

# **Ultra neo-liberal urban development**

## **Rome is not for sale** \_Paolo Di Vetta BPM



Since several years a new process of speculation and profit making is taking place in Italy.

The places of Fordist production, like the factories are closing, in the midst of a deep crisis that produces unemployment, precarity and depletion of rights. The urban areas and the building regulations are becoming the object of a new form of urban upgrading in order to facilitate profit making.

The real estate speculation, big infrastructure and big events, become fantastic instruments for the production of rent, for the banks and even more the organized crime (often inter-related with each other). New powers and new capitalist accumulation are managing these processes either by working together or by extorting local administrations, either from the left or the right.

The local administrations without money are willing to use urban land and public assets in order to make money so these public goods become commodities without considering their social value.

The management of the public goods is more and more linked to such processes of urban transformation and appeals to the state of emergency becomes an alibi for privatizing and selling the city.

The mechanisms of compensation (development Trade offs), of facilitation of building and urban redevelopment processes, the possibility to change land uses and allow for increased building volumes, is what the speculation mechanisms and the banks are imposing.

Rome has been at the center of this model of urban development for several years now, and the consequences are disastrous. The so called 'regional housing plan' is providing new instruments for grabbing of agricultural land, green areas and urban land designated for public services.

The housing emergency, is used as an excuse for adopting invasive and devastating urban development plans, while there are proposals to demolish entire neighbourhoods of social housing with the promise of regeneration but in reality what want is to give new incentives to the private sector, necessary to finance public facilities and infrastructure. To these processes are linked with the mismanagement/ corruption that characterizes the Alemanno administration.

After the master plan of Veltroni (2008 center-left), full of gifts to the construction companies, the major Alemanno is going on with this project. He is selling social housing, public assets, public areas, common goods, with the only objective to collect money.

This operation is producing a selling in very low prices, and the dismissal of participatory processes. The way these decision and laws are imposed do not leave space for the intervention of inhabitants, and also the local government abandon their role of mediation.

The urban transformations happening are devastating for the city the whole Lazio region, The number of deals, level of corruption and complicity between private capital and administration is very high. The last months we have seen a lot of such incidents. Also the technical offices are legalizing any forms of abuse charging a penalty depending on the seriousness of the case.

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It is obvious that what is being constructed are commercial malls, private houses, infrastructures for big events, like the high speed station in Tiburtina, the relation the construction activity and precarity is directly proportional. It is not a coincidence that where the cementification processes are high the unemployment rises.

How to invert this tendency and how to promote and claim a different model of development is what we are trying to do in Italy in networking with other movement realities and the contentious syndicalism.

The practices of reappropriation through the occupation of buildings, urban areas, and abandoned spaces both public and private, seems to us the only strategy to stop the continuation of this way of profit making and speculation.

In this way we express a new sovereignty over the urban space/land and give life to the community stemming from the social mixity, applying in this way a generalised 'land of the soil'. This way of being in the city is breaking the deal that is sustained by those who claim that the urban 'upgrading' and valorisation produces new work places in construction activity, new welfare and new social housing.

Only in Rome, there are 190.000 empty houses and thousands are under construction, while the population is decreasing, and in Italy every day are consumed 100 ectars #(10 m<sup>2</sup> the second) of land and the 7,3% of the territory is being cementified (a region as big as Toscana). These empty buildings, urban violations and a bulimic management of the territory, with the administration, construction companies and even the unions together claiming to get out of the crisis through development, through a model that continuously proves its failure and its catastrophic impacts on the environments and our lives.

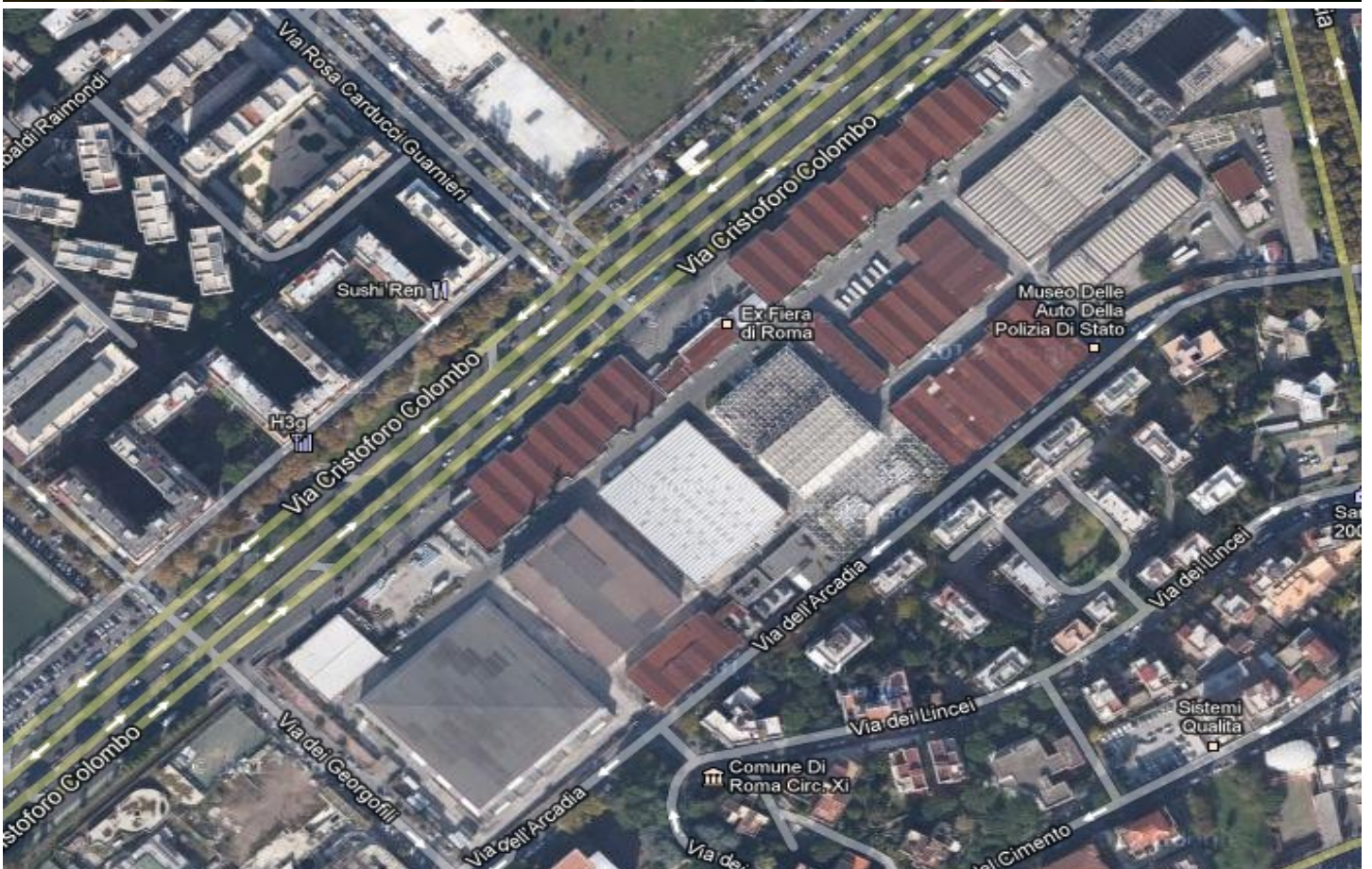
Using a common language that is calling for and implementing strategies of reappropriation, the places of 'conspiracy' that bring together housing movements, local committees, social resistances, students and migrants are multiplying. A mestitzo mix of inhabitants is trying to potentially subvert the actual state of affairs. Rebel communities that are aiming at the reuse of the city and its territory and mutual aid. An extraordinary antibody against the securitarian, racist, fascist and homophobic management of the city.



# EX FIERA DI ROMA

A public area belonging to *Investimenti SpA*  
(main partners: Camera di Commercio,  
Roma Capitale and Regione Lazio).

Using the Regional Housing Plan they are allowed  
to increase building volumes (from 212mc to  
300mila mc) to produce luxury homes.





CORTEO SABATO 16 FEBBRAIO 2013 ORE 15

# STOP ALLA FIERA DELLA SPECULAZIONE

APPUNTAMENTO EX-DEPOSITO ATAC: VIA ALESSANDRO SEVERO



**- EX FIERA DI ROMA -**

300MILA MQ DI CEMENTO PER ALLOGGI DI LUSO E STRUTTURE COMMERCIALI

**- OSPEDALE CTO -**

A RISCHIO CHIUSURA GRAZIE AI TAGLI DEL GOVERNO MONTI

**- EX DEPOSITO ATAC -**

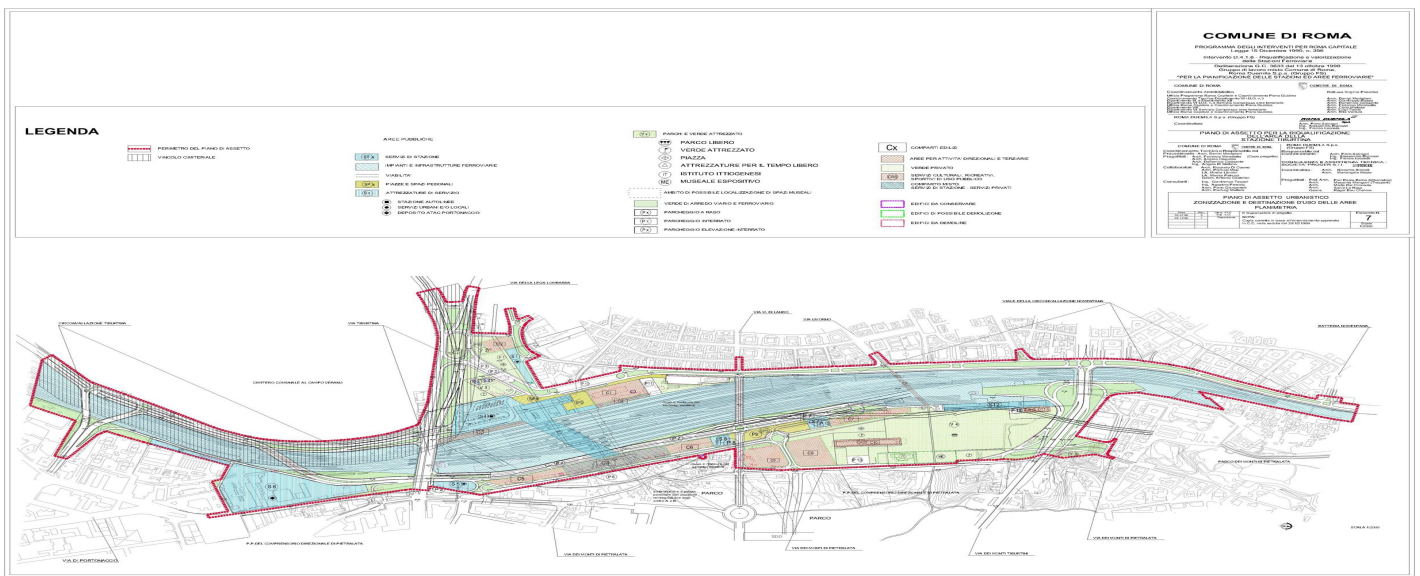
SGOMBERATO PER FAR SPAZIO A NUOVE SPECULAZIONI

ROMA NON E' IN VENDITA RIPRENDIAMOCI LA CITTA'



# NUOVA STAZIONE TIBURTINA

One of the largest railway stations in Italy  
redeveloped in order to be established as a hub  
for the Italian high speed rail services (TAV line).  
95,000 cubic metres of concrete was used for the  
construction in an area of 48,665 square meters.  
Cost of the project: 330 million euro

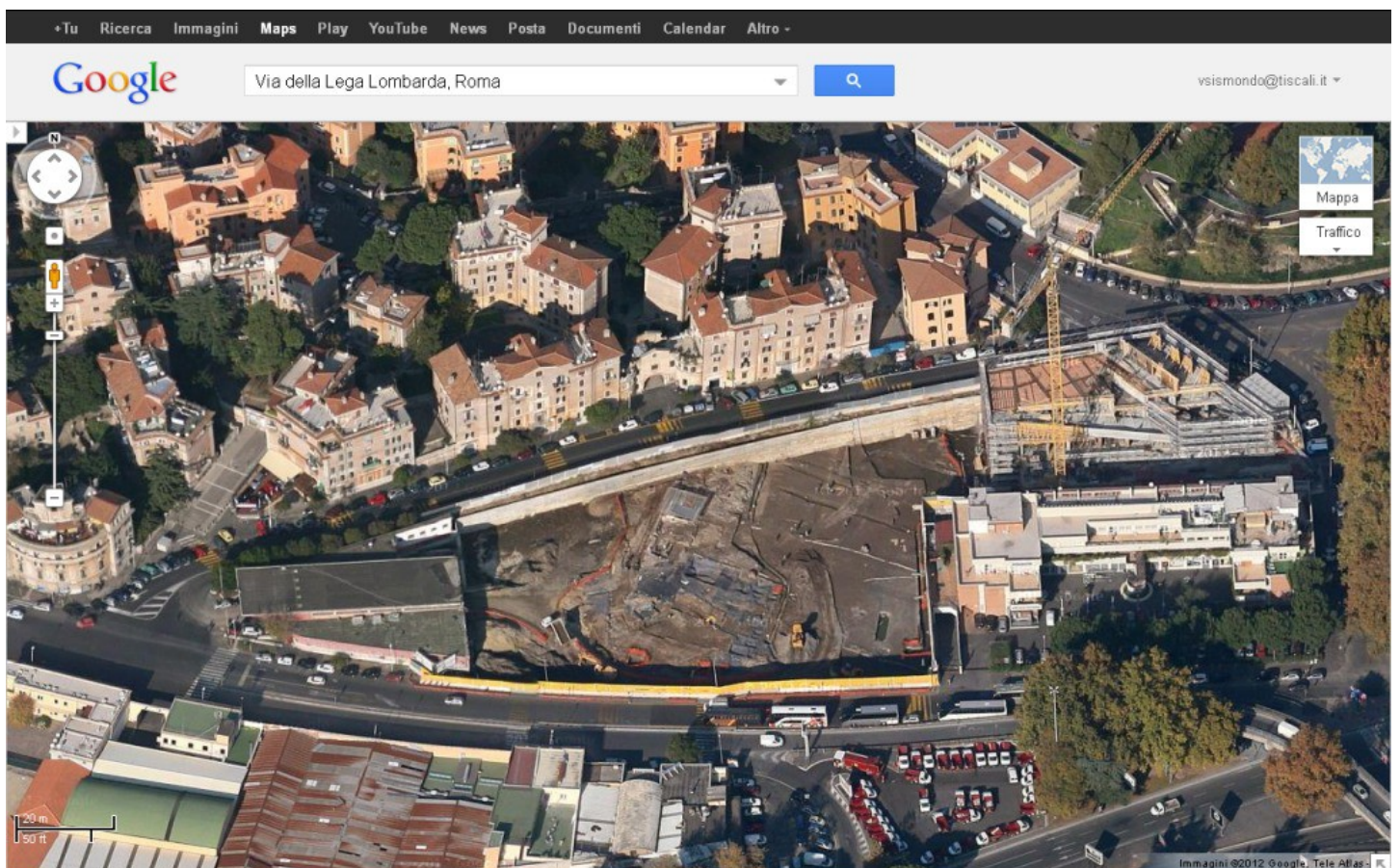




# CITTA' DEL SOLE

ex Atac warehouse in  
via della Lega Lombarda (nearby Tiburtina station)

Project financing : € 23 million  
11800 square meters: luxury homes 5400 m<sup>2</sup>  
comercial 2500 m<sup>2</sup> , services 3900 m<sup>2</sup>  
Increase of building volumes: 40%





# MASTERPLAN TOR BELLA MONACA

The Tor Bella Monaca Urban Regeneration Program includes the demolition and reconstruction of social housing for 28 thousand residents. It will be financed through the construction of private homes.

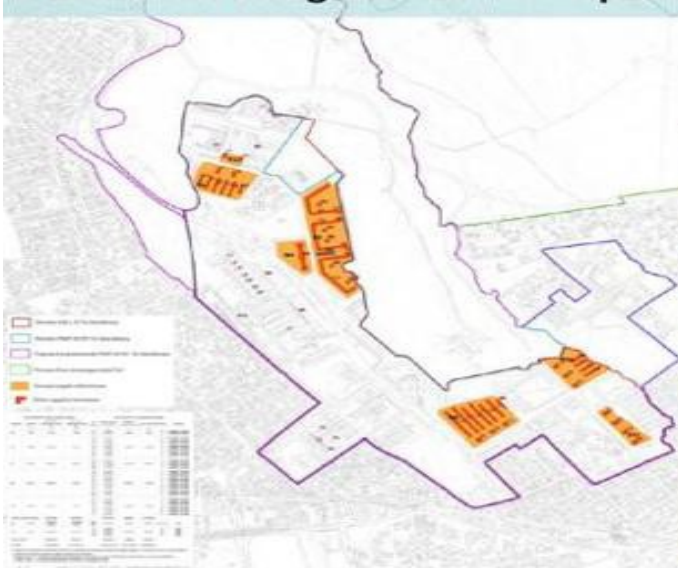
After the regeneration the neighborhood will have 44,000 new residents, 96.7 hectares of built-up areas, 3.52 million cubic meters, 1.1 million square meters.







## L'avvio del Programma: i comparti di demolizione



Per l'avvio del Programma si prevede la sostituzione dei comparti R3, R4, R5, R8, R15 di proprietà del Comune di Roma e dei comparti M4 e R11 di proprietà dell'ATER, per un totale di **878.900 mc**, corrispondenti a **324.000 mc nelle Torri**, **276.100 mc negli edifici a corte (R5)** e **278.800 mc negli edifici in linea**.



Torri R3



Torri e Linee R15



Corti R5



Torri R11

**RISORSE**



## Il Concept Plan: un nuovo disegno urbano

Per la riqualificazione del quartiere, Leon Krier individua quattro quartieri che si strutturano intorno agli spazi pubblici della piazza, del corso, dell'edificio pubblico e, in questo modo, disegna i nuovi margini della città.

Alla base della costruzione della città, l'isolato urbano presenta la migliore flessibilità tipologica e funzionale.



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## Il Concept Plan: un nuovo disegno urbano – Il fase



Piano di Zona 22 Tor Bella Monaca



Programma di riqualificazione urbana Tor Bella Monaca

**RISORSE**



# STAZIONE TERMINI

2 new plates suspended over 24 rail tracks.

The works include the construction of a new Gallery of Services (Galleria Servizi) of about 6.000 m<sup>2</sup> and of a multilevel parking area over the tracks with a capacity of 1.337 slots for cars and 85 for bikes.

Cost of the project: 83 million euro (FS)



# CASAL BOCCONE

## PRACTISES OF REAPPROPRIATION

Two public buildings (INPS), ex clinic for the elderly, in a fund for real estate development (*Gamma*) since 2008. They were occupied by 100 families with Bpm on 8 January 2012. Within the space there is a supportive community who faced a heavy eviction attempt and has created a serigraphy, a gym, a theater, a laboratory of hip hop, a temporary home for evicted tenants.





