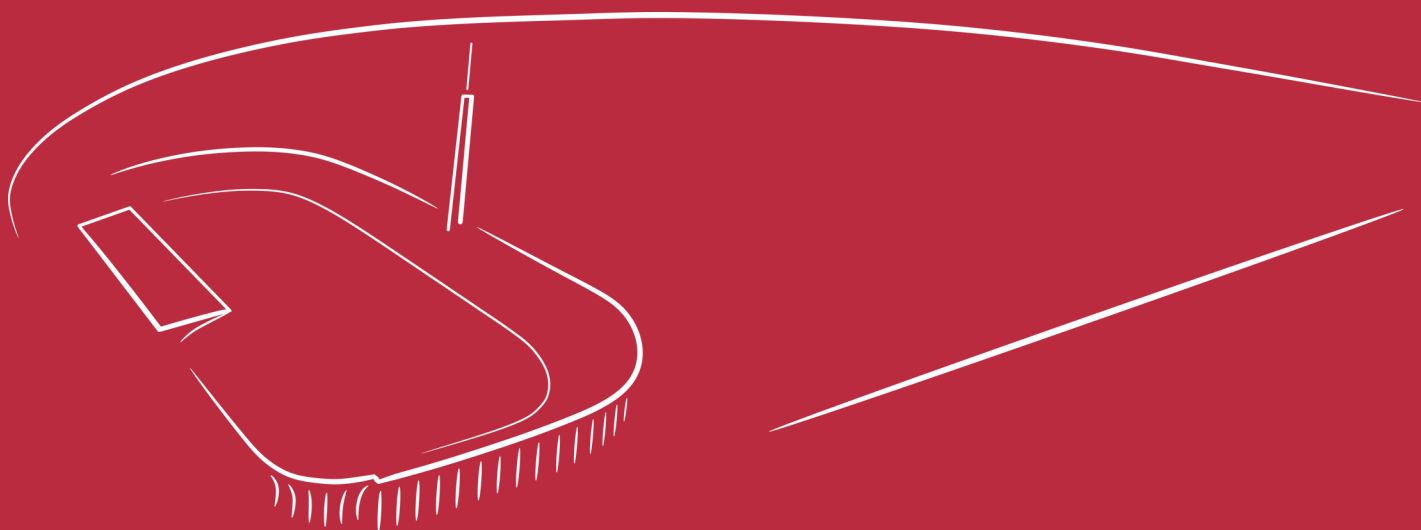




Comune di Firenze

Firenze | lo stadio di P.L. Nervi e il Campo di Marte
concorso internazionale di progettazione

Documento di Indirizzo alla Progettazione [DIP] | *English summary*



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Si ringrazia la Direzione Archeologia Belle Arti e Paesaggio del MIBACT e la Soprintendenza per i Beni Architettonici e Paesaggistici per le province di Firenze, Pistoia e Prato, che hanno fornito materiali utili alla definizione del quadro conoscitivo per l'elaborazione del presente documento.

This document is a summary of the main objectives that the Municipality of Florence intends to achieve by promoting an international competition of which this “Design Guidance Document (DGD)” is an integral part, useful for proceeding with the correct architectural design.

Introduction

The municipal administration intends to proceed with the redevelopment of the northern area of the Campo di Marte, which is currently mainly dedicated to green fields and sports activities. The area includes the Artemio Franchi Stadium designed by Pierluigi Nervi in the 1930s and still used for sport and entertainment events.

The area, with an extension of over 25 hectares, placed between Viale Manfredo Fanti, Viale Ferruccio Valcareggi and Viale Pasquale Paoli, includes:

- the Artemio Franchi stadium with an adjoining gym and swimming pool as well as an underground parking
- the Davide Astori sports center used by ACF Fiorentina, with soccer fields, gymnasium and other accessory spaces
- the baseball stadium with the adjoining gymnasium with geodesic dome
- the Affrico multi-sports complex, consisting of a volleyball / basketball hall, bowling green, tennis courts, soccer and five-a-side football fields, locker rooms, toilets, bar and restaurant
- the Cerreti football fields and the adjoining restaurant
- the Skate park
- the Niccolò Galli public garden
- the area for the local daily market
- some areas reserved for surface parking.

The administration has planned to redevelop the Franchi Stadium to make it available for football and non-football events, with a capacity of at least 40,000 seats, adapting it to international standards, allowing a daily use of the structure by inserting multifunctional spaces or areas dedicated to alternative activities (like for instance a football museum) besides major events.

The architectural design of the stadium must follow the prescriptions issued by MIBACT in the recent measure which allows, among other things:

- the “replica of the curved bleachers of the spectators stands” in order to reduce the distance from the playing field

- the creation of a roofing system and a transparent infill of the external part of the stands
- the creation of suitable buildings to place various services and activities, including commercial ones.

The municipal administration also indicates the possibility of:

- remove the underground gym and swimming pool (Maratona side), however planning the construction of a new swimming pool in the Campo di Marte northern area
- refurbish the spaces of the actual Affrico multipurpose complex by creating a building for at least 700 spectators, even in a different location
- expand the public garden
- maintain the baseball stadium, possibly planning a redefinition of the accessory areas
- maintain the local market, relocating it to a different area
- maintain the sports center's gymnasium used by ACF Fiorentina, removing the football training fields, considering that ACF Fiorentina has recently started the construction of a new sports center
- provide an useful area of at least 15,000 square meters, to place offices, tourist-accommodation and commercial activities in order to support of the overall refurbishment of the Campo di Marte
- remove Cerreti football fields
- relocate the skate park.

As better illustrated in this document, the architectural design must strictly consider some key elements of the area's accessibility system (even if external to the intervention area), such as:

- the Campo di Marte railway station
- the realization of the new 3.2.2 tram line, which is actually in the final design phase, expected to be operative by 2026
- the prevision of a level and a multi-story car parking, for about 3,000 parking spaces to be built in the railway area along via Campo d'Arrigo, for which are being defined some agreements with the property.

The administration has chosen to promote an architectural design competition to ensure, through the comparison of different proposals, the best architectural design quality.

The two-stage architectural design competition is the most suitable method due to the type of intervention that the Municipality of Florence intends to promote by acquiring, at the end of the competition, a technical and economic feasibility project considering the possibility, already stated in the brief, of assigning the other phases of the design and the construction management through a negotiated procedure, even for lots.



1 | THEMES AND OBJECTIVES OF THE COMPETITION

1.1 | Why the design competition

The choice to promote an international architectural design competition originates from many reflections and considerations around the stadium and the city. Not considering the heated citizen debate on the subject (new stadium vs remodeling of the Franchi) also dating back over time, starting from the most recent amendment approved to Legislative Decree 50/2017 which takes in consideration the remodeling / restyling of existing sports facilities, the idea that the Artemio Franchi stadium, a cultural heritage to Legislative Decree 42/2004, can be remodeled and at the same time adapted to international standards of public safety, health and safety.

Having evaluated the Ministry's guidelines and clarified that the remodeling of the Franchi is a common public goal and that the will to preserve the monument is clear, allowing for the necessary interventions to adapt it to current needs and prescription, the Municipal Administration, as owner of the Stadium, has decided, with Resolution of the Municipal Council n. 37 of 16.02.2021, to promote an international architectural design competition to compare multiple solutions and choose the one that best reconciles and synthesizes the two most important objectives.

The remodeling of the stadium becomes an important opportunity to redesign the part of the neighborhood of Campo di Marte adjoined to it, reconsidering the system of sports facilities also in relation to the divestments that follow the construction of the new Fiorentina sports center in Bagno a Ripoli.

The competition therefore intends to address the architectural design by working on two different scales, without prejudice to the level of detail of the technical and economic feasibility project for both:

- the remodeling and adaptation of the Artemio Franchi stadium which requires a scale of study and representation typical of the architectural building.
- the urban planning concerning that portion of the Campo di Marte that is to be refurbished.

[...]

2.7 | The vision | the Campo di Marte as I would like it

2.7.1 | The architectural design competition | an opportunity

The long path that awaits the Municipal Administration for the definition of the best solution to remodel the Artemio Franchi stadium, equipping it with everything needed to make it a safe, suitable and comfortable venue for sport competitions, is an opportunity to rethink the north-east part of the Campo di Marte. It is an important occasion linked to multiple factors and a favorable contingency that allows for a substantial review of the current structure.

Most of the area intended to be redesigned, as mentioned, is now occupied by 4 football training fields (2 of AC Fiorentina and 2 of Cerreti) which the Municipal Administration has decided to remove to reconsider the entire area, not anymore like a sum of enclosed sport fields, but like an urban park that contains a series of solutions (also dedicated to sport) but access free and immersed in a highly renaturalized wider space compared to the current condition.

The idea is therefore that the architectural design competition, which will have as its main theme the development of the technical and economic feasibility project of Artemio Franchi, will also deal with the redevelopment of the northeastern part of the Campo di Marte neighborhood.

The competition's area, represented below, has an extension of 25 hectares.

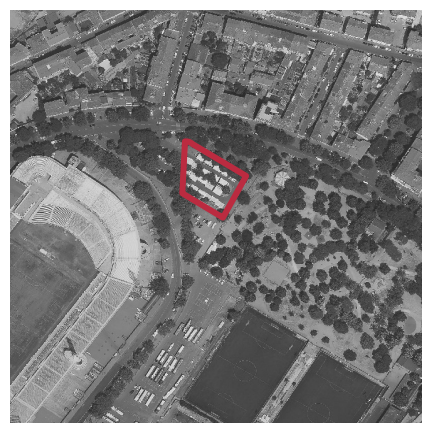
2.7.2 | Elements for the project

- 1 | the urban park
- 2 | the market
- 3 | the skateboard track
- 4 | the geodetic structures for the gymnasium
- 5 | the baseball field
- 6 | the Affrico
- 7 | the ACF Fiorentina gymnasium
- 8 | the gym and the swimming pool
- 9 | the Cerreti football fields
- 10 | the parking areas
- 11 | viale Ferruccio Valcareggi/Pasquale Paoli
- 12 | the new areas

1 | the urban park



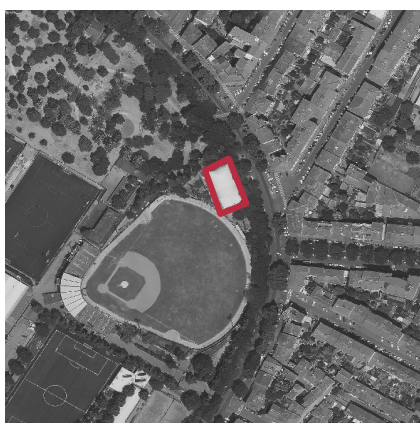
2 | the market



3 | the skateboard track



4 | the geodetic structures for the
gymnasium



5 | the baseball field



6 | the Affrico



1 | the urban park | the main element of the general masterplan is the public garden which must be redesigned and expanded by taking advantage of the different heights that morphologically distinguish the garden from the sports fields (raised over the garden / road level of about 2 meters) becoming the renaturalization element where different solutions may be placed, and some functions may be relocated and integrated in the new park. The garden of Campo di Marte is a central place that gives identity to the neighborhood where most of the inhabitants of all ages spend their free time. Currently the surface is about 25,000 square meters, but with the elimination of the football fields the surface could more than double, passing from the typical size of the neighborhood garden to a real urban park (about 37,000 square meters + 25,000 square meters = 62,000 square meters).

2 | the local daily market of Campo di Marte, which occupies the parking adjacent to the public garden every morning, is another element that characterizes the life of the neighborhood which the project must not give up. The surface necessary to host the market stalls is about 1700 square meters, each stall occupies an area of 20/30 square meters. The location must ensure easy accessibility for both the operators vans and the public.

3 | the skateboard track with its 1,500 square meters of surface marks the corner between viale Pasquale Paoli and via Pierluigi Nervi and constitutes a meeting place for the neighborhood, freely frequented especially by teenagers. A new location is suggested, but above all a more adequate integration into the new park system.

4 | the geodetic structures | along viale Manfredo Fanti, between the baseball stadium and the public garden there is a very popular gym consisting of two geodesic structures placed side by side. In the general rearrangement of the area, it is worth considering a structure better integrated in the context.

5 | the baseball stadium | entering from viale Manfredo Fanti, the baseball stadium must remain in its current location as well as the grandstands and the spaces below. As part of the general reorganization of the urban park, it is possible to think of an enhancement of accessory and complementary services capable of providing greater vitality to the sports centre.

6 | the Affrico | the historic sports centre of Campo di Marte is situated on land owned by the municipality of Florence and it is a centre that has grown over time hosting football fields, five-a-side football and tennis courts, a bowling green, a gym / building no longer sufficient for basketball teams playing in the sporting Association Affrico. Since a long

time, the company that manages the spaces, has asked to demolish and rebuild the current building, larger than the present one, based on the needs of the teams. Therefore, this competition seems to be an excellent opportunity to rethink the space of the Affrico, also using part of the neighbouring space. This could allow the construction of a new entrance for the sports centre and a new multisports building (basketball, volleyball, five-a-side football) with a capacity of about 700 spectators and service spaces, preserving the other functions currently present and rationalizing as much as possible the organization of the sports facility.

7 | the ACF Fiorentina gym | the building that currently hosts the training gym as well as a small swimming pool for the Fiorentina team physiotherapy must be maintained as it is, also because it has been recently renovated and in excellent condition. On the other hand, the structures with one elevation above ground and one underground that house accessory services can be demolished.

8 | the gym and swimming pool | on the Maratona Curve side there are two underground structures built for the 1990 World Cup consisting of a swimming pool and a gym, both very popular and frequented by the inhabitants of the neighborhood and not only. It is possible to foresee their reconstruction, considering the arise of any problems related to their permanence in the current location due to the support of the roof or the creation of complementary spaces of the stadium. Whereas the functions of the underground gym may be reabsorbed by the current Fiorentina team gym, the swimming pool will necessarily have to be reallocated, with an area of about 1,000 square meters including changing rooms and utility rooms, with a 25x12.5 meter swimming pool.

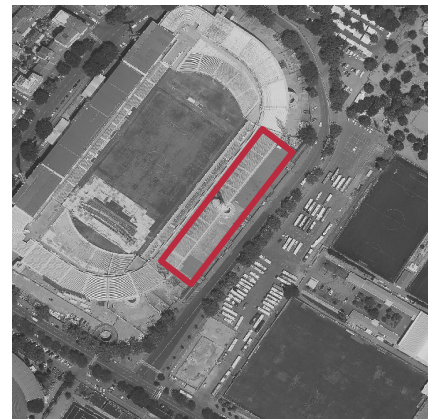
9 | the football fields Cerreti | as already mentioned, the Municipal administration has decided to remove the 2 football fields to allow a general reorganization of the area. In this sense, the existing structures can be relocated and rethought within the new urban park.

10 | the car parks | the Municipal Administration's goal is to concentrate parking in the railway / tram / road modal exchange hub to be built in the Campo di Marte railway area on the Via Campo d'Arrigo side, in order to eliminate the existing areas currently contiguous to the stadium, reacquiring them to the general urban park system. The car parks can be located in the railway area of the Campo di Marte station located between the two pedestrian walkways. The general verifications carried out so far suggest the hypothesis of a parking structure substantially above ground (or with only one basement) for a total of about 3,000 parking spaces as better illustrated in the part dedicated to mobility which also verifies its sustainability in terms of accessibility.

7 | the ACF Fiorentina gym



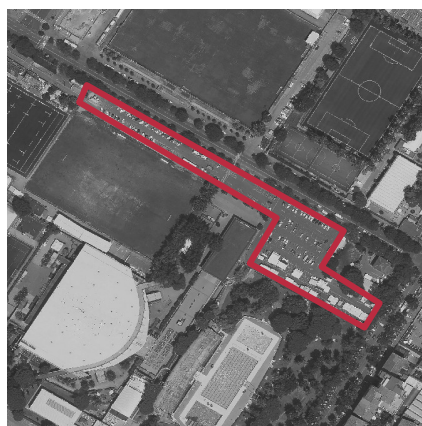
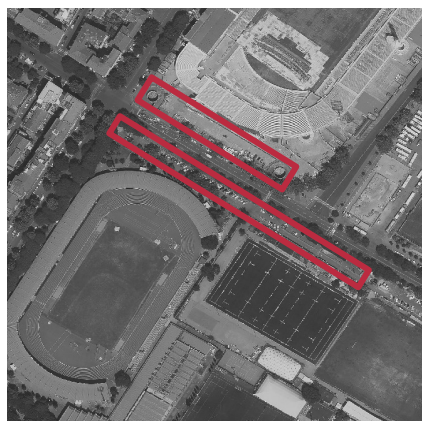
8 | the gym and swimming pool



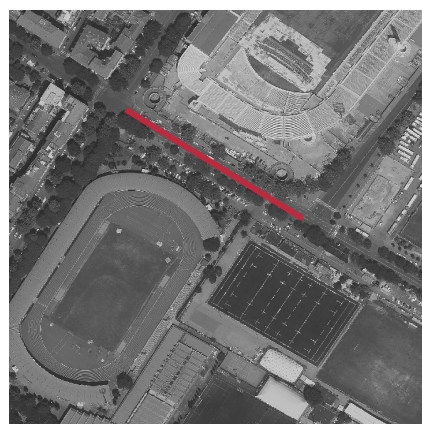
9 | the football fields Cerreti



10 | the parking areas



11 | viale F. Valcareggi / viale P. Paoli



The parking areas along the south side of viale Valcareggi / Paoli and the Mandela Forum car park (piazza Enrico Berlinguer) must maintain their function but may be subject to redevelopment and mitigation aimed at increasing permeable, green areas and tree-lined.

The project must consider the parking issue resolved in that dimension and location because the Municipal Administration will provide their implementation independently of this competition.

An exception is the existing underground car park belonging to the stadium, which can remain and be extended up to a maximum of further 150 parking stalls.

11 | viale Ferruccio Valcareggi/Pasquale Paoli | in light of the strategic decision to concentrate the parking spaces in the railway area of Campo di Marte, thus creating a multi-modal exchange hub, the role of viale Valcareggi/Paoli must also be rethought, at least up to the intersection with viale Manfredo Fanti. Currently the avenue has 2 lanes per direction of travel and serves a series of sports activities, as well as hosting a fuel station and serving some (linear and areal) parking areas. The idea is to proceed with the reduction of the road carriageway (depaving) that must no longer have the role of road crossing but of service to the current and planned activities. The new layout of viale Paoli does not allow the permanence of the current fuel distributor. The building that houses the Misericordia of San Pietro Martire is excluded from the area of intervention.

Driveways which must remain:

- underground parking stadium
- "Padovani" rugby plant
- "Nelson Mandela Forum" sports hall
- "Paolo Costoli" swimming pool
- Misericordia of San Pietro Martire.

With this operation that consists in a semi-pedestrianisation of viale Paoli, a further urban space would be created starting from the elimination of a substantial asphalt surface in favor of a recovery of permeable, green and tree-lined spaces.

12 | the new surfaces | in support of the restyling of the stadium, the Municipal Administration has decided to provide for a share of new buildings for use other than residential, that can have the role of support/ compendium to the activities that will be installed within the stadium and that can be opened daily also outside the sports and other events and that will not take place in the facility.

For a maximum of 15,000 square meters of gross useful area we suggest the following destinations of use :

- | | |
|--|---------------------|
| - tourist accomodation | 5,000 square meters |
| - commercial in medium structure of sale | 5,000 square meters |

- management including private service activities 5,000 square meters.

The gross useful area per destination of use can vary up to 20% of the total (3,000 square meters). The application of flexibility, without prejudice to the total gross useful area, changes the layout of the destination of use, with the exception of the commercial purpose in average sales structure which can be subject to flexibility only in decrease. Please take note that the settlement of large sales facilities (sales area > 2,500 square meters) is not allowed. On the contrary, it is allowed the aggregation of more average sales facilities (sales area < 2,500 square meters) and local shops (sales area < 300 square meters). Commercial use in local shops (including bars and restaurants) is permitted within the gross useful area quotas for tourist accommodation and management .

[...]

According to the overall philosophy of the renovation, the positioning of the new surfaces is free, even though it is preferable that they are integrated in the urban park alongwith the other before mentioned elements.

[...]

3 | THE REDEVELOPMENT OF THE FRANCHI STADIUM: DESIGN GUIDELINES

The new life that the Municipal Administration intends to give to the Artemio Franchi stadium is based on two substantial aspects:

the first is certainly to recover the stadium by offering spectators a venue that *takes into account on one hand the need to preserve the testimonial value of the plant while guaranteeing its functionality for purposes of public safety and health, as well as to make it fit to international standards and economic - financial sustainability.*

For this reason, protection measures operating on the facility are recalled below, also providing further elements of interpretative analysis, as a synthesis of the principle of active conservation expressed by law and by the decree of the ministry.

The second aspect concerns the use of the stadium which cannot be exclusively the current one or mainly linked to the events that see, as customary, an occasional use of the facility. The idea of the administration is that the facility truly becomes a welcoming system for the city where multiple interests can find dedicated open spaces, even when no sporting events, or other events, are taking place.

The features that could be hosted in the new or recovered spaces of the stadium are listed below, divided by features that are strictly necessary to the correct functioning of the stadium for events and those that could be added to guarantee its daily liveliness.

3.1 | Morpho-typological addresses in detail

As already mentioned above, to the protection act (annex ...) issued pursuant to art. 10 paragraph 1 by the Regional Commission for the cultural heritage of Tuscany with Decree n. 15 of 20 May 2020, with which the building called "Stadio A. Franchi" has been declared of cultural interest and subject to all the provisions of Part II of the Code, followed the MiBACT provision expressed pursuant to paragraph 1bis of the art. 62 of Legislative Decree 50/2017 (attachment *02_ProvvedimentoMiBACT*).

The MiBACT provision contains some guidelines for the protection, conservation, functionality, safety and adaptation to international standards of the facility. In the spirit of collaboration between public bodies, the MiBACT Archeology, Fine Arts and Landscape Directorate has made the preliminary documentation produced by the local Superintendency on the Franchi stadium available to the Municipality of Florence. The abstract of this documentation (attachment *3_EstrattoRelazioneMiBACT*) is a valuable tool to a better understanding

02_ProvvedimentoMiBACT



03_EstrattoRelazioneMiBACT



of the protected building, also by offering a qualified and reasoned version of some possible functional interventions for the conservation and redevelopment of the Florentine stadium.

In addition to what is reported in the aforementioned annex, the Municipality of Florence had an exchange with the MIBACT to better define the addresses related to the roof support system. For this purpose, the Administration sent a formal request and received a positive response to the possibility of any internal support of the roofing system, in case the competition should express better solutions than the external support system indicated by the MIBACT provision.



04_NotaChiarimentiMiBACT

3.2 | The features

As mentioned, the dual role that the product will have to assume in the future leads to the definition of:

- support features to the main activity of sporting events which by their nature require spaces that are essential for the proper functioning of the facility, defined in general by the sector regulations;
- features that we could define as complementary ones, that would allow a more extensive use in terms of time and variety of the offer, only partially connected to sports.

[...]

3.2.2 | Support features

Today existing features are mainly located below the covered grandstand, in the core of the premises built according to the original project, which has the main access from viale Manfredo Fanti 4, and that are inadequate for size and location; the changing rooms, for instance, are not very functional because they are on several levels; press area is very limited in terms of surface as well as lounge areas that need to be relocated elsewhere and enlarged.

Support features may be completely redesigned and relocated even in areas other than the current ones and must include the spaces described in paragraph 3.3.4.

Here are some specific indications regarding:

- 1 | Media and events rooms ;
- 2 | Food courts and restaurants ;
- 3 | VIP parking.

1 | Media and events rooms | Without prejudice to sector regulations provisions, the areas intended for media must include a conference room for pre and post game press conferences by players and coaches (see also below with regard to the football museum), with an external access dedicated corridor, next to the changing room area and adjacent to a suitably sized press room, which will serve as working area for journalists and photographers, complete with the necessary tech equipment to support the activity of the conference room. Conference room and press room must be adaptable to the organisation of different events on days when no competitions are held, such as corporate meetings, workshops, seminars but also matches live broadcasting, cinema room and more.

2 | Food courts and restaurants | widespread food courts, distributed according to a consistent and regular fashion must be provided to minimise waiting time and to offer an efficient and quick service to audiences, possibly positioned near the stairs access points to the stands branch off, sized in accordance to FIFA standards; a pub to be open seven days a week will be by each of the stadium grandstands.

It is suggested to place food courts at a distance from the toilets to avoid customers lines overlapping.

Finally, two restaurants must be provided: one located by the Maratona grandstand and another by the central grandstand; these activities must also be planned considering they can stay open all week.

3 | VIP parking | There are currently 148 parking spots in the underground lots that must be increased up to 300 spots, also considering the reuse of spaces currently occupied by the underground gym and swimming pool. Possible connections to VIP areas, lounges and restaurants are also to be considered in the project. These parking spaces, designated to VIP audiences on match days, will be open to residents or customers of all activities and services hosted by the stadium when no football matches or competitions take place .

3.2.3 | Complementary features

The stadium will not be a simple container of functional spaces for sport activities, but a hub for activities to make it a lively space all week, even on days when no competitions are held; it is meant to become not just a facility where football is played, but a space that can always be visited by enthusiasts and, at the same time, it can be an exclusive workplace for corporate events, meetings or small private events.

For this reason, a series of complementary features will be provided, in some cases multifunctional spaces, such as:

- 1 | Hospitality - lounge areas
- 2 | Skybox
- 3 | Fans rooms
- 4 | Nursery
- 5 | Football museum center
- 6 | Fiorentina store.

Below you will find some design guidelines, leaving the designer maximum freedom to better define, eventually, the sizing location and further technical requirements, while respecting applicable sector provisions.

1 | Hospitality - lounge areas | The lounge areas shall be designed for different target audience, offering high-quality services and facilities for a high-level experience (private restaurant and bar service, private meeting rooms, comfortable seats, free wi-fi connection). They can be connected to the stands with dedicated fast track to allow guests to reach their seats.

Each lounge area can be equipped with the due service areas such as private restrooms and kitchens, if possible also shared kitchens, conveniently situated with respect to the lounges so as to provide a high-quality food service.

The lounge areas shall be designed with maximum flexibility, possibly close to each other and adjustable, in order to be open to the public on days when no matches are played, adapting them to alternative uses, public and private events, business meetings, conferences, temporary exhibitions, product presentations and more.

2 | Skybox | At least n. 50 skyboxes shall be designed, also replacing the existing ones, in order to restore the full visual perception of the covered grandstand designed by Pier Luigi Nervi. The skyboxes shall be designed as reserved private lounges with a privileged view of the game field with a open unobstructed view, equipped with outdoor armchairs overlooking the playing field in separate areas from the standard stand seats. The skyboxes can also be used on days when no matches are played as exclusive meeting rooms for companies and businesses interested in welcoming their customers in an exclusive place, different from the classic corporate office, with a strong emotional impact.

The dimensions of the skyboxes shall be such as to ensure a capacity of 10 people, each one with an independent entrance, private bathrooms and must be equipped with a small kitchen space, leaving the designer free to design small lounges with different sizes and equipment, suitable for satisfying different usage needs; finally, they shall be designed with maximum flexibility, also providing the option of merging with movable walls.

3 | Fans lounges | In the area of the “Fiesole Stand” fan lounges shall be provided, enabling fans to have their own meeting place inside the stadium. The following spaces can be provided: a meeting room, a rehearsal room for choreographies, a props workshop and storage room for new and old banners; finally, spaces will be provided, including along corridors and areas for the distribution of flows of people, where fans can freely create murals.

4 | Nursery | For the hospitality of youngest fans one or more areas can be provided with baby sitting service, in order to encourage the attendance of families to the sporting events, but also to offer a service available throughout the week, thus increasing the services to citizens in the neighborhood. The sizing may be proposed in relation to the capacity of the stadium.

5 | Museum center | A museum center open to public every day will be designed above-ground or possibly underground where three different museums will be placed to showcase the world of football under different aspects:

- FIGC Football museum
- Fiorentina museum
- Calcio Storico museum.

The three museums with a dedicated total area of about 1,500 ÷ 2,000 square meters may share a series of common spaces for related services such as:

- reception / ticket office / cloakroom area
- coffee bar
- shop
- restrooms
- conference room which could coincide with the previously described media conference room -
- storage room for digitization activities.

For each of the three museums there will be separate rooms for the administrative offices of the directions, a warehouse for each museum, and a meeting room that can also be shared. Each museum must be equipped with the most modern technologies necessary for setting up multimedia and interactive exhibitions to make the itineraries unique and experiential.

The project shall take into account that the visit to the museums and in particular the Fiorentina Museum may be combined with a tour of the stadium, during which fans can experience the “behind the scenes” and the daily life of their football team, including for example the changing rooms and other areas that are usually off-limits, a visit tour that could also be offered during the events organized by the Football Club or even by those companies that could organize meetings, conferences etc. in

the multifunctional spaces of the stadium.

6 | Fiorentina store | a space of about 300 square meters must be provided for the official Fiorentina store by the Maratona stand; additional smaller sales points will be set up in other sections of the stadium.

3.3 | Technical requirements

3.3.1 | Capacity, visibility, organization of sectors

The project of the stadium renovation must align with the big european football club facilities both from a qualitative and from quantitative point of view, thus giving particular attention to technical and type solutions to optimize visibility and comfort of spectators, to ensure a high standard for reception areas and stands, for journalists, for football players, workers and staff , in order to ensure a quick outflow at the end of the events and to integrate the stadium with the environment.

The total capacity of the stadium shall be at least of 40,000 spectators, subdivided in 5 distinct sectors:

- Grandstand
- Maratona stand
- Fiesole stand
- Ferrovia stand
- Guests Sector (capacity 5% of total amount).

The spectators with limited mobility must have dedicated seats in all sectors of the stadium.

The current entrance control and management systems to the stadium may take on a different configuration even with the possible removal of metal gates and turnstiles, however in compliance with art. 8-bis of the Ministerial Decree 18/03/1996 "Safety regulations for the construction and operation of sports facilities". Therefore, the following must be guaranteed:

- A "maximum security area", where the access gates to the plant are located;
- a "service area adjacent to the plant" or "prefiltration area" consisting of uncovered spaces free from obstacles for the audience outflow, with a distance of at least six meters from the perimeter of the plant and with a surface such as to ensure a crowd density of two people per square meter.

The current lay-out of the external fences of the Franchi Stadium has been definitively authorized by the Commissione Provinciale sui Locali di Pubblico Spettacolo di Firenze (Provincial Commission on Public Entertainment Venues in Florence) on 11 April 2007, followed by the prefectural decree of 12 April 2007. The current solution provides for a derogation from the rule in the construction of the prefiltration fence in the "covered grandstand" sector on the inhabited front of Viale Fanti, authorized by the National Observatory on 20 December 2006, with the installation of fixed and removable barriers, with a height of m. 1.10 and in compliance with the UNI 10121/2 standard.

The main guidelines of the project shall be the following:

- intense fans experience (proximity, seats visibility and orientation, atmospheric event protection, integration of reserved areas - pitch-view lounge, refreshment points with on-field view, sky-box, "postazione lancia cori" (choir master stations));
- safety (escape routes, fences, etc.);
- efficiency (compactness, cost reduction, availability of the necessary service spaces, etc.).

In particular, with the aim of exalting the fan experience, the first target of the project must be to provide a geometric configuration, allowing the spectators to have an optimal visibility of the playing field from the smallest possible distance.

This target will be the guideline for the project of the new stands within the existing ones. In order to check the visibility from the stands the so called "C-value" shall be used, a variable that defines the quality of the spectator's line of sight above the head of the person before you, and is commonly referred to as "the line of sight". This variable must be between 120 mm (ideal) and 90 mm (acceptable).

In order to improve visibility and according to the new concept of the most recent stadiums, the separation between the sports activity area and the spectator area shall be achieved through a height difference of 1.00 m and the installation of an upper glass parapet of height 1.10 m, with characteristics compliant with UNI 10121-2 standards. Spectators will thus find themselves at a short distance from the playground and in conditions of optimal visibility, with the lawn reaching the stands. The size of the field must however allow international rugby events.

3.3.2 | Construction technologies

The project will have to adopt innovative technological construction solutions of proven efficiency and feasibility whose technical and economic feasibility must be guaranteed.

The technological solutions adopted will have to meet the requirements indicated in the measure prot. n. 1218 of 15 January 2021 of the Ministry

of Cultural Heritage and Activities and Tourism, and in particular, the following interventions for the functionality of the facility for the purposes of public safety, health and safety may be carried out:

- *“redevelopment of the structural, architectural or visual elements above mentioned, both in relation to conservation issues - static and material - both to those of functional adjustment;*
- *reinforcement of structural elements, with specific techniques for reinforced concrete structures, both for overcoming the static criticalities detected and for improving the behavior of the structure under the action of the earthquake;*
- *methods and techniques of reinforcement and even surface protection to minimize the need for maintenance of concrete surfaces;*
- *adaptation and/or replacement of plant and hygienic-sanitary components;*
- *a system of full coverage of the stands can be realized, with vertical supports external to the current perimeter of the stadium, by means of cantilevered canopy and cover, even continuous, in light material, with partial interruptions at the Marathon tower and the roof that covers the grandstand for the authorities, allowing the maintenance and perception of the overall development of the stadium and at the same time the protection from rainwater for both the spectators and the architectural structure;*
- *a transparent infill, with large glazed surfaces, of the external part of the staircases can be realized, obtaining a large volume for services (including toilets) and various activities, including commercial activities, leaving only some sections to witness the original conformation”.*

The following interventions may also be carried out for compliance with international standards:

- *“interventions to replicate the staircases of the Fiesole and Ferrovia curves in parallel to the current ones, in order to reduce the distance from the playing field;*
- *redevelopment of the staircases;*
- *modification and/or replacement of the lighting system;*
- *interventions of realization of suitable volumes in which to dislocate various services and activities, also commercial;*
- *interventions of realization of suitable volumes, also partially underground, dedicated also to hospitality, thus improving quality level with respect to the existing structure”.*

The objectives pursued, also in relation to the most recent technological innovations adopted by the production market and the manufacturing industry applied to the construction sector, concern:

- the reduction of production times;

- the reduction of construction costs;
- greater safety and security;
- greater flexibility and adaptability.
- greater sustainability, so that the elements, thanks also to the ease of assembly-disassembly, can be recycled, replaced (in the case of degraded elements) or reused, making less impacting the future waste disposal;
- the reduction of *in situ* processing and consequently the reduction of interference with the surrounding environment.

The project will have to demonstrate the sustainability of construction times, taking into account the specific construction characteristics and the use of cutting-edge processes, technologies and materials, also achieving the objective of containing construction costs, always consistent with the maximum amount of works provided by the competition.

The choice of the construction system, in addition to the characteristics above outlined, must be based on the principles of environmental sustainability and bio-architecture.

The choice of materials should be guided by the criterion of minimizing the environmental impact in terms of production, transport, the construction process, but also of the entire useful life of the manufactured products, with a view to sustainability and circularity.

It is recommended to consider the structural and construction choices also according to the impacts produced by the construction phase, indicating a possible organization of the methods and stages of implementation.

[...]

