PISCINE DI TORRE SPACCATA
Breaking Barriers Connecting Communities

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This study documents our analysis of a small neighborhood in the Roman periphery, approximately 10 kilometers southwest of the Roman city center, known as Piscine di Torre Spaccata (PTS). PTS’s development occurred quite late in the city’s history, with most of the construction occurring in the 1980s. However, the lack of funding, crime, and eventual absorption of part of the neighborhood by the government during its development has led to the creation of barriers and divisions within the neighborhood as well as between PTS and its external surroundings. The first part of this book documents our research and analysis of PTS as a team. We gathered information on the physicality of PTS through numerous site-visits and documented these collected information in map form. As for the socioeconomic dimensions, we utilized street surveys, livability audits, and resident interviews to gather a broad understanding of the neighborhood, while extensive demographic statistic research grounded our analysis. These methods resulted in our identification of a key underlying problem of PTS: a disconnect between residents of the public housing and those living in the private housings. This dichotomy between the residents has led to issues such as lack of maintenance of public spaces and thus the lack of public gathering areas, a large amount of physical barriers such as fences, walls, and hedges that isolate different parts of the neighborhood, an aging population as the younger demographics continues to leave PTS, leading to a desolate commercial strip as the already small population of PTS continues to shrink, and ultimately, the lack of cohesive understanding and identity for PTS as a neighborhood. That is not to say that all of the residents have given up on the connecting the neighborhood, however. Our research concludes with a discussion of how the residents have begun to fight for change in PTS in order to break down the barriers that separate them from each other, their government representatives, and the prosperous future their neighborhood has the potential to realize. The second part of this book translates these research into an urban design proposal, as our team works to make the most out of existing opportunities such as established neighborhood initiatives and nearby commercial, historic, and industrial areas while addressing the key concern of barriers that divide our neighborhood.
Our study area of Piscine di Torre Spaccata (PTS) and its greater Torre Spaccata are located in Municipio VII, which was established on the 11th of March, 2013 by Resolution 11 as a consolidation of the former Municipi Roma IX and X (Il Messaggero, 2013).

The neighboring communities of PTS include Don Bosco, Centocelle, and Romanina.
Our study area was established in September of 1961, but the history of its greater Torre Spaccata dates back to the 9th century (Roma Capitale, N.D.). Torre Spaccata, or “the Split Tower” in English, was named after the ancient tower that stands between Via Casilina and Via Tuscolana. This tower is the preserved ruin of a Roman tomb dedicated to the Antonine dynasty, and is now the origin of the name of our study area, a small neighborhood nestled between Cinecittà Studios and vast green lands, Piscine di Torre Spaccata (PTS).

In 1967, the municipality of Rome approved of the land making up present PTS, which authorized its owner at the time, Maria Gerini, to privately develop it. However, in 1982, Rome established Law 94, which authorized the municipality to use eminent domain on unfinished projects that stood idle for at least a year.

At this time, only part of PTS had been developed and construction had been dormant for months, so Gerini was forced to give up control of the rest of her development to the city government. In 1983, the government bought the middle strip of PTS along Viale Rolando Vignali with a total of 105 billion lire (i.e. 85 billion lire allocated for construction and 20 billion lire for eminent domain reparations).

The government completed the construction and distribution of public housing units in 1985. These public units contrasted with the private apartment buildings that Gerini had already constructed. This juxtaposition resulted in a highly unique and diverse neighborhood that retains a degree of this tension in the present day.
Our neighborhood research began with analyzing two main types of space dimensions: physical and socioeconomic. To accurately evaluate the physical dimensions of a space, we studied multiple indicators, including building structure, street structure, land use and topography, and maintenance. As for the socioeconomic dimensions, we explored factors such as resident perception of their space, social activities, and community involvement.

In addition to those dimensions, we utilized the Livability Audit created by Dr. Deni Ruggeri to concisely and efficiently reveal the major issues hindering the livability of Piscine di Torre Spaccata (PTS). This crucial survey tool examines the livability of a space based on six themes: imageability, transparency, safety perceptions and maintenance, enclosure, human experience, vitality, and connectivity.

At the end of our neighborhood analysis, we developed interpretive diagrams. These diagrams display specific features and issues we found in PTS with the aforementioned methods. They will provide guidance in the urban design stage of the neighborhood.

In the rest of this methodology section, we will explain in more detail the physical and socioeconomic dimension methods, the use and interpretation of the Livability Audit, and the significance of interpretive diagramming.
Physical Dimension Methods

We employed a series of descriptive maps and interpretive diagrams to analyze the physical dimensions of PTS. Descriptive mapping allows us to better understand the physical characteristics of our neighborhood by visually isolating selected features of the environment. In order to create these maps and diagrams, we conducted several site visits, surveying, and plotting on AutoCAD and Adobe Illustrator. Figure 2.2 lists the maps and diagrams we made and used for our research on physical dimensions.

**Figure Ground Map**
The first map created is a figure ground map of PTS. According to Roger Trancik (1986), professor in the Department of City and Regional Planning of Cornell University and author of “Finding Lost Space,” a figure ground map presents the physical fabric of a city and exposes the voids in that fabric, which in some cases is characterized as “lost spaces” or underutilized urban spaces. Thus, the figure ground map allows us to discover some of these causes for the underutilized spaces in PTS.

The figure ground map, overall, provides a basic understanding of the physical context and “lost spaces” in the neighborhood. In order to gain further knowledge about the physical dimensions of PTS, we utilized this figure ground map as a basis for making more specific physical-related maps and diagrams.

**Building Typology Elevations & Map**
Some of such specific maps and diagrams are related to building typology since the architectural designs and structures of buildings can significantly impact the perception of places by people. As a result, we surveyed the interiors and exteriors of existing buildings in PTS. After collecting data about building colors, shapes, and number of stories and units, we created a building typology map for the neighborhood, and elevation diagrams for various types of building facades. With the map and diagrams, we are able to gain insight into the structures that constitute and define PTS to some extent.

**Street Typology Sections & Map**
Another important aspect of physical spaces is their connections with each other. Thus, we developed a street typology map and associated diagrams. In the map and diagrams, we categorize and compare roads and streets in PTS according to width (i.e., number of lanes), traffic intensity, and usage. This map gives us an opportunity to learn more about the physical spaces and connections points in the neighborhood.

**Land Use Map**
This map identifies the principal public transit routes and their stops in the neighborhood. Similar to the street typology and its section diagrams, the public transportation map shows connectivity to areas outside of PTS. Also, with the transit lines being an opportunity for bringing visitors into our study site, the map reveals the possibilities for transit-oriented revitalization and developments.

**Sketching**
Sketches and other impressionistic documents permit us to reflect on our observations of PTS from a human perspective. In “Kevin Lynch’s Travel Journals” presented in City Sense and City Design, Lynch (1990), an American urban planner and author, identifies the importance of sketching as a means of documenting first impressions and interpretively displaying a site from a human scale. Figure 2.3 - 2.4 display some sketches done by Cheryl Kuo that show the

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**Figure 2.2. Physical Dimension Methods**

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**Figure 2.3. Analytical sketches by Cheryl Kuo**
The next dimension we explored is the socioeconomic condition of PTS. The methods used for this dimension helped generate representation of the types of people living in the area and their perceptions of it. To a certain extent, the physical dimension methods may present such information, but they gear more towards physical and spatial perceptions rather than socioeconomic identities of the people in PTS. Therefore, the methods listed in this section allow us to understand further who the people are and how they contribute to the social climate of PTS.

Informal Interviews
One of the socioeconomic dimension methods that offered us the most information was informal interview. We believe that communicating with people living or working in the neighborhood is the most effective in helping us gain insight into how they perceive PTS. For this reason, we conducted multiple interviews with a variety of people, such as elders and business owners. We asked each of them a set of standard questions for the purpose of better comparisons among their responses. At the same time, each interview gave us unique information because of the different personalities of interviewees.

Lynch Maps
Along with the informal interviews, we also asked residents and other people in the neighborhood to make Lynch Maps (Lynch, 1960) for us. These maps are particularly important for our research as it allows people we interview to visually represent to us how they view, interact with, and interpret PTS. Naturally the maps they draw of PTS are not perfectly accurate in scale and physicality, but we encouraged the people to abstractly display how they see their neighborhood as best as possible in order to capture the identity of the neighborhood.

Surveying Neighborhood Organizations
We also sought to find out more about how the residents of PTS were involved in shaping their own community, so we surveyed existing neighborhood organizations. We researched about them online, and met some of their leaders in person. Each organization revealed different social issues within the neighborhood that require attention.
By gathering information on the physical and socioeconomic dimensions of PTS, we are able to form the basis of our neighborhood analysis. To further interpret our space, we utilized Dr. Deni Ruggeri’s Livability Audit (2015).

The audit of Ruggeri consists of six important livability dimensions: imageability, transparency, safety perceptions and maintenance (T, SP & M), enclosure, human experience, vitality, and connectivity. These are the components we concentrated on in interpreting the physical issues of our site. Each dimension has aspects that contribute to the score of that dimension. By looking at these aspects, we can make site design interventions to enhance the livability of PTS. Additionally, to unbiasedly determine the livability score of the neighborhood and because a livability score has neither upper nor lower limits, we performed the audit in another place we considered to be more livable than PTS – the area around the Subaugusta metro stop. The summarized results of the audit are shown in Figure 2.6, indicating that PTS is less livable than Subaugusta. In Figures 2.7 – 2.12, we offer the breakdowns of the aspects that contribute to the total livability score of PTS.

### Livability Audit Method

<table>
<thead>
<tr>
<th>Livability Dimension</th>
<th>Subaugusta</th>
<th>PTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Imagability</td>
<td>39</td>
<td>23</td>
</tr>
<tr>
<td>T, SP &amp; M</td>
<td>7</td>
<td>-21</td>
</tr>
<tr>
<td>Enclosure</td>
<td>9.8</td>
<td>7.435</td>
</tr>
<tr>
<td>Human Experience</td>
<td>26</td>
<td>21</td>
</tr>
<tr>
<td>Vitality</td>
<td>6</td>
<td>-12</td>
</tr>
<tr>
<td>Connectivity</td>
<td>10</td>
<td>5</td>
</tr>
<tr>
<td><strong>Total Livability Score</strong></td>
<td><strong>97.8</strong></td>
<td><strong>25.935</strong></td>
</tr>
</tbody>
</table>

Figure 2.5. Summarized Livability Scores

### Livability Audit Method

<table>
<thead>
<tr>
<th>Livability Dimension</th>
<th>Subaugusta</th>
<th>PTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parks &amp; Piazzas</td>
<td>4</td>
<td>0</td>
</tr>
<tr>
<td>Large Natural Landmarks</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Unique Buildings</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Common-Styled Architecture</td>
<td>2 (76 – 100%)</td>
<td>0</td>
</tr>
<tr>
<td>Wayfinding Elements</td>
<td>6</td>
<td>0</td>
</tr>
<tr>
<td>High Intensity Use Buildings</td>
<td>3</td>
<td>0</td>
</tr>
<tr>
<td>Free Standing Buildings</td>
<td>5</td>
<td>0</td>
</tr>
<tr>
<td>Complex-Shaped Buildings</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Memorable Buildings</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Artistic Elements</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>97.8</strong></td>
<td><strong>25.935</strong></td>
</tr>
</tbody>
</table>

Figure 2.6. Imagability Score of PTS
a. 0 - 125' (1 point) 4
b. 126 - 250' (2 points) 3.25
c. 251 - 500' (3 points) 0
d. 501' + (4 points) 0
Total Points 10.5
Average 1.31

Figure 2.8. Sight Line (Enclosure) Score of PTS

PTS Enclosure: Sky Proportion

a. 0 - 20% (1 point) 4
b. 21 - 50% (2 points) 1
c. 51 - 80% (3 points) 3
d. 80 - 100% (4 points) 0
Total Points 15
Average 0.125

Figure 2.9. Sky Proportion (Enclosure) Score of PTS

PTS Enclosure: Building Height

a. 1-2 stories (1 point) 2
b. 3-5 stories (2 points) 0
c. 5-7 stories (3 points) 2
d. 7+ stories (4 points) 4
Total Points 24
Average 3

Figure 2.10. Building Height (Enclosure) Score of PTS

PTS Enclosure: Presence of Edges

Table: Presence of Edges (e.g., fences, shrubs, buildings)

<table>
<thead>
<tr>
<th>Number of Edges</th>
<th>Points</th>
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</thead>
<tbody>
<tr>
<td>3</td>
<td>3</td>
</tr>
</tbody>
</table>

Figure 2.11. Presence of Edges (Enclosure) Score of PTS

PTS Enclosure: Summary

<table>
<thead>
<tr>
<th>Livability Audit Method</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sight Line</td>
<td>1.31</td>
</tr>
<tr>
<td>Sky Proportion</td>
<td>0.125</td>
</tr>
<tr>
<td>Building Height</td>
<td>3</td>
</tr>
<tr>
<td>Edge</td>
<td>3</td>
</tr>
<tr>
<td>Total</td>
<td>7.44</td>
</tr>
</tbody>
</table>

Figure 2.12. Enclosure Score of PTS
Figure 2.13. Human Experience Score of PTS

PTS Human Experience

<table>
<thead>
<tr>
<th>Noise Level</th>
<th>Number of Different Street Furniture Types</th>
<th>Number of Trees</th>
<th>Overhangs</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>9</td>
<td>10 (Indication of a large amount: 5 trees per block)</td>
<td>0</td>
<td>21</td>
</tr>
<tr>
<td>Very High</td>
<td>Very Great</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Figure 2.14. Vitality Score of PTS

PTS Vitality

<table>
<thead>
<tr>
<th>Ground Level Vacancies</th>
<th>Signs of New Development</th>
<th>Different Land Uses</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>-20</td>
<td>0</td>
<td>8</td>
<td>-12</td>
</tr>
</tbody>
</table>

Figure 2.15. Connectivity Score of PTS

PTS Connectivity

<table>
<thead>
<tr>
<th>Types of Transportation Modes</th>
<th>Number of Streets Within View with Heavy Traffic Flow</th>
<th>Number of Crosswalks</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>1</td>
<td>1</td>
<td>5</td>
</tr>
</tbody>
</table>

Figure 2.16. Interpretive Diagramming

Interpretive Diagramming
To complete the analytical description of PTS and transition into the urban design phase, we developed a series of interpretive diagrams. They visually display some site-specific characteristics identified throughout our research. We found that PTS is a bounded area with various opportunities for developments that would establish its identity and role in a larger regional context consisted of PTS and its nearby neighborhoods.

Figure 2.16. From left to right: Hand-drawn preliminary interpretive diagrams by William Wong, Molly Muoio, Cheryl Kuo, Gaylord Minett, Clavin Kuang
Most buildings in PTS may be divided into four major types: Palazzine, linear housing, Ville Plattenbauten, and Casale. Before describing these buildings in detail particular to the neighborhood, one must first understand the typologies usually associated with some of these names in Italy. Plattenbautens tend to be linear buildings of up to 10 levels high. Two Plattenbautens may be built per hectare, which is associated with Floor Area Ratio (F.A.R.) of 1.92 \( \left( \frac{\text{Floor/Area}}{\text{F.A.R.}} = \frac{960\text{m}^2}{2 \times 100\text{m}^2 \times 10\text{m}} = 19.200\text{m}^2/10,000\text{m}^2} \right) \). Palazzine refers to 5-level, rectangular buildings. Six Palazzine may be built per hectare, which is associated with F.A.R. of 1.77 \( \left( \frac{\text{Floor/Area}}{\text{F.A.R.}} = \frac{590\text{m}^2}{5 \times 6 \times 100\text{m}^2 \times 10\text{m}} = 17.000\text{m}^2/10,000\text{m}^2} \). As for Villes, they are usually small two-level building structures associated with F.A.R. of 0.15 \( \left( \frac{\text{Floor/Area}}{\text{F.A.R.}} = \frac{250\text{m}^2}{2 \times 100\text{m}^2} = 1.500\text{m}^2/10,000\text{m}^2} \) when six are built per hectare (Reale, 2008). Two of the four major building typologies in PTS have been named in accordance with these building codes.

Within the neighborhood, there are 23 Palazzines, 8 linear housing, 5 Ville Plattenbautens, and 2 Casale. Each of these buildings is further divided into sections known as Scalas (i.e. “staircases”).

Figure 2.1. Building Typology Map
Palazzine
The most abundant building type in PTS is the Palazzine. Within this neighborhood are square 5-level residential complexes (i.e. 4 residential floors and 1 ground floor entrance) all in the southern area of the neighborhood. Each Palazzine has 2 scalas, containing 28 private units each.

Linear Housing
The linear housings are scattered all over the neighborhood of PTS: four are in the northern area, one crosses the central road Viale Rolando Vignali, and the other three are located in the southern area. The northern ones have six Scalas of 12 private units each, the central ones have five Scalas of 20 private units each, while the southern Plattenbautens – also the largest in scale – have five Scalas of 35 private units each. The northern and southern buildings are nine stories high (i.e. eight residential floors and one ground floor), while the central Plattenbautens have five levels (i.e. four residential floors and one ground floor).

Ville Plattenbauten
The Ville Plattenbautens in PTS are each nine levels high, with a main linear building structure of nine floors (i.e. eight residential floors and one entrance ground floor) attached to an outer three story rectangular building structure originally designed to house retail stores for the neighborhood. Each Ville Plattenbauten has between three and five Scalas, which each contains 28 units.

Casale
Last but not least are the Casales, which, within this neighborhood, are both informal settlements. They are both at most two levels high, but the interior structures are unclear, as nomads have adjusted the building structures to their needs. These alterations include a self-built extension from the walls and knocked out interior walls, which may or may not have been purposeful because a collapse may have resulted from age and lack of maintenance. The Casale in the west of PTS is built within the ruins of an ancient building, and the other one to the east of PTS is developed out of an abandoned office building.

Public Buildings
The remaining buildings in PTS are the public buildings, which do not fit into any of the four designated building typologies mentioned above: this includes the church, neighborhood market, and employment center. The church is made up of two connected main chapels and several small rooms around it on ground level. The neighborhood market is made up of 12 single-level buildings each with space for two market stalls. Finally, the employment center is a rectangular 3-story building.
The streets in PTS can be divided into three main typologies: primary, secondary, and tertiary streets. Primary streets are the main roads that lead out of the neighborhood. They enclose and mark the boundaries of the PTS, and each possesses at least two lanes for two-way traffic. Secondary streets are one-lane roads that lead into and out of the neighborhood only. Tertiary streets are soil pathways for pedestrians that wind through the green spaces in PTS. Tertiary streets are more abundant than secondary streets and serve the important purpose of connecting the interiors of the neighborhood.
Many prominent sites are located near PTS, including the Cinecittà studios and its shopping complex, Cinecittà 2, the Parco degli Acquedotti, and the University of Rome Tor Vergata. Cinecittà Studios is clearly a landmark – it is currently the largest film studio in Europe. It boasts more than seven decades of history and was the filming location for the movie *Roman Holiday* that brought many tourists to Rome (Cinecittà Studios, 2016; Davis & Bridge, 2016).

South of these studios is the Parco degli Acquedotti, a significant historical and archaeological site housing the monumental remains of six out of eleven ancient aqueducts that once brought water supply to the city of Rome (Parco degli Acquedotti, 2014). In addition, to the east of the studios is also the University of Rome Tor Vergata, whose utility lies in its addition of educated young demographic in the midst of an overall aging population of Rome (refer to Statistics section of SES Dimensions). Last but not least, extending from the studio is a shopping center Cinecittà Due, which may be the largest shopping mall out of the three near the neighborhood - La Romanina and Anagnina shopping centers lie to the southeast of PTS.
PTS is designed like a neighborhood out of a garden city. As can be seen through the green radius map, whose circle radius mark the amount of distance an average pedestrian may cover in five minutes, one can easily access greenery from any part of the neighborhood. That is not to say that each green space is pedestrian-friendly, however. A prominent feature of PTS greenery is their lack of maintenance. A prime example of this dilapidation is the large ‘green’ junkyard just to the north of the neighborhood. Its current state of disrepair is due to the failed execution of a 1962 master plan known as the ‘Schema del Sistema Direzionale Orientale’, the goal of which was to expand the economic activities of Roman city center and make this site as a retail hub (Archibugi, 2004). There has always been plans by the municipality to redevelop this site, however. Now also known as Centralità Torre Spaccata, Labics, a prominent Rome-based architectural firm, is planning to redevelop the site as Nuova Centralità Urbana (see Socioeconomic Connections and Opportunities in Socioeconomic Dimensions for more info). The most attractive green space around the area of PTS remains the Parco degli Acquedotti to its south, but it does not fall within a five-minute walking radius.

PTS is quite well supplied with public transportation. As shown on this map, four different bus lines run through PTS (i.e. 213, 557, 559, 657). Bus 213 connects PTS to the Cinelatte stop of metro line A in the south and to Largo Preneste in the north. Buses 557 and 657 begin and end their routes in PTS on Viale Rolando Vignali. However, while 557 travels west towards Piazza Cardinali, passing through three metro line A stops of Subaugusta, Numidio Quadrato, and Quadraro–Porta Forba, 657 travels west to Arco di Travertino. PTS is at the center of bus 559’s route, beginning and ending near two line A metro stops: Cinelatte in the southwest and Anagnina in the southeast of PTS.
Physical Barriers

Borders

Piscine di Torre Spaccata (PTS) possesses clear boundaries: it is a relatively low-density neighborhood between two densely inhabited areas, Don Bosco in the northwest and Romanina in the southeast; flanked by two large green areas, Centralità Torre Spaccata in its north and Parco degli Acquedotti in its south; and, enclosed by roads on all sides then fenced from the roads around every building. Each of these clearly identifies the neighborhood, but also disconnect it from surrounding utilities.

There is, for example, a clear lack of connection between each of the mentioned opportunity sites in the previous section with PTS. Cinecittà Studios provides no particular employment opportunities for inhabitants of PTS (refer to Statistics section of SES Dimensions), the Parco degli Acquedotti is of less interest to the neighborhood residents than it would be for the neighborhood's virtually non-existent visitors, and a large percentage of PTS's younger population do not complete university education despite the convenient location of Tor Vergata (see Statistics in Socioeconomic Dimensions for more info).

N-S Divide

Even within the neighborhood, PTS may easily be divided into three sections, northern, central (along Viale Rolando Vignali), and southern. As can be seen from the figure ground map, physically in plan, the northern buildings are distinguished from the central ones because their orientations are perpendicular to each other, and the southern buildings are distinguished from the other two because they are the only structures that follow a clear curvilinear path with three dips woven with green spaces.
Barriers & Land Use Divide

It becomes apparent by juxtaposing the barriers map with the land use map that there are countless physical barriers both inside and outside PTS that forces differing uses of land apart. Just outside of the neighborhood, barbed wire walls enclose Cinecittà Studios’ perimeters. Within the neighborhood, private housing complexes fence in their buildings from their adjacent public spaces. Furthermore, public institutions such as the athletic fields in the north, the market and church in the center by Viale Rolando Vignali, and the elementary school in the south also each have their own set of fences and wall perimeters. The only housing complexes within PTS without physical barriers are the public houses along Viale Rolando Vignali, which, with many barriers in place already, are in the end just as isolated as the rest of the neighborhood.

Figure 2.25. Barriers Map

Figure 2.26. Land Use Map
Statistical Analysis

The statistical analysis of Piscine di Torre Spaccata (PTS) draws from the census data of the Italian National Institute of Statistics (ISTAT) in 2001 and 2011. The entire neighborhood has a population of between 4,000 and 5,000, which is less than one percent of the population of Rome. Within the neighborhood, there are two major types of residences - public and private. In this analysis, we compare the population, housing, education, and employment statistics of overall Rome with those of the public and private housing areas in PTS. By studying these statistical data, we have gained insight into the present socioeconomic situation of PTS.

To begin our analysis, we first divide PTS into census tracts of publicly rented and privately owned housing. We separate the neighborhood this way because of three reasons. Firstly, we believe that the public and private housing areas may demonstrate different socioeconomic characteristics. Secondly, while publicly rented residences concentrate in the center census tracts of PTS, the privately owned ones are mostly in the rest of the tracts (Figure 4.3). Last but not least, unlike Rome, where 70% of housing is privately owned, the ratio of public to private housing in PTS is close to 1 (Figure 4.2). The similar amount of public and private housing in PTS indicates that residents in public and private buildings are both equally important to the development and vitality of the neighborhood.

Figure 4.2. Home Ownership Rates by Family (2011)

Figure 4.3. Home Ownership Rates Map

Figure 4.1. PTS Census Tracts Map
After dividing the neighborhood into public and private tracts, we start our analysis by studying populations. In 10 years, while the population of Rome slightly increased, those of public and private PTS tracts had relatively significant decreases. In 2001, Rome, public PTS and private PTS tracts had populations of 2.5 million, 2,500 and 2,500, correspondingly, and in 2011, 2.6 million, 2,200, and 2,300, respectively (Figure 4.4).

<table>
<thead>
<tr>
<th>Year</th>
<th>Rome</th>
<th>Public PTS</th>
<th>Private PTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>2001</td>
<td>2,546,804</td>
<td>2,469</td>
<td>2,463</td>
</tr>
<tr>
<td>2011</td>
<td>2,617,175</td>
<td>2,185</td>
<td>2,291</td>
</tr>
</tbody>
</table>

While the population of the city grew by about 3%, private PTS suffered a loss of population by almost 8%. Public PTS had an even greater loss by more than 10% (Figure 4.5). The opposite population trend of PTS compared with the city implies the existence of certain physical and socioeconomic issues in the neighborhood, as we have and will demonstrate throughout this report.

The sex and age distributions of PTS are similar to those of Rome. In both the city and the neighborhood, there are slightly more women than men (Figure 4.6), small numbers of children, and aging populations. The majority of people in Rome were in their 30s or 70s in 2001, and 40s or 70s in 2011 (Figures 4.7 & 4.8). Public and private PTS tracts, on the other hand, had two different peak ages: the 20s and 50s in 2001, and the 30s and 60s in 2011 (Figures 4.9, 4.10, 4.11 & 4.12). The co-existence of large young and old age groups in PTS indicates the importance for the neighborhood to provide sufficient facilities and services to both young adults and elders. Such facilities and services are vital to the socioeconomic health of PTS.
Immigrants

PTS has a smaller percentage of foreign or immigrant population than Rome. From 2001 to 2011, there was a larger increase in foreign population in Rome than in PTS - 5% growth in the city, 4% in public tracts, and 2% in private tracts (Figure 4.13). The smaller growth of foreign population in PTS might be one of the effects of the physical and socioeconomic problems there. As a result of those issues, most immigrants who settle in Rome do not want to live in PTS.

Within the immigrant communities, the ethnic compositions of Rome, public and private PTS are different from each other. While almost half of the foreign residents in Rome are from European countries other than Italy, there are 30% in public and 74% in private tracts. Africans and Americans, who constitute about 20% of the immigrants population in the city, form more than half of the total foreign population in public PTS, but only 7% in private PTS (Figures 4.14, 4.15 & 4.16). The different foreigner compositions of public and private PTS from Rome demonstrate the demand for distinct immigrant support systems in the neighborhood compared with elsewhere in the city.

<table>
<thead>
<tr>
<th>% of Immigrants in Total Population</th>
<th>2001</th>
<th>2011</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rome</td>
<td>3.9</td>
<td>8.6</td>
</tr>
<tr>
<td>Public PTS</td>
<td>0.9</td>
<td>4.4</td>
</tr>
<tr>
<td>Private PTS</td>
<td>1.2</td>
<td>2.3</td>
</tr>
</tbody>
</table>

Figure 4.13. Immigrants Table

The different ethnic compositions of Rome, public and private PTS are due to various reasons. While almost half of the foreign residents in Rome are from European countries other than Italy, there are 30% in public and 74% in private tracts. Africans and Americans, who constitute about 20% of the immigrants population in the city, form almost all of the total foreign population in public PTS, but only 7% in private PTS (Figures 4.14, 4.15 & 4.16). The different foreigner compositions of public and private PTS from Rome demonstrate the demand for distinct immigrant support systems in the neighborhood compared with elsewhere in the city.

Population Density

After analyzing basic demographic information, we turn our focus on housing to understand the residential condition of PTS. The first housing-related statistics we explore is population density. To compute this density, we divide occupied dwelling space by population. In general, the population density of PTS is higher than that of Rome overall. Among Rome, the public and private tracts of PTS, the public residential area has the highest density. In 2001, on average, there were 25 square meters of space per person in public housing, compared with 29 and 34 in private housing and Rome, respectively. 10 years later, although the population density of public PTS declined, it was still the highest among all three places (Figures 4.17 & 4.18). This finding indicates that PTS residents, especially those who reside in public housing, have more crowded living spaces than an average neighborhood in Rome.
Although the population of PTS declines, compared with Rome, both the public and private housing areas in PTS have higher occupancy rates. As the rate of Rome remained about 90% in 10 years from 2001 to 2011, that of public and private tracts reached almost 100% in 2011. For the private residences, its increase in occupancy rate was larger than the public ones (Figure 4.19). The finding of a relatively high housing occupancy rate in PTS implies a strength of the neighborhood - there is no housing vacancy problem.

Regarding the reasons for rising occupancy in a neighborhood that suffers population loss, we consider the emergence of more small families in PTS to be one of many possible factors.

**Housing Occupancy**

**Figure 4.19. Housing Occupancy Rate Line Graph**

**Figure 4.20. Average Family Size Line Graph**

PTS has a larger average family size than Rome, but at the same time follows the city trend towards increasing number of small families. In 2001, the size of family on average in Rome, public and private PTS tracts were 3, 2.9, and 2.4, respectively. After a decade, although the sizes in all places dropped, public and private PTS still had greater family sizes than Rome on average (Figure 4.20). Simultaneously, as the average family sizes decreased, the number of families increased in both Rome and PTS (Figure 4.21). This phenomenon indicates the presence of more small families in the city as well as in the neighborhood.

**Family Size**

<table>
<thead>
<tr>
<th>Families</th>
<th>2001</th>
<th>2011</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rome</td>
<td>1,039,152</td>
<td>1,187,778</td>
</tr>
<tr>
<td>Public PTS</td>
<td>826</td>
<td>959</td>
</tr>
<tr>
<td>Private PTS</td>
<td>881</td>
<td>950</td>
</tr>
</tbody>
</table>

**Figure 4.21. Families Table**
After housing, we analyze education data to learn about the education levels of PTS residents, and evaluate whether there is enough education support in the neighborhood. Because ISTAT does not provide information about income, we also utilize education statistics to make inferences about it.

The college and high school completion rates of public PTS are lower than those of private PTS and Rome. Although the completion rates of the public tracts did grow in 10 years, it was still significantly lower than the rate in private PTS and Rome - 10% lower for college, 7% to 20% lower for high school (Figure 4.22). These lower completion rates of public PTS demonstrate that residents there tend to be less educated, and thus economically poorer, than their private neighbors and residents of Rome on average. This might be the result of a higher concentration of low-income residents in public PTS than an average neighborhood in Rome, and/or insufficient education assistance services for residents of public housing in the neighborhood.

At the end of our statistical analysis, we examine employment to gain insight into an aspect of the socioeconomic status of PTS aside from education. Generally, public PTS has a higher unemployment rate (persons without jobs and actively seeking new employments) than the private tracts and Rome on average. In 2001, when the rate of Rome was high at 11%, that of public PTS was even higher. At the same time, the public housing area had a much lower rate than both places. A decade later, while the unemployment rate of Rome was almost as low as that of the private tracts, which remained largely unchanged, the rate of the public tracts merely dropped 1% (Figure 4.23). This discovery indicates the significant economic struggle of residents living in public housing of PTS. They need employment empowerment more than people in other neighborhoods of Rome.

With regard to employment by sex within PTS, in general, there are more men than women employed, and fewer men than women unemployed (Figures 4.24 & 4.25). We can claim that females seem to have a more difficult time in finding jobs.

This document contains statistical analysis results relevant to PTS and Rome, focusing on education and employment. Figures 4.22 and 4.23 illustrate the education attainment and unemployment rate, respectively, highlighting disparities between public and private housing in PTS compared to Rome.

**Figure 4.22. Education Attainment Chart**

**Figure 4.23. Unemployment Rate Line Graph**

**Figure 4.24. Public PTS Employment by Sex (2011) Chart**

**Figure 4.25. Private PTS Employment by Sex (2011) Chart**
Throughout this statistical analysis, we notice that the socioeconomic condition of public PTS seems to be worse than that of private PTS and Rome. The following is some of the important relevant findings:

• PTS suffers a population loss, with the public housing area having a greater decline than the private one.
• The populations of both public and private PTS are aging.
• There is a larger proportion of immigrants in the public residential area than in its private neighbor.
• Public PTS has a higher population density than private PTS and Rome.
• Residents of public housing in PTS tend to be less educated, and hence less economically well-off, than those of private housing and Rome on average.
• Unemployment in public PTS appears to be a more serious issue than in private PTS and Rome.

Although statistics can assist us in understanding the socioeconomic situation of the neighborhood, this tool is unable to provide us a complete picture. To further discover and analyze the situation, we decided to conduct resident interviews.

In the course of our analysis of Piscina di Torre Spaccata (PTS), we met with a number of neighborhood residents. In order to gain a more complete understanding of the problems facing the neighborhood, conducted interviews with these residents and documented their perspectives. Our interviews highlighted the dichotomy between the public and privately owned sections of the neighborhood, the lack of vitality of local commerce, the efforts from the community to revitalize the neighborhood through institutions such as the school or the Revolution Palestra Popolare, the isolation of PTS, the relationship with the city government, and general feelings of contentedness in PTS.

We spoke to Daniela, a member of the neighborhood committee and a resident of public housing in PTS; Fernanda, the owner of a produce stall in the local market; Francesca, a co-owner of a pizza stall in the market along with her husband; Mauro, a psychologist who runs a day care and youth outreach center in PTS; Elena, the manager of Palestra Popolare; Francesca and Lisa from the neighborhood committee; Maria Luigia, a teacher at the local pre-and elementary school as well as several other residents encountered around the neighborhood. Many common themes were woven throughout our interviews with residents. Most people expressed similar grievances as well as common commendations for the neighborhood’s successes.

It quickly became apparent that the boundaries we chose for our research on PTS, framed by Viale Bruno Pelizzi, Via Raimondo Scintu, and the apartment complex northwest of Viale Rolando Vignali, are not necessarily in line with the local definitions of the neighborhood.
Every person we interviewed highlighted the fact that Torre Spaccata’s residences are split into public housing and privately owned apartments. Although all of the housing was initially intended to be private when development began in 1974, the government bought the buildings along Viale Rolando Vignali in 1983 before they were completed. Ever since then, a line has been drawn dividing the residents of the neighborhood in terms of quality of life indicators such as employment, income, access to high quality schooling. According to Maria Luigia, the public housing is home to a higher number of drug dealers and addicts, as well as criminals serving house arrest. These buildings are viewed as more dangerous and less prosperous. Not only that, our interviews revealed that inhabitants of the privately owned residences viewed themselves as living in an separate neighborhood entirely. A young woman who lives in one of these buildings says that she lives in Cinecittà Est, a neighborhood that continues past Viale Bruno Pelizzi and is separate from PTS. She has never been to the market on Viale Rolando Vignali; she does not know anyone from the public housing buildings, and she spends most of her free time outside of school in the city center. Her family shops at the supermarket across Viale Bruno Pelizzi and attends the church in that area, despite the fact that this distance requires their driving through dangerous roads and the PTS neighborhood market can be easily reachable by foot from her apartment.

**Public Space**

The primary issue identified by a number of our interview subjects was the lack of a vital public space for the community to socialize. Daniela emphatically emphasized the issue of having a large number of vacant market stalls. In fact, only five out of almost 50 available stalls are currently being used. Both Daniela and Fernanda agreed vehemently that if the market offered more goods, particularly the services of a butcher and a fishmonger, then the market could effectively compete with the nearby supermarkets. However, no one is interested in opening shops or businesses there now even though rent is low for, as according to Lisa, the area is too isolated to promise a constant clientele base. Part of the problem facing PTS is that the population is aging. With young people like Fernanda’s daughter moving out of the neighborhood due to the lack of job opportunities, the area becomes more and more depressed. Since people keep leaving the neighborhood, there is little incentive to start new businesses. Furthermore, the local church on Viale Rolando Vignali, Chiese di San Stanislao, does not satisfy the neighborhood’s need for a social hub. While the church has the potential to function as a gathering place for the community, it falls sorely flat. According to Fernanda and Daniela, the priest does not reach out to the neighborhood or organize social events. Mauro claims that the priest treats his role as merely a form of employment, rather than as a way to connect with the community. Daniela informed us that the city has been making an effort to establish a nightlife in PTS, but she finds this misguided. According to her, they do not need nightclubs; what they need is a lively market to meet each resident’s basic needs.

**Effort to Revitalize the Neighborhood**

The neighborhood has changed significantly in the past fifteen years. Maria and others recall a time when small-time crime bosses ran the neighborhood, drug deals rampant, and shoot-outs were a commonplace. According to Maria, the neighborhood’s isolation from other parts of the city created a vacuum in which a
a hotbed of criminal activity had festered. The situation became so volatile that people began to move out. The municipal government eventually decided to step in and attempt to stabilize the neighborhood by investing in the pre- and elementary school, constructing fences around the group floor of each building, establishing an employment center, and creating a health clinic for civil workers.

According to an unnamed women we interviewed who was walking her dog in one of PTS’s park at the time, the drop in crime was not the result of any specific action but rather due to the passage of time as crime bosses age, die, or ended up in prison. That is, except for the investment in the elementary school. The elementary school has certainly had a positive impact on the community. Residents are proud of the school and people from outside the neighborhood are actually competing to get their children enrolled. Maria explained that the school is also making an effort to be inclusive of immigrant children in the community and to bridge the barrier between the private and public housing units. Mauro is working towards the same cause. His after school program works with children, especially those from more at-risk, low-income families, in order to keep them away from criminality and help them work towards successful career paths.

Efforts to revitalize the neighborhood have occurred through grassroots measures as well. One woman explained that she and her fellow tenants have organized a group that has, in the absence of assistance from the government or the building developers, taken it upon itself to maintain the green spaces between the apartment buildings.

They meet regularly to pick up trash, fix benches, put up signs reminding people to clean up after them selves and their pets, and set up small trash cans to provide an alternative to litter. Many people in PTS have engaged in “auto recupero,” or self-revitalization in English, taking charge of improving he neighborhood themselves as opposed to relying on the government. The next section will discuss this phenomenon in greater depth.

Figure 4.29. A litter-free park space in PTS

Figure 4.30. “The Way We Were…”

SOCIOECONOMIC CONNECTIONS & OPPORTUNITIES

AUTO RECUPERO

Piscine di Torre Spaccata (PTS) is a lower-middle, working class neighborhood that receives virtually no help from the government, so many of the residents are left to their own devices. Government neglect has resulted in a community-level social revolution to better the circumstances of those living in the neighborhood. In Italy, this form of self-revitalization is known as “auto recupero,” in which civilians take direct action in order to meet their own needs. In the case of PTS, auto recupero movements have often taken the form of illegal occupation and use of government-owned units and storefronts for commercial or residential purposes. The commercial spaces in the neighborhood are almost exclusively government-owned and when an individual wants to open a store, she must rent the space from the government. Unfortunately, the government has frequently refused to give permits to potential applicants for reasons unknown to the residents. Obstructions like this have blocked the development of essential services in PTS, and residents enact auto recupero out of necessity and desperation.
Since auto recupero often involves the illegal occupation of government space, it is a high-risk procedure. Two of the more successful manifestations of auto recupero were the creation of the fitness center Revolution Palestra Popolare and the local theater. In both cases, individuals illegally occupied the commercial space and renovated the interior to fit their needs through their own expenses and with the help of other residents. The occupants risk hefty fines should the government discover the activity.

Auto recupero is the only method in which PTS can progress and sustain itself. However, due to an increasingly aging population and the threat of government retaliation, many are hesitant in initiating such a movement. But, once a self-revitalization has begun, many residents are willing to participate and support the movement, and thus far, the projects that have started have yielded significant results for the benefit of the neighborhood.

In an effort to revitalize peripheral neighborhoods in Rome, the city has proposed a large-scale project known as “Nuova Centralità.” PTS is currently located right next to one out of its 18 prospective redevelopment areas, known as Nuova Centralità di Torre Spaccata (NCTS). Specifically, the strip of green land to the north of PTS that currently house various wrecking yards, junkyards, as well as informal settlements. Labics, a prominent Rome-based architecture firm, has thus far been in charge of creating a master plan to address the lack of activity and vibrancy in this area. The current plan covers a land area of 60 hectares of which 330,000 square meters will be developed as residential, commercial, mixed-use, and cultural centers (Labics, 2010).
The plan aims to connect Torre Spaccata, Centocelle, Cinecittà, and Don Bosco. As the proposed developments for connection centers are located immediately north of PTS, it also would be a pivotal point into the Nouva Centralità, the realization of this plan would greatly benefit PTS, and serve as a critical opportunity for revitalizing lost commercial activities within our neighborhood.

Figure 4.38. NCTS borders become places of (from left to right) connection, activation, and organization (Labics, 2010)

Figure 4.39. NCTS as a “zipper” that reconnects peripheral areas (Labics, 2010)

Figure 4.40. NCTS Retail Nodes & Green Spaces (Labics, 2010)

Socioeconomic Barriers

The most notable problem in PTS is the presence of physical, social, economic, and political barriers restricting it from interactions between residents and government, residents and other residents, and residents and neighboring communities.

Socioeconomic barriers are prevalent in PTS, especially in terms of employment. Unemployment rates in PTS are very high and much of the problem stems from the unavailability of jobs, which goes back to the root problem of government neglect. Throughout the interviews with residents, a piercing theme was the lack of presence by the government. The people of PTS feel abandoned by institutions. Another clear divide present in PTS is the division between residents of public housing and residents of private housing. Although Italian planning encourages the mixing of economic classes, PTS has failed in its attempt to achieve this goal. While there is no tension (according to interview subjects) between the two groups in PTS, there is also no interaction. Interaction and the exchange of time and resources could be a strong solution for many of PTS’s shortcomings. However, interaction cannot truly take place unless there are services and places that facilitate it, such as an active church or market.

Figure 4.41. Lynch map by PTS day care center operator (See all Lynch Maps in Appendix)
Another prevalent divide is between the PTS residents and “Gypsy,” nomad community around the northwest periphery. While direct interactions between the two groups are virtually nonexistent, the residents have a negative view of the nomads as they often burglarize the outdoor market stalls. Furthermore, the nomads have also caused disruption through the destruction of a local park’s wooden playground in order to plunder the structures for firewood.

Another marginalized community is the squatter settlement on the intersection of Viale Rolando Vignali and Viale Bruno Pelizzi. A former office space, the building has been illegally occupied and now houses numerous families. However, many of the residents of the neighboring dwellings see no tension between them since many of them work and do not cause trouble.

Figure 4.42. Mobile Home Informal Settlements
Figure 4.43. Informal Settlement in ancient ruins
Figure 4.44. Informal Settlement in former office space

**Interpretations & Analysis**
The purpose of this section is to organize and document our interpretations of some critical information we collected from our site photography, sketching, journaling, as well as resident interviews. Specifically relevant to our next steps in creating a design proposal for our study area Piscine di Torre Spaccata (PTS), we highlight our experience of the private automobiles that add to the physical unattractiveness from the public, including us as visitors, mostly private automobiles that serve mostly vehicles that begin or end their journeys in the neighborhood, is the exception that had a much lower flow of 45 cars per 5-minute intervals. In general though, we can deduce that the traffic intensity of PTS is quite high from the averages recorded at the external roads. As for parking along the major roads, which are represented in dark blue circles in the diagram, we documented the average number of automobiles driving through each parking space per 5-min intervals. The higher resulting numbers include those of Via Raimondo Scintu and the three sections of Viale Bruno Pedrini of PTS. By contrast, the areas shaded in yellow are green spaces that are privatized or fenced off from public access, being overgrown with tall weeds and lined with trash and dog feces. The areas shaded in red are green spaces that are available for public use, including us as visitors, mostly includes the large plot of green space to the northeast of the neighborhood, despite it being a seemingly abandoned space, it is unlikely that there exists that space. However, the large amount of underutilized green spaces through the Green Maintenance Diagram that serves mostly vehicles that begin or end their journeys in the neighborhood, is the exception that had a much lower flow of 45 cars per 5-minute intervals. In general though, we can deduce that the traffic intensity of PTS is quite high from the averages recorded at the external roads. As for parking along the major roads, which are represented in dark blue circles in the diagram, we manually counted parking spaces that can be easily spotted from a pedestrian’s point of view. We also took into account the ratio of parking spaces between those used and unused for our count. Overall in PTS, we counted more than about 732 spaces lining the roads, with more than 80% used. The road that has the most spaces and highest utilization rate is Viale Rolando Vignali - 280 spaces and 93% occupied. This high usage rate makes sense as compared with all other major roads, Viale both Vignali has the most neighborhood facilities, including churches, employment opportunities, shops, and gyms, as well as additional landscaping elements such as bushes or flowers kept up by some residents. This research information brings attention to the need to activate PTS’s underutilized spaces and relocate private automobiles that add to the physical unattractiveness from the public streets and discourage pedestrian travel

**Traffic Flow & Parking Space Diagram**

This diagram is part of the transportation analysis that allows us to gain insight into the current traffic and parking situations of PTS. During an afternoon of a Thursday in February 2016 (11:00 am to 1:00 pm), we surveyed

<table>
<thead>
<tr>
<th>Road Analysis Divisions</th>
<th>Number of Parking Spaces</th>
<th>Vehicle Access per 5-min</th>
<th>Surface Parking</th>
</tr>
</thead>
<tbody>
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<td></td>
<td></td>
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</tr>
</tbody>
</table>

**Green Maintenance Diagram**

PTS is a neighborhood with an abundant amount of green spaces, but perhaps also because of the large area they cover, much of them is left unmaintained. This diagram is a visual representation of our impressions of the green maintenance level in PTS, from well maintained, moderately maintained, to unmaintained. Factors we took into account in categorizing these green spaces include its aesthetics and usage by the residents of PTS. Specifically, represented in green shades are the most used and comfortable green spaces, including gardens, shrubs, or flowers kept up by some residents, being overgrown with tall weeds and lined with trash and dog feces. The areas shaded in yellow are green spaces that are privatized or fenced off from public access, being overgrown with tall weeds and lined with trash and dog feces. The areas shaded in red are green spaces that are available for public use, including us as visitors, mostly includes the large plot of green space to the northeast of the neighborhood, despite it being a seemingly abandoned space, it is unlikely that there exists that space. However, the large amount of underutilized green spaces through the Green Maintenance Diagram that serves mostly vehicles that begin or end their journeys in the neighborhood, is the exception that had a much lower flow of 45 cars per 5-minute intervals. In general though, we can deduce that the traffic intensity of PTS is quite high from the averages recorded at the external roads. As for parking along the major roads, which are represented in dark blue circles in the diagram, we manually counted parking spaces that can be easily spotted from a pedestrian’s point of view. We also took into account the ratio of parking spaces between those used and unused for our count. Overall in PTS, we counted more than about 732 spaces lining the roads, with more than 80% used. The road that has the most spaces and highest utilization rate is Viale Rolando Vignali - 280 spaces and 93% occupied. This high usage rate makes sense as compared with all other major roads, Viale both Vignali has the most neighborhood facilities, including churches, employment opportunities, shops, and gyms, as well as additional landscaping elements such as bushes or flowers kept up by some residents. This research information brings attention to the need to activate PTS’s underutilized spaces and relocate private automobiles that add to the physical unattractiveness from the public streets and discourage pedestrian travel.
municipality that blocked the green area off.

We also noticed certain areas of activity during our site visits to these green areas. One of the most common activities is dog walking in the parks, for example, represented by the paw print signs. The other common feature in the green spaces, especially in the northwest areas, is informal settlements. This is represented by the house symbols. As for the dotted circles, these indicate activity hubs where people tend to congregate in PTS. Overall, this diagram gives us a clearer idea of which green spaces to prioritize in our following design proposal. This is important because green spaces are abundant enough to define the physicality of current PTS and is also a source of pride for residents of this neighborhood – as we discovered through our resident interviews.

**Figure 5.2. Green Maintenance Diagram**

**Lost Space & Opportunities within PTS Diagram**

As our team sees it through our research, these two Diagrams directly correspond to each other because every lost space within PTS is another opportunity for redevelopment and revitalization. Particularly of interest in these diagrams are the pedestrian accessibility throughout PTS and the connection points they run through. Currently, there are numerous pedestrian paths that connect to unmaintained green spaces and underutilized commercial units. Through interviews with residents and community leaders, we recognized that the large green space in the northwest sector of our study area, behind the market, should be given the highest priority of revitalization as it is the most central and most public of all green spaces. Its vastness unfortunately contributes to its current quality as lost space, but its location has immense potential to be a thriving gathering point for the residents of PTS and surrounding neighborhoods. Its improvement may also help the lost retail spaces surrounded by parking pavements that add to public discomfort and are mostly running out of business from lack of use. We also highlight the institutional opportunities

**Figure 5.3. Lost Space Diagram**
In the Opportunity Within PTS Diagram: three large sports facilities, in which if the privatizing fences around them were removed and publicized, may serve to attract populations back into PTS, the church as another gathering location for the community of PTS near the green space, and the elementary school that is currently famous enough to be drawing in students form outside of PTS.


Ultimately, PTS would not be truly improved if our design proposal only caters to the already shrinking population of our neighborhood. It is thus another one of our priorities to take into account all of PTS’s surrounding utilities. Specifically in this diagram, we represent these opportunities around PTS in different colors for opportunities of different types (i.e. retail, regional, institutional, industrial, green space) and in shaded circles of different sizes from largest to smallest for priority. The Parco degli Acquedotti, for instance, is the largest in size physically and the most significant in priority for being an important Roman historical attraction that, if connected to PTS in some way, may draw a diverse range of visitors to PTS. Next in importance is the Nuova Centralità di Torre Spaccata that may occupy the space to the northeast of our study area and revitalize the lost retail spaces in PTS. It is only second in priority because the plan is only prospective and our research cannot confirm whether it would be realized or not. Furthermore, sandwiching PTS on two sides are Don Bosco and Romanina, two very successful neighborhoods that, despite its proximity, are currently in no contact with PTS. This relationship, if bridged, may also be a significant opportunity for our study area, particularly because it is already in an attractive location next to one of the largest retail centers Cinecittà Due in the area, an extension of Europe’s largest film studio of Cinecittà Studios. Institution-wise, University of Rome Tor Vergata is another opportunity for bringing back a largely lost younger demographic to PTS. Last but not least, we note in this diagram the major roads that connect PTS to its surrounding opportunities. This includes Via Tuscolana that overlaps with the path of Metro line A, and the major highway of Circonvallazione Orientale (A90) that links PTS to the rest of Rome.
When speaking to residents of PTS, it became quite clear that they value the green spaces in their neighborhood. According to several residents, Parco di Fauni is filled during the warmer months with people strolling, walking their dogs, and congregating around the elementary school. During our visits throughout early spring, the green spaces were not quite flourishing, though certainly used for dog-walking by several residents. Furthermore, beyond valuing the green area outside their buildings, several people conveyed their strong appreciation for their apartments. Every apartment has access to a private balcony and consists of a kitchen, living room, and at least one bedroom. Not only that, but PTS is conveniently located in close proximity to Via Tuscolana, a main artery of Rome as well as a shopping and commercial hub. It is easy for residents of PTS to take advantage of this location because, as many residents expressed, the public transit system in the neighborhood is simple and effective. It is convenient for residents to get to the city center as well as neighboring communities.

PTS suffers from the presence of a large number of physical barriers, which divide the neighborhood and impede connectivity. Fences and walls separate the apartment buildings from the green spaces, the storefronts on Viale Rolando Vignali are raised above street level and are blocked by cement walls from the sidewalk, and the market is fenced in from the green space behind it. There is a great deal of lost spaces in PTS, including extensive parking lots, sprawling and unused green spaces due to poor maintenance, and a system of tunnels that are empty and unlit. Also, another weakness in PTS is its physical isolation from other neighborhoods. Despite an effective public transit system, PTS is not within convenient walking distance from other neighborhoods and thus fosters a car-oriented neighborhood, which results in cluttered parking lots.

There are a great deal of opportunities for re/development in PTS to revitalize the community. It is possible to work with existing physical assets like vast green spaces, recreational facilities such as playgrounds and sports fields, a network of well-traveled roads nearby, and the proximity to the AS Roma training camp soccer fields. These assets offer opportunities to create a beautiful system of parks, improve the playgrounds to provide local children with recreational facilities, connect PTS to the surrounding city, and build a relationship with AS Roma's facilities to allow locals to utilize them.

PTS faces a number of physical threats that imperil the safety and development of the neighborhood. Vandalism has been a recurring issue in PTS, often perpetrated by members of the squatter settlement. Vandalism has resulted in broken windows in storefronts and destroyed playgrounds. The presence of many fences also divides the public space around the market and separates the apartments from each other and from the surrounding green space. The structure of the storefronts of Viale Rolando Vignali threatens the neighborhood's commerce as well, for dark concrete porticoes block the visibility of the shops, and the porticoes do not connect in a continuous line that facilitates walking from store to store. The stores are also raised up above street level with concrete walls separating them from the street. Moreover, parking is a threat in PTS because the current underground lots are under-utilized. People do not prefer parking in the underground land as a result the streets are extremely congested with parked cars.
One of the great socioeconomic strengths of PTS is the elementary school located in the Parco di Fauni. The school is popular and well respected and even attracts children from other neighborhoods. The school hosts functions and dances to bring together students and parents, and these events help break down social barriers between families from different areas and economic statuses in the neighborhood. Another strength that is helping to revitalize the town is the presence of local grassroots movements and organizations. PTS has a neighborhood committee that acts as the liaison between the neighborhood and the municipio, a locally run theater that strives to bring the community together, an after-school program directed towards at-risk children, and a group that has taken the responsibility to improving and maintaining the Parco di Fauni. Another strength of PTS is the fact that it does not suffer from the issues of housing vacancy, and every apartment is occupied.

PTS is unfortunately plagued by a number of socioeconomic weaknesses. The market is almost empty, with only five out of almost 50 available stalls in use, and many store fronts are boarded up and empty. People have given up on the commercial potential of the neighborhood and often drive to other neighborhoods to do their shopping. The church, Chiese San Stanislao Vescovo, is another weakness in PTS. The residents describe the priest as hostile and distant and while the church has the potential to be a social resource to the town, it does not host events or programs for the community. PTS also suffers from a lack of neighborhood identity. Many of the private residents do not even consider their neighborhood to be PTS at all, and spend little to no time in the PTS public spaces. The population of PTS is aging because no new young people are moving in and current young residents are moving out because there are no employment opportunities in PTS. Furthermore, PTS has a history of criminality (including frequent violent crime such as shootings) that has resulted in a wariness that residents feel towards the existing public spaces and towards the poorer residents, despite recent drops in crime.

The socioeconomic opportunities of PTS are tied to the strengths of the neighborhood. The elementary school has the potential to instill a sense of neighborhood pride and draw young families into PTS. The neighborhood committee can work with the municipio to improve the neighborhood and bring in more resources. The grassroots organizations have already initiated auto recupero and sense of community through the creation of the theater and the Revolution Palestra Popolare and can certainly carry this momentum further. PTS is located near both Cinecittà studios and a Euronics Headquarters in Rome and these places can provide opportunities for employment and regional identity.

PTS has been continuously hindered in its development by the municipio and the Roman city government. Residents actively mistrust the government because they feel it has done nothing to help them in the past and does not deliver on promises. The city government owns the storefronts on Viale Rolando Vignali and makes renting or buying the properties very difficult for the residents and starting a business nearly impossible. Another threat to the neighborhood is the social divide between the residents of publicly and privately owned buildings. Were these communities to join together and collaborate on issues of maintenance, the community could improve more quickly. Furthermore, if the private residents identified with the neighborhood more clearly, then they would choose to patronize businesses in PTS instead of in other neighborhoods.
The most striking issue we identified and have centered much of our design proposal in Piscine di Torre Spaccata (PTS) is the lack of connectivity, both within the neighborhood and between the neighborhood and its surroundings. As a result, we recommend a number of interventions to help draw connections among the residents and link PTS to neighboring communities and the center of Rome.
A New Residential Belt

One major intervention we are proposing is the creation of a new residential belt in PTS. As can be seen in figure 6.4, the belt will be a curved stripe that extends from Viale Rolando Vignali to Don Bosco on the northwest edge of PTS, creating an artery that connects PTS to its neighbor. The inspiration for the curved structure of this residential belt is drawn from the highly popular and aesthetically pleasing Royal Crescent in Bath, England (figure 6.5). In the spirit of connectivity, the new belt will have apartments for both private and public residents. A two-way road will travel along the north side of the belt between Via Giuseppe Messina and Viale Bruno Pelizzi, making access between Don Bosco and PTS more convenient (figure 6.3). The belt will have five breaks between buildings to create openings for easy access between the apartment buildings in the north of PTS and the green space that will be developed in the south of the new curved belt. These breaks will be reminiscent of the radiating access points extending out from the Piazza del Campo in Siena that so successfully connect to its surroundings.

Revitalized Green Space

The residential belt will sit upon a completely revitalized park space. The buildings will rise to a height of no more than four stories, which will make access to the park convenient for every inhabitant. This will facilitate a strong connection between the residents and the park and will lower the chance of criminality, which has historically been present in public spaces in PTS, by keeping more “eyes on the street” (Jacobs, 1961). The park will replace a swath of current lost spaces, as defined by Trancik (1986), found in the form of unmaintained green land, empty pavement, and an under-utilized market. The barely-used market that is currently in place creates a barrier between the residents and green spaces, so it will be removed and the concrete will be covered with landscaped grass. The area west of the market will be revitalized and will include a pool, a central piazza with a monument, and areas for sports, play, dog-walking, and congregating. To the south of the park, the area around the church will be converted into a small piazza for gathering and social activities. The park will center on a main circular piazza with a monument that captures the spirit of PTS and serves as a main point of congregation for the neighborhood. This monument will become an important sight line from one end of PTS to the other that connects the neighborhoods of the north and southern poles. Our rendering of this proposal can be viewed in figure 6.1.

Connected Piazzas

The monument in the new central piazza will connect to a main pedestrian walkway that will intersect Viale Rolando Vignali and will be book-ended by two other smaller piazzas. One piazza will be situated between the northern apartments on Bruno Pelizzi and the new residential belt, and will be visible from the main piazza through a break in the new residential belt. On the southeastern end of the walkway, a small piazza will sit in Parco di Fauni and will complete the line from the northern piazza and the main monumental piazza. This entire strip will be a wide, walkable plaza that connects the private and public residents of PTS to each other and extends almost as far as Don Bosco in the north. The central plaza with its three nodes along the spine emulates Pope Sixtus V’s plan for Rome in the 1500s. Pope Sixtus reinvented Rome by restructuring the connections between separate monumental points and prioritizing circulation, movement along axes, and creating connections between landmarks and central hubs (Ciucci, 1974). Our proposed plaza and monuments in PTS evoke Piazza del Popolo and the Piazza del Campo in Siena that so successfully connect to its surroundings.

Figure 6.5. Panoramic view of Royal Crescent in Bath, England

Figure 6.3 & 6.4. (Left) Rendering of street view of new residential belt and (Right) design proposal plan with red arrow indicating view direction of rendering.

Figure 6.6 & 6.7. Clear accessible view sheds (left) onto and (right) into the Piazza del Campo

Figure 6.8. Linear View Shed towards Flaminian Obelisk on Piazza del Popolo

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Connections to Commerce & Mixed Use

The new plaza will intersect with Viale Rolando Vignali and create a mixed-use commercial hub for all residents of PTS. Our design proposal aims to draw visitors to the town. This future PTS as a bustling commercial center along Viale Rolando Vignali and create a mixed-use commercial hub for all residents of PTS. Our design proposal aims to draw visitors to the town.

In the long-term, we mark most of our new building additions as mixed-use to cater to the specific needs of PTS residents. This change in land-use can be seen depicted in before and after figures of 6.31 and 6.32.

Connections diagram showing new pedestrian pathways in red, with arrows indicating main pedestrian routes in our design proposal.
Another major issue facing PTS is its lack of identity. Despite being so physically well-defined a neighborhood, with roads on all sides to mark the edges of our study area, those living within it often do not associate with the name of “Piscine di Torre Spaccata.” This was particularly apparent during our informal resident interviews, where those living in the private Palazzines in the south referred to themselves as part of the Cinecittà neighborhood, and said that they would rather drive to a further market to buy groceries than visit the PTS market less than a 5-minute distance walk away.

As Ruggeri and Southworth (2010) defines identity, it includes the presence of “memorable and imageable environments,” thus we seek to enhance the public spaces of PTS by incorporating new sites that beautify the area and where residents and visitors can create pleasant memories. Furthermore, the name of PTS is deceptive in its association with the neighborhood of Torre Spaccata, which is in fact located two kilometers north of what is considered PTS. Thus, in our design proposal, we attempt to incorporate elements that match PTS’s nominal identity: a bio-pool, a public tower(s) monument, and a cinema that identifies with PTS’s literal identity as the “Pool of the Broken Tower.”

**Bio-Piscina**

We start with the first word of our neighborhood’s name, “Piscine,” or “pool,” by filling the lost space north of our study area with a water feature. We caution against placing a modern outdoor public pool that requires constant maintenance attention in the area because, as our team has come to discover through our research, PTS suffers from many issues related to lack of maintenance of green space. Thus, we draw our inspiration from the bio-piscina of Cimini Park, a resort north of Rome in the Province of Viterbo. Known as a bio-pool in English, it is a water feature embedded into the environment that sustains itself through salt purification. The bio-piscina in Cimini Park has attracted many visitors seeking a relaxing swim or stroll within nature (Rossi, 2015). Keeping such a precedent in mind, we propose this identifying feature to be introduced in PTS – literally placing the “Piscine” in Piscine di Torre Spaccata.

**Public Tower Monument**

The next element we propose in our design for creating identity is a public art monument that relates to the nominal “Torre Spaccata” component of PTS. Initially, the idea was just to propose a public art installation at the center of PTS inspired by the historical broken tower that gave our study area its name. However, our reoccurring site visits developed our proposal further to the inclusion of color. Since the first time we visited, the bright colored balconies on the central line of public housing, or the Ville Plattenbauten within PTS, drew our attention with their array of red, yellow, and blue – now the color scheme for our booklet on PTS as well. Naturally, this focus on the three colors inspired us to use them to liven the neighborhood. Luis Barragan’s installation in Mexico City, named “The Towers of Satellite City” (Monro, 2011) is particularly relevant to our site. Its eye-catching appearance with its large scale and bright colors that match our color scheme, its relation to the theme of towers, and its embodiment of a “broken tower” through separate pieces rising next to each other to form a whole all represent the spirit that we
hope to capture in a public monument in PTS. Thus, we incorporate a similar model at the center of our design.

**Color Scheme**

Our utilization of color as a tool for fostering identity extends beyond our monument design. We propose the brightening of dark passageways (existing condition shown in figure 6.14) throughout PTS with bright wall paintings that connects to the neighborhood’s identifying colors. We hope to foster greater activities in the neighborhood by providing local artists more formal opportunities to be seen and heard, while helping to decorate their neighborhood. Currently, there are already numerous graffiti throughout PTS. If street art could be consolidated and gathered in one place, in connection with the towers, they may help monumentalize and revitalize what is currently mostly lost space at the center of PTS. With this, we draw inspiration from the potential of Graffiti Park in Austin, TX of the United States, as shown in figure 6.15 below.

**Evoking Parco degli Acquedotti**

A nearby cultural and historical icon for Rome is the Parco degli Acquedotti, as shown in figure 6.16. This park has a rich history that spans from the Roman Antique Age to the Modern Age. It contains ruins and artifacts reflecting the system of six ancient aqueducts that provided water flowing from the mountains to the central city in antiquity (Parco degli Acquedotti, 2014). One way to connect PTS to the spirit of the park and share in its identity within the city is by alluding to the landscape design from parts of the Parco degli Acquedotti in our green spaces to indicate our park as sort of extension of a system of parks. Creating this indication would require design techniques such as utilizing similar materials like tufa and peperino stone, the stones used to build the actual antique aqueduct system, as well as adding seating places, bonfire pits, or stone pathways throughout PTS’s green spaces. We may also allude to the ponds in Parco degli Acquedotti through the design of our bio-pool.

**Cinema**

Another proposal to foster neighborhood pride for PTS is connecting it to its closest cultural icon, Cinecittà Studios, through the building of a cinema. Our design places the cinema next to our new plaza to the north and in an accessible and visual position from Viale Rolando Vignali. As the largest film studio in Europe (Cinecittà Studios, 2016; Davis & Bridge, 2016), Cinecittà is an invaluable opportunity for developing PTS, which is less than a 5-minute walking distance away. In order to physically connect PTS to Cinecittà, we also, as is clearly marked...
Improving Walkability

The third and final critical issue that we identified in PTS is the lack of walkability within the neighborhood as well as between PTS and nearby sites. The concept of “walkability” not only entails the aspects of physical pathway structure and connectivity, but it also describes the human experience of walking through an area. The human level perspective comprises the details of the street (i.e. street furniture, art work, shops, etc.), which contain aspects that affect the way people psychologically feel while walking. In Dr. Deni Ruggeri’s (2016) presentation entitled “Measuring the Livable City: The Livability Audit,” he categorizes walkability indicators into quantitative aspects and qualitative aspects. He defines quantitative aspects as “connectivity of paths, multi-modality, fine grained land use patterns, number of intersections, block dimensions, topography and slope.” Qualitative aspects, alternatively, refer to the “safety and quality of the path,” (Ruggeri, 2015). Piscine di Torre Spaccata is flawed in this area and our design interventions seek to correct these faults and improve walkability in and to the neighborhood.

SIGNAGE

Our final, and perhaps the most simple, proposal for creating a sense of identity in PTS is the erection of signs that welcome people into the neighborhood. At present, there is no signage that distinguishes PTS from the surrounding area. Visitors have no way of recognizing what neighborhood they have entered and no words draw them to enter the area in the first place. The residents have no visible, written reminder of where they live and why their home matters. Our design proposal will provide the residents with a neighborhood they can be proud of, with signs to mark the official name of the neighborhood for residents to call it home.

CONCLUSION

PTS is a neighborhood with no real sense of identity. Residents are not proud to call PTS their home, and most young people move away as soon as they can. If PTS is to survive as a neighborhood, its residents must want to be there. There is already a growing movement of self-revitalization in the name of auto recupero among a few residents, but the progress would be much greater if every resident identified with the neighborhood as their own and felt a vested interest in improving it. Our proposals thus draw upon existing themes in PTS to nurture the current fragments of neighborhood character into a unifying identity. We propose a public bio-pool that reflects the first word in the neighborhood’s name, a sculpture that monumentalizes the historical context of the third and forth words of PTS’s name, we recommend utilizing an existing color scheme from the balconies of the ville plattenbautens the residents are so proud of to live up lost spaces and link different spaces in the neighborhood, we advise connecting PTS to the ancient identity of the Parco degli Acquedotti through similar usage of materials, and we endorse the creation of signs to label the neighborhood that welcome visitors and, more importantly, welcome residents home.

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Figure 6.19 & 6.20. (Left) Rendering view from sky walk towards Viale Rolando Vignali and (Right) design proposal plan with red arrow indicating view direction of rendering.
PORTICOES AND SIDEWALK INTERVENTIONS

There are currently porticoes lining sections of Viale Rolando Vignali. However, these porticoes are not continuous along the entire street, they are raised above street level, and are blocked from the street by walls. Thus, they inhibit walkability where they should improve it.

Our design for these porticoes is inspired by those in the portico capital of the world, Bologna, as shown in figure 6.23 and 6.24. Therefore, this particular design intervention aims to improve the quality of the path, and adds to the imageability of the site.

Additionally, we focus on improving the current facades of the storefronts by replacing the drop-down, obfuscating doors with glass fronts. This is a crucial aspect of reactivating this into a walkable space and pedestrian activity. We would also delineate that area with bollards or potted plants. Furthermore, we propose replacing the current pillars and barriers with architecturally appealing columns, which would be constituted by a possible amendment in the façade of this porticod level to make the architecture of the façade match the grandeur of the columns. This would maintain a clear-but-permeable, pleasant division between the streets. Our design for these porticoes is inspired by those in the portico capital of the world, Bologna, as shown in figure 6.23 and 6.24. Therefore, this particular design intervention aims to improve the quality of the path, and adds to the imageability of the site.

Distinguishing Pedestrian Pathways

Paving Patterns

Ruggeri (2015) identifies "connectivity of path" as a quantitative aspect of walkability. Thus, we will distinguish pedestrian pathways through usage of uniform paving patterns. If done with appealing material such as cobblestone, or marble, they will make for very pleasant walks as well as improving the physical quality of the path. This intervention will also distinguish walking paths from driving paths, thus discouraging parking on sidewalks and improving safety for pedestrians.

STREET FURNITURE

Furthermore, one of the most simple but effective means of improving walkability is the utilization of street furniture. To construct a mixed-use feeling of the sidewalks that extend into the street as an area for gathering, socializing, and setting up market stalls. By installing street furniture into that area, people will see clear indicators that they are encouraged to use the extensions and this will counter the tendency of public space becoming lost space in PTS. Some of our proposed street furniture includes kiosks, bollards, benches, and trash cans. The presence of public trash cans will discourage litter and provide a place for people to clean up after their dogs.

Parking Design

Restructure Existing Parking

To further improve the walkability of PTS, we must tackle the issue of parking. In the interpretive diagram of traffic flow (figure 6.25), we indicate the widespread presence of parking spaces in the neighborhood. Their abundance is a significant problem because they have negative impacts on the environment and community of PTS. Finding Lost Space (Trancik, 1986) states that open automobile parking can weaken connections among buildings and their users. PTS contains large surface parking lots that physically and socially separate its public and private housing areas. Secondly, according to Jacobs (1993), lost spaces, especially along a road, do not contribute to the creation of a “great street” since they make a road less comfortable and unsafe for walkers. Cars are a problem that extends beyond PTS and into the entirety of Rome, as cars often disturb pedestrian traffic.

For these reasons, we created a parking design proposal. Figures 6.25 and 6.26 show the current and proposed parking in PTS.

Firstly, we recommend restructuring existing parking in three main sections of PTS, including that near the market. Outside the market entrance, which is currently a parking area, we plan to construct a mixed-use building with underground parking to accommodate cars that park along Viale Rolando Vignali, the street that has the highest usage rate of parking and the most commercial and institutional facilities in PTS. Their availability will also welcome cars that come to visit the planned cinema on Viale Rolando Vignali. With the establishment of PTS, firstly, Finding Lost Space (Trancik, 1986) states that open automobile parking can weaken connections among buildings and their users. PTS contains large surface parking lots that physically and socially separate its public and private housing areas. Secondly, according to Jacobs (1993), lost spaces, especially along a road, do not contribute to the creation of a “great street” since they make a road less comfortable and unsafe for walkers. Cars are a problem that extends beyond PTS and into the entirety of Rome, as cars often disturb pedestrian traffic.

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For these reasons, we created a parking design proposal. Figures 6.25 and 6.26 show the current and proposed parking in PTS. In our design proposal, we suggest building two promenades that link private and public PTS on the southeast of the neighborhood with two new piazzas and the new residential belt on the northwest. These promenades intend to offer "coherent, visible connections between

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new and old uses, buildings, and activities” for the purpose of developing what Trancik (1986) considers to be a good urban landscape. In order to achieve this goal, we need to abolish some existing parking lots that the promenades will pass through in the center of the present housing areas. To relocate some of the vehicles that occupy the lots now, we will retain the surface and underground parking spaces next to the northernmost and southernmost Ville Plattenbauten, and turn part of the squatter building on the north of PTS into a garage. In order to minimize the impact of surface parking removal for the residents of the central public buildings, we will construct vehicle tunnels between Viale Rolando Vignali and the presently underutilized underground parking spaces of those buildings.

Along with these modifications of parking patterns in the residential area of the neighborhood, our parking restructure plan will target the parking spaces near the planned bio-pool. This bio-pool aims to be a recreational facility that can attract PTS residents and visitors. As such, it will generate a demand for transportation services, such as parking lots. There are already parking spaces in place, but mobile homes of nomads occupy some of them. In order to make the spaces suitable and sufficient for the users of the pool, we would improve their conditions, and encourage the nomads to live in the new residential buildings. With these renewed spaces, cars will not need to use residential parking facilities, and hence would not increase the traffic flow in the residential areas.

RELOCATED BUS STOP

Furthermore, in the interest of keeping the Viale Rolando Vignali more pedestrian and the promenades respected as walking spaces, we also propose relocating the current major bus stops of 657, 557 as depicted in figure 2.21 to be in the new parking space next to the bio-pool.

PARKING UNDER NEW RESIDENTIAL BELT

In order to satisfy the growing need for parking that our redevelopment design will cause, we will create new underground parking spaces beneath the five new housing settlements. These spaces will mainly serve residents, but will be open to some visitors of the recreational facilities in PTS. We propose the construction of parking spaces underneath these buildings in order to prevent the current parking issue from reemerging in the redeveloped area. We aim to discourage and remove lost spaces and pedestrian-unfriendly streets in our design proposal. As a result, we would improve their conditions, and encourage the nomads to live in the new residential buildings. With these renewed spaces, cars will not need to use residential parking facilities, and hence would not increase the traffic flow in the residential areas.
we recommend the construction of parking facilities in the underground to reduce their physical and social unattractiveness while fulfilling the demand for them.

**Conclusion**

Walkability is a critical issue facing PTS. Resident interviews have confirmed that people do not have enough recreational activities to occupy them in the neighborhood. One resident referred the neighborhood as “dead.” We were able to see for ourselves that few people linger on the streets or meet in the market. In order to help PTS grow into a happy, active, and vibrant neighborhood, we need to make it more convenient and pleasant to spend time walking on the streets. We propose to extend and connect the current porticoes along Viale Rolando Vignali and create easier access to them, and the shops they shelter, from the street by installing stairs. We plan to extend the sidewalks and add street furniture to encourage socializing in this new commercial hub. We will distinguish these new pedestrian spaces with distinct paving patterns to discourage parking on the sidewalks and to keep the pedestrian spaces safe and beautiful. We will create new, hidden parking spaces to de-congest the streets and sidewalks to make PTS more pedestrian-friendly. Once the residents and visitors find that walking along the neighborhood streets can be pleasant and safe, the community will become more social, connected, and active. Instead of calling PTS “dead,” residents will come to call it a “lively” neighborhood.

As can be seen in the before and after figure ground and land-use maps (figure 6.29-32), we plan to revitalize PTS through the development of lost space, particularly in the northwest sector. As mentioned by residents through on-site interview, PTS needs a presence of activity. Therefore, we have put a heavy focus on expanding the fabric of the neighborhood by increasing density with the goal of bringing more activity to the rather desolate neighborhood. Furthermore, the creation of identity through the implementation of a pool and monument are means of garnering activity. The neighborhood is currently planned in a way that inherently restricts interaction and growth internally and externally. Through our focus of connectivity, identity, and walkability, we hope to literally break the current barriers and connect PTS with other peripheral communities, connect these communities with each other, then to central Rome.
Figure 6.29. Figure Ground Map of Current PTS
Figure 6.30. Figure Ground Map of New PTS
Figure 6.31. Land Use Map of Current PTS
Figure 6.32. Land Use Map of New PTS
Feasibility Analysis

Finally, we would like to present a brief feasibility plan based off of community engagement initiatives already working in PTS. This will include a review of relevant policies and a general investment strategy. This is an important aspect of our plan because it responds to the call for action presented by one of the people we interviewed. This resident stated that there have already been many more expensive projects conducted on PTS, but nothing has ever been done to execute them. Thus we present a brief feasibility plan that demonstrates what it would take to put our proposal into action. Our feasibility plan corresponds with Deni Ruggeri’s livability dimension of “process,” which he describes as “the ability to shape a place and make [people] more likely to be invested in it” (Ruggeri, 2015). This process can be executed with participation from civic groups, volunteers, community engagement initiatives, and the snowball effect of participation that will grow in the community. Currently, this already exists in the form of auto-recupero (as discussed in socioeconomic connections & opportunities section). Short-term initiatives that can be accomplished through our design may be organized into four main design intervention and feasibility analysis, as shown in figure 6.33.

**SHORT-TERM INITIATIVES**

Our short-term initiatives for our proposed interventions that can be accomplished through our design may be organized into four main design intervention and feasibility analysis, as shown in figure 6.33. The short-term initiatives are a lot more complicated to plan at this stage because of the complexity of financial and political strategizing. However, we outline below a general strategy to develop and attract investment from private investors, which will then have a combination of private investment and public investment working together to create an improved Piscina di Tor Spaccata. We have opportunities in and around PTS to support our plan in its long- and short-term development. It all starts with the community members contributing to this process and establishing a foundation to break the social barriers that have held PTS back and allow the neighborhood to be incorporated into the socioeconomic, sociopolitical, and physical context of Rome.

**LONG-TERM INITIATIVES**

The long-term initiatives are a lot more complicated to plan at this stage because of the complexity of financial and political strategizing. However, we outline below a general strategy to develop and attract investment from private investors, which will then have a combination of private investment and public investment working together to create an improved Piscina di Tor Spaccata. We have opportunities in and around PTS to support our plan in its long- and short-term development. It all starts with the community members contributing to this process and establishing a foundation to break the social barriers that have held PTS back and allow the neighborhood to be incorporated into the socioeconomic, sociopolitical, and physical context of Rome.
Figure 7.11. Lynch Map by president of PTS neighborhood committee

Figure 7.12. Lynch Map by Lisa, secretary of the president of the neighborhood committee

Figure 7.13. Lynch Map by president of PTS neighborhood committee

Figure 7.14. Lynch Map by president of PTS neighborhood committee
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