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General Framework

The area being subject of the present competition of ideas is located in the South West part of the town of Florence, on the border with the Town Administration of Scandicci. It is delimited by viale Pietro Nenni, Stradone dell'Ospedale, via S. Giusto, via di Scandicci, via del Ronco Corto and it is interested by the presence of the former barracks of the Lupi di Toscana, that has been abandoned long time ago and is at present in a bad state of degradation. The area is mainly plain and neighbouring the hill area of Soffiano-Marignolle where the prominence of Bellosguardo is placed.

The area was interested in the first years of the XX century by a linear, mainly residential, urban development, all along the historical pathways of via Pisana and via di Scandicci. During the '60 numerous settlements have started to grow until the most recent economic and popular buildings have been established in the town district of San Lorenzo a Greve.

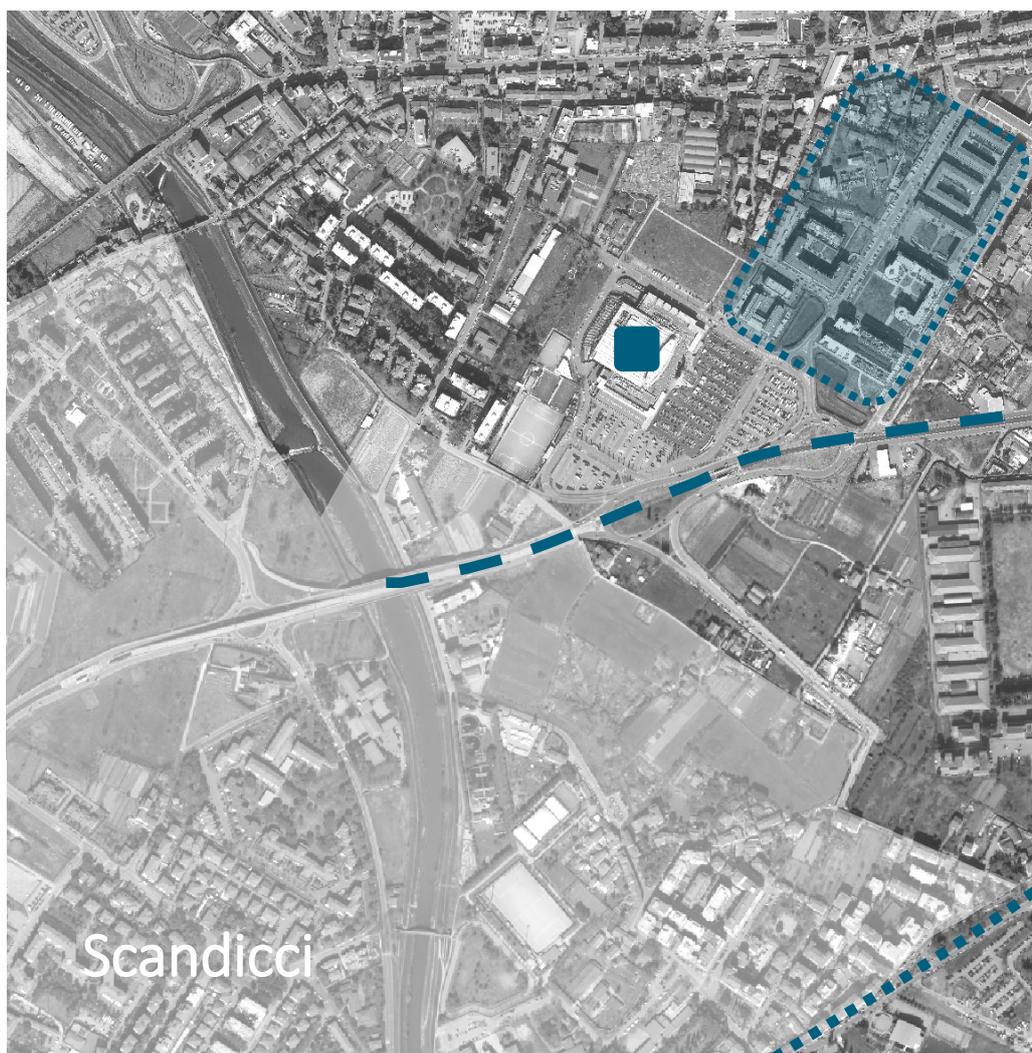
Today this area is characterized by districts that need to be consolidated and border areas composed by not urbanized settlements all along viale Pietro



Nenni, the main connecting alley, also due to the tramway connecting the town of Florence with Scandicci. The most recent urbanisation has mainly concerned the area between Viale Pietro Nenni and via Pisana, with the creation of new residential settlements and the Coop Shopping Centre that provides (together with its primary function) a central lively area for the district of San Lorenzo a Greve. On the South of via di Scandicci you have two further urban poles that characterise the area: the Hospital (Ospedale di San Giovanni di Dio), called “Torre Galli”, and the Don Gnocchi Foundation (Fondazione Don Gnocchi), a very important rehabilitation centre.

The inadequacy of the alley section (via di Scandicci) and the absence of a complete connection with viale Pietro Nenni stresses out a lack in infrastructures that is made more severe by the presence of the two hospital facilities that are, by their nature, attracting car traffic.

The transformation of the former barracks of Lupi di Toscana and its surrounding is strategic in order to open the South West area of Florence to a new urban configuration.





viale Pietro Nenni



via di Scandicci



District of San Lorenzo a Greve



Shopping Centre

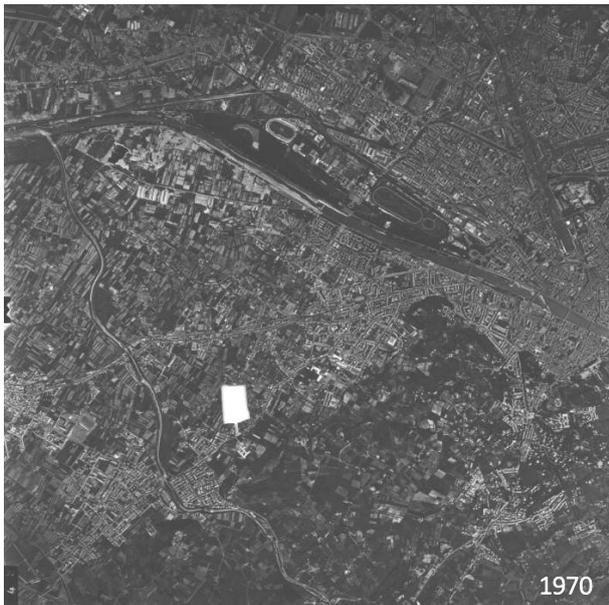
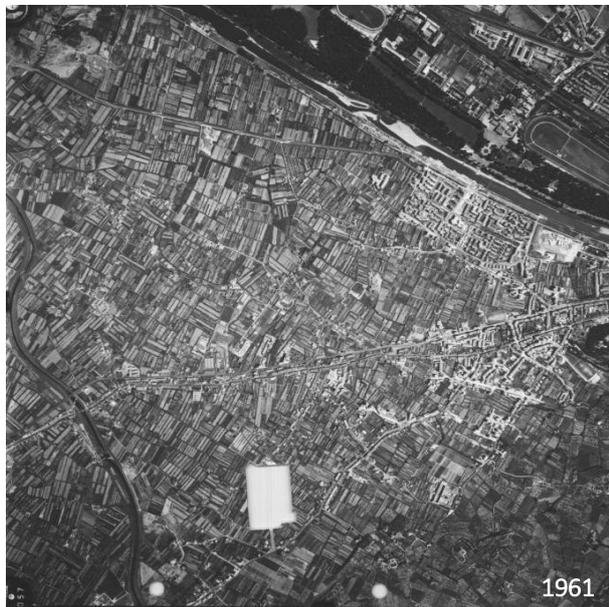


San Giovanni di Dio Hospital



Don Gnocchi rehabilitation centre





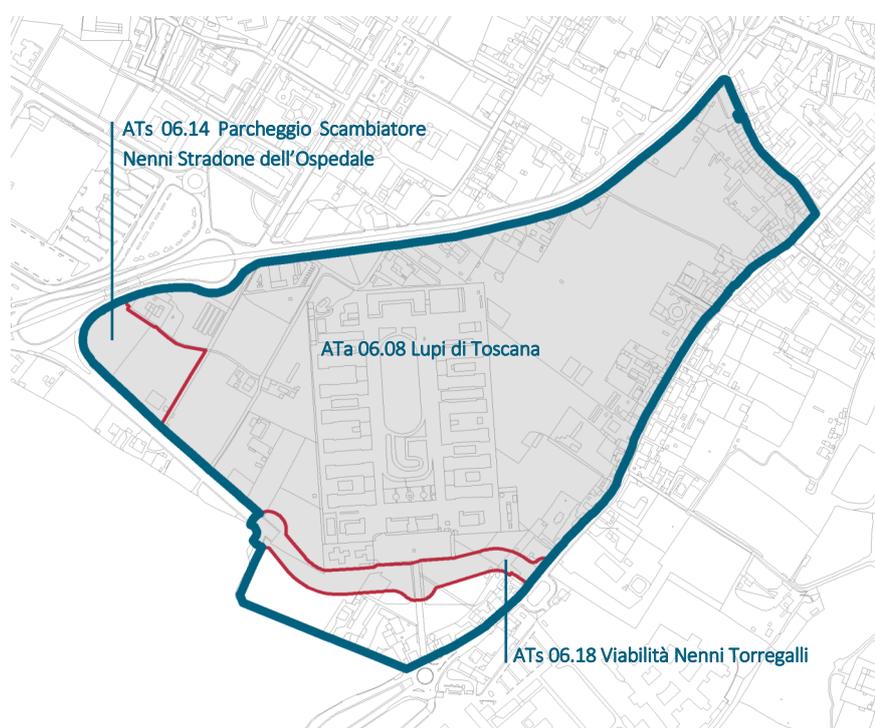
The barracks

The area identified by the Urban Plan (Regolamento Urbanistico, RU), as ATa 06.08 “Lupi di Toscana”, occupies ca. 33 ha, that has been mainly identified together with the road connections on viale Pietro Nenni and via di Scandicci. The barracks is in a central position inside the transformation area and it extends from North to South. It is a very consistent settlement: ca. 9,8 ha, largely occupied by buildings of medium height with existing volumes of ca. 3.000 m² of gross usable surface (Superficie Utile Lorda, SUL), destined to shelters, offices, canteens, and other open spaces of different dimensions and nature. Today this area is dismissed and dilapidated and representing a sort of a town into town, waiting for a total recovery since 2008, when the 78° infantry regiment “Lupi di Toscana”, located in Florence after WWII, was dissolved. The access to the building is provided by a square placed at the end of the short alley that connects it to via di Scandicci. At the entrance you can see the Command Building (Palazzina di Comando) and at the sides the two buildings of the infirmary and shelters. The complex is developed throughout six smaller barracks placed on the long sides of the rectangle with a C-shaped plan. On the back there are service rooms and patios. The Palazzina di Comando, protected according to DLgs 42/2004, is the only building of historical-architectural interest with features recalling the late pro-rationalist works.



Area of Intervention

The perimeter of the area of intervention being object of the present invitation to tender includes: the *ATa 06.08 Lupi di Toscana* transformation area and the transformation areas for services *ATs 06.14 Parcheggio Scambiatore Nenni Stradone dell'Ospedale* and *ATs 06.18 Viabilità Nenni Torregalli*. For the participation pathway called "Non case ma città 2.0", promoted by the town administration with results visible at <http://open.toscana.it/web/noncasemacitta2.0/home>, the opportunity has been also stressed out to include inside the here considered area also a residual part, that the Urban Plan (RU) was originally not considering. Consequently also the area within *ATs 06.18 Viabilità Nenni Torregalli* and via di Scandicci, via di San Giusto and Stradone dell'Ospedale became part of the intervention framework.



Aims

The town administration has launched a competition of ideas with the aim to detect the best project idea to determine the urban regeneration of a part of our territory and provide it back to our population. The regeneration project will aim to a high quality goal by stressing out the urban, territorial and landscape-driven qualities with the surrounding context. The functional asset, mobility, space and public services asset must be stressed out too. At the same time a particular attention to the theme of eco-sustainability is required, by evaluating the aspects connected to the ecological-environmental efficiency and its various components.

Functional Mix and Standards

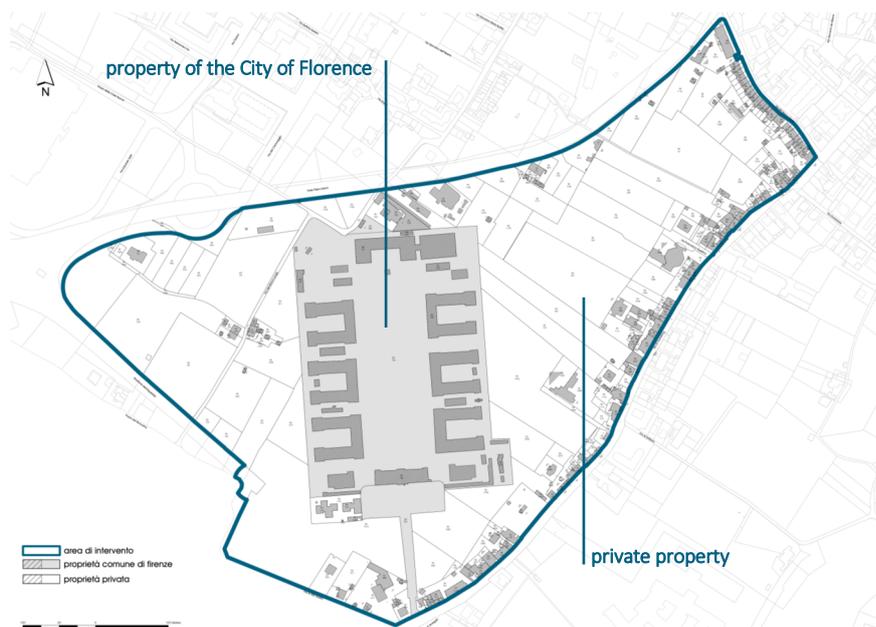
On the basis of RU the settlement must also consider a percentage of SUL for residential destination (at least 60%). The remaining 40% will be dedicated to another use, by guaranteeing an adequate functional mix. The project must consider the transferring SUL through the mechanism of equalization according to RU, until a maximum of 20.000 m². The transferring SUL is a maximum parameter that can be activated just partially with public and private land gathering.

Public spaces will be selected on the basis of the possible inhabitants and destinations of use, notwithstanding the explicit binding agreements of the functional mix (min 60% residential, max 40% other destinations of use), by considering that the following minimum standards must be considered ex artt. 4 and 5 of DM 1444/1968:

- Residential destination: 18 m²/inhabitant (conversion factor from SUL upon inhabitants: 25);
- Commercial destination, touristic destination: 0,8 m²/m² of SUL;
- Productive destination: 10% of the land surface for this destination.

According to social housing, here following you see the minimum quantities to be provided in case of use of SUL and related percentages to be applicable in case of partial use of it.

	SUL (m2)	min percentage SUL social housing (m2)	%
former barracks	33.000	16.501	> 50%
transferring SUL	20.000	4.000	20%
total amounts	53.000	20.501	



Infrastructural allocations

The here interested area is a very important part of the South West area of Florence, characterised by particular problematic aspects from the point of view of infrastructure and mobility.

The RU aims to resolve the lack of connections between viale Nenni and via di Scandicci through the extension of the Stradone dell'Ospedale (*ATs 06.18 Viabilità Nenni Torregalli*), providing the entire area with a broad parking place (*ATs 06.14 Parcheggio Scambiatore Nenni Stradone dell'Ospedale*). We are actually studying how to provide a direct railway connection between the tramway stop Nenni-Torregalli and the hospital facility.

<http://concorsolupidotoscana.comune.fi.it>
