Rome Planning Workshop | Spring 2026

Monti di Pietralata

A Neighborhood in Transformation

Leo Chen • Jade Nichols • Roma Patel • Lauren Quellos



Monti di Pietralata

A Neighborhood in Transformation

Spring 2026

Cornell University
School of Architecture, Art, and Planning
Department of City and Regional Planning

Research Report for the Rome Planning Workshop (CRP 4160)

Teaching Team:

Cora Fontana
Jennifer Minner
Gregory Smith
Fabrizio Felici
Marco Gissara

Student Authors:

Leo Chen
Jade Nichols
Roma Patel
Lauren Quellos

Cornell AAP
Architecture Art Planning

Index

Research Approach 06
Abstract 07

PART 1 | Introduction

1.1 Meet the Team 10
1.2 Project Context 11
1.3 Research Methodology & Limitations 14
1.4 List of Operations 20

PART 2 | Understanding Monti di Pietralata

2.1 Demographics 24
2.2 Initial Impressions 32
2.3 Major Landmarks 34
2.4 Neighborhood History 36
2.5 Past Master Plans 42
2.6 AS Roma Stadium 44
2.7 Other Developments 47

PART 3 | Football Stadium Projects in Italy

3.1 Literature Mapping & Overview 52
3.2 Flaminio Stadium 55
3.3 Allianz Stadium 56
3.4 San Siro Stadium 57

PART 4 | Mobility and Public Spaces

4.1 Transit Options & Cycling Access 60
4.2 Road Network 65
4.3 Places of Solidarity 70
4.4 Open Space & Non-Built Areas 72

PART 5 | Building Landscape & Real Estate

5.1 Building Typologies 80
5.2 Land Use & Building Conditions 84
5.3 Housing Market & Property Values 87
5.4 Commercial Rent Prices 92

PART 6 | Community Engagement

6.1 Engagement Methodology 96
6.2 Intercept Interviews 98
6.3 Stakeholder Interviews 104
6.4 Cognitive Maps 112

PART 7 | Conclusion

7.1 SWOT Analysis (Strengths, Weaknesses, Opportunities, Threats) 120
7.2 Findings 128
7.3 Closing Remarks 130

7.4 Community Pamphlet and Exhibition Posters 132
7.5 References 136
7.6 List of Figures 138
7.7 Appendix 140

Research Approach

Research Questions

1 How has Monti di Pietralata become a target neighborhood within Rome for master planning and capital projects?

2 What impact will these project have on existing public space and new public space?

3 To what extent do civic groups effectively provide the neighborhood with information or advocacy opportunities in response to these developments?

Naming Convention

Place names are deeply entrenched in lived experiences and are vital in representing communities accurately and authentically. Through our exploration, we found our study area takes the form of many different names—Monti di Pietralata, Pietralata, Tiburtino, Monti Tiburtini—each tied to its own story and one's own perceptions of place. This debate from community members around naming indicates a growing sense of identity for the neighborhood, one that is likely to continue to evolve as development ensues.

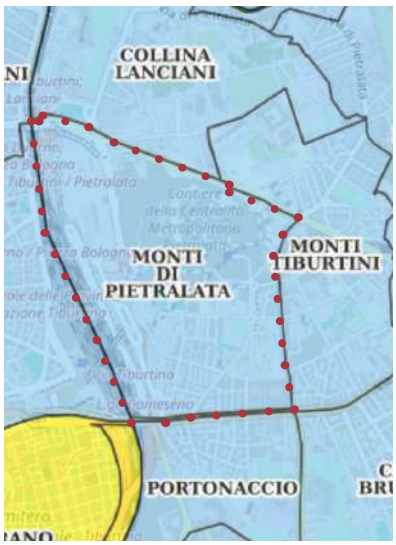


Figure 1

For the sake of clarity, we will be using the Municipality of Rome's sanctioned name Monti di Pietralata for the entirety of this report (reference link below). We recognize each of these names as meaningful, and do not wish to minimize the opinions, thoughts, or feelings of any individual who may perceive the area differently.

Webpage (with interactive map):

https://www.comune.roma.it/web/it/i-quartieri-di-roma-mun4.page

Abstract

Monti di Pietralata is a neighborhood in Rome's eastern periphery that has been shaped by nearly a century of top-down planning. Today, it is facing a €1 billion AS Roma stadium development, which is currently advancing through its approval process. Each successive master plan in the neighborhood's history has promised transformation, but has instead left behind large tracts of undeveloped public land. This development cycle has prompted us to determine what exactly has drawn developers to build in the Monti di Pietralata area, and the repercussions it has for the local community in terms of public space accessibility. We also investigate the nature of local civic groups as a way to inform, educate, and activate residents on the projects that are on the horizon.

This report takes a multi-method approach to understanding Monti di Pietralata, synthesizing quantitative spatial analysis with qualitative fieldwork including resident and stakeholder interviews, site visits, and historical research. We present findings on the neighborhood's history, demographics, built environment, transportation networks, non-built areas, real estate market, community groups, and the projected impacts of the stadium and surrounding developments. We also review existing literature on stadium development in Italy to contribute to our understanding of how the AS Roma Stadium project in particular can either contribute to public open space or take away from the neighborhood's open space potential.

We do not claim a complete understanding of Monti di Pietralata. However, utilizing the information we were able to gather, we have produced a SWOT analysis, answered our research questions, and created a tri-fold community pamphlet so that residents and stakeholders can easily learn about the development landscape and find resources to engage with actors. We hope these tools contribute to a more informed and inclusive conversation about the neighborhood's future.


FARMACIA del LEONE
FARMACIA del LEONE
FARMACIA del LEONE
FARMACIA

Introduction

1

Figure 2

1.1 | Meet the Team



Leo Chen

Leo Chen is an Urban and Regional Studies senior with minors in Environment & Sustainability and International Relations. His interests lie in the realm of environmental resiliency and urban design, and for post-graduation, he aims to build a career at the intersection of the two.



Jade Nichols

Jade Nichols is a senior studying Urban and Regional studies with a minor in Business. He is interested in community-centered public space design and climate resilience. Post-graduation, he will be pursuing his Master of Landscape Architecture at City College's Spitzer School of Architecture.



Roma Patel

Roma Patel is a senior studying Urban and Regional studies with a minor in Architecture. She has a specific interest in community engagement and storytelling and hopes to eventually pursue a career within housing or homelessness mitigation.



Lauren Quellos

Lauren Quellos is a junior in Urban and Regional Studies with intended minors in Public Policy. She has a specific interest in affordable housing and its relationship with community engagement.

1.2 | Project Context

What is Rome Workshop?

Cornell University's Rome Workshop is a one-semester course in which juniors and seniors majoring in Urban and Regional Studies conduct field-based neighborhood case studies in Rome. In groups of 4-5, students visit, survey, map, and interview to build a holistic representation of their assigned neighborhood. This semester, each group additionally defined a research question to scope their project.

While neighborhoods are assigned by the professors, the structure, focus, and fieldwork approach are largely determined by the research group. What follows is a combination of field observations, literature review, and data analysis. For this semester in particular, our research was supported by a teaching team of five: Jennifer Minner, Gregory Smith, Cora Fontana, Fabrizio Felici, and Marco Gissara. Through this process, we sincerely hope we have served the community of Monti di Pietralata well in our research and representation.

Where is our Neighborhood?

Over four months we developed an intimate understanding of the Monti di Pietralata neighborhood, which is bounded by Via dei Monti Tiburtini to the north, Via dei Durantini to the east, Via Tiburtina to the south, and the Tiburtina Station tracks to the West. This section encompasses dense Intensivi blocks, shops, parks, a community church and square, informal settlements, and a largely undeveloped area that includes the projected stadium development site.

The study area sits within the larger known Pietralata area (formally designated as Quartiere XX1 Pietralata), which includes Tiburtina Station and the historic Pietralata neighborhood along the Aniene River. This distinction that matters because many residents view themselves as separate from these adjacent areas despite frequent conflation from outsiders.

At the broadest scale, Monti di Pietralata occupies the western edge of Municipio IV, where several government-designated neighborhoods including Pietralata, Monti Tiburtini, and Portonaccio converge around Tiburtina Station.

Geographic Context of Our Study

Municipio **Roma IV**

Nuovo Quartiere **Monti di Pietralata**

Quartiere **XXI - Pietralata**

Zona Urbanistica **5G - Pietralata**

7,217 residents

123 hectares

34 census Tracts

Regional Context



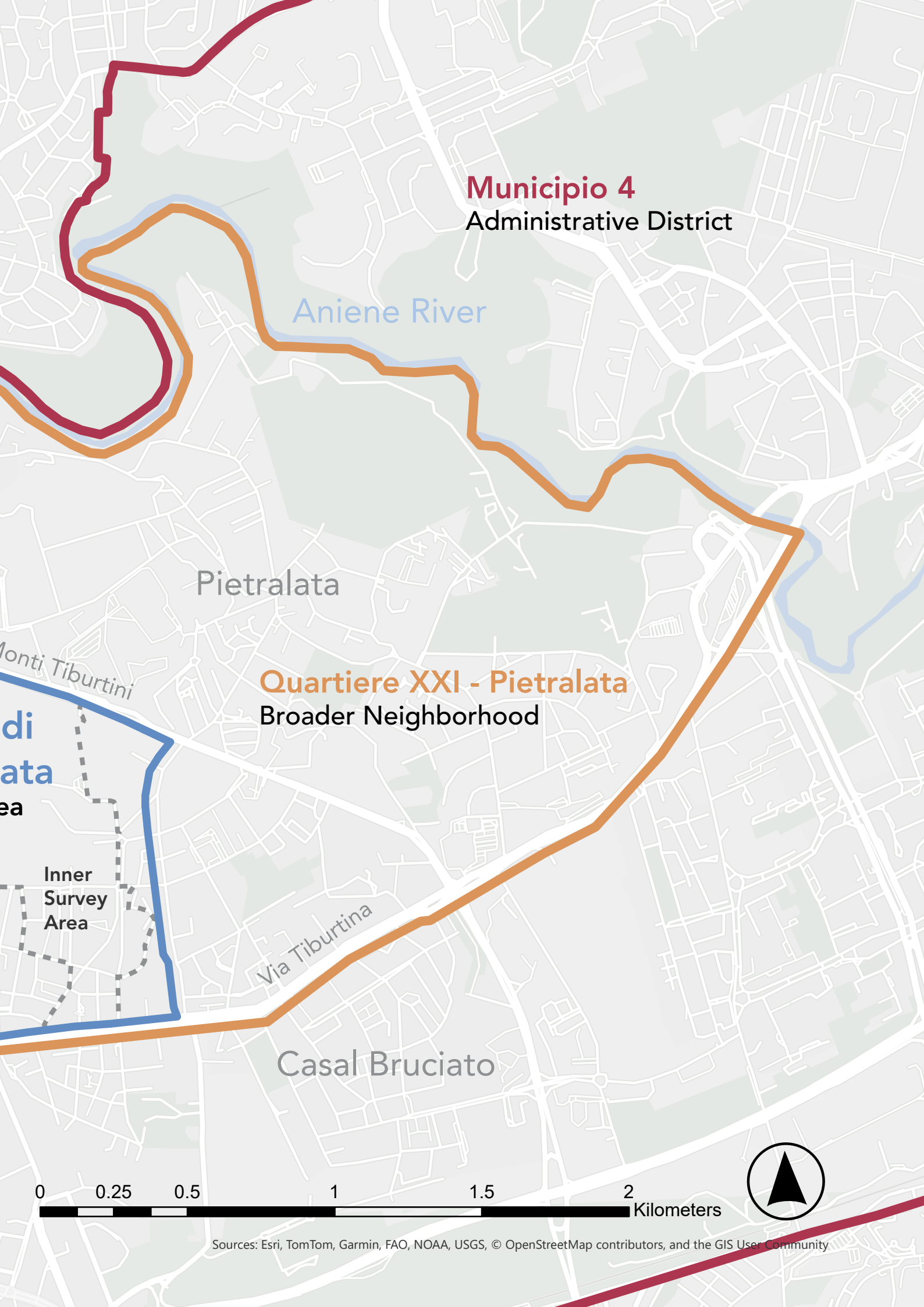
Figure 3

Sacco Pastore

Bologna

Monti Pietral

Study Are


Municipio 4
Administrative District
Aniene River
Pietralata
Monti Tiburtini
Quartiere XXI - Pietralata
Broader Neighborhood
di
ata
ea
Inner
Survey
Area
Via Tiburtina
Casal Bruciato
0
0.25
0.5
1
1.5
2
Kilometers
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

1.3 | Research Methodology

Community Engagement & Cognitive Mapping

Community engagement was the most central piece of our methodology. We conducted semi-structured interviews and cognitive mapping exercises with residents, business owners, religious leaders, and institutional stakeholders, involving a range of ages, tenures, and relationships to the area. These conversations shaped our understanding of how residents perceive their neighborhood boundaries, what community assets they value, and how they feel about incoming development. To help bridge the language and culture gap, we had Italian-speaking professors onsite to support us during our interviews. With permission, we took images of our interviews and recorded the longer stakeholder conversations. We also utilized cognitive mapping, a process where we asked the interviewee to draw out a map of Monti di Pietralata on a blank piece of paper, as they spatially understand it. The map informed us on what's important about the neighborhood to that specific interviewee. This engagement process helped to support, verify, and challenge all aspects of our research.

Historical Research

In addition to online research, we analyzed the evolution of Monti di Pietralata's urban fabric over 187 years (1839–2026) using historical maps sourced from the volume "Le piante di Roma" by Amato Pietro Frutaz, and from Google Earth satellite imagery. By comparing these sources side-by-side chronologically, we tracked major phases of development and corroborated visual observations with online sources to establish dates and context for key landmarks and neighborhood changes, producing a historical timeline that informed our understanding of the area's growth patterns.

Literary Review

To accompany our primary data collection, we conducted a literature review to add to our understanding other Italian stadium projects that may serve as case studies. We concentrated on the economic effects of stadium projects along with their impacts on public space and neighborhood identity. To tailor this exploration, we identified three main stadium projects: the Flaminio Stadium in Rome, the Allianz Stadium in Turin, and the San Siro Stadium in Milan. The literature review allowed us to have a better understanding of precedents for stadium projects in Italy, which permitted us to have a more well-informed analysis of the specific data we collected for Monti Di Pietralata.

1.3 | Research Methodology

Onsite Surveying

Our on-site building and open space surveys were conducted over multiple field visits during a two-week period in Rome. Each building within the study area was individually catalogued and assessed for typology, use, number of floors, estimated residential units, ground-floor commercial presence, and general condition. Non-built areas were similarly surveyed for surface type, greenery, accessibility, and public use. Building footprint areas were extracted from GIS shapefiles and cross-referenced with field observations to calculate gross floor area, which later served as the basis for rent estimation. All survey data was recorded in a shared Google Sheets workbook and subsequently joined to spatial data in ArcGIS Pro for mapping.

Demographic Data Collection & Analysis

Demographic data was sourced from ISTAT's permanent census portal at the sezione di censimento (census tract) level for the 2001, 2011, and 2021 census periods, supplemented by 2023 municipal registry data. The city-wide datasets, originally in Italian, were downloaded as spreadsheets, translated, and cleaned in Google Sheets, where we isolated the 34 census tracts corresponding to our study area boundary from the full Rome dataset and repeated the process at the Quartiere XXI, Municipio IV, and citywide scales. Additional fields were calculated including population density, sex ratios, age cohort percentages, foreign population shares by EU and non-EU origin, and family size distributions. The cleaned data was then imported into ArcGIS Pro and joined to official ISTAT census tract shapefiles to produce choropleth and dot density maps, while comparative graphs and tables were generated in Google Sheets.

Real Estate Data Collection & Analysis

Real estate analysis drew on two complementary sources. The Osservatorio del Mercato Immobiliare (OMI) provided official per-square-meter value and rental rate ranges for our microzone (Zone D16, Microzone 44 Pietralata Tiburtino) and comparable zones including the historic city center. We calculated midpoint values from these ranges and applied them to building survey data to estimate per-unit residential rents and per-shop commercial rents. To complement these institutional benchmarks, we manually collected all active listings within the study area from Immobiliare.it, recording sale price, rental price, unit type, and bedroom count. Together, the two sources allowed us to compare official estimates against actual asking prices and situate Monti di Pietralata within Rome's broader housing market.

Methodology Roadmap

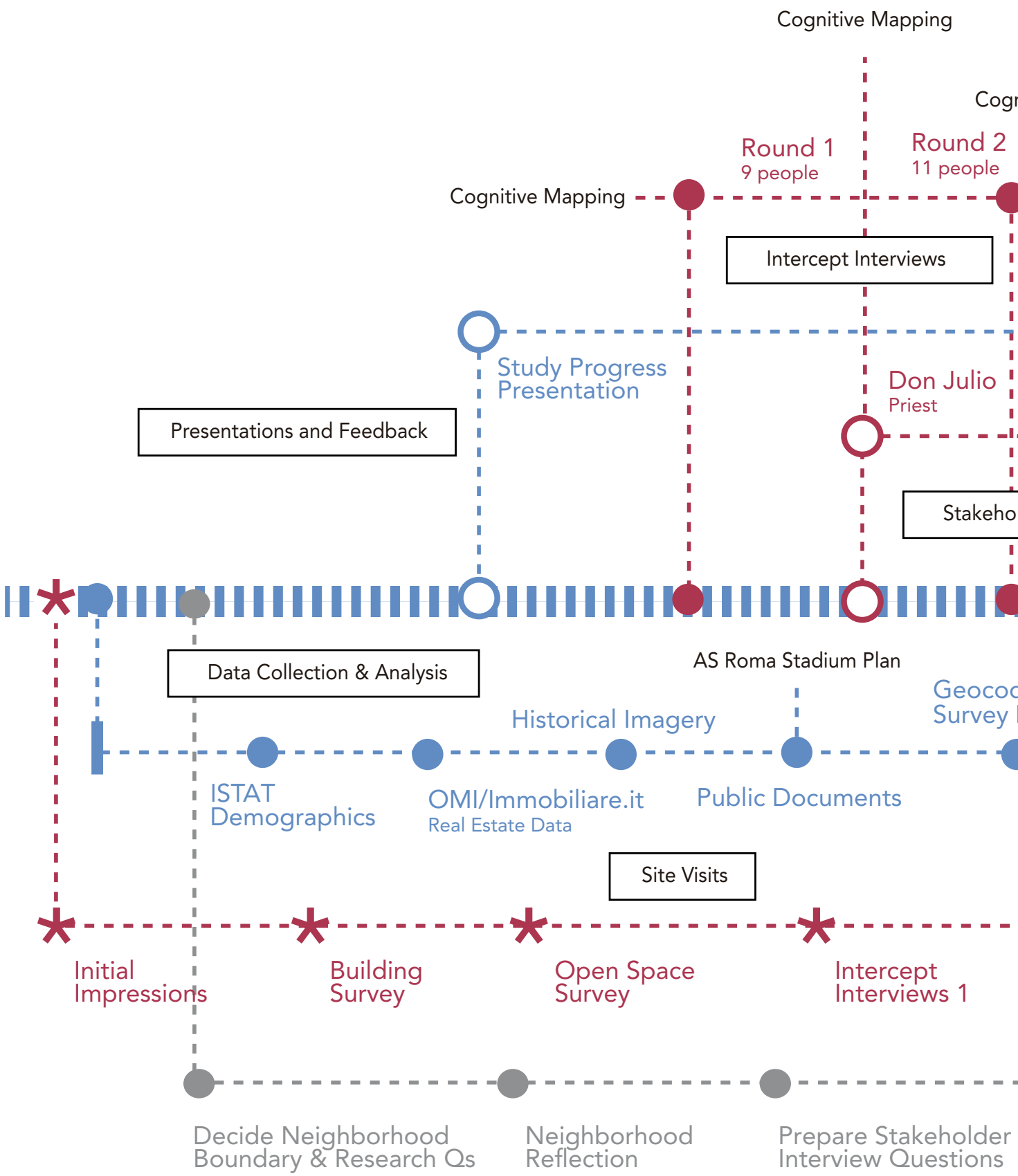
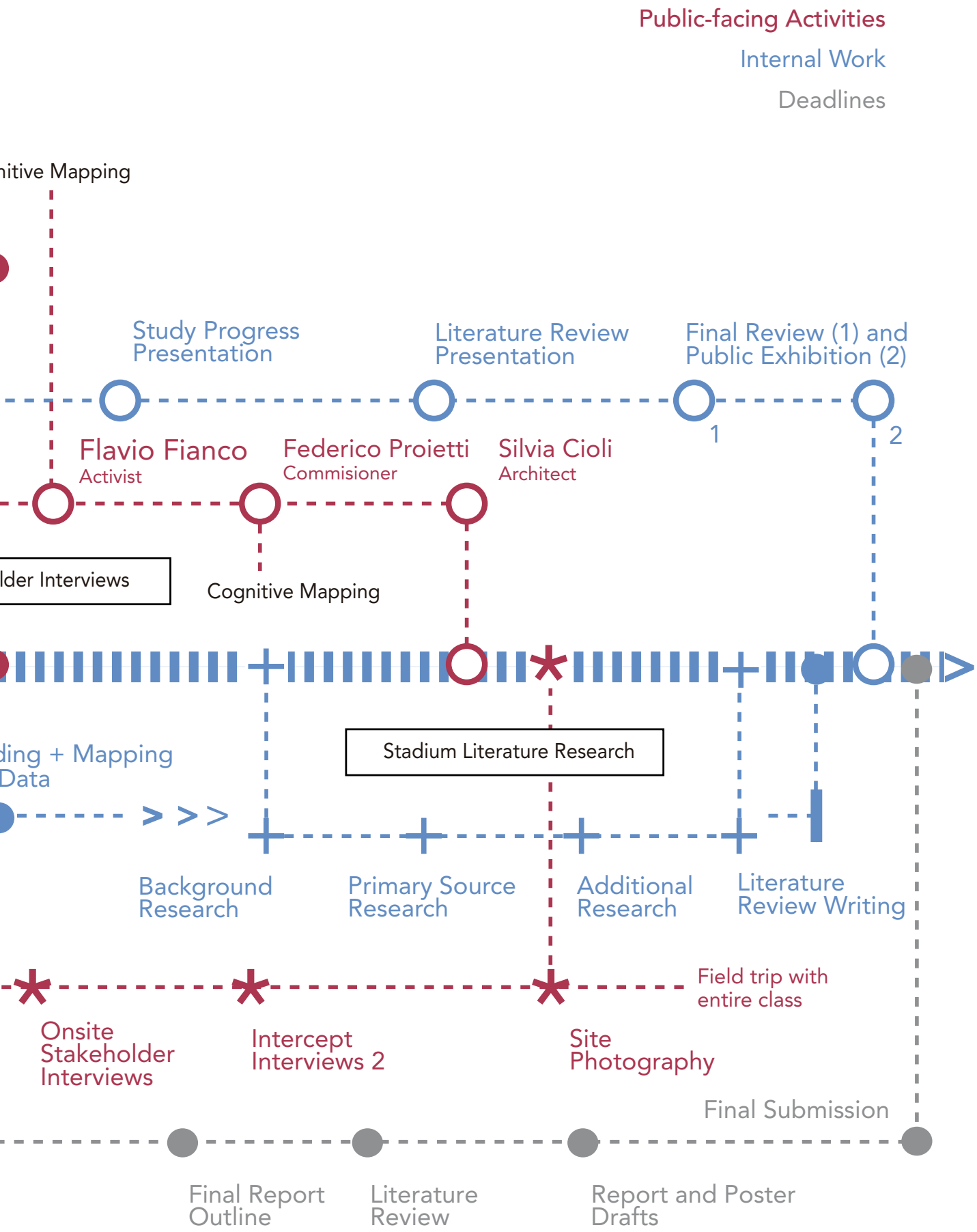


Figure 4


Public-facing Activities
Internal Work
Deadlines
nitive Mapping
Study Progress Presentation
Literature Review Presentation
Final Review (1) and Public Exhibition (2)
1
2
Flavio Fianco
Activist
Federico Proietti
Commisioner
Silvia Cioli
Architect
lder Interviews
Cognitive Mapping
ding + Mapping Data
Stadium Literature Research
Background Research
Primary Source Research
Additional Research
Literature Review Writing
Field trip with entire class
Onsite Stakeholder Interviews
Intercept Interviews 2
Site Photography
Final Submission
Final Report Outline
Literature Review
Report and Poster Drafts

1.3 | Methodology Limitations

Language Barrier

A main limitation of our research stems from our language barrier. Our research team had little knowledge of the Italian language, which not only led to the possibility of misinterpretation in translation, but also limited the number of intercept interviews that could be conducted, as we required a member of the teaching staff to be present as a translator.

This also extended to our historical analysis and general research as many sources were only written in Italian. Although we often utilized digital translation softwares to access these literatures, it is possible that these translations do not perfectly reflect the concepts presented in the original language.

Small Sample Size

We were only able to conduct our intercept interviews during allotted class times on Thursdays from 10am to 3pm. Most of our intercept interviews took place in the same area, Largo Beltramelli which likely skewed information and cognitive maps. It would have been beneficial for us to also do interviews in other areas of the neighbourhood, including areas closer to the construction.

It additionally would have been useful to have conducted more cognitive maps; however, this question was not added until the second round of intercept interviews. Furthermore, many interviewees took to the option to opt out of the cognitive mapping exercise. This has led to a large gap between the number of interviews we conducted and the number of Lynch maps we collected.

We were also unable to conduct a stakeholder or intercept interview with the informal community north-west of the stadium site, as the residents were unwilling to speak to us. This community is the most at risk of being displaced from the stadium and the lack of interviews leaves a gap in our understanding of community sentiments regarding the stadium development.

1.3 | Methodology Limitations

Lack of Formal Quantitative Data

Within our quantitative research, we were not able to access income data. As a replacement, we looked at the level of education that was most likely to be held and compared it to surrounding areas, as literature has shown that the level of education is tied to income levels. We additionally regularly ran into the issue of ISTAT data survey methods being inconsistent from year to year. The main inconsistencies included the characterization of data, such as changes in dwelling labels. Some valuable information, such as foreign population numbers, also stopped being collected, hindering our ability to have a comprehensive understanding of the area.

The street surveying that we conducted also faced challenges. We were unable to conduct a survey in depth enough to include the number of units each building had, as many were not fully accessible. To combat this, we developed a formula that estimates the number of units per square meter depending on building typology to get a general idea of the units per building type.

Neighborhood Name Inconsistencies

The Monti di Pietralata neighborhood resides at the intersection of four different neighborhoods (Italia, Collina Lanciani, Monti Tiburtini, Portonaccio), and is referred to by a multitude of different names. This has led to issues in being able to exactly tie all of our historical findings specifically to our study area.



Figure 5

1.4 | List of Operations

Neighborhood Site Visits and Surveys

February 5th, 2026 | First Visit and Initial Impressions
February 12th, 2026 | Building and Unbuilt Areas Survey
February 19th, 2026 | Building, Unbuilt Areas, and Street Survey
March 5th, 2026 | On Site Intercept Interviews Round 1
March 12th, 2026 | On Site Stakeholder Interviews: Don Julio + Federico Fianco
April 2nd, 2026 | On Site Intercept Interviews Round 2

Stakeholder Interviews

March 12th, 2026 | On Site Stakeholder Interviews: Don Julio + Federico Fianco
April 9th, 2026 | Stakeholder Interview: Federico Proietti
April 16th, 2026 | Stakeholder Interview: Silvia Cioli

Intercept Interviews

March 5th, 2026 | On Site Intercept Interviews Round 1
April 2nd, 2026 | On Site Intercept Interviews Round 2

Data Collection and Analysis

Feb 12th, 2026 - April 5th, 2026 | Demographic Data Collection and Analysis
Feb 27th, 2026 - April 20th, 2026 | Real Estate Data Collection and Analysis
Feb 8th, 2026 - April 6th, 2026 | Public Documents Data Collection
March 5th, 2026 - March 27th, 2026 | Historical and Satellite Imagery Collection

Research

February 2nd, 2026 - March 9th, 2026 | Initial Background Research
March 23rd, 2026 - April 5th, 2026 | Academic and Primary Sources Research
April 6th, 2026 - April 12th, 2026 | Secondary and Additional Sources Research
April 13th, 2026 - April 16th, 2026 | Literature Review Writing

1.4 | List of Operations

Presentations and Feedback

March 9th, 2026 | Neighborhood Study Progress Presentation
April 6th, 2026 | Literature Review Proposal Feedback
April 13th, 2026 | Neighborhood Study Progress Presentation
April 27th, 2026 | Present and Receive Feedback on Literature Review
May 4th, 2026 | Workshop Final Review
May 7th, 2026 | Workshop Public Exhibition

Project Deadlines

March 8th, 2026 | Complete Building, Unbuilt Areas, and Street Survey
March 23rd, 2026 | Define Research Question
April 5th, 2026 | Complete Annotated Bibliography
April 15th, 2026 | Complete Literature Review
April 20th, 2026 | Complete Final Report Draft
April 26th, 2026 | Complete Poster and Final Report Draft
May 1st, 2026 | Complete Graphics Post-Production
May 3rd, 2026 | Complete Final Report 1st Draft and Final Review Presentation
May 5th, 2026 | Complete Final Report and Poster - Public Exhibition Versions
May 11th, 2026 | Complete Final Report Draft Edits and Final Literature Review

Independent Team Meetings

February 11th, 2026 | Building, Unbuilt Areas, and Street Survey Preparation
March 3rd, 2026 | Intercept Survey Questions Preparation
March 7th, 2026 | Presentation Preparation
March 11th, 2026 | Prepare Stakeholder Interview Questions
March 31st, 2026 | Prepare Stakeholder Interview Questions
April 1st, 2026 | Report Outlining and Timeline
April 3rd, 2026 | Identify Purpose Statement
April 16th, 2026 | Edit Lit. Review and Prepare Stakeholder Interview Questions
April 22nd, 2026 | Prepare Stakeholder Interview Questions
April 25th 2026 | Coordinate Final Tasks for 1st Draft Submission
May 3rd and 4th, 2026 | Presentation Run-Throughs for Final Review
May 4th, 2026 | Coordinate Final Tasks for Exhibition Report/Poster Submission


MUNICIPIO IV

Understanding Monti di Pietralata

2

Figure 6

2.1 | Demographics

Methodology

Demographic data for this study was sourced from ISTAT (Istituto Nazionale di Statistica) at the sezione di censimento (census tract) level. Raw datasets were downloaded from ISTAT's permanent census data portal for the 2001, 2011, and 2021 census periods, as well as the most recent 2023 municipal registry data. The city-wide spreadsheets, originally in Italian, were translated and cleaned in Excel. After importing into ArcGIS, we used the clip tool to isolate the data into the 34 census tracts corresponding to our study area, as well as for Pietralata Quartiere XXI and Muncipio IV to enable cross-geographic comparison. For each scale, we calculated additional fields not provided directly in the raw data, including population density, sex ratios, age cohort percentages, foreign population shares by European Union origin and non-EU origin, and family size distributions.

Istat | Istituto Nazionale di Statistica

In Google Sheets and Microsoft Excel, we generated comparative graphs including population pyramids, family size pie charts, demographic trend bar charts, and the cross-scale comparison table. Simultaneously, ArcGIS allowed us to produce choropleth maps of population density and mean years of schooling index by tract, as well as a dot density map of nationality. The education map in particular was extended beyond the study area boundary to include the adjacent Trieste and Nomentano neighborhoods west of the Tiburtina rail corridor, enabling a visual comparison of the socioeconomic divide along this infrastructure line.

Population Snapshot & Family Trends

Monti di Pietralata is an area of 123 hectares (1.23km^2), containing 34 census tracts and 7,217 people. Monti di Pietralata's mean population density of 58.67 people per hectare already exceeds Quartiere XXI (56.42), Municipio IV (34.55), and Rome as a whole (21.38), but the difference between the mean of 58.67 and median of 265.97 (a 353% increase) shows a very dramatic density skew, which is visualized as a dot density map on the next page. Unlike the typical right-skewed distribution where outliers inflate the mean, Monti di Pietralata's low population northern tracts pull the mean down, while the majority of tracts concentrated in the dense Intensivi south keep the median high.

Monti di Pietralata has proportionally more foreign population, and slightly older residents compared to Quartiere XXI, Municipio IV, and Rome. The neighborhood also houses 3,985 families across 34 census tracts, averaging 117 families per tract compared to Rome's 92. 54% of households are single-person (versus 46% citywide) and only 10% have four or more members (versus 13% for Rome). The average family size of roughly 2 members aligns with the dominance of 2-bedroom apartments in Monti di Pietralata's housing stock, but the slightly lower mean compared to Rome indicates the average family size here is a bit smaller.

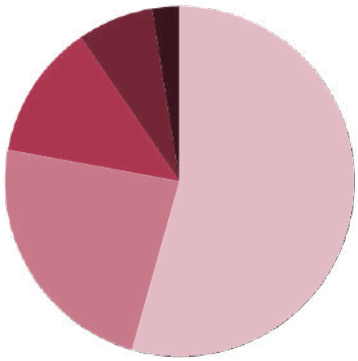
2.1 | Demographics

Comparison Across Scales

Data Metric (2023)	Monti di Pietralata	Quartiere XXI	Municipio IV	City of Rome
# of Census Tracts	34	337	1,607	23,591
Land Area (in hectares)	123	596	4,928	128,700
Total Population	7,217	33,630	170,261	2,751,747
Mean Pop. Density (p / ha)	58.67	56.42	34.55	21.38
Median Pop.Density (p / ha)	265.97	76.32	100.57	94.85
Sex Ratio (males / 100 females)	86.7	88.3	92.4	90.6
Foreign Population (non-Italian)	1,151 [16%]	3,884 [12%]	16,648 [10%]	351,872 [13%]
Elderly Population (over 64)	1,919 [27%]	8,621 [26%]	42,874 [25%]	651,414 [24%]
Youth Population (under 15)	753 [10%]	3,666 [11%]	19,452 [11%]	333,134 [12%]

Family Sizes

Family Size Makeup, Study Area (2023)

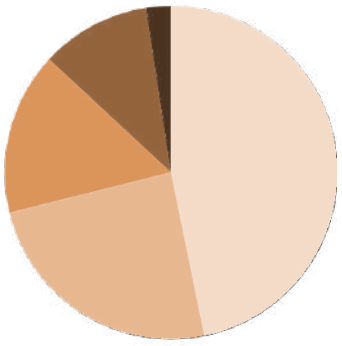


Mean: **1.81**

Figure 7

- 1 Member Families (54%)
- 2 Member Families (24%)
- 3 Member Families (13%)
- 4 Member Families (7%)
- 5+ Member Families (3%)

Family Size Makeup, Rome (2023)



Mean: **2.04**

Figure 8

- 1 Member Families (46%)
- 2 Member Families (24%)
- 3 Member Families (16%)
- 4 Member Families (11%)
- 5+ Member Families (2%)

2.1 | Demographics

Age Pyramids

Age Pyramid for Monti di Pietralata (2023)

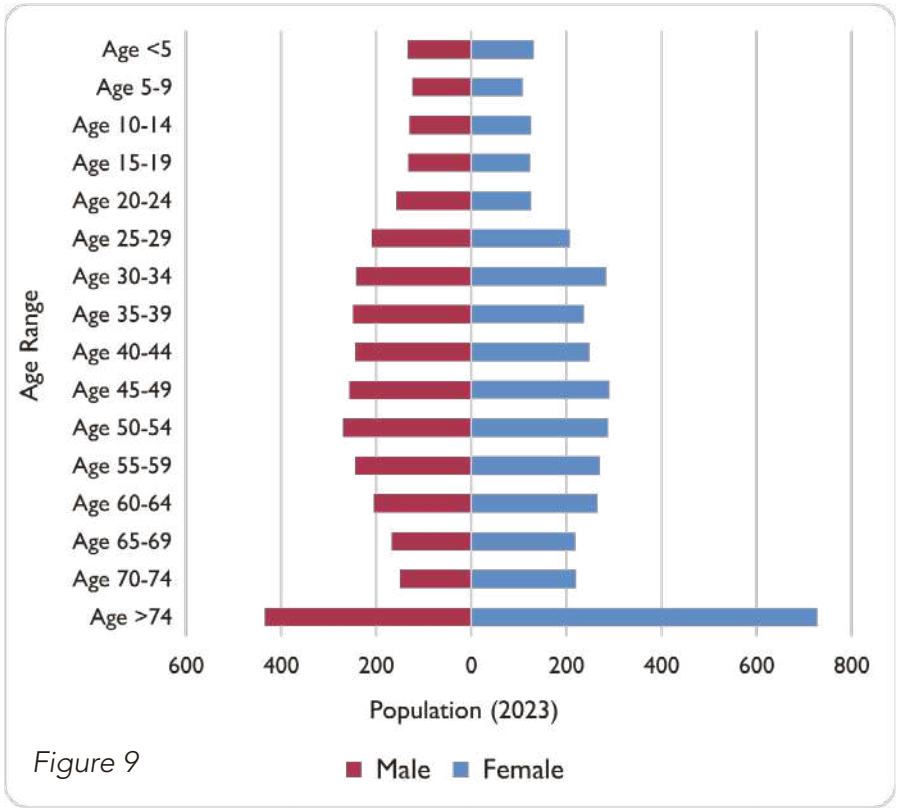


Figure 9

Pietralata Quartiere XXI (2023)

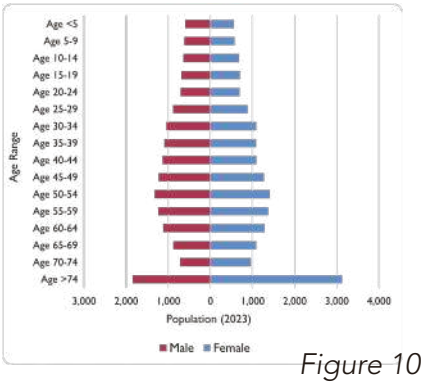


Figure 10

City of Rome (2023)

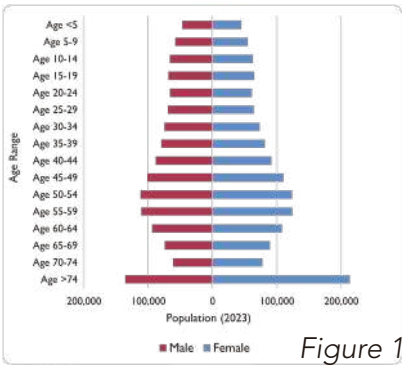


Figure 11

An Aging & Concentrated Neighborhood

It's clearly visible that the northern two-thirds of the neighborhood is sparsely developed, occupied by undeveloped land, informal settlements, and institutional buildings. Almost all residents are concentrated near the Via Tiburtina corridor. Foreign residents, shown in blue and teal, are spatially interspersed with Italian residents rather than clustered separately, suggesting integration within buildings.

The age pyramid for Monti di Pietralata is visibly bottom-heavy, similar to both Quartiere XXI and Rome, but to a larger extent. The over-74 cohort forms the single largest bar and a clear female surplus across all brackets above 50. While Quartiere XXI and especially Rome show a bulge in population numbers for ages around 50, our study area is more uniform.

The neighborhood also skews older and more female than its surroundings, with 27% of the population over 64 (compared to 24% citywide) and a sex ratio of 86.7 males per 100 females. Youth under 15 make up just 10% of the population, slightly below the Rome average of 12%. With 1,919 residents over 64 (27%) and only 753 under 15 (10%), the neighborhood has roughly 2.5 elderly residents for every child, a ratio well above Rome's roughly 2:1.

Dot Density by Foreignness

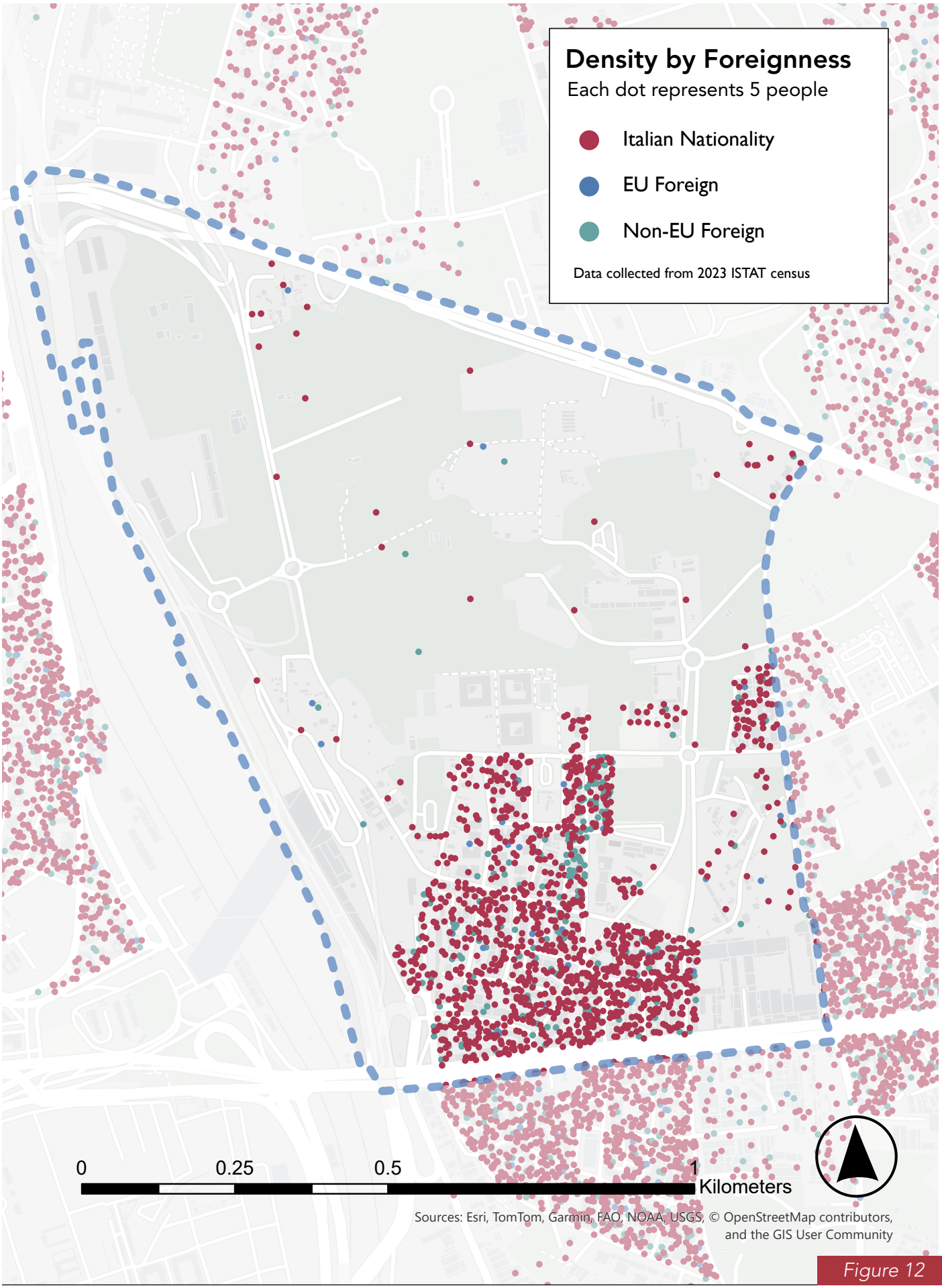


Figure 12

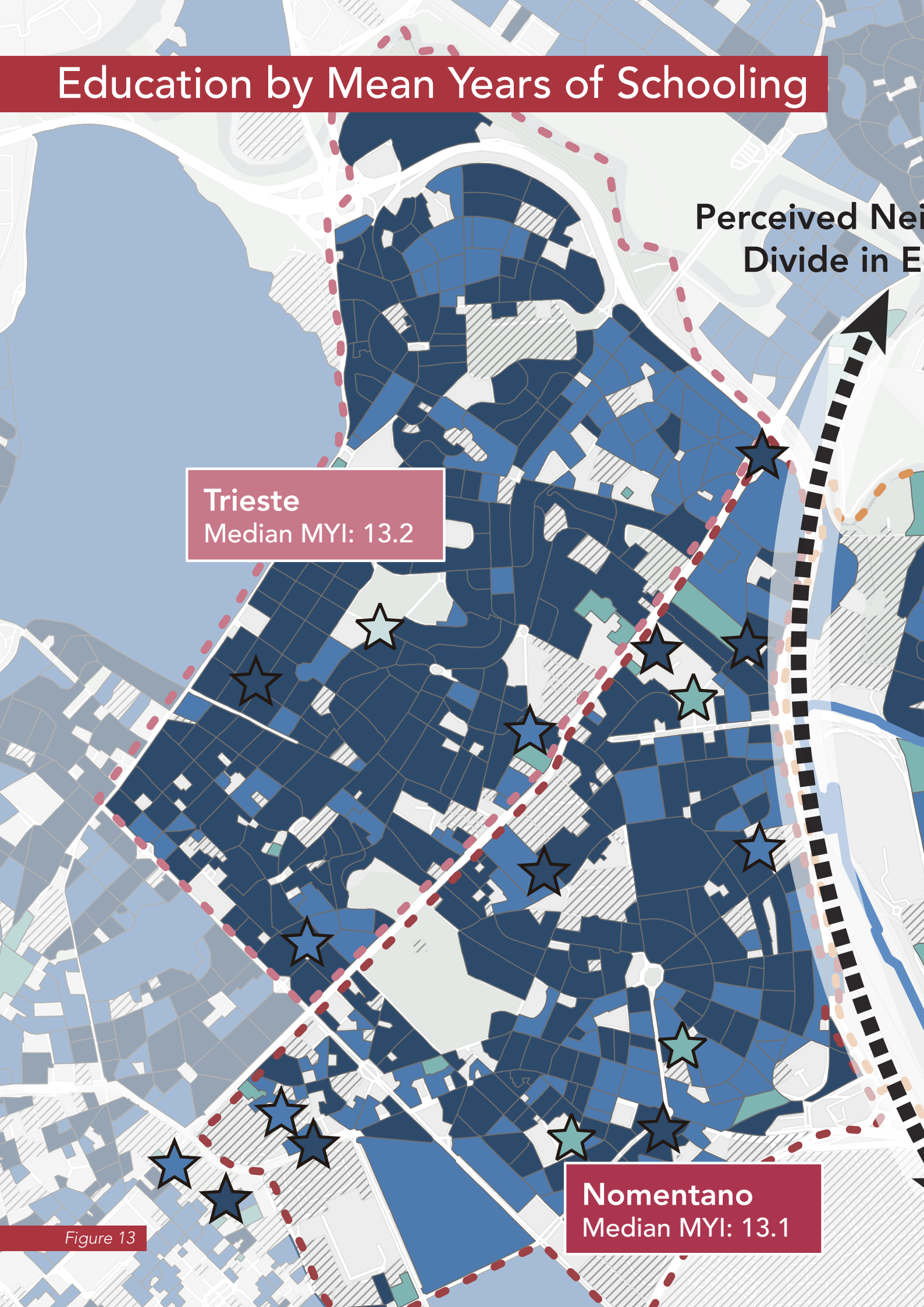
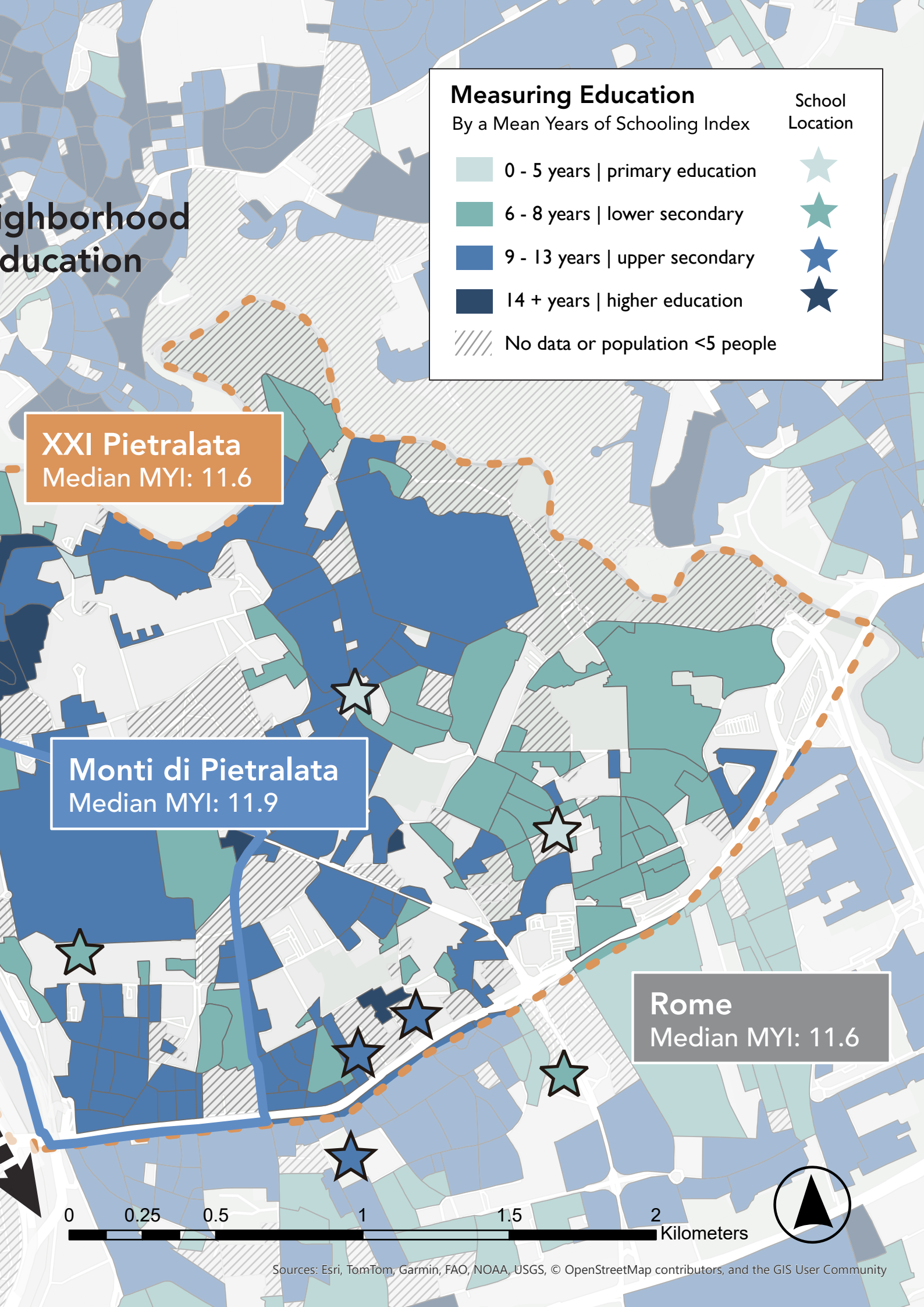

Education by Mean Years of Schooling
Perceived Nei
Divide in E
Trieste
Median MYI: 13.2
Nomentano
Median MYI: 13.1

Figure 13


ighborhood
ducation
Measuring Education
By a Mean Years of Schooling Index
School Location
0 - 5 years | primary education
6 - 8 years | lower secondary
9 - 13 years | upper secondary
14 + years | higher education
No data or population <5 people
XXI Pietralata
Median MYI: 11.6
Monti di Pietralata
Median MYI: 11.9
Rome
Median MYI: 11.6
0
0.25
0.5
1
1.5
2
Kilometers
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

2.1 | Demographics

Education Differences Across Tiburtina Station

The education map reveals a sharp divide along the Tiburtina rail corridor. For each neighborhood, we took the median number of the per-census tract Mean Years of Schooling (MYI) index to compare education attainment. To the west, the Trieste and Nomentano neighborhoods show median MYI indices of 13.2 and 13.1 respectively, corresponding to completed upper secondary or some higher education. East of the tracks, Monti di Pietralata sits at 11.9 and broader Pietralata at 11.6, both at the upper-secondary level but meaningfully below their western neighbors. This 1 to 1.3 point gap across the tracks of the Tiburtina Station, based on previous precedents correlating income to education, could reflect a socioeconomic divide that the railway physically reinforces.

By tracking locations of schools by level (same as the level categories of the index), it's visible that there are both more schools and more college-level institutions in Nomentano and Trieste than Pietralata. Nomentano has 10 schools and Trieste has 5, while the entire Pietralata Quartiere XXI has 5 but in a much larger area. This difference could be attributed to a variety of factors, such as population size, population age, neighborhood age.

Monti di Pietralata does sit slightly above both the broader Pietralata zone and the Rome-wide median of 11.6, meaning that Monti di Pietralata is by no means an uneducated neighborhood. Due to the unavailability of median income data, we are not able to make any certain claims on community incomes and income gaps.



Figure 14

2.1 | Demographics

Trends in the Last 30 Years

ISTAT data across three census periods reveals a neighborhood that has been slowly shrinking. Total population declined from roughly 8,200 in 2001 to 7,274 in 2011 before partially recovering to 7,283 in 2021. The female population has consistently outnumbered males, holding steady around 3,900 across all three periods.

The most significant shift has been in the foreign population, which more than doubled from 492 in 2001 to 1,060 in 2021, tracking broader immigration trends across Rome's peripheral neighborhoods. The elderly population over 64 has grown steadily from 1,626 in 2001 to 2,043 in 2021, while youth under 15 have increased modestly from 589 to 725, suggesting the neighborhood is aging in place even as some younger families move in.

Demographic Data by Decade since 2001, Monti di Pietralata

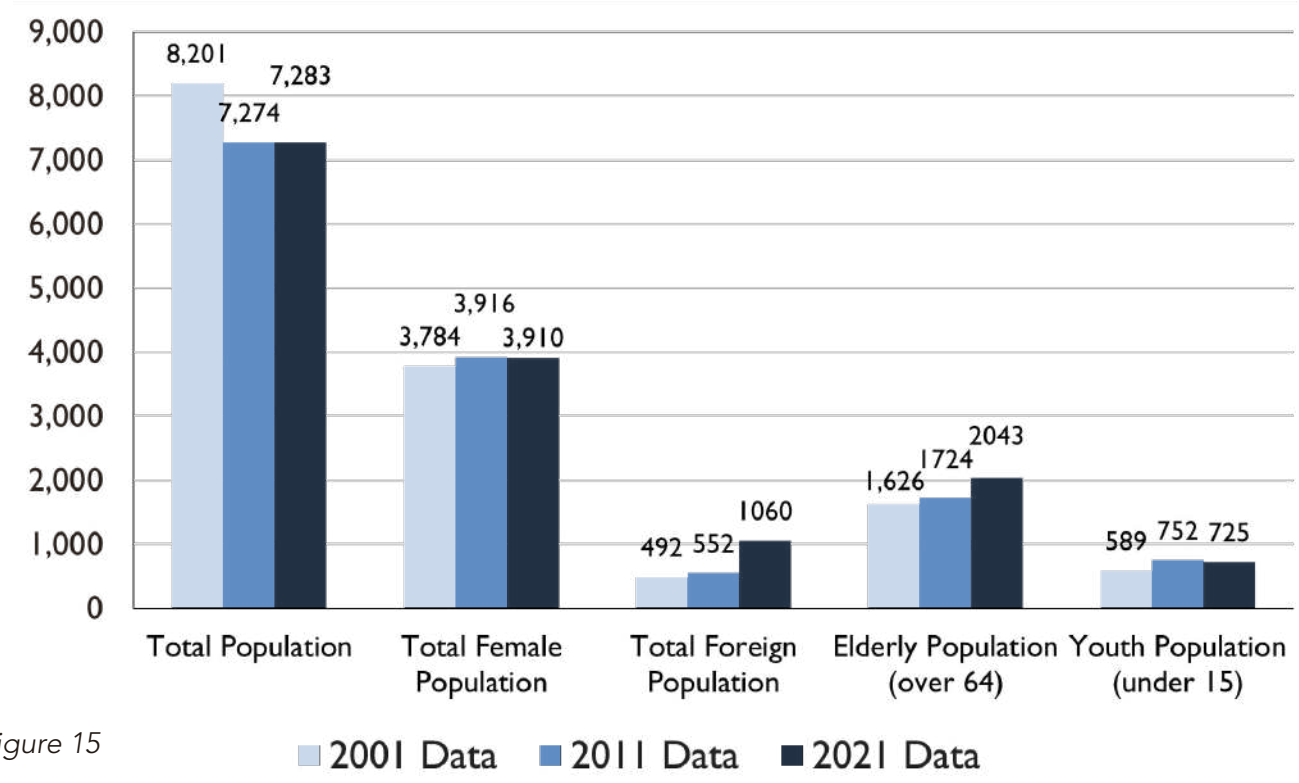


Figure 15

Collectively, the population is aging, predominantly female, and composed largely of small one- and two-person households, with a foreign population share slightly above the city average and a modest but steady growth in immigration over the past two decades. Education levels sit just above the Rome-wide median but fall sharply below the neighborhoods immediately across the Tiburtina tracks, a spatial divide that mirrors the area's working- and middle-class identity. These characteristics describe a neighborhood of elderly homeowners in small units, with limited youth replenishment and a thin commercial base. This is important when considering the kind of rapid demographic and economic change that a 55,000-seat stadium (and associated developments) would introduce.

2.2 | Inital Impressions

After our primary site visit, each group member was tasked with writing a reflection regarding their initial impressions of the neighborhood (view appendix). Given the written accounts along with in-person discussion, we have condensed our major takeaways into the following categories: mobility and access, community presence, new development, neighborhood fabric, and lack of public space.

Mobility and Access

The Quintiliani station and the Tiburtina station were the two main nodes used to navigate to and from the Monti di Pietralata area. While the Tiburtina station was extremely large, presenting itself as a major defining node of the neighborhood, the Quintiliani station was the complete opposite, leading out to an area defined by fenced construction, undeveloped land, and almost overwhelming levels of graffiti. Besides the trains, the area was extremely car-centric with parked vehicles lining numerous roads, considerable road traffic, and many large parking lots.



Figure 16

New Construction

The presence of new construction very quickly became a major theme for this neighborhood. When speaking to the staff at Caffè Federici Roma, we learned of numerous new projects connected to Sapienza University and Jubilee funding. Despite numerous active construction sites, little progress seemed to have been made, with many projects far beyond their presented timeline with very little development to show, indicating a potential project roadblock.



Figure 17

Neighborhood Fabric

The fabric of the neighborhood was extremely varied, seemingly encapsulating two different neighborhoods. The area to the north was defined by construction and vast swaths of open space, sharply contrasting with the high-rise, intensivi density in the southern section. The more developed areas were defined by mixed-use buildings with bright colors in various shades of orange, yellow, and brown. The common thread throughout the neighborhood was the presence of informality, which was observed within denser developed buildings and within undeveloped green space.



Figure 18

Scarcity of Public Space

In our initial walk through, we defined only 3 main places for outdoor public space in the Monti di Pietralata area: Largo Beltramelli, Piazza SMART, and the outdoor gym. These areas form a gradient in maintenance, with Piazza SMART in a concerning state of neglect, Largo Beltramelli effectively maintained but lacking green space, and the gym seemingly brand new. This indicates an opportunity for new development centered around community gathering and green space.



Figure 19

Community Presence

We conducted our initial exploration of the Pietralata neighborhood on a beautiful, sunny day. This being said, the presence of people was not observed evenly throughout Monti di Pietralata. Areas near large scale construction seemed almost desolate, with very few individuals seen walking on the street despite the presence of a brand new bike path. That being said, the denser areas of the neighborhood were full of people diving, motorcycling, and walking along sidewalks, with the densest concentration of residents near Largo Beltramelli.



Figure 20

2.3 | Major Landmarks



Figure 21

San Romano Martire

This is the main Catholic church in this neighborhood, placed on Via dei Monti di Pietralata. It is a major focal point of the neighborhood, hosting numerous community and volunteer events.



Figure 22

Largo Antonio Beltramelli

Colloquially known as Largo Beltramelli, this is a small piazza in the heart of the city section off by 3 main roads: (1) Via dei Monti di Pietralata (2) Via Eugenio Torelli Viollier and (3) Via delle Cave di Pietralata. It is open to the public and is usually quite busy, serving as a point of connection for community members of all ages.



Figure 23

Parco della Rambla

This is a new local park, inaugurated in 2025 complete with a large concrete pavement and water feature. Across the street is a bike path, outdoor park, and a playground considered part of the same development.



Figure 24

Tiburtina Station

Tiburtina Station is one of the two major train stations in Rome, placed on the western side of our study area. It is a major transportation node with retail opportunities and the mechanism by which many commuters enter the neighborhood.



Figure 25

Quintliani Station

The Quintiliani Station is a second Metro stop in the area, only connecting to Metro B. It primarily serves the northern part of the section, with little surrounding development as of now.

2.4 | Neighborhood History

Study Area

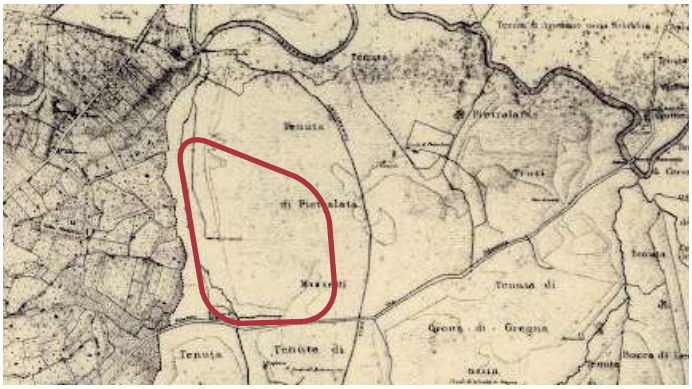


Figure 26

1839

The land encompassing the Monti di Pietralata neighborhood is largely comprised of a large swath of undeveloped land. Modern day Via Tiburtina is already built. The area is named Tenuta di Pietralata Mazzetti (Pietralata Mazzetti Estate), likely referring to noble Mazzetti family.

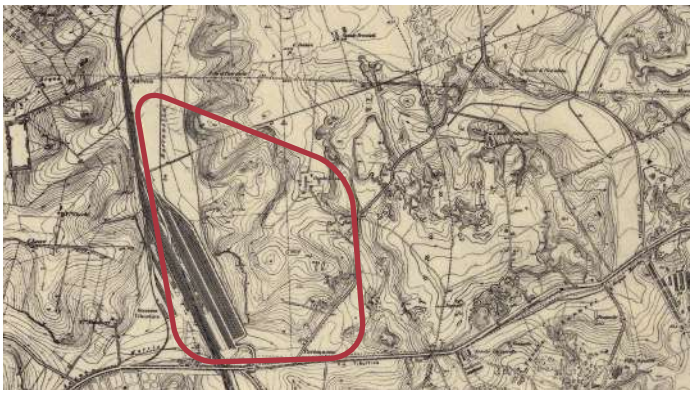


Figure 27

1924

Lines on map indicate a varied and hilly topography in the Monti di Pietralata area. There's been an addition of a few buildings, but no large, unified fabric. Visible is the Portonaccio (future Tiburtina) station which was originally designed as a terminal station.

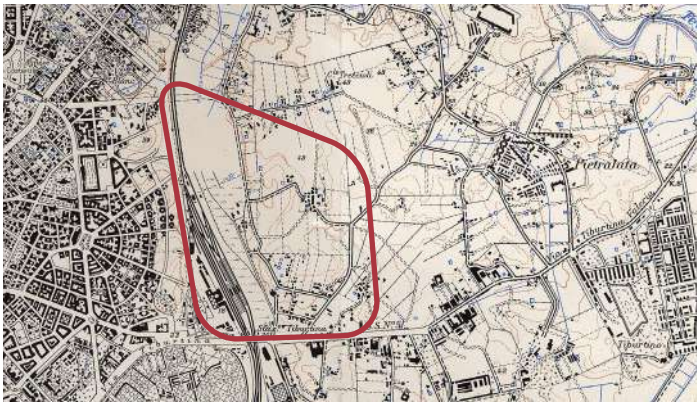


Figure 28

1949

Additional structures added to the urban fabric especially along the edges of major roads such as Via Tiburtina Valeria (now Via Tiburtina) and modern day Via delle Cave Pietralata. Many roads are not officially named and the northern area of the neighborhood under Aniene River is labeled Cle Treccioli.



Figure 29

1988

Modern fabric begins to take shape, with the establishment of Largo Beltramelli, linear intensivi buildings, and the creation of the local school. New linear industrial buildings can be seen added in the northwest section of the neighborhood area near Tiburtina Station. Via dei Monti Tiburtini is formalized and connects to Trieste.



Figure 30

2001

Additional residential and mixed-use developments are added near the center of the Monti di Pietralata area, and more informal housing can be seen in the top half of the study area. The major bridge structure is added to the Tiburtina station, sitting diagonally across the railway lines.



Figure 31

2025

Many large scale projects starting in the 2010s can be seen in the northern part of the area including two roundabouts, the Quintiliani Station, and the SDO roads, and construction lots. Numerous community spaces are added such as Piazza Smart and Parco della Rambla. Sapienza housing construction is visible too.

2.4 | Neighborhood History

Historical Timeline

286 B.C.



Via Tiburtina built by consul Marco Valerio Massimo.

Connected Rome to the ancient city of Tibur (modern-day Tivoli).

Figure 32

1866



Opening of the Portonaccio (later Tiburtina) station. Originally designed as a terminal station.

Figure 33

1923



Portonaccio station renamed the Tiburtina station as it grows more important to the Roman rail network.

Figure 34

1930s



Tiburtina station expanded under Angiolo Mazzoni as part of Fascist-era rail modernization.

Figure 35

1960s



Largo Beltramelli piazza is established during period of development

Approval of the original Sistema Direzionale Orientale (SDO) project.

Records of the intensivi buildings built along Via dei Monti di Pietralata.

Figure 36

1973



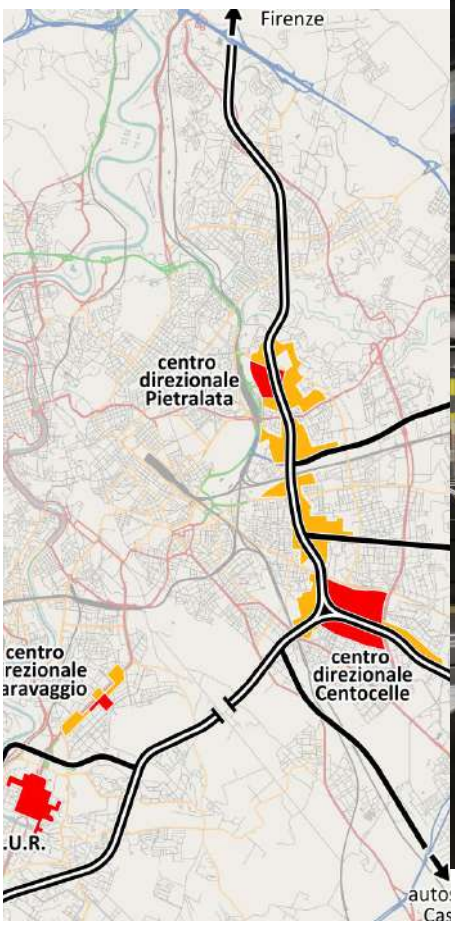
San Romano Martire is established.

Figure 37

2.4 | Neighborhood History

Historical Timeline (cont.)

1990s



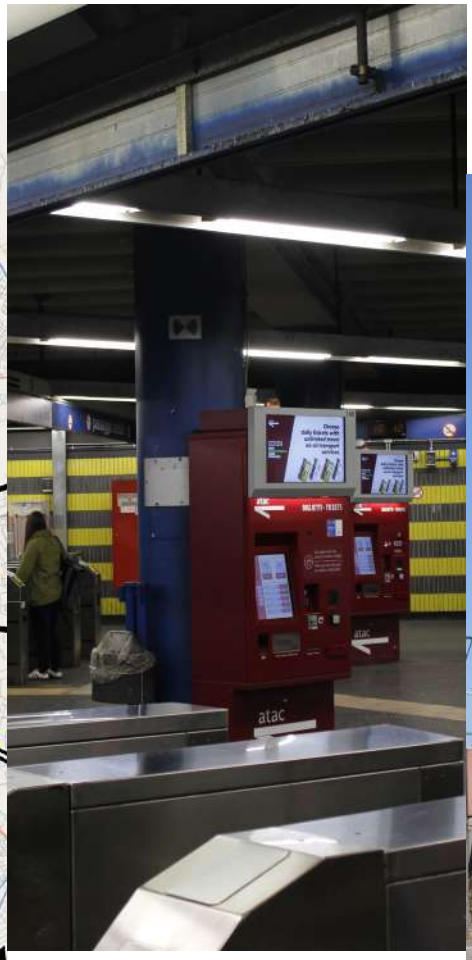
Stazione Quintiliani is built, but not operative.

The Sistema Direzionale Orientale (SDO) plan officially shelved.

Pietralata Business District plan approvied in 1997.

Figure 38

2000s



Quintiliani station opens in 2003 as a Metro B stop for public use.

Opening of the new location for San Romano Martire in 2004.

Figure 39

2011



Tiburtina station inaugurated as high-speed rail station, establishing itself as Rome's second major rail hub..

Figure 40

2025



PTFE plan for the AS Roma stadium offically approved.

Sapienza University housing building under construction near Quintiliani station.

Figure 41

2025



Inauguration of Rambla di Pietralata.

Parco della Rambla is also completed,, including both the piazza/playground and the bikeway/outdoor gym.

Figure 42

2026



Archaic ruins found in nearby Acacia Park.

Partial approval for the AS Roma stadium development passes with majority from Rome city council.

Figure 43

2.5 | Past Master Plans

SDO Regional Plan

The Sistema Direzionale Orientale (SDO) is an integrated urban planning endeavor to reorganize and relocate the infrastructure of Rome. The plan was originally proposed in the 1960s and approved in 1962. It underwent numerous transformations throughout the next 3 decades until it was eventually shelved in the 1990s to make way for more localized, specific projects.

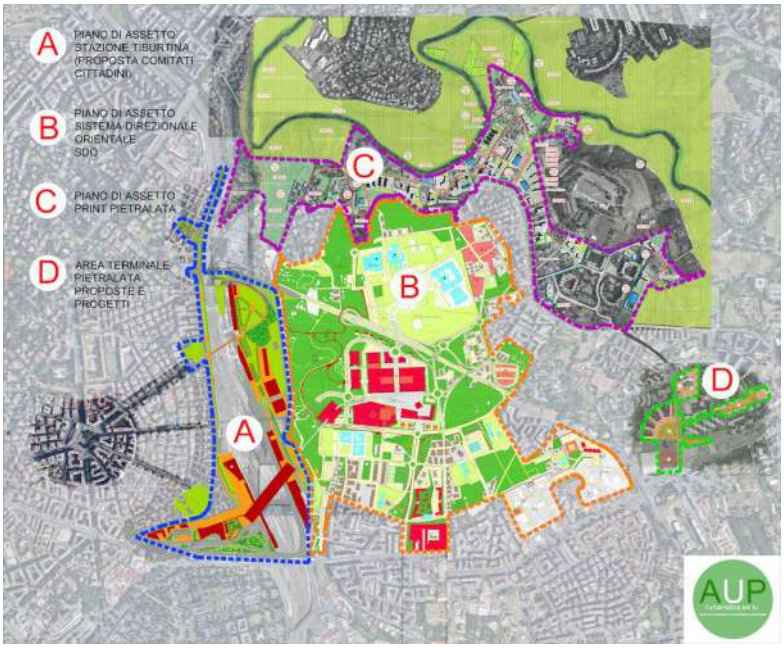


Figure 44

The idea emerged in the 1950s when Rome's historic center was overwhelmed by the concentration of government ministries and public agencies, creating congestion and straining the city's infrastructure. A technical planning committee known as the CET was tasked with drafting a new master plan. One of its central objectives was to rebalance Rome by building an equipped corridor along the city's eastern periphery. The zones of Pietralata and Centocelle were initially selected as the primary sites for this new directional center, with the Tiburtino and Casilino districts later added to the plan.

A major objective of the SDO was to rebalance Rome's fortune through creating a transportation hub on the eastern side of the city. This was envisioned as an urban highway called the "Asse Attrezzato," a high-speed arterial that would serve as the spine of the entire system. The Monti di Pietralata and broader the Pietralata area were chosen as part of the SDO while also being designated as future business centers.

Numerous administrative measures and changes to the SDO plan followed, and the project was never fully realized. The formal abandonment of the SDO as a unified concept came with the approval of the 2008 New Urban Plan for Rome (PRG), which eliminated the concentration of the directional center in a single sector and instead distributed development across the city's various Municipi.

Despite its failure, the SDO's most lasting legacy for Monti di Pietralata was the construction of the Quintiliani Station. Built as part of the Metro B extension that opened in 1990, Quintiliani was designed to serve as the primary transit stop for the new business district that was supposed to rise. But with the SDO stalled, there was nothing for the station to serve, and for 13 years Quintiliani functioned as a ghost station. It was not until 2003 that the station finally opened to the public, by which point the SDO had been effectively abandoned and the directional buildings it was meant to serve had never been built.

2.5 | Past Master Plans

Pietralata-Tiburtina Urban Plan

The reopening of a new plan regarding Monti di Pietralata and surrounding area was kickstarted by the passage of Law 396/1990 which enabled the Tiburtina station to be entrusted to the Ferrovie dello Stato Italiane (FS SpA). In the mid 1990s, the municipality alongside FS SpA consulted with 13 acclaimed architects to design the Pietralata-Tiburtina Urban Plan, a comprehensive vision for Pietralata and Tiburtina Station areas. The plan for the new Pietralata Business District was officially approved in 1997.

For the Tiburtina Station, the design by Renzo Piano was selected, though it ultimately remained on paper; while for the Pietralata Directional District, the proposals of Franco Purini and Paolo Portoghesi were chosen. Purini took charge of the directional office area, while Portoghesi designed the adjacent public park. The plan for the new Pietralata Business District came with the approval of the Piano Particolareggiato del Comprensorio Direzionale di Pietralata (PPP). The PPP was definitively approved in January 2001, laying out specific development parcels and anticipated the relocation of several major institutions to the area.

Specific details of the plan have proven difficult to identify; however a Memorandum of Understanding for the SDO was signed in September of 2003, indicating the square footage and areas for public entities in Pietralata. Yet, following a similar pattern, development proved difficult as priorities shifted. In 2005, Veltroni acknowledged that the national government had abandoned its plans to transfer government ministries to the directional district. He instead called for the area to become a university campus under the administration of Sapienza University. In 2007, ISTAT purchased land in Pietralata for its new headquarters, but internal disagreements within the institute eventually led to the cancellation of that project. On February 12, 2008, the New Urban Plan for Rome was approved, which meant business hubs would also include cultural, sports, and entertainment centers.

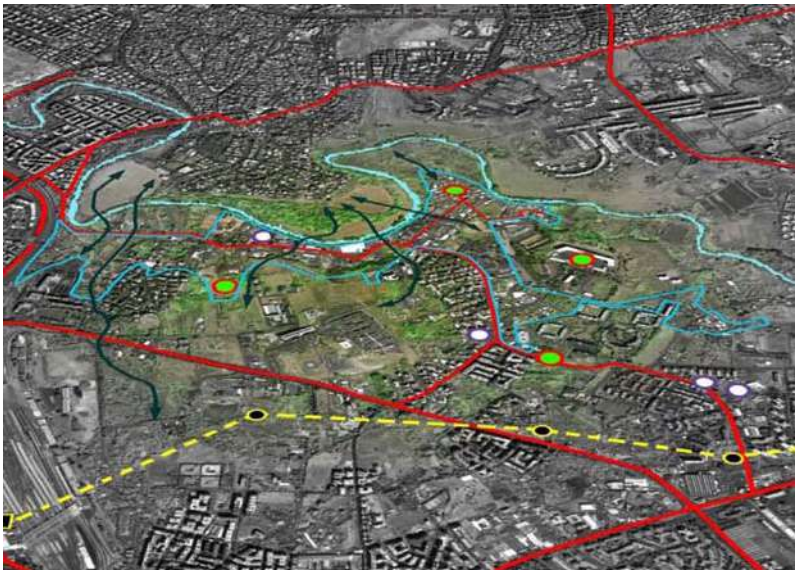


Figure 45

In the years that followed, some elements of the plan slowly materialized. Construction of a new road network in Pietralata began in 2009, and the SDO roads, partially completed, now serve as the underlying infrastructure for subsequent development proposals. Yet the overarching pattern remained unchanged. None of these master plans were completed. Each new vision overwrote the previous one without any single iteration reaching full fruition

2.6 | AS Roma Stadium

Project Snapshot

Projected Cost

€1+ Billion

€696M for stadium itself

Current Stage

Awaiting Final Approval

Funding Source

Private

Friedkin Group (club owner)

Total Area Impact

27 Hectares

Incl. 6.9 ha park



Figure 46

2.6 | AS Roma Stadium

A Plan to Transform Pietralata

The new AS Roma stadium is the most prominent major development in Monti di Pietralata. It aims to be completed in 2030 in order to serve as one of the stadiums for the UEFA Euro 2032 (being hosted in Italy and Turkey). This is an initiative to build new grounds for the beloved Roman soccer team that currently shares the Stadio Olimpico with Lazio. The stadium is projected to host between 50,000 and 60,000 individuals in a given night, with plans to place the new development within its own entertainment and shopping complex.

The project is a second iteration of a previously blocked AS Roma proposal in Tor di Valle named Stadio della Roma. The design of the project intended to reflect the Colosseum and included areas for luxury viewing. After continuous delays starting in 2017, the project was eventually announced to be halted indefinitely on February 26, 2020. Two years later, Monti di Pietralata was chosen as the new site of the much anticipated stadium.

The reasoning behind this selection was largely due to the better connectivity of the area given the Tiburtina and Quintiliani stations, as well as existing road infrastructure (from the SDO) within a large swatch of undeveloped land. The total private investment from the Friedkin Group is €1.047 billion, granted through a 90-year surface right at €66,000 per year. The intention is to build a major focal point for the city and Italy as a whole, which can function as an economic vehicle outside of game days.

The plan covers 27 hectares and includes the 60,605-seat stadium, two large public parks (a 6.9-hectare Parco Centrale and a 6.7-hectare stadium park), the former Via Sublata as a public plaza, a club museum, fan store, 30 retail points, extensive hospitality and conference space, and over 91,000 m² of parking across interred, multi-story, and surface-level structures. Cycling and pedestrian bridges will connect the site directly to Tiburtina Station. While the city council approved the project in March of 2026, a stakeholder meeting convened by the Lazio Region must be held and approve the project before construction begins.

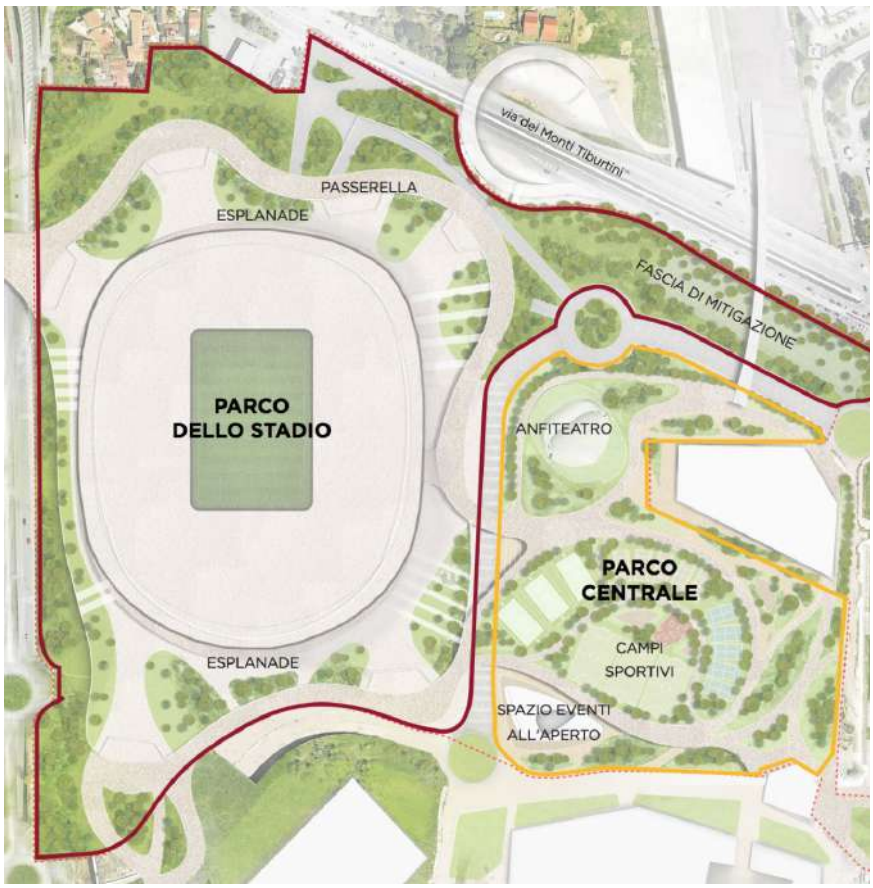


Figure 47

2.6 | AS Roma Stadium

Public Space Impact

The stadium development's promise of over 15 hectares of public space must be evaluated against both the history of the site and the precedents set by comparable Italian stadium projects. The land on which the stadium will be built was originally expropriated by the public in the 1990s at a cost of roughly €21 million, with the intention of creating a large public park for a neighborhood that has long lacked usable green space. While the plan designates 11.6 hectares as green space, the Comitato Popolare Monti di Pietralata contends that the truly usable daily park space is closer to 6.9 hectares, once security buffer zones and landscaping strips are excluded. This is a significant reduction from the 14 hectares originally envisioned under the SDO park plan.

Comparative analysis of the Juventus/Allianz Stadium in Turin is also concerning, as most of the 153,000 m² designated as public space was ultimately reallocated for parking. The AS Roma proposal keeps parking at surface level rather than fully underground, replicating the structural conditions that led to green space erosion in Turin. Meanwhile, the smaller developments surrounding the stadium (the Technopole, Sapienza campus, Family House, Center for Excellence) each promise their own green components, but as landscape architect Silvia Cioli emphasized, these projects operate in complete isolation from one another with no unified public space strategy.

Housing Impact

Scattered across the undeveloped land slated for the stadium is a network of informal housing settlements dating back to the 1935–1940s, when Monti di Pietralata was established as one of Rome's twelve official borgata to house families evicted from Mussolini's demolitions in the historic center. According to 2023 ISTAT census data, 152 residents still live within the directly impacted area. There does not appear to be any publicly documented, formal relocation plan for these residents. According to Flavio Fianco, president of the Comitato Popolare Monti di Pietralata, residents along Via degli Aromi 7 were served eviction notices from public housing in August 2024 in connection with the stadium project and were not provided alternative housing. Our team was unable to independently verify this claim, but it's one that underscores the immediate human cost of the area's transformation.

Our interviews additionally found that 6 families in the northwest corner of the development face a direct threat of sunlight loss from the stadium structure, and an additional 25 or so households face uncertain futures. Moreover, the absence of anti-displacement measures (no rent stabilization, no right-to-return provisions, no formal rehousing commitments) means that even residents not directly displaced by construction are likely to be pushed out by rising property values as the area transforms around them.

Developments Map

Past, Ongoing, and Planned Projects

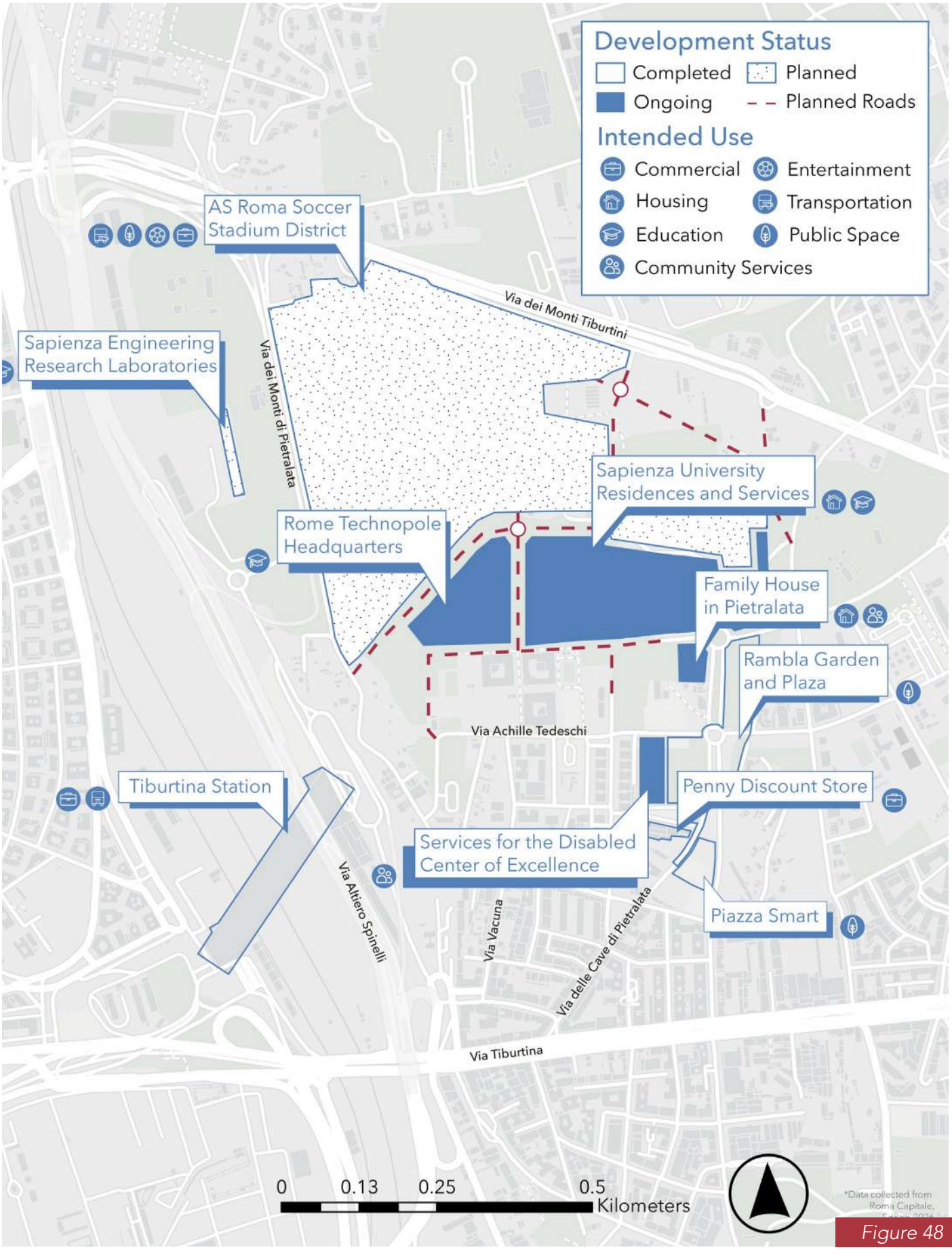


Figure 48

2.7 | Other Developments


Figure 49

Rome Technopole Headquarters

Funding: 20.000.000 €

Timeframe: Estimated Completion 2029

Intended Use: Education, Research, Tech

This project covers approximately 7,500 square meters and brings together several different interest groups. Across three buildings, this project will bring together the 7 main universities in Lazio, 4 public research bodies, other public bodies including the Chambers of Commerce of Rome, the Municipality of Rome, the Lazio Region, Unindustria, Latina-Forsinone, Rieti-Viterbo, and over 20 industrial groups and companies. The space given for the technopole headquarters was provided by the municipality free of charge and under a 99-year lease. Funding is sourced from private FESR and FSE+ funds.


Figure 50

Family House Pietralata

Funding: 5.400.000 €

Timeframe: Estimated Completion 2026

Intended Use: Residential, Green Spaces

Originally planned for and funded by Jubliee 2025, the family house is a residential project aimed at supporting families in times of temporary difficulty, from families coming from situations of eviction or parents with children in times of temporary hardship. The spaces contain a sleeping area, living area, toilets (at least one for every four guests), kitchen, and service rooms, organized to allow daily activities and meetings. It is planned to have space for nine families. There will also be parking, a space for outdoor activities, and green spaces included.


Figure 51

Services for the Disabled Center

Funding: 10.400.000 €

Timeframe: Estimated Completion 2027

Intended Use: Civic, Social, Green Spaces

The Center of Excellence aims to promote social integration and inclusion through the provision of services to those with physical, visual, and hearing disabilities. It is funded by both the Jubille and the Rome Capital Budget. The facility will provide a new square with a park, a spa, and a new wellness center. There will be opportunities for education, and the center will consist of 4 buildings, each with a specific theme of social integration, education and work, food culture, and well being. The project has experienced numerous setbacks primarily due to an investigation with the contractor, la Fenice.

2.7 | Other Developments


Figure 52

Sapienza Uni. Student Housing

Funding: 18.600.000 €

Timeframe: Estimation Completion 2026

Intended Use: Green Public Space, Mobility

The Pietralata Studentato development is part of a broader plan to expand Sapienza University student housing through multiple sites across Rome. The residence is planned to be part of a larger research-based Sapienza campus. It's being co-funded by the MIUR (Ministry of Education/University) and the Lazio Region. The plans and land rights have been given to Lazio DiSCo, a student services agency for higher education that will operate the building once complete. The 240-bed residence was last reported to be finished sometime in 2026, but this is doubtful given its current construction state.


Figure 53

Rambla Garden and Park

Funding: 5.000.000 €

Timeframe: Completed 2025

Intended Use: Green Public Space, Mobility

Designed to promote sociality, sustainability, and urban greenery, the Rambla Garden and Park covers 17,000 square meters with 80% of that being green spaces. This area includes an urban square and a cycle and pedestrian garden that includes wide bike paths, an outdoor activity area, and walking tracks. The development is part of the Urban Development Contract, a 2015 partnership between Rome and the Ministry of Infrastrcture and Transport. There are two distinct areas: the piazza on the West side of Via delle Cave di Pietralata, and the cycle/pedestrian garden on the East side.


Figure 54

Piazza Smart

Funding: 398.000 €

Timeframe: Completed 2021

Intended Use: Green Spaces, Public Space

Piazza Smart aims to integrate urban innovation on a previous dumping ground area. The space was planned to provide free wifi through Gate 1, an interactive multimedia totem with information on weather, culture, and current events. However, the totem has been smashed and is not working. The electricity-generating exercise equipment is also non-functional. There are a few young planted trees, a variety of places to sit, and ample green space. Some of this greenery is artificial turf, and the natural areas are overgrown. Roma Capitale funded the project in partnership with private tech companies.

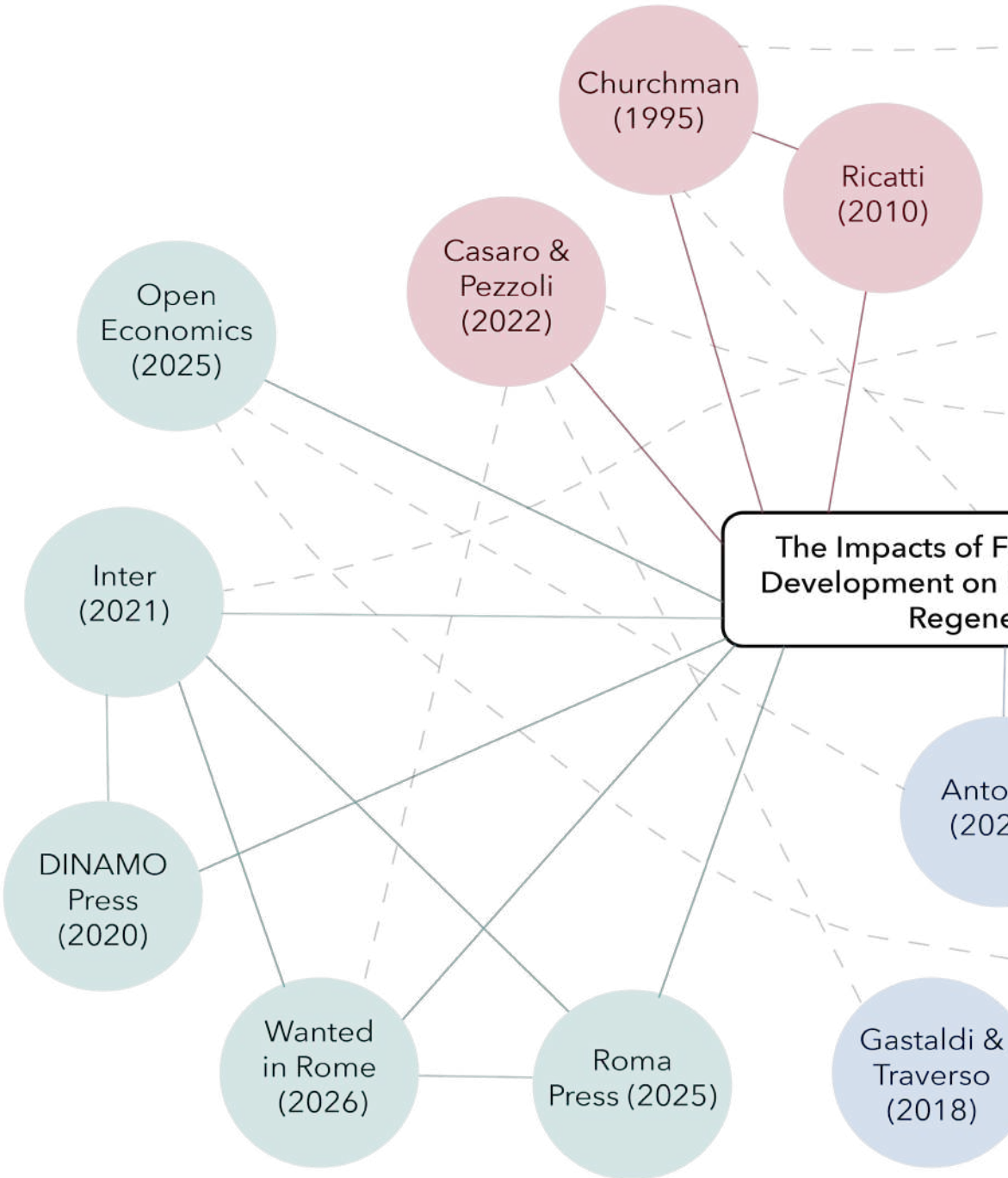

1927

Football Stadium Projects in Italy

3

Figure 55

Mapping Our Sources



Our literature review sources fall into four categories. The first category is Foundation and Framing, these sources focus on Italian football culture and basic facts about stadium usage. Economics and Commercialization sources focus on the economic impacts that stadiums have and the need for commercialization within stadiums.

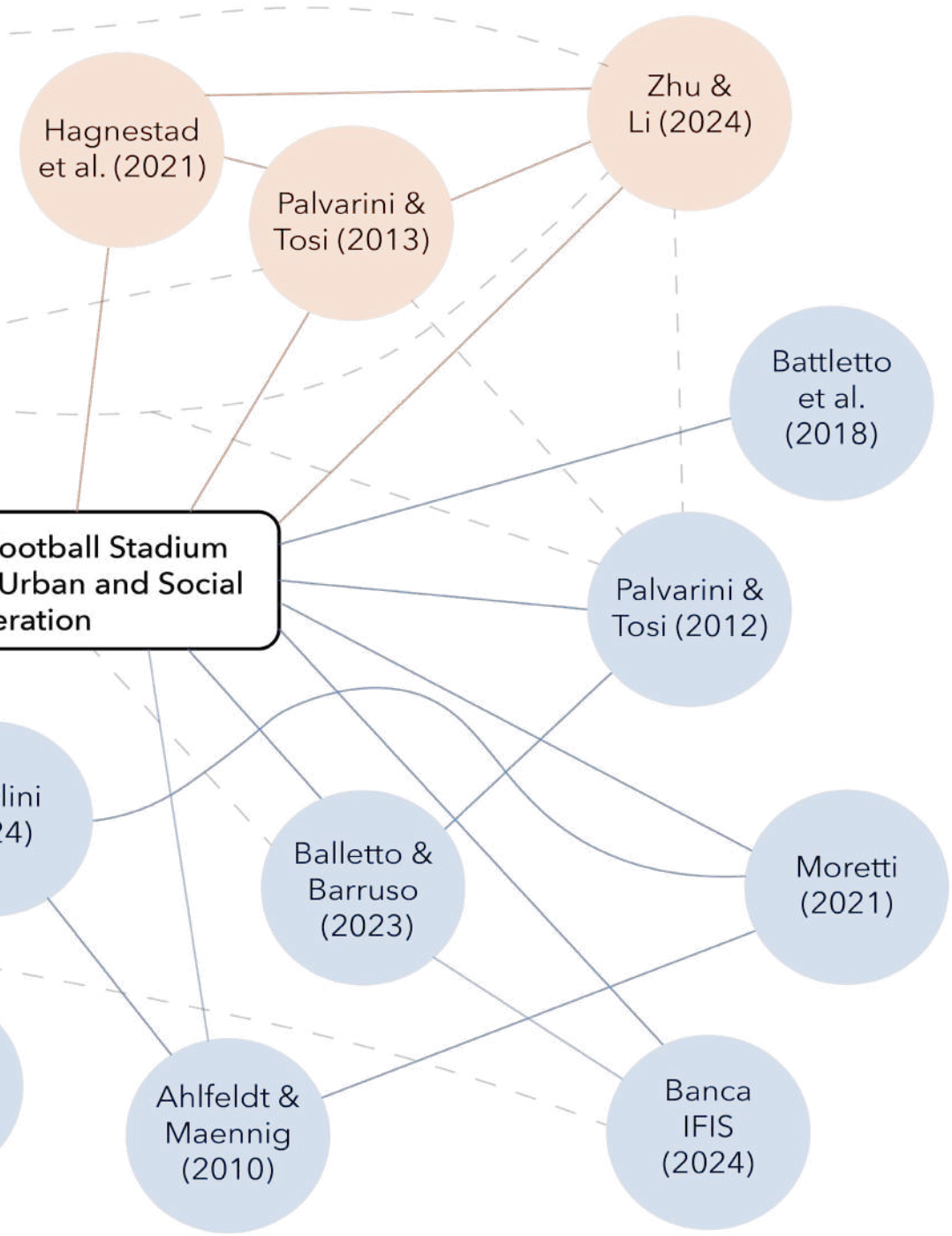


Figure 56

The Urban Regeneration and Green Space category focuses on how stadiums impact local green space and enable revitalization in neighborhoods. Journalism and Current Events are news sources that report on stadium project announcements.

3.1 | Literature Overview

As Italian cities struggle with the challenges of urban disrepair, economic stagnation, and the need for modern infrastructure, stadiums are being utilized to bring about broader transformation to cities. Stadium developments have evolved beyond being solely venues for football games; they are now being utilized to implement urban regeneration strategies.

In this section, we examine three stadiums—the Flaminio in Rome, the Allianz in Turin, and the San Siro in Milan—to understand how the development of stadiums in Italy affects the surrounding neighborhoods in terms of culture, economics, and public space generation. Through these case studies, we gained an understanding of the drivers of current stadium redevelopment and how these drivers have led to the inclusion of commercial and public space within these developments.

These three stadiums provide real-life examples of stadium (re)development within Italy. These examples can be compared to AS Roma's proposal for their stadium development in Monti di Pietralata. AS Roma's proposal is quite similar to San Siro's; they both include a section of development that is set aside for commercial and green space. They differ in their plans for parking: while San Siro moves their parking underground, AS Roma will keep theirs surface level. This can potentially fall into the issue that the Juventus Stadium had, where most of their set aside green space was reallocated for parking, limiting the amount of green space the final project had. Stadio Flaminio's redevelopment project focused heavily on the commercial aspects and limited the opportunity for public space, which was a main concern expressed by one of the residents we interviewed in Monti di Pietralata. However, the stadium did have a positive impact on the area's real GDP which could be beneficial for the Monti di Pietralata area.

3.2 | Flaminio Stadium

Stadio Flaminio is a multipurpose sports facility that was created with the intention of hosting the 1960 Olympic football tournament that was then used as the stadium for the Italian national rugby team and the football team, Atletico Roma. SS Lazio has proposed a redevelopment of the stadium that will allow the team to host its matches there. The proposal will not only modernize the stadium but will also include an extension.

The proposal for Stadio Flaminio includes sections for retail and hospitality. This proposal would create a multitude of areas for public activity during events; however, it is notable that all of these areas have a greater focus on commercial benefits rather than public space (Casaro & Pezzoli, 2022). This is consistent with the overall theme that these projects focus on economic benefits rather than maintaining community identity.



Figure 57

3.3 | Allianz Stadium

The Juventus Stadium, also known as the Allianz Stadium is home to Juventus FC and Bianconeri. It was inaugurated in 2011 after its construction on top of the site for the former Sadio delle Alpi. The stadium was redeveloped to provide a better experience for the fans, the redevelopment would remove the athletic track that was between the seats and the pitch to allow for a more intimate feeling for the fans.

With the development of the stadium, Turin saw a positive impact of a 2% increase in real GDP. This can be attributed to the over €150 million in private investments and €50 million in public government funding into the stadium. This large-scale investment most likely attracted investors to put money into the surrounding areas as well (Antolini, 2024). The stadium was developed with three main categories: the stadium, a commercial park, and public space. It is important to note, however, that the majority of the 153,000 square meters dedicated to public space is meant for parking. This case expresses how investors focus primarily on economic benefits of stadiums, possibly to the detriment of residents and surroundings.



Figure 58

3.4 | San Siro Stadium

San Siro's new development proposal includes 300,000 square meters for commercial and hospitality. The new plan also dedicates 110,000 square feet of green space to the area, while simultaneously moving their parking lot underground (Inter 2021). Through new proposals it seems that the redevelopment will be focused on economic returns, which has led many to believe that the redevelopment could simultaneously displace existing green spaces to make room for private developers (DINAMOpress, 2020).

Since the development is still in progress, it is not known how successful these integrations will prove to be. This plan puts an emphasis on the public space, but we will need to wait until the implementation to know if this plan will become a reality. But the proposal follows the same principles seen in other stadium developments, such as including retail and green space.



Figure 59


B
Quintiliani

Mobility & Public Spaces

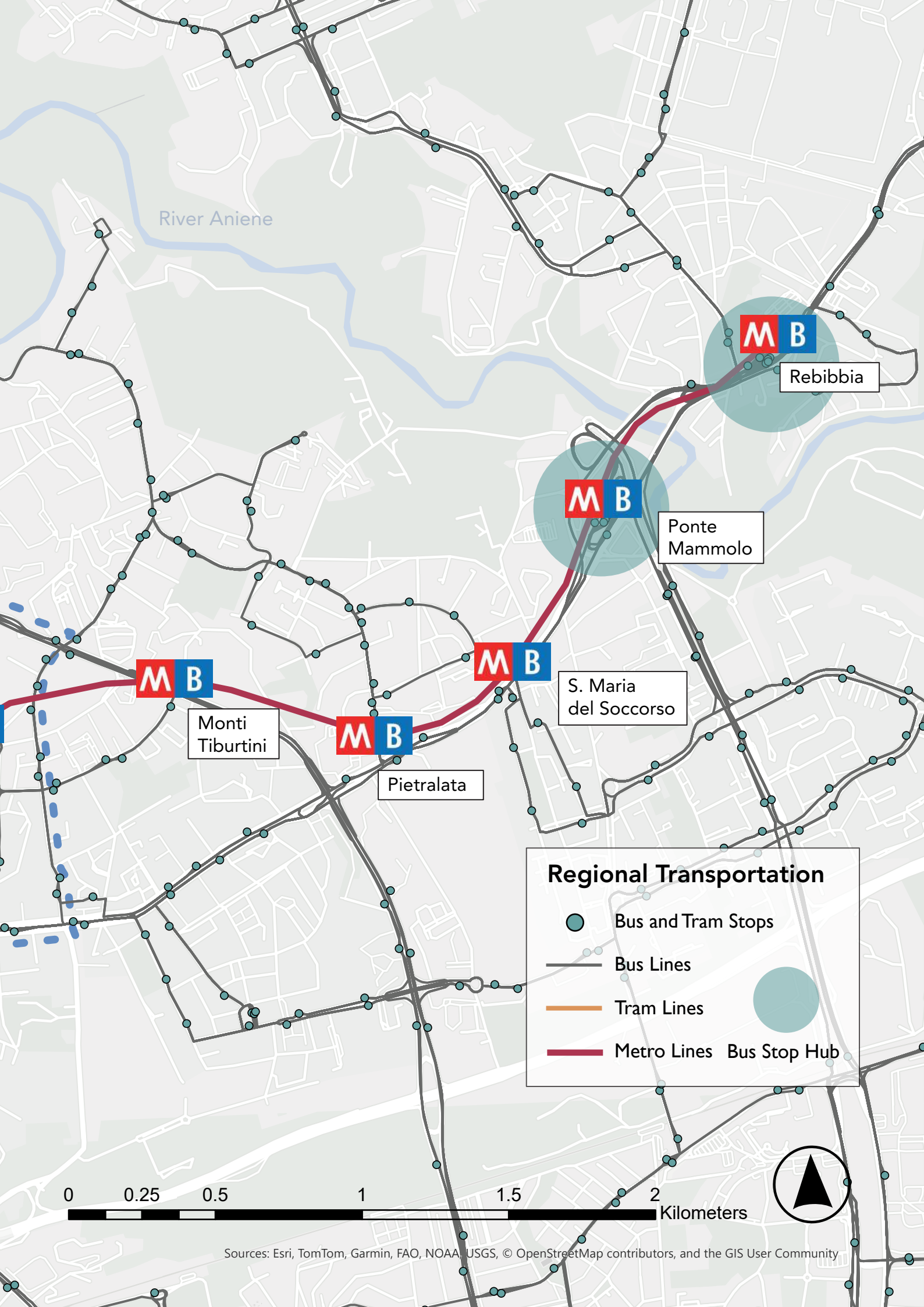
4

Figure 60

Regional Transportation



Figure 61


River Aniene
Rebibbia
Ponte Mammolo
S. Maria del Soccorso
Monti Tiburtini
Pietralata
Regional Transportation
Bus and Tram Stops
Bus Lines
Tram Lines
Metro Lines
Bus Stop Hub
0
0.25
0.5
1
1.5
2
Kilometers
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Local Bus & Metro Accessibility

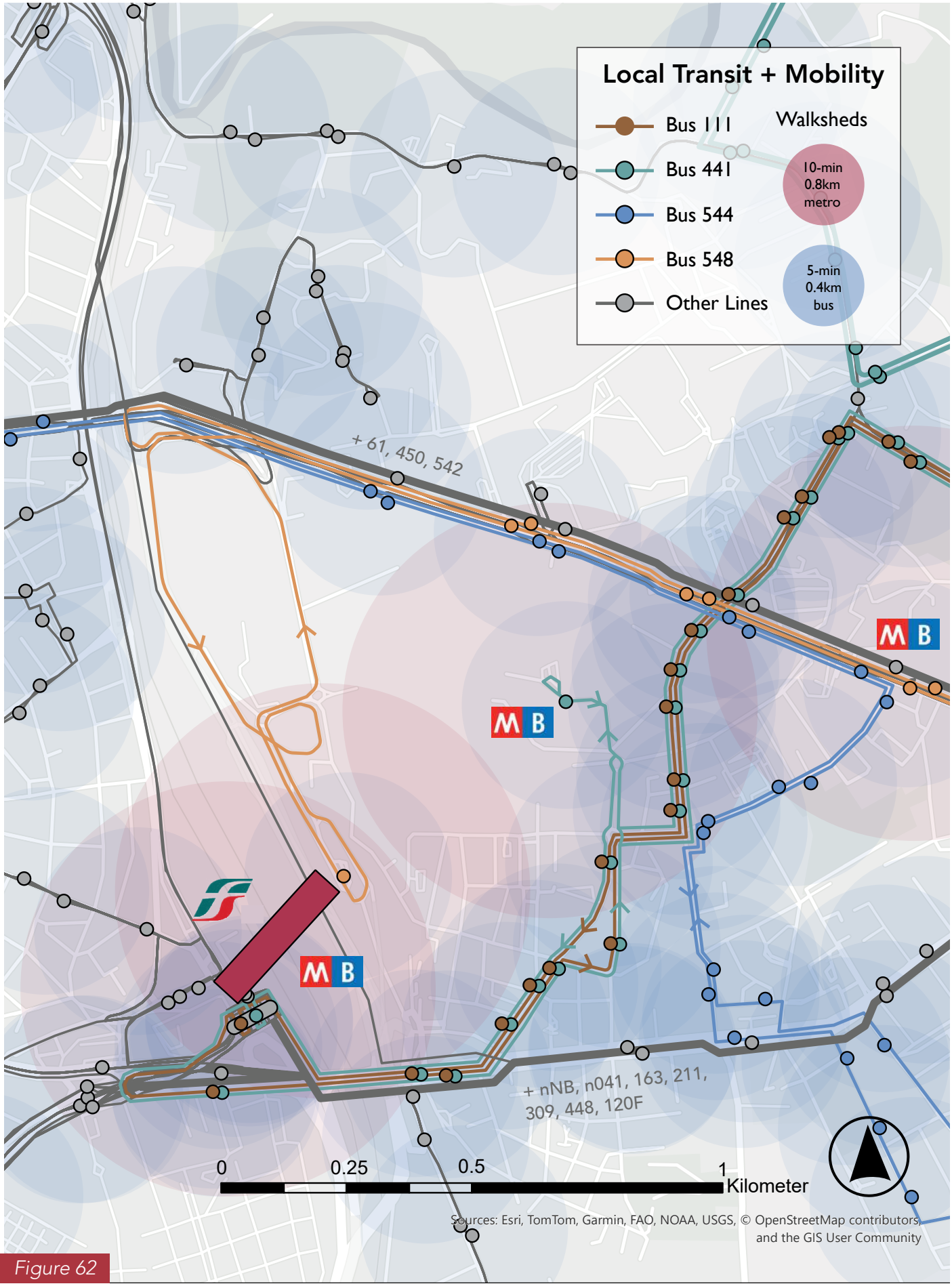


Figure 62

4.1 | Transit Options & Cycling Access

Regional Transportation

Monti di Pietralata benefits from the proximity of the Tiburtina Station to the West. This is the second-largest regional train station behind Roma Termini, and connects travelers to cities across Italy and beyond, primarily through Trenitalia and Italo trains.

Tiburtina also hosts a large bus terminal, split between Autostazione Tibus which serves national and international bus travel, and the ATAC bus hub that connects to approximately 23 urban routes. Both the bus hub and main station entrance are located across the tracks from Monti di Pietralata, closer to Bologna.

The Metro B serves Tiburtina Station as well as Quintiliani, a station located in the center of our sudy area. As one of three active subway lines in Rome, the Metro B provides access to 26 stations/neighborhoods. It begins at Laurentina and goes through Termini until splitting into two lines (B1/B) and ending at Rebibbia and Jonio.



Figure 63

Neighborhood Bus Access

There are 15 total ATAC bus routes with stops either within or along our study area boundary. The four most accessible routes (routes which have the most amount of stops in our area) are the 111, 441, 544, and 548. Seven more additional lines stop along Via Tiburtina, which is within a 5-minute walk for a significant portion of the residents in Monti di Pietralata. The other four lines run along Via dei Monti Tiburtini.

The 111 and 441 in particular cut across the neighborhood and are assumed to be the most used lines. The 441 specifically stops at Quintiliani, and both stop at Tiburtina.

The 544 runs partially along Via dei Duranti until turning to go West along Via dei Monti Tiburtina. It is important to note that the 548 is the only bus to stop at Tiburtina on the Monti di Pietralata side. Additionally, most residents of the neighborhood cannot easily access the stops along Via dei Monti Tiburtini.



Figure 64

4.1 | Transit Options & Cycling Access

A Scattered Cycling Network

The biking infrastructure in Monti di Pietralata is very scattered and doesn't allow for guaranteed safe cycling into the rest of the city. Infrastructure on Via Tiburtina exists, but is disconnected. There is a new multimodal run and bike path in the neighborhood which is part of a larger outdoor gym park (see figure 66), but the length is less than 0.5km and doesn't lead anywhere. Figure 65 maps bike paths in blue and tags in Red from the OpenStreetMap (OSM) community. The information was extracted using an Overpass Turbo query to filter for dedicated cycleways, on-street lanes, and shared paths within Rome. From this, it's clear that the city needs to work on connected these bikepath segments and provide a more cohesive network for Pietralata as a whole.

Figure 66

OSM Community Tagged Bike Network

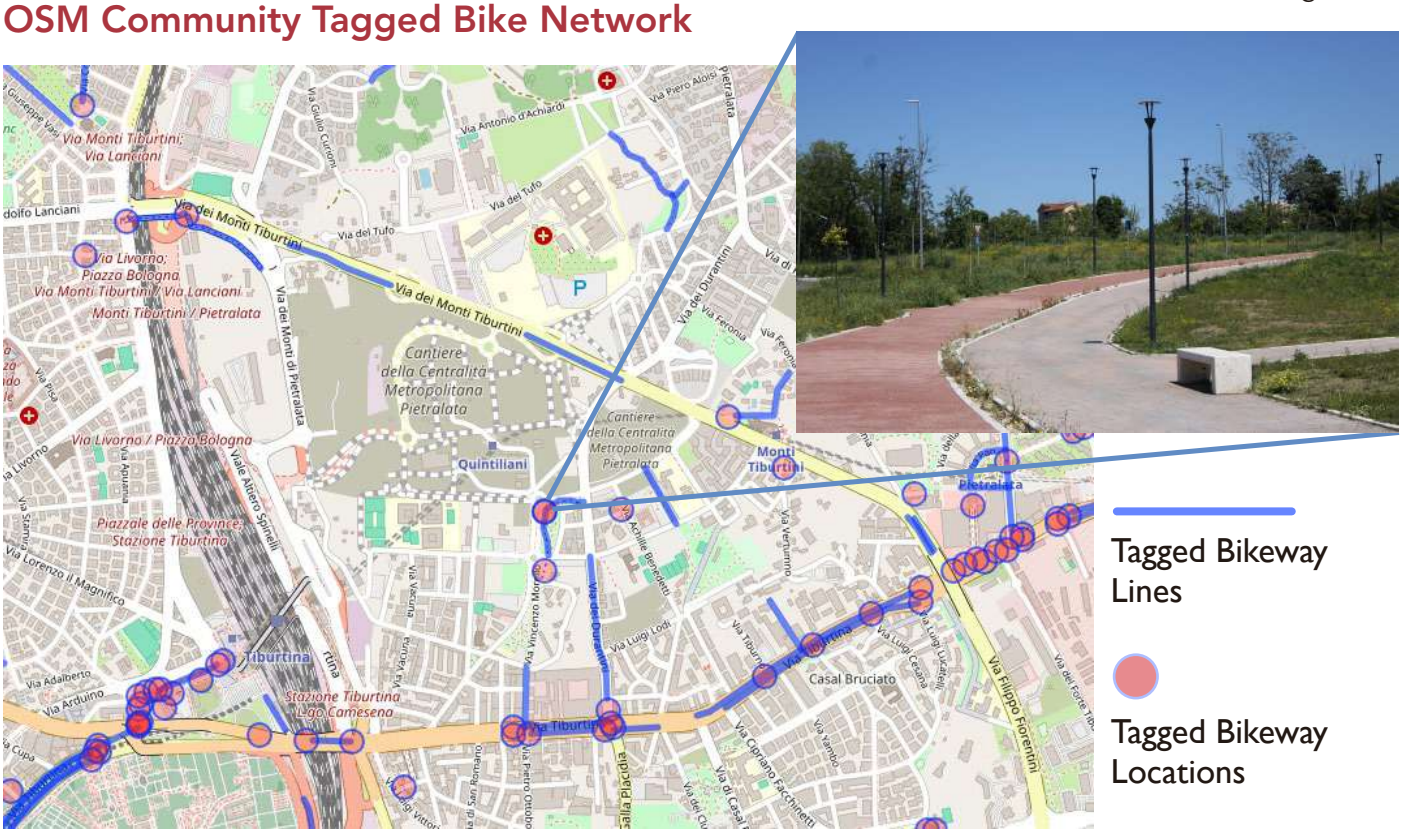


Figure 65

Mobility Takeaways

Monti di Pietralata offers strong general access to regional trains, Metro B, and buses, but significant localized gaps remain. Quintiliani station is underutilized due to its isolated location in undeveloped land, while the rail tracks create an "urban edge" that hinders bus connectivity to eastern Tiburtina. The most significant mobility deficit, however, is the lack of cycling infrastructure.

4.2 | Road Network

How we Surveyed the Streets

We also conducted a comprehensive street survey of every road in the neighborhood. Following the aforementioned process, each street was identified and numbered from 1-22 and added to a spreadsheet with various categories of information: street name, street type (primary, secondary, or tertiary), presence of sidewalks, maintenance level (ranked from 1-4), traffic intensity (ranked from 1-4), presence of on-street parking, number of lanes (from 1-8), and mode of transportation. Additionally, we also collected notes regarding the level of greenery present along the road. This excluded the greenery found in surrounding built and unbuilt areas along the road and focused on the streetscape itself. Lastly, for the mode of transportation, we focused on cars, buses, and bikes only if a dedicated bike lane was present. For references to the level of maintenance as we observed, please see figures 67-70. Our detailed spreadsheet containing the full building, unbuilt areas, and street survey information can be found in the appendix.

Levels of Maintenance



Level 1

Figure 67

Level 2



Figure 68



Level 3

Figure 69

Level 4



Figure 70

Road Intensity & Maintenance

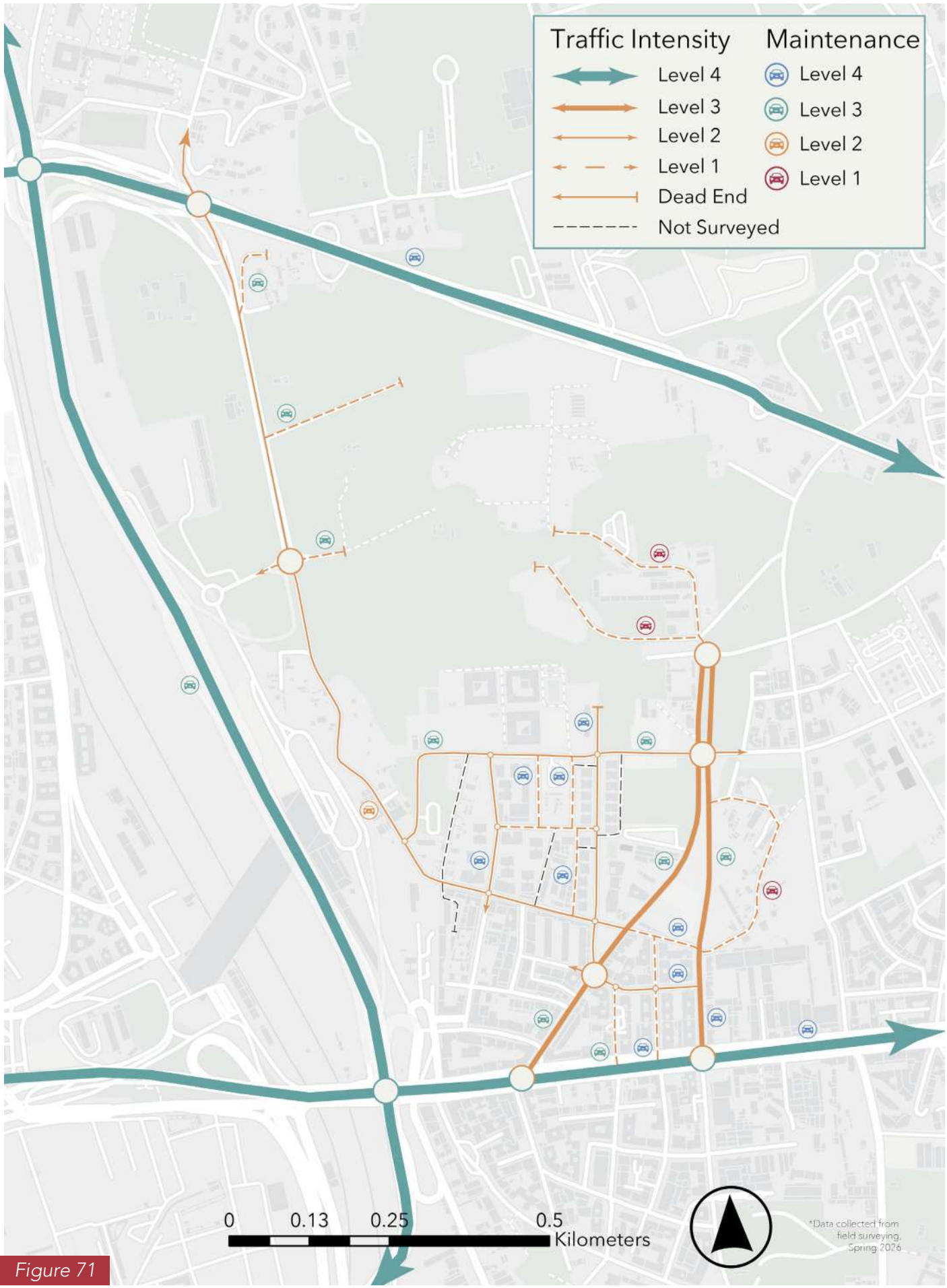


Figure 71

4.2 | Road Network

Traffic Connections and Road Capacity

Via Tiburtina borders our site from the South, and Via dei Monti Tiburtini from the North. Via Tiburtina is one of the oldest roads in the city, originally built in 286 B.C., and today it links Monti di Pietralata to the city center and the outer eastern suburbs. Both of these are arterial roads, but Via Tiburtina has much more building frontage access, on-street parking, and bus infrastructre. On the other hand, Via dei Monti Tiburtini (still partially under construction), had higher perceived vehicle speed, no on-street parking, and is situated between undeveloped land to the South and the Sandro Pertini Hospital to the North. Via Duranti aligns with the Eastern boundary of our site, but the main collector road that serves the Monti di Pietralata neighborhood to connect drivers to these arterials is Via delle Cave di Pietralata. We've done technical analysis of Via Tiburtina and Via delle Cave di Pietralata through 2D street sections. Via delle Cave has two sections, one at Largo Beltramelli, and the other further north by Parco della Rambla, where it meets with Via Vincenzo Morello at the Municipio IV Rambla roundabout.



Neighborhood Arterial:

Via Tiburtina

Figure 72



Neighborhood Collector:

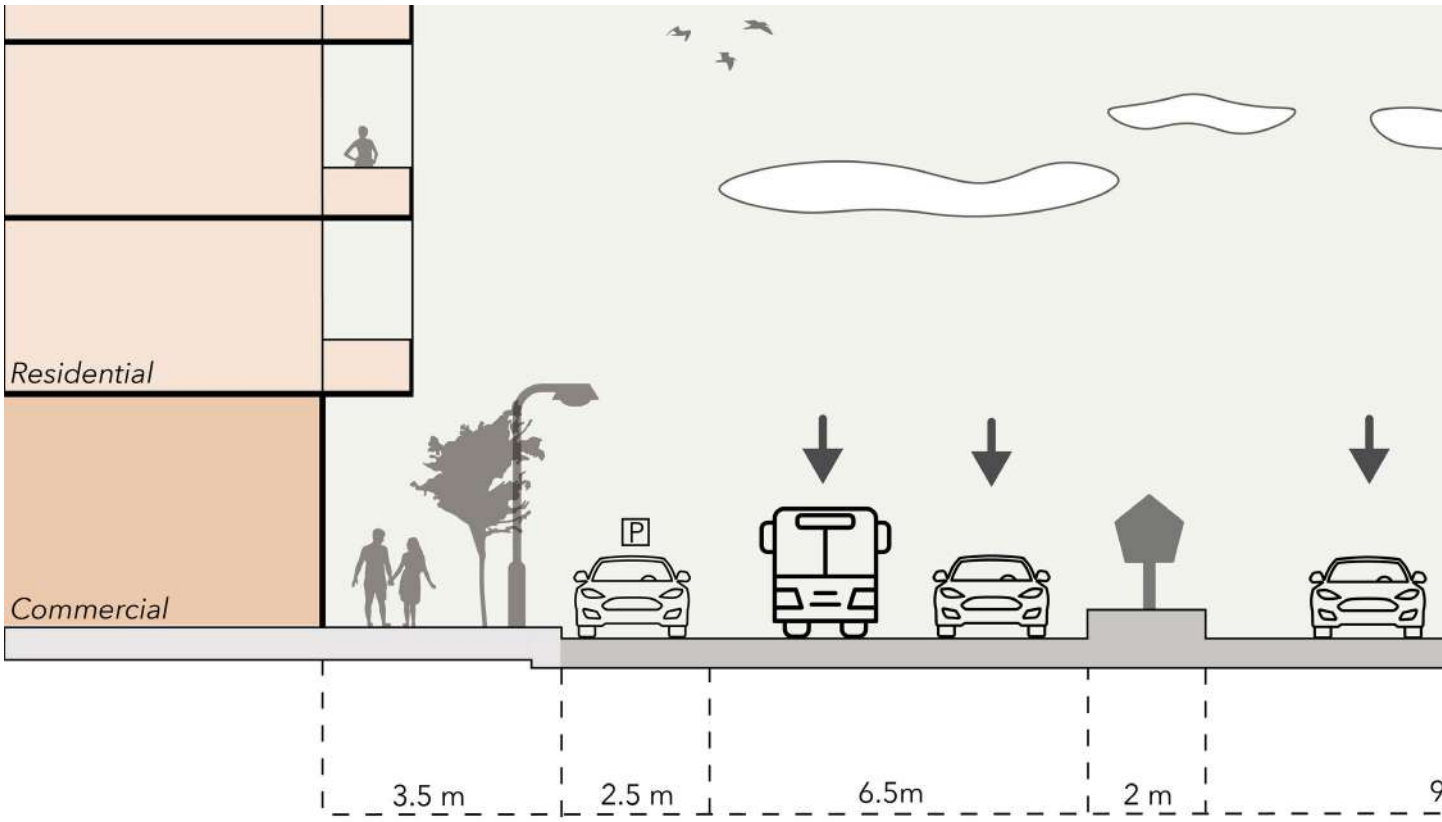
Via delle Cave di Pietralata

Figure 73

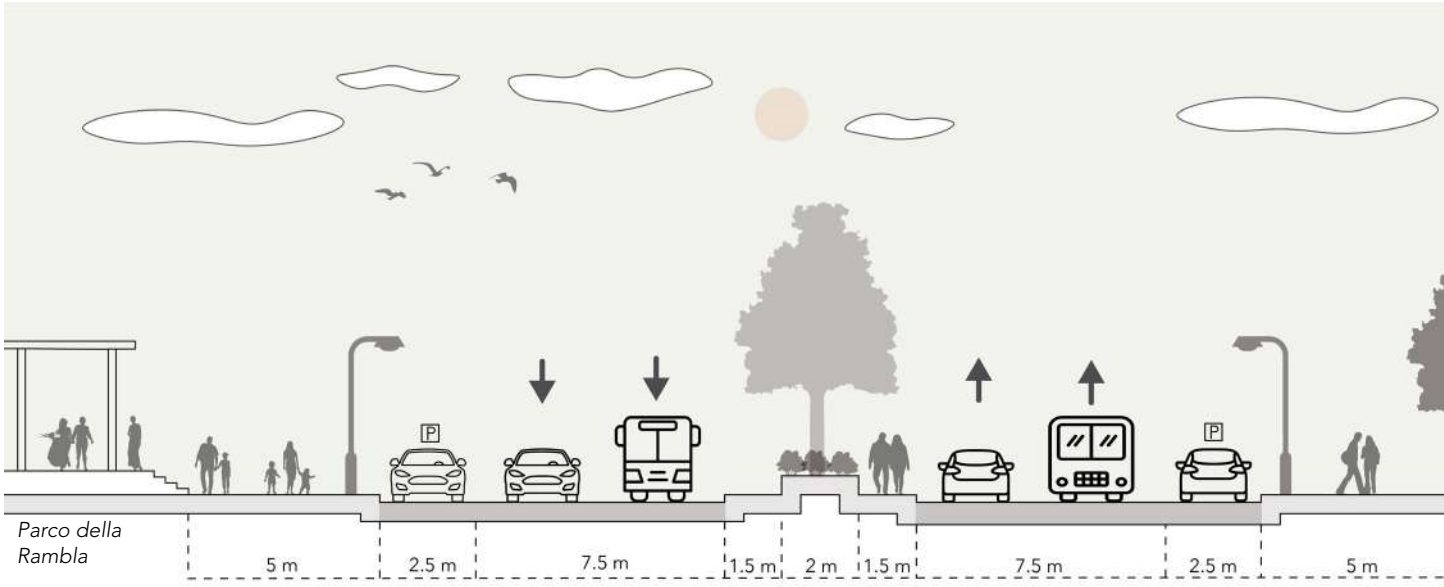
Internally, the street network is sparse and low-capacity, dominated by Level 1 and Level 2 roads with limited through-connectivity, numerous dead ends, and inconsistent sidewalk coverage. Via delle Cave di Pietralata functions as the sole meaningful collector linking neighborhood traffic to the bounding arterials, creating a bottleneck vulnerability. Although volume is too low for us to perceive any capacity issues onsite, the limited road capacity is a critical concern given the proposed AS Roma stadium and Sapienza developments to the North. Adjacent to these development sites, Via dei Monti Tiburtini is being renovated in order to reduce vehicular traffic for game days and allow ambulances to pass.

4.2 | Road Network

Via Tiburtina (facing East)



Via delle Cave di Pietralata (facing North, joined with Via Vincenzo



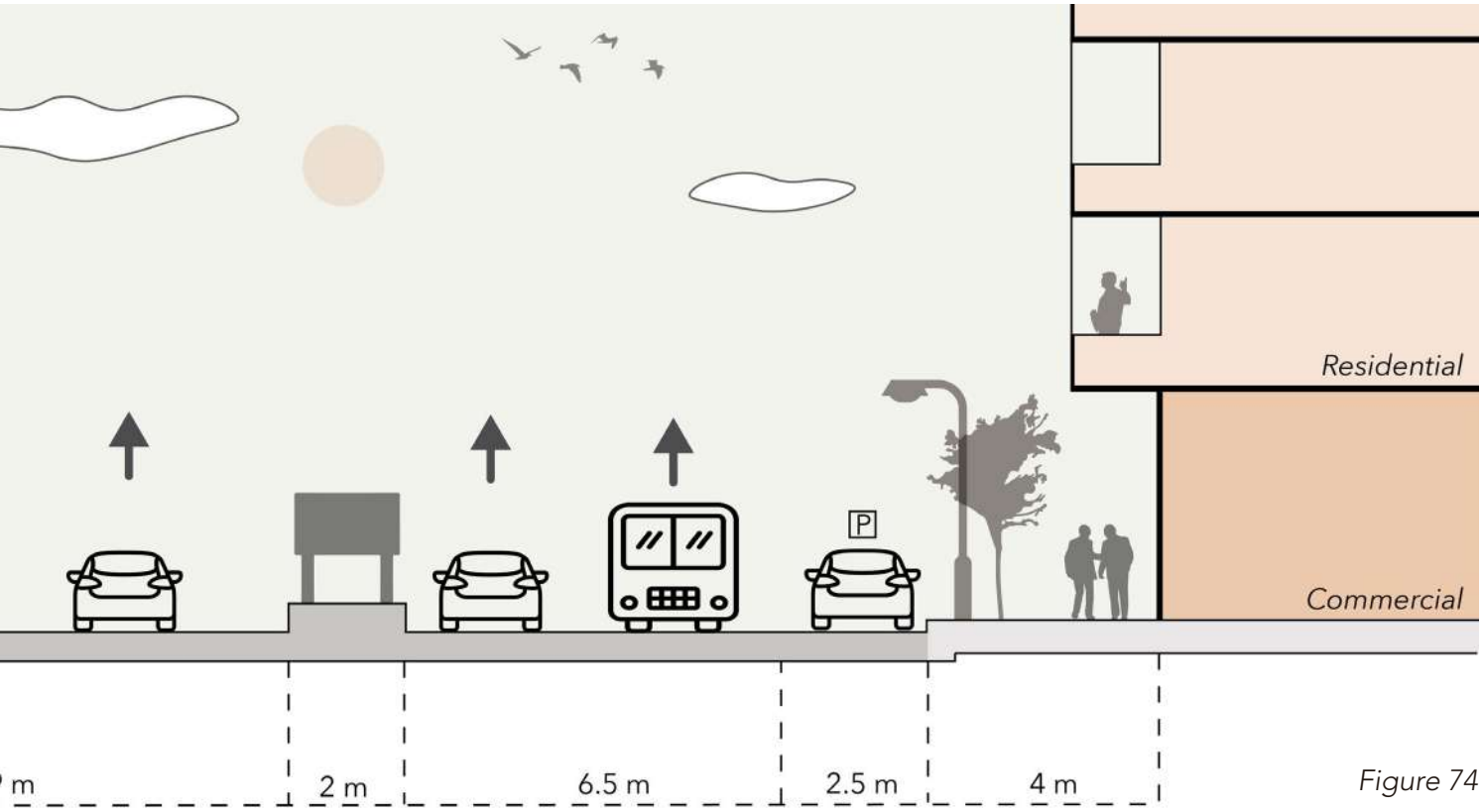


Figure 74

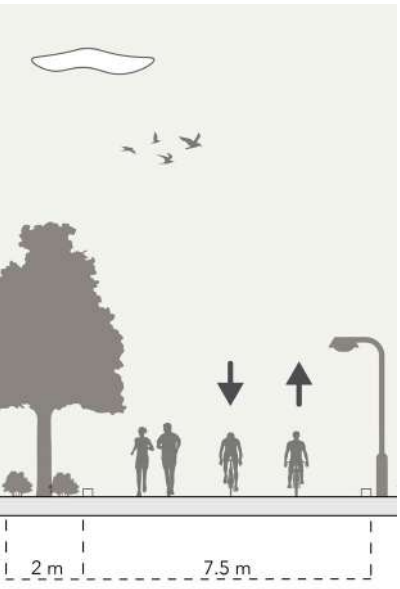


Figure 75

Via delle Cave di Pietralata (facing North)

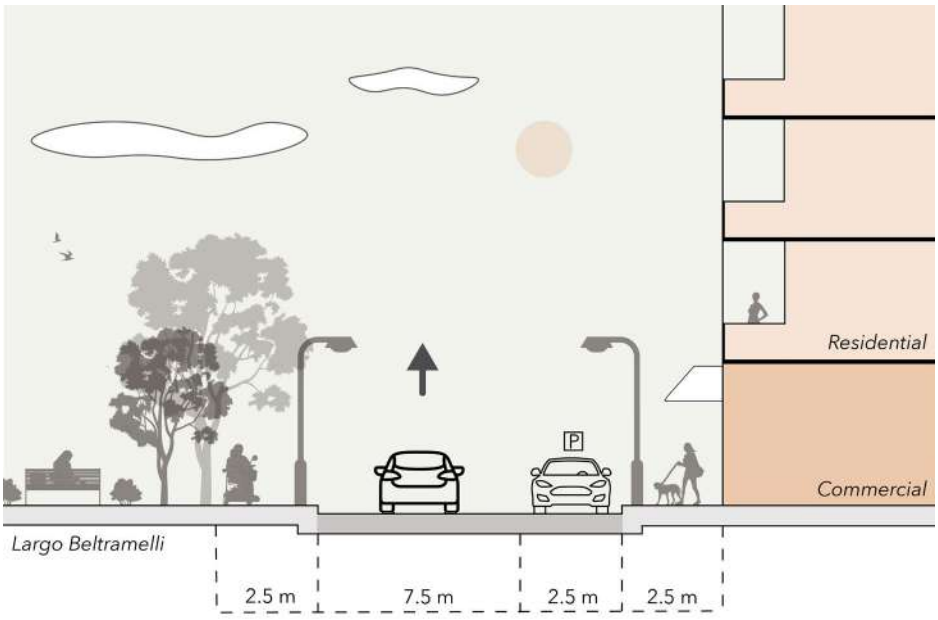


Figure 76

Community Assets & Social Nodes

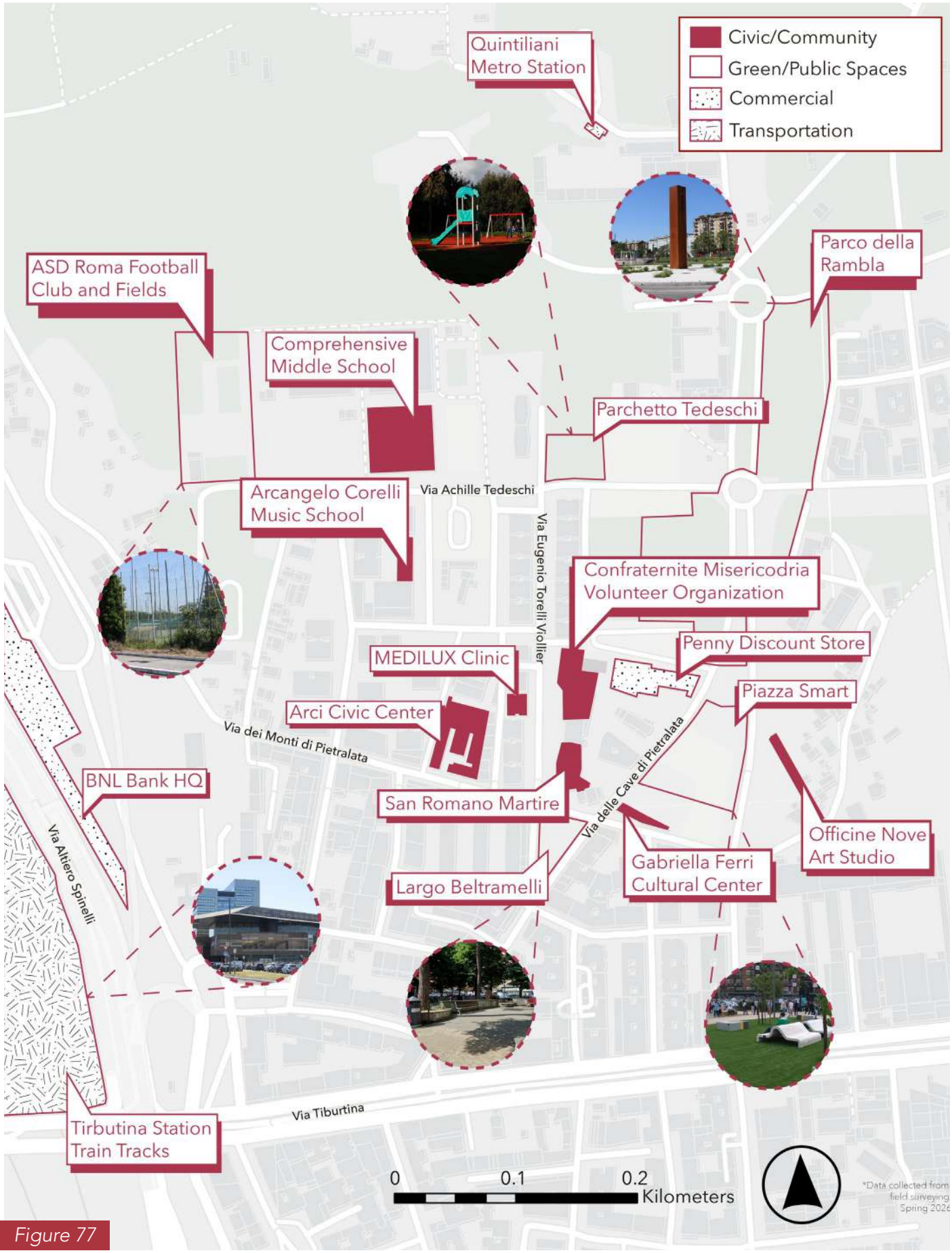


Figure 77

4.3 | Places of Solidarity

Strongest Activity

San Romano Martire is the undisputed anchor of community life in Monti di Pietralata. The church organizes weekly food drives, coordinates with Caritas to deliver meals provides emergency transportation and accessibility aid, and hosts youth programming including boy scouts and teaching opportunities.

Largo Beltramelli, directly adjacent, serves as the neighborhood's most active public gathering space. The comprehensive middle school and the Arcangelo Corelli Music School (130 students) provide daily institutional activity and youth programming.

The Confraternite Misericordia volunteer organization (an independent civil protection body first activated during COVID-19) adds a layer of emergency and health-related support. The recently inaugurated Parco della Rambla and its surrounding bike path and playground have begun to draw families to the eastern edge of the neighborhood.



Figure 78

Weakest Activity

Two spaces that appear as civic anchors on the map function quite differently in reality. The Gabriella Ferri Cultural Center sees minimal regular community programming and has mainly served as a venue for occasional municipal presentations, while the Arci Civic Center is a national headquarters location, meaning that their operations aren't orientated toward local residents. Interviews confirmed a poor relationship between Arci and the neighborhood.

The northern area of the study area around Quintiliani station remains largely devoid of community assets or programming, with Piazza Smart (built in 2022) already falling into disrepair. The ASD Roma Football Club fields exist on the neighborhood's periphery, but we did not observe much activity from the club.



Figure 79

Takeaways

Community solidarity in Monti di Pietralata is heavily concentrated around faith-based volunteerism and informal networks centered on San Romano Martire, with formal civic institutions largely failing to fill the gaps. Assets cluster in the southern half of the neighborhood while the north remains underserved, creating an uneven social geography.

Mapping Types of Non-Built Areas

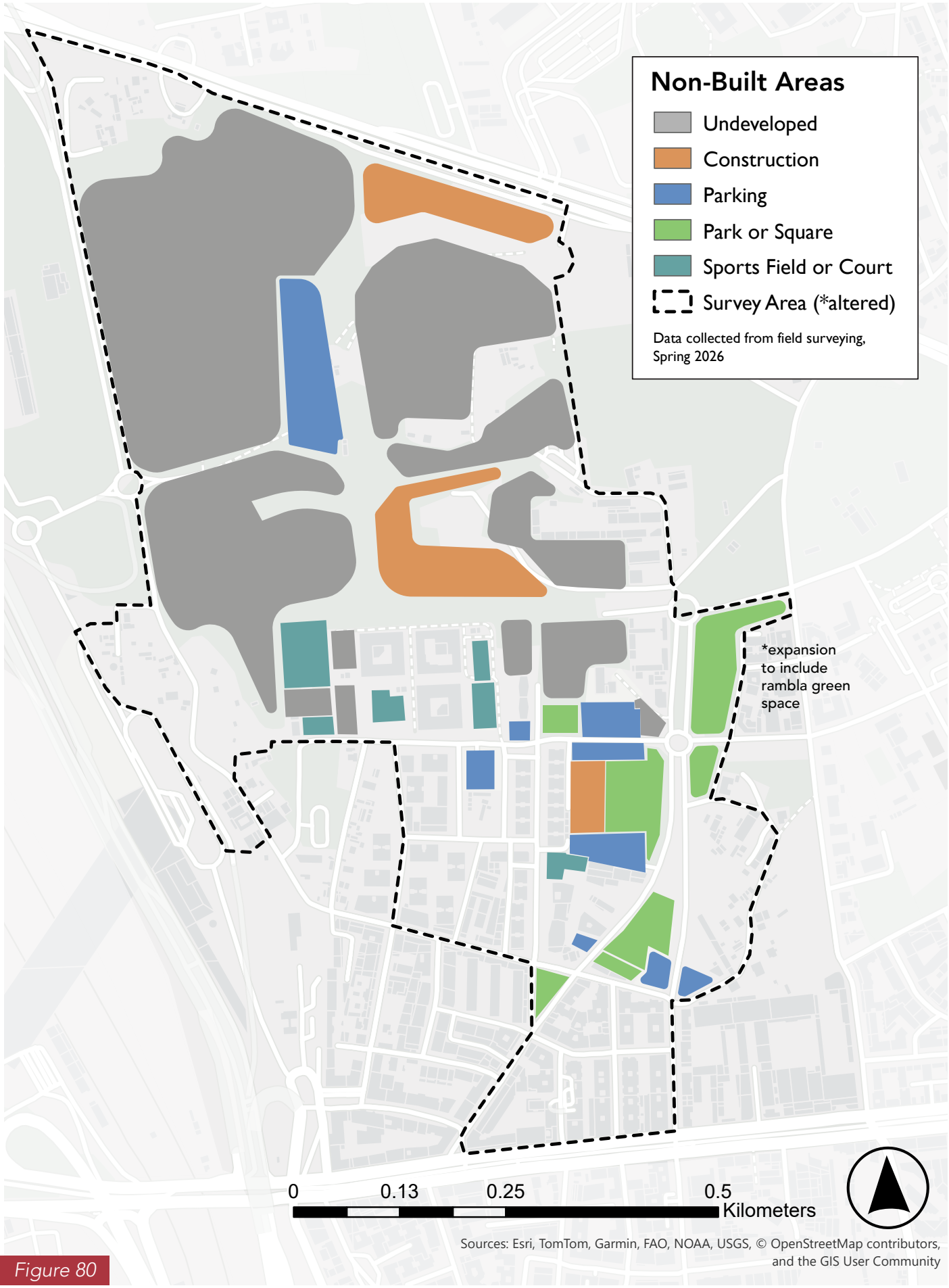


Figure 80

4.4 | Open Space & Non-Built Areas

Survey Methods

In addition to the buildings, the unbuilt areas of the neighborhood were also surveyed. Each unbuilt area identified within the neighborhood was numbered from 1-36 and a spreadsheet containing different categories to be evaluated for each area was created. The categories included the area name and usage (undeveloped, construction, parking, park or square, or sports court or field), the level of maintenance (ranked from 1-4), level of greenery (ranked from 0-4), its level of usage (ranked 1-4), whether the space is publicly accessible, and general notes regarding the space and its greenery. After the survey, permeability rankings were tightened through three surface type (hardscape, natural softscape, or a mix of both) in ArcGIS, and level of activity (ranked 1-4) was the last metric added. This ranking is a consensus of how utilized the space was (either by private users with access, or the public), roughly averaged across all of our seven site visits.

Typology by Area

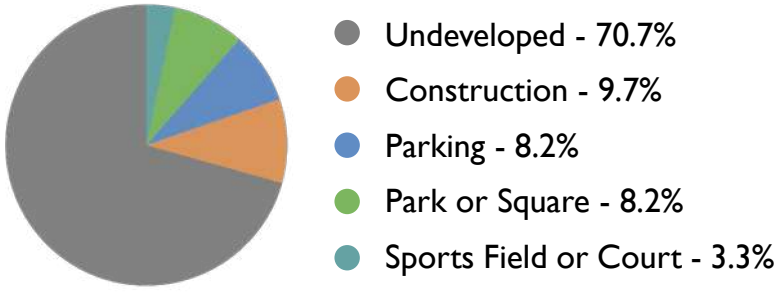
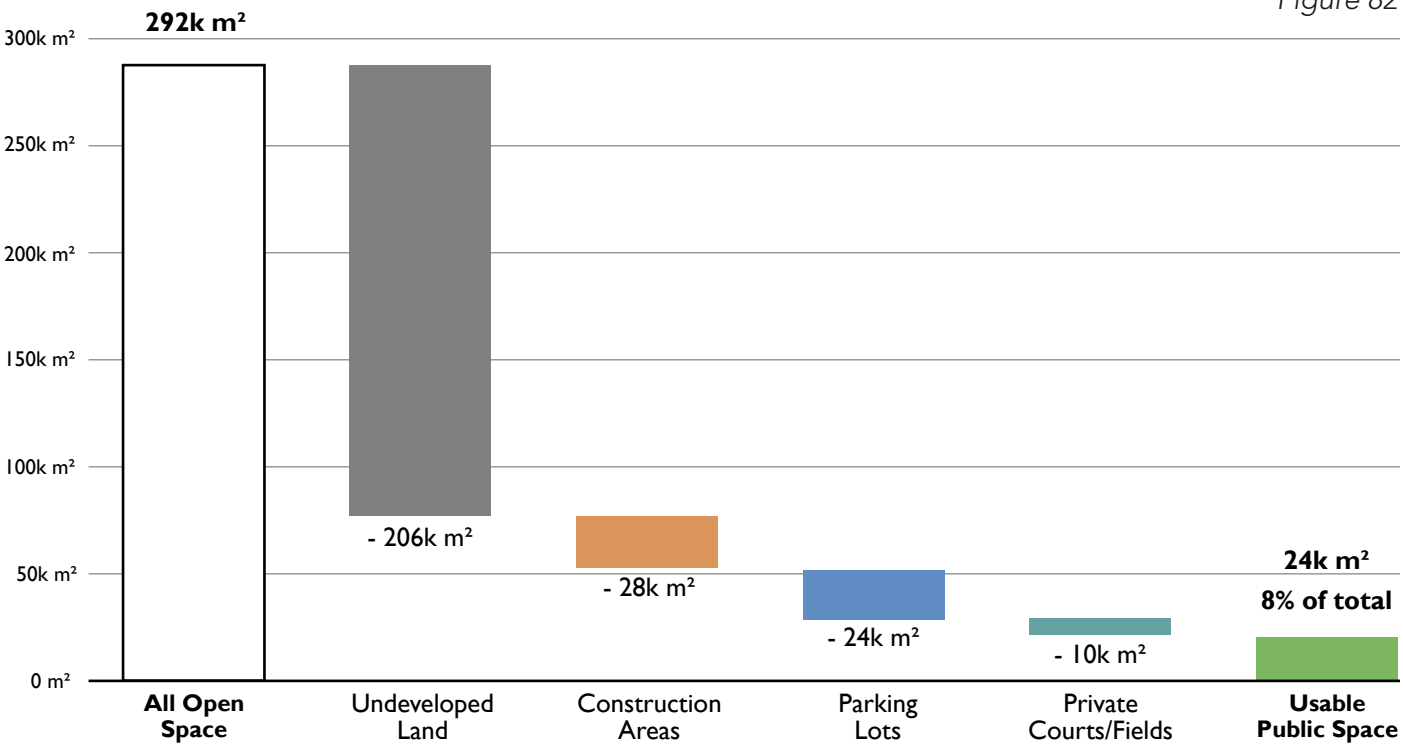


Figure 81

The square area for each space was also collected by drawing approximate polygons in ArcGIS. Note that our survey area for non-built areas was slightly expanded to include the rambla bikeway and green space. For specific references to maintenance, see figures 84-87, and for surface types see 91-93. Our full survey data can be found in the appendix.

From Open Space to Usable Public Space

Figure 82



4.4 | Open Space & Non-Built Areas

Maintenance Gaps

Maintenance across non-built areas in Monti di Pietralata shows a range of care. The average score is 2.89 out of 4, but there is a correlation between the use and maintenance. Almost all of the best-maintained areas are either privately managed (such as the church courts, ASD Roman Club soccer field, and Gabriella Ferri community space) or are used to serve vehicles, rather than being true public social spaces. The exceptions are the Parco della Rambla bikeway area and Largo Beltramelli (both scoring a 4), which are the result of direct municipal investment. However, the other part of the rambla park has poor maintenance, with trash buildup on the grass and water features that are not flowing, dirty, and also contain garbage. Is design to be blamed for maintenance trouble, or if the bikeway area is being prioritized over the playground and plaza? Piazza Smart has had the worst maintenance of any public social space, with a broken kiosk, deteriorating surfaces, and overgrowth.

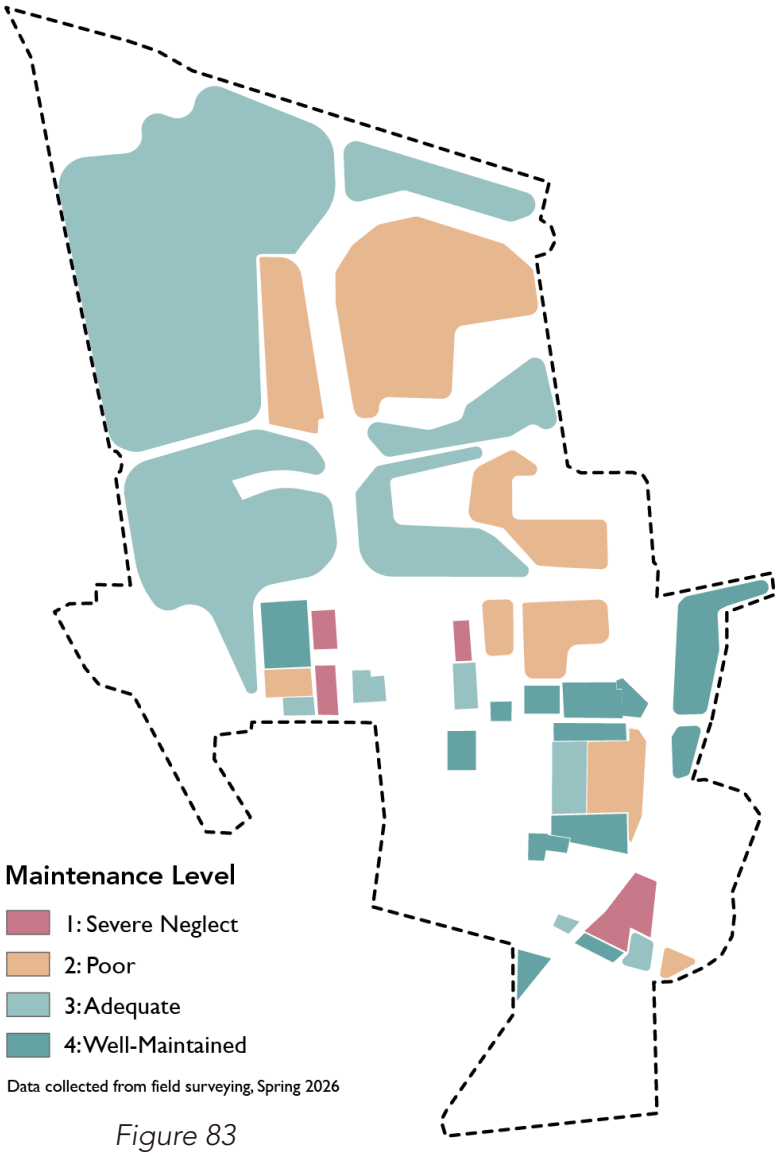


Figure 83

Level 1



Figure 84

Level 2



Figure 85

Level 3



Figure 86

Level 4



Figure 87

4.4 | Open Space & Non-Built Areas

Comparing Accessibility & Activity Levels

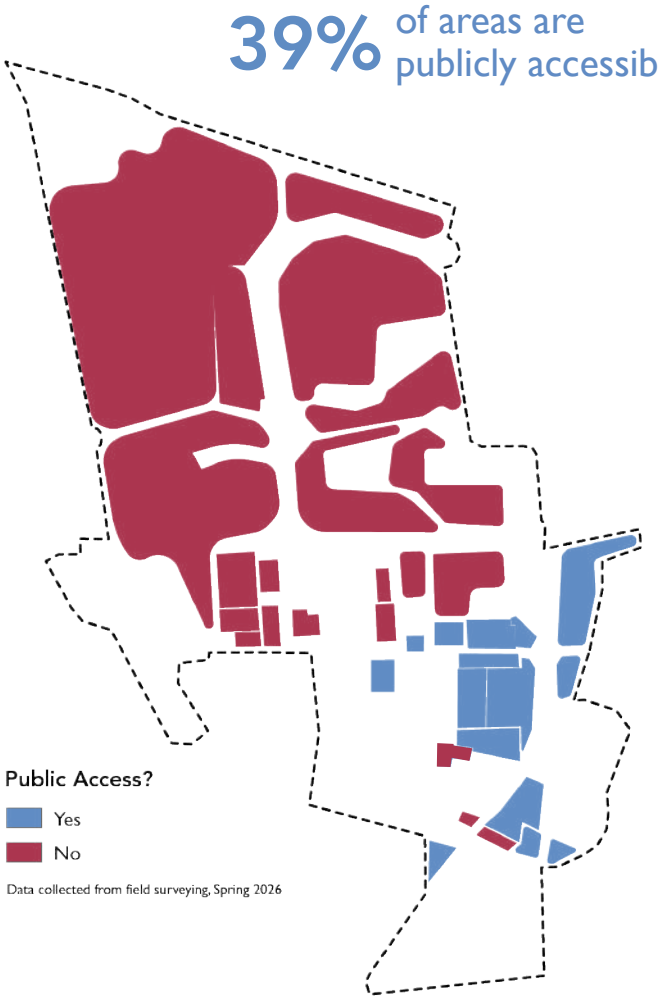


Figure 88

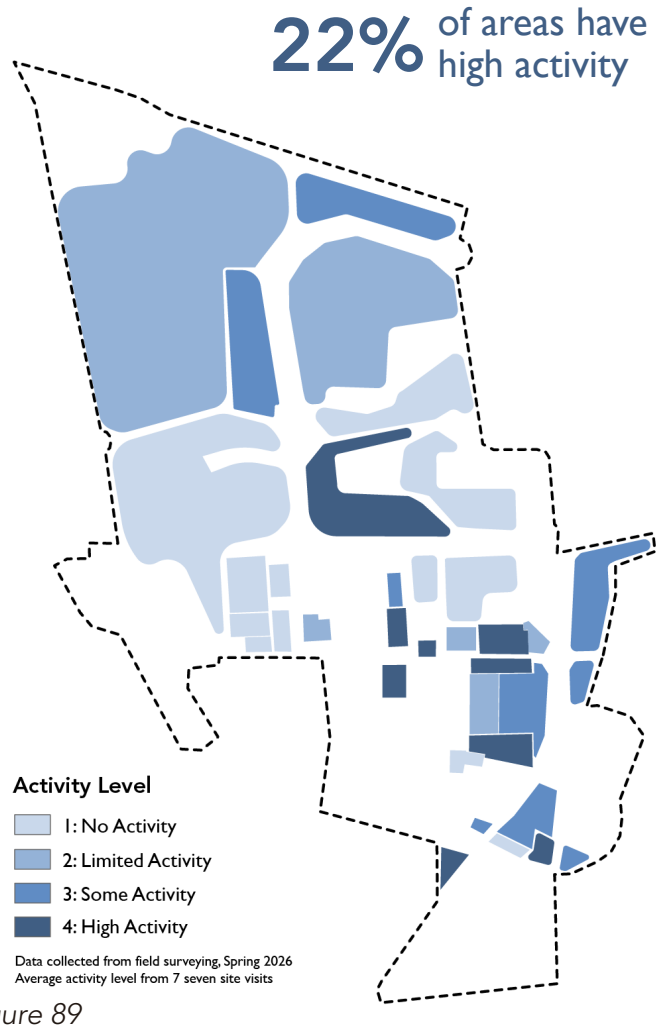


Figure 89

Of the 36 surveyed non-built areas, less than half (39%) are publicly accessible. When weighted by area, this number drops further to just 12.5%, showing the inaccessibility of the larger Northern half of the neighborhood. Every one of the nine areas that scored a 4 in activity level is publicly accessible, besides the active Sapienza housing construction site. However, seven of these remaining eight areas are parking lots, implying a maintenance emphasis on vehicle-serving spaces. The only accessible, non-parking lot space with a level 4 activity is Largo Beltramelli, the heart of the community. Activity, just like maintenance, seems to be centered around surface lots.

Another observation involves sports and recreation: all six courts and fields in the neighborhood are fenced within school or church complexes with zero public access, meaning that Monti di Pietralata has no publicly accessible sports infrastructure (despite having nearly 9,600 m² of it). Parks are much more accessible. Six of seven are open to the public, the exception being the Ferri open space). Largo Beltramelli, piazza smart, and both areas of the rambla park development all have pedestrian activity, despite a wide range in maintenance levels.

4.4 | Open Space & Non-Built Areas

Surface Permeability by Type

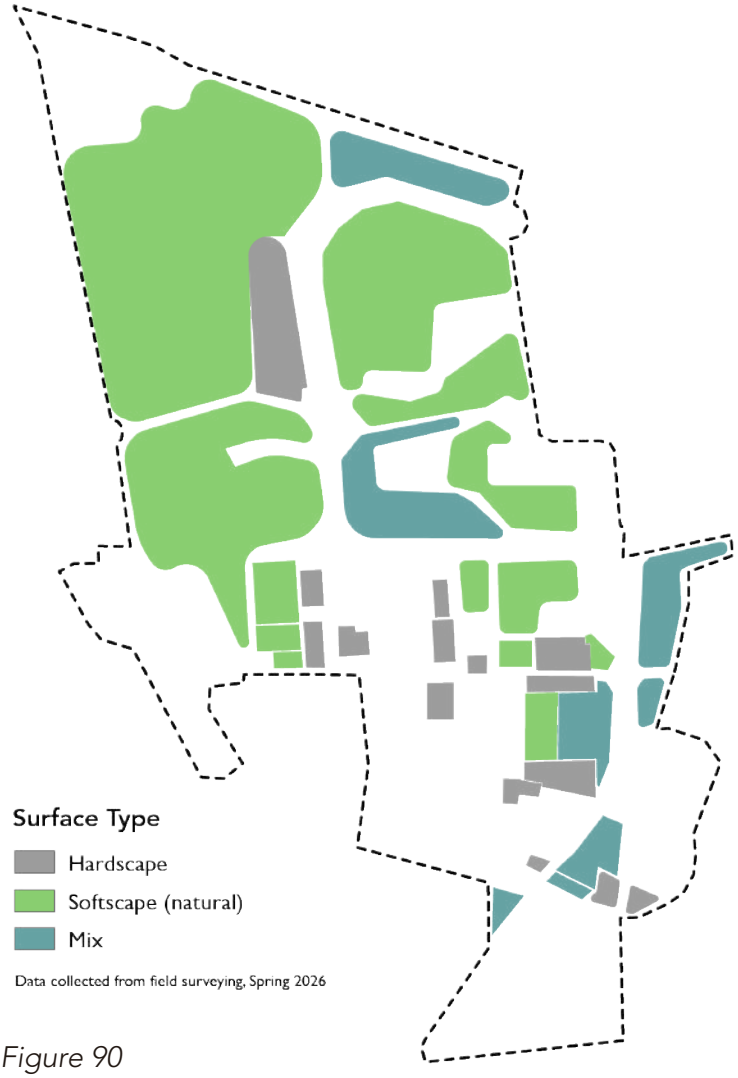


Figure 90

Hardscape



Figure 91

Softscape (natural)



Figure 92

Mix



Figure 93

Surface conditions across the 36 non-built areas split roughly into thirds: 15 areas are fully hardscaped, 13 are predominantly pervious or natural ground, and 8 are mixed. As expected, all of the parking lots are hardscape, and same with the four sports courts. Predominantly softscape areas include all the undeveloped areas, and the two soccer fields. The rest of the spaces, which are open community spaces and the two construction sites, have a combination of hardscape and softscape.

The picture changes dramatically when viewed by area. Pervious surfaces account for 213,408 m² (73.1% of all non-built land), mixed surfaces for 47,235 m² (16.2%), and full hardscape for just 31,257 m² (10.7%). This is because the vast undeveloped tracts in the north are almost entirely natural ground. Despite this strong ratio of pervious ground, most of it is undeveloped and inaccessible.

4.4 | Open Space & Non-Built Areas

Open Space Takeaways

The Paradox of Plenty

Monti di Pietralata has nearly 30 hectares of non-built land, yet only 12.5% of it (36,483 m²) can be accessed by the public. The greenest and largest spaces are the ones that no one can enter. Of the ~260,000 m² of softscape or mixed-surface open space, only 9.3% is publicly accessible. Meanwhile, the spaces with the most daily foot traffic (parking lots, Largo Beltramelli, the school hardtop) are almost entirely paved. The result is a neighborhood where green space and usable space are almost inversed: low activity areas are abundantly green, while the places people actually gather are small, hardscaped, and overworked.

Limited Recreational Access & Car-Centric Maintenance

All six courts and fields in the neighborhood (nearly 9,600 m² of sports infrastructure) are fenced within school or church compounds and have zero public access, leaving Monti di Pietralata without a single publicly accessible recreational facility. Parking lots average the highest activity of any developed space type (3.22 out of 4) and the highest maintenance (3.33), with 7 of 9 openly accessible. Maintenance is high for lots, but not solely because of activity. Piazza Smart, one of the most consistently used public spaces in the area, scores a 1 in maintenance with broken furnishings and deteriorating surfaces.

Largo Beltramelli as the Undisputed Neighborhood Center

Largo Beltramelli is the only non-built area in the entire survey to score a 4 in both maintenance and activity, and with an area of just 1,273 m², it is doing so in a remarkably compact footprint. Achored by the San Romano Martire church and popular ground-floor shops, it functions as the social heart of the neighborhood and is the primary gathering space for elderly residents and families. Its greenery score of 2 reflects its hardscape-dominant piazza design, but the presence of planters and trees allow the area to be shaded. There is also a small playground and newspaper kiosk.

Ramble Bikeway as Development Proof of Concept

The Rambla Bikeway and Gym complex is the clearest evidence that well-designed, well-maintained public investment generates sustained community use. Our data shows it is the largest and highest-performing park in the neighborhood. This success is not just about the space itself, but about what the rambla development as a whole is attracting around it. The €7.48 million Centro di Eccellenza for disability services is under construction directly behind the Rambla Piazza, while the €5.2 million Casa delle Famiglie for vulnerable families is being built across the street of the bikeway. These are two major publicly funded social service investments deliberately siting themselves adjacent to the neighborhood's best public open space, suggesting a synergy between quality open space and socially oriented development.


CONVENIENZA CA

Building Landscape & Real Estate

5

Figure 94

5.1 | Building Typologies

Building Survey Methodology

In our second and third site visits, we conducted a comprehensive building survey and observational analysis of the study area. We divided our into different census tracts that clearly outlined each individual building within the neighborhood. Each building was then numbered from 1-113.

Different categories of the physical characteristics of the buildings were listed in a spreadsheet to be completed while on site. These categories included the number of floors, number of ground floor commercial stores, maintenance level (ranked from 1-5), surface material, color, as well as miscellaneous notes. For references to the level of maintenance as observed by the team, please see figures 109-113 for example images of each determined level.



Figure 95



Figure 96

The survey also collected building typology, which varied between the categories of Informal, Villino, Single Unit, Palazinna, Intensivi, and Istituzionale, as well as the building use, which included Mixed-Use, Cultural and Religious, Educational, Residential, Commercial, Abandoned, and Barracks and Storage. Lastly, we also recorded and estimated the number of residential units per building.

The Gross Residential Floor Area (GRFA) was calculated using the Floor Area of the building multiplied by the number of Residential Floors. The GFRA was then divided by the Average Unit Size to determine the number of residential units per building. The Average Unit Size varied between 70 square meters to 130 square meters, depending on the building typology.

113

Total buildings surveyed in our area

6

Different types of buildings within Monti di Pietralata

132

Approximate total of ground-floor shops and stores across all surveyed buildings

5.1 | Building Typologies

An Area of Informality & Intensivi Buildings

Monti di Pietralata was born in the 1930s and 40s as one of Rome's 12 official borgata suburbs, built to resettle families displaced by Mussolini's demolitions in the city center. Those original self-built structures of brick, concrete, and corrugated metal still make up nearly half of all buildings by count but only about 5% of the total square footage. The real transformation came in the late 1960s and 70s when large intensivi blocks went up along Via Tiburtina and nearby. These buildings now account for over three quarters of the neighborhood's built area despite being fewer than 20% of structures by count.

What stands out is the near absence of the palazzine, 3-to-5-story buildings that typically define Rome's postwar periphery. With only 5 palazzine in the entire study area, Monti di Pietralata essentially jumped from informal settlement straight to high-rise housing, skipping incremental growth.

Commercial space in the neighborhood is thin, roughly 10% of total floor area, and almost entirely tucked into the ground floors of the big mixed-use intensivi. The rest of the institutional buildings are the school buildings, but note that one of them is abandoned. The Penny grocery store is the only real exception. The informal settlements in the northern half are home to some of the area's most vulnerable residents, as they sit directly on the stadium site and face the most direct displacement risk.

Typology by Count

By Number of Individual Buildings

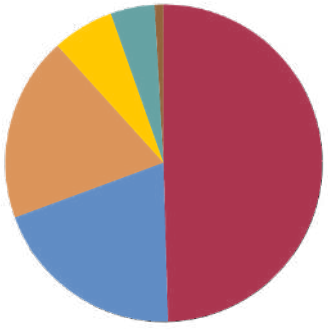


Figure 97

- Informal (55): 49.5%
- Institutional (22) - 19.8%
- Intensivo (21) - 18.9%
- Single Unit House (7) - 6.3%
- Palazzina (5) - 4.5%
- Villino (1) - 0.9%

Typology by Area

By Square Meters

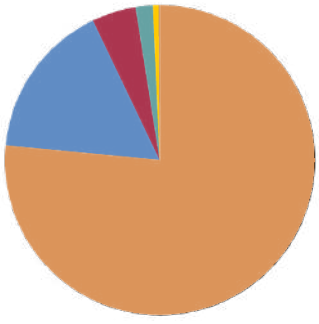


Figure 98

- Intensivo - 76.5%
- Institutional - 16.4%
- Informal - 4.6%
- Palazzina - 1.8%
- Single Unit House - 0.6%
- Villino - 0.1%

5.1 | Building Typologies

Understanding Italian Building Types



Figure 99

Intensivo



An intensivo is a high-rise residential building (8+ floors) where apartments share a central staircase. Most of them in our area were built as postwar public social housing (late 1960s - 1970s), the rest private.



Figure 100

Institutional



Institutional buildings serve non-residential functions, such as schools, churches, and civic administration, and public facilities. Most in our area date back to the late 1980s - early 2000s.



Figure 101

Informal



Small-scale, self-built structures originally constructed by residents who populated the borgata, dating to the 1935–1940s era when the area was used to house people displaced by Mussolini's demolitions in the city center.



Figure 102

Palazzina



A 3-to-5-story residential building, often with ground-floor retail, featuring balconies, flat roofs, and minimal ornamentation. Minimal representation in our area.



Figure 103

Single Unit House



A standalone single-family dwelling, 1-3 stories. The most typical example is the yellow house by the San Romano Martire which houses the community priest.



Figure 104

Villino



A low-rise detached or semi-detached residential building, typically 2–3 stories, representing the lowest-density housing type in our study area. Only one exists in our study area.

Mapping Building Typologies

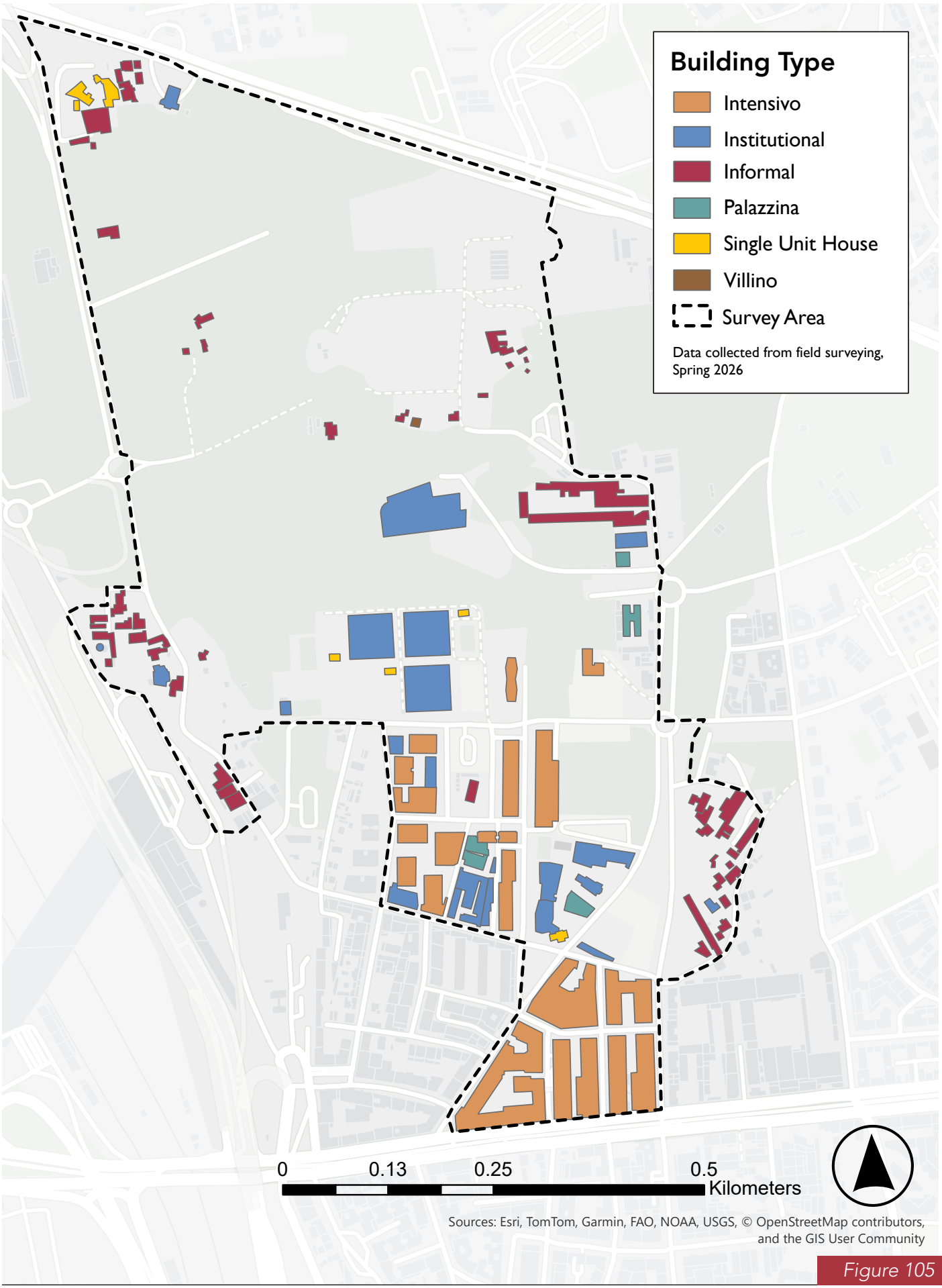


Figure 105

Land Use by Buildings

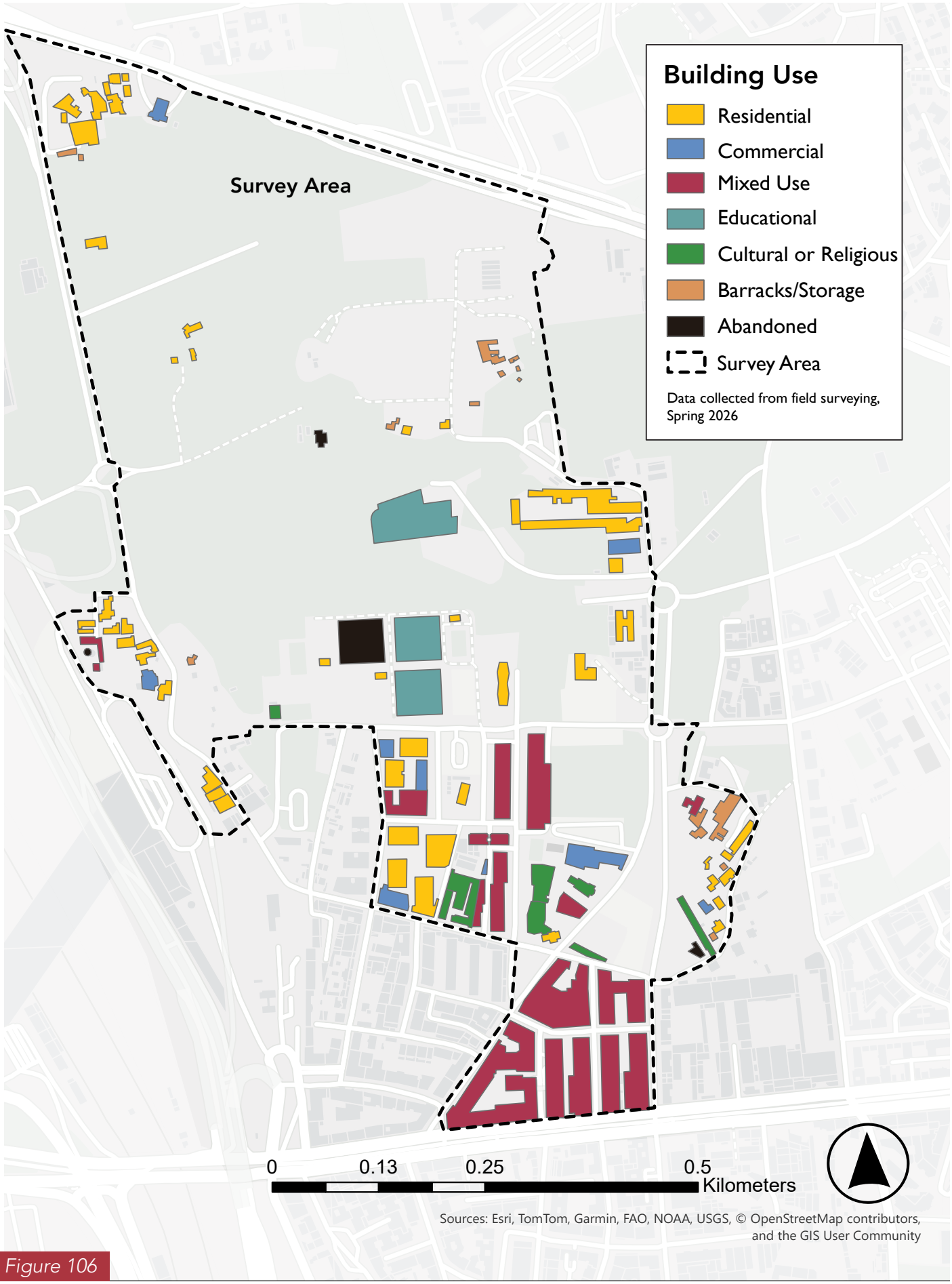


Figure 106

5.2 | Land Use & Building Conditions

A Mix of Building Uses

Residential use dominates Monti di Pietralata, making up 74% of all built area. But use isn't distributed evenly. Three quarters of all residential floor area actually comes from the 18 mixed-use buildings, not from the 52 purely residential ones. This means that a handful of large intensivi blocks along Via Tiburtina and Largo Beltramelli hold the bulk of the neighborhood's population, while dozens of smaller residential structures (many of them informal) contribute relatively little floor area.

Mixed-use buildings account for just 16% of structures by count, but they are doing most of the heavy lifting in terms of both housing and commerce. The fifteen barracks and storage buildings (13.5% by count) makes up less than 1% of total square footage. Nearly all of these are remnants of the original informal settlement, small sheds and structures that have outlived their original purpose.

The cultural and religious buildings, including the San Romano Martire church, the Ferri community center, and the ARCI spaces, cluster almost entirely around Largo Beltramelli, reinforcing its role as the neighborhood's main social node. Education makes up about 11% of built area across three school buildings, though one of them sits abandoned. A tension could develop between the high-profile institutional investment happening nearby at the Sapienza Technopole and the neglect of existing local facilities.

Use by Count

By Number of Individual Buildings

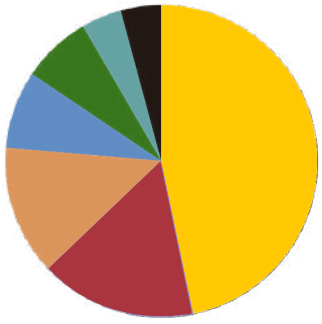


Figure 107

- Residential (52) - 46.8%
- Mixed Use (18) - 16.2%
- Barracks/Storage (15) - 13.5%
- Commercial (9) - 8.1%
- Cultural/Religious (8) - 7.2%
- Educational (3) - 3.2%
- Abandoned (3) - 3.2%

Use by Area

By Square Meters

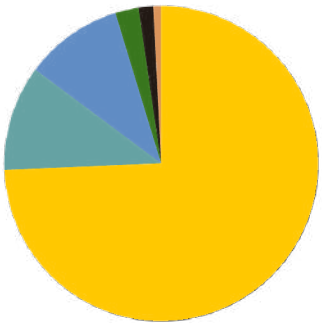


Figure 108

- Residential - 74.1%
  75% from mixed use
  25% from solely res.
- Educational - 10.8%
- Commercial - 10.1%
- Cultural/Religious - 2.4%
- Abandoned - 1.5%
- Barracks/Storage - 0.8%

5.2 | Land Use & Building Conditions

Level 1: Very Poor



Figure 109

Level 2: Poor



Figure 110

2.7

Average condition level across all buildings

Level 3: Fair



Figure 111

Level 4: Good



Figure 112

43%

Of buildings scored below a 3 (poor or very poor condition)

Level 5: Excellent



Figure 113

Who Lives in What Condition?

We rated all the buildings we were able to access, for condition on a scale of 1 to 5. This came out to to 91 buildings with an average condition score of 2.7. While only 24% of buildings (22) scored a 4 or above, 43% (39) scored a 1 or 2.

However, this picture improves when weighted by residents, as 58% of all residential units are in buildings rated 4 or 5. The other buildings with maintenance issues tended to be small informal structures with few residents living in them. Informal buildings averaged just 1.89 out of 5, and 81% scored below a 3.

Institutional buildings sit in the middle at 3.30 average. A notable outlier is the abandoned school building which was scored a 1. This stands in stark contrast to the Ferri community center and nearby institutional buildings around Largo Beltramelli, which scored 4s and 5s.

Building Conditions (1 to 5)



Figure 114

5.3 | Housing Market & Property Value

Sources and Methods of Data Collection

To understand the current housing market in Monti di Pietralata, we drew on two complementary data sources.The first was the Real Estate Market Observatory (Osservatorio del Mercato Immobiliare, or OMI), maintained by the Agenzia delle Entrate, Italy's national revenue agency. OMI publishes semiannual reports that provide standardized market value ranges and rental cost ranges per square meter, broken down by property type (economy residential, standard residential, retail, office) across defined microzones. The data we used comes from OMI Zone D16, Microzone 44 (Pietralata Tiburtino).

It is worth noting that OMI's microzone boundary is slightly larger than our study area, extending east to include the area between Via dei Durantini and the intersection of Via Tiburtina and Via dei Monti Tiburtini (see figures 115-117). We used this data to compare average market values and rental costs in Tiburtino against the rest of Pietralata and Rome's historic center, and to calculate estimated per-shop monthly rents across our surveyed buildings.

The second source was Immobiliare.it, Italy's largest real estate listings platform. We manually collected data on all available rental and for-sale listings within our study area boundaries (78 total listings) by using custom geographic boundaries and reviewing every individual listing. We use this sample as representative of a market that, in reality, is probably larger than what Immobiliare.it lists on their website. The combination of the two sources allowed us to compare institutional estimates against actual market activity and identify where the neighborhood sits within Rome's broader housing market.

Historic Center



Figure 115

Monti di Pietralata



Figure 116

Broader Pietralata



Figure 117

5.3 | Housing Market & Property Values

Southern Concentration of Housing Units

Of the 113 buildings surveyed in Monti di Pietralata, 35 contain estimated residential units, which total approximately 3,900 units across the neighborhood. The distribution is overwhelmingly dominated by Intensivi buildings, which account for 21 of those 35 residential buildings and hold 3,810 units (97.7% of the entire housing stock).

Within the Intensivi category, the mean building holds roughly 181 units while the median sits lower at 136, indicating a rightward skew driven by a few very large buildings. The range is wide, spanning from 29 units in the smallest Intensivi to 721 in the largest (Building 1, the large mixed-use block along Via Tiburtina). 42.9% of residential buildings contain 30 or fewer units, while only 8 buildings (22.9%) exceed 200 units. There is a clear pattern that a small number of large blocks and Intensivi buildings near Via Tiburtina house the vast majority of residents.

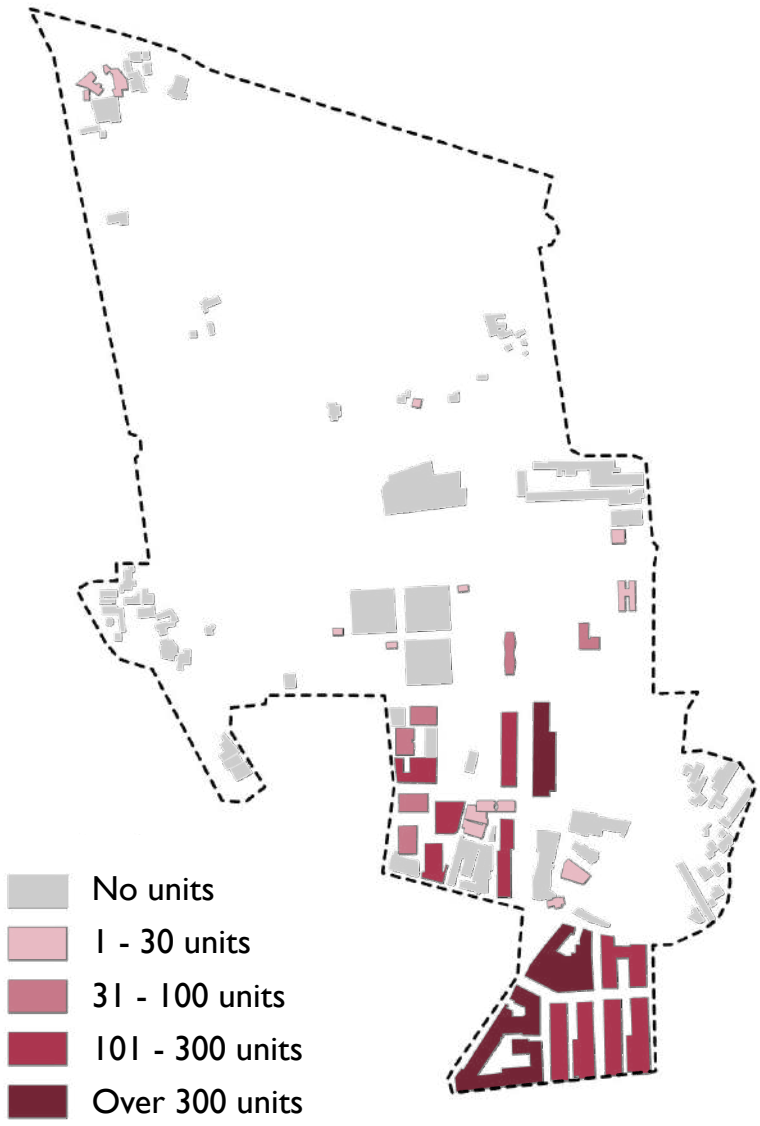
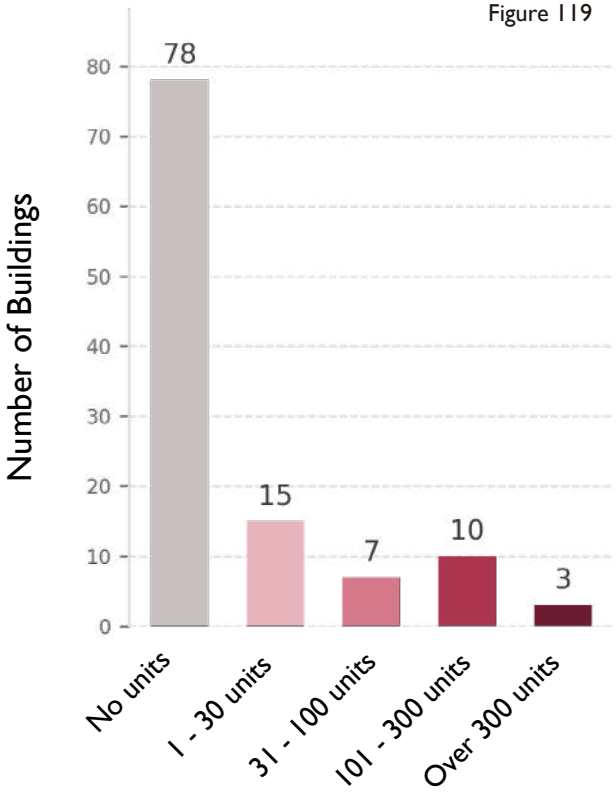


Figure 118

Figure 119



107

Estimated average number of units per residential building

5.3 | Housing Market & Property Values

Market Value Across Neighborhoods

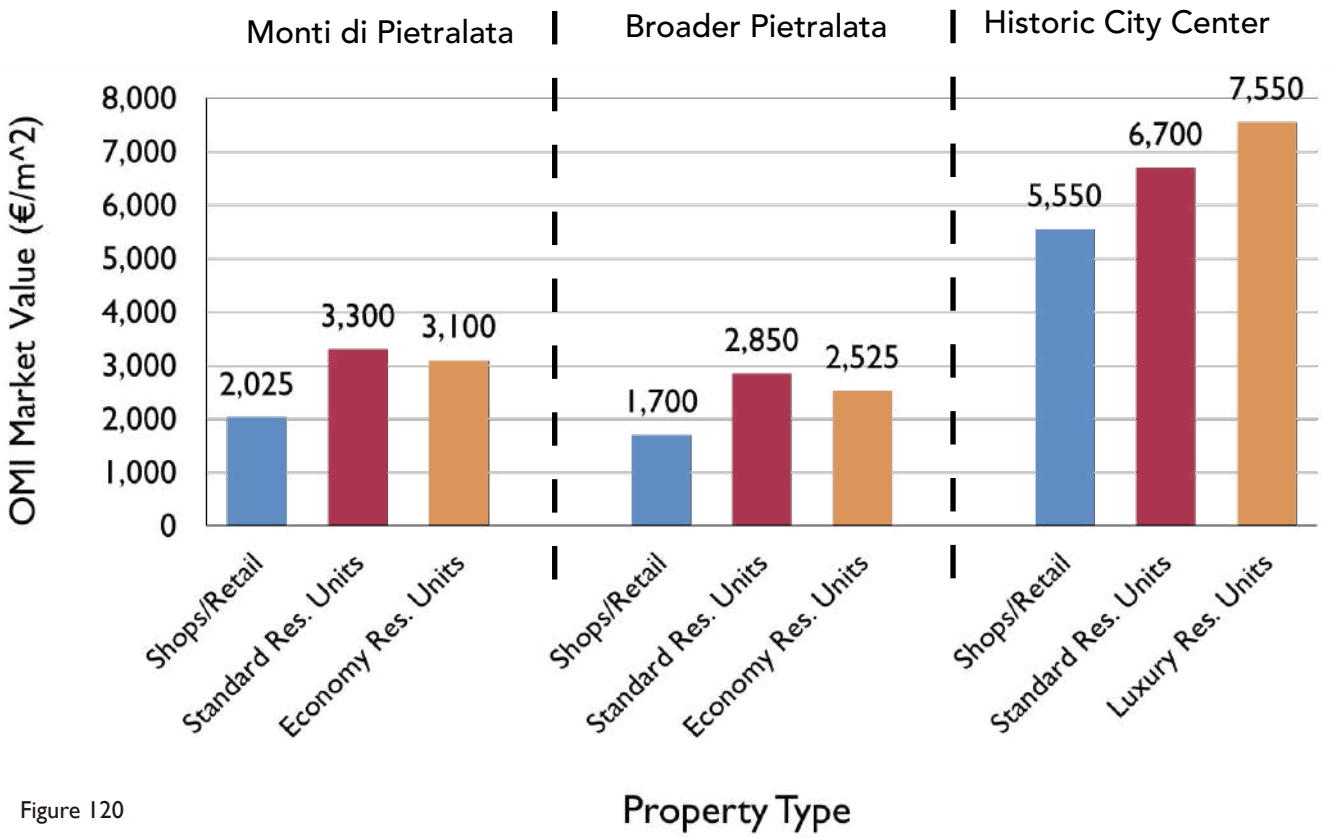


Figure 120

Average Rental Rates Across Neighborhoods

Figure 119

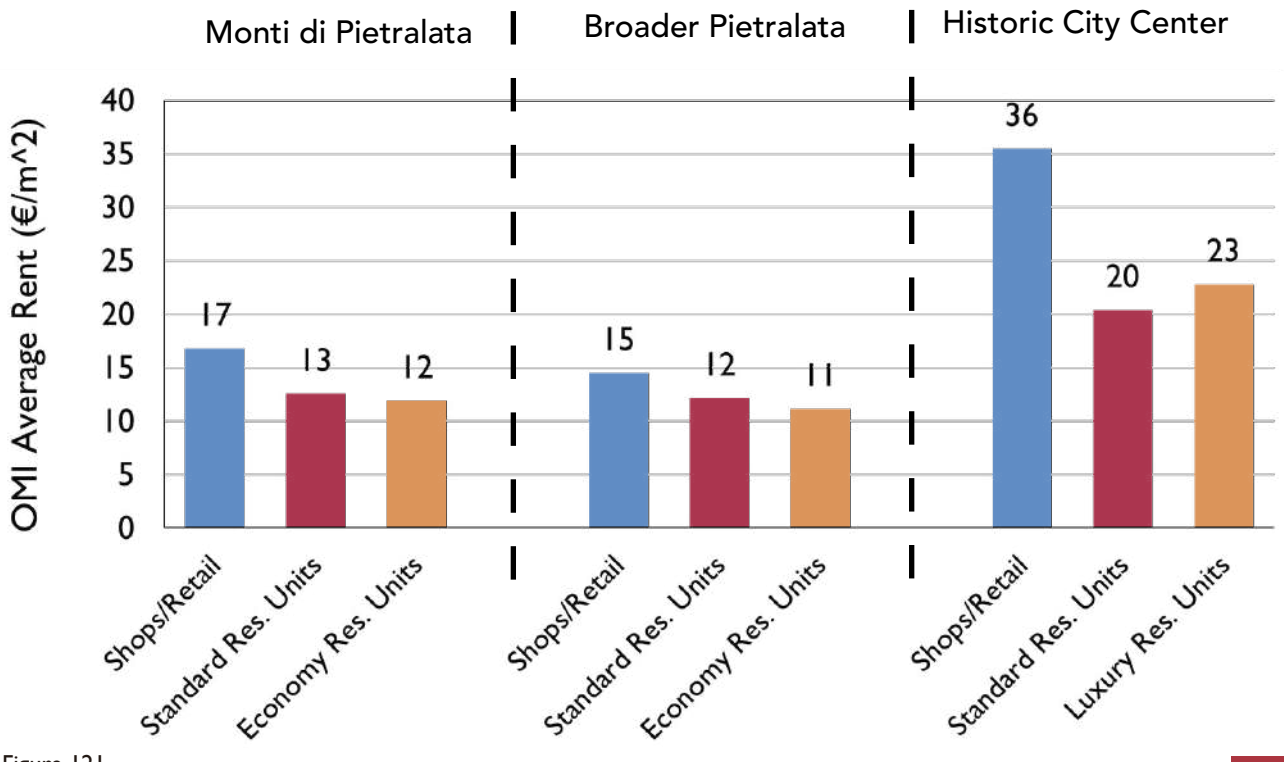


Figure 121

5.3 | Housing Market & Property Values

Periphal Market Value and Rental Prices

OMI data reveals a clear three-tier hierarchy in Rome's real estate market. Monti di Pietralata sits slightly above the broader Pietralata Quartiere XXI zone in both rents and market value, but is still significantly more affordable than the historic city center. In market value, Monti di Pietralata commands a modest 15 to 20% premium in market value and rental price, which could reflect the study area's proximity to Via Tiburtina and Tiburtina Station, providing commercial activity and transit access that the rest of Quartiere XXI lacks.

In terms of rent, the similarity indicates that the two zones likely serve a largely overlapping tenant pool and offer comparably affordable housing However, both areas are dwarfed by the historic center, showing the dominance of economic activity in Rome's center. The center does not even track an economy residential category, signaling that its price floor exceeds the ceiling in Pietralata entirely.

It's also interesting to note that for all areas, residential market value is slightly higher than commercial value, but the opposite is true for average rent. This inversion likely reflects that residential value captures long-term asset appreciation, while commercial rents are priced against immediate revenue potential and foot traffic. The overall picture positions Monti di Pietralata as slightly less affordable than surrounding Pietralata but still firmly peripheral in Rome's broader real estate hierarchy.

Sale Type & Bedroom Breakdown

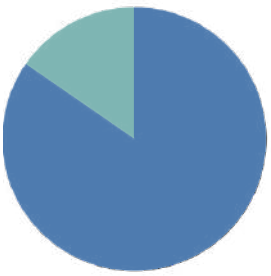


Figure 122

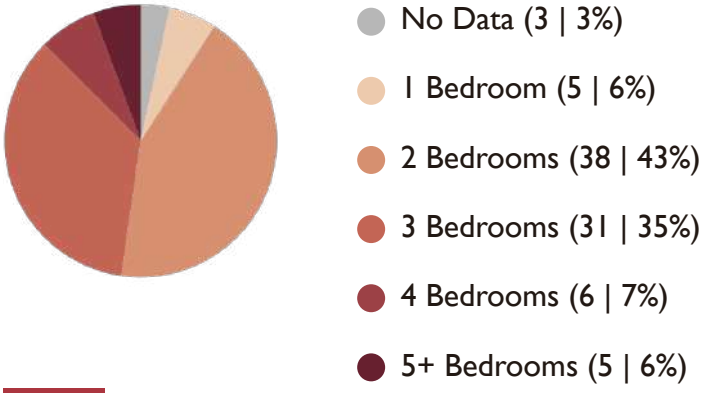


Figure 123



Figure 124

5.3 | Housing Market & Property Values

Pricing Histogram (Homes for Sale)

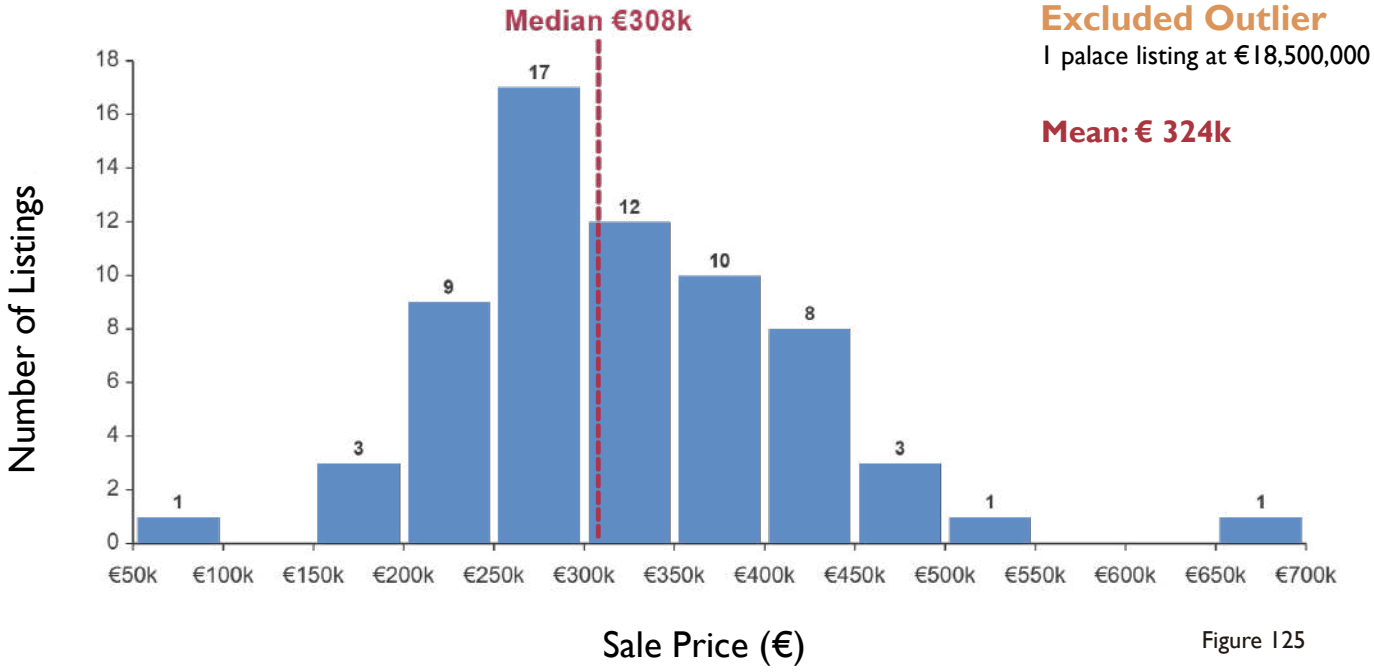


Figure 125

A Narrow Supply Focused on Ownership

Immobiliare.it data for Monti di Pietralata reveals a housing market that is small and heavily skewed toward sales over rentals. Of the 78 total listings within the study area boundary, 66 (85%) are homes for sale and only 12 (15%) are available for rent. Nearly all listings are apartments, and the bedroom breakdown reflects a dominance of mid-size units: 2-bedroom apartments make up 43% of listings and 3-bedrooms account for 35%. This profile aligns with the ISTAT family size data showing an average household of roughly two people, indicating the housing stock is scaled to the demographic it serves. With 3,900 residential units, 78 listings represent roughly 2% of the total stock (as of April 2026).

The pricing distribution further confirms Monti di Pietralata's position as a working- and middle-class housing market. The histogram of sale prices shows a strong cluster between €200,000 and €400,000, with a median of €308,000 and a mean of €324,000. Two outliers exist, a 5 bedroom at a price of €689,000 and a mansion palace going for a whopping €18,500,000. These listings are the primary reason that the mean is higher than the median.

The 85/15 sale-to-rent split should not be read as evidence that Monti di Pietralata is an ownership-dominated market. Rental listings turn over far faster than sales, so they are structurally underrepresented on listing platforms at any given moment. Additionally, Immobiliare.it captures only the formal private market, excluding public housing, informal arrangements, and word-of-mouth rentals. The data is useful for understanding the price range and unit mix that's public on the open market, but it cannot speak to the full tenure composition of the neighborhood or housing affordability for residents outside the private market.

Per-Shop Monthly Rents by Building

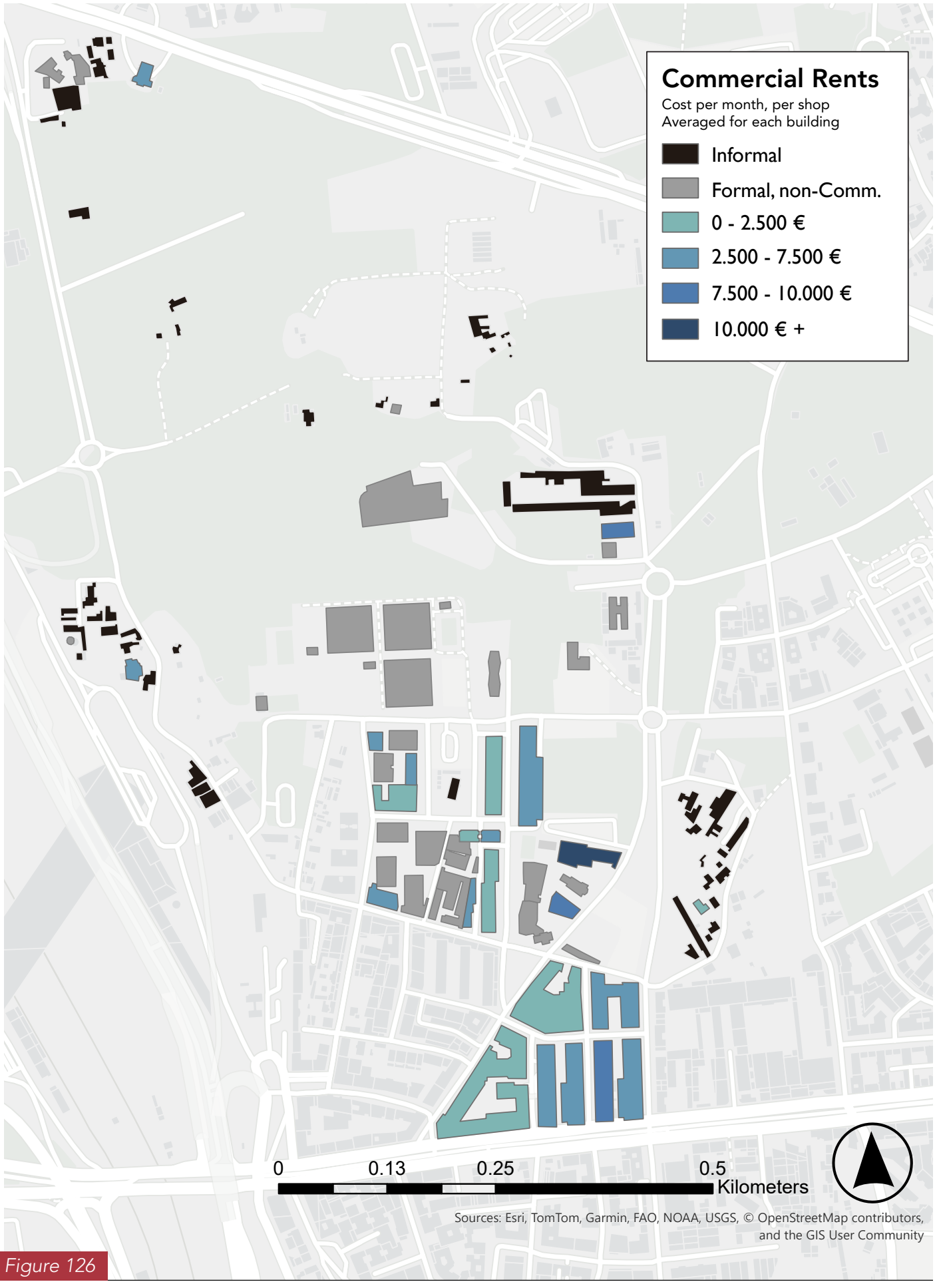


Figure 126

5.4 | Commercial Rent Prices

Methodology

We estimated monthly rent for each commercial shop in Monti di Pietralata (averaged per building) by first taking the building footprint area (in m^2) from the GIS shapefile, which serves as the Retail Gross Floor Area since shops occupy only the ground floor. Unlike the residential methodology, no common-area adjustment is applied because shops are self-contained units.

This area is then multiplied by the OMI negozi rental midpoint of €16.75/m^2/month, derived from the published range of €14.50 - €19.00 for Zone D16. The resulting total monthly rent for the building's retail space is divided by the number of ground-floor shops counted during the on-site building survey, which yields the estimated rent per shop per month.



A Wide Spread of Commercial Rent Prices



Figure 127

Estimated commercial rents across Monti di Pietralata range from roughly €1,700 to over €20,000 per shop per month, a spread far wider than the relatively uniform residential rent distribution. Commercial activity concentrates almost entirely in the southern half of the neighborhood along the Via Tiburtina corridor, where the large mixed-use Intensivi buildings house the majority of ground-floor shops. Most of these buildings fall in the €2,500 to €7,500 range, reflecting moderate-cost storefronts serving everyday needs like food, clothing, barber shops, and health services.

The most significant outlier is the Penny market (Building 14), a standalone commercial structure with an estimated rent of roughly €20,600 per month, more than double the next highest estimate. This reflects its large single-tenant footprint, (OMI rate is applied uniformly per square meter regardless of whether a space is subdivided). Excluding the Penny outlier, the median commercial rent drops to around €4,200 (mean to €4,400), confirming that most commercial spaces in Monti di Pietralata remain relatively affordable.


MAURO NA
LOOK MAK
RINALDI

Community Engagement

6

Figure 128

6.1 | Engagement Methodology

Overview & Cognitive Mapping

What defines a neighborhood if not people? What is Monti di Pietralata without the people who live inside its boundaries? It is this baseline understanding of the value of the individual perspective that makes this community engagement section vital. This process was imperative in our understanding of perceptions of not only Monti di Pietralata, but also of the AS Roma Stadium and other major projects that were planned not never executed. This community engagement section is split into 3 distinct categories: stakeholder interviews, intercept interviews, and cognitive (Lynch) mapping.

Stakeholder interviews were used to understand the perspective of individuals who played a major role in the community or had a unique perspective pertaining to development. Intercept interviews were structured with the intention of understanding the opinion of the general public and the engagement workshop serves to present an example of the government's approach to public engagement.

Cognitive mapping, often referred to as Lynch mapping after urban planner Kevin Lynch, is a technique used to understand how individuals mentally perceive the spaces they inhabit. Interviewees were given a blank sheet of paper and asked to draw a map of their neighborhood from memory, highlighting the places and landmarks they recall most. The maps are not intended to be geographically accurate but rather serve to reveal which elements of the neighborhood hold the most significance to each person.

Stakeholder Interviews

In addition to the intercept interviews, we also conducted several key stakeholder interviews. These were more formalized and scheduled conversations with key members of the community who had pre-existing knowledge of the study area, stadium project, or activism and planning processes within Rome. Each interview consisted of a guiding set of questions but conversations as a whole were free-flowing and natural. We also had printed maps of the neighborhood to help orient the conversation to specific places in the neighborhood. Finally, with permission, we recorded each interview and translated the audio recording.

6.1 | Engagement Methodology

Intercept Interviews

Building upon the survey fieldwork and observations throughout the many site visits, we also conducted a series of intercept interviews. Intercept interviews were quick, systematic, and informal questions asked to people encountered in the neighborhood. These interviews were conversational in nature in order to capture candid perspectives from a cross-section of people in the neighborhood, including long-term residents, commuters, workers, and visitors.

The questions asked during the intercept surveys were structured to learn how people viewed the potential stadium development and the overall sense of community and culture in Monti di Pietralata. We conducted two rounds of intercept interviews, with the second round proceeding with a set of more focused and refined questions. Although the conversation generally flowed fairly naturally, the following were guiding questions that led our discussions:

Guiding Questions: Round 1

What is your connection to this area?

What do you call this neighborhood?

Do you live here? What do you do, and do you work here?

If you could change one thing about this neighborhood, what would it be?

Do you have any sources for learning about new projects and developments in this area?

What is one word you would use to describe this neighborhood?

Guiding Questions: Round 2

How long have you been living here? Why did you choose to live in this neighborhood?

Are there any specific strengths of weaknesses that you can note with regard to the quality of local community services?

What are your general thoughts on the AS Roma stadium development and any potential hopes or concerns?

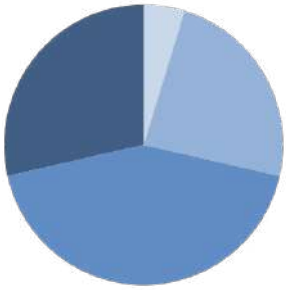
Where do you spend the most time within the neighborhood?

What are your favorite places within the neighborhood?

6.2 | Intercept Interviews

Intercept interviews allow us to gain a firsthand understanding of the thoughts and opinions of the general public in the Monti di Pietralata area. We ended up conducting 14 intercept interviews over the course of two field analysis days. The individuals interviews encompassed a wide range of ages, backgrounds and genders as described in the graphic below. Although it is not possible for our intercept to be a perfect representation of Monti di Pietralata residents, we took great care to make our intercepts as varied as possible to present an diverse representation of the neighborhood. Conversations focused around two major topics: (1) public transportation and neighborhood access and (2) AS Roma Stadium and other development projects.

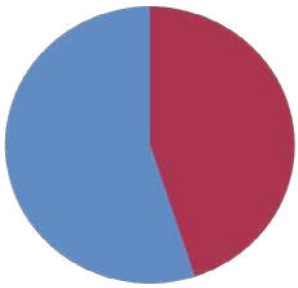
Demographics of Interviewees



Age

- Over 50 (6): 28.6%
- 30-50 (9): 42.9%
- 20-30 (5): 23.8%
- Under 13 (1): 4.8%

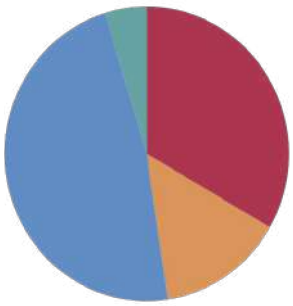
Figure 129



Gender

- Female (11): 55%
- Male (9): 45.0%

Figure 130



Relation to Neighborhood

- Commuter - Work (10): 47.6%
- Resident (7): 33.3%
- Visitor (3): 14.3%
- Commuter - School (1): 4.8%

Figure 131

6.2 | Intercept Interviews

We have outlined 8 notable interviews that greatly shaped our project and understanding of the neighborhood.

1 Dad and Son by Bike Path

The father mentioned he had been a resident of the neighborhood for 20 years. He believes that it was a great place to live due to its access to a range of shops and supermarkets including the Penny up the street. When asked about the Stadium, he replied with accessibility and he felt the current green area was not usable.



Figure 132

2 Older Woman by Community Center



We interacted with an older woman who was with her two friends at the community center behind the community church. She mentioned she was a resident of the area, felt Monti di Pietralata was defined by insecurity, and that the Stadium's green area was not usable.

Figure 133

6.2 | Intercept Interviews

3 Trio of Older Men and Woman



At Largo Beltramelli we approached a trio with two older men and an older woman who stated they were long-term residents Monti di Pietralata. They show appreciation for the area's connectivity and transportation, but believe the stadium will lead to higher prices, laughing that they may need to "go live under a bridge." Their children have already moved from Monti di Pietralata due to high rental costs.

Figure 134

4 Julia

Julia was sitting in Largo Beltramelli when we approached her. She spoke to us in English and mentioned she was a 22-year old college student who commuted to local Sapienza University. Her father owns Pizza Fantasy 3, a shop that we would frequent on our weekly visit, and expressed he was excited about the business the stadium will bring, despite concerns about traffic.

Figure 135



6.2 | Intercept Interviews

5 Older Man in Park



We approached an older resident at Largo Beltramelli who mentioned he was born in Monti di Pietralata. He had lived there for 51 years and enjoyed its people and places. Surprisingly, he stated he was not aware of the development projects occurring in the area, but was not against them once they were explained.

Figure 136

6 Marilena and Gianella

We visited Bliss Cafe and conversed with two baristas, Marilena who had worked there for 2 years and Gianella who had worked there for 7 months. In regards with the new development, they were aware of the new outdoor spaces (park and gym), but only had limited knowledge about the upcoming AS Roma Stadium.

Figure 137



6.2 | Intercept Interviews

7 Andrea and Giada



Andrea and Giada were commuters to Monti di Pietralata who worked in a nearby real estate company and mentioned the area has lots of public/semi-public investment. They stated worries about the potential of rent increases and the rents in the area were already considered high (€500 - €700 per month).

Figure 138

8 Leonardo

Leonardo is a commuter and has been at a music school in Monti di Pietralata for 4 years. As an AS Roma fan, he was very excited about the project and believed it would be good for the neighborhood.



Figure 139

6.2 | Intercept Interviews

We synthesized the information we gathered from our interviews into three major themes that we believe encompass how residents view Monti di Pietralata and its projected development projects.

Minimal Knowledge of Projects

Although most people knew about the AS Roma project, very few were aware of the details and/or the specifics of how it would affect their day-to-day lives. Opinions about the stadium were twofold, with many expressing both excitement and fear simultaneously. Besides the stadium, there was little community knowledge about other nearby developments such as the Technopole or Railway projects.

Mixed Opinions about Stadium Impact

Across the board, long-term residents were especially concerned about the surge in living costs that the stadium will bring, specifically in relation to increasing rent. On the other hand, workers and business owners were excited about the influx of people that the stadium will bring as it hoped it would lead to more customers to their establishments.

Need for Area Development

Most people viewed new development in the area as a positive, stating that Monti di Pietralata could benefit from the investment. This was especially true pertaining to the site for the current AS Roma proposal as it is not accessible by the public. Residents would like to see it transformed into something more beneficial, making use of the space.

6.3 | Stakeholder Interviews

Stakeholder interviews were conducted in order to gain more in-depth insights into the Monti di Pietralata community, local development projects including the AS Roma Stadium, and Rome's approach to public engagement, green space, and masterplanning. We conducted 4 interviews over the course of 5 weeks, each providing invaluable information pertaining to our research questions. We have outlined each interviewer as well as key takeaways from each conversation

Don Julio

Interview Date: March 12th, 2026

Interview Duration: 01:06:02

We interviewed Don Julio on a calm, drizzling morning in Monti di Pietralata, in a quaint back office of the local San Romano Martire. He was extremely welcoming, open to learning about our project and displaying a genuine care for Monti di Pietralata.

The priest is a major community figure, having strong relations with many residents in the neighborhood since starting the position as the parish priest in 2019. He had many valuable insights into the demographics and culture of Pietralata as well as general insights on how people in the area viewed the stadium development.



Figure 140

6.3 | Stakeholder Interviews

Key Takeaways

Extensive Community Organization



The church has a strong, supportive community for the larger Monti di Pietralata area. Becoming especially important during the Covid-19 pandemic, the church holds numerous weekly food drives while also providing transportation and accessibility aid.The church is currently mainly supported by the older population, and is trying to engage with the youth through teaching opportunities, and provides avenues for community service for incarcerated citizens.

Divided Opinions on Stadium



There are contrasting thoughts when it comes to the stadium, with some individuals expressing great excitement for the projects while others are directly against the development. Don Julio mentions that from what he had heard, there is no majority in either direction; however, there are fears of increased costs of living and rents as a byproduct of the new building.

Neighborhood Name – Tiburtino



Notably, the priest mentioned that many citizens do not refer to the neighborhood as Monti di Pietralata, and would be upset by the government's naming of the area. Instead, the area is largely called Tiburtino to separate it from the negative stigma surrounding the nearby historic Pietralata area.

Flavio Fianco

Interview Date: March 12th, 2026

Interview Duration: 01:02:35

We walked to meet Flavio Fianco alongside Don Julio who mentioned he knew him well. As the light drizzle had begun to pick up, we took refuge in a nearby coffee shop and settled around a table to begin our discussion.

Flavio is a green space activist in the area, most notably the President of the Comitato Popolare Monti di Pietralata which was highly opposed to the stadium development. He has direct connections to the neighborhood, living just north of the study area across the Via dei Monti Tiburtina. He has numerous insights on the impacts the stadium would likely have on Monti di Pietralata if it were to be built.

COMITATO POPOLARE
MONTI DI PIETRALATA

Figure 141

6.3 | Stakeholder Interviews

Key Takeaways

Concerns with Green Space Development



According to Flavio, Monti di Pietralata does not have adequate, easily accessible green spaces and parks for the community. One of his major frustrations with the location of the development of the stadium is that it removes the possibility of the green space eventually being developed into a future park which would better support the residents' needs.

Inadequate Infrastructure and Blocked Hospital



The stadium development is in very close proximity to the nearby Sandro Pertini Hospital. With the current state of affairs, there is not enough road capacity or parking to sustain the influx of traffic that that the stadium would bring, risking blocked access to and from this hospital.

Neighborhood Name – Monti di Pietralata



When asked about if he also refers to the neighborhood as Tiburtino, Flavio immediately pushed back stating that he is "proudly from Pietralata." It is possible that he connects more with the Pietralata title given that he resides a little above our study area and closer to the Aniene River.

6.3 | Stakeholder Interviews

Federico Proietti

Interview Date: April 9th, 2026
Interview Duration: 01:20:31

Federico Proietti graciously met our group in our studio in Palazzo Santacroce. Upon meeting, we decided to conduct our interview in the classroom space in order to have ample space to discuss, present maps, and draw.

Federico is the Councillor of Municipio IV as well as the Commissioner of General Affairs and Productive Activities, Land Planning, and Special Control and Guarantee. He mentioned he came from a planning background and seemed to function almost as a liaison between the municipality and those living within it. He spoke a lot of the building potential of the neighborhood and had insights on development in the area.



Figure 142



Figure 143

6.3 | Stakeholder Interviews

Key Takeaways

Development Necessity for Future



Federico believes that the completion of development projects are necessary to breathe a new life and sustain the future of Monti di Pietralata. He displayed immense frustration with the stagnation of past projects. Interestingly, he also alluded to a lack of vision from developers, stating that details of the major Sapienza Technopole project were largely unknown.

Concerns About Infrastructure Support



Although Federico was in support of the new development in the Monti di Pietralata area, he was concerned about the current infrastructure's ability to support the number of stadium visitors. In particular, he was worried about the increase of traffic on surrounding roads such as Via dei Monti Tiburtini and the impact that would have on hospital access.

Difficulties with Community Engagement



When asked about the municipality's approach to community engagement, he mentioned that efforts were made but not necessarily the most effective as participation is low. Attendees mainly comprise those who are vehemently opposed to the project, with those in favor majorly underrepresented. Federico also mentioned he visits the Monti di Pietralata neighborhood once to twice a week to talk to major stakeholders.

Neighborhood Name – Tiburtino



Despite the municipality naming our study area as Monti di Pietralata, throughout the interview Federico referred to it as Tiburtino. This is a further example of the conflicting ideas when it comes to the name and representation of the neighborhood.

6.3 | Stakeholder Interviews

Silvia Cioli

Interview Date: April 16th, 2026

Interview Duration: 59: 52

We also met with our last interviewee, Silvia Cioli, on a beautifully sunny day inside Palazzo Santacroce. We decided to converse in our team's studio space in a more informal setting, gathering the chairs in a circle.

Silvia Cioli is a professor at the University of California and urban designer based in Rome. She is involved in Studio UAP, an organization focusing on environmental sustainability focused design, and Zappata Romana, a community-based organization focused on shared gardens and urban space. She had valuable thoughts on the AS Roma Stadium develop and green spaces in Rome as a whole.



Figure 144



Figure 145

6.3 | Stakeholder Interviews

Key Takeaways

Concerns About Surrounding Area



Echoing sentiments of other interviewers, Silvia also mentioned that she did not understand the shift of the project from Tor di Valle to Monti di Pietralata as the development provided a major risk to hospital accessibility. Additionally, drawing from her experiences living near Stadio Olimpico, she stated that the strip of land dedicated to being an urban forest sound buffer will not be sufficient to protect surrounding areas.

Push Between Investor and Community Interests



Silvia alluded to a continuous tension for the governing body between the investors in the area and the interests of those living in the neighborhood. Government entities are often swayed by monetary incentives, arguing that money can be reinvested into bettering the community, but at the same time risking alienating their citizen supporters.

Lack of a Unified Vision



The major concern that Silvia raised is that there is no unified vision for the community and instead developers are all acting separately for their own interests. This makes it difficult for projects to come into fruition and the numerous developments in the area to be cohesive with one another.

No Difficulties Engaging with Others



Silvia proudly explained that she had no issues connecting to community members through her organizations. She stated that the collection of individuals reached were extremely diverse in terms of age and background, and were able to build strong camaraderie through their shared garden work.

6.4 | Cognitive Maps

Cognitive Lynch maps were an opportunity to take a deep dive into the minds of our interviewees and understand how they understand their neighborhood. As mapping can often create a sense of pressure or become stressful for participants, we merely provided cognitive maps as a suggestion, allowing interviewees to opt out of the exercise if preferred. We received 5 cognitive maps, 2 from intercept interviews and 3 from stakeholders, each providing a unique comprehension of Monti di Pietralata.

Intercept Maps

Leonardo

The church is used as an anchoring point, off of which other streets and locational indicators are placed.

An almost orthogonal street grid is drawn to organize the space, with the focus in the heart of the neighborhood

.

Major landmarks include the school, Musica Senza Frontiere, San Romano Martire, Via Tiburtina, Parco della Rambla, a restaurant, a pub, and a pizza shop.

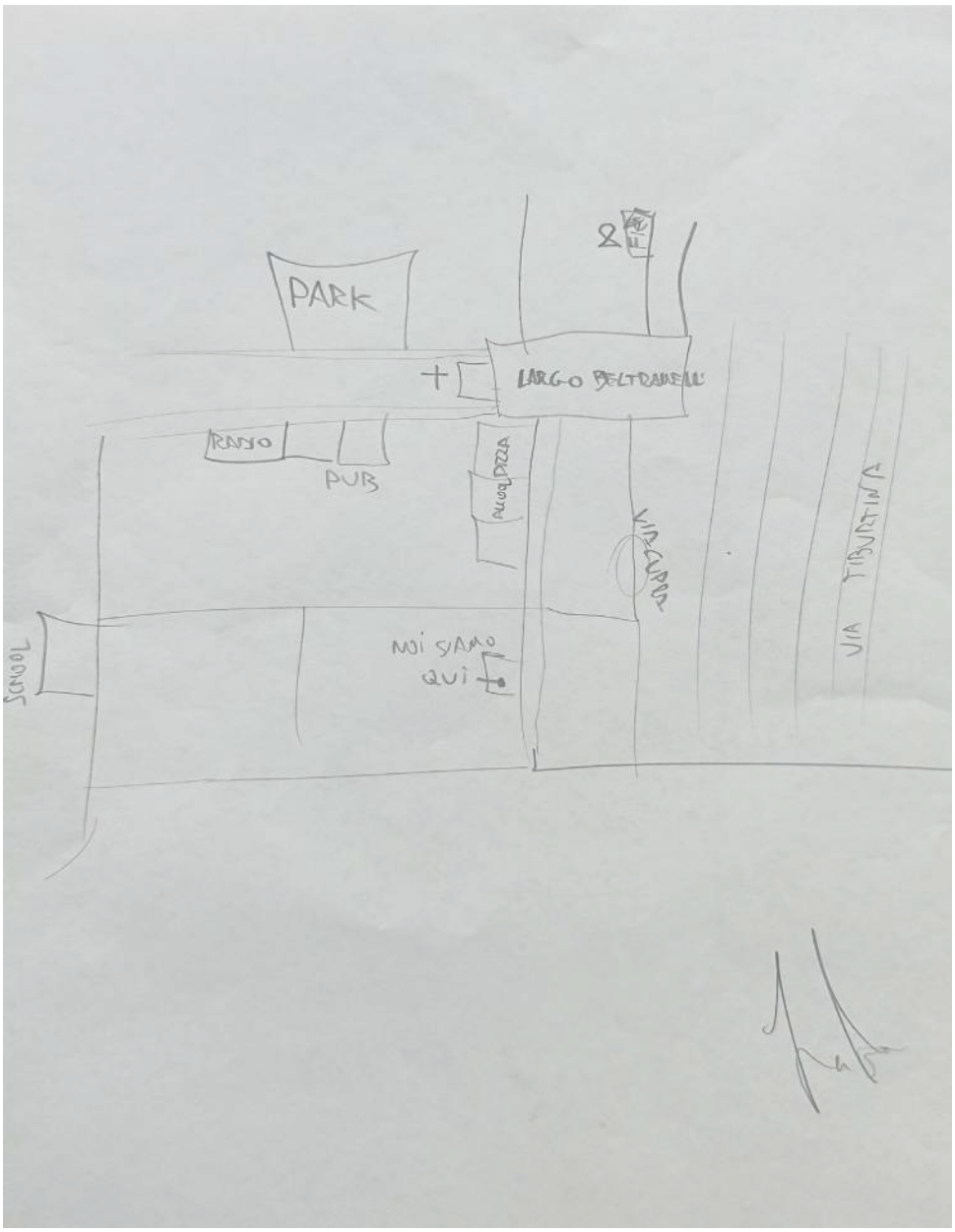


Figure 146

6.4 | Cognitive Maps

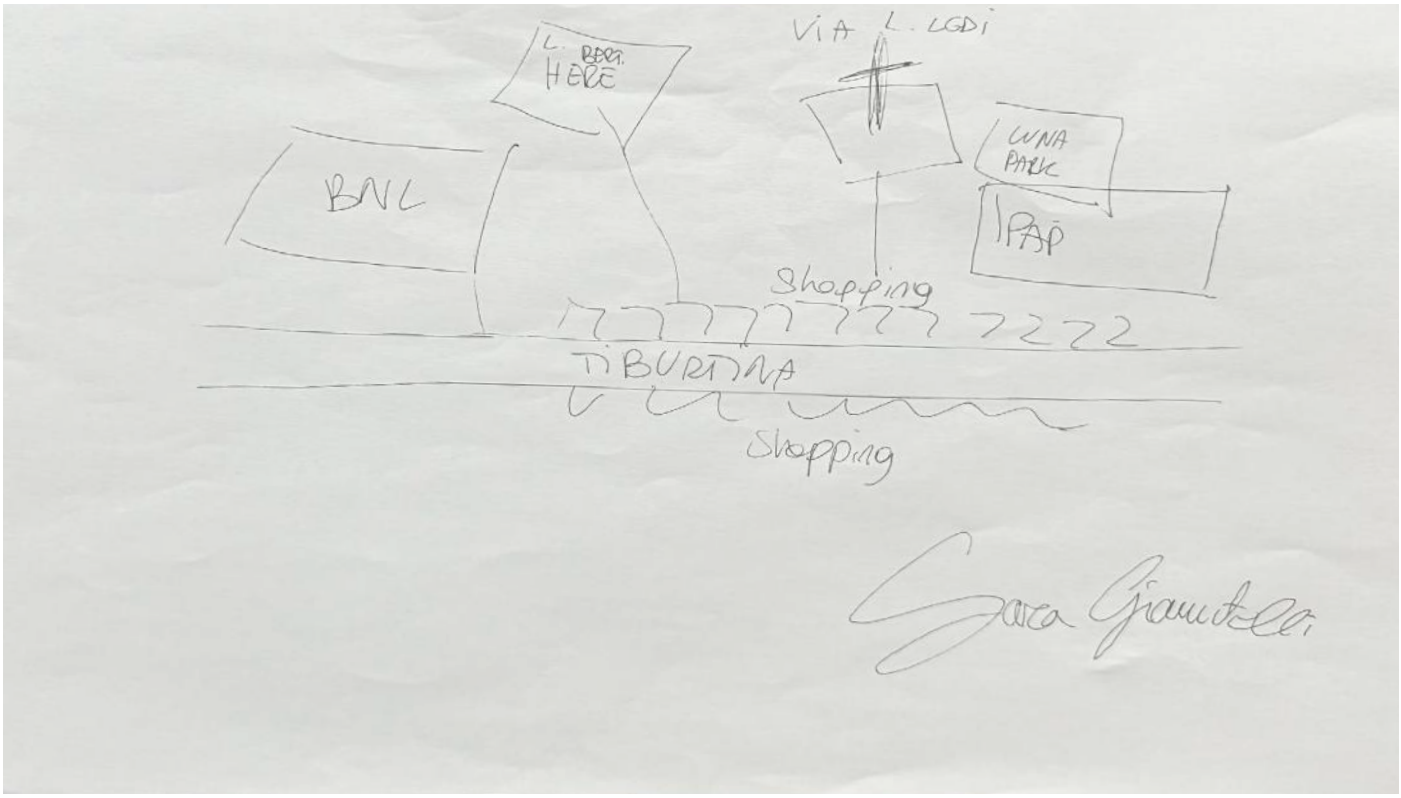


Figure 147

Sara

The map is centered around Via Tiburtina placing major landmarks as branches off of the main road.

Displays the representation of her work—the BNL bank—and the commercial life that is near it and around Via Tiburtina.

Major landmarks include Via Tiburtina, shopping areas, BNL, Largo Beltramelli, San Romano Martire, and Luna Park.



Figure 148

6.4 | Cognitive Maps

Stakeholder Maps

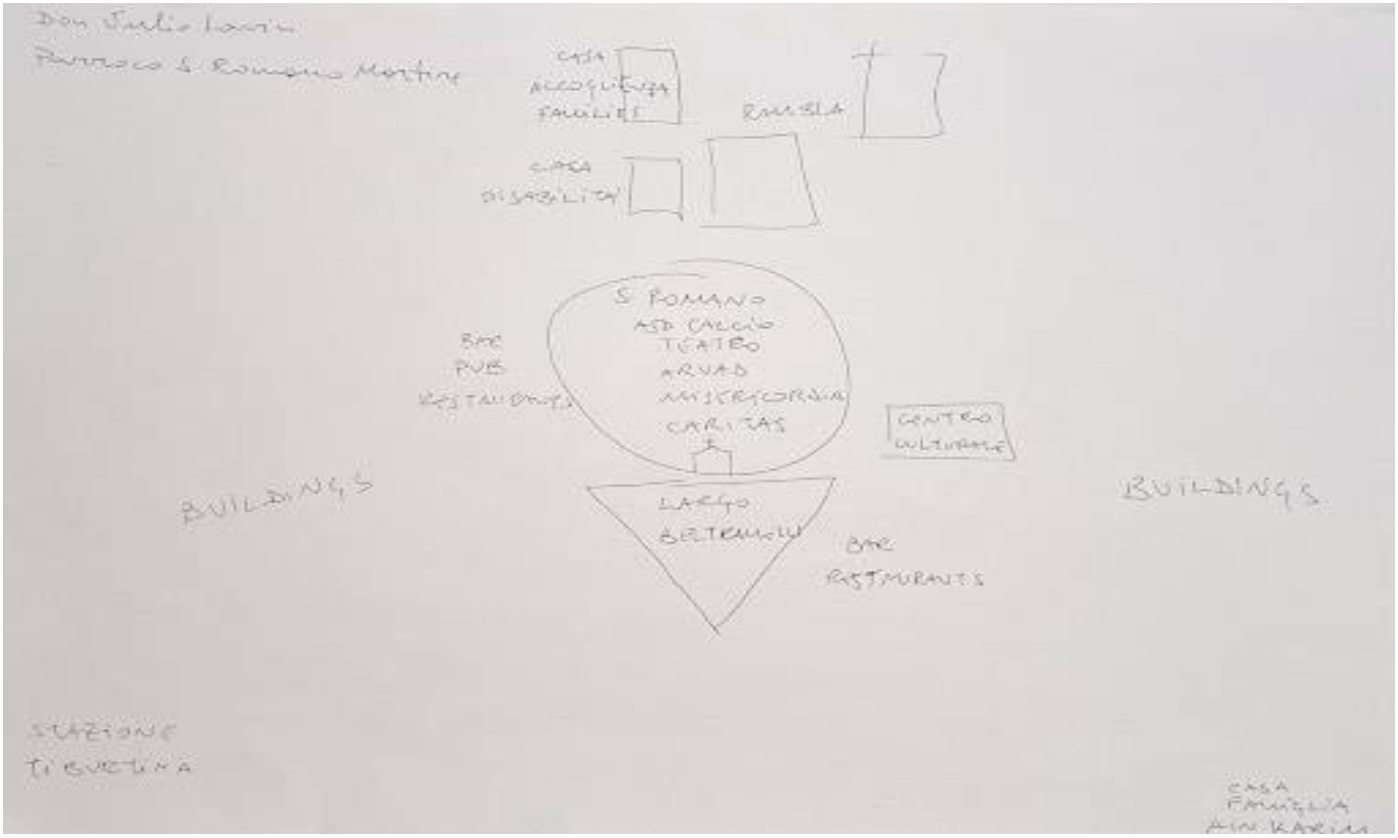


Figure 149

Don Julio

The two major focal points are the San Romano Martire and other social services in and around the church and the nearby Largo Beltramelli, with other elements seemingly arranged around these two.

The design of the map is a lot less focused on roads, and more geared around important buildings that make up the fabric of the city.

Major landmarks include San Romano Martire, Largo Beltramelli, Parco della Rambla, Casa Disabilita, and Casa delle Famiglie.

6.4 | Cognitive Maps

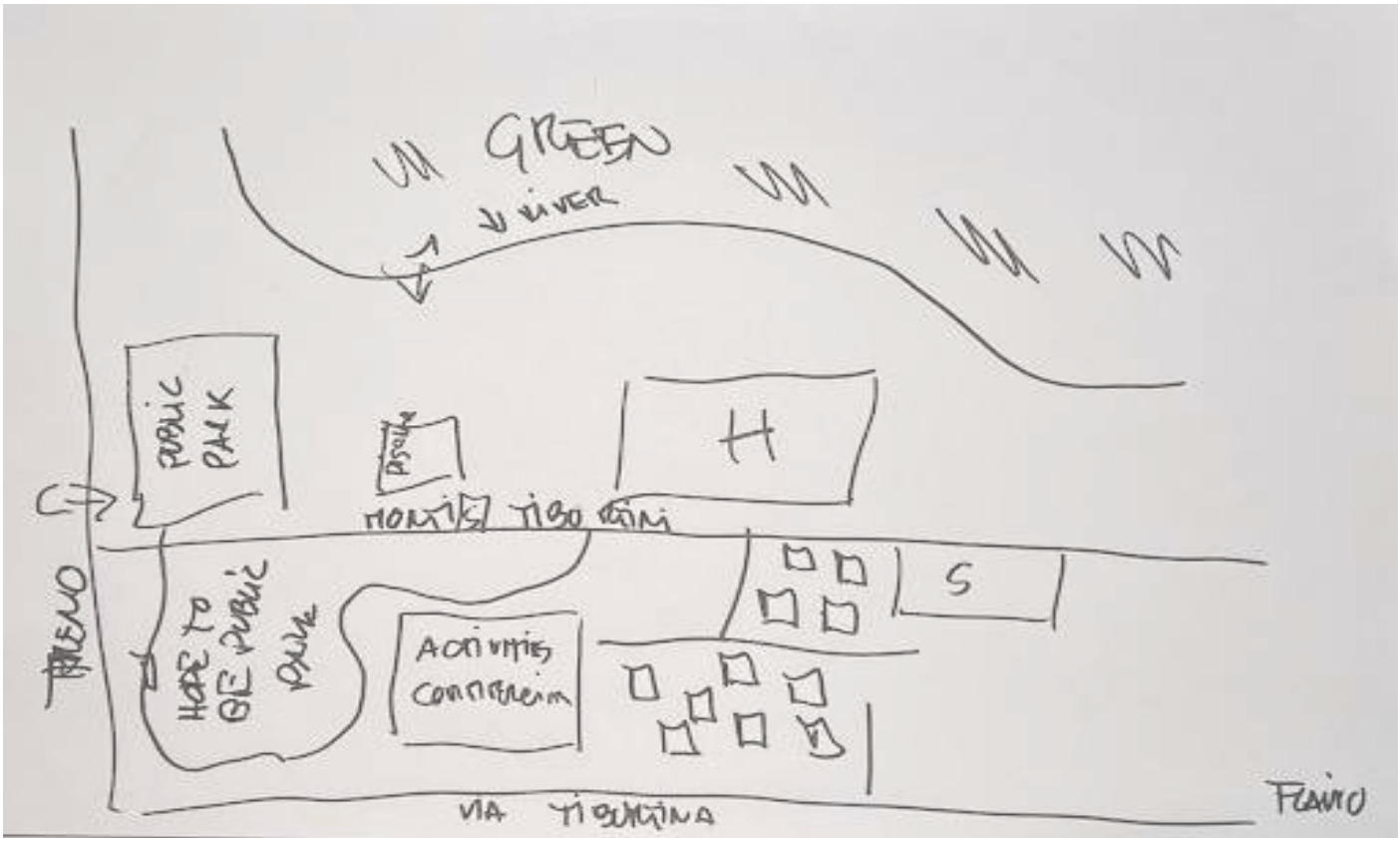


Figure 150

Flavio Fianco

Flavio's maps span the largest scale, expanding beyond our study area and reaching towards the historic Pietralata neighborhood.

The public and green spaces are directly mentioned and labeled, seeming to be the baseline of his understanding of Monti di Pietralata.

Major landmarks include a public park, the Aniene River, the Sandro Pertini Hospital, Via Tiburtina, and Via dei Monti Tiburtini.

6.4 | Cognitive Maps

Federico Proietti

This map is very planning forward, with a striking similarity to the actual layout of Monti di Pietralata, alluding to Proietti planning background.

The Tiburtina Station seems to be the anchoring position of the map, yet the map seems fairly balanced in terms of spatial representation overall.

Major landmarks include the Tiburtina Station, the schools, Via Tiburtina, Via dei Monti di Pietralata, and Via dei Monti Tiburtini.

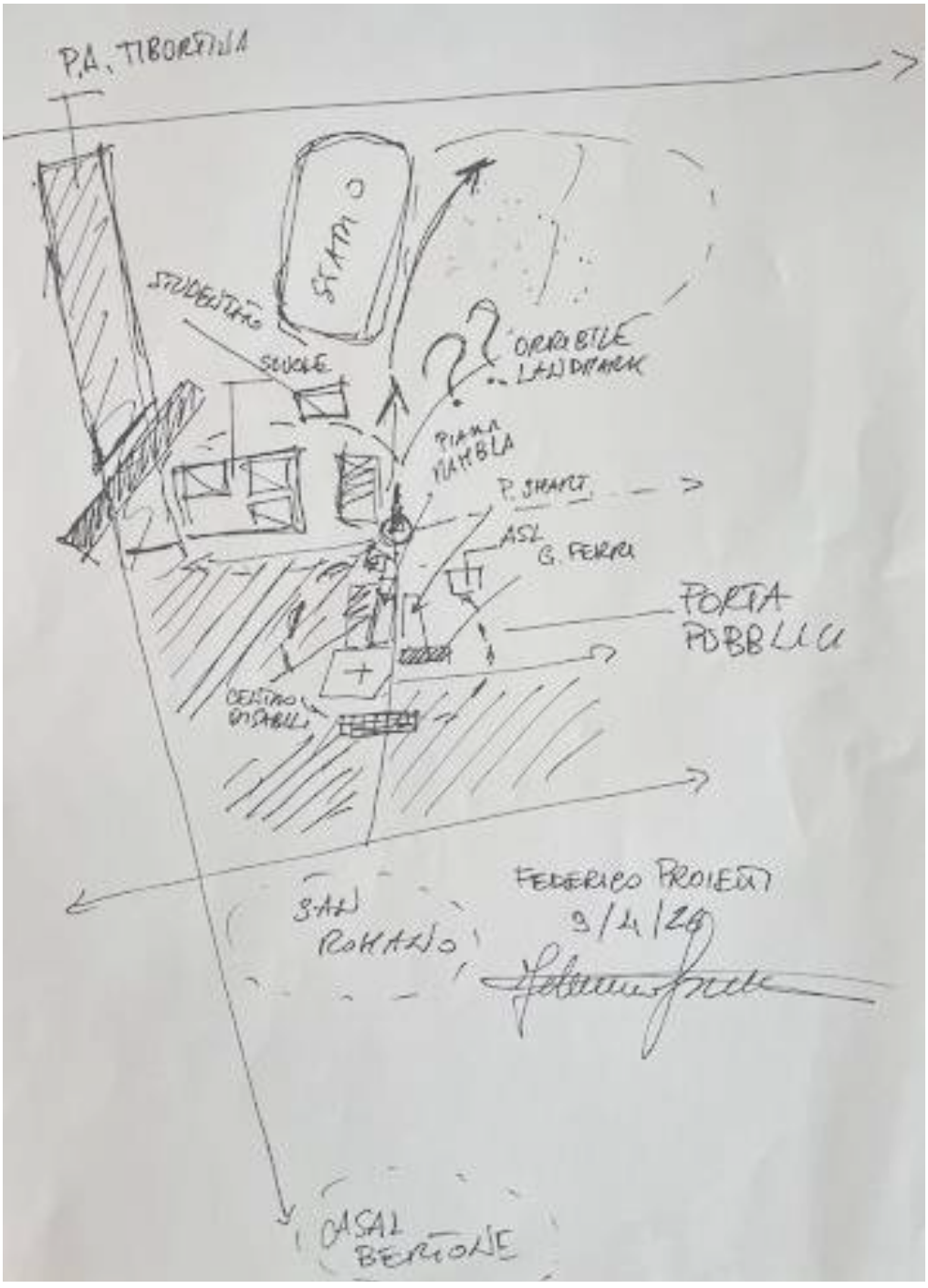


Figure 151

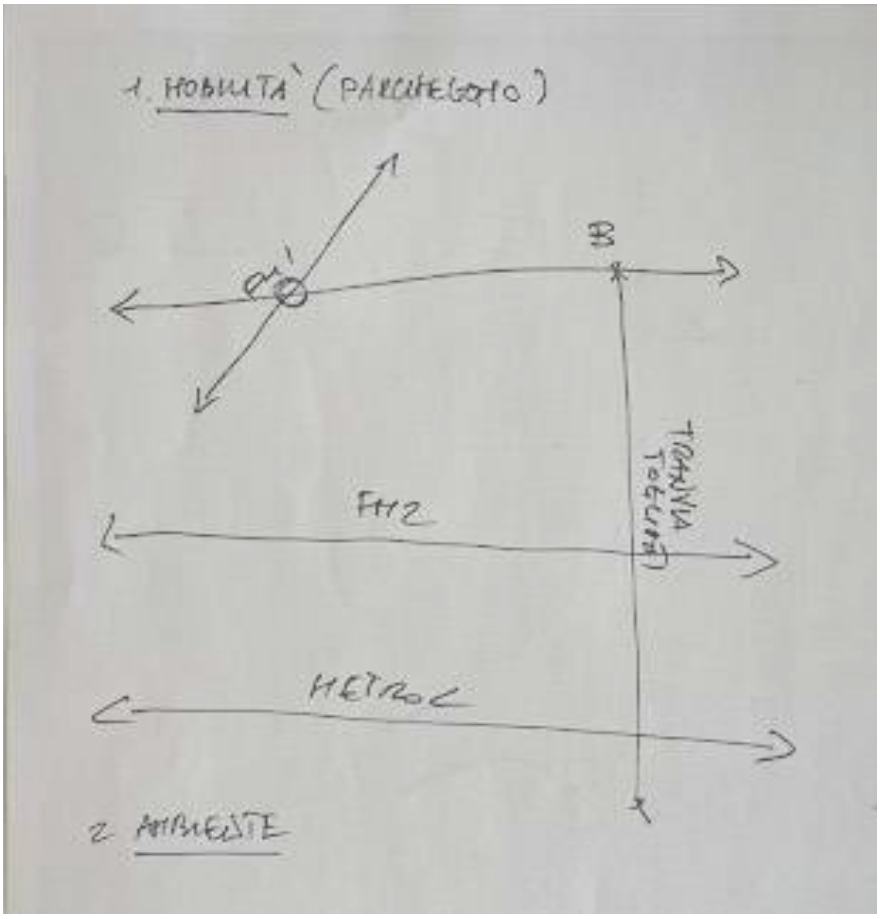


Figure 152

Overall Conclusions

It is clear that an individual's relationship to their neighborhood directly influences the way they represent Monti di Pietralata, illustrating what are the neighborhood's defining features. Major common throughlines include Via Tiburtina, San Romano Martire, and the local school among others, indicating that they directly define the landscape and understanding of the neighborhood. Scope also plays a major role in this analysis, with very few maps focusing on Monti di Pietralata overall, and instead zooming in on a specific area of the region.

Interestingly enough, both commuters did not include the Tiburtina or Quintiliani Station on their maps, potentially illustrating that trains are not their primary mode of transit. Not only that, but, besides Largo Beltramelli, very few green and public community spaces were represented across the board. The same is true for areas of construction and development. Federico Proietti indicated the location of the projected AS Roma stadium, likely due his clear relationship to the project through his work. This leads to 3 conclusions: (1) community members are not aware of the stadium development (2) community members do not believe the stadium will be built (3) the stadium is not of importance to community members. This framework may be deceptively narrow, but sets a basis for understanding the stadium and other developments' perceived impact.



Conclusion

We synthesized our findings from our observation, historical research, mapping, and interviews into a Monti di Pietralata S.W.O.T analysis: strengths (S), weaknesses (W), opportunities (O), and threats (T). This allows us to organize what we see as the benefits and drawbacks of the neighborhood as well as highlight potential that we see going forward.

We have split each section of our analysis into multiple subsections to dive deeper into the specifics of what the neighborhood has to offer. It is important to mention that these different community aspects do not occur inside a vacuum. Although not explicitly outlined, different elements of the S.W.O.T. have throughlines to one another. We have made a conscientious effort to provide an unbiased reflection of the neighborhood, and trust we have an accurate representation of Monti di Pietralata.

7

Figure 153

7.1 | Neighborhood **S**.W.O.T

Strengths

Monti di Pietralata is a vibrant neighborhood that many residents are proud of residing in. We have identified major strengths that the area holds, specifically pertaining to its accessibility, social networks, and future growth.

Well Established Public Transit and Mobility



There are numerous mechanisms to directly reach the Monti di Pietralata area from other sections of Rome. These most notably include the Quintiliani Station which provides Metro B access and the Tiburtina Station Regional Rail and Bus Terminal which is a major node for city-wide transportation for Rome. The area is served by 16 bus routes and viable bike lanes which present many non-car transit options.

Community Organizations and Activity



Monti di Pietralata has a strong culture of community support, especially centered within the church. Neighborhood volunteer and theater groups are active and youth activities such as soccer and boy scouts are a clear mechanism to bring people together. Additionally, public spaces such as Largo Beltramelli near the church create nodes that allow for activity, community gatherings and events.

Strong Development Potential



The development potential of the neighborhood has been reiterated to us through interviews. This is corroborated by our observations, as there is ample space for new growth, whether that be public parks, university buildings, or a soccer stadium. The area could and has genuinely benefitted from new construction (ex. bike path), and there is considerable excitement from the general public residing within our study area.



Figure 154



Figure 155

7.1 | Neighborhood S.W.O.T

Weaknesses

There were numerous vulnerabilities of Monti di Pietralata that we identified as specific to the neighborhood. These are in relation to both community and education of projects impacting its citizens, but also the state of the built fabric.

Lack of Coordination and Awareness



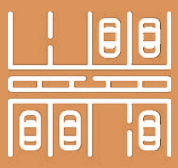
Managing work and with numerous individuals often presents challenges as neighborhood groups do not work together and often have conflicting schedules. The area overall could use more visibility for ongoing events as not enough people know about the volunteers or soccer schools in the area. This could present throughlines with the lack of a general level of knowledge on ongoing construction projects.

Environmental Deterioration and Physical Limitations



Observable from our initial walkthrough, pollution, traffic, and construction were constantly present throughout the area. Due to this lack of maintenance, many green spaces (such as the major lot in the north of our study area) were not usable by residents. There is additionally a lack of connectivity within the neighborhood overall, especially to key places such as the hospital.

Inadequate Access to Green Spaces



There are not easily accessible green spaces that can be used by either children and older community members, with nearby parks requiring a considerable amount of directing. For instance, the green plot that the stadium is slated to be built is not generally viewed as safe or usable. Furthermore, public areas (ex. Largo Beltramelli) are largely paved and do not open green space to enjoy.



Figure 156



Figure 157

7.1 | Neighborhood S.W.O.T

Opportunities

This section dives into the opportunities that have been presented for the Monti di Pietralata area. These are not our team's specific suggestions for the neighborhood, but rather chances that growth and development may bring that were outlined through our literature research and conversations with community members and stakeholders.

Economic Benefits of Stadium



Stadium development will likely lead to greater economic opportunities for the businesses operating in the area due to increased commercial activity. These positive economic effects continue with the creation of jobs through construction and stadium management and a positive impact on real estate values, likely drawing more individuals and investors to the area.

Creation of a Unified Culture



The lack of a strong continuous culture in the Monti di Pietralata is exemplified by tensions around the naming in the area, an aspect that could be helped by new projects The development in Monti di Pietralata have the major potential to provide a focal point for the community to rally around. The excitement behind the AS Roma team is likely to lead to an influx of new visitors who could understand the unique value of the area beyond just the stadium itself.

Investment into Surrounding Area



The stadium has brought investments into the area surrounding the development such as the bike path and will likely continue to do so, providing new amenities for residents. This same pattern was seen in the Allianz/Juventus Stadium In Turin where investment was stated to likely attract investors to put money into the surrounding area (Antolini, 2024). This pattern also extends to new green space within the stadium, with new potential investments to increase green space from 14 hectares to 19 hectares.



Figure 158



Figure 159

7.1 | Neighborhood S.W.O.T

Threats

Here we have outlined risks to the Monti di Pietralata neighborhood due to numerous planned and ongoing large-scale projects in the area. Numerous elements in relation to the built environment and community changes must be taken into consideration when designing the future of the neighborhood as to not exclude specific individuals.

Accessibility and Follow-Through of Development



There is a level of distrust when it comes to the actual completion of major projected developments in the area. Concerns regarding potential archaeological sites and stakeholder buy-in could potentially shut down the project and leave the area in limbo. Problems with accessibility and ownership of the building (public versus private access) also serve to minimize the benefits of additional amenities such as green spaces if they are built.

Lack of Unified Vision



Federico and Silvia, both trained in the impacts of development, expressed concerns about the lack of a general overarching idea for the area. There are numerous investors and planners with stakes into the area and a lack of clear communication within themselves and the municipality. This runs the risk of the developments themselves becoming the primary focus without consideration for actual problems that would serve the residents.

Overloading the Structural System



The major concern in relation to the Monti di Pietralata neighborhood is that the area is not built to sustain a major development, leading to issues in gentrification, rising rents, and traffic. More people attracted to the area could overwhelm the public transit system and worsen traffic congestion. Additionally, development could increase overall rent in the area, pricing individuals out of their homes and instigating the process of gentrification which presents a risk to local businesses.



Figure 160



Figure 161

7.2 | Findings

1 How has Monti di Pietralata become a target neighborhood within Rome for master planning and capital projects?

A catalyst for the many ambitious plans that have been proposed for the Monti di Pietralata neighborhood was the Sistema Direzionale Orientale (SDO) plan. The plan identified Monti di Pietralata as a central point that would connect to efficient transportation lines and become a hub for business services and public infrastructure. The plan was never realized due to a multitude of administrative revisions and political pivots, which caused the plan to be shelved in the 1990s. Left behind in the wake of the SDO plan was Quintilliani station. Located on the Metro B line, Quintilliani station is an asset that continues to attract developers to the neighborhood. This attraction for investment is bolstered by the Tiburtina Station and the large amount of undeveloped land between Via dei Monti Tiburtini and the end of Monti di Pietralata's formal urban fabric.

In the aftermath of the SDO plan, the Pietralata-Tiburtina Urban Plan was created, another failed initiative that envisioned the area as a business district. Following that was a series of independent plans, including university housing and a sports and entertainment center. Each new project has overshadowed the last, with none of them being actualized. The result of these unfinished projects is a neighborhood that is less defined by what has been built and more by what was promised. The development cycle that Monti di Pietralata is trapped in is not a coincidence. Monti di Pietralata has become a major target for master planning specifically because of the failed plans of the previous eras, which left behind two things that developers look for: large tracts of available land and strong transit connectivity.

2 What impact will these project have on existing public space and new public space?

The impact on public space from the current master planning and capital projects is uncertain. While the current AS Roma plan promises over 15 hectares of public space, Italian stadium precedents suggest that commercial and parking demands will be prioritized over the planned public space. Because of the original plan to develop the stadium site as a public park, organizations such as the Comitato Popolare Monti di Pietralata have pushed back against the stadium development. Residents have been fighting for years to get the undeveloped land turned into a usable green space, but the municipality kept waiting, and now the opportunity is being consumed by private development. Besides the undeveloped land, there exists a scattered network of informal housing settlements that date back to the 1935-1940s, with (according to 2023 ISTAT census data) 152 residents living in the impacted area. There does not appear to be a publicly documented, formal relocation plan for the informal settlement residents, but residents on Via degli Aromi 7 have already been served eviction notices without any prior notice and no place to go. Our interviews have found that 6 families are facing a threat of sunlight loss and an additional 25 or so face uncertain futures.

7.2 | Findings

Many smaller projects have also promised green space, but it is uncertain whether these spaces will be publicly open to residents or privately managed. These include integrated green spaces around the Rome Technopole Headquarters development, a new square with a park for the Services of the Disabled Center of Excellence, and a dedicated green space for outdoor activities for the Pietralata Family House. In combination with the recently inaugurated Rambla Park development, there seems to be a recent non-stadium investment into public spaces and social service developments. But as Silvia Cioli emphasized, these projects are all separate and insulated from each other, without any coherent vision or strategy. Details of the Technopole project were "largely unknown" even to Federico Proietti, illustrating the lack of coordination between developers. Moreover, new doesn't guarantee sustained quality, as can be seen with Piazza Smart's ruined tech feature and Rambla Park's unhygienic water feature. As new projects are built, it is critical that the municipality focuses on 1) maintaining the spaces which have already been existing, and 2) encouraging communication between developers to ensure the neighborhood as a whole is being addressed.

3 To what extent do civic groups effectively provide the neighorhood with information or advocacy opportunities in response to these developments?

Organizations such as the Comitato Popolare Monti di Pietralata, the parish of San Romano Martire, and the Confraternita Misericordia Volunteer Organization provide the neighborhood with important community support. However, we found that their ability to inform or advocate for the neighborhood on development issues is largely limited. The Comitato is the most important, but they avoid political affiliation and do not engage in protests. Instead, they work for change through direct actions, such as cleaning green spaces to encourage the municipality to maintain them. They also organize educational events around local heritage to build awareness and preservation sentiment, and are currently working with the University of Florence to expand the planned green area for the stadium. Despite a lack of institutional leverage, they are the strongest source for advocacy opportunities with regards to new developments.

The parish serves a primarily older population and works to organize weekly food drives, as well as dinner deliveries through Caritas for immigrants, the homeless, and the poor. It runs a network of support for families in hardship, runs youth programming, and provides avenues for incarcerated citizens to do community service. While awareness can spread through these groups, there is no formal structure of advocacy. Don Julio also underlined that the overall community suffers from the fragmentation of the groups that partner with the church for these initiatives, since many of them have conflicting schedules and they rarely work together. The Confraternita Misericordia Volunteer Organization provides ambulance services and health/emergency support, but is also not connected to any advocacy work. Other formal civic institutions (Ferri Center, ARCI) are underperforming their potential as community resources.

7.3 | Closing Remarks

Figure x

Acknowledgements

We are deeply grateful to the CRP 4160 teaching team: Jennifer Minner, Cora Fontana, Greg Smith, Fabrizio Felici, and Marco Gissara. Their guidance, patience, and expertise made this project possible, both inside and outside of the classroom. Our intercept interviews, stakeholder interviews, and site visits were exponentially more informative because of this team. We also utilized their feedback throughout the semester to cultivate this report. Thank you as well to those who attended our public Cornell exhibition to see our final work.

We owe a particular debt to our four stakeholders: Don Julio, Flavio Fianco, Federico Proietti, and Silvia Cioli. Each individual gave a generous amount of their time and knowledge. Don Julio welcomed us into his parish and his community with warmth and candor, helping us understand the social fabric of the neighborhood from the inside. Flavio Fianco walked us through the green spaces he has spent years fighting to protect. Federico Proietti provided the institutional perspective with a frankness we did not take for granted, and Silvia Cioli grounded our analysis in the broader landscape of Roman urbanism and green space advocacy. Together, they gave us four very different windows into the same place.

Last and most importantly, we are thankful to the residents of Monti di Pietralata who let us into their neighborhood week after week, especially those we intercept interviewed. Thank you to the shopkeepers who answered our questions between customers, the elderly residents who spoke with us at Largo Beltramelli, and the commuters who gave us five minutes during their lunch break. We arrived as outsiders, and while we will not pretend that a semester made us anything else, we leave with a genuine attachment to a neighborhood that deserves far more than it has been given.

Hopes for the Future

Looking ahead, we hope this report serves as a resource for residents navigating a neighborhood in flux, for planners seeking to understand the lived reality behind the development maps, and for future researchers who will inherit the questions we could only begin to answer. In that spirit, we have produced a bilingual community pamphlet summarizing the major ongoing and planned developments in Monti di Pietralata, along with key timelines, responsible actors, and resources for residents who want to learn more or get involved.

Our interviews showed that the primary barrier to community participation is informational. Residents are interested, they want to know, and they deserve accessible, straightforward answers about what is being built, by whom, and what it means for them. More broadly, we hope that the data, maps, and analysis in this report can be used by the Comitato Popolare, the parish, and other community organizations. The research tells a story that deserves to be heard beyond the pages of an academic case study.


via di Portonaccio

7.4 | Community Pamphlet



Figure 163



Figure 164

7.4 | Exhibition Posters

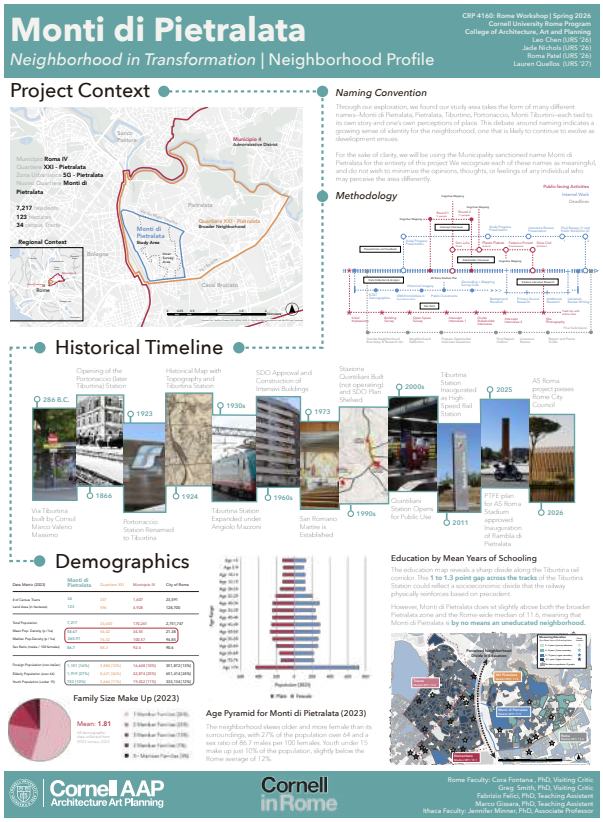


Figure 165

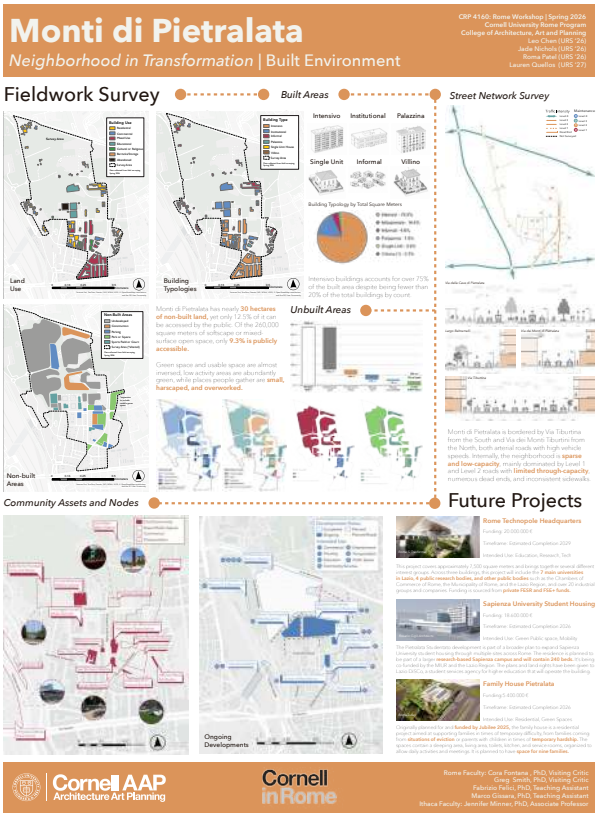


Figure 166

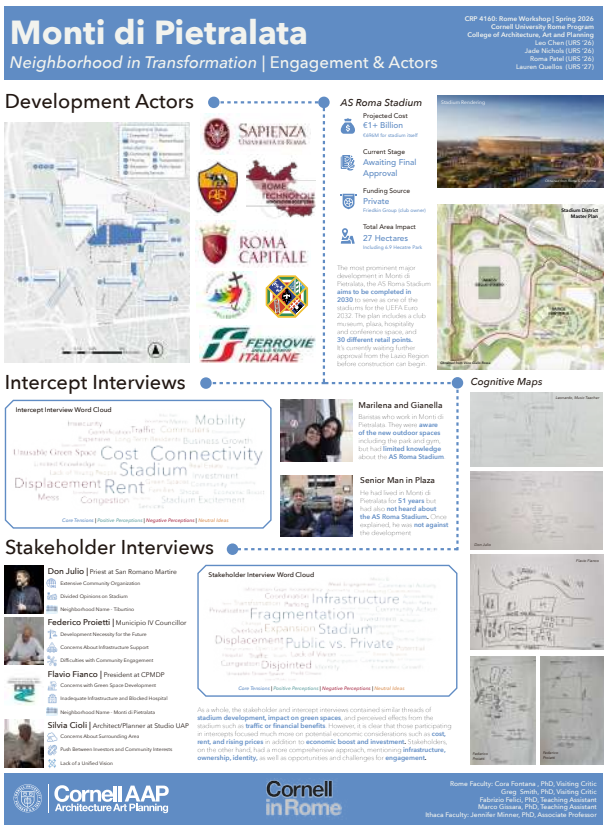


Figure 167

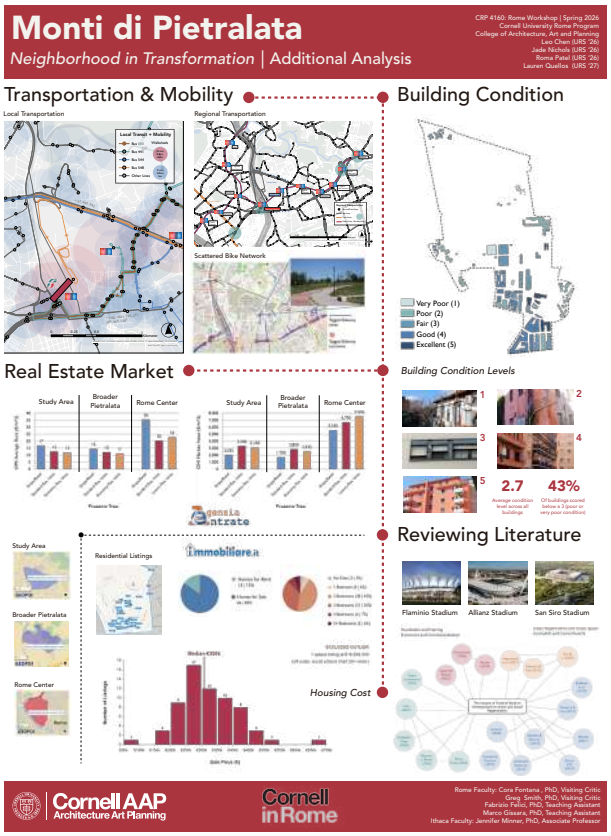


Figure 168

7.5 | References

2014 Carta Tecnica Regionale Numerica scala 1:5.000 - Provincia di Roma - Open Data Lazio. (2018). Lazio.it. https://dati.lazio.it/dataset/2014-carta-tecnica-regionale-numerica-scala-1-5-000-provincia-di-roma

Ahlfeldt, G. & Maennig, W. (2010). Stadium Architecture and Urban Development from the Perspective of Urban Economics, International Journal of Urban and Regional Research, 34(3), 629-46, https://doi.org/10.1111/j.1468-2427.2010.00908.x.

Antolini, V. (2024). The Economic Impact of Next-Generation Stadiums: Evidence From the Juventus Stadium Using Synthetic Control Methodology, National Accounting Review, 6(4), 531-47, https://doi.org/10.3934/NAR.2024024.

Balletto, G., & Borruso, G. (2023). Mobility and land-use system in the sport mega-events. The case of the Cagliari stadium (Sardinia, Italy), European Transport, (93), https://dx.doi.org/10.48295/ET.2023.93.4

Balletto, G., Borruso, G., Tajani, F., Torre, C.M. (2018). Gentrification and Sport. Football
Stadiums and Changes in the Urban Rent, Computation Science and its Applications – ICCSA 2018, 58-74, https://doi.org/10.1007/978-3-319-95174-4_5

Banca Ifis (2024). How Italy Creates Economic and Social Value Through Sport. Retrieved April 12, 2026 from

Basi territoriali e variabili censuarie – Istat. (2024). Istat.it. https://www.istat.it/notizia/basi-territoriali-e-variabili-censuarie/

Casaro, M., & Pezzoli, A. (2022). Urban regeneration and Flaminio Stadium in Rome: the planning of 3 districts, https://hdl.handle.net/10589/210960

Chiesa di San Romano Martire. Turismo Roma. (2025, July 31). https://www.turismoroma.it/es/node/158447

Churchman, C. (1995). Sports Stadia and the Landscape: A Review of the Impacts and

Opportunities arising as a Result of the Current Redevelopment of Football Grounds, Built Environment, 21(1), 6-24, https://www.jstor.org/stable/23287711

Ciulla, G. (2021, June 7). Rome's first smart square opens in the Pietralata neighborhood. ConfineLive. https://www.confinelive.it/roma-nel-quartiere-di-pietralata-nasce-la-prima-piazza-smart/

Cubbe, M. (2025, February 12). Roma's new stadium, trees planted in Pietralata: Di Battista's 'green' protest. La Repubblica. https://roma.repubblica.it/cronaca/2025/02/12/news/nuovo_stadio_della_roma_alberi_pietralata_alessandro_di_battista-423998152/.

DINAMOpress. (2020, September 11). Ombre a San Siro: La sconfitta della città pubblica. https://www.dinamopress.it/news/ombre-san-siro-la-sconfitta-della-citta-pubblica/

Dati per sezioni di censimento – Istat. (2024). Istat.it. https://www.istat.it/notizia/dati-per-sezioni-di-censimento/

Faiola, A. & Pitrelli, S. (2026, February 4). Ahead of the Winter Olympics, Milan wins gold in gentrification. Washington Post. https://www.washingtonpost.com/world/2026/02/04/winter-olympics-milan-italy-gentrification/.

Farcomeni, F. (2025, December 15). A stadium abandoned to its destiny? Rome's Historic Stadio
Flaminio -. Retrieved April 9, 2026, from Gentlemanultra.com website: https://www.gentlemanultra.com/2025/12/15/a-stadium-abandoned-to-its-destiny-romes-historic-stadio-flaminio/

Frignani, R. (2018, September 3). Roma, scuola distrutta Dai Vandali Doveva diventare UN
Commissariato. Corriere della Sera. https://roma.corriere.it/notizie/cronaca/18_settembre_02/roma-scuola-distrutta-vandali-doveva-diventare-commissariato-669997b4-aef2-11e8-86d7-00b6f8d9b98e.shtml

Gastaldi, F., & Traverso, M. (2018). Stadi di proprietà in Italia: Una questione aperta. EyesReg: Giornale di Scienze Regionali, 8(2). https://www.eyesreg.it/2018/stadi-di-proprieta-in-italia-una-questione-aperta/

Geoportal of Rome Capital. (2026). Roma. https://geoportale.comune.roma.it/#

Lazio unveils plans for Stadio Flaminio. (2026, February 17). Wanted in Rome. https://www.wantedinrome.com/news/lazio-unveils-plans-for-stadio-flaminio.html.

Major archaeological discoveries in Rome: A sacellum, Republican tombs and monumental basins. Finestre sull'Arte. (2026, January 14). https://www.finestresullarte.info/en/archaeology/major-archaeological-discoveries-in-rome-a-sacellum-republican-tombs-and-monumental-basins

7.5 | References

Matteo Torrioli. (2024, July 15). Pietralata, la Giunta di Roma ha approvato il progetto della "Casa delle famiglie." RomaToday. https://www.romatoday.it/zone/tiburtino/pietralata/approvazione-progetto-casa-famiglie-pietralata.html

Matteo Torrioli. (2026, January 26). Pietralata, a febbraio via ai lavori per realizzare il Centro d'eccellenza per la disabilità. RomaToday. https://www.romatoday.it/zone/tiburtino/pietralata/lavori-centro-eccellenza-disabili-quando-partono.html

Moretti, A. (2021). New Stages Between Urban Regeneration, Socio-Economic Impact, and Territorial Constraints, Annali MEMOTEF, 173-83, https://doi.org/10.13133/2611-6634/572
Mortensen, A., O'Connell, J. P., & Sangal, A. (2026, February 8). Anti-Olympics protest in

Milan turns violent as Italy investigates suspected railway sabotage. CNN. https://edition.cnn.com/2026/02/07/europe/italy-protests-rail-damage-latam-intl.

Nasce la Prima piazza smart di roma. Roma Capitale. (2021, June 6). https://www.comune.roma.it/web/it/notizia.page?contentId=NWS789898

Only one stadium in Italy is ready to host matches at EURO 2032. (2026, April 5). Yahoo!Sports. https://sports.yahoo.com/articles/only-one-stadium-italy-ready-120500634.html.

OpenEconomics. (2025). Stadium Redevelopment: Economic Impact for Four Cities. Retrieved April 12, 2026 from Open Economics website: https://www.openeconomics.eu/en/post/stadium-redevelopment-economic-impact-for-four-cities

Palvarini, P., & Tosi, S. (2012). Toward a New Management of Football: The New Juventus
Stadium as a Private Public Policy, Università di Milano-Bicocca, https://www.researchgate.net/publication/235898637_Toward_a_new_management_of_football_The_new_Juventus_stadium_as_a_private_public_policy

Palvarini, P., & Tosi, S. (2013). Globalisation, stadiums and the consumerist city: The case of the new Juventus stadium in Turin. European Journal for Sport and Society, 10(2), 161–180.
Panchine intelligenti e totem multimediali nella prima "piazza smart." RomaToday. (2021, June 6). https://www.romatoday.it/zone/tiburtino/pietralata/piazza-smart-via-delle-cave-di-pietralata.html

Pietralata Dice Addio Al Commissariato di Polizia. RomaToday. (n.d.). https://www.romatoday.it/zone/tiburtino/pietralata/commissariato-polizia-via-achille-tedeschi-niente-fondi.html

Pietralata District. (n.d.). Rerum Romanarum. Retrieved March 8, 2026, from https://www.rerumromanarum.com/2015/05/quartiere-pietralata.html.

progetto urbanistico di Roma. (2014, October 25). Wikipedia.org; Wikimedia Foundation, Inc. https://it.wikipedia.org/wiki/Sistema_Direzionale_Orientale

Quartiere Q.XXI Pietralata. (2026). Quartiere Q.XXI Pietralata. Info.roma.it. https://www.info.roma.it/quartieri_di_roma_dettaglio.asp?quartiere=Q.XXI%20Pietralata

RJConde. (n.d.). San Romano Martire a Pietralata. Churches of Rome. https://www.churches-of-rome.info/CoR_Info/SRaP-661/SanRomanoMartire.html

Redazione. (2023, October 19). A Pietralata al via il Rome Technopole, primo edificio pronto per il 2026. Agenzia Dire. https://www.dire.it/19-10-2023/967660-a-pietralata-al-via-il-rome-technopole-primo-edificio-pronto-per-il-2026/

Ricatti, F. (2010). La Roma: Soccer and Identity in Rome, Annali d'Italianistica, 28, 217–236. http://www.jstor.org/stable/24016395

Roma Capitale | Atlante. (2026). Roma.it. https://geoportale.comune.roma.it/mpic/#/viewer/atlante

Roma Capitale | Inaugurata la nuova Rambla di Pietralata. (2025). Roma Capitale. https://www.comune.roma.it/web/it/notizia/mun04-inaugurata-nuova-rambla-pietralata.page

Roma Capitale | Inaugurato il primo lotto del GRAB. (2025, April 16). Roma Capitale. https://www.comune.roma.it/web/it/notizia/inaugurato-primo-lotto-lavori-grab.page

Roma Si Trasforma. https://www.romasitrasforma.it/en

Roma Tiburtina railway station. Turismo Roma. (2024, July 21). https://www.turismoroma.it/en/places/roma-tiburtina-railway-station

7.5 | References

Roma si trasforma - Interventi, progetti e cantieri attivi nella città. (2026). Roma Si Trasforma - Interventi, Progetti E Cantieri Attivi Nella Città. https://www.romasitrasforma.it/

Roma si trasforma - Interventions, projects and active construction sites in the city. (2026).

RomaPress. (2025, June 18). The Economics of New Stadium Plans: Pietralata, Politics, and

Roma's Next Home. Retrieved April 9, 2026, from Yahoo Sports website: https://sports.yahoo.com/article/economics-stadium-plans-pietralata-politics-073000054.html

Rome Stadium: Technical and Economic Feasibility Plan approved by all municipal committees. (2026, March 6). NOVA.news. https://www.agenzianova.com/en/news/Rome-Stadium%27s-technical-and-economic-feasibility-plan-approved-by-all-municipal-committees/.

Rome city council gives green light to AS Roma stadium. (2026, March 14). Wanted in Rome. https://www.wantedinrome.com/news/rome-city-council-gives-green-light-to-as-roma-stadium.html.

Si al Parco Si all'Ospedale No allo Stadio. (2023). Facebook.com. https://www.facebook.com/people/Si-al-Parco-Si-allOspedale-No-allo-Stadio/100092477477073/

Sina, Y. (2023, April 19). Il nuovo stadio della Roma a Pietralata. Tra cemento e interessi pubblici. Altreconomia. https://altreconomia.it/il-nuovo-stadio-della-roma-a-pietralata-tra-cemento-e-interessi-pubblici/

Sport, S. (2026, February 23). Nuovo Stadio Roma, Campidoglio Approva La Delibera. Roma, nuovo stadio a Pietralata: approvata la delibera dal Campidoglio | Sky Sport. https://sport.sky.it/calcio/serie-a/2026/02/26/roma-nuovo-stadio-pietralata-delibera-approvata

Studentato. (2026). Centroprogettidiap.it. https://www.centroprogettidiap.it/pagine/01_progettazione/04_studentato/studentato.html

The new residential neighborhood in Milan devoted to social housing. (2023). Retrieved April 9, 2026, from Domusweb.it website: https://www.domusweb.it/en/news/2023/01/17/the-new-residential-neighborhood-in-milan-devoted-to-social-housing.html

Vulpis, Marcel, A. (2023). Former Mayor Ignazio Marino Tells the Backstage of the AS Roma

Stadium Flop. Retrieved April 12, 2026 from Sport Economy website: https://www.sporteconomy.it/esclusiva-lex-sindaco-ignazio-marino-racconta-i-retroscena-del-flop-dello-stadio-dellas-roma-era-pallotta-e-non-solo/

Wikimedia Foundation. (2025, December 28). Ospedale Sandro Pertini. Wikipedia. https://it.wikipedia.org/wiki/Ospedale_Sandro_Pertini

Wikimedia Foundation. (2025a, November 26). Quintiliani. Wikipedia. https://en.wikipedia.org/wiki/Quintiliani

Wikimedia Foundation. (2025b, December 25). Sistema Direzionale Orientale. Wikipedia. https://it.wikipedia.org/wiki/Sistema_Direzionale_Orientale

Wikipedia Contributors. (2023, September 27). Pietralata (Rome). Wikipedia; Wikimedia Foundation. https://en.wikipedia.org/wiki/Pietralata_(Rome)

Zhu, Z. & Yiyang, L. (2024). A Living Monument: A Proposal for the Urban Regeneration of GFU San Siro and Meazza Stadium, Politecnico di Milano, School of Architecture Urban Planning Construction Engineering.

Zingarelli, F. (2017a). Pietralata. Roma.it. http://www.urbanistica.comune.roma.it/print/print-pietralata.html

Zingarelli, F. (2017b). Stadio AS Roma a Pietralata. Roma.it. http://www.urbanistica.comune.roma.it/prg/aggiornamenti/stadio-roma-pietralata.html

7.6 | List of Figures

Figure 1: Zoomed in Map of Municipio IV
Obtained from Roma Capitale
Figure 2: Largo Beltramelli
Photo from Lauren Quellos
Figure 3: Geographic Context Map
Graphic by Jade Nichols
Figure 4: Methodology Roadmap
Graphic by Jade Nichols
Figure 5: Jade Nichols Surveying Buildings
Photo from Lauren Quellos
Figure 6: Roundabout at La Rambla
Photo from Lauren Quellos
Figure 7: Family Size Makeup - Monti di Pietralata
Graphic by Jade Nichols
Data from ISTAT
Figure 8: Family Size Makeup - Rome
Graphic by Jade Nichols
Data from ISTAT
Figure 9: Monti di Pietralata Age Pyramid
Graphic by Jade Nichols
Data from ISTAT
Figure 10: Pietralata Quartiere XXI Age Pyramid
Graphic by Jade Nichols
Data from ISTAT
Figure 11: City of Rome Age Pyramid
Graphic by Jade Nichols
Data from ISTAT
Figure 12: Dot Density Map by Foreign Population
Graphic by Jade Nichols
Data from ISTAT
Figure 13: Education by Mean Years of Schooling
Data from ISTATe Nichols
Data - ISTAT
Figure 14: Comprehensive Middle School
Photo from Lauren Quellos
Figure 15: Demographic Data by Decade
Graphic by Jade Nichols
Data from ISTAT
Figure 16: Quintiliani Station Exterior
Photo from Lauren Quellos
Figure 17: New Construction on Via dei Durantini
Photo from Lauren Quellos
Figure 18: Informal Building on Via Vacuna
Photo from Lauren Quellos
Figure 19: Piazza Smart
Photo from Lauren Quellos
Figure 20: People walking at Parco Della Rambla
Photo from Lauren Quellos
Figure 21: San Romano Martire Church
Photo from Lauren Quellos
Figure 22: Largo Antonio Beltramelli
Photo from Lauren Quellos
Figure 23: Parco Della Rambla
Photo from Lauren Quellos
Figure 24: Tiburtina Station Entrance
Photo from Lauren Quellos
Figure 25: Quintiliani Station Entrance
Photo from Lauren Quellos
Figure 26: 1839 Historical Map
Provided by Teaching Staff
Figure 27: 1924 Historical Map
Provided by Teaching Staff
Figure 28: 1949 Historical Map
Provided by Teaching Staff
Figure 29: 1988 Satellite Imagery
Provided by Teaching Staff
Figure 30: 2001 Satellite Imagery
Obtained from Google Earth
Figure 31: 2025 Satellite Imagery
Obtained from Google Earth
Figure 32: Historical Via Tiburtina
From Luigi Rossini
Figure 33: Opening of the Portonaccio Station
Obtained from Romasparita
Figure 34: Corner of Tiburtina Station
Photo from Lauren Quellos
Figure 35: Trains at Tiburtina Station
Obtained from Romasparita
Figure 36: Intensivi Buildings at Largo Beltramelli
Photo from Lauren Quellos
Figure 37: Inside of San Romano Martire
Photo from Lauren Quellos
Figure 38: Map of SDO Plan
Obtained from Roma Capitale
Figure 39: Inside of Quintiliani Station
Photo from Lauren Quellos
Figure 40: Tiburtina Station Sign
Photo from Lauren Quellos
Figure 41: AS Roma Stadium Rendering
Obtained from Toffeeweb
Figure 42: Roundabout at Parco della Rambla
Photo from Lauren Quellos
Figure 43: AS Roma Stadium Rendering
Obtained from Si Roma Trasforma
Figure 44: Map of SDO Regional Plan
Obtained from Roma Capitale
Figure 45: Map of Pietralata - Tiburtina Urban Plan
Obtained from Roma Capitale
Figure 46: AS Roma Stadium Rendering
Obtained from Si Roma Trasforma
Figure 47: AS Roma Stadium Master Plan
Obtained from Voce Giallo Rossa
Figure 48: Map of Ongoing Developments
Graphic by Leo Chen
Data from Roma Capitale
Figure 49: Rome Technopole Headquarters Rendering
Obtained from Si Roma Trasforma
Figure 50: Family House Pietralata Rendering
Obtained from RomaToday
Figure 51: Services for the Disabled Center Rendering
Obtained from RomaToday
Figure 52: Sapienza Uni. Student Housing Rendering
Obtained from Rosario Gigli Architects
Figure 53: Rambla Garden and Park
Obtained from Roma Capitale
Figure 54: Piazza Smart
Photo from Lauren Quellos
Figure 55: AS Roma Stadium Rendering
Obtained from Toffeeweb
Figure 56: Literature Review Map
Graphic by Leo Chen
Figure 57: Flaminio Stadium
Obtained from StadiumDB
Figure 58: Allianz Stadium
Obtained from BoseProfessional
Figure 59: San Siro Stadium Rendering
Obtained from NSSSports
Figure 60: Quintiliani Station Entrance
Photo from Lauren Quellos
Figure 61: Regional Transportation Map
Graphic by Jade Nichols
Data from Google Maps
Figure 62: Local Bus and Metro Accessibility Map
Graphic by Jade Nichols
Data from Google Maps
Figure 63: Tiburtina Station Sign
Photo from Lauren Quellos
Figure 64: Bus near Via Tiburtina
Photo from Lauren Quellos
Figure 65: Community Tagged Bike Network
Obtained from OpenStreetMap
Figure 66: Bike Path at Parco della Rambla
Photo from Lauren Quellos
Figure 67: Maintenance Level 1
Photo from Lauren Quellos
Figure 68: Maintenance Level 2
Photo from Lauren Quellos
Figure 69: Maintenance Level 3
Photo from Lauren Quellos
Figure 70: Maintenance Level 4
Photo from Lauren Quellos
Figure 71: Road Intensity and Maintenance Map
Graphic by Leo Chen
Data from Fieldwork Survey
Figure 72: Via Tiburtina
Obtained from Google Maps
Figure 73: Via delle Cave di Pietralata
Obtained from Google Maps
Figure 74: Via Tiburtina Section
Graphic by Leo Chen
Data from Fieldwork Survey
Figure 75: Via delle Cave di Pietralata Section at Parco della Rambla
Graphic by Leo Chen
Data from Fieldwork Survey
Figure 76: Via della Cave di Pietralata Section at Largo Beltramelli
Graphic by Leo Chen
Data from Fieldwork Survey
Figure 77: Community Assets and Social Nodes Map
Graphic by Leo Chen
Data from Fieldwork Survey
Figure 78: Front of San Romano Martire Church
Photo from Lauren Quellos
Figure 79: Gabriella Ferri Cultural Center
Photo from Lauren Quellos
Figure 80: Map of Non-Built Areas
Graphic by Jade Nichols
Data from Fieldwork Survey
Figure 81: Typology of Unbuilt Areas
Graphic by Jade Nichols
Data from Fieldwork Survey
Figure 82: Proportions of Open Space and Public Space
Graphic by Jade Nichols
Data from Fieldwork Survey
Figure 83: Maintenance of Unbuilt Areas
Graphic by Jade Nichols
Data from Fieldwork Survey
Figure 84: Maintenance of Unbuilt Areas Level 1
Photo from Lauren Quellos
Figure 85: Maintenance of Unbuilt Areas Level 2
Photo from Lauren Quellos
Figure 86: Maintenance of Unbuilt Areas Level 3
Photo from Lauren Quellos
Figure 87: Maintenance of Unbuilt Areas Level 4
Photo from Lauren Quellos
Figure 88: Public Access of Unbuilt Areas
Graphic by Jade Nichols
Data from Fieldwork Survey
Figure 89: Activity Level of Unbuilt Areas
Graphic by Jade Nichols
Data from Fieldwork Survey
Figure 90: Surface Permeability of Unbuilt Spaces
Graphic by Jade Nichols
Data from Fieldwork Survey
Figure 91: Hardscape Example
Photo from Lauren Quellos
Figure 92: Softscape Example
Photo from Lauren Quellos
Figure 93: Mixed Surfaces Example
Photo from Lauren Quellos
Figure 94: Building on Via delle Cave di Pietralata
Photo from Lauren Quellos
Figure 95: The Team Near Informal Settlements
Photo from Lauren Quellos
Figure 96: Jade Nichols Taking a Photo near Via dei Monti Tiburtini
Photo from Lauren Quellos
Figure 97: Building Typology by Total Building Count
Graphic by Jade Nichols
Data from Fieldwork Survey
Figure 98: Building Typology by Total Area
Graphic by Jade Nichols
Data from Fieldwork Survey
Figure 99: Intensivo Building Example
Photo from Lauren Quellos

7.6 | List of Figures

Figure 100: Institutional Building Example
Photo from Lauren Quellos
Figure 101: Informal Building Example
Photo from Lauren Quellos
Figure 102: Palazzina Building Example
Photo from Lauren Quellos
Figure 103: Single Unit House Building Example
Photo from Lauren Quellos
Figure 104: Villino Building Example
Obtained from Google Earth
Figure 105: Building Typologies Map
Graphic by Jade Nichols
Data from Fieldwork Survey
Figure 106: Land Use Map
Graphic by Jade Nichols
Data from Fieldwork Survey
Figure 107: Land Use by Total Building Count
Graphic by Jade Nichols
Data from Fieldwork Survey
Figure 108: Land Use by Total Area
Graphic by Jade Nichols
Data from Fieldwork Survey
Figure 109: Building Maintenance Level Very Poor
Photo from Lauren Quellos
Figure 110: Building Maintenance Level Poor
Photo from Lauren Quellos
Figure 111: Building Maintenance Level Fair
Photo from Lauren Quellos
Figure 112: Building Maintenance Level Good
Photo from Lauren Quellos
Figure 113: Building Maintenance Level Excellent
Photo from Lauren Quellos
Figure 114: Building Maintenance Conditions Map
Graphic by Jade Nichols
Data from Fieldwork Survey
Figure 115: Mappa Zona OMI Boundaries Historic Center
Obtained from OMI
Figure 116: Mappa Zona OMI Boundaries Monti di Pietralata
Obtained from OMI
Figure 117: Mappa Zona OMI Broader Pietralata
Obtained from OMI
Figure 118: Map of Housing Unit Density
Graphic by Jade Nichols
Data from OMI and Immobiliare
Figure 119: Graph of Number of Buildings by Units
Graphic by Jade Nichols
Data from OMI and Immobiliare
Figure 120: Market Value Across Neighborhoods
Graphic by Jade Nichols
Data from OMI and Immobiliare
Figure 121: Average Rental Rates Across Neighborhoods
Graphic by Jade Nichols
Data from OMI and Immobiliare
Figure 122: Homes for Rent and Sale
Graphic by Jade Nichols
Data from OMI and Immobiliare
Figure 123: Number of Bedrooms for Units available
Graphic by Jade Nichols
Data from OMI and Immobiliare
Figure 124: All listed Homes
Graphic by Jade Nichols
Data from OMI and Immobiliare
Figure 125: Pricing Histogram of Homes for Sale
Graphic by Jade Nichols
Data from OMI and Immobiliare
Figure 126: Per-Shop Monthly Rents by Building
Graphic by Jade Nichols
Data from OMI and Immobiliare
Figure 127: Penny Discount Store Sign
Photo from Lauren Quellos
Figure 128: People at Largo Beltramelli
Photo from Lauren Quellos
Figure 129: Age Distribution of Intercept Interviewees
Graphic by Lauren Quellos
Data from Intercept Interviews
Figure 130: Gender Distribution of Intercept Interviewees
Graphic by Lauren Quellos
Data from Intercept Interviews
Figure 131: Neighborhood Relationship of Intercept Interviewees
Graphic by Lauren Quellos
Data from Intercept Interviews
Figure 132: Parco della Rambla Walking Paths
Photo from Lauren Quellos
Figure 133: Community Center near San Romano Martire
Photo from Lauren Quellos
Figure 134: Largo Beltramelli
Photo from Lauren Quellos
Figure 135: Pizza Fantasy 3
Photo from Lauren Quellos
Figure 136: Senior in Largo Beltramelli
Photo from Lauren Quellos
Figure 137: Baristas at Bliss Cafe
Photo from Lauren Quellos
Figure 138: Tecnorete
Photo from Lauren Quellos
Figure 139: Leonardo, Music School Teacher
Photo from Lauren Quellos
Figure 140: Don Julio, Priest at San Romano Martire
Obtained from Don Julio
Figure 141: Comitato Popolare Monti di Pietralata Logo
Obtained from Comitato Popolare Monti di Pietralata
Figure 142: Federico Proietti, Councillor for Municipio IV
Photo from Lauren Quellos
Figure 143: Stakeholder Interview with Federico Proietti
Photo from Lauren Quellos
Figure 144: Silvia Cioli, Architect at Studio UAP
Photo from Lauren Quellos
Figure 145: Community Gardening with Zappata Romana
Obtained from Zappata Romana
Figure 146: Cognitive Map from Leonardo
Obtained from Leonardo
Figure 147: Cognitive Map from Sara
Obtained from Sara
Figure 148: Sara Drawing the Cognitive Map
Photo from Lauren Quellos
Figure 149: Cognitive Map from Don Julio
Obtained from Don Julio
Figure 150: Cognitive Map from Flavio Fianco
Obtained from Flavio Fianco
Figure 151: Cognitive Map from Federico Proietti
Obtained from Federico Proietti
Figure 152: Cognitive Map from Federico Proietti
Obtained from Federico Proietti
Figure 153: Train at Quintiliani Station
Photo from Lauren Quellos
Figure 154: Front of San Romano Martire
Photo from Lauren Quellos
Figure 155: Sapienza University Student Housing Under Construction
Photo from Lauren Quellos
Figure 156: Benches at Piazza Smart
Photo from Lauren Quellos
Figure 157: Fences Blocking Construction Sites
Photo from Lauren Quellos
Figure 158: Rome Technopole Headquarters Construction
Photo from Lauren Quellos
Figure 159: Family House Construction
Photo from Lauren Quellos
Figure 160: Road Construction Near Via dei Monti Tiburtini
Photo from Lauren Quellos
Figure 161: Stadium Related Graffiti on Via dei Monti di Pietralata
Photo from Lauren Quellos
Figure 162: BNL Headquarters
Photo from Lauren Quellos
Figure 163: Community Pamphlet Page 1
Graphic by the Team
Figure 164: Community Pamphlet Page 2
Graphic by the Team
Figure 165: Exhibition Poster 1 - Neighborhood Profile
Graphic by the Team
Figure 166: Exhibition Poster 2 - Built Environment
Graphic by the Team
Figure 167: Exhibition Poster 3 - Engagement and Actors
Graphic by the Team
Figure 168: Exhibition Poster 4 - Additional Analysis
Graphic by the Team
Figure 169: Crane at technopole construction site

7.7 | Appendix

Census_ID	Building_ID	Type_ID	Typology	Use_ID	Use	Floors	Stores	Maintenance (1 - 5)	Surface Material	# Units Vacant	Color	Notes
580912210117	1	5	intensivi	1	mixed-use: commercial and residential	9	42	4	brick, plaster		lots of change. some brown, green, white	interior parking garage. Stores are mostly larger clothing retailers and food places.
580912210120	2	5	intensivi	1	mixed-use: commercial and residential	8	11	4	paneling, plaster		brown	non ground floor shops. Clothing stores.
580912210120	3	5	intensivi	1	mixed-use: commercial and residential	8	6	3	brick, plaster		brown	parking garage. Sign for a guest house on second floor. Financial services and clothing stores. Building maintance changes depending on side of building.
580912210121	5	5	intensivi	1	mixed use, commercial and residential	8	3	2	concrete		brown	Some closed balconies. Some stores many of them where closed and we couldn't decide if they were closed or vacant. Maintenance is poor in some areas with heavy paint/facade chipping.
580912210121	6	5	intensivi	1	mixed use, commercial and residential	8	12	3	concrete, paneling, brick		blue, white, brown, yellow	Bank and art gallery. Stores were food places, appliances, and a barber shop. Maintenance issues with paint.
580912210116	7	5	intenvisi	1	mixed use, commercial and residential	8	9	5	brick		brown and green	Stores: tabacco store and restaurants. Services: library, grocery store, and post office. There was a parking lot across from building (not paved) close to piazza smart. This building has very good maintance and seems newer.
580912210115	8	5	intensivi	1	mixed use, commercial and residential	8	27	4	brick		brown and green	Stores consisted of retail and food. There was a small interior courtyard. Small market and dental service. Some issues with maintenace but it really seems that the building is a bit old.
580912210357	10	6	Istituzionale	2	cultural center	1	0	4	tiled brick		brown	Marco spoke with people across the street who worked in the cafe and learned that the cultural center is mostly closed in the winter due to the main spaces being outside. In the spring there are more events.
580912210350	11	6	Istituzionale	2	church	1	0	3	brick		yellow	While we couldn't orginally go in due to a ceremony, Marco and Jenni went back and spoke to a priest. He told them that many of the residents came from southern Italy in a first wave. The second wave was students due to a nearby university. He said in warmer weather the Piazza is a good place to speak to older people. An ice cream shop, Monano is good to speak to young people. The priest is willing to be interviewed.
580912210350	12	3	single unit house	4	house	1	0	3	concrete, plaster		yellow	This house is most likely for the priest. There is parking in the back. Maintenance issues with paint.
580912210350	13	6	Istituzionale	2	Ferri community center	2	0	5	brick		brown	This building is right next to the Church and is most likely a community center. It has the same vibe as a rec center. Basketball court and 5 player soccer. Banner with ASD, sports association.
580912210353	14	4	Palazinna	1	mixed use, commercial and residential	6	1	2	plaster, brick		brown, yellow	This building has lots of antenna and satellite dishes at the top. This building had lots of issues with damage to balconies and paint chipping.
580912210350	15	6	Istituzionale	2	seems to be part of community center	1	0	5	brick		brown	This building seems to be part of the community center and banner labels it as a theater.
580912210352	16	6	Istituzionale	5	commercial	1	1	5	concrete, plaster		grey, white, red	This building is an appliance store with a gas station owned by the store across the street.
580912210103	17	5	intensivi	1	mixed use, commercial and residential	9	13	3	concrete		white, blue, grey	The stores in the building are restaurants and health services. Residental units had clothes hanging out of windows and some had plants. Jade counted it as one building but it is really five building. Some maintencance isssues with paint.
580912210104	18	1	informal	6	abandoned	2	0	2	brick, concrete, corrugated metal		white, gray, brown, tan	beware of dog sign, weeds/ferns around gate, bricks in front of windows
580912210104	19	1	informal	2	community building/cultural center	2	0	2	brick, concrete, corrugated metal		white, gray, brown, tan	painting of bear of side of wall, mailboxes quite full
580912210104	20	1	informal	7	barracks/storage	1	0	1	brick, corrugated metal, shingles		red, brown, orange	doesn't look like people live here, potentially used for storage, cars outside, entry doors padlocked
580912210104	21	1	informal	4	residential	2	0	2	concrete, corrugated metal		brown, red, black	roof is tarped, small garden near front porch
580912210104	22	6	Istituzionale	5	commercial - auto shop	1	1	3	plastic, metal		gray	well used, busy, operative
580912210104	23	1	informal	4	residential	2	0	2	brick, concrete, wood, metal		tan, red	balcony, windows on second floor are bricked up, external staircase, garage
580912210104	24	1	informal	4	residential	1	0	2	brick, metal, concrete, wood		brown, tan	attached shed
580912210104	25	1	informal	4	residential	1	0	2	concrete, wood		off white, beige	external tarp, small patio area
580912210104	26	1	informal	7	barracks/storage	1	0	2	sheet metal		silver, brown	heavily rusted on exterior
580912210104	27	1	informal	4	residential	1	0	2	brick, corrugated metal, brick		red, white	two buildings red and white, one has maintenance outside
580912210104	28	1	informal	4	residential, storage	1	0	1	concrete, sheet metal, brick		white, brown, red	tires on the roof, areas with no roof, seems to be scrap storage, numerous buildings connected
580912210104	29	1	informal	4	residential, storage	1	0	1				
580912210104	30	1	informal	7	barracks/storage	1	0	2	metal, stone		brown, gray, rust re	forklift, gated off, lots of wooden palettes
580912210104	31	1	informal	7	barracks/storage	2	0	1	metal, stone		brown, gray, red	looks like storage, very informal two floors, very rundown
580912210104	32	1	informal	7	barracks/storage	1	0	2	concrete, sheet metal		peach, rust red, gray	looks vacant
580912210104	33	1	informal	1	residential, community center	5	0	3	concrete, brick		terracotta, white	church, rooftop floor, peeling paint, scaffolding on the back of the building
580912210102	34	6	Istituzionale	2	art/cultural center	1	0	4	stone ? , concrete		brown, white	arci
580912210102	35	6	Istituzionale	2	art/cultural center	2	0	4	white		white	arci
580912210102	36	6	Istituzionale	1	office and commercial	1	1	4	concrete		white, black	This building has many uses. There is a sign that says black box theater, there is also office space. There is one restaurant.
580912210102	37	6	Istituzionale	5	Various commercial	1	0	3	concrete		white, black	Building looks the same as number 36. Not currently in use as the inside is under construction. Some maintance issues with paint.
580912210102	38	4	Palazinna	8	Unknown	1	0	3	concrete		white	We didnt get a use on this building. It seems to be for storage for constuction. Some issues with paint and the building is obviously dirty.
580912210102	39	4	Palazinna	8	Unknown, damned house	1	0	3	concrete, plaster, b	2	grey	We do not know what this building with used for. Part of it has the words "Damned house". Some weeds.
580912210102	40	5	intensivi	1	mixed use, commercial and residential	8	2	4	concrete plaster	7	white, tan	Some plants on the balconies.
580912210103	41	5	intensivi	1	mixed use, commercial and residential	8	1	4	concrete plaster	8	white,tan	This building had a lot of first floor vacancy. This building had a lot of satelite dishes and clothes outside windows.
580912210102	42	5	intensivi	4	residential	9	0	2	concrete		white, tan	This building had big balconies.
580912210102	43	6	Istituzionale	5	commercial	8	2	2	concrete	6	white, black	Music school in the open store front.
580912210102	44	5	intensivi	4	residential	9	0	4	concrete		red tan yellow	This building had many balconies with plants and table/chairs.
580912210102	45	5	intensivi	4	residential	9	0	4	concrete		yellow, tan	
580912210102	46	5	intensivi	4	residential	9	0	4	concrete and paneling		yellow	This building is being rehabilitated by baiocco construction. Phone number on building: 800300300
580912210095	47	5	intensivi	1	residential, commercial	8	9	4	concrete, wood		tan, red, pink	lots of balconies with flowers, paint looks fresh, a couple of scuffs on the facade, lots of vacancies

Building Survey Data

7.7 Appendix

580912210095	48	6	Istituzionale	5	commercial - restaurant	1	1	3	concrete, wood	white, brown, green	restaurant, white cloth on roof, concrete edging, gate around building
580912210095	49	5	intensivi	4	residential	9	0	4	concrete, wood	tan, beige, light r	lots of balconies with flowers
580912210095	50	6	Istituzionale	5	commercial	1	1	3	concrete, metal	green, beige	only see one store, lots of vacancies, overgrown patio area
580912210095	51	5	intensivi	4	residential	9	0	4	concrete, wood	off white, green, tan	maintenance 9 on a 1-10
580912210290	52	6	Istituzionale	3	educational	2	0	3	concrete	gray, red	kids playing inside, front facade is painted red, overgrown parking lot and court nearby, graffiti on edges of building
580912210096	54	1	informal	4	residential	1	0	1	brick, concrete, corrugated metal	beige, brown, red	doesn't look lived in, paint and plaster bei
580912210098	55	5	intensivi	1	residential, commercial	9	11	3	concrete, stone, sheet metal	gray, beige, pink, black	metal sheets seem painted and chipping, large panels of stone, no extrudingbalconies, 5 separate buildings connected at bottom
580912210099	56	5	intensivi	1	residential, commercial	9	8	3	brick, concrete	tan, off white, red blinds, blue stripes	7 buildings connected to each other, balconies do not protrude into street, high vacancy for shops (hard to tell), rooftop stories, parking garage-type shop in basement, graffiti on wall faint playground
580912210066	57	5	intensivi	4	residential	7	0	3	concrete	terracotta, red	thin red stripes, all residential, very clearly lived in with items on the porch, graffiti on edge of building, gravel parking lot outside
580912210290	58	3	single unit house	4	residential	2	0	2	concrete	gray, white	paint is peeling on the outside, rust/dirt on front steps, rust on exterior gate
580912210290	59	3	single unit house	4	residential	2	0	1	concrete, brick	gray, white, red	paint cracking on the side, concrete peering at the top, likely abandoned
580912210290	60	6	Istituzionale	6	educational (abandoned)	2	0	1	plaster, concrete	gray, tan	Abandoned school buildings, glass from window is shattered, Many rooms seems torn down
580912210290	61	6	Istituzionale	3	educational	2	0	3	plaster, concete	gray, tan	Between 2.5 and 3 for maintenance, Graffiti on the building, Not all the windows are closed despite rain
580912210290	62	3	single unit house	4	residential	2	0	3	concrete, plaster	gray, tan, white	car parked out front, patio at back, laundry on patio
580912210292	63	5	intensivi	4	residential	8	0	3	concrete, corrugated metal	tan, off white	small and quite regular, has a parking lot and a gate, rooftop area with gate
580912210292	64	1	informal	4	residential	1	0				don't exist due to construction
580912210293	66	4	Palazinna	4	residential	2	0	5	brick, concrete	grey, red, orange	under construction, need to read sign to determine use
580912210038	68	4	Palazinna	4	residential	5	0	3	concrete, wood	orange, green	orange building with green shutters, looks lived in with items in porch, rooftop area, unidentified building type
580912210038	69	6	Istituzionale	5	commercial - car inspection	1	1	3	plaster, corrugated metal	white, blue and orange stripes	large parking lot, connected to building 70, www.cartestroma.it
580912210038	70	1	informal	4	residential	1	0	2	brick, concrete, wood, corrugated m	beige, brown, red, blue, light blue/teal	blue and red gate, multiple different buildings connected
580912210038	71	1	informal	4	residential	2	0	3		gray, light tan	need to look more on google maps, pitched room, numerous floors
580912210038	72	1	informal	4	residential	1	0	2	plaster, brick, wood	red, brown	Dogs barking indicating someone lives there, weeds around the building, gated off
580912210038	73	1	informal	4	residential	1	0	1	brick stones	white	This building was most likely part of a bigger villiage that no longer exists.
580912210038	74	1	informal	7	storage	1	0	1	wood	brown	This building was falling apart and now is unused but was most likely used as storage before.
580912210038	75	1	Informal	7	storage	1	0	1	Brick stones		This building was gated off and we could not get close. On the map you can see that the roof is being held down by tires.
580912210038	76	2	Villino	4	residental	2	0	2	concrete, brick stones	grey	In better condition then other buildings. It is most likely being squatted it. But we couldnt get very close.
580912210038	77	1	Informal	7	storage	1	0	1			This building is behind the Villino. Was most likely storage for the building but we couldnt see anything but the top of the building.
580912210038	78	1	Informal	7	storage	1	0	1	Brick stones		This building was gated off and we could not get close. On the map you can see that the roof is being held down by tires.
580912210038	79	1	Informal	7	storage	1	0	1	Brick stones		This building was gated off and we could not get close. On the map you can see that the roof is being held down by tires.
580912210038	81	1	Informal	7	storage	1	0	1	Brick stones		This building was gated off and we could not get close. On the map you can see that the roof is being held down by tires.
580912210038	83	1	Informal	7	storage	1	0	1	Brick stones		This building was gated off and we could not get close. On the map you can see that the roof is being held down by tires.
580912210038	84	1	informal	6	abandoned	1	0				This building was only seen from far away. Seemed to be some type of shack.
580912210038	86	1	informal	4	residential	1	0				This building was not able to be seen.
580912210038	87	1	informal	4	residential	1	0				This building was not able to be seen.
580912210038	89	1	informal	4	residential	2	0				This building was not able to be seen.
580912210038	90	1	informal	4	residential	1	0				long drive way- can't get to close bc it's only a single house in middle of something
580912210038	91	6	Istituzionale	3	educational, research	7	0		steel, concrete, brick	tan, gray, white	Technopole HQ under construction
580912210236	92	1	informal	7	storage	1	0		brick stones		couldn't see it
580912210236	93	1	informal	4	residential	1	0		brick stones	orange	
580912210236	94	3	single unit	4	residential	2	0	3	brick stones	white	The building has a fence blocking driveway. The building has some discolored paint.
580912210236	95	3	single unit	4	residential	2	0	3	brick stones	white orange	most likely has more money than others (villa). This building is part of the greater informal settlement but is a bit nicer and has a second floor. The builders most likely had a bit more money than the rest.
580912210236	96	3	single unit	4	residential	1	0	3	brick stones	white, orange, red	This building was most likely built at the end of 50s/60s. There was a table with chairs outside. The shed roof was made with illegal materials (asbestos) There was a bike outside, a beware of dog sign and a car in the garage.
580912210236	97	1	informal	7	storage	1	0	2			This building was mostly covered from the street and we were unable to acess it. But from what could be seen it looks like barracks.
580912210236	98	1	informal	4	residential	1	0	4	brick stones	white and orange	This is a building that is informal and has been built up to its current state. It has lots of plants that are well kept. There was a lady who we talked to breifly who asked if we where taking measurements.
580912210236	99	1	informal	4	residential	1	0	4	brick stones	white	This is a building that is informal and has been built up to its current state.
580912210236	100	1	informal	4	residential	1	0	3	brick stones	white	This is a building that is informal and has been built up to its current state.
580912210236	101	1	informal	4	residential	1	0	3	brick stones	brown orange	This is a building that is informal and has been built up to its current state.
580912210236	102	1	informal	4	residential	1	0	3	brick stones	brown, orange	This is a building that is informal and has been built up to its current state.

Building Survey Data (cont.)

7.7 | Appendix

580912210237	103	6	Istituzionale	5	gas station	1	1	3	brick stones	0	white and red	This building is a gas station and a car wash. There is a bus stop very close.
580912210289	104	6	Istituzionale	2	Building for ASD Roman 91	1	0	3	concrete, metal	0	white, red	This building is for the ASD Roman 91 soccer fields. We have yet to see the building or fields in use.
580912210288	105	1	informal	4	residential	1	0	2	brick stones, metal		white, brown	There is no parking on this street.
580912210288	106	1	informal	4	residential	1	0	2	brick stones, metal		yellow	This building had many cars in the driveway. This street has no parking.
580912210288	107	1	informal	4	residential	1	0	2	brick stones, metal		grey, orange, whi	This building has private property graffiti. This street has no parking.
580912210288	108	1	informal	4	residential	1	0	2	brick stones, metal		grey	Could not get close to building. Blocked by wall.
580912210288	109	6	Istituzionale	5	commercial	1	1	2	brick stones, metal		white	Could not get close enought to really see the building. But it is a metal working shop.
580912210288	110	1	informal	4	residential	1	0	2	brick stones, metal			All of these are blocked by a wall and you can not see them very well. They all most likely have the same characteristics.
580912210288	111	1	informal	4	residential	1	0	2	brick stones, metal			All of these are blocked by a wall and you can not see them very well. They all most likely have the same characteristics.
580912210288	112	1	informal	4	residential	1	0	2	brick stones, metal			All of these are blocked by a wall and you can not see them very well. They all most likely have the same characteristics.
580912210288	113	1	informal	4	residential	1	0	2	brick stones, metal			All of these are blocked by a wall and you can not see them very well. They all most likely have the same characteristics.
580912210288	114	1	informal	4	residential	1	0	2	brick stones, metal			All of these are blocked by a wall and you can not see them very well. They all most likely have the same characteristics.
580912210288	115	1	Informal	4	residental	2	0	3	Brick stones, metal		red, white, brown	This is a historical building and was most likely built before the rest of the settlement.
580912210288	116	1	Informal	4	residential	1	0	4	Brick stones, metal		orange	I believe that this building is part of the airbnb.
580912210288	117	1	Informal	4	residential	1	0	3	brick stones, metal		white, orange	
580912210288	118	1	Informal	1	residental and commercial	1	0	4	brick stones, metal		orange	This is the airbnb.
580912210288	119	1	Informal	1	residental and commercial	1	0	4	brick stones, metal		orange	This is the airbnb.
580912210288	120	6	Istituzionale	6	watertower	1	0	1			brown	The watertower is no longer in use.
580912210033	121	1	informal	7	barracks	1	0	1	brick stones, wood		brown	This is most likely storage. People could possibly live in it but it is unlikely.

Building Survey Data (cont.)

7.7 | Appendix

Census Track	JOIN_ID	Area Type ID	Area Type	Area Name or Use	Maintenance (1 - 4)	Greenery (0 - 4)	Greenery Notes	General Notes
580912210355	1	1	Park	Piazza Smart	1	3	Yes. Most of the piazza is terf or sand but parts are real grass.	This is the Piazza that has the broken screens and benches. There is also a parking lot connected to it. But it seems that people use the parking lot then go to other places.
580912210355	2	4	Parking	Parking Lot	3	0	No.	Lot for cultural center and piazza smart
580912210357	3	3	Open Space	Outdoor space for the Ferri Cultural Center	4	1	Yes, but little.	Fenced off. Clearly only for the community center use.
580912210359	4	1	Park	Park Giochi	4	2	Some trees but mostly paved.	Google Maps name is Parco Giochi.
580912210351	5	4	Parking	Parking Lot	4	0	No.	This parking lot does not seem to be for a specific building.
580912210348	6	1	Park	Parco della Rambla di Pietralata	4	1	Very little.	Google Maps name is Parco della Rambla di Pietralata. Seemes to be community space but does not seem well used. Also looks very new.
580912210348	7	5	Undeveloped	Empty	1	4	All green space.	Is not currently being used or maintained.
580912210350	8	2	Court or Field	Futsal and Basketball Courts	4	0	No.	Futsal and Basketball Courts for church adjacent community center
580912210349	9	4	Parking	Parking Lot	4	0	No.	Seems to be for surrounding apartment buildings.
580912210291	10	4	Parking	Parking Lot	4	1	A few trees	Seems to be for surrounding apartment buildings.
580912210291	11	5	Undeveloped	Empty	2	4	All green space.	Some trash.
580912210287	12	5	Undeveloped	Empty	3	3	Mostly grass	Most likely space for a construction project.
580912210287	13	5	Undeveloped	Empty	3	2	Mostly dirt, some grass	Most likely space for a construction project.
580912210287	14	5	Undeveloped	Empty	3	1	All dirt.	Most likely space for a construction project.
580912210290	15	2	Court or Field	Basketball court	1	0	No.	Part of school complex. No hoops.
580912210290	16	3	Open Space	Outdoor play space for the school.	3	0	All paved.	General open hardscape patio space, part of school complex
580912210341	17	4	Parking	Parking Lot	4	0	no.	Seems to be for surrounding apartment buildings.
580912210066	18	4	Parking	Parking Lot	4	0	no.	Seems to be for surrounding apartment buildings.
580912210290	19	2	Court or Field	Basketball court plus hardscape court	3	0	no.	Part of school complex.
580912210290	20	7	Abandoned	Abandoned school area	1	2	Grass and weeds	Abandoned school zone, blocked off from active school campus
580912210290	21	7	Abandoned	Abandoned school area	1	2	Grass and weeds	Abandoned school zone, blocked off from active school campus
580912210289	22	2	Court or Field	Soccer Field and 2 Mini Fields	3	4	Green Turf	Part of large soccer field complex next to school
580912210289	23	5	Undeveloped	Empty	1	2	Grass and dirt	Undeveloped green between soccer fields
580912210289	24	2	Court or Field	Mini Soccer Field	3	4	Green Turf	Part of large soccer field complex next to school
580912210038	25	5	Undeveloped	Private Property	3	3	Mostly green, some dirt	Fenced in. Could see behives through the fence.
580912210038	26	6	Construction	Construction site	4	1	Dirt.	Technopole construction area
580912210038	27	5	Undeveloped	Empty	2	3	Grass.	Area surround older informal buildings.
580912210038	28	5	Undeveloped	Empty	2	3	Grass.	Area surround older informal buildings. Some road construction in and around area. Lots of trash surrounding buildings and piled up in areas.
580912210038	29	4	Parking	Parking lot/Storage	3	0	no.	Could not access. Looks like a parking lot or storage area. Possibly for the new and current construction.
580912210038	30	5	Undeveloped	Mostly empty (some road construction)	3	3	All green grass and dirt	Grassy area between neighborhood and informal forested area. Part of the site of the Stadium.
580912210038	31	5	Undeveloped	Mostly empty (some informal housing)	3	4	All green. Forest.	This is the forest that has interspersed informal settlement. Part of the site of the Stadium.
580912210038	32	6	Construction	Construction site	4	1	Active construction	Active construction along via Monti di Tiburtina
580912210287	33	1	Park	Parchetto Tedeschi	4	0	Playground equipment on soft pad	Small park

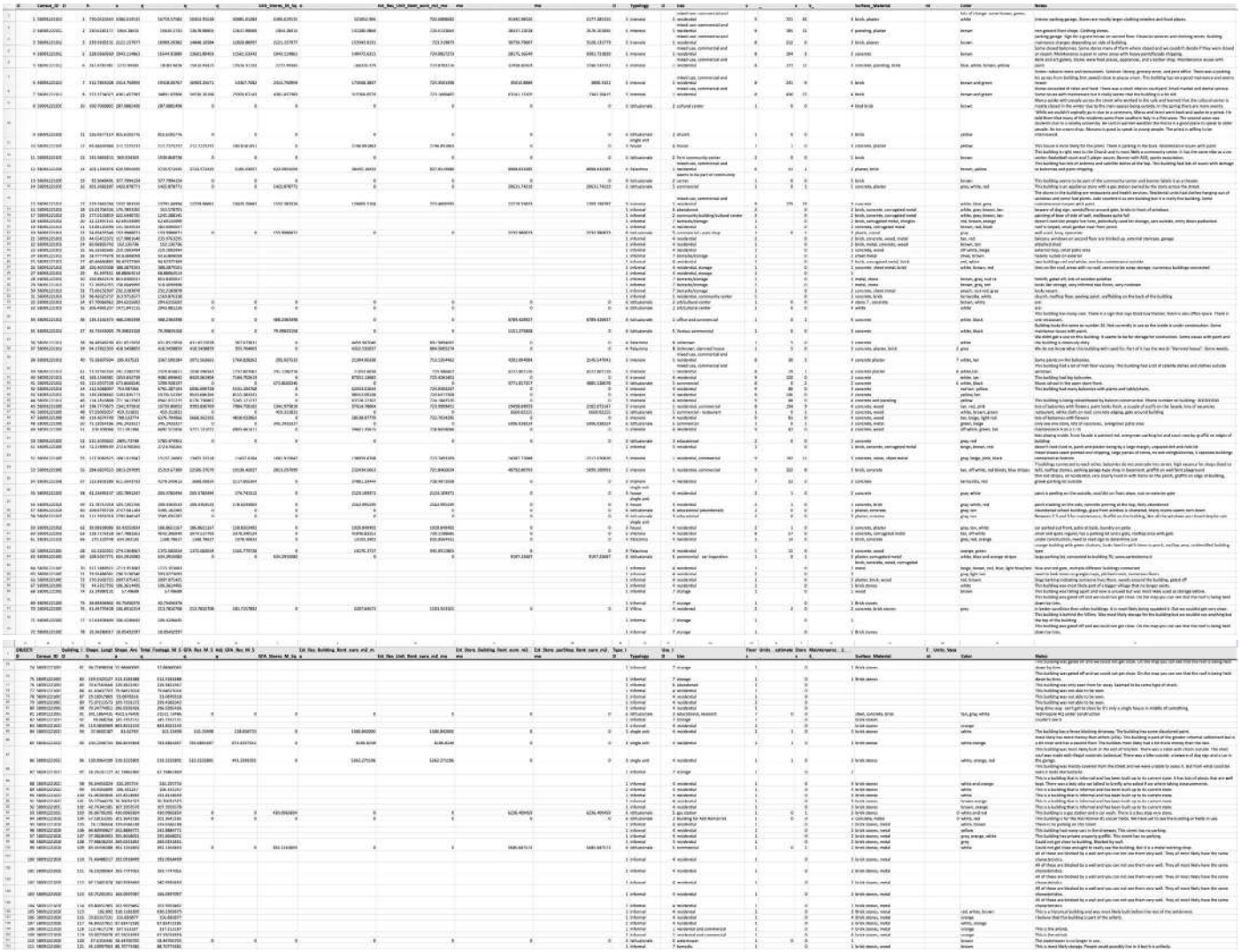
Non-built Area Survey Data

7.7 | Appendix

Street ID	Street Name	Street Type	Sidewalks	Maintenance (1 - 4)	Traffic Intensity	Greenery	On-Street Parking	Transportation	Number of lanes	Notes
1	Via Tiburtina	Primary	Yes	4	4	Decent (Tree plantings along sidewalk)	Yes	Car/Bus	6	Predominant road in area and major East-West corridor that connects to nearby highway, train station, and other parts of the city
2	Via delle Cave di Pietralata	Secondary	Yes	3	4	Decent (occasional small planting/trees/grass along public spaces and parks)	Yes	Car/Bus	2-4	North-South corridor that bisects the neighborhood, one way after Via Giuseppe Marcotti
3	Via Beniamino De Ritis	Tertiary	Yes	3	1	Minimal (occasional small planting)	Yes	Car	2	North-South small residential road
4	Via Renato Simoni	Tertiary	Yes	3	2	None	Yes	Car	2	One way North, small residential road
5	Via Vincenzo Morello	Secondary	Yes	3	4	Minimal (occasional plantings/grass)	Yes	Car/Bus	1	One way South until Via Gabriele Galantara, becomes one way North after
6	Via Giuseppe Marcotti	Tertiary	Yes	4	3	None	Yes	Car	2	Small East-West road, but connects lots of business/residents
7	Via Gabriele Galantra	Tertiary	Yes	3	1	Minimal (occasional small planting/tree along public spaces and parks)	Yes	Car	2	One way west road connecting to Via del Casale Galvani from Via dei Monti di Pietralata. Small road but centrally located in neighborhood.
8	Via del Casale Galvani	Tertiary	No	1	1	None	Yes (informal)	Car	1	Connecting road for the informal settlement from Via Vincenzo Morello, not paved and mainly gravel/dirt
9	Via Eugenio Torelli Viollier	Tertiary	Yes	4	2	Decent (Tree plantings along sidewalk and other plantings/grass along public spaces)	Yes	Car	2	Mainly residential access and surrounded by mixed-use buildilngs. One way moving north above Via dei Monti di Pietrlata and one way south below. Current dead end but looks like will continue north.
10	Via degli Ortagi	Tertiary	Yes	4	1	Minimal (occasional small planting/tree)	No	Car	1	Small and narrow paved road that dead ends from Via dei Monti di Pietralata. Mainly commercial/business access/loading. Lots of bike parking but no defined bike lane.
11	Via dei Monti di Pietralata	Primary	Some	2	2	None (excluding surrounding forests/grass in undeveloped/private land)	Some parts	Car	1-4	Primary connection between Via dei Monti Tiburtini in the north to Pietralata. 4 lanes with no sidewalks north of Via degli Aromi, but becomes one lane heading south into the neighborhood.
12	Via Vacuna	Tertiary	Yes	4	2	None (excluding surrounding forests/grass in undeveloped/private land)	Yes	Car	1	North-South residential road connecting between Via Tiburtina and Via Achille Tedeschi. One way going South and mainly surrounded by residential/mixed-use. Angled parking along both sides, seems to be full at all times
13	Via Primo Acciaresi	Tertiary	Yes	4	1	None (excluding surrounding forests/grass in undeveloped/private land)	Yes	Car	1	Small East-West road, access to single-use residential and commercial buildings. Parking on both sides, parallel and pull-in.
14	Via Enrico Serretta	Tertiary	Yes	4	1	None (excluding surrounding forests/grass in undeveloped/private land)	Yes	Car	1	Small North-South road, provides access to parking lot/single use residential buildings. One lane heading south.
15	Via Pasquale de Luca	Tertiary	Yes	4	1	None (excluding surrounding forests/grass in undeveloped/private land)	Yes	Car	1	Small North-South road, provides access to single use residential buildings. One lane heading north, next to Via Enrico Serretta. Pull in and parallel street parking.
16	Via Achille Tedeschi	Secondary	Some	3	2	Minimal (occasional small planting/tree along public spaces and parks)	Yes	Car	1-2	East-West road connecting between Via dei Monti di Pietralata and Via delle Cave di Pietralata. Pull in and parallel parking. One way west after Via Eugenio Torelli Viollier. Sits at the edge of the built area, passes by several parking lots.
17	Via del Casale Quintiliani	Tertiary	No	2	1	None (excluding surrounding forests/grass in undeveloped/private land)	No	Car	1	Small and private access road to a parking lot and construction site for the Technopole development. 1 lane surrounded by barriers.
18	Via della Pietra Sanguigna	Tertiary	No	1	1	None (excluding surrounding forests/grass in undeveloped/private land)	No	Car/Bus	2	Small road that connects from Via delle Cave di Pietralata to the Quintiliani metro station. Only traffic seen is buses heading from Pietralata to the station, construction sites and a parking lot. Surrounded by undeveloped land or informal/low density housing.
19	Via dei Monti Tiburtini	Primary	Some	4	4	None (excluding surrounding forests/grass in undeveloped/private land)	No	Car/Bus	4-8	Primary East-West corridor along northern boundary. Highway speeds with minimal sidewalks and business/residential access. Connections into Pietralata through Via dei Monti Tiburtini but not really accessible from Pietralata. Heavy construction currently and high traffic levels.
20	Via degli Aromi	Tertiary	No	3	1	None (excluding surrounding forests/grass in undeveloped/private land)	No	Car	2	Small access road from Via dei Monti di Pietralata to the parking lot/dump space for the construction site and private residences.
21	Via della Ruta	Tertiary	No	3	1	None (excluding surrounding forests/grass in undeveloped/private land)	No	Car	1	Small access road from Via degli Aromi to private property/residences. Not publicly accessible.
22	Via del Sedano	Tertiary	No	3	1	None (excluding surrounding forests/grass in undeveloped/private land)	Yes (informal)	Car	1	Small access road for the single unit homes/informal settlements in the northwest corner of the neighborhood. Not entirely accessible for cars, narrows and becomes a foot path as it turns east.

Existing Roads Survey Data

7.7 | Appendix



Building Survey Data with Calculated Market Rents

7.7 | Appendix

	A	B	C	D	E	F	G
1	Immobiliare.it Housing Data		66 total listed homes for sale			12 total listed homes for rent	
2							
3	Type	Price (euros)	# of bedrooms		Type	Price (euros) per month	# of bedrooms
4	Apartment	410000	4		Apartment	1350	2
5	Apartment	520000	4		Penthouse	1400	3
6	Apartment	379000	3		Apartment	850	2
7	Apartment	205000	2		Apartment	1400	3
8	Apartment	295000	3		studio apt	750	1
9	Apartment	430000	5		Apartment	1300	3
10	studio apt	89000	1		Apartment	2180	3
11	Apartment	355000	3		Apartment	1300	2
12	Apartment	419000	4		Apartment	1300	2
13	Apartment	320000	4		Apartment	3800	2
14	studio apt	229000	1		Apartment	3000	2
15	Apartment	285000	3		studio apt	1000	1
16	Apartment	285000	2				
17	Apartment	250000	2				
18	Apartment	290000	3		Type	Amount	
19	Apartment	285000	3		For Sale	66	
20	Apartment	279000	2		For Rent	12	
21	Apartment	167000	2				
22	Apartment	200000	2			0.8461538462	
23	Apartment	320000	3				
24	Apartment	275000	2		bedroom type	#	
25	Apartment	249000	2				
26	Apartment	389000	3				
27	Apartment	479000	5				
28	Apartment	330000	3				
29	Apartment	359000	3				
30	Apartment	229000	2		no info	3	
31	Apartment	229000	2		1	5	
32	Apartment	295000	3		2	38	
33	Apartment	410000	3		3	31	
34	Apartment	319000	3		4	6	
35	Apartment	249000	2		5+	5	
36	Apartment	219000	2				
37	Apartment	300000	3				
38	Apartment	275000	2				
39	Apartment	279000	3				
40	Apartment	309000	3				
41	Apartment	379000	3				
42	Apartment	195000	2				
43	Apartment	169000	2				
44	Apartment	308000	3				

Housing Data from Immobiliare.it

7.7 | Appendix

	A	B	C	D	E	F	G	H	I
45	Apartment	460000	5						
46	Apartment	399000	3						
47	Apartment	299000	3						
48	Apartment	339000	3						
49	Apartment	279000	3						
50	Apartment	300000	4						
51	Apartment	410000	4						
52	Apartment	269000	2						
53	Apartment	689000	5						
54	Apartment	289000	2						
55	Apartment	329000	3						
56	Apartment	329000	3						
57	Apartment	469000	3						
58	Apartment	279000	2						
59	Apartment	290000	2						
60	Apartment	320000	3						
61	studio apt	209000	1						
62	Apartment	410000	3						
63									
64									
65	palace	18500000	5						
66									
67	Apartment	399000	na						
68	Apartment	409000	na						
69	Apartment	399000	na						

Housing Data from Immobiliare.it (cont.)

	A	B	C	D	E	F	G	H	I	J	K	L	M
1		StudyArea 2001	StudyArea 2011	StudyArea 2021		StudyArea2023	Municipio 4 2023	Rome 2023	Study Area 2021	Pietralata 2021	Rome 2021	Trieste 2021	Nomentano 2021
2	# of Census Tracts												
3	Land Area (hectares)												
4	Total Population	8,201	7,274	7,283		7,217	170,261	2,751,747					
5	Median Population Density (p / hectare)	374	320	275									
6	Total Foreign Population	492	552			1,151	16,648	351,872					
7	Foreign Population Percentage	6.00%	7.59%			20.10%	15.33%	16.52%					
8	Elderly Population (65+)	1,626	224										
9	Elderly Population Percentage (65+)	19.83%	3.08%			23.65%	25.01%	24.68%					
10	Mean of Average Years of Schooling Index			11.82					11.22	11.22	11.55	12.93	12.63
11	Median of Average Years of Schooling Index								11.56	11.56	11.59	13.17	13.06
12	Median Age												
13	Occupied Dwellings	4,188	3,521	3,889									
14	Empty Dwellings	392	195	?									
15	Non-resident Occupied Dwellings	3,536	32	?									
16	Empty or Non-resident Occupied Dwellings	3,928	227	816									
17	Population Employed	3,581	2,981	2,925									
18	Employment %	43.67%	40.98%	40.16%									
19	Unemployment %	56.33%	59.02%	59.84%									

ISTAT Demographics Part 1

7.7 | Appendix

	A	B	C	D	E	F	G	H	I
1	Bus Routes in Study Area	# of stops in are	Notes						
2	135	0	One direction goes along tiburtina tracks but doesn't stop in study area						
3	548	4	Tiburtina (East side) and Via dei Monti Tiburtini						
4	411	8	Cuts across neighborhood NE/SW, serves Quintiliani Metro						
5	111	8	Cuts across neighborhood NE/SW						
6	544	4	Via dei Monti Tiburtini and Via dei Duranti						
7	309	3	Along Via Tiburtina						
8	542	3	Along Via dei Monti Tiburtina						
9	61	3	Along Via dei Monti Tiburtina						
10	163	3	Along Via Tiburtina						
11	n041	3	Along Via Tiburtina						
12	211	3	Along Via Tiburtina						
13	nMB	3	Along Via Tiburtina						
14	48	3	Along Via Tiburtina						
15	120F	2	Along Via Tiburtina						
16	450	2	Along Via dei Monti Tiburtina						
17		52							
18									
19	Stops in Study Area	Route #1	Route #2	Route #3	Route #4	Route #5	Route #6	Route #7	Route #8
20	Staz.Ne Tiburtina (MB)/P.le Est	548							
21	Tiburtina/Portonaccio	309	111	120F	163	n041	211	nMB	448
22	Tiburtina/Ottoboni	309			163	n041	211	nMB	448
23	Tiburtina/Galla Placidia	309		120F	163	n041	211	nMB	448
24	Cave Di Pietralata/Tiburtina	111	441						
25	Beltramelli	111	441						

Bus Transportation Data from ATAC

	A	B	C	D	E	F	G	H
1	**Ministry of Economy and Finance (OMI), Real Estate Valuation Database**							
2								
3	*Pietralata, Tiburtino (Zone D16, 2025)*							
4	**Property Type**	**Market Value Min. (euro/m^2**	**Market Value Max. (euro/m^2**	**Market Value Avg. (euro/m^2**	**Rental Min. (euro/m^2/mo**	**Rental Max. (euro/m^2/mc**	**Rental Avg. (euro/m^2/mc**	**Floor Area (Gross/Net)**
5	Shops/Retail	1,650	2,400	2,025	13.8	19.8	16.8	G
6	Office Space	1,700	2,500	2,100	9.8	14.5	12.15	G
7	Standard Res. Units	2,700	3,900	3,300	10.3	14.8	12.55	G
8	Economy Res. Units	2,500	3,700	3,100	9.8	14	11.9	G
9	Enclosed Garage (box)	1,500	2,200	1,850	7.3	10.8	9.05	G
10	Covered Parking Space	1,150	1,700	1,425	6.5	9.5	8	G
11	Uncovered Parking Space	700	1,000	850	4	5.8	4.9	G
12								
13	*Pietralata (Zone D48, 2025)*			dd				
14	**Property Type**	**Market Value Min. (euro/m^2**	**Market Value Max. (euro/m^2**	**Market Value Avg. (euro/m^2**	**Rental Min. (euro/m^2/mo**	**Rental Max. (euro/m^2/mc**	**Rental Avg. (euro/m^2/mc**	**Floor Area (Gross/Net)**
15	Shops/Retail	1,400	2,000	1,700	12	17	14.5	G
16	Office Space	1,350	2,000	1,675	9.5	14	11.75	G
17	Industrial	850	1,250	1,050	6.8	9.8	8.3	G
18	Standard Res. Units	2,300	3,400	2,850	9.8	14.5	12.15	G
19	Economy Res. Units	2,050	3,000	2,525	9.3	13	11.15	G
20	Enclosed Garage (box)	1,050	1,550	1,300	6.5	9.5	8	G
21	Covered Parking Space	800	1,200	1,000	5.3	7.8	6.55	G
22	Uncovered Parking Space	450	700	575	3.3	4.8	4.05	G
23								
24	*Historic Center (Zone B32, 2025)*							
25	**Property Type**	**Market Value Min. (euro/m^2**	**Market Value Max. (euro/m^2**	**Market Value Avg. (euro/m^2**	**Rental Min. (euro/m^2/mo**	**Rental Max. (euro/m^2/mc**	**Rental Avg. (euro/m^2/mc**	**Floor Area (Gross/Net)**
26	Office Space	4,700	6,800	5,750	19.8	28.8	24.3	G
27	Poor commercial positioning	3,900	4,700	4,300	25	30	27.5	G
28	Standard commercial positioning	4,700	6,400	5,550	30	41	35.5	G
29	Excellent commercial positioning	6,400	7,700	7,050	41	50	45.5	G
30	Standard Res. Units	5,600	7,800	6,700	16.8	24	20.4	G
31	Luxury Res. Units	6,400	8,700	7,550	18.8	26.8	22.8	G
32	Enclosed Garage (box)	4,900	6,800	5,850	18	25	21.5	G

Real Estate Data from Ministry of Economy and Finance (OMI)

7.7 | Appendix

34						
35	* can do average rental price per unit for each building w this data	Offices are cheaper to buy than standard apartments Office space (€1,800–2,600/m²) is actually less valuable per m² than every residential category except parking. That's somewhat unusual and reflects Pietralata's character — it's a working-class peripheral neighborhood, not a business district, so there's weak demand for office space. Low office values can be an indicator of limited economic activity and poor transit connectivity for white-collar workers.	The gap between standard and economy residential is surprisingly small Standard units (€2,600–3,800) vs. economy units (€2,450–3,600) — that's only a €150 difference at the floor and €200 at the ceiling. In more differentiated neighborhoods you'd expect a wider spread. This suggests the housing stock is fairly homogeneous, which tracks with Pietralata's history as a planned working-class neighborhood built rapidly in the postwar period.	These numbers are firmly in Rome's periphery tier — for reference, central Rome residential runs €5,000–10,000+/m². Pietralata is roughly half to a third of that, which is consistent with its position as an outer Municipio IV neighborhood	**KEY / NOTES** The CONSERVATION STATE indicated with CAPITAL letters refers to the most common one within the AREA • The Market Value is expressed in Euro/m2 referring to the Net (N) or Gross (L) surface area • The Rental Value is expressed in Euro/m2 per month referring to the Net (N) or Gross (L) surface area • The presence of an asterisk (*) next to the type indicates that the related Market or Rental Values have beensubject to adjustment. • For the Garage, Parking Space and Garage types, the different market appreciation according to the conservationstate is not significant • For the Shops type, the EXCELLENT/NORMAL/POOR (O/N/S) rating is to be understood as referring to thecommercial position and not to the conservation state of the real estate unit	**OMI = Osservatorio del Mercato Immobiliare** In English: Real Estate Market Observatory. It's a division of the Agenzia delle Entrate (Italy's revenue agency) that collects and publishes property value data across Italy, broken down by municipality, zone, and property type. It's the official government source for real estate benchmarks.

Real Estate Data from Ministry of Economy and Finance (OMI) (cont.)

	A	B	C	D	E
1	**2023 demographics data from ISTAT**				
2	***for report***	*small area pic	*small area pic	*small area pic	*small area pic
3	Data Metric (2023)	**Study Area (Tiburtino)**	Pietralata (from Via Tiburtina to river)	Municipio 4	All of Rome
4	# of Census Tracts	**34**	337	1,607	23,591
5	Land Area (in hectares)	**123**	596	4,928	128,700
6					
7	Total Population	**7,217**	33,630	170,261	2,751,747
8	Mean Population Density (p / hectare)	**58.67**	56.43	34.55	21.38
9	Median Population Density (p / hectare)	**265.97**	76.32	100.57	94.85
10	Sex ratio (males per 100 females)	**86.7**	88.3	92.4	90.6
11					
12	Foreign Population (non-Italian)	**1,151**	3,884	16,648	351,872
13	%	**16%**	12%	10%	13%
14	Elderly Population (over 64)	**1,919**	8,621	42,874	651,414
15	%	**27%**	26%	25%	24%
16	Youth Population (under 15)	**753**	3,666	19,452	333,134
17	%	**10%**	11%	11%	12%
18					
19	Mean people per unit (2021)	**1.6**	1.6	2.1	2.2
20	Median	**1.6**	1.7	2	1.9
21	Mean Families per unit (2021)	**0.9**	0.8	0.9	0.9
22	Median	**0.9**	0.9	1	1
23	Mean Units per building (2021)	**38**	18.8	21.4	14
24	Median	**20.5**	5.3	6.4	5.2

ISTAT Demographics Data Part 2

	A	B	C	D	E	F
1	**2023 demographics data from ISTAT**					
2	***for report***					
3						
4		StudyArea 2001	StudyArea 2011	StudyArea 2021		
5	Total Population	8,201	7,274	7,283		
6	Mean Population Density (p / hectare)	66.67	59.14	59.21	*study area = 123 hectares	
7	Female Population	3784	3916	3910		
8	%	46.14%	53.84%	53.69%		
9	Total Foreign Population	492	552	1060		
10	%	6.00%	7.59%	14.55%		
11	Elderly Population (over 64)	1,626	1724	2043		
12	%	19.83%	23.70%	28.05%		
13	Youth Population (under 15)	589	752	725		
14	%	7.18%	10.34%	9.95%		
15						
16	Occupied Dwellings	4,188	3,521	3,889		
17	Empty Dwellings					
18	Unemployment %	38%	59%	60%		
19						
20						
21						
22						
23		Tiburtino 2001	Tiburtino 2011	Tiburtino 2021		
24	Total Population	8,201	7,274	7,283		
25	Total Female Population	3,784	3,916	3,910		
26	Total Foreign Population	492	552	1060		
27	Elderly Population (over 64)	1,626	1724	2043		
28	Youth Population (under 15)	589	752	725		

ISTAT Demographics Data Part 3

7.7 | Appendix

	A	B	C	D	E
1	Building Typology by Square Meters			Building Typology by Building Count	
2					
3	Intensivi - 76.5%	76.5		Informal (55): 49.5%	55
4	Istituzionale - 16.4%	16.4		Istituzionale (22): 19.8%	22
5	Informal - 4.6%	4.6		Intensivi (21): 18.9%	21
6	Palazinna - 1.8%	1.8		Single Unit (7): 6.3%	7
7	Single Unit - 0.6%	0.6		Palazinna (5): 4.5%	5
8	Vilinno (1) - 0.1%	0.1		Villino (1): 0.9%	1

Calculating Building Types from Survey Data

24	Building Uses by Square Meters			Building Uses by Building Count		
25						
26	Residential - 74.1% 75% from mixed use 25% from solely res.	74.1		Residential (52) - 46.8%	46.8	52
27	Educational - 10.8%	10.8		Mixed Use (18) - 16.2%	16.2	18
28	Commercial - 10.1%	10.1		Barracks/Storage (15) - 13.5%	13.5	15
29	Cultural/Religious - 2.4%	2.4		Commercial (9) - 8.1%	8.1	9
30	Abandoned - 1.5%	1.5		Cultural/Religious (8) - 7.2%	7.2	8
31	Barracks/Storage - 0.8%	0.8		Educational (3) - 3.2%	4.2	5
32				Abandoned (3) - 3.2%	4.2	5
33	res - 75% from mixed use, 25% from solely res.					

Calculating Building Uses from Survey Data

	A	B	C	D	E	F	G	H	I	J	K
1	**2023 demographics data from ISTAT**										
2	***for report***										
3											
4	**Study Area**				**Pietralata Broad**				**Rome**		
5	Age Range	Male Population	Female Population		Age Range	Male Population	Female Population		Age Range	Male Population	Female Population
6	Age <5	-134	131		Age <5	-594	559		Age <5	-47020	44503
7	Age 5-9	-124	108		Age 5-9	-620	574		Age 5-9	-57904	54657
8	Age 10-14	-130	125		Age 10-14	-641	678		Age 10-14	-66397	62653
9	Age 15-19	-132	123		Age 15-19	-694	698		Age 15-19	-68838	64506
10	Age 20-24	-158	125		Age 20-24	-710	692		Age 20-24	-65976	61172
11	Age 25-29	-209	207		Age 25-29	-883	883		Age 25-29	-69538	64201
12	Age 30-34	-242	283		Age 30-34	-1045	1090		Age 30-34	-74848	73320
13	Age 35-39	-249	236		Age 35-39	-1089	1082		Age 35-39	-79721	81016
14	Age 40-44	-244	248		Age 40-44	-1137	1096		Age 40-44	-88392	91699
15	Age 45-49	-257	290		Age 45-49	-1231	1269		Age 45-49	-101344	110050
16	Age 50-54	-270	288		Age 50-54	-1324	1413		Age 50-54	-111939	123719
17	Age 55-59	-244	270		Age 55-59	-1236	1370		Age 55-59	-111072	124051
18	Age 60-64	-205	265		Age 60-64	-1118	1283		Age 60-64	-93930	107867
19	Age 65-69	-168	219		Age 65-69	-880	1088		Age 65-69	-74519	89309
20	Age 70-74	-150	220		Age 70-74	-718	961		Age 70-74	-61235	77729
21	Age >74	-434	728		Age >74	-1850	3124		Age >74	-135678	212944

ISTAT Demographics Data Part 4 (for population pyramids)

7.7 | Appendix

	A	B	C	D	E	F	G	H
1	**Study Area Pop Ages 2023**				**Study Area Italian Pop Ages 2023**			
2	Pop < 5	265	4%		Pop <15	563	9%	
3	Pop 5-9	233	3%		Pop 15-64	3654	60%	
4	Pop 10-14	255	4%		Pop >64	1849	30%	
5	Pop 15-19	255	4%		**Total**	**6066**	**84%**	
6	Pop 20-24	283	4%					
7	Pop 25-29	416	6%		**Study Area Foreign Pop Ages 2023**			
8	Pop 30-34	525	7%		Pop <15	190	17%	
9	Pop 35-39	485	7%		Pop 15-64	891	77%	
10	Pop 40-44	492	7%		Pop >64	70	6%	
11	Pop 45-49	547	8%		**Total**	**1151**	**16%**	
12	Pop 50-54	558	8%					
13	Pop 55-50	514	7%		**Study Area EU Foreign Pop 2023**			
14	Pop 60-64	470	7%		Male	54		
15	Pop 65 -69	387	5%		Female	103		
16	Pop 70-74	370	5%		**Total**	**157**	**14%**	
17	Pop > 74	1162	16%					
18	**Total**	**7217**			**Study Area Non-EU Foreign Pop 2023**			
19	**Total Male**	**3351**	46%		Male	515		
20	**Total Female**	**3866**	54%		Female	479		
21					**Total**	**994**	**86%**	
22	Pop <15	753	10%					
23	Pop 15-64	4545	63%					
24	Pop >64	1919	27%					
25								
26	**Study Area Families 2023**							
27	1 member fams	2167	54%					
28	2 member fams	937	24%					
29	3 member fams	500	13%					
30	4 member fams	280	7%					
31	5 member fams	73	2%					
32	6+ member fams	28	1%					
33	**Total families**	**3,985**						
34	Mean # per cens	117						
35	Median # per ce	98						

ISTAT Demographics Data Part 5

	A	B	C	D	E	F	G	H
1	**Rome Pop Ages 2023**				**Rome Italian Pop Ages 2023**			
2	Pop < 5	91523	3%		Pop <15	283251	12%	
3	Pop 5-9	112561	4%		Pop 15-64	1491198	62%	
4	Pop 10-14	129050	5%		Pop >64	625426	26%	
5	Pop 15-19	133344	5%		**Total**	**2399875**	**87%**	
6	Pop 20-24	127148	5%					
7	Pop 25-29	133739	5%		**Rome Foreign Pop Ages 2023**			
8	Pop 30-34	148168	5%		Pop <15	49883		
9	Pop 35-39	160737	6%		Pop 15-64	276001		
10	Pop 40-44	180091	7%		Pop >64	25988		
11	Pop 45-49	211394	8%		**Total**	**351872**	**13%**	
12	Pop 50-54	235658	9%					
13	Pop 55-50	235123	9%		**Rome EU Foreign Pop 2023**			
14	Pop 60-64	201797	7%		Male	41492		
15	Pop 65 -69	163828	6%		Female	59154		
16	Pop 70-74	138964	5%		**Total**	**100646**	**29%**	
17	Pop > 74	348622	13%					
18	**Total**	**2751747**			**Rome Non-EU Foreign Pop 2023**			
19	**Total Male**	**1308351**	48%		Male	127066		
20	**Total Female**	**1443396**	52%		Female	124160		
21					**Total**	**251226**	**71%**	
22	Pop <15	333134	12%					
23	Pop 15-64	1767199	64%					
24	Pop >64	651414	24%					
25								
26	**Rome Families 2023**							
27	1 member fams	626208	46%					
28	2 member fams	325181	24%					
29	3 member fams	211793	16%					
30	4 member fams	143052	11%					
31	5 member fams	32145	2%					
32	6+ member fams	11692	1%					
33	Total families	1,350,071						
34	Mean # per census tract	92						
35	Median # per census tract	49						

ISTAT Demographics Data Part 6

7.7 | Appendix

	A	B	C	D	E	F
1	Total Pop	7283				
2						
3	Res without education	234	0			
4	Res w primary school complete	751	3755		79966	6820
5	Res w middle school complete	1404	11232			
6	Res w high school complete	2587	33631			
7	Res w professional degrees	1844	31348			11.72521994
8	Total	6820	0.9364272964			
9	**Mean Years of Skl MYS Index**	**11.72**				
10						
11	Employed population	2925	**60%**	unemployment rate		
12	Employed population Male	1501				
13	Employed population Female	1424				
14						
15	Occupied dwellings	3889				
16	Empty/non-occupied dwellings	816	**17%**	vacancy/non-occupancy rate		
17	Total Dwellings	4705				

ISTAT Demographics Data Part 7 (education data)

	A	B	C	D	E	F
1	Total Pop	2749031				
2						
3	Res without education	90674	0			
4	Res w primary school complete	255678	1278390		29827660	2556437
5	Res w middle school complete	559675	4477400			
6	Res w high school complete	996275	12951575			
7	Res w professional degrees	654135	11120295			11.667668
8	Total	2556437	0.9299411			
9	**Mean Years of Skl MYS Index**	**11.67**				
10						
11	Employed population	1096499	**60%**	unemployment rate		
12	Employed population Male	581498				
13	Employed population Female	515001				
14						
15	Occupied dwellings	1279874				
16	Empty/non-occupied dwellings	162073	**11%**	vacancy/non-occupancy rate		
17	Total Dwellings	1441947				

ISTAT Demographics Data Part 8 (education, employment, dwelling data)

7.7 | Appendix

Leo Chen
CRP 4160
2/1/2026

Neighborhood First Impressions Reflection

Starting the exploration of Monti di Pietralata, we took the Metro B line to Quintiliani, and exited the station to see essentially nothing. The station itself seems to be placed in an awkward location, along a dead-end road going north, which stopped with fenced off construction and empty hills, and a small road going south. Though excellent pedestrian infrastructure existed at the station, with bikes and a large sidewalk, the sidewalk quickly disappeared as we followed the road into what looked like an empty neighborhood for about 5 minutes before reaching the first signs of density. Following the road and continuing south into the neighborhood, which was primarily apartment buildings around 5-6 stories tall with some being mixed-use, there were lots of amenities including a wide sidewalk, bike lane, pavilions, seating, and exercise equipment scattered alongside the road by the apartments. Across the street from the apartments, the west exit of the roundabout was blocked off, with signs for construction of a research center. Following this road, we passed through the construction area, which was across the street from a half-abandoned school and some soccer fields. This road eventually turned south and headed towards Via Tiburtina, surrounded by lower density multifamily homes as we passed by parking lots, overgrown vegetation, and a view of Tiburtina Station before finally turning into the denser part of Pietralata.

2



Figure 1: Via Della Pietra Sanguigna. The only road to follow after leaving Quintiliani Station. Clearly pretty narrow for two-way traffic including buses with no pedestrian infrastructure and surrounding low density. Also no streetlights raises safety concerns.

3

Entering Pietralata felt like a completely different neighborhood, as all of sudden around a single corner we were surrounded by 6-8 story apartment buildings with ground floor businesses, street parking, and many more people (Fig. 2). Up until this point, we had rarely seen anybody walking on the sidewalks and even the Quintiliani station was mostly empty when we got off. There was a good diversity of facades and typologies as we walked through the neighborhood, with the occasional older building in between more modern buildings, but it was still cohesive enough to form a continuous street wall along the sidewalks. Buildings were a similar shade of oranges, yellows, and browns, with balconies and windows, but without shutters on the outside. There was also large amounts of street parking and parking lots and also no street trees until we reached Via Tiburtina. This road, though the boundary of our neighborhood, was clearly the main connection between Pietralata and everywhere else. With 4 lanes of traffic, medians for buses, and much wider sidewalks, this is where we saw the most amount of people by far. Similar typology lined the streets, with a solid commercial first floor and 6-8 story apartment buildings on both sides.

4



Figure 2: Intersection of Via Vacuna and Large Camesena, looking east down Via Olindo Malagodi. Illustrates the mixed-use density in Pietralata along with an abundance of street parking and parking lots.

5

Turning off the main road, we followed Via Delle Cave di Pietralata, which followed similar neighborhood characteristics, and came across a public plaza - Largo Beltramelli, which was being used mainly by the elderly and rather crowded. This really emphasized the lack of public space as the only other open space we came across was a park shortly following the plaza, Piazza Smart, which was pretty poorly maintained with a broken wifi machine, unmaintained grass, and not much amenities besides just seating. Continuing off a side path up a hill, we discovered a community of informal single-family homes on Via Del Casale Galvani, which was an informal dirt/gravel road looping from Via Delle Cave di Pietralata. Apparently built in the 1930s and 1940s, it is one of the oldest neighborhoods in the area, with others being paved over and relocated for other projects.

Following this, we continued north on Via Dei Durantini until reaching Via Dei Monti Tiburtini, where we turned and walked towards Sandro Pertini Hospital. This walk was much different from Via Tiburtina, with much narrower sidewalks, faster moving traffic, no buildings or street wall directly from the sidewalk, and a few auto businesses, which seemed common in the area. After reaching the hospital and realizing it was not accessible, with no crosswalk to cross Vie Dei Monti Tiburtini, we tried to turn back towards Pietralata but were faced with a dead-end road and fenced off areas of what might've been a construction site, although not very active at all. We eventually found our way back to Pietralata, but it was clear there was no connection at all between Pietralata, the Quintiliani station, and Via Dei Monti Tiburtini. From here, we walked through the neighborhood once again, before arriving at Tiburtina Station, from the western entrance, as there were no signs or directions for how to access the station from the eastern side where Pietralata is located and it doesn't seem very well connected either.

Overall, the entire walk seemed to encapsulate two different neighborhoods, one being the area near Quintiliani and everything north, which was empty construction areas, fenced off land, and smaller, older, and scattered residences with the occasional single-use commercial space. The other was Pietralata, which was quiet until Via Tiburtina, but still lively and dense with mixed-use apartments, access to transit, and a few public spaces. This contrast would be really interesting to study, especially with how the potentially incoming stadium would without a doubt drastically impact the neighborhood.

Initial Impressions Assignment Submission, Leo Chen

7.7 | Appendix

My workshop group started our site visit by taking the metro to Quintiliani station. As soon as we got of the metro, I noticed just how empty the station was and once we exited the station I understood why. The station lets out into an empty area, most of the surrounding area is a grass field and the rest is either parking lot or road. As Cora was running a bit late, we decided to walk to a nearby café we had found to grab a quick breakfast. The café is called Caffe Federici Roma and was empty except for a couple and some construction workers who had left very shortly after us getting there. Once we were leaving the café started filling up and Cora had a conversation with some of the staff while we were paying. She told us that the staff had informed her of three new construction projects in the area, a university building, student housing, and an ISAT building.

This paired with the construction we saw while walking to the café leads me to believe that this area always has construction going on, at least within the recent past. This was confirmed by another resident we spoke to who shared her thoughts about how the construction never stops. This sentiment doesn't seem overdramatic as one of the construction sites we passed had been under construction since 2013. There was so much construction going on that we had trouble placing which construction was for what project, as many of the renders didn't seem to match. This makes me wonder how many of the projects undergo any community engagement. Since many projects that involve community engagement have very accurate renders.

The area surrounding the construction site felt almost abandoned. While this can be tied to the construction, there was also a school that had abandoned one of its buildings across the street. We are assuming the building was abandoned because of low enrollment, a common theme around Italy. From here we went into the denser part of the neighborhood. I immediately noticed how car-centric the area was. But there was still a lot of people walking around. I am assuming that most people who live in the neighborhood are using their cars to get to further destinations, such as the city center or other neighborhoods instead of short distance travel.

We also noticed that between the high-rise residential building were small informal houses, many of which didn't look in great condition. After speaking to Cora, it seems that these buildings can't be torn down by the city unless they pose a safety issue off the property or a private company buys them. It seems that they were most likely being squatted in.

As we moved throughout the neighborhood, I noticed a pattern emerging. Many new developments were either under construction or finish and not well maintained. We came across a 'Smart Park' which was obviously supposed to have a screen that allowed the user to access the internet and benches that allowed the user to charge their phone or other devices. All of which were destroyed. While this was most likely not something the developers could foresee the park itself had little amenity's and it would have been better to put the money that was spent on the screens to picnic tables or a playground.



Smashed screen in the 'Smart Park'. By Lauren Quellos

We also encountered an informal settlement in the neighborhood. This area was the most interesting to me. It seemed just plopped in the neighborhood. A local we spoke to said that this area existed before the rest of the neighborhood, so it had to build around it. He also told us that the community is very small and tight knit and most of the people who lived there were his family. He also told us about another community that existed by the Quintiliani station. He said that the people who lived there were moved when the 2004 master plan was created. I would love to do more research on what happened to those people.



Some of the houses in the informal housing department. By Lauren Quellos

7.7 | Appendix

Roma Patel
Jenni Minner
CRP 4160
9 February 2026

Neighborhood First Impression: Monti di Pietralata

My group and I's exploration of Monti di Pietralata began at the Quintiliani Metro stop. Upon coming out from the Metro station down below, what first stuck out to me was the barrenness and quietness of the surrounding land. Aside from the bright graffiti covering almost every surface around the station entrance, there is very little built up around. When standing and looking around, the only area that sticks out to me was a small town-like area atop a nearby hill. After speaking with Cora, I find that Quintiliani is right near where the stadium is to be built which makes the emptiness make more sense; however, it will be interesting to see what subsequent steps will need to be taken in order for the building to come into fruition.



The colorful and graffiti-covered Quintiliani Metro stop and its surrounding area. *Photo by Roma Patel*

After a quick breakfast which required navigating high-speed cars and winding roundabouts, my group and I map out our path. We find that Monti di Pietralata seems to be split almost in half, with a very densely populated area towards the south and more open, rural-esque space towards the north, especially near the highway. We decide to walk around the edge of our section, planning to venture further into the more densely built area when the time comes.

To begin our exploration, Cora discusses the neighborhood with the baristas of the cafe we decide to grab cappuccinos at. They mention the new student housing construction happening nearby, and, as the construction site gates are open, we decide to walk in and further inspect the project. Development quickly becomes a main theme of this neighborhood, as it seems that numerous areas within Monti di Pietralata are simultaneously under construction; however the progress of each of these projects is questionable at best. Upon further inspection, we find that

what is being built is a Roma Technopole Headquarter—which is described to be a place for sustainable innovation research—dually funded by Sapienza University and NextGeneration EU. The construction of the brand new facility sharply contrasts with the half-empty and run-down elementary school across the street which indicates a lessening young population.

After about half an hour, my group and I venture into the more densely populated area of the neighborhood. Upon turning a corner, it feels as though we have stumbled across a whole new world. Surrounding buildings are multiple stories high, with most being mixed-use and having between six and nine floors. However, certain shorter, unique buildings break up the urban fabric. Cora mentions that these buildings are likely informal settlements that are being left as it is, as they are unable to be touched by private developers and are not of interest to the government. The diversity of the place almost breathes a new life in the neighborhood that was lacking up until now, with many more people walking around and enjoying the beautiful sunny day.



The denser urban fabric of Monti di Pietralata with high-rise mixed use buildings and shorter, more informal housing structures. *Photo by Roma Patel*

We grab a quick lunch in the hard of the city and continue to venture forward. We immediately stumble upon a very poorly maintained "Smart Park" which contains highly damaged technological infrastructure. The park is so ill-kept that it now serves as a sad memory of what could have been. The greenery of the ground is overgrown and patchy, broken up with fake grass that seems like an unnecessary addition to the space. The park is just unkempt and messy, and is one of many signs of development failures in the area. Just beyond the park, we also come upon a highly organized informal settlement. A man who works as a mechanic in the section was proud to discuss its origins with Cora, stating that he has lived in the settlement his entire life. Similar to the shorter houses within the denser part of the area, the government allowed the presence of informal settlement as they had no use for the land it was on. It is clear that this is to its benefit, as the area seemingly flourished into a rich, family-oriented community.

The final area took us away from the city and back towards the highway. This path was defined by primarily unfinished construction sites, many of which were years past their intended project deadline with no monumental progress. It is here we passed by the hospital, which was extremely inaccessible, and walked down an almost random paved road that led nowhere. In order to end our investigation at the Tiburtina station as we intended, we were aided by a local who opened up the gates blocking off the road and allowed us to walk through a grassy patch and a construction site to cut through to the other side. Again, this area was yet another indicator of the overwhelming amount of unexplained construction along with the sense of camaraderie the area holds.



My group cutting through a busy, yet empty construction site. *Photo by Roma Patel*

Overall, it is clear to me that Monti di Pietralata is a very varied neighborhood defined by community, new developments contrasting a lack of maintenance, and informal housing. Upon each new street and turn, it seems as though the area takes on a new form to best support a different group of residents. I am excited to further discuss with individuals in the area about their opinions and experiences in the neighborhood and dig deeper than this initial exploration.

Initial Impressions Assignment Submission, Roma Patel

7.7 | Appendix

Jade Nichols
Professor Minner
Neighborhood First Impressions Reflection
Rome Workshop / CRP 4160

Pietralata: Initial Impressions

Our arrival point was the Quintiliani Metro B stop, located in the center of the neighborhood area but removed from the densely populated Southern side of Pietralata. The only connection to the metro stop is a 2-way back road (Via della Pietra Sanguigna) that winds through a cluster of squatted houses and shacks, but reaching Quintiliani and the fenced off construction site surrounding its Northern side. It seemed like no one uses this stop to enter or leave the neighborhood. Instead, inflow and outflow came through the Via Tiburtina main street, which connects to the train hub of the same name to the Western side of the neighborhood.

Before reflecting on the pedestrian experience and neighborhood culture, it is helpful to mark a rough study area and begin classifying smaller sections within. We've established Via Tiburtina to the South and the wide rail hub to the West, but to the North side of Pietralata diagonally runs Via dei Monti Tiburtini, which eventually intersects with Via Tiburtina. Our unofficial East boundary was Via dei Durantini. Within this area is a clear Noth-South separation. To the south of Via Carlo Amoretti are residential houses, condos, and apartments, which get increasingly dense with increasingly more ground-floor commercial as one gets closer to the Via Tiburtina. A substation and the corporate BNL headquarters marks the boundary between the mixed use housing and the Tiburtina rail tracks. To the north of Carlo Amoretti, however, is an abrupt loss of density that gives way to mostly vacant land, with small clusters of informal shacks. We found active construction all across this area, with most of it pertaining to road construction and sub-grade digging. The most notable construction site laid claim to the only large building in this Northern section – the technopole science headquarters for Sapienza University.

The first half of our walk went around and up through the Southern section. The roundabout that intersected with Carlo Amoretti and Pietra Sanguigna marked a central neighborhood node, with a new landscaped open park space and an adjacent multi-use path, which was wide and nice to use but didn't really connect anything to anything. From there we walked by the construction site for technopole, passing by light industrial buildings, multi-family housing complexes, and an abandoned school with vandalism and squatters. This creates a tension between the high-profile institutional investment of technopole and the worrying neglect of local educational spaces. Next to the abandoned school were a few outdoor soccer fields in surprisingly good condition, but we couldn't find an entry point from the sidewalk. We finally hit Via dei Monti di Pietralata, and low quality housing began to abut newer condominiums and loft housing, which seemed to illustrate a diverse housing market. The glass giant BNL headquarters loomed ominously to our right side beyond the substation as a showcase of economic wealth and modern architecture. The building stood in great contrast to the low/middle income housing units, junkyards, and grassroots graffiti.

As we walked into the dense fabric, we began to see a bustling, active neighborhood. Parking lots were getting smaller and more tucked away to make space for 8-10 story housing that wrapped the entire block and had scattered ground-floor shops. These buildings were clearly not built as one large development, but instead, towers showed varying age, colors, and architectural impressions. In between these buildings, you could still find squatted shacks and informal one story houses, creating a sense that

Pietralata was of a very mixed income. Traffic and pedestrian activity increased as we reached Via Tiburtina, an extremely busy arterial road with bus infrastructure, truck traffic, and bikers. We walked along the road and then turned North, eventually reaching a park plaza that felt like the heart of the neighborhood: Parco Giochi. Unsurprisingly, the Parish Saint Romanus Catholic church faced the Northern end, and when combined with the abundance of shops and restaurants, created a community node. A string of larger park spaces led back to the roundabout, including Piazza Smart and Parco della Rambla (which was under construction).

Within this Southern section, along Via del Casale Galvani, is a fairly insulated informal community of locals that have lived in Pietralata longer than virtually anyone else. After speaking with a resident, we found that most of his relatives live by him in this area, helping to run a car mechanic shop. The place seemed completely removed from governmental oversight or zoning laws, and it was clear that if one went back far enough, the history of Pietralata lies in this original borgata.

The final section of our walk took us along Via dei Durantini, until we turned to walk West along Via dei Monti Tiburtini. This road was a harsh boundary and very difficult to cross, and all that we saw to the South was construction. Farther to the North is the Hospital Sandro Pertini campus. After finding an open gate, we cut through the vacant land to reach Quintiliani, completing our journey.



View of the back of the Technopole Headquarters (under construction). Photo by Jade Nichols



View of the BNL Banking Headquarters from Via dei Monti di Pietralata. Photo by Jade Nichols



Parco Giochi and Largo Antonio Beltramelli. Photo by Jade Nichols

Initial Impressions Assignment Submission, Jade Nichols

Figure 169

