

MUNICIPALITY OF FLORENCE
STADIO ARTEMIO FRANCHI



GRADO 1
STADIUM DESIGN REQUIREMENTS

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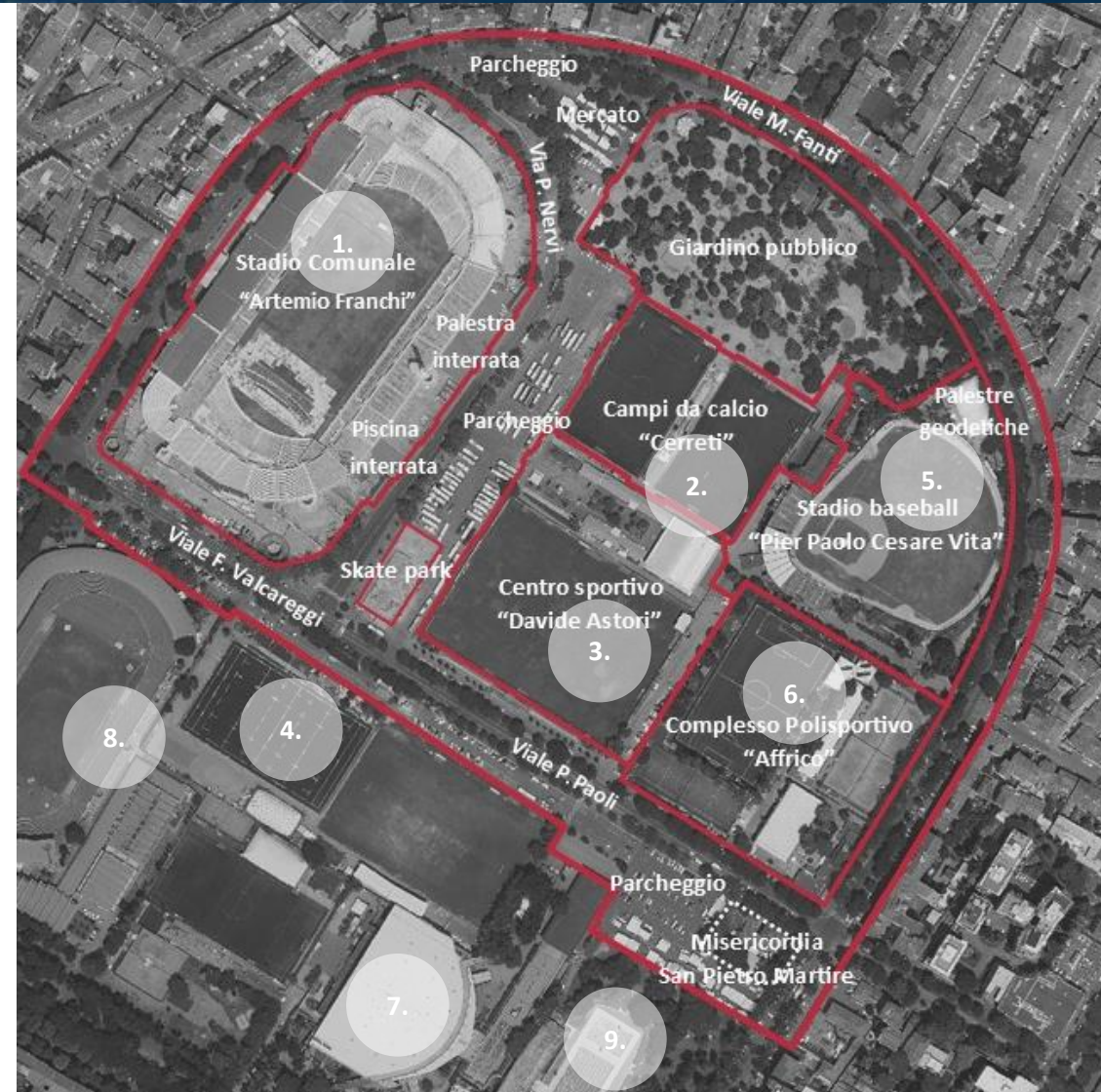
1. MASTERPLAN REQUIREMENTS

1. MASTERPLAN REQUIREMENTS

1. PROJECT SITE

► Overview site location

1. Stadio Comunale Artemio Franchi
 - Will be explained in chapter 2.
2. Campi da Calcio "Cerreti"
 - Independent football pitches.
3. Sporting Centre "Davide Astori"
 - Training grounds of football club ACF Fiorentina.
4. Rugby Field
 - Used by a second division local rugby team.
5. Baseball Stadium "Pier Paolo Cesare Vita"
 - Home to Fiorentina baseball team, competing in the Serie A2 (second division baseball in Italy).
6. Sports club "Affrico"
 - Sports club, facilitating a multitude of sports (such as basketball, tennis, football, bowls, swimming and chess) and other recreational activities.
7. Sports arena "Nelson Mandela Forum"
 - Sports arena used for multi-functional purposes.
8. Athletics stadium "Luigi Ridolfi"
 - Asics Firenze marathon stadium.
9. Municipal Swimming Pool



1. MASTERPLAN REQUIREMENTS

2. SCOPE OF THE PROJECT

► The scope of the project includes all areas within the red D, as indicated in the figure. This includes the following elements:

1. Stadium Artemio Franchi
 - Scope will be further elaborated in chapter 2.
2. Giardino Pubblico Niccolò Galli
 - A public park, open to visitors, which is currently depreciated.
3. Local Market
 - A daily market, organised near the parking area.
4. Campi da Calcio "Cerreti"
 - *Independent football pitches.*
5. Sporting Centre "Davide Astori"
 - *Training grounds of football club ACF Fiorentina.*
6. Sports club "Affrico"
 - *Sports club, facilitating a multitude of sports (such as basketball, tennis, football, bowls, swimming and chess) and other recreational activities.*
7. Baseball stadium "Pier Paolo Cesare Vita"
 - *Home to Fiorentina baseball team, competing in the Serie A2 (second division baseball in Italy).*
8. Skatepark



1. MASTERPLAN REQUIREMENTS

3. PRESERVATION OF EXISTING ELEMENTS

- ▶ The shape of the overall scope (indicated by the red “D”) should be maintained and may not be changed. Within the boundaries of the scope, the following buildings should be preserved entirely or the function must be preserved within the new masterplan.

1. Stadium Artemio Franchi
 - ▶ Elements to be preserved will be elaborated in chapter 2.
2. Giardino Pubblico Niccolò Galli
 - ▶ Function must be preserved in its current location. Existing park that should be redeveloped as part of the overall project.
3. Local Market
 - ▶ Daily market that can move to a new location but it should be included in the new masterplan.
4. Campi da Calcio “Cerreti”
 - ▶ These pitches must be removed and to be replaced by a new function.
5. Sporting Centre “Davide Astori”
 - ▶ Gym building should be maintained in its current state and location, buildings housing ancillary services may be demolished.
 - ▶ The pitches must be removed and to be replaced by a new function.
6. Sports club “Affrico”
 - ▶ Sports facility should be maintained in its current state.
 - ▶ Adjacent space should be used to locate a new sports hall (incl. stand with 700 seats capacity) and a new main entrance to the sports facility.
7. Baseball stadium “Pier Paolo Cesare Vita”
 - ▶ Baseball stadium should be maintained in its current state.
 - ▶ The main stand of the baseball stadium must be renovated.
 - ▶ Complementary functionalities could be added.
8. Skatepark
 - ▶ To be relocated and better integrated within the park.



1. MASTERPLAN REQUIREMENTS

4. INFRASTRUCTURE

- ▶ Parking – *current situation*
 - ▶ Within the existing masterplan there are 3 main parking areas, P1 (150 parking spaces), P2 (150 parking spaces) and P3 (300 parking spaces).
 - ▶ Many people park their cars along the roads on the street during matchdays.

- ▶ Parking - *future/desired situation*
 - ▶ P1 (underneath the Curva Ferrovia) must be maintained / can be renovated.
 - ▶ P2 can be moved to a new location within the masterplan.
 - ▶ P3 should be maintained in its current location and capacity.
 - ▶ Further away from the stadium, south of the athletics track, the Municipality is developing a parking garage with a capacity of 3,000 parking spaces.
 - ▶ The functionalities underneath the opposite stand (swimming pool and gym) should be moved to a new location within the masterplan. This creates space to possibly move P2 to this area to maintain the amount of parking spaces.
 - ▶ From the parking areas attractive pedestrian routes towards the stadium should be created to provide a compelling and comfortable pedestrian experience within the overall masterplan.
 - ▶ The UEFA Parking Requirements should be met. There must be sufficient permanent parking (for regular, Serie A, matches and events) and possibilities to add temporary parking in tournament mode, based on the UEFA EURO 2024 parking requirements.

- ▶ Tram connection
 - ▶ A new tram connection will be developed, connecting the stadium area (tram stop indicated in the drawing) with the city centre and railway station. Both trams will leave every 4 minutes and have a 280 p. capacity per ride.

- ▶ Railway station – *Stazione di Firenze Campo di Marte*
 - ▶ The railway station is located south-west of the athletics track. From the railway station it is a 8 minute walk to the stadium.
 - ▶ The railway station provides for connectivity to the (neighbouring) cities.



1. MASTERPLAN REQUIREMENTS

5. OVERALL OBJECTIVE OF THE MASTERPLAN

- ▶ The overall objective of the plan is to create a unique modern venue and plan for the city of Florence, which should consist of the following:
 - ▶ A UEFA EURO 2024 compliant stadium (min. quarter-final)
 - ▶ Bidders should clearly indicate on masterplan level how they foresee UEFA EURO overlay and matchday organisation.
 - ▶ A Serie A compliant stadium
 - ▶ Bidders should clearly indicate on masterplan level how they foresee Serie A matchday operations.
 - ▶ Including a clear vision on daily operations and how an overall lively area will be created that attracts visitors throughout the entire week.
 - ▶ A lively area that provides for different sports and leisure facilities.
 - ▶ A vibrant park for pedestrians connecting different areas within the masterplan.
 - ▶ Respecting the historical value of the overall site and specific elements.



1. MASTERPLAN REQUIREMENTS

6. MODES OF OPERATION

- ▶ Regular matchday operations
 - ▶ Bidders need to show in their masterplan how the regular matchdays operations will be organized there are for example Serie A or Coppa matches.

- ▶ Daily operations (legacy mode)
 - ▶ Bidders need to show in their masterplan how the stadium will operate on a daily basis, taking into account club- and stadium management staff, security, etc.

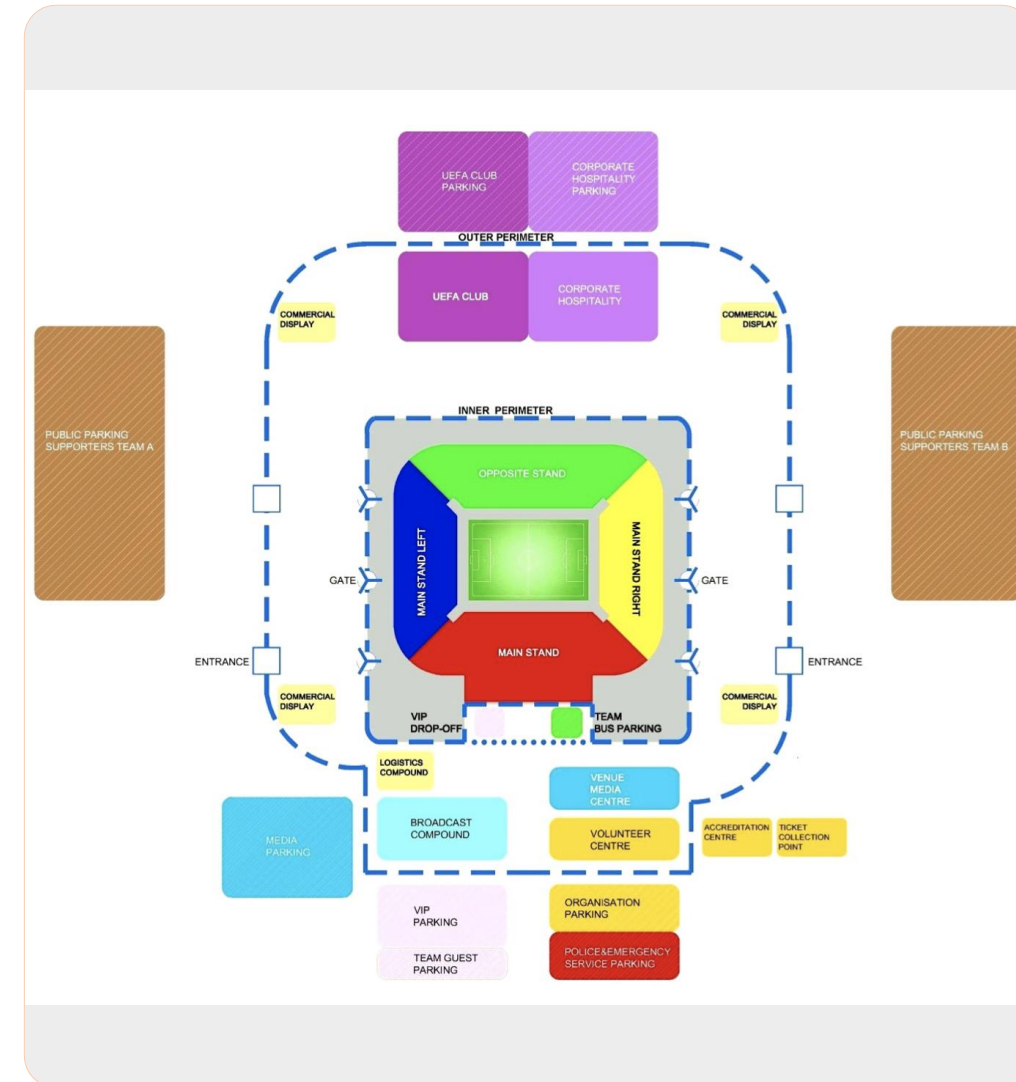
- ▶ Tournament operations (UEFA EURO mode)
 - ▶ A UEFA EURO stadium has a much bigger footprint than a stadium which is used for regular league games. The stadium needs to accommodate and facilitate additional needs of media and broadcast operations, hospitality and commercial activities as well as logistics and transport undertakings.
 - ▶ The figure below is an illustrative example of the footprint of a UEFA EURO Stadium. Based on the UEFA EURO 2024 stadium requirements bidders are asked to share their vision on how the stadium masterplan should be organised in UEFA EURO mode.



1. MASTERPLAN REQUIREMENTS

7. UEFA EURO REQUIREMENTS

- ▶ The ambition of the City of Firenze is to host city matches of a future UEFA EURO Tournament, as part of a bid by FIGC and the Italian Government.
- ▶ Depending on the bid strategy it is the ambition to host matches up to at least quarter finals and possibly the semi finals in the Stadio Artemio Franchi.
- ▶ As a reference the requirements for UEFA EURO 2024 should be followed. Please refer to the UEFA EURO 2024 Tournament Requirements, sector 6 “Stadiums”.
- ▶ The following requirements should be considered as most important on a masterplan level at this stage:
 - ▶ The stadium should be classified as a Type 2 project: existing stadium that needs major renovation and upgrading;
 - ▶ Minimum stadium capacity: 40,000 seats net (approx. 43,000 seats gross), all seated;
 - ▶ Location and orientation of the stadium remain unchanged (in line with heritage requirements), the current main stand will remain as main stand;
 - ▶ Functional layout of the stadium and overall site is depicted in the diagram on the right;
 - ▶ Need to install an external security perimeter;
 - ▶ Size of the (temporary) external Broadcast Compound 6,000m² with an overflow of 2,000m², located within 400m of the main stand;
 - ▶ Size of the (temporary) Stadium Media Centre: 1,850m² (quarter finals);
 - ▶ Size of the UEFA Club temporary hospitality tents: 4,500 m², near the East stand (quarter finals);
 - ▶ Size of the Corporate Hospitality temporary hospitality tents: 6,750 m², near the East stand (quarter finals); and
 - ▶ Parking requirement → Overview of parking requirements can be found on p. 83 of the UEFA EURO2024 Tournament Requirements.
- ▶ It should be noted that during the course of the tender procedure UEFA may issue a new, updated set of requirements for UEFA EURO 2028, which should then prevail over the 2024 version.



1. MASTERPLAN REQUIREMENTS

7. UEFA EURO REQUIREMENTS

▶ Example: UEFA Club (Hospitality) entrance



▶ Example: media broadcasting area in EURO mode



▶ Example: Additional hospitality area through the use of tents



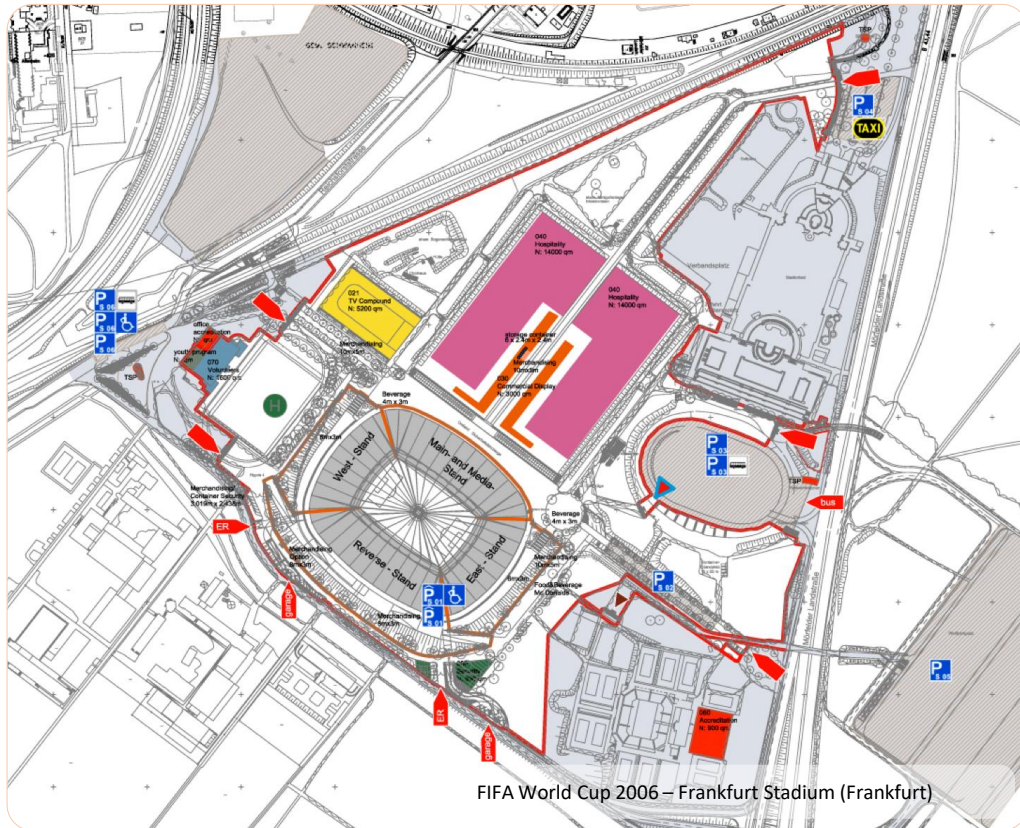
▶ Example: supporting tournament facilities



1. MASTERPLAN REQUIREMENTS

7. UEFA EURO REQUIREMENTS

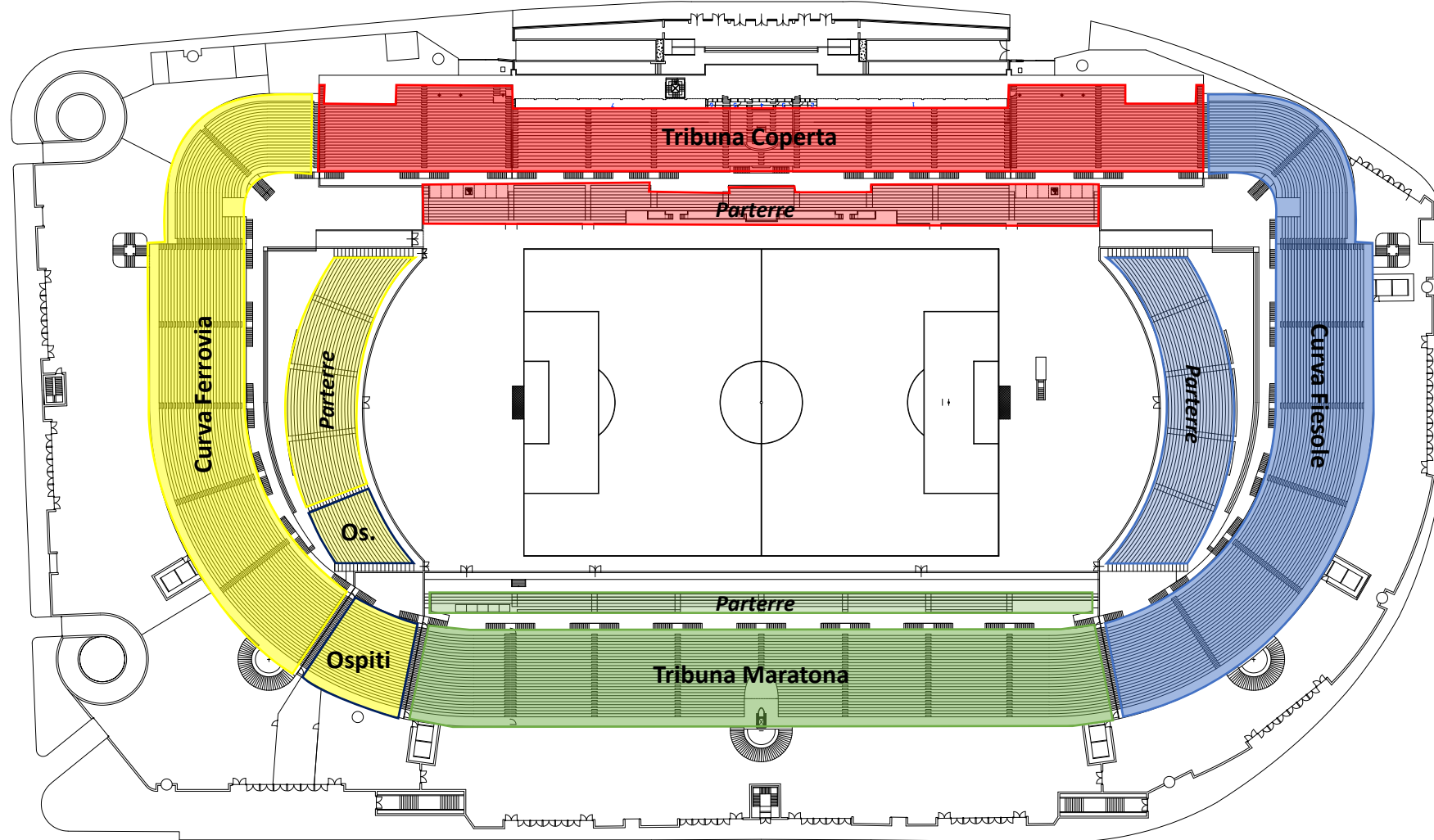
► Example: overall masterplan for tournament operations



2. GENERAL STADIUM REQUIREMENTS

2. GENERAL STADIUM REQUIREMENTS

1. STADIUM CAPACITY



2. GENERAL STADIUM REQUIREMENTS

1. STADIUM CAPACITY

▶ Stadium capacity - *current capacity*

- ▶ The total stadium capacity is around 43,000 seats.
- ▶ As indicated in the table.

▶ Stadium capacity - *required stadium capacity*

- ▶ The required net stadium capacity for UEFA EURO matches is 40,000 seats.
- ▶ The organisation of UEFA EURO matches causes many seat kills, due to additional requirements with regard to for example media and hospitality seating.
- ▶ Therefore it is recommended to set the total net seating capacity at 43,000 seats for regular operations.

- ▶ Throughout the course of this tender procedure, and the subsequent design process, the exact seating arrangements and capacity should at all times be verified by the design team in order to be sure the required net capacity is met.

TRIBUNA	CAPACITY	DISABLED SEATING
Main Stand (Tribuna Gradinata)	1,271 seats	0 seats
Main Stand (Tribuna Coperta)	9,033 seats	60 seats
Tribuna Maratona	10,023 seats	78 seats
Curva Ferrovia	8,489 seats	12 seats
Curva Fiesole	11,642 seats	24 seats
Ospiti	2,867 seats	12 seats
TOTAL CAPACITY	43,325 seats	186 seats

2. GENERAL STADIUM REQUIREMENTS

2. PRESERVATION OF EXISTING ELEMENTS

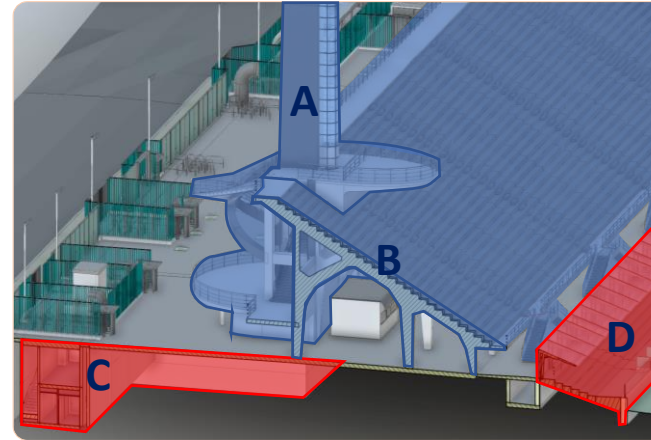
1. MARATONA STAND

- A. Maratona tower (incl. staircase) and 2 staircases at the corners must be maintained.
- B. Overall structure of the stands and the external appearance must be maintained, incl. the seating structure and elements. Reprofiting of the terraces and renovation of all interior spaces is allowed.
- C. Swimming pool and gym underneath the Maratona stand can be demolished but should be relocated within the masterplan. This space could be transformed into underground parking, providing for approximately 150 parking spaces.
- D. The parterre stand (which was built later for the 1990 FIFA World Cup) can be demolished.

2. MAIN STAND

- E. The general structure, the roof and the façade of the main stand should be preserved. It is possible to add a new façade in front of the existing façade but this must be transparent and the original façade must remain visible. The interior of the main stand must be renovated but the overall structure has to be preserved.
- F. The parterre stand in front of the main stand can be demolished.
- G. Ancillary building next to the main stand must be demolished.

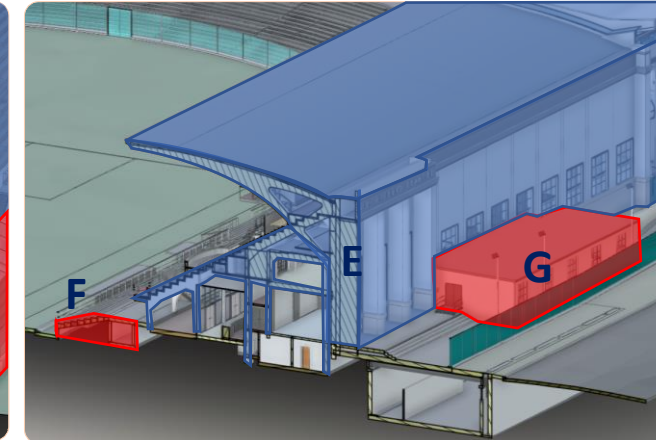
1. MARATONA STAND



1. MARATONA STAND



2. MAIN STAND



2. MAIN STAND



2. GENERAL STADIUM REQUIREMENTS

2. PRESERVATION OF EXISTING ELEMENTS

Maintaining the historical elements from the original structure as designed by Pier Luigi Nervi



2. GENERAL STADIUM REQUIREMENTS

2. PRESERVATION OF EXISTING ELEMENTS

3. CURVA FIESOLE

- H. Overall structure of the stands and the external appearance must be maintained, incl. the seating structure and elements. Reprofilng of the terraces and renovation of all interior spaces is allowed.
- I. The parterre stand (which was built later for the 1990 FIFA World Cup) can be demolished.
- J. The large LED screen and floodlighting can be demolished and should be replaced with modern installations.

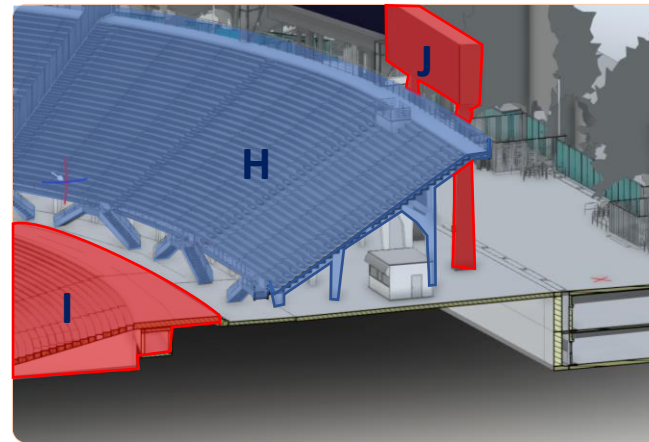
4. CURVA FERROVIA

- K. Overall structure of the stands and the external appearance must be maintained, incl. the seating structure and elements. Reprofilng of the terraces and renovation of all interior spaces is allowed.
- L. The parterre stand (which was built later for the 1990 FIFA World Cup) can be demolished.
- M. Other staircases (indicated in the picture) can be demolished.
- N. The historical staircases in the corners (similar to the Maratona Tower staircase) should be maintained.

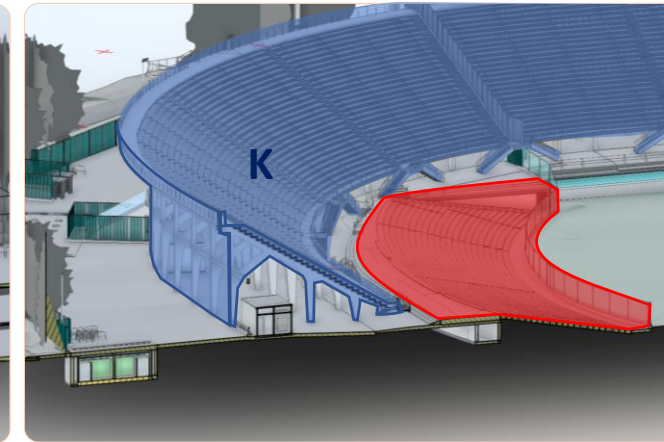
OTHER COMMENTS:

- ▶ Detailed specifications for elements that should be preserved are described in the “Decreto Mibact” document which is added to the tender documents.
- ▶ In their bids tenderers should clearly show their understanding of the historical value of the Stadio Artemio Franchi, and provide a clear vision of how they use this within their architectural vision for the overall design.

3. CURVA FIESOLE



4. CURVA FERROVIA



3. CURVA FIESOLE



4. CURVA FERROVIA



2. GENERAL STADIUM REQUIREMENTS

3. ARCHITECTURAL VISION OF THE STADIUM

- ▶ The overall objective is to create a modern stadium, with a roof covering all stands and with the spectators as close to the field of play as possible. The stadium must comply with the highest standards for safety and security, and spectator comfort and fan experience. Herewith a state-of-the-art stadium should be developed, providing a lasting legacy for the city of Florence and its inhabitants.
- ▶ Tenderers are requested to develop an architectural vision for the stadium within the overall masterplan.
- ▶ The architectural vision should include a clear illustration and indication of:
 - ▶ The massing and scaling of the project;
 - ▶ The overall appearance of the stadium, taking into consideration the historic value of the building;
 - ▶ The functional lay-out of the stadium, including new and existing functions;
 - ▶ How to deal with the historical elements of the stadium that should be maintained;
 - ▶ How to ensure UEFA EURO 2024 Quarter-final compliance; and
 - ▶ How the relationship between the stadium and the overall masterplan will be.

2. GENERAL STADIUM REQUIREMENTS

4. UEFA EURO REQUIREMENTS

- ▶ The following must have requirements for the stadium infrastructure based on the UEFA EURO 2024 Quarter-final requirements are most important to consider when redesigning the Stadio Artemio Franchi (1/2):

Topic	Requirement	Description
Stadium capacity and availability	▶ <i>40,000 net capacity</i>	▶ The net seat capacity represents all seats which are available for commercial sales during the tournament and excludes all media seats, all seats which become unavailable as a result of the installation of temporary tournament facilities (e.g. camera platforms) and all seats with an obstructed view to the pitch. Therefore it recommended to allow for a gross capacity of 42,000-43,000 seats.
Spectator welfare	<ul style="list-style-type: none"> ▶ <i>Roof cover</i> ▶ <i>Seating</i> ▶ <i>Viewing</i> ▶ <i>Concourses</i> ▶ <i>Public catering</i> ▶ <i>First aid rooms</i> ▶ <i>Sanitary provisions</i> ▶ <i>Accessible facilities</i> 	<ul style="list-style-type: none"> ▶ A roof cover must be provided over all seating areas; ▶ Individual seats to be provided with following minimum dimensions: <ul style="list-style-type: none"> ▶ General admissions: Tread depth 800mm, centre to centre seat width 500mm ▶ VIP and Skybox seats: Tread depth 1000mm, centre to centre seat width 600mm ▶ No seats with a viewing distance of more than 190 m to the furthest corner flag; and ▶ All seats should have a c-value of minimum 90 mm (in some areas a deviation could be acceptable); ▶ Sufficient space for safe evacuation, smooth flow of people during an event and to comfortably reach welfare facilities. Recommended is a minimum of 0.35m² p.p. of useable concourse space ▶ At least 7m of sales counter per 1,000 spectators per sector. ▶ Each sector must have its own first aid room. ▶ Sufficient sanitary facilities must be provided, assuming a 65% male / 35% female split and a ratio of 1WC for 200 males and 50 females, 1 urinal for 85 males and 1 wheelchair WC for 15 wheelchair users. ▶ At least 210 wheelchair positions, 210 amenity seats and 210 easy access seats to be included, each with the equivalent number of 210 companion seats next to them.
Pitch	▶ <i>125 m x 85 m</i>	▶ The field of play itself must have the standards dimensions of 105m x 68m with a total area of 125x85 to be available

- ▶ The abovementioned requirements are a summary of the most important requirements at this stage, it is the tenderers responsibility to check and take into account all other detailed requirements (as mentioned in the UEFA EURO 2024 stadium requirements and other documentation) as well.

2. GENERAL STADIUM REQUIREMENTS

4. UEFA EURO REQUIREMENTS

- ▶ The following must have requirements for the stadium infrastructure based on the UEFA EURO 2024 Quarter-final requirements are most important to consider when redesigning the Stadio Artemio Franchi (2/2):

Topic	Requirement	Description
Players and match officials	<ul style="list-style-type: none"> ▶ 2 team dressing rooms ▶ 2 coach rooms ▶ 2 referee dressing rooms ▶ Match delegate room ▶ Medical room ▶ Doping control station ▶ All on the same level 	<ul style="list-style-type: none"> ▶ The teams dressing rooms should be 200m² each; ▶ The coach rooms should be 24m² each; ▶ The referee dressing rooms should be 30m² each; ▶ The match delegate room should be 16m²; ▶ The medical room should be 30m²; ▶ The doping control station should be 50m²; and ▶ All of the above functionalities should be clustered on ground floor level (L00).
Hospitality	<ul style="list-style-type: none"> ▶ VIP seats ▶ Skyboxes 	<ul style="list-style-type: none"> ▶ There should be 450 VIP seats with an adjacent VIP lounge of 1,125m²; ▶ There should be 50 skyboxes with 500+ seats in total, offering 2.5m² p.p. in each skybox; and ▶ All other hospitality can be part of the overlay in temporary external facilities.
Safety & security	<ul style="list-style-type: none"> ▶ Control room ▶ Access control 	<ul style="list-style-type: none"> ▶ There should be control room with view of the stadium bowl; and ▶ There should be dedicated turnstiles for all stadiums sectors (max 600 pp turnstile).
Media & Broadcast Facilities	<ul style="list-style-type: none"> ▶ Press conference room ▶ Mixed zone ▶ TV Studios ▶ Camera platforms 	<ul style="list-style-type: none"> ▶ The press conference room should be 350m² (fit for 200 p.) and located on the level of the players' facilities; ▶ The mixed zone must be 350m² and located on the level of the players' facilities; ▶ There must be 2 pitch view TV studios of 20m² each; ▶ The main TV camera platform (22x2m) must be in the West (main) stand with an angle to the centre of the pitch of 13-16°; ▶ There shall be 2 16m camera platforms of 2x2m each at the same height as the main camera; ▶ There shall be 2 high behind the goal camera platforms of 2x2m each with an unobstructed view of the penalty spot from above the cross bar; and ▶ All other media & broadcast facilities can be overlay (but could have an impact on net capacity of the stadium).

- ▶ The abovementioned requirements are a summary of the most important requirements at this stage, it is the tenderers responsibility to check and take into account all other detailed requirements (as mentioned in the UEFA EURO 2024 stadium requirements and other documentation) as well.

2. GENERAL STADIUM REQUIREMENTS

5. REGULAR STADIUM REQUIREMENTS

- ▶ Hospitality requirements:
 - ▶ New and modern hospitality areas should be included within the main stand.
 - ▶ At least 10% of the overall capacity of the stadium should be dedicated to hospitality seating. With the possibility to expand to 15%.
 - ▶ The hospitality seating should be divided in different segments:
 - ▶ Bronze: 5% of the capacity with a hospitality lounge that accommodates for 1,5 m² / p.
 - ▶ Silver: 3% of the capacity with a hospitality lounge that accommodates for 2,0 m² / p.
 - ▶ Platinum: 2% of the capacity with a hospitality lounge that accommodates for 2,5 m² / p.
 - ▶ All hospitality areas should be designed in a flexible manner, creating possibilities to adapt to changing/future demands.
- ▶ Players and staff requirements:
 - ▶ 4 dressing rooms, one for the home team, one for the visiting team and two additional dressing rooms.
- ▶ Spectators welfare:
 - ▶ Modern welfare facilities for all General Admission spectators should be included.
 - ▶ This should be part of the renovation of the GA stands.
 - ▶ As per the UEFA EURO 2024 stadium requirements (p. 21).
- ▶ Sustainability
 - ▶ The overall ambition for the stadium is to create a modern and sustainable stadium.
 - ▶ Exact sustainability requirements (e.g. LEED or BREEAM) will be provided in the next tender phase.
 - ▶ Tenderers can propose solutions on how to create a sustainable stadium.

3. COMMERCIAL DEVELOPMENT REQUIREMENTS

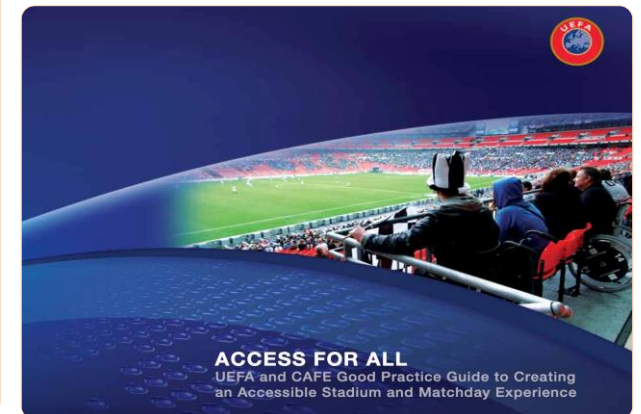
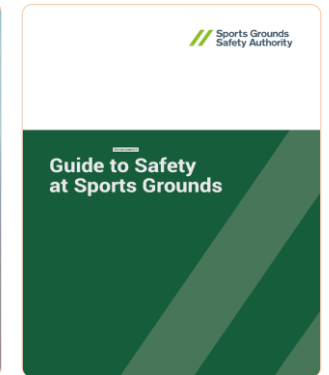
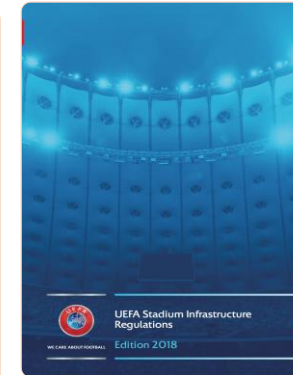
3. COMMERCIAL REQUIREMENTS

1. Within the overall masterplan commercial space with an area of approximately 15,000 sqm should be realized in addition to any commercial spaces within the stadium envelope. This shall consist of the following:
 - ▶ Retail:
 - ▶ A maximum of 5,000 sqm retail space should be included (of which maximum 2,500 sqm could be sales area).
 - ▶ Hotel:
 - ▶ A hotel of approximately 5,000 sqm should be included, this may vary depending on the exact design and possibilities.
 - ▶ Offices:
 - ▶ Office space of approximately 5,000 sqm should be included.
 - ▶ The office space could also include a players hotel and a medical area.
2. When redesigning the stadium additional space will most likely be created. This space could be utilized for commercial purposes as well.
 - ▶ Potential commercial space that is created as part of the stadium redevelopment should be additional to the commercial space within the overall masterplan.
 - ▶ All commercial areas within the stadium should be sports & leisure related.

4. APPLICABLE CODES AND REQUIREMENTS

4. APPLICABLE CODES AND REQUIREMENTS

- ▶ UEFA EURO 2024 Tournament Requirements
- ▶ (When released) UEFA EURO 2028 Tournament requirements
- ▶ UEFA Stadium Infrastructure Regulations, edition 2018 (Category 4)
- ▶ Guide to Safety at Sports Grounds – 6th edition (“Green Guide”)
- ▶ UEFA Safety and Security Regulations 2006
- ▶ UEFA Stadium Lighting Guide 2016
- ▶ Access for All – UEFA and CAFÉ Good Practice Guide to creating an accessible stadium and matchday experience
- ▶ Norme CONI per L’impiantistica Sportiva (approvate con deliberazione del Consiglio Nazionale del CONI n. 1379 del 25 giugno 2008)
- ▶ FIGC Sistema Licenze Nazionali 2021/2022, Criteri Infrastrutturali, Lega Nazionale Professionisti Serie A
- ▶ D.M. 18/03/1996 “Norme di sicurezza per la costruzione e l’esercizio degli impianti sportivi”
- ▶ Other applicable documentation:
 - ▶ “Decreto MIBACT”



5. GRADO 2

- ▶ This document, and the supporting documentation, include the initial requirements for the redevelopment of the Stadio Artemio Franchi, which should be used for the first phase of the tender procedure.
- ▶ Detailed Employers' Requirements will be drafted and submitted to all participating tenderers upon the initiation of the second phase of this tender.
- ▶ **Disclaimer:** tenderers should base their bids on the information given in this document. However, it is the tenderers responsibility to verify all information provided in this document throughout the different phases of the project.



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