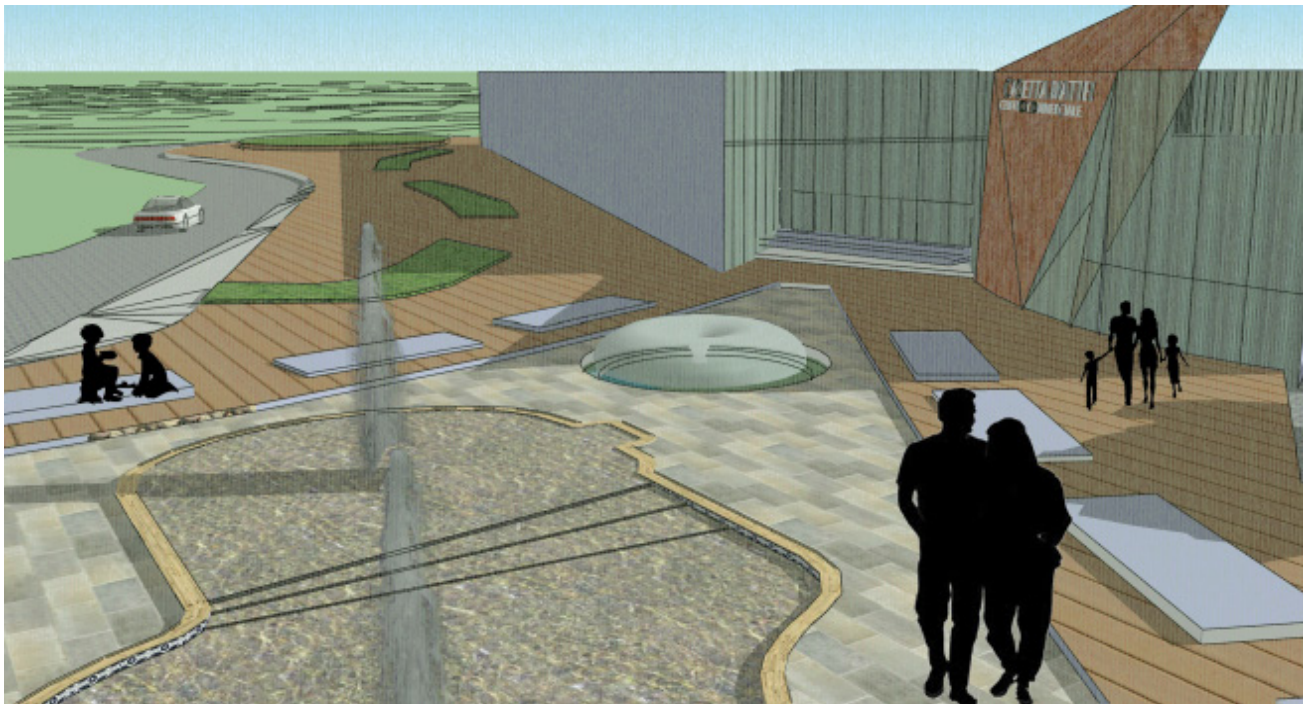
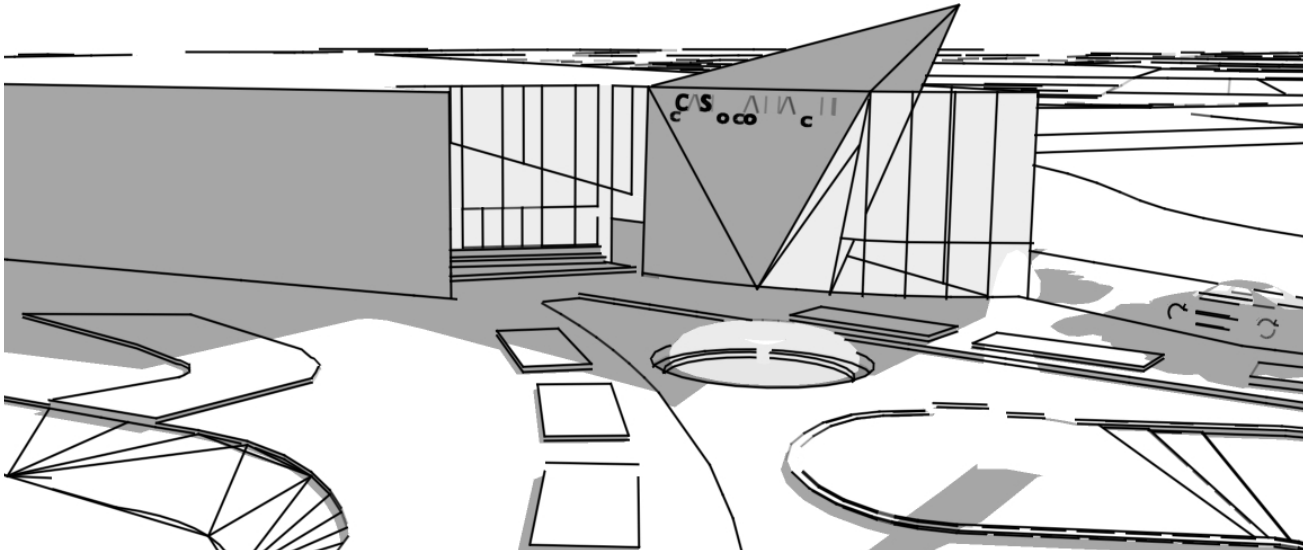




## SECTIONS AND MODELS

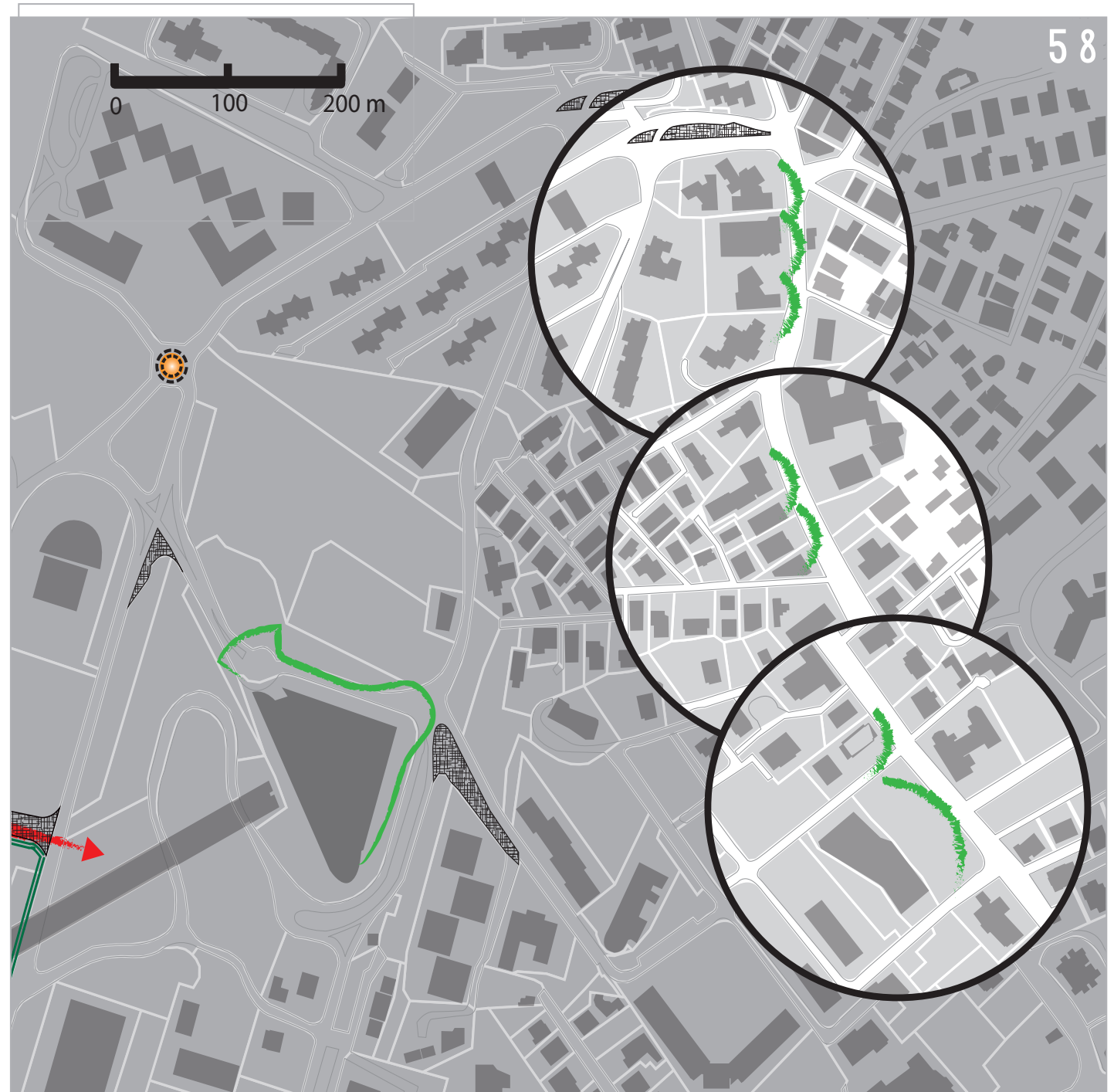
### Surrounding traffic:

In order to ensure safe and easy accessibility to the mall for pedestrians, car traffic is rerouted and the street system is simplified. Most of the parking is directed to the garage from the back as well as the east side of the mall. Meanwhile, the complicated intersection is simplified to a four-way intersection with a traffic light, which will additionally control car traffic and enhance pedestrian accessibility.



## FURTHER SUGGESTIONS

The co-existence of pedestrians and cars should be largely encouraged in this neighborhood. A similar approach of transforming car-oriented space into active, social pedestrian spaces could be adopted at places such as storefronts along the commercial corridor, via Della Casetta Mattei, as well as the current piazza in front of the supermarket to the street's south side.



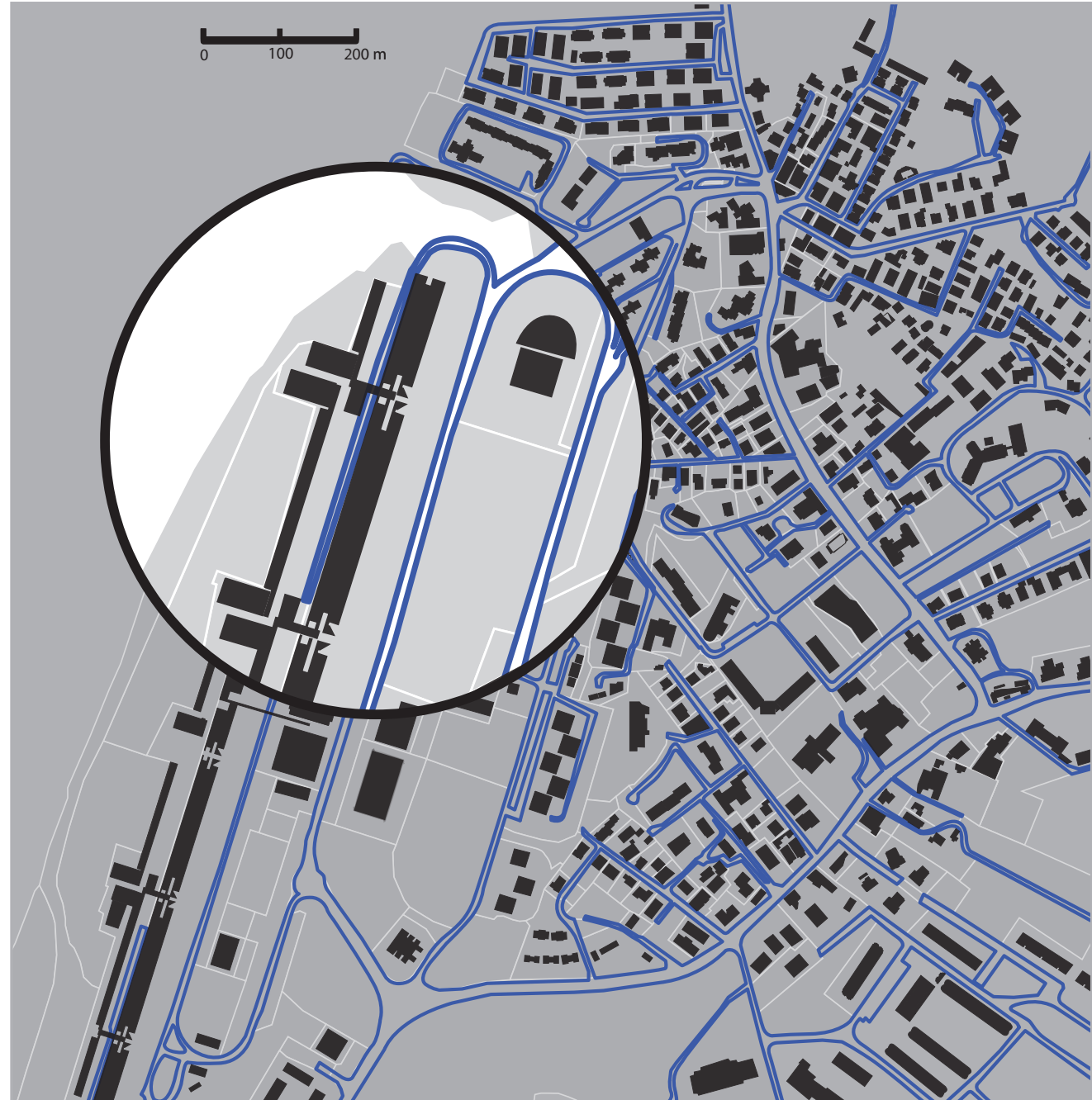


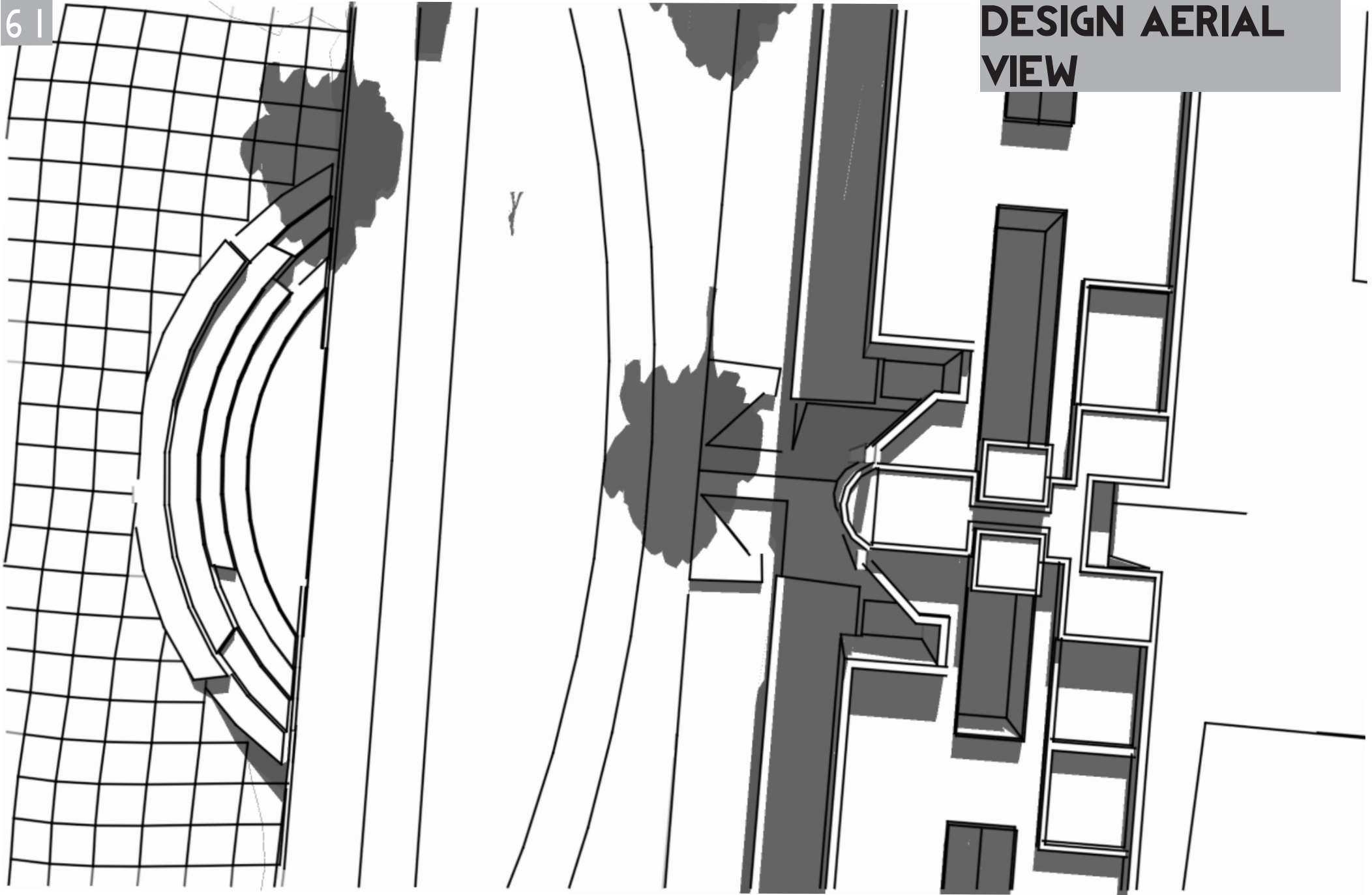
**UNIFYING:  
ACCESS II**

## CURRENT SITUATION

The Corviale building has five entrances that face the street on the building's east side. This design seeks to improve the design of these entrances to encourage greater flow capacity through the Corviale building.

For this design intervention, we targeted the first entrance on the north side of the Corviale building. This entrance faces an elevated terrace, which blocks visual accessibility as well as walkability across from the Corviale building to the rest of the neighborhood.

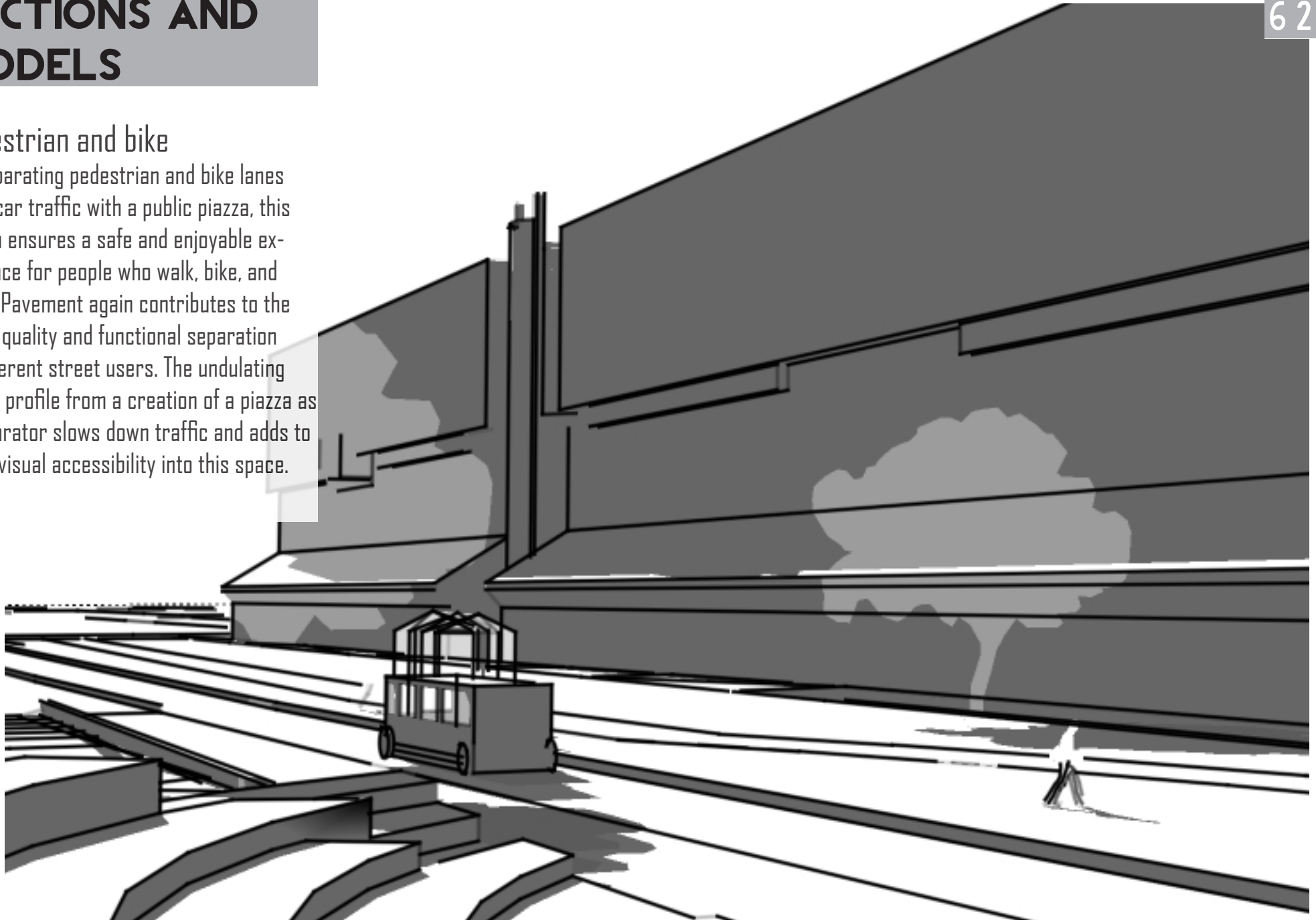


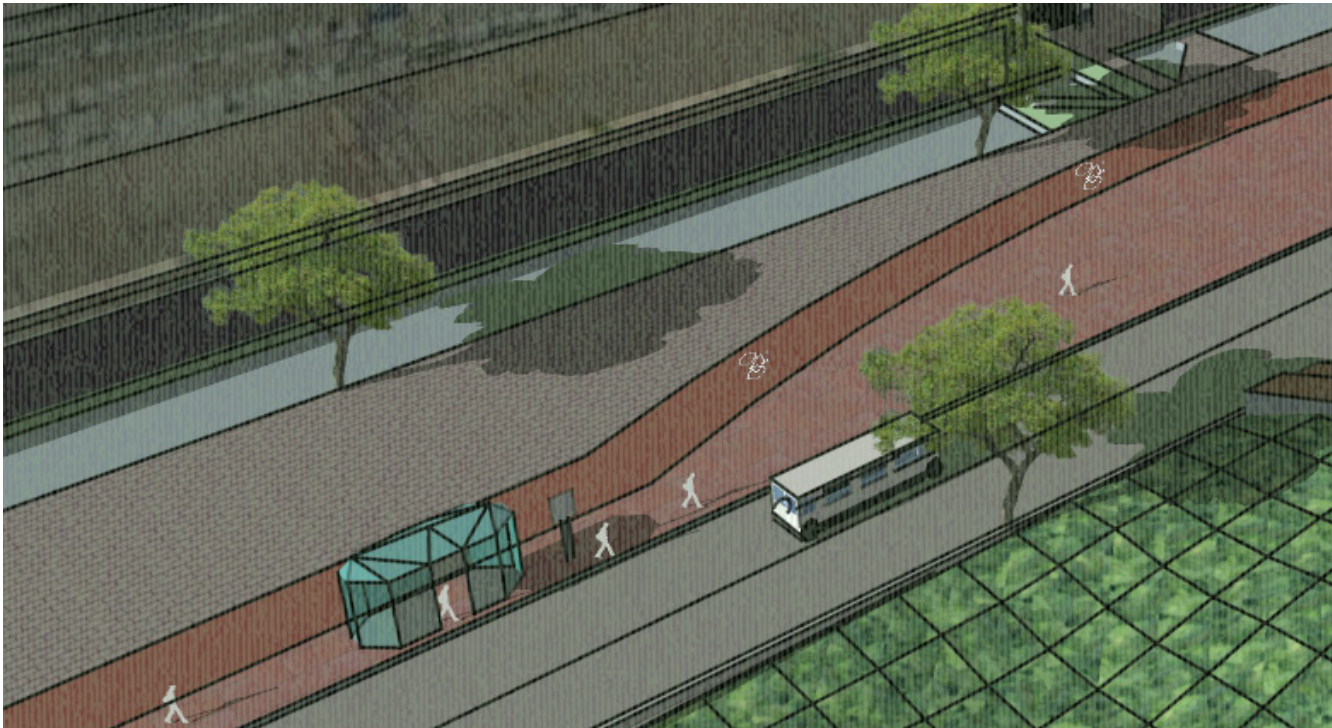
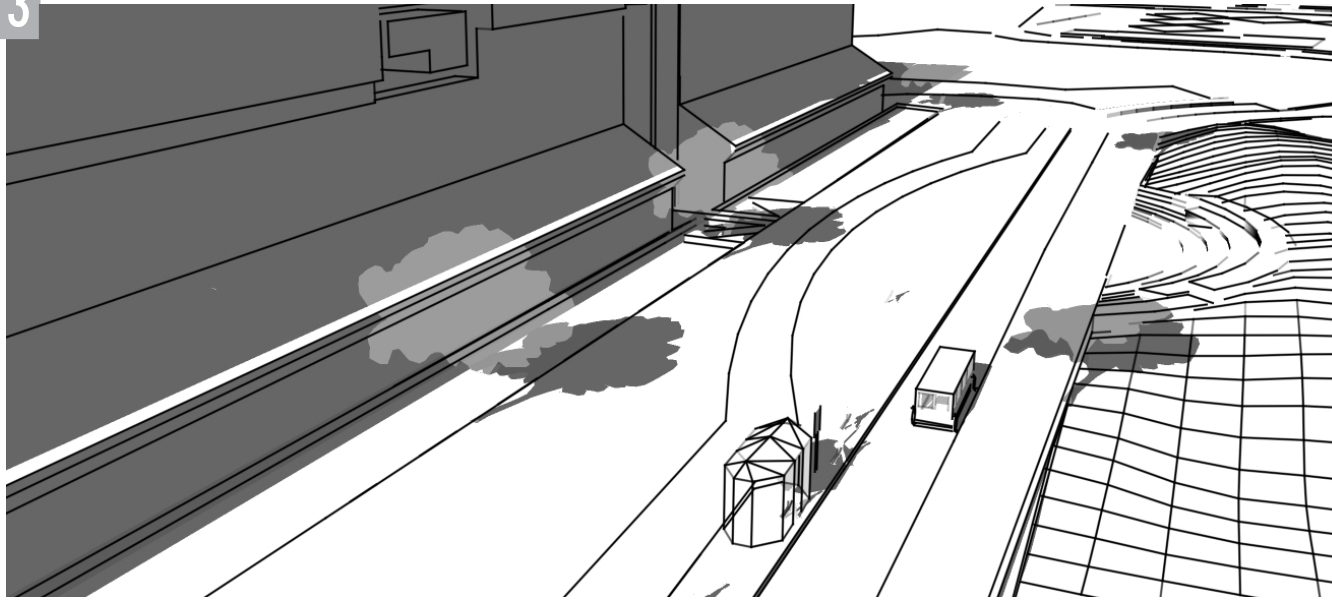


## SECTIONS AND MODELS

### Pedestrian and bike

By separating pedestrian and bike lanes from car traffic with a public piazza, this design ensures a safe and enjoyable experience for people who walk, bike, and drive. Pavement again contributes to the visual quality and functional separation of different street users. The undulating street profile from a creation of a piazza as a separator slows down traffic and adds to more visual accessibility into this space.





## SECTIONS AND MODELS

### Public Space

Every entrance of the Corviale building may be activated as a social space. By rerouting pedestrian and bike lanes in between the building entrance and the proposed piazza, more social activities and liveliness would be syphoned into the proposed piazza.

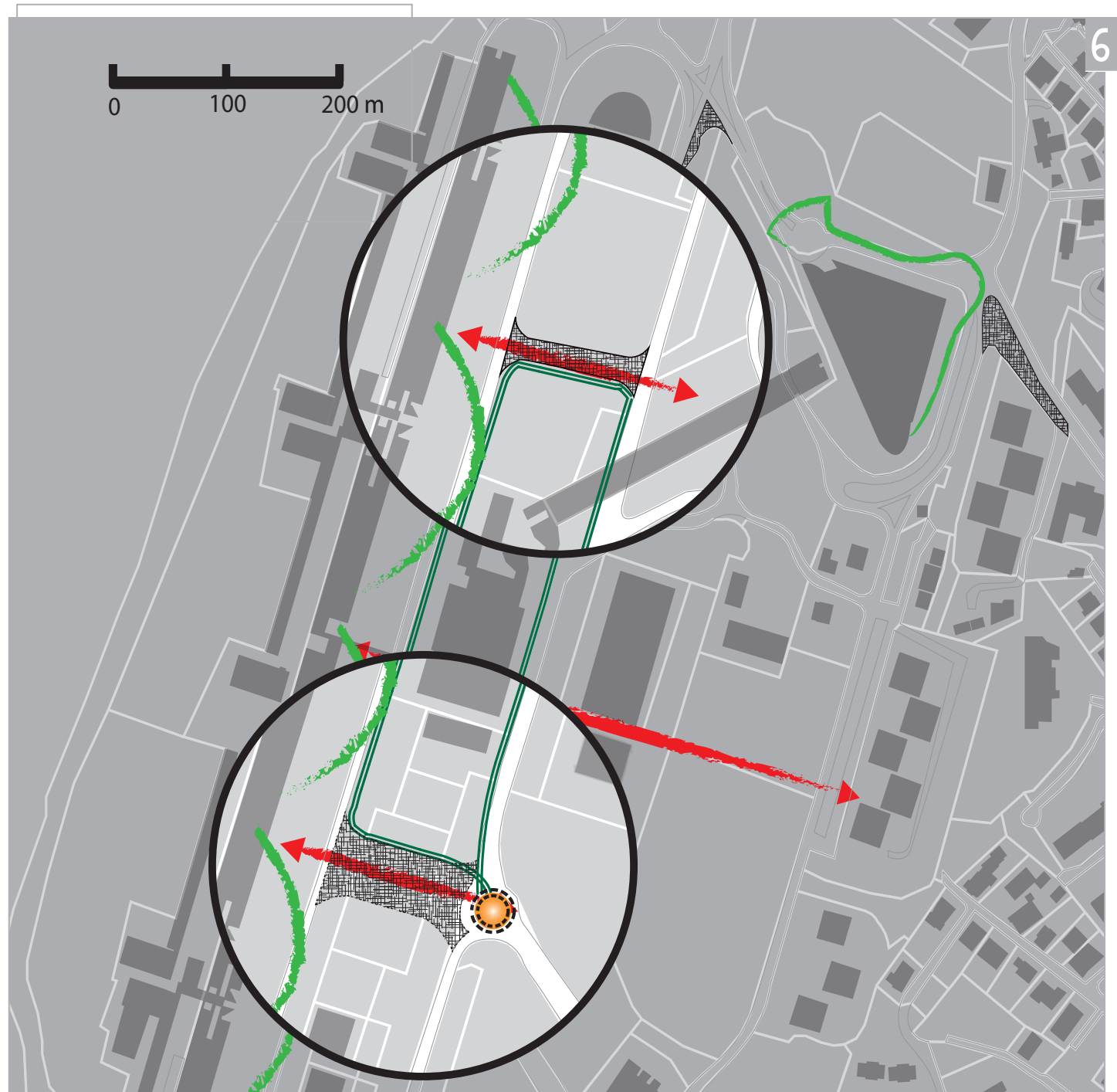
### Steps

The elevation change to the east of the Corviale building brings challenges as well as opportunities. Steps are proposed to be added to clearly separate the different-street uses.

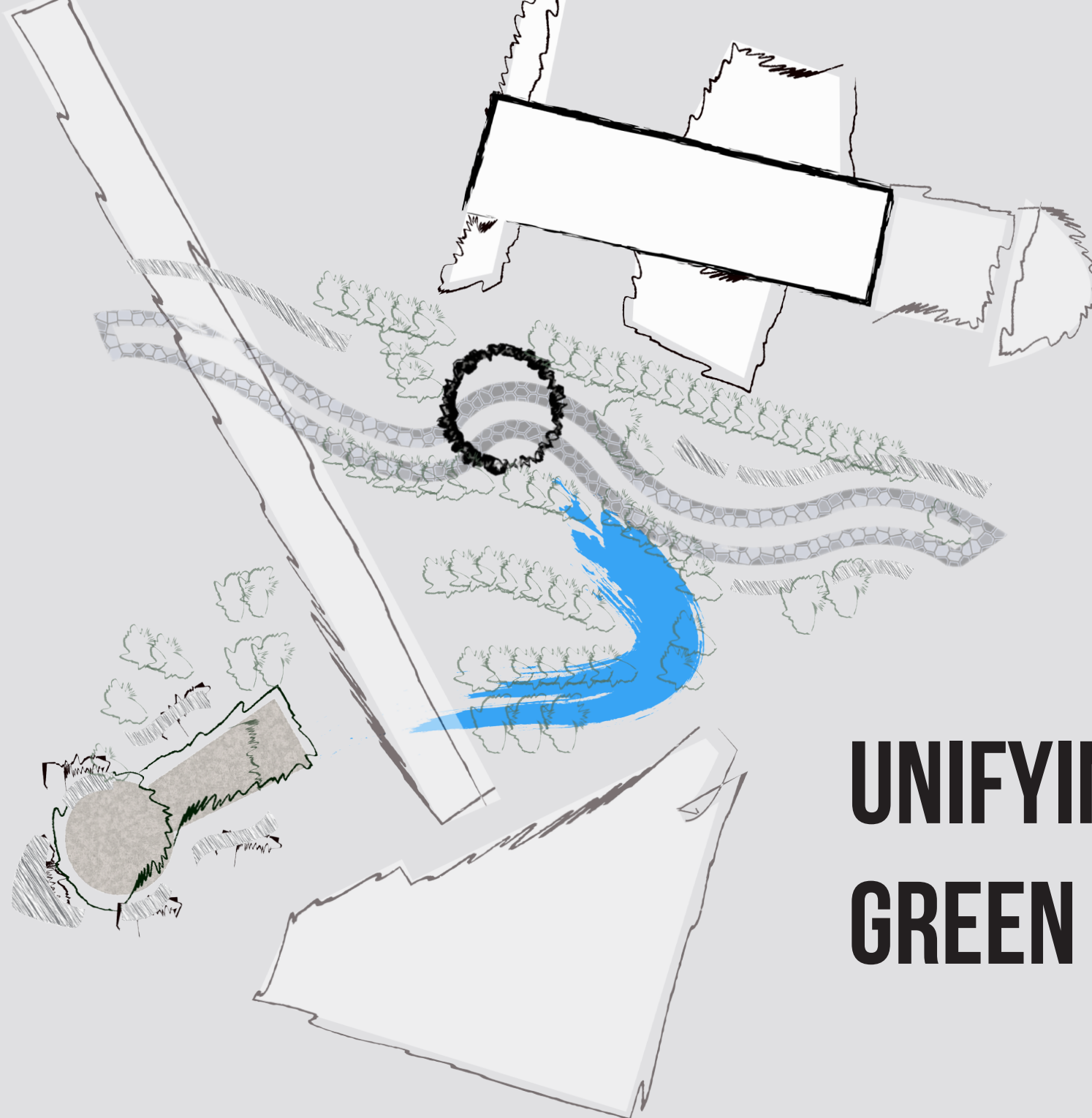
## FURTHER SUGGESTIONS

This design could be adopted in similar fashion at every entrance of the Corviale building. When dealing with elevation change, well-designed steps cannot only enhance accessibility and street user differentiation, but also create additional public social space, in the form of a public seating area.

In summary, both of these proposals seek to unify access to key focal points in the neighborhood, the Corviale building and Centro Commerciale Casetta Mattei.







# UNIFYING: GREEN SPACE

# TARGET AREA

The lack of a pedestrian street system and the topographic changes separate the Corviale neighborhood into two different parts; the Corviale building and the Centro Commerciale Casetta Mattei. Despite the abundant open green spaces in the area, they are not formalized, maintained, or easily accessible by the people.

The target area has the potential to become a public space that connects the east and west side of the Corviale neighborhood. The 45 degree Corviale extension and its surrounding area can physically connect the Corviale building to the Centro Commerciale Casetta Mattei. Turning this area into a park will create a formalized organized public green space that the Corviale neighborhood is lacking. The varying topography provides the potential to generate a dynamic, natural, and accessible park.

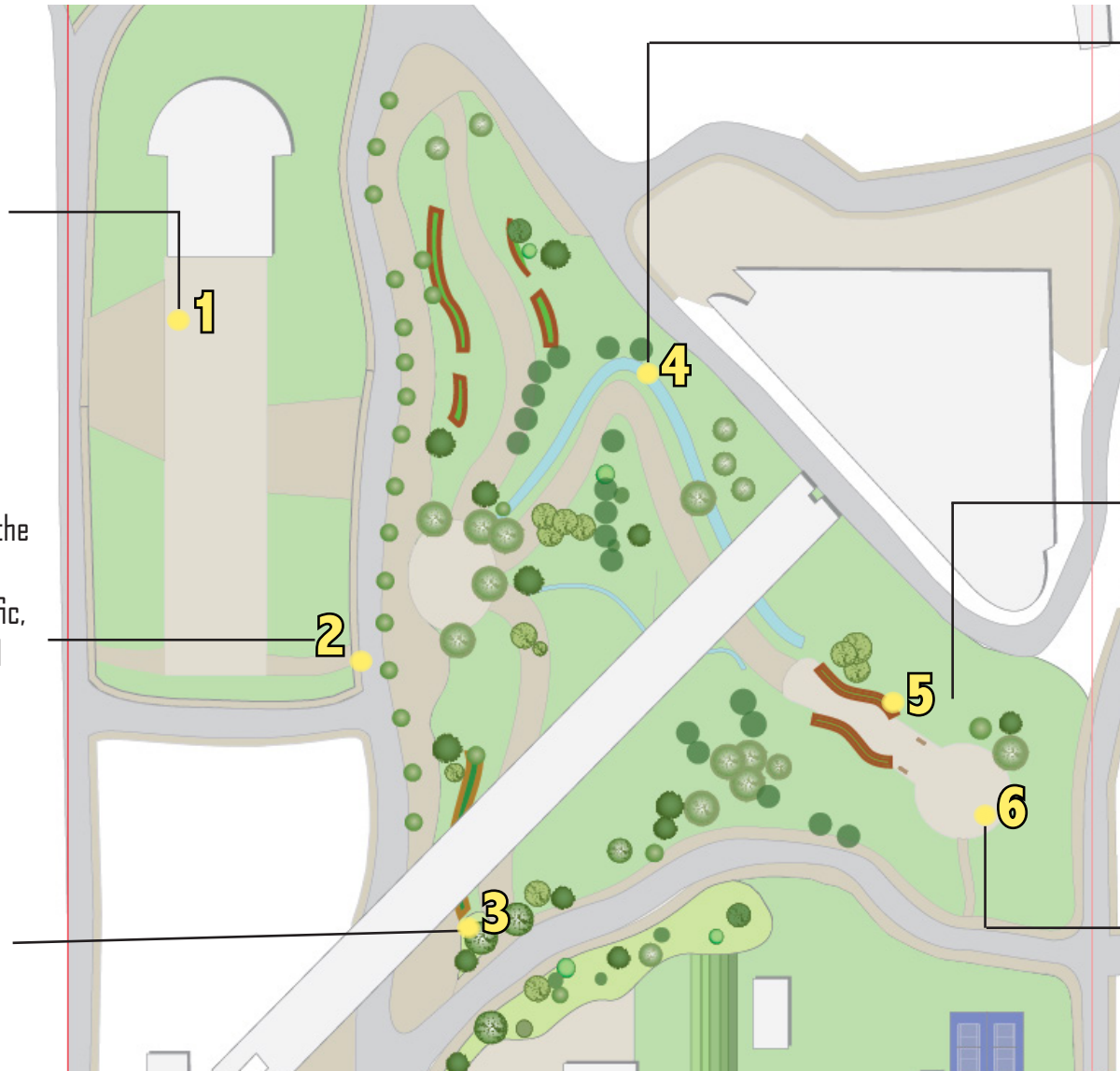


## DESIGN AERIAL VIEW

1) This is a flat pizza that is accessible by stairs from both the east and west side. Located right next to the church, which is a popular hang-out for local residents, this piazza will enlarge the accessible public space and formalize these frequent social gatherings.

2) This is a curvy road that cars can access. However, the proposed undulating road is going to slow down the traffic, discouraging car traffic and highlighting the pedestrian characteristics of the area.

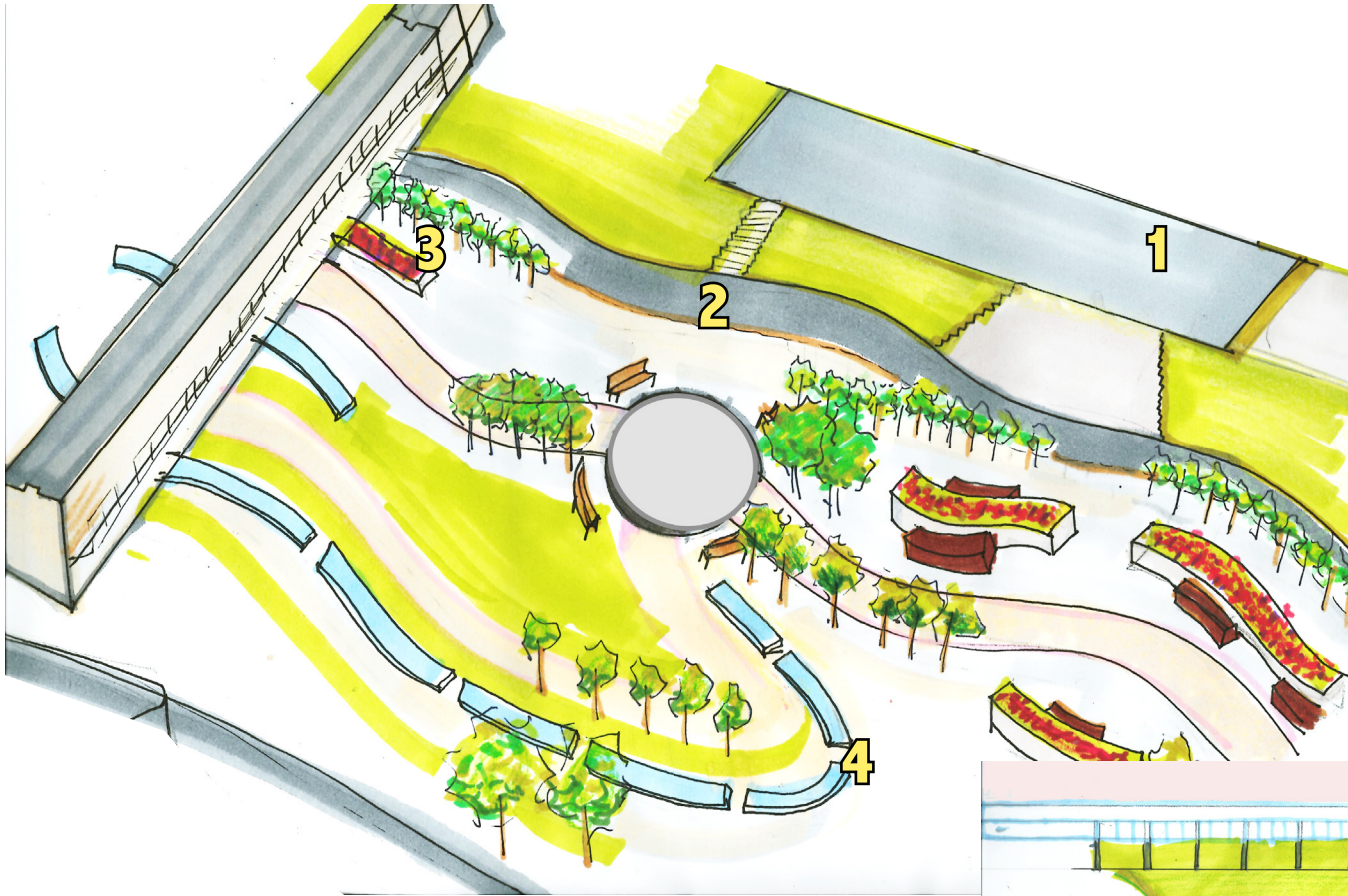
3) Existing trees on site



4) The water fountain pathway is going to serve as a major attraction for people to use the park.

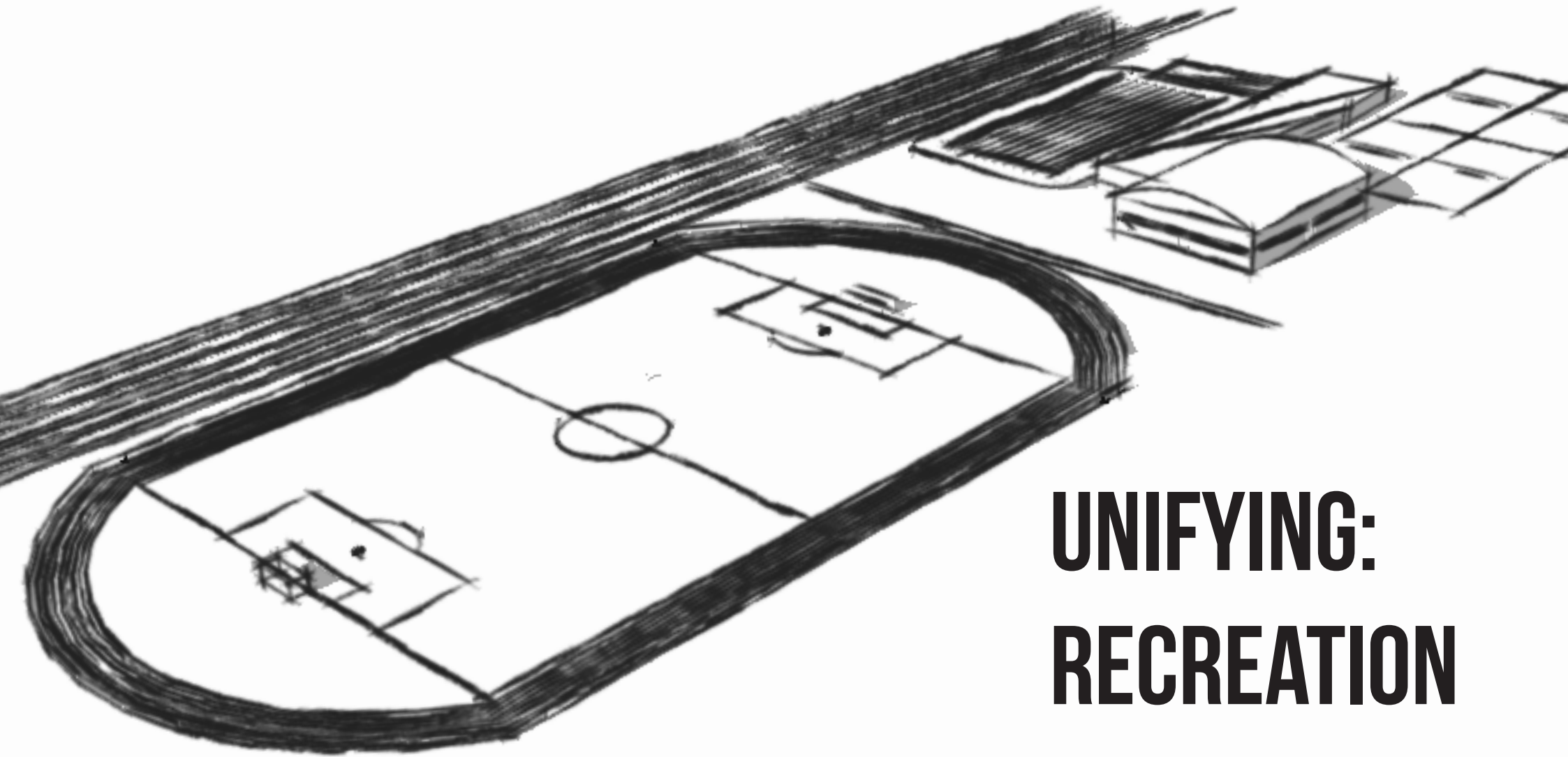
5) These are stone plant containers that community members can plant flowers in. It will be a public garden, maintained by the community members. Benches will be connected to the garden containers.

6) The piazza provides another formal public space that can also be utilized as a playground for children, or can be a place where community events hold. This will also be a great attraction to the people visiting Centro Commerciale Casetta Mattei, since it is located next to the mall.





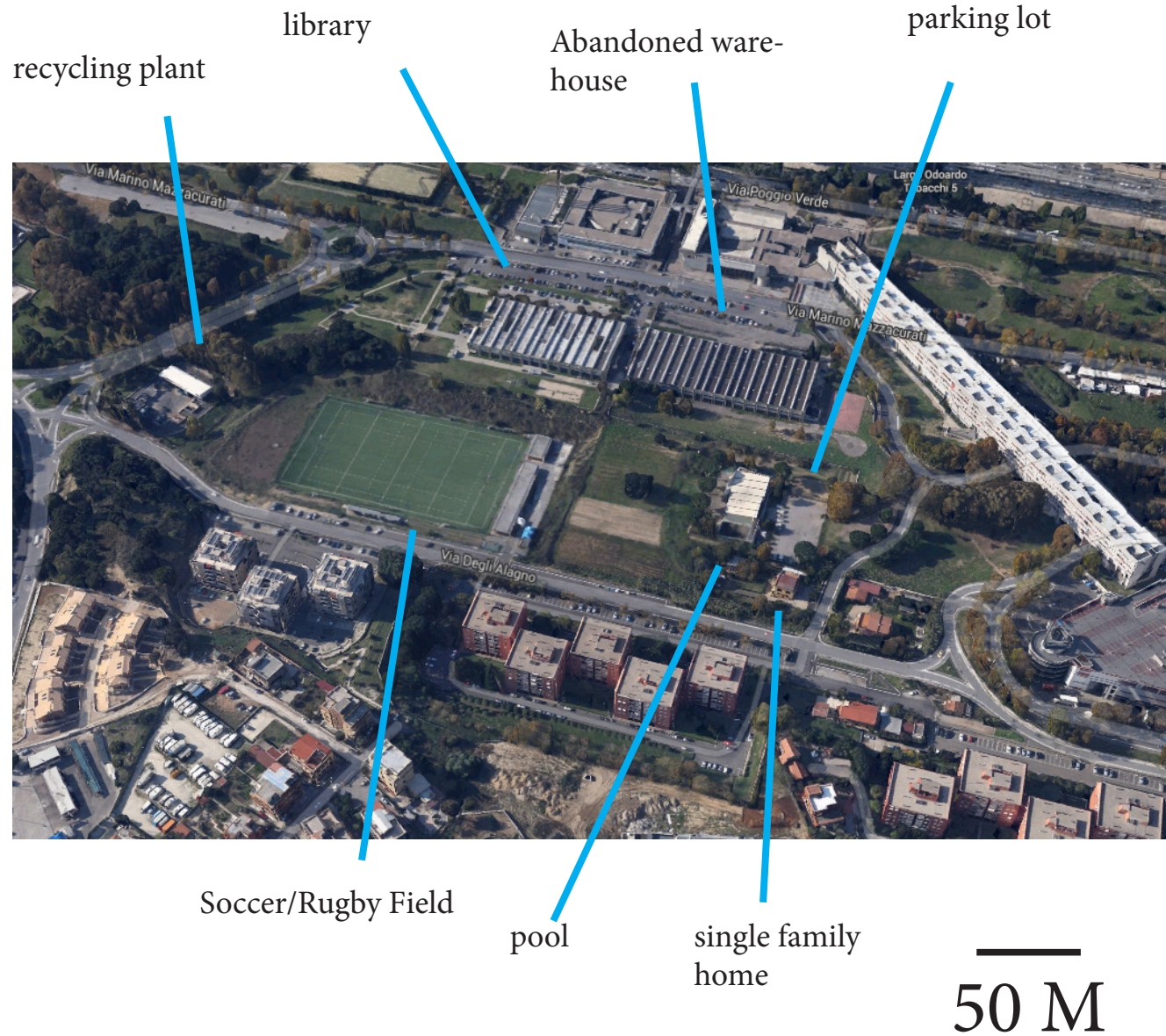
In summary, by connecting and beautifying the green spaces around Centro Commerciale Casetta Mattei and the 45 degree Corviale extension, this proposal seeks to unify the Corviale neighborhood by creating a more cohesive and accessible system of green spaces.



**UNIFYING:  
RECREATION  
COMPLEX**

# CURRENT SITUATION

The current land is improved with a 5 lane, partially indoor pool, a regulation sized soccer and rugby field, locker rooms, a parking lot, a single family home. There is also a sizable unimproved lot, which currently is home to only wild grasses and flowers. The site fronts a sharp ridge of about 10 meters. On top of this ridge lies the abandoned warehouse, library, and Marco's restaurant. The ridge above the soccer field has a steep artificial decline to meet the flat soccerfield. The unimproved lot on the other hand has a gradual decline that runs half the distance of the lot. This gentle slope is the natural topography of the hill. The ridge above the pool has also been artificially steepened to allow for the pool to lie on flat land. The elevation change is not as great, as the hill has a gentle decline from its south to north side.







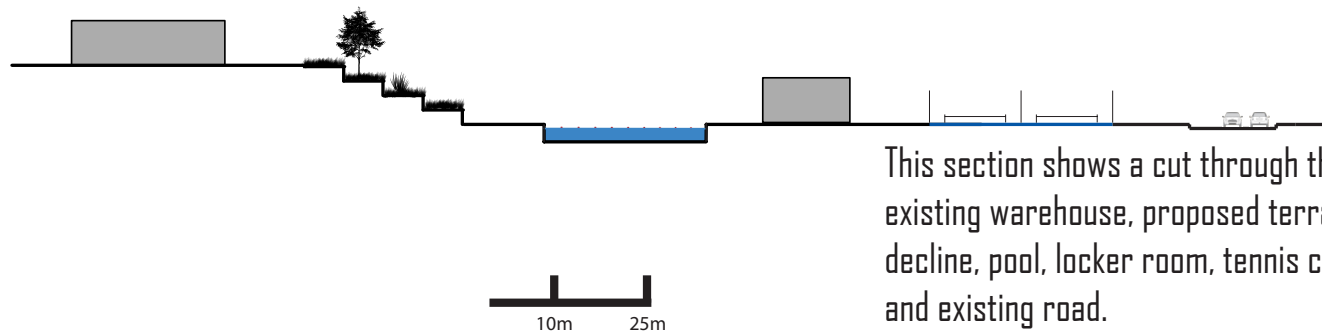
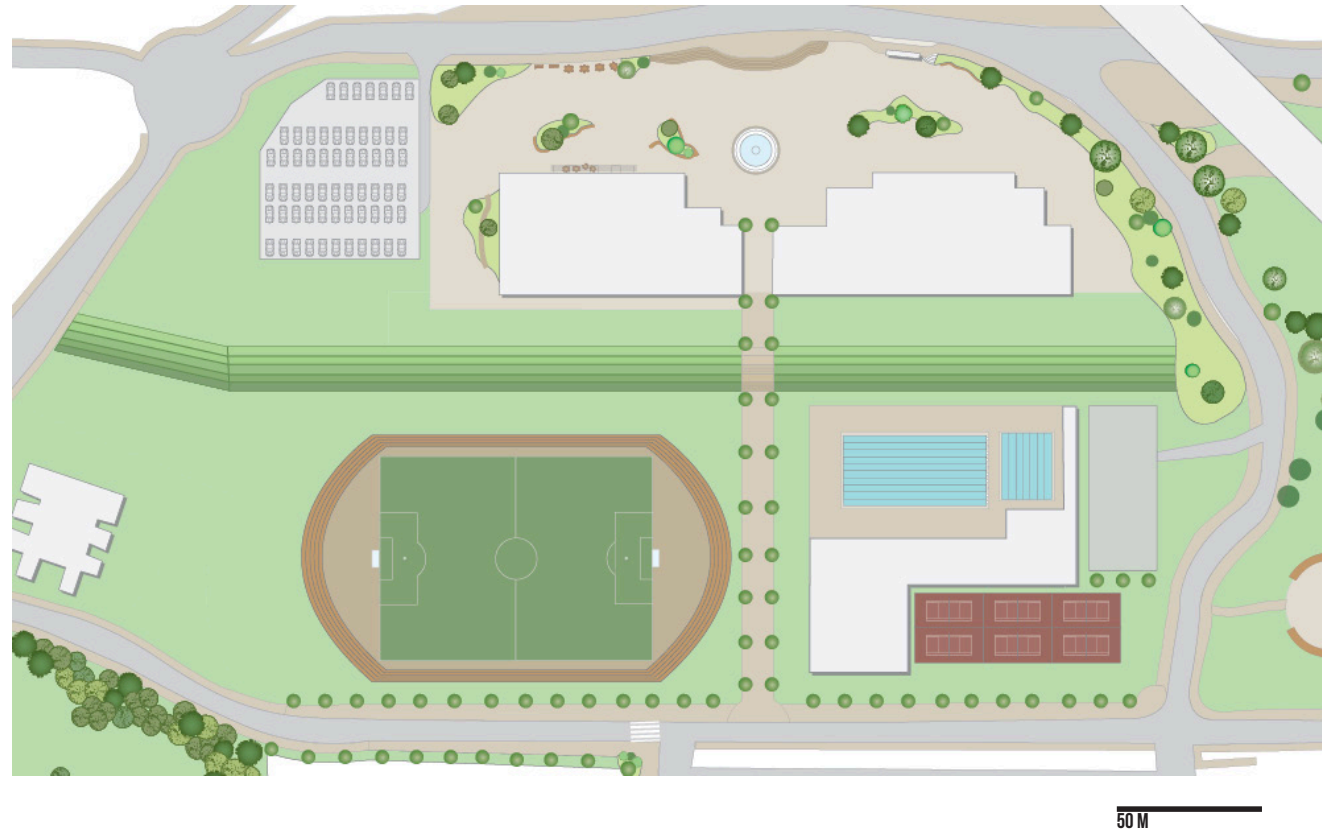
## TARGET AREA

Because of the existing soccer/rugby field and pool, and the notoriety the area has for its sports facilities, it is proposed that the area be developed into a sports complex. The sports complex will have sports facilities of all kinds, all at a professional level, creating a new image for Corviale as a home to world-class sports facilities. This new image will draw in residents of Rome, future investments in the area, and future residents of the Corviale neighborhood. A connection with the soccer fields on the hill next to Corviale should also be implemented. The sports facilities that are proposed are:

- a track around the existing soccer field
- a new Olympic sized 50 meter, 10 lane pool next to the current 25 meter, 6 lane pool.
- indoor basketball/volleyball court
- 6 tennis outdoor courts
- new gym facilities, including locker room, administrative offices, and rooms for group work-out classes.

## DESIGN PLAN AND SECTION

The uneven ridge creates a physical boundary between the sports complex area and the community center buildings. Currently pedestrians are not able to descend from one area to the other along formal paths, and must walk to either one of the roads that are over 100 meters in either direction. A multi-level terraced garden is proposed to connect the two different areas. To provide a gentle, uniform decline, five tiered platforms, each rising a meter in height, and 5 meters in width, will be built into the ridge. On the unimproved lot the terrace will cut into the hillside, and the rest of the natural slope on the lot will be flattened to provide a flat elevation for construction of the new sports facilities. A staircase will be cut into the terrace, creating a pedestrian path connecting the community buildings with the sports complex. The terraces will be landscaped creating an enjoyable garden. Possible benches, tables, or seating could be added to the terraces, providing a spectator space to view the sports complex from.



This section shows a cut through the existing warehouse, proposed terraced decline, pool, locker room, tennis courts, and existing road.

In summary, this proposal seeks to unify Corviale by designing a sports complex that integrates the neighborhood's existing sports facilities, promoting the neighborhood's image as a regional sports destination. Given that the Corviale neighbourhood has already hosted international events such as the FIFA World Cup Trophy Tour in 2014, there is much positivity in the potential for this proposal to come into fruition.





LET'S

ADORE

And  
Each Other

ENDURE

**UNIFYING:  
CULTURAL NETWORK**

MATTHEW WALLACE POSTCARDS FROM THE DEEP

MATTHEW WALLACE POSTCARDS FROM THE DEEP

MATTHEW WALLACE POSTCARDS FROM THE DEEP

### Introduction

In this document, I propose a solution to a key issue that the Corviale neighborhood currently faces, that is, the lacking of social and economic resources to help develop and sustain Corviale as a unique hub for local arts and culture in the Roman periphery. Inspired by the Shoreditch community of East London, and after discussion with Professor Gregory Smith, my proposed solution is to facilitate the organization of a network of cultural-performing arts exchanges between Corviale's artists, and the greater international community, and to ultimately suggest the formation of a Corviale Trust Fund to help further sustain the development of Corviale. I will structure this proposal by addressing the following questions: I) To what extent does the local promotion of arts and culture have specific regenerative effects on communities? II) What exactly is the vision and goal of this proposal? And finally, III) How will this proposal be carried out?

I) To what extent does the local promotion of art and culture have a beneficial impact on local residents? The human spirit is an interesting creature. To stimulate the human spirit, encouraging it to fulfil its dreams and visions, more often than not, a form of creative art or culture is used. We may simply look back at history to confirm this. Such creative art or culture may inspire and open the human spirit's creativity to find ways to achieve the human's goals and visions. Indeed, it is also of no surprise that the exposure to arts and culture, such as music, has been scientifically proven to have beneficial effects on physical and mental health. We zoom out and explore the beneficial effects that the promotion of arts and culture has on cities. Today, a number of cities throughout the globe have conducted research regarding the regenerative abilities of the promotion and practice of the creative arts and culture.



An image of Shoreditch Street  
Art. Taken by A. Litton-Navasero

'My own blunt evaluation of regeneration programmes that don't have a culture component is they won't work. Communities have to be energized, they have to be given some hope, they have to have the creative spirit released'. (Hughes, 1998, pg. 2)

The regenerative power of culture and art is clearly evident through the neighborhood of Shoreditch in East London. In 1903, Shoreditch was described by the following words: 'Here [in Shoreditch] lives a population as dull and unimaginative as its long grey miles of dingy brick. (London, 1903, pp. 227-228)

Pratt then highlights that the area of Shoreditch suffered heavy bombing throughout WWII, and fell further into decline. 'It was literally the home of London's Black/ informal market and the site of the 1960's violence gangland turf wars of the Krays and Richardsons [London gangs]' (Pratt 2009). As a result of a number of artistic interventions throughout the neighborhood however, such as the Young British Artists (YBA) setting up a studio and living space in Shoreditch during the 1990's, the district has become a prime example of cultural urban regeneration on a neighbourhood scale (ibid). The cultural identity of Shoreditch has developed to be so unique to the extent that the neighborhood may be known for specific hairstyles such as 'a Hoxton Fin' - the district was also named 'one of the coolest places on the planet' by Time Magazine in 1996 (ibid). Through examining the regenerative effects of promoting arts and culture in Shoreditch, we see specifically social, economic, physical, and image regeneration as a result.

Having visited Shoreditch in March 2014, I can attest that the neighbourhood remains a vibrant and unique cultural hub today.

II) What exactly is the overarching goal of this proposal?

Conversing with Professor Gregory Smith regarding this proposal, a significant part of our discussion regarded the need for resources, and how many resources are needed to live a fulfilling and worthwhile life. Our conclusion was not that many.

The overarching goal of this proposal is therefore not to see Corviale transformed into a shiny-new gentrified neighborhood with glass high-rises, but to see Corviale as a unique hub for culture and art representative of Corviale's unique and inspiring heritage. This vision has been shared by many, such as Monica Melani and other Stakeholders behind Corviale Domani, Alessandro Conti of Corviale Urban Lab, and Riccardo Dell'Aversano and his record label Brasca Productions with studio space in the Corviale building.

The Olivetti Foundation, its mission to



Luci Soffuse Crew Performing 'Dove Restiamo' in Corviale.  
Courtesy of youtube.com

promote, encourage, and organize studies directed at deepening the understanding of conditions affecting social progress, has even shared such a vision. The number of people sharing this vision for Corviale is perhaps increasing with each day. This vision is being gradually realized, but is still lacking in resources enough to sustain the development of this vision. The overarching goal of this proposal is to therefore share this vision of Corviale with other artists through cultural exchanges with the international artistic community, to ultimately raise sufficient social and economic resources to sustain the on-going development of this vision of Corviale as a cultural hub reflecting Corviale's unique and inspiring heritage.

## PROPOSAL: A NETWORK FOR INTERNATIONAL CREATIVE AND PERFORMING ARTS EXCHANGES, AND CORVIALE TRUST FUND ALLEN T. LITTON-NAVASERO

III) How will this proposal be carried out? After forming a team to work on this proposal, I suggest that the first step be to curate a collection of images, stories, and video that clearly communicate Corviale's unique cultural heritage. This collection can then be used to present to artistic contacts in other cities throughout the globe that may be interested to cooperate and come visit Corviale to take part in a cultural and artistic exchange. The cultural and artistic exchange may consist of, for example, local street artists from Shoreditch, London, commissioning a work together with local Corviale street artists.

This proposal suggests that the first city to facilitate cultural and artistic exchanges with is London, the capital of the United Kingdom, as it is the most globally networked city in Europe. More research need be conducted to connect with artistic contacts in the Shoreditch/ Hoxton neighborhood of East London. After forming and maintaining relations with artistic contacts in the London area, the hope is to then

with other artistic contacts in other global cities, viewing London as a gateway to such cities.

It is envisioned for such cultural exchanges to raise social capital for the Corviale neighborhood, spreading awareness of the unique cultural heritage of the district, and the need of financial support to maintain the development of Corviale as a unique cultural and artistic hub. A trust fund for Corviale, much like Shoreditch Trust, a charitable regeneration agency for the Shoreditch/ Hoxton and Hackney area, is suggested to be set up to accept financial support from social capital gained as a result of cultural and artistic exchanges over time. These funds may ultimately be used to one day carry out the proposals of my colleagues presented in Part II.

In summary, this proposal seeks to unify the Corviale neighborhood by raising the social capital necessary to sustain the neighborhoods assets.

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Evans, G. Measure for measure: Evaluating the evidence of culture's contribution to regeneration. *Urban Studies*, 959-983.

### Links of Relevant Interest:

<http://madeinshoreditch.co.uk/category/art-2/street-art-culture/>

<http://www.shoreditchtrust.org.uk>

<http://rapstar.sitidirap.it/?p=258>.



A stylized, light gray map of a city street grid is shown in the background. The map features a complex network of streets, with some major thoroughfares highlighted in a slightly darker shade of gray. The word "CONCLUSION" is overlaid in the center of the map in a large, bold, black, sans-serif font.

**CONCLUSION**

## CLOSING REMARKS

Corviale is not a hurt neighborhood; it is a neighborhood that has not taken advantage of all that it has to offer. We aimed to fix this by taking the best features of the area and expanding upon them in our proposals. For example, Corviale has a variety of green spaces that are unmatched throughout the region: we added to and reclaimed these green spaces by taking away excessive streets, parking lots, and lost spaces in between developments. Corviale also has a high concentration of people and a highly creative and culturally regenerative soul: we kept this in mind when creating more social spaces in the form of piazze and parks, extending pathways and linking them to multiple nodes, and developing the idea for a cultural hub, backed by artistic support and outside investment.

We hope that our proposals serve not only as a firm nod to Corviale's unique cultural heritage, but as a unifying force that will kindle ongoing positive change for the neighborhood.

**-MALLORY BARKER, ARMIN BEHROOZI, DORIS BYEON, JOSH FOGELSON, ALLEN NAVASERO, AND ZIYOU TIAN**



# APPENDIX

The two monumental housing complexes, Corviale located in the urban periphery of Rome, and Gallaratese located in the urban periphery of Milan, share strikingly similar design aspects that allow the visitor to feel and appreciate the large masses of space these structures hold. Aside from their monumental scales and initial purposes as public housing facilities, the two structures arguably share no more in common.

Although both Corviale and Gallaratese housing projects began as public housing projects, the latter was privatized soon after its construction. Corviale has never been privatized and is still managed by the public housing authority, Istituto Autonomo Case Popolari (IACP). One may argue that the current dilapidated state of Corviale is due to its poor management. Due to a lack of funding the IACP is unable to carry out basic maintenance, such as repainting the Corviale walls, regulating squatted settlements within the building particularly on the middle floors, and maintaining the Corviale lifts. The Corviale building is clearly not in complete shambles however, as it is still a liveable building with satisfied residents in a clean and safe neighbourhood. However, when compared with the current standing of the Gallaratese housing project, the differences between building management are clear.

Privately owned and managed, the Gallaratese building clearly has more funds dedicated to building maintenance than Corviale. Gallaratese is now a gated residential complex, monitored by a guard. Upon entering the main driveway of Gallaratese, one notices well-manicured greenery, recently emptied rubbish collection bins, children's playground free of decaying equipment, and well-painted walls void of any graffiti. The property is also free of pet droppings. Moreover, unlike in Corviale where rubbish and recycling collection points are located outside the building along the main road in front, clearly visible at the very front of the building, the Gallaratese rubbish and recycling collection points are located in accessible yet hidden spaces within the complex.

Due to the striking differences between the maintenance of the two buildings arguably because of the private management of Gallaratese versus the public management of Corviale, students in the Urban Studies Rome Workshop believed it would not be useful to compare the two buildings at all, and to in any way gain insight from the Gallaratese project to help develop Corviale. The students expressed that privatising Corviale like Gallaratese is the first step towards improving Corviale's image. However, from a purely design perspective, there are a number of design aspects of Gallaratese that have allowed it to become a successful housing project with greater priority than its privatization.

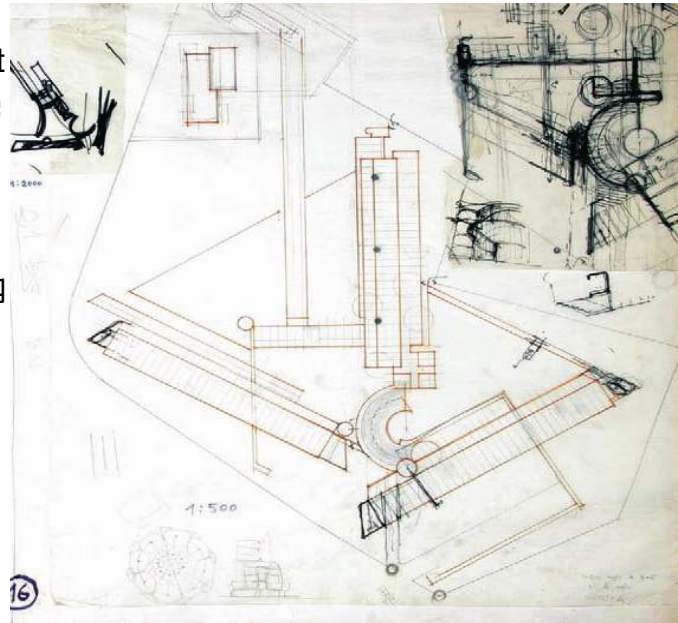
The first design aspect of Gallaratese that makes it an innate success is that the complex has been designed in part by a highly celebrated Italian architect, Aldo Rossi. In *Architecture of Modern Italy*, Rossi's prowess in his contribution to the conservation of traditional Italian design principles in modern architecture are evident, as 'He desired an architecture that came from the old city, an architecture of the city' (Kirk 2004). Within the Gallaratese building, Rossi incorporated a number of traditional Italian design aspects, his intentions particularly being that, 'A lot of architecture is ugly because it cannot be traced to a clear choice; without one, it is left deprived of meaning' (ibid). The success of Rossi's philosophy and his work is clearly evident today in Gallaratese, as 'Today's proud owners keep Rossi's wing [of Gallaratese] in pristine condition while the rest of Gallaratese [Designed by Aymonino] ruts' (ibid). Regardless of 'starchitect' status, both Fiorentino and Rossi incorporate the main traditional Italian design feature of the ballatoio, 'a building form as recognizable to Italians as town houses are to the English' (Kirk 2004).

Yet, Gallaratese's circular and encompassing design plan versus Corviale's simply linear design with 45 degree angle is another key difference between the two buildings. Using Lynch's terms of good urban design practices, it may be inferred that Gallaratese's design success lies in its strong focal organization from such a circular and encompassing design plan, clearly evident on the Gallaratese design plans that may be seen in this appendix piece. Gallaratese's focal organization is centred upon well-maintained common areas of the building, such as a welcoming park space and clean amphitheatre area.

Given Gallaratese's many windows and column like structures that allow ease of entry and exit to the building, in contrast to Corviale, Gallaratese has a much higher level of flow capacity, also contributing to its design appeal. In addition to strong focal organization and flow capacity, Gallaratese also may appeal over Corviale in terms of the colour palette of the building interior, as Gallaratese uses a bright and earthy colour palette contributing to the warmth of the building, and arguably decreasing levels of vandalism on property walls. This is strongly debatable however as the street art of Corviale's walls are positive symbol of resident ownership and artistic expression.

The different structure typologies throughout the Gallaratese housing complex are also a key difference from the Corviale building, as sections of the Gallaratese have visually distinct units, such as loft apartments and smaller single floor apartments. These attributes may be visually explored in the appendix images of Gallaratese.

In conclusion, the Gallarate project has provided much inspiration for design interventions in the Corviale building, but at the same time evoked a stronger appreciation for the unique character of the Corviale building. Such design interventions lie particularly within the focal organization, flow capacity, and visual diversity of the housing complex. Instead of creating a sense of focal organization centred within the Corviale building complex itself, the team is currently evaluating the prospect of orienting and connecting the Corviale building with a centre and the Centro Commerciale Casetta Mattei through green connecting pathways. The flow capacity through the Corviale building may be improved through opening the building to the vast park space behind it, which will also contribute to adding visual diversity to the building structure itself. Adding colour to the interior and exterior of the Corviale has also been in previous proposals. We hope to see the Corviale as or even more successful than Gallarate to the international world of architects and urban planners in the near future.



Illustrations of Gallarate courtesy of Carlo Aymonino

Our recent school trip to Venice included trips to two social housing developments. The first was to a social housing project on the island of Mazzorbo, about a forty minute boat ride away from the main island of Venice. This project was designed by Giancarlo de Carlo and completed in 1986. The other social housing development we visited was on the island of Giudecca, very close to the main island of Venice. The development was designed by Cino Zucchi and completed in 2002. While the developments utilize different form and scale, both developments show the importance of scale and spatial organization in the determining the livability and success of a housing project. Because of their human scale, both projects act as good examples to compare to the singular, massive mass of the Corviale complex.

The first social housing complex we visited was the one located on Mazzorbo. Completed in 1986. It consists of 36 units, and a few commercial buildings. The buildings are designed to reflect the architecture of the houses on the neighboring island of Borano, with their colorfully painted facades, two to three story heights, and other architectural features. The units are divided among multiple buildings, all organized around central public spaces. The units all have slight variations in their facades and are painted different colors.

The scale, attention to local history, and variation in unit design, in Mazzorbo makes it different from Corviale. First, the complex consists of only 36 units, while Corviale was designed to have 1,202 units and 8,000 residents. Because of this great difference in scale, the design ideas used for Mazzorbo housing complex are not too applicable to Corviale. Second, Giancarlo de Carlo designed the Mazzorbo complex to reflect the vernacular architecture. He created buildings that were of similar scale to the buildings located on Borano, and painted the buildings with the bright colors of these neighboring buildings. He also set the complex near the bridge connecting Mazzorbo to Borano, so the two communities are not too spatially separate. In contrast, Corviale was designed using ideas from Le Corbusier and Modernism and do not reflect the vernacular architecture of Casetta Mattei. Corviale could exist anywhere, and indeed was designed to be a self-contained community. The fourth floor was dedicated for commercial activity, including grocery stores and shops, while community facilities such as recreational facilities, a cultural center, a school, and library were to be located adjacent to the property. Because of its design, Corviale rejects the local community, and even the community of Rome as a whole, instead creating a massive self-contained obelisk of Modernism. Third, the entire kilometer of Corviale is made up of the same grey, repeated pattern, only broken up by grey, repeated elevators. The complex on Mazzorbo, on the other hand, is designed with variation in the façade, so each unit becomes its own distinct building. In accordance with Kevin Lynch's *The Image of the City*, Mazzorbo's variation in design creates a community that is easy to navigate for its residents, while providing enjoyable scenery and lively public spaces. In contrast, the monotony of Corviale's unwavering design creates a confusing jumble for the residents. Landmarks must be based on counting elevators or for specific pieces of graffiti on the bare grey walls, instead of on distinct built objects.

The second development we visited on our trip to Venice was the housing complex on Giudecca designed by Cino Zucchi and completed in 2002. This complex is designed by more contemporary urban principles stressing mixed-use housing developments, with commercial space located on the ground floor of the six-story housing. The complex is developed on a post-industrial site, consisting of several free-form blocks of different architectural styles, created several manageable, open, lively public spaces.

The same differences between Corviale and the Mazzorbo social housing development are evident in the Giudecca social housing development. The Giudecca development is at a small scale, about 150 units. While this development is not as small as the 36 units of Mazzorbo, it is not anywhere near the 1200 units of Corviale. Once again, the great difference in scale makes it hard to compare Corviale with the Giudecca development. The Giudecca development also reflects local history and the built environment. It must work within the small confines of the islands it is located on, and work with the existing city fabric and post-industrial sites. Corviale, on the other hand, was placed several 100 meters from any of the existing developments of Casetta Mattei when it was first built, in the middle of a grassy field, allowing it to not need to interact with, physically fit in, or reflect the neighboring community. The buildings of the Giudecca complex also vary in design. Each building uses different building materials, uses an array of colors, and varies in size and shape. Corviale on the other hand, is one continuous structure utilizing a repeated design, singular color, and façade.

The social housing developments at Mazzorbo and Giudecca are examples of successful, small-scale social housing developments that reflect vernacular design and fit into the communities they were designed for. While both developments contain some commercial use, they are mainly designed as housing that work in conjunction with the greater communities they are placed in. In contrast, Corviale is at a large-scale and intended to create not just housing, but an entirely insular community separate from any local or historical context. Because of its Modernist principles, Corviale has not proven to be as successful as the social housing complexes at Mazzorbo and Giudecca. Residents, while proud of living in this famous building, complain of its poor upkeep, appearance, and lack of social services. If the original plan of creating an insular community was followed through and endorsed by its residents, maybe Corviale would have been more of a success, but creating utopian worlds has never proved successful in the long-term throughout history. Moving forward Corviale may look towards these smaller examples for inspiration in improving its condition. Maybe the future of Corviale will require it to be broken up into more manageable pieces, or have a new façade that creates distinct units and a sense of place. A connection between Corviale and Casetta Mattei, either a physical built one achieved through new roads and development projects, or a social one achieved through community events designed to bridge the gap between the two communities, should be enacted, in the same way the other two social housing developments are connected to their communities. Corviale in its present state only seems to drum up criticism and indecision, but if lessons can be learned from other successful social housing projects Corviale has a bright future ahead of itself.



A stylized map of a city grid, rendered in dark gray with white lines representing streets. The map is centered on the page. Overlaid on the map is the word "CREDITS" in a large, bold, black, sans-serif font.

# CREDITS

TOGETHER NOT  
ALONE...

# CREDITS

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