

Thinking of cities on a human scale

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Quality of life, sustainability, intermodality and engaging stakeholders are the key pillars of the urban regeneration projects carried out by the companies of the FS Urban Pole to reshape tens of millions of square meters of dismissed railways areas and properties. To achieve this a governance that takes into account citizens' ideas and needs is required.

Render of Tiburtina project, Rome.

Increasing urbanization raises crucial challenges for environmental sustainability and quality of life within cities. By 2050, 70% of the world's population is expected to reside in urban areas, responsible for the majority of global emissions. In this scenario, urban regeneration emerges as a key to promote sustainable and inclusive development.

FS Urban Systems – the leading company of the Group's Urban Pole – became the engine of required change, fostering shared values such as social and environmental sustainability through urban regeneration. Our primary goal is to hold-up the development of good quality places for people to live in, such as human-scale urban centers, increasingly decarbonized and resilient. Re-qualifying and enhancing railway areas no longer functional for traditional operations are giving fresh impetus to this project. We're ready to undertake this metamorphosis focusing on some key points such as environmental and energy sustainability, the intermodality of public and private transport, the so called 15-minute city with services and easily accessible functions, as well as park and ride parking oriented towards sharing mobility. The goal is to hold-up the development of good quality places for people to live in, such as human-scale urban centers, increasingly decarbonized and resilient.

Protagonists of these regeneration projects are citizens themselves who will thus be able to benefit from







new services and places of aggregation without consuming further land.

Culture, quality of life, sustainability, intermodality and listening to stakeholders – from local municipalities to the private sector – are the key pillars of our holistic approach to shape human-scale cities with more green spaces and offering opportunities for aggregation and socializing that can have a positive impact on the well-being of citizens. It's a paradigm shift. To achieve it, I strongly believe in a governance that takes into account the ideas, needs, contributions of citizens and all the stakeholders involved through processes of listening and dialogue. Our main principles are instruction, public debate, raising awareness of the audience on issues of collective interest, and full cooperation between different social categories, so ultimately complying with the ESC requirements of the UN Agenda 2030. The private sector can provide great skill, technical, economic and financial resources, not to mention its innovative planning tools.

FS park and crew in the Urban Pole. Among our strategic initiatives, FS Park was initiated last December 2023 expanding the legacy of the previous Metropark as the sole management of the parking area. Our goal is to transform it into a multimodal (rubber-iron) environmentally friendly hub and shared mobility platform in order to improve customer experience of urban infrastructure. Think of La Piastra, the parking hub along the tracks of Termini station. This

project, created without encroachment on available land is spread over three floors and offers a surface area of approximately 17,500 m² intended for parking. The structure has 1,364 parking spaces and numerous ancillary intermodal services available to travellers.

Another excellence is Crew Cremonesi Workshop, a company for integrated projects of transport infrastructure, building complexes, public spaces and urban planning. It means that the company is in charge of implementing the Group's investment plan for urban regeneration. Equipped with this special tool, the Urban Pole is internally able to design the valorization of FS dismissed areas and properties – approximately 30 million square meters of surface area adjacent to the stations of large cities and railway hubs – prompting social, economic, environmental value and reducing the gentrification of the city. It is our sense of purpose, beyond the simple creation of functional service spaces.

An emblematic example of this philosophy is the "Museum Station" project in Piazza Venezia in Rome. In addition to improving urban mobility, the station acts as a connection hub between the surface museums, defining an immersive route for passengers. Underground exhibitions dedicated to the archaeological finds discovered during the excavations and vertical display cases that will host the archaeological finds, visually connecting the different levels of the station, providing a journey through history in the context of



daily mobility. Following the closure of the station excavations, the project is also an opportunity to contribute to giving new value to surface spaces through the creation of new elements which, in continuity with the surrounding urban landscape, determine widespread urban regeneration also through the restitution to the surface of the underground finds with a continuity between external and internal space.

Main activities during the last semester. The mobility of people and goods is largely recognized as essential for the economic growth and the evolution of society, it is a strategic element for the competitive development of our cities and fundamental need for the collectivity. The Urban Pole is entrusted with the task of creating the infrastructure necessary to ensure increasingly intermodal and eco-sustainable travel within the city, making the stations more attractive and accessible, as well as reinventing as a sustainable model the decommissioned areas and infrastructures no longer useful for railway activities, as I have just mentioned.

Crucial steps towards the regeneration of the seven former railway stations of Milan according to the 2017 Scali Milano agreement through the identification of projects that include among their guidelines at least 50% of the surfaces destined for green zones and solutions aimed at promoting soft and sustainable mobility. And especially following the sale of the Greco-Breda, Rogoredo, Lambrate and Porta Romana (home

to the Olympic Village for 2026 Winter Games) stations, the project resulted in the awarding of Farini and San Cristoforo to the Redeus fund. Currently we have placed the Porta Genova station on the market, where the Masterplan will be drawn up through an international competition. In the meantime temporary opportunities for culture, leisure, sport and social activities are underway.

RFI, the leading company of Infrastructure Pole, is implementing the new Alessandria station through its Technical-Economic Feasibility Project. It will become an innovative terminal for goods transport, involving the valorization of the areas included in the Alessandria *Smistamento* station with a large urban and logistical regeneration project of approximately 20,000m².

FS Urban Systems launched the tender for drafting the Masterplan aimed at the creation of an intermodal hub and an interchange hub capable of managing the flows of the different transport modes in a coordinated and integrated way. The hub will be composed of: a loading/unloading and goods storage area, an ecologically equipped production area, a public park and an urban area including social/student housing, residential, tertiary and commercial, for a total of approximately 80,000m². At the moment the tender commission is carrying out the technical-administrative verification of the offers received. The first phase ends late July 2024.

In Rome, FS Urban Systems, together with RFI, is in-

Mock-up view of the Trastevere project, Rome.



involved in mending two parts of the city divided by the tracks and the station. The opening of a second access is planned, on the south side for the city, in the context of the Trastevere railway station. Today accessible only from one side of the city, that of the Gianicolense ring road, the station will have a new front on Viale Marconi. But the Roma Trastevere station will not be the only gateway to the city to renew.

On the road to Jubilee 2025, numerous redevelopment interventions will affect crucial junctions of Roman mobility. The works to modernize and improve accessibility of the Roma Termini station will be completed in 2024. Currently they are underway on the winning project of the international competition for the redevelopment of the Termini hub and Piazza dei Cinquecento, announced in December 2020 by FS Group jointly with Roma Capitale. The project involves the full integration of the station into the urban context. In line with the Urban Plan for Sustainable Mobility, the optimization of local public transport lines is envisaged, the reorganization of private parking in the multi-store car park and the pedestrianization of a large part of the area with new green areas and services dedicated to soft mobility. The first phase of the works, scheduled for Jubilee 2025, will improve the functional aspects of the square, the urban decoration of the adjacent areas and the surrounding roads, offering better services to the city and travellers. The completion

of the interventions are expected after the Jubilee year.

When it comes to Southern Italy it's worthwhile to mention the "Napoli Porta Est" and "Napoli Campi Flegrei" projects. "Naples Porta Est" sits on the areas of the former FS freight yard of Corso Lucci and Porta Nolana, adjacent to the Napoli Centrale station. A new inter-modal hub is planned with a direct connection between the station-port-airport as well as the urban regeneration of the entire city area for approximately 180,000m². For the implementation of the project, in September 2023, the Campania Region, the Municipality of Naples, EAV, RFI and FSSU signed a Program Agreement which provides, among other objectives, an international design competition for drafting the Masterplan, including the design of the new Headquarters of the Campania Region.

"Napoli Campi Flegrei" is located to the west of the city and provides for infrastructural strengthening with the creation of the L2-L6 modal interchange, through the construction of the new stop and depot of the L6 metropolitan line, with the simultaneous regeneration of the disused railway areas of property of the FS Group. The technical-administrative process is underway for the signing of the Program Agreement between the bodies involved which envisages, among other things, the creation of the new infrastructure serving the L6, the new Parthenopean university campus and the development of a new urban area with new



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student housing functions serving the university, residential, commercial and management hubs.

In Calabria, the exploratory notice for the project financing of the new tourist port of Paola has been published. The procedure is part of the main objectives of the memorandum of understanding signed in October 2023 which determines the strategy for the improvement of the intermodal exchange system and the urban transformation of the assets owned by the FS Group. In particular, the first intervention concerns the redevelopment and reconfiguration of the entire urban area for the construction of the tourist port. Some proposals have been received which are currently being examined by the tender commission.

In Sicily the Urban Hub of the FS Group is working with the Region and Municipalities to regulate the urban transformation and regeneration interventions of abandoned and/or future decommissioned railway areas and assets. In this context, FS *Sistemi Urbani* will maintain a unitary control to identify opportunities for asset transformation, defining the design and implementation methods of the interventions. In addition to the Framework Agreement between the Sicily Region and the Urban Centre, Memoranda of Understanding have been signed with the Cities of Catania, Palermo, Marsala and Licata. The Protocols, signed in May and July 2024 with the Municipality of Catania and the Municipality of Palermo, provide for the es-

tablishment of a Control Room and a Technical Table with the aim of defining and developing the strategy and interventions. RFI, FSSU and the Municipalities of Catania and Palermo will work to promote the efficiency of the transport system, through the improvement of modal integration, the mending of the city's urban spaces and the strengthening of the overall attractiveness of the areas, also through the inclusion of new public and private services.

As a result, FS Urban Systems is acting as a catalyst for a change in the landscape of urban regeneration in Italy, promoting an integrated, participatory and timely approach. And it is a successful collaboration between public entities that could become an international best practice also in terms of an economic/financial model at the service of citizens. In fact, through the capital gains that will be generated from the disposal of these assets, it will be possible to finance the upgrading of the infrastructure. The main goal is creating more sustainable (economically, socially and environmentally), livable and inclusive cities.

As Richard Rogers hoped: "You cannot think of architecture without thinking of people".

Mock-up view of the Napoli Porta Est project, Naples.