

# CONFERSO

NUOVO MERCATO SAN GIOVANNI DI DIO

**NON FORSI**

**NUOVO MERCATO SAN GIOVANNI DI DIO**

**ROMA** 

## **DESIGN GUIDELINES**

Open two-stage  
**DESIGN COMPETITION**  
in telematic mode

*“The New Neighbourhood Market – San Giovanni di Dio”*

**ROMA CAPITALE**

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1.

## PRESENTATION

*di Luca Montuori*  
Councillor for Urban Planning of Roma Capitale

*Artists dream of being featured at Museums, while designers dream of being featured at neighbourhood markets*

**Bruno Munari**

The city is a common good. Everyone is entitled to have access to the city and the places that give shape to the profound meaning of citizenship. No one must escape the debate on the quality of the spaces and places in which we live, work and move in everyday life. We live in the city, in its spaces, surrounded by its architecture. This is why the landscape degrades when architecture does not embody civic sense in the process of transforming needs into spaces.

The choice of launching a season of design competitions starting from a number of symbolic buildings of public, common and architectural significance is particularly important. In the case of Piazza San Giovanni di Dio, the market is one of the most significant symbolic places of the city; since its foundation, it has been linked to the square and constituted a vital core, providing a space for trade, exchange and coexistence. Design competitions are a fundamental tool to promote quality in the transformations of public space and encourage the exchange of ideas, thereby offering everyone the chance to understand the value that lies in the transformation of places and the role they must play in the future of the city. It is an instrument of democracy.

It is no coincidence that neighbourhood markets were the subject of the post-war reflection, during the reconstruction of working-class neighbourhoods, of a generation of architects who devoted their time to interpreting the meaning of inhabitation. Adalberto Libera, Plinio Marconi, Riccardo Morandi, Luigi Vagnetti and Elena Luzzatto Valentini are some of the professionals who have dealt with the subject, offering a wealth of solutions and innovative structures whilst envisioning and sharing an idea of the future. Civic places, public spaces.

If architecture is the form in which the meaning of inhabitation is expressed, then I believe that the themes on which an administration decides to start a debate with those who are called to transform the city and those who are asked to live in it are a way of understanding the city.

We are writing these comments in the midst of a global crisis resulting from a health emergency, so the theme of the market takes on even greater importance when it comes to the reflection on the future of the city's spaces. We are not yet able to predict what new phenomena will characterise the production, trade, product distribution, food, and goods system in general, although certain transformations may be considered temporary and others more structural. Certainly, every crisis accelerates ongoing transitions, therefore it will be necessary to deeply rethink the relationship between cities and food production systems, supply chains, distribution and places of consumption.

According to the first results of the ongoing analysis and research within the current crisis, consumers are shifting their behaviour from an on-the-go lifestyle to safe domestic consumption. Citizens' actions have changed direction, and this will bring about long-term consequences by changing certain habits. What do the studies and many reflections on the ongoing transformations predict? Will we reduce the number of meals we eat or otherwise produce outside the house? Will we be more aware of what we eat? Are health and technology factors that will influence consumer spending and buying habits in the short and long term? Will people opt for the purchase of basic necessities and fresh produce? Has domestic quarantine further developed consumers' online shopping habits? Will it result in new distribution networks for fresh produce? Will we continue to focus on healthy eating even after the emergency has ended? Will this right to health also be guaranteed to large sections of the population through innovative sales methods in cities?

The answers to these questions and the way in which the events of this period will affect the functioning of the local markets are no trivial matter and cannot be given easily.

However, we cannot fail to ask these questions in a wide-ranging discussion about the future and the city. It is necessary to face this phase of change also by asking ourselves what factors will influence the construction of places such as markets, the type of goods and products they sell and the way they sell them, thereby influencing their spaces, the way they are used and the way they relate to public space.

## PRESENTATION

*di Carlo Cafarotti,  
Councillor for Economic Development,  
Tourism and Labour of Roma Capitale*

The history of the Markets of Rome is linked to the ancient mercantile origins of the city; also because of their folkloristic nature, they bear witness to the fabric of the city and its social structure, which is distinctly “Roman”. Markets play an important qualitative role in the economic and commercial development of the city, for which they constitute an important public good: they are physical places that have historically been a point of reference for the purchase of fresh, quality products for the inhabitants of the neighbourhood, and their economic and social functions must now be rethought within the context of a business activity.

Today, these places cannot be used solely for trade purposes, as they would suffer losses compared to other sales channels if limited to this function alone. This is why the substrate necessary for the market is based on the relationships among patrons, as well as on the provision of collateral services, also projected to the future, for the integration of technologies and the monitoring of the market’s great online potential: this is the challenge that the New Neighbourhood Market - San Giovanni di Dio project is to face.

This regeneration must be underpinned by a strong pact among producers, consumers and the operators working in the markets. This pact must rebuild the supply chains, starting with local products as a guarantee of quality, with a view to environmental sustainability (as well as economic sustainability); it is to establish organised distribution platforms that are also dedicated to fair trade purchasing groups and local economy networks; it must identify other types of alternative economy, such as reuse and recycling areas, ethical finance and responsible tourism offices, personal services and workshops for repairs.

This integration of services and approaches, in addition to increasing the overall quality and efficiency of consumption, would create more employment through the implementation of transport services, warehousing and small-scale territorial transformation: it would provide an opening to local entities, networks and services linked to the local economy, as well as to companies that are engaged in the protection of common goods or face a transition towards a qualitative ecological and social model in their activities. It is necessary to think that the ongoing socio-economic changes are an opportunity for markets, rather than a threat, and we must avoid a phase of market decline in the event of a lack of resilience on the part of operators and structures. In the era defined as the “economy of experiences”, consumption no

longer seems to be the ultimate goal, but must also be accompanied by experiences offered to the customer in order to create value.

In this new vision of consumption, which is not an end in itself, the neighbourhood market will be able to find dynamism and new opportunities thanks to its strong local connotation and the “social power” that distinguishes it and makes it a place full of “experiences”. Tourists who want to discover local products, customs and traditions, as well as citizens who are looking for genuine things and/or people, are examples of consumers that can be engaged in the act of consumption on a personal level, thereby building loyalty and making them fully satisfied as customers and citizens.

Neighbourhood markets are therefore a fundamental asset for our city, due to their focal location in each neighbourhood and their social and economic role, particularly in peripheral urban areas, which lack services and social gathering places. The understanding of markets as public spaces and social architectures with a strong potential for the regeneration of the urban and social fabric of our cities – and not as a more or less orderly arrangement of stalls inside old buildings – is then the starting point for their reactivation and for the generation of new urban dynamics of social, economic and cultural innovation.

I think that this should be the future of these places, in order to create a new narrative in the urban fabric, because otherwise markets will not stand up to the challenge of the global system that presses relentlessly on our habits and cities.

## 1 PREFACE

The Capitoline Administration is promoting the International Competition for the design of public works to provide the inhabitants of Rome with the necessary architectural, technical, environmental and managerial quality, always with a view to the correct use and optimisation of public resources.

The Design Competition is the ideal tool to select the project that best meets the set needs and objectives through a competitive comparison that ensures the selection of the best solution. In addition, this institution promotes the spread of a contemporary architectural culture able to fit correctly, and with the necessary care, into one of the most precious and important urban contexts in the world. From this point of view, it is the responsibility of this Administration to provide the Capital with projects capable of improving the urban quality of public interventions, which have been entrusted to private implementation for too long.

Public commission is thus playing the right leading role, defining the context of useful rules for the implementation of the works needed, listening to local entities and communities within a process that will certainly be an opportunity for collective growth on the issues of urban transformation and architectural quality. Public works, thanks to a correct planning, can once again constitute valuable elements for the community of inhabitants, worthy of Roma Capitale.

The re-launch of local markets is included in the 2016-2021 policy lines of Mayor Virginia Raggi. In particular, as regards the redevelopment of the market in Piazza San Giovanni di Dio, the XII District (Municipio XII) has expressed its political direction with Motion of the Municipal Council no. 3 of 27 March 2019, in order to request the appropriate restructuring of the current market, i.e. a local structure of historical, economic and social importance devoid of adequate services, in line with the relevant regulatory requirements. The same Motion was recalled by Capitoline Motion no. 36 of 4 April 2019 for the allocation of funds necessary for the competition procedure for the redevelopment of the market following the indications of Municipio XII. In order to ensure a correct and solid administrative planning over time, the competition was included as an operational objective of the 2020-2022 DUP Single Programming Document, approved by the Capitoline Assembly with Resolution No. 97 of 17 December 2019.

This Document, through the introduction of the main objectives of the Design Competition identified by the Capitoline Administration, dwells on the characteristics of the urban context of reference, then continues with the presentation of the scope of intervention, indicating general design themes and guidelines to be developed and defining the most specific requests. In the conclusion, the functional programme and the information related to the technical annexes are included, which are relevant to the reference constraints and regulations.

The following also form an integral part of these Design Guidelines:

- Annex 1 - Urban planning framework
- Annex 2 - The challenge of the competition
- Annex 3 - Sustainable Urban Mobility Plan (PUMS) provisions
- Annex 4 - Memorandum of the Capitoline Council No. 25 of 24 April 2020
- Annex 5 - Project area



## 2 GENERAL GOALS OF THE COMPETITION

There are currently about 137 markets on the municipal territory of Rome, divided into 30 covered structures, 40 equipped stalls and about 67 street markets. Many of these structures bear witness to historical moments in which the civic value of the project enshrined the public role of the client and the commitment of architects and engineers to giving shape and quality to the public infrastructure of the transforming city. Some markets have been severely compromised by neglect, physical degradation and lack of maintenance over time. Others have been affected by changing needs and a lack of adaptation to the new regulatory environment.

The aim of the competition is to design the “New Neighbourhood Market - San Giovanni di Dio”; it is intended to achieve not only the design of a typologically defined public work of great importance, but also to explore and propose solutions for a new urban experience. Participants are invited to consider, together with the crucial role that the market plays in the interaction with the urban context in which it is located, as a system of physical and social relations, also the evolution that this role has experienced over time. Therefore, the historical experience that this urban typology continues to represent, in the specific place where it is located, alongside its ability to project itself into future metropolitan needs, will be taken into strong consideration.

The project will have to respect the gathering function of the square, proposing a new type of local market that can serve as a venue in the city and not just as a specialised structure; a place where it is possible to carry out activities not only related to trade; a place that the local community can recognise as a vital market-place even outside the opening hours of the market itself. Therefore, there is room to establish the qualities for the design not of yet another market, but rather of a typology suitable to the present and to its renewed needs: the New Neighbourhood Market.

The two-stage Design Competition with which the Capitoline Administration intends to acquire the project for the realisation of the “New Neighbourhood Market - San Giovanni di Dio”, is rooted in the need to provide Piazza San Giovanni di Dio with an adequate structure for the sale of agri-food products, worthy of the quality of the supply, taking shape as an urban device able to promote and support the wealth of community networks that are currently found there.

The opportunity provided by the Design Competition involves the challenge of restoring spaces adapted to current logistical, typological and social needs, including the strengthening of the market structure in

the area with activities and functions that can increase their use and public accessibility throughout the day.

In the 150 years since the establishment of Roma Capitale, more than 130 public neighbourhood markets have been set up in Rome, which over the years have played an important role in the distribution of food in the area. Today it is necessary to re-examine the objectives and public role of the Administration in reconciling the concept of public service with the evolution and development, in the retail sector, of differentiated methods and functions characterised by the spread of retail outlets of various sizes and nature within structures that are often obsolete, improperly located and in any case to be rethought.

In summary, participants are asked to elaborate, in the first stage of the competition, a proposal identifying the general strategies to be adopted, starting from urban relations, defining the general distribution of functions with particular attention to the connections with the context, the public spaces and the road network in order to favour logistics activities. It is also requested to identify the best localisation strategies to favour, during the realisation of the public works, the maintenance of current market activities and services, involving the neighbouring areas in the temporary placement of mobile structures, in order to keep the continuity of the operators’ work as intact as possible, within a perimeter of attention, and to select technical solutions to reduce the time needed for realisation.

In the second stage, the five selected participants are asked to elaborate a feasibility project, focusing on the objectives that will be defined in detail in this document. The project will have to define the functional organisation of the spaces dedicated to market activities and the places for sharing and collective use, identifying a system of connections, accessibility and external relations, also with reference to the public mobility system. Particular attention must be paid to the choice of materials, the use of technologies capable of ensuring efficiency and high energy performance, as well as a shorter construction phase of the public works.

### 3 THE CHALLENGE OF THE COMPETITION: THE MARKET AND THE SQUARE

As explained in chapter 2, the Competition aims at identifying and integrating, within the set of regulatory requirements defining the structure of the neighbourhood market, a number of innovative project elements. The Competition supports the need to experiment with forms and functions, expanding the existing potential and incorporating elements that already influence the life of neighbourhood markets today.

It is therefore requested to work on the relationship between users and managers, producers and consumers, in order to promote a spatial configuration of the market that can ensure its accessibility, guarantee its healthiness and emphasise its public significance.

In Annex 4 to this Document, “Memorandum of the Capitoline Council no. 25 of 24 April 2020”, the suggestions and inputs from the general context on issues related to food production, distribution, new sales strategies and the social role of the market within a developed circular economy are explained more clearly, as opportunities that require seizing to meet the expectations of the Administration.

As regards the macroscopic dimensions that frame the project of a market within a very complex and constantly evolving cultural and economic world, reference should be made to “Annex 2 - The challenge of the competition”, which is an integral part of this Document and refers to essential themes on which it is necessary to reflect for the satisfaction of the public interest within the proposed project. Here are a few anticipations.

#### 3.1 MARKETS AND THE PUBLIC SPACE OF THE CITY

The market is defined as “a public or private area in the availability of a Municipality, consisting of several parking spaces, either equipped or not and intended for the exercise of activities entailing the integrated supply of retail goods, the sale of food and drink and the provision of public services for one or more or every day of the week or month” [definition of Italian Legislative Decree no. 114/1998].

The market was born as a public place and has remained so throughout history; it has developed over time as a symbolic element in the places of public life in the cities. The agora of ancient Greece and the forums of Roman cities were the centres of public life and politics, but also places of commerce, bargaining, exchange, sales and purchases. It is precisely in Rome that the role of the market as an urban place originated, with the construction of special buildings consisting mainly of warehouses and tabernae, where a significant part of public life took place.

The current transformation of markets is part of a process that involves all the representative places of cities and the very relationships among space, architecture and power. The new representative places of modern life require specialised spaces, new functions as well as increasingly defined and different types of public buildings. Hospitals, prisons, armouries, but above all stations, harbours, factories, mills, schools, post-office buildings, public offices and infrastructures go beyond and overwhelm the ancient city walls and radically change the way institutions are represented in the space between the persistence of traditional formal elements and new programmes for the future city.

In this context, markets change as the general system of goods distribution changes with the emergence of increasingly complex logistics systems. As a matter of fact, in addition to the physical place, the ways and rules of trade have also changed, and the operators themselves, in their role as producers, intermediaries and consumers, have modified relationships by multiplying and fragmenting them, creating and shifting product sectors.

The rapid transformation of demand requires flexible spaces that are easily adaptable and transformable while at the same time calling for the development of special typologies linked to differentiated sales strategies as well as specialised and dedicated locations.

### 3.2 THE LOCAL DIMENSION AND LARGE-SCALE DISTRIBUTION

With the development of cities on a local scale, the increase in transport modes and the emergence of international distribution systems on a planetary scale, places of commerce are also expanding, formalising themselves into ever larger spaces: shopping centres, malls and outlet stores are establishing themselves by building landscapes of their own. They are neither cities nor countryside, neither city centres nor suburbs; they do not belong to the places where they are erected because they respond to rationales based on trade, the definition of spaces aiming at uniformity and the easy recognition of international brands. One travels to these places by private means of transport in a dilated space that takes on the regional scale. Today, 70% of food purchases are made in large-scale retail outlets.

These transformations have had major repercussions on the public markets of cities, i.e. neighbourhood markets.

In Rome in particular, the effects of these changes have been noticeable in spite of the flexibility of the market structures and the emergence of more consumer-oriented profiles. However, these new phenomena, such as awareness of the quality of the products on offer, have not been sufficient to stem this trend, which is evolving on a different, global scale.

### 3.3 NEIGHBOURHOOD MARKETS IN ROME

The signs of adaptation and resumption of activities in the markets of Rome must, however, be understood in terms of the positive aspects that go with them, in order to encourage a rethinking of the activities and the ways in which they relate to local networks and the specific life of the places where they are located. The challenge of consolidating their role in public life can be taken up by rethinking their spatial configuration and relations with the context.

An important aspect can be seen in the role that neighbourhood markets played, most recently, during the COVID-19 emergency: the capital's food supply was ensured both by the large-scale retail trade, but also and above all by the neighbourhood markets, which saw an expansion in turnover in the food sector during this phase. An important lesson that must be learned from this experience is related to the organisation of market spaces with regard to the logistical facilitation of home deliveries, which prior to the emergency was a mere accessory service with limited "appeal" to customers, but will now be a competitive advantage and an essential service for customers, which will consolidate over time the habit of home delivery.

The current evidence of the importance of these structures is supported by a rich regulatory response that equates markets with public services. In Italy, since the beginning of the 20th century, regulations have governed, through administrative and organisational rules, a subject of fundamental importance: the direct management of primary services as an alternative to their concession to the private industry, to which Municipalities increasingly turned "because of the considerable investments, which the city's finances can hardly afford".

Among other things, said response dealt with the "construction and operation of public markets, also with rights to exclusive use", which still remain among the public services on individual demand (as defined by the Italian Ministerial Decree of 31 December 1983). Today, art. 112 of Italian Legislative Decree 267/2000 (TUEL) provides that "local authorities, within the scope of their respective competences, provide for the management of public services that have as their object the production of goods and activities aimed at achieving social goals and promoting the economic and civil development of local communities"; this definition can be understood to include the creation and subsequent organisational management of retail markets, i.e. neighbourhood markets.

### 3.4 NEW SALES STRATEGIES: MARKETS AS PUBLIC SPACES AND SOCIAL PLACES

The various phenomena ranging from the emergence of ever-changing new consumption models to the evident crisis in the retail sector have led to a reduction in the number of operators within the markets, but also to particularly interesting forms of innovation and the creation of types of activities increasingly related to the communities that gravitate in different forms around the markets.

The variety of consumers and people who attend neighbourhood markets on a daily basis, from residents to city users, and the habit of eating out accompanied by attention to the quality of food as an element of well-being and quality of life, have led the most dynamic operators to create innovative initiatives and formulas: transformation and consumption of food products on site, social events on the theme of food, wine tastings and training activities are among the most successful initiatives. Therefore, if consuming the products sold by operators is by now a structured activity that has consolidated over time, characterising the market activity also from the gastronomic point of view, more experimentation can be introduced on the flexibility of a number of indoor public spaces to favour convivial moments even in the evening, the consolidation of social relations and the development of local networks with exchange of information on possible innovations in sales and above all distribution methods.

If one analyses some signs of recovery, adaptation and functional reinvention, and looks at the vitality that in any case characterises the life of the Roman neighbourhood markets, one can glimpse the potential needed to face some of the challenges of today. In recent years, this rethinking has been at the centre of discussions and debate among civic networks of citizens, meant as communities often organised in fair trade buying groups, producers and entrepreneurs engaged in the development of alternative forms of distribution of products (especially agricultural products) and politicians.

### 3.5 NEW DISTRIBUTION AND SPECIALISATION OF SALES NETWORK

Therefore, the aim is to improve the connection between production and consumption in order to encourage the development of short supply chains, the specialisation of local products and the increase in parking spaces reserved for direct farmers in neighbourhood markets, half of which should be agricultural and/or organic producers. This also means recognising, in the design of the new neighbourhood market, the resources coming from the experiments already in progress: fair trade buying groups, direct selling; experimenting with pilot projects that, by guaranteeing quality and certainty of origin, allow to try out innovative forms of integration of supply chain reduction strategies and direct sale in conjunction with forms of e-commerce by providing dedicated logistics and flexible spaces.

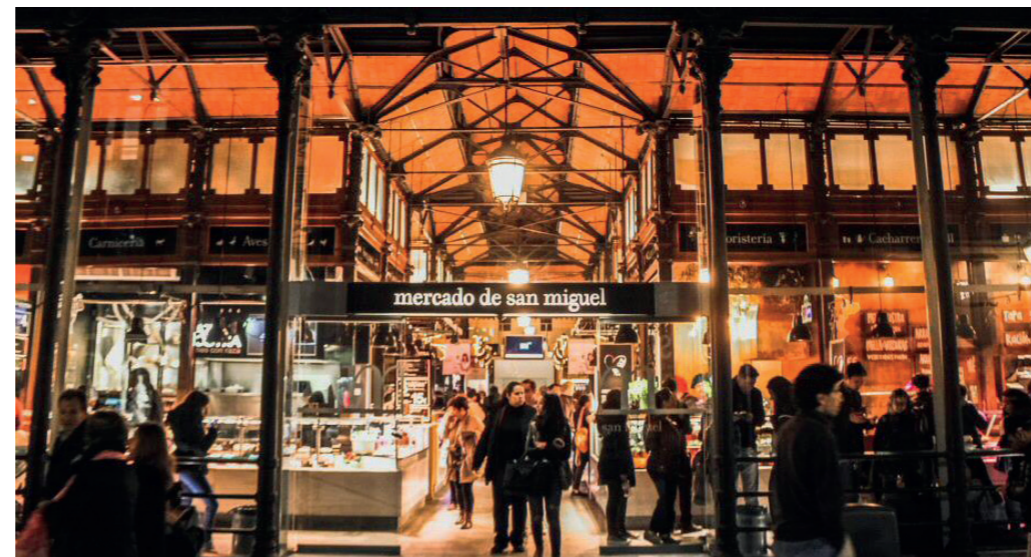
### 3.6 Circular economy, waste and recycling in the space of the neighbourhood market

Europe's transition to a circular economy, setting out measures and actions for the completion of the life cycle of products with a view to environmental sustainability and the modernisation of supply chains, is more necessary than ever. The European Union's proposals cover the entire economic life cycle: from production to consumption and from consumption to market waste management for raw and secondary materials. The circular economy is a model of production and consumption that involves the sharing, lending, reuse, repair, reconditioning and recycling of existing materials and products, all to ensure a greater extension of the life cycle of products, thereby generating additional value.

In the project, therefore, particular attention will have to be paid to the identification of suitable spaces to encourage processes related to the development of activities, allowing interaction with civic networks, awareness raising and the development of good practices, to be carried out within the market area. From the standpoint of food waste production, the project must favour logistical organisation options enabling not only the necessary differentiation of organic waste, but also compaction for composting. The local management of this waste, suitably processed, would enable the recovery of material for new production purposes, thereby supporting the very agricultural producers and, in general, a circular economy based on a local supply chain. Logistically, the market will have to prepare itself to accommodate the activities necessary to support the short supply chain and the circular economy.



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## 4 FRAMEWORK

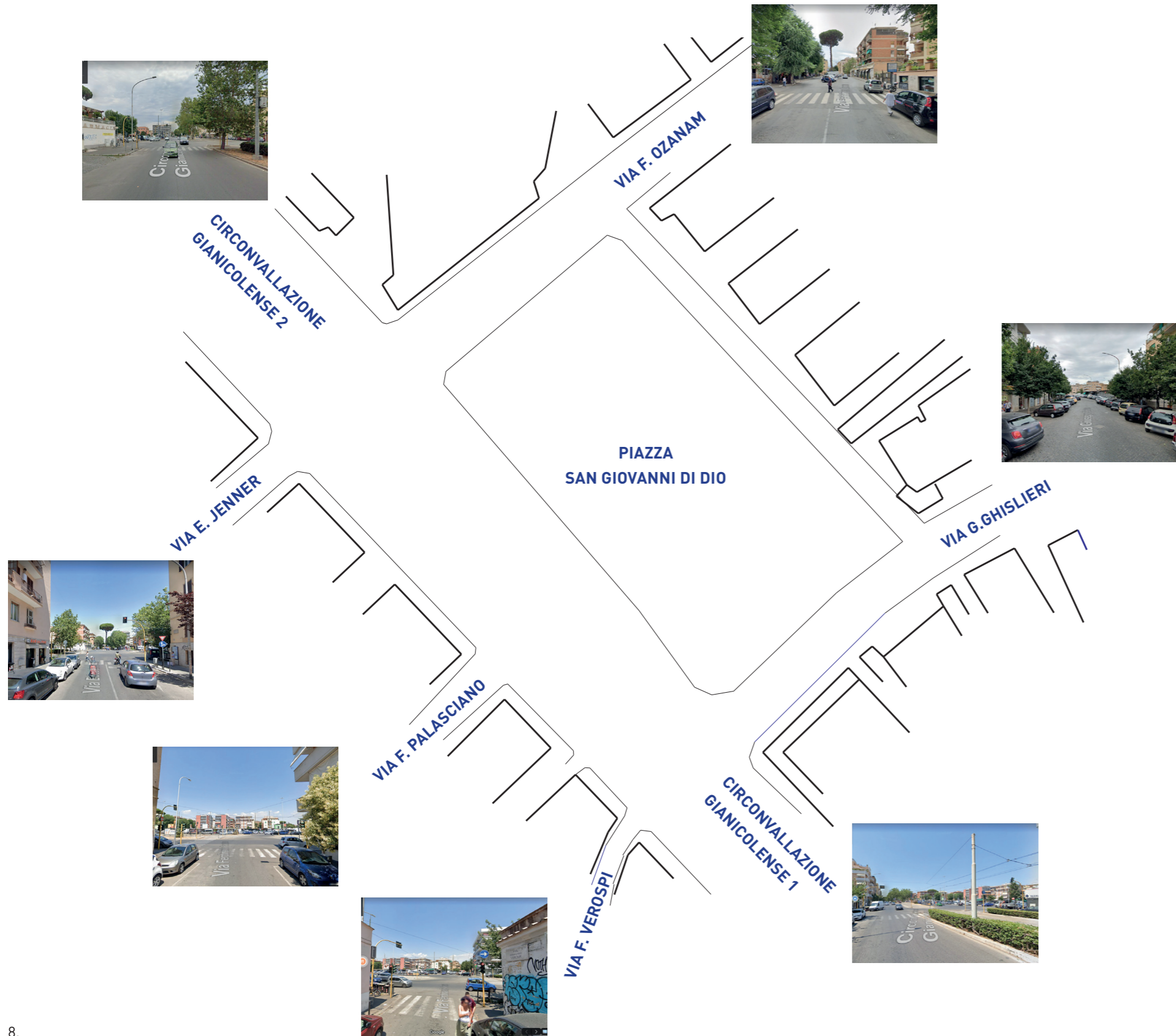


7.

In the design of “the New Neighbourhood Market - San Giovanni di Dio” it is requested to integrate, as required by Municipio XII, the spaces necessary for the repositioning of the 119 stalls currently present in the area of Piazza San Giovanni di Dio with new functionalities able to respond both to the innovations brought about by the recent changes to trade regulations introduced by Roma Capitale and possible spaces for the development of pilot projects aimed at promoting forms of greater integration of the structure in the public life of the area, with an organisation of the spaces that also takes into account online potential (home delivery logistics, cargo-bikes, etc.).

As already discussed, the expansion of large retailers, dematerialisation and the development of e-commerce have put retail structures and neighbourhood markets in particular to the test. Many structures have entered a crisis, but this is not the place for an in-depth examination of the many reasons that have led to a radical transformation of people’s shopping habits. However, in recent years, there has been a reversal of the trend, with slight signs of recovery in the food market and the creation of small businesses that have no place in large-scale distribution. From the consumer’s point of view, a preference for local products and short supply chains is gradually spreading, accompanied by the development of direct distribution networks and the emergence of new forms of entrepreneurship and even saving.

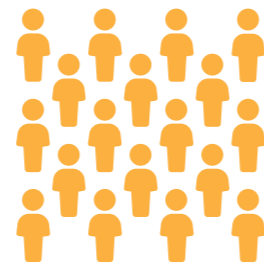
In the light of awareness of the evolution of the distribution system and of the necessary transformations in the sector, the project must be able to relate the general suggestions and the requests highlighted to the urban context in which the new project will have to be inserted.



#### 4.1 THE URBAN CONTEXT: DESCRIPTION OF THE NEIGHBOURHOOD

West of Rome, the residential fabric is very diverse. In this urban area, located on the ridge of the Circonvallazione Gianicolense, between Monteverde and Gianicolense, historic and tree-lined villas alternate with densely populated settlements; close by are the most famous Via di Donna Olimpia buildings described by Pasolini, as well as numerous palaces, which are very widespread and, for the most part, of great quality. Very different neighbourhoods, important for the history of the city, follow one another in this area, maintaining a strong autonomy on a very complex orography. Piazza San Giovanni di Dio is a very important junction for the entire area, as it is a place of meeting, exchange and connection with the other parts of the city. It is located on one side of the Circonvallazione Gianicolense, between Via dei Colli Portuensi and Via di Donna Olimpia, near the countryside of Via del Casaletto and the great lung of the historic Villa Doria Pamphili, in the proximity of the older Portuense and Trastevere districts.

POPULATION DENSITY



16D: GIANICOLENSE

**18.618**

INHABITANT/SQM

CITY OF ROME AVERAGE

**2.223**

INHABITANT/SQM

POPULATION DENSITY OVER 65



16D: GIANICOLENSE

**25,1%**

MEDIA COMUNE DI ROMA

**22,4%**

4.2 STATISTICAL DATA, POPULATION, LIFESTYLE AND CITY USERS

Piazza San Giovanni di Dio is located in urban area 16D, known as “Gianicolense”, which occupies a total area of 2.9 square kilometres. It is delimited by the Janiculum Walls and Villa Doria Pamphili to the north, the Tiber and via Portuense to the east, and the Circonvallazione Gianicolense to the south and west, including the areas called Monteverde and part of Trastevere (Porta Portese-Riva Portuense). In December 2018, the population of the urban area amounted to 54,056 inhabitants, with a slight decrease compared to the previous five years. However, it is one of the most densely populated areas of the city, with a density of 18,618 inhabitants – the average of Roma Capitale being 2,223 inhabitants per square kilometre.

Analysing population distribution by age group, the data shows that the area has one of the highest old-age indexes in the capital (>225), with a slight decrease in youth incidence over the five years analysed. The trend is in line with the average of the Municipio XII, in which the average presence of inhabitants in the 0-14 age group is equal to 12.4% (compared to the 13.1% average value of Roma Capitale) and the population of >65 years of age is equal to 25.1% (compared to the 22.4% average value of Roma Capitale), which makes it one of the municipalities with the highest presence of people over 65 (Municipio I and VIII are the only other ones with an incidence of over 25%).

As in most of the old city, there are numerous accommodation facilities, which are very widespread towards the north-eastern areas (Trastevere and Vatican City) but are also spreading significantly in the area of reference. This also confirms the fact that some districts of the Capital, “Monteverde” being one of them, offer attractive urban contexts for every type of city user, resident or traveller thanks to their differences and peculiarities.

In this area, however, the accommodation function has been structured over time to support the major health infrastructures that are close to the competition area, namely the San Camillo Hospital and the now renowned “Lazzaro Spallanzani” National Institute for Infectious Diseases in Via Portuense.



## 5 IDENTIFICATION OF THE SCOPE OF THE COMPETITION

### 5.1 STATE OF AFFAIRS

The competition area is currently occupied partly by the market in Piazza San Giovanni di Dio and partly by a public car park.

The market is home to many traders who have been operating here since 1960. At present, the facilities suffer from severe physical deterioration and the lack of adequate infrastructure for good working conditions and health and hygiene requirements. It is therefore necessary to keep the market in its current location, since it constitutes, despite the current difficulties, an important social garrison for cultural and human exchange, as well as a fundamental public service due to the concentration of guaranteed commercial supply.

### 5.2 ACCESSIBILITY: DESCRIPTION OF THE ROAD SYSTEM AND LOCAL PUBLIC TRANSPORT

This part of Rome is connected by railway public transport: the two main reference stations are the Trastevere station and the Quattro Venti station. The first station is served by suburban services FL1, FL3 and FL5 and provides connections to Fiumicino Airport. The second is an underground stop on the FL3 Rome-Capranica-Viterbo line.

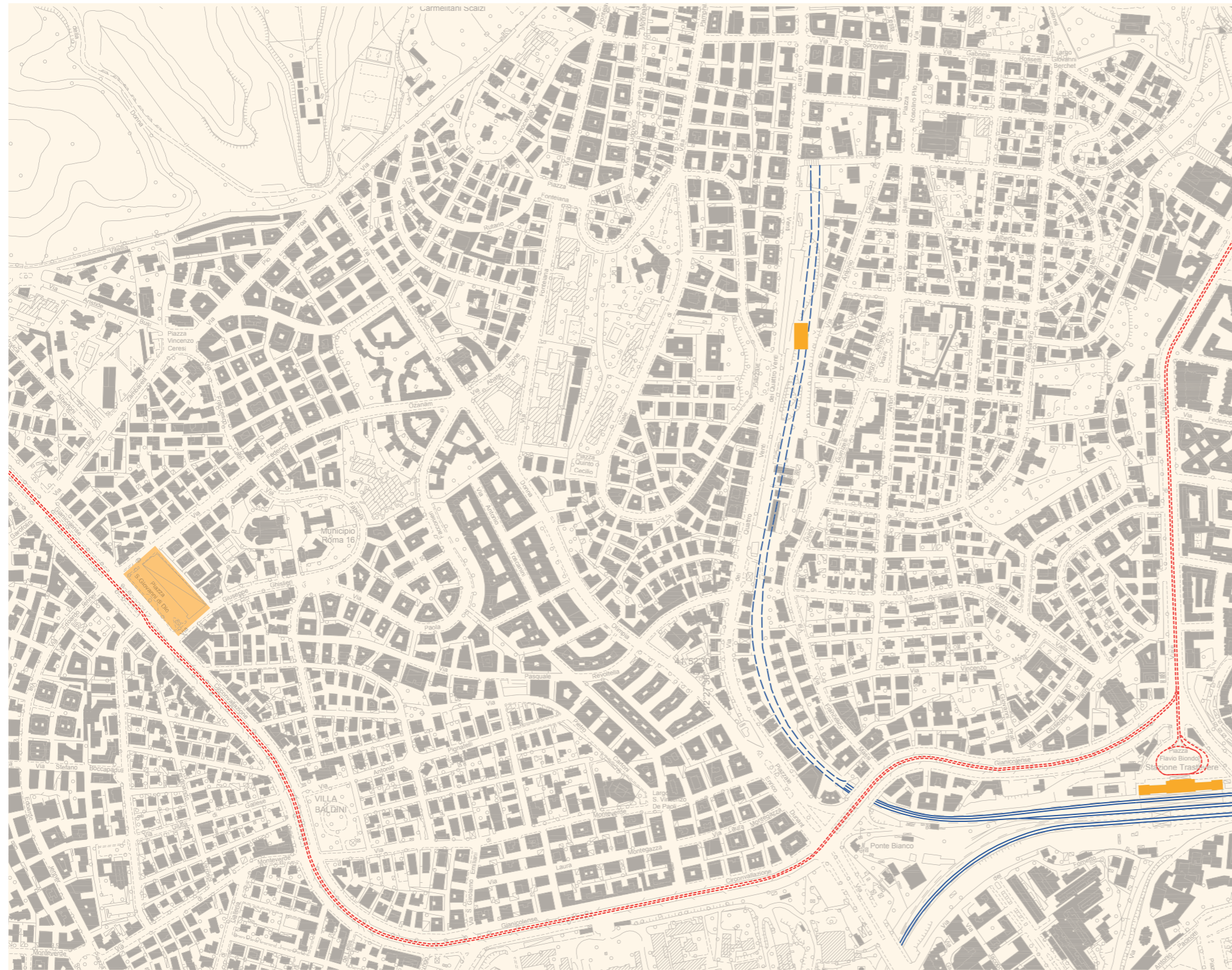
The role of the tramway connections of line 3 and line 8, connecting Trastevere station with Casaletto on one side and Piazza Venezia on the other, is also important. The competition area is reached by tram 8, which stops at Piazza San Giovanni di Dio.

For information on the provisions relating to the Sustainable Urban Mobility Plan (PUMS), please refer to "Annex 3 - Sustainable Urban Mobility Plan provisions".

### 5.3. PROJECT FOR "THE NEW NEIGHBOURHOOD MARKET" AND THE TEMPORARY PLACEMENT OF THE EXISTING MARKET

The importance of the current market within the concerned urban context requires particular attention with regard to a central theme, i.e. ensuring the continuity of work and relationships during the realisation of "the New Neighbourhood Market - San Giovanni di Dio".

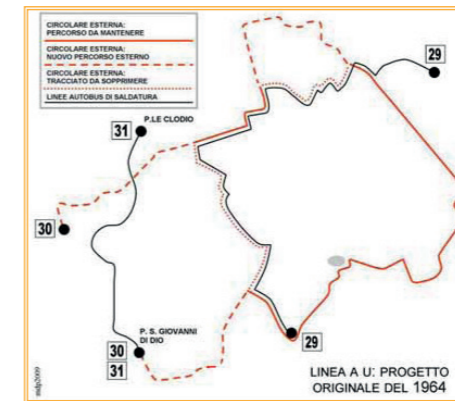
To this end, participants are invited to propose, within a perimeter of attention defined by the Competition programme, a temporary solution for the parking lots and operators necessary to ensure the continuation of activities during the period of execution of the works. The temporary solution will have to be found in the vicinity of the current location, so that the intangible link with the people who currently rely on this essential public service is not broken.



10.



--- TRAM LINE  
--- RAILWAY PUBLIC TRANSPORT



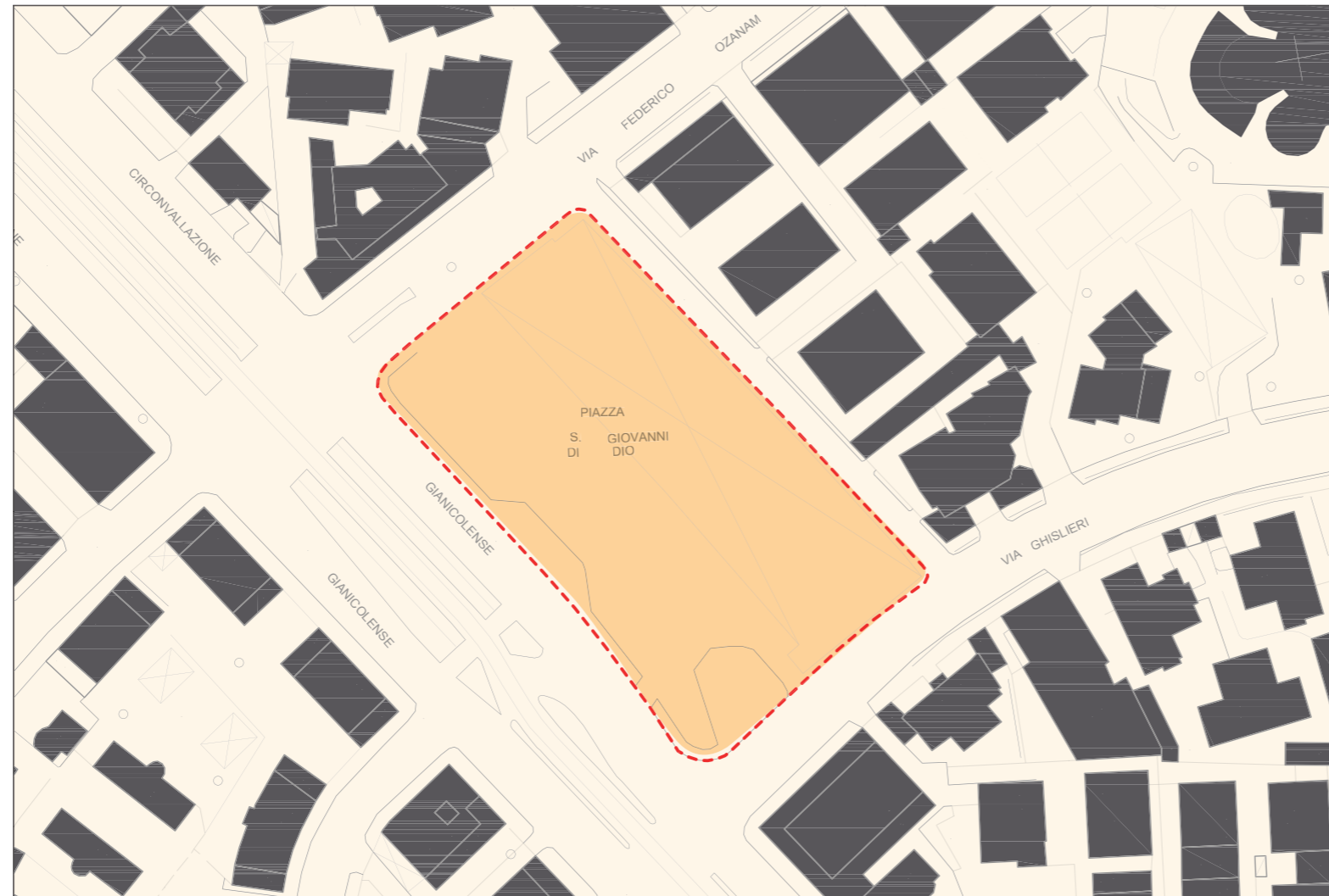
11.



12.



13.



14.

SCALE 1:1000

#### 5.4 PERIMETERS OF THE AREAS OF INTERVENTION: URBAN PLANNING FRAMEWORK WITHIN THE GENERAL URBAN DEVELOPMENT PLAN

The Competition area, listed in the Land Registry under Sheet 457 (Roads) and owned by the Capitoline Administration, IBU serial number VBL10839 as reported in the Data Sheet of the Capitoline Archive, is located in the western part of the city, near the San Camillo Hospital and Trastevere Station. The competition area is located in Piazza San Giovanni di Dio, on the Circonvallazione Gianicolense, right between the crossroads of Via Giuseppe Ghislieri and Via Federico Ozanam, with a total surface area of 7,100 square metres.

The area is currently occupied partly by the Market and partly by a public car park, as per General Urban Development Plan in force, approved by Town Council Resolution No. 18/2008 and subsequent Extraordinary Commissioner Resolution No. 48/2016 acknowledging the final redesign of the 2008 General Urban Development Plan, in the following components:

prescriptive document "2. Systems and Rules (1.5000) - sheet 2.08\_17IV)

- *Public Green and Local Public Services*
- *Roads-Infrastructure for Mobility purposes*  
within the *Monteverde* area.

For further information on urban planning, please refer to "Annex 1 - Urban planning framework".

In this regard, the project proposal may also define solutions in variance to the current General Urban Development Plan with regard to the current location of both the Market and the Parking area.

## 6 DESIGN INPUTS AND CONSTRAINTS

This chapter defines specific lines of intervention mainly aimed at addressing the design solutions necessary to achieve a correct integration of the new intervention in the existing settlement and landscape context, from an urban, architectural and functional standpoint. On the basis of the considerations outlined above, the design solutions will be targeted in more detail.

The competition will take place in two stages according to the modalities indicated in the call for proposals.

In the first stage, it is requested to identify the general strategies by looking at the broad scope of the relationship with the context. In the second stage, the in-depth analysis and the detailed design of the spaces will be evaluated.

In particular, in the first stage of the procedure, the settlement strategies, the general context relations and the methodological indications on how to set up the project with general typological indications will be evaluated. Indeed, at this stage, it is already asked to consider the hypothesis of temporarily moving the market to the areas adjacent to the current area, proposing a solution that is well integrated into the current context.

In particular, as specified in the call for proposals, the following criteria will be evaluated for selection:

- Value of the intervention within the context, accessibility and connections: the neighbourhood market as an element of the urban space, relations with the context, connections with the system and accessibility through the road network to promote logistics activities
- The market: experimentation with distribution and typological schemes, market openness and accessibility, creation of aggregation spaces that can also be used outside market hours
- Construction times and phases: use of construction methods facilitating construction by phases and achieving shorter construction times, identification of phases and areas for temporary movements ensuring continuity of service, reduction of impacts on the context

The designer is called upon in the competition documentation, presented at the scales and in the manner specified in the Competition Rules, to pursue the above design inputs, focusing on the individual aspects in a comprehensible and exhaustive manner.

In the second stage, the selected projects must then develop the design aspects with particular attention to the in-depth analysis of the accessibility of the intervention and the connections with the public space networks, the general quality of the space in relation to the typological-distribution choices of the spaces, the technical solutions and the technologies adopted to ensure the overall maintainability and cost-effectiveness of the intervention.

In particular, the following aspects already identified in the call will be assessed:

- Value of the intervention within the urban context: the market as a public and commercial aggregation driver for the neighbourhood, connections with pedestrian routes and public mobility systems.
- The market: distribution and typological experimentation, flexibility and multifunctionality of spaces.
- Continuity, accessibility and quality of space both outdoors and indoors: openness and viability of the market, quality and accessibility of aggregation spaces even outside market hours.
- Accessibility, mobility and connections: mobility system (cycling, LPT stops in view of the new square system).
- Technology and construction times: quality of construction solutions, use of construction and installation technologies focusing on the impact on the context during the construction phase, sustainability and use of renewable energy, favouring the use of solutions able to ensure a reduction in construction times, adequacy and sustainability of the maintenance and management phases of the intervention.

The general economic framework of intervention costs, which will have to comply with the limits of the Economic Framework set out in point 7 of this document, will be of particular importance. In the call for proposals, submitted at the scales and in the manner specified in the Competition Rules, the designer is called upon to pursue the abovementioned design inputs, focusing on the individual aspects in an understandable and exhaustive manner.



15.



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### 6.1. VALUE OF THE INTERVENTION WITHIN THE URBAN CONTEXT

The aim is to create a local hub that can be used throughout the day, with a strong identity and highly inclusive character. It is requested to envision places facilitating solutions suitable for the expectations of requalification and renewal of the market function. It will be necessary to envisage new ways of living together through projects that support the needs of citizens in terms of shared use and adaptation to changes in the population (ageing and new health needs): new shared spaces between housing and social relations.

In this sense, the objective of redeveloping an area that is in a state of inadequacy and relative physical degradation should be considered a priority. In recognition of its commercial vocation and central position, the Administration envisions its redevelopment primarily as a civic square, an urban place for walking, meeting and socialising. This objective should be expressed in terms of “mending”, understood as the possibility of recovering an area of the city through architectural and environmental restoration and reconnection with its surroundings.

### 6.2. THE NEIGHBOURHOOD MARKET: TYPOLOGICAL EXPERIMENTATION, FLEXIBILITY AND MULTIFUNCTIONALITY

The designers are called to optimise the design of “The New Neighbourhood Market - San Giovanni di Dio” conforming to the criteria that characterise a renewed conception of these spaces with a view to quality and innovation. The type of market required is that of the covered market, though there are no constraints regarding the typological solutions to be adopted (large covered area with kiosks, ad-hoc structure, etc.).

However, it will be necessary to adopt solutions in line with today’s needs. The city is constantly on the move, with accelerated rates of change. It therefore seems necessary for architecture to respond to these needs through the definition of projects that will have to include in their reflections values linked to versatility and reversibility, both in their spatial characteristics and in their relations with the urban environment. In this regard, although this call for proposals refers to a number and types of specific stalls, participants are invited to integrate this request through the design of an adaptable spa-

ce. Following this reasoning, its spaces will have to be flexible, easily modifiable and convertible, contemplating if necessary the possibility of implementing new ways of working (adaptation to new forms of e-commerce, construction of new types of incubator spaces to support vendors for training and education, initiatives linked to innovative forms of commerce and local consumption) and rethinking trade methods (temporary shops, fablabs, shared showrooms allowing traders and artisans to experiment and pool their resources), with the possibility of integrating urban logistics into the city, thereby creating urban logistics centres, places for the storage and redistribution of materials and data centres.

Designing a building that is not only a market but also incorporates, during the day, the possibility of experimenting with mixtures of use, and is therefore “flexible” and “multifunctional”, will also be central. It should be a local-scale centre capable of attracting a fairly large and heterogeneous flow of users throughout the day, useful to support the commercial activities operating in the market.

A “convertible” building incorporating modularity, articulating workplaces in different ways, recreational and cultural in nature, taking into account the “urban chronotopia”, incorporating alternative uses depending on the time of day or week. Assigning places to multiple uses according to different periods, as opposed to specialisation, which sometimes limits the use or even the usefulness of a building, is a way of sharing them.

### 6.3. CONTINUITY, PERCEPTION OF SPACES BETWEEN THE OUTSIDE AND THE INSIDE

Another central theme is the need to ensure the internal and external connectivity of the new market, both as a linking element of the neighbourhood and in relation to the establishment of a new “public space” and its relations with the territory. It will be essential to incorporate an open and permeable system of open, organic and highly integrated spaces (fight against heat islands, landscape enhancement, spaces for relaxation and leisure, cooling solutions), necessarily flexible and able to combine the achievement of maximum accessibility and usability with the needs arising from the coexistence of different functions in the neighbourhood and the provision of a continuous and diversified use of the area, providing measures capable of breaking down barriers of architectural type.

### 6.4. ACCESSIBILITY, CONNECTIONS AND TEMPORARY DISPLACEMENT

Although the object of the competition focuses on the design of the neighbourhood market, the preliminary study of the entire sector, through the realisation of proposals for the wider Perimeter of attention, as previously illustrated, will allow the optimal evaluation of the entire urban road system, the accesses, the routes and all the public equipment that will have to be absolutely consistent and reconnected with the surrounding consolidated urban fabric. Obviously, all the solutions capable of bridging the current gap due to the presence of the public car park that separates the market from the Circonvallazione Gianicolense will be welcome. A reorganisation of the parking area is therefore considered essential, envisaging for example the restoration and creation of new pedestrian areas to meet the changing needs arising from the creation of the new market through interventions aimed at ensuring as much pedestrian space as possible.

It is reiterated that solutions that do not overload the existing, already busy roads will be favourably considered for design purposes. To this end, it is suggested to find accommodations for vehicle access and public parking on the northeast side of Piazza S. Giovanni di Dio, behind the current market.

In any case, with regard to the required standard and appurtenant parking spaces, the design and technological solutions capable of reducing the time needed to build the New Neighbourhood Market itself will be positively evaluated, should it be possible to hypothesise a solution that does not require, for instance, work in underground or partially underground space.

In any case, participants are invited to respond, within the Perimeter of attention identified and with credible and technically sustainable solutions, to the need to temporarily place the market activities present in spaces close to the current location, so as not to provide continuity solutions harmful to the commercial sector, to be protected first and foremost.

This hypothesis should be formulated taking into account the prescriptions indicated in the table relating to the Perimeter of attention. These proposals for temporary displacement will be evaluated in the first stage.



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#### 6.5. TECHNOLOGY AND TIMEFRAME FOR COMPLETION. DURABILITY, ENVIRONMENTAL AND ENERGY SUSTAINABILITY

The redevelopment of an urban space that already has central functions for the economic and social life of the neighbourhood cannot fail to take into account the time factor as an essential element in its design. The duration of the building process, the management of its construction phases and the proposal of solutions for managing the transition must be an integral part of the design proposal.

The project for the New Neighbourhood Market - San Giovanni di Dio will have to avail itself of all the advantages provided by contemporary systems and technologies, considering in the choice of solutions and building materials their environmental and energy impact as well as the Life Cycle Assessment, from production to the end of the building's life.

To this end, proposals attesting to the cost-effectiveness of construction times also through comparative schemes (time schedule, graphs, etc.), which show how the impact of the construction choices adopted influences the reduction of construction times compared to the use of others, will be welcome.

The ability to combine these challenges with the cost-effectiveness of the intervention – both in terms of construction and operation of the building, including its maintenance – and with the dialogue with the morphology of the urban context, also considering the architectural integration of all the technological and system elements, will be appreciated.

The modularity and flexibility of the spaces will also have to be understood as the ability of the proposed solutions to set up compartmentations, limited-access areas and protected routes, should the need arise.

Given the mixed management of Markets, whose extraordinary maintenance is the responsibility of the Municipality, while ordinary maintenance is the responsibility of the contracted AGS (i.e. Service Management Agencies), it is necessary to evaluate project proposals that guarantee easy maintenance and durability in the choice of technical solutions.

## 7 MINIMUM QUALITY REQUIREMENTS

This paragraph lists the functional characteristics, the general dimensional data and the installation and architectural requirements to be pursued by the project. The following quality requirements must be guaranteed by the proposed project, which may also propose, with regard to each theme, improvements in relation to what is required.

### 7.1 ORGANISATION OF SPACES: FUNCTIONAL MIX, TYPOLOGY, STALLS, SQUARE

On 1 June 2017, with the approval of Capitoline Assembly Resolution 30, the “New Regulations for commercial activities on public areas” was launched, subsequently amended and republished in full by Capitoline Assembly Resolution No. 29 of March 28, 2018 (see ANNEXES).

Article 2 letter m) (Definitions) defines the market as the public or private area in the availability of Roma Capitale, consisting of at least 15 parking spaces, either equipped or not and intended for the exercise of the activity for one or more or every day of the week or month for the supply of retail goods, also supplemented by the supply of food and drink, as governed by art. 23 below and the provision of public services. Equipped covered markets and stalls are those daily markets that take place, for at least six days a week, in public or private areas that Roma Capitale has the availability of, equipped – covered or uncovered – and therefore provided with connection to the water, sewerage, electricity and telephone networks, consisting of several parking lots and intended for the exercise of the activity for the integrated supply of retail goods, food and/or non-food. A parking space is defined as the part of the public or private area that Roma Capitale has the availability of, which is licensed to the operator authorised to carry out the commercial activity.

Pursuant to the new Consolidated Regional Law on Trade (Lazio Regional Law no. 22 of 6 November 2019), art. 39, paragraph 1, letter m), which incorporates the provisions of Italian Legislative Decree 114/98, the market is defined as “the public or private area in the availability of the Municipality, consisting of several parking spaces, either equipped or not and intended for the exercise of the activity for one or more or every day of the week or month for the integrated supply of retail goods, the supply of food and beverages and the provision of public services”; the following art. 42, paragraph 1, specifies that: “Parking

spaces located in markets and parking spaces created outside the market that host, in a given period of time, also not on a daily basis, the trade of food products, must have characteristics suitable to ensure the maintenance of hygienic conditions”.

As clarified in the objectives and design inputs of the New Neighbourhood Market - San Giovanni di Dio, in addition to responding to the already described needs of urban functions of a square-market, the proposal will have to respond first and foremost to the relocation of the 119 active operators, as requested by Municipio XII, organised with the following parking spaces:

- > 70 food retailers;
- > 13 non-food retailers;
- > 12 food and non-food retailers;
- > 1 non-food laboratory;
- > 21 agricultural producers;
- > 2 florists.

### 7.2 SIZE

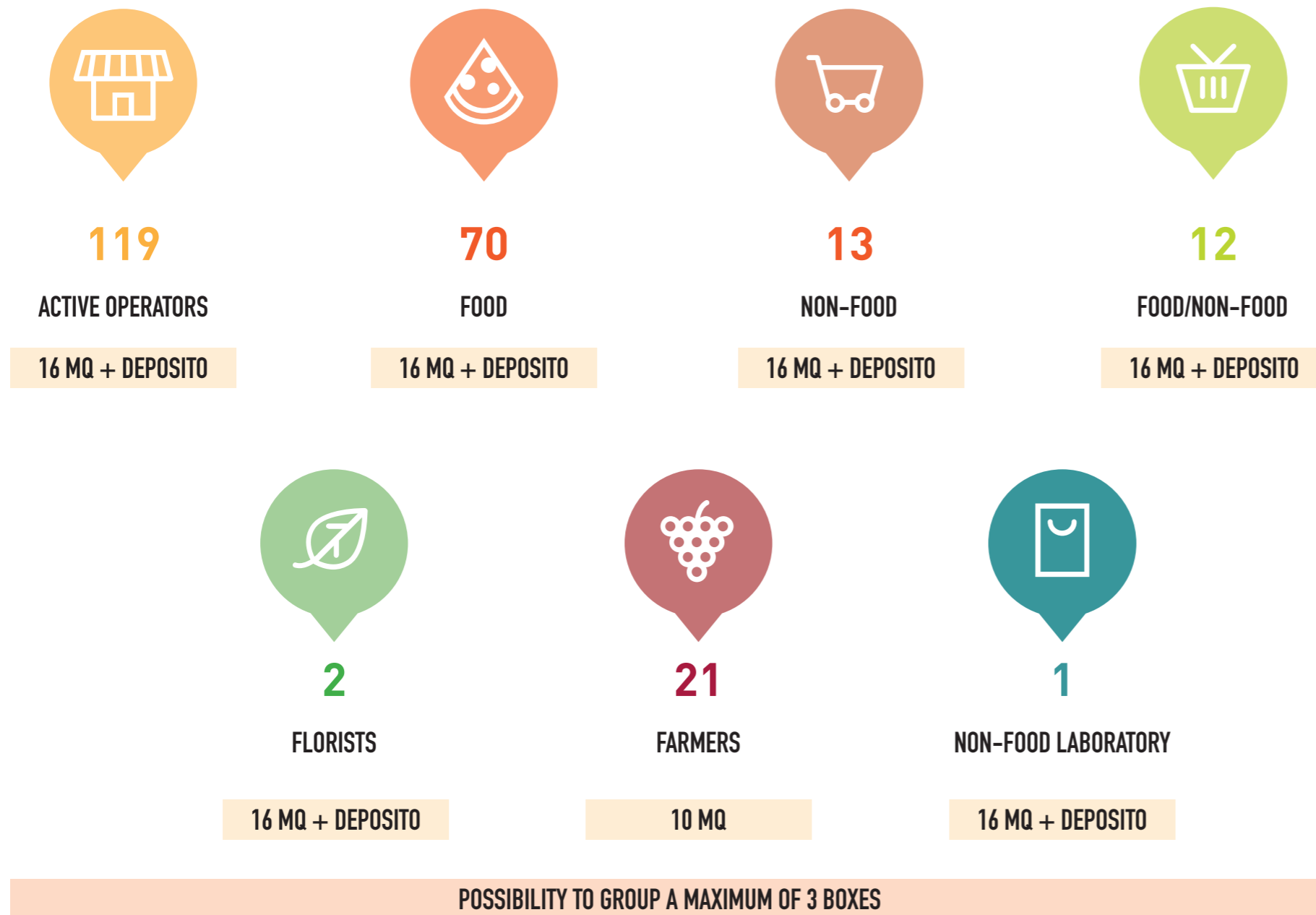
With regard to size with reference to urban planning standards, reference should be made to Annex 1 - Urban Planning framework.

With regard to the dimensional data to be taken into consideration in the design process, the individual stalls must have a minimum size of 16 square metres, with the exception of stalls intended for agricultural producers, whose minimum size is fixed at 10 square metres.

The sales aisles for the passage of users must not be smaller than 2.50 metres, without prejudice to the requirements of the specific fire regulations.

In view of the possibility of grouping the stands up to a maximum of 3, it is advisable to think of a plan layout that takes this possibility into account, with a view to the overall functional flexibility that must be ensured.





It is required to think of a common space as a “square” for the organisation of events and as an element of aggregation of the neighbourhood, with a minimum size of not less than 300 square metres to envisage even more spaces located both outside and inside the market area.

As far as toilets are concerned, sanitary facilities are necessary both for buyers and operators. These services should be separated by gender, and an adequate number of them, also separated by gender, should be reserved for food business operators.

With regard to the presence of activities for the supply of food and given the potential of this commercial sector, it is necessary to provide sufficient space for changing rooms, with shared use for these activities.

It is necessary to provide for adequate storage rooms, at least corresponding to the number of operators, with the exception of agricultural producers. Refrigeration facilities of a capacity adequate to the commercial needs of the individual units for the sale of perishable goods may be provided within these storage rooms.

The current COVID 19 health emergency has highlighted the need to implement a delivery service, to be organised within the markets. Therefore, it is requested to imagine a space for the organisation and management of this activity, with a minimum size of 30 square metres.

It is necessary to provide a space for the offices, to be used by the Service Management Agencies, for administrative activities related to the management of the market, with a minimum size of 30 square metres.

ORGANISATION OF SPACES



**30 SQM**  
OFFICES/ ADMINISTRATION



CHANGING ROOMS



**300 SQM**  
PIAZZA

**2.50 M**  
THE SALES AISLES FOR THE PASSAGE OF USERS



TOILETS:  
OPERATORS AND BUYERS



**30 SQM**  
DELIVERY

7.3 EQUIPMENT

Particular importance must be placed on the installation aspects accompanying the building, which must comply with the regulatory constraints related to functional and operational safety and the management constraints relating to the use and maintenance of the building.

In particular, installation solutions based on the possibility of rapid and inexpensive replacement and repair, which are absolutely frequent in activities subject to varied use by users and continuous use, are preferable. In this regard, aerial and “visible” distribution systems are preferable both as regards the electrical systems and the water network. It is necessary to relate this necessity with the planimetric system and with the architectural and structural solutions proposed (for example, the possibility of reaching every stall with a system of overhead conductors adequately connected to the architectural and structural elements).

The main design criteria for the systems serving the market are:

- energy supply and connection to grid systems: given the type of building and the management of utilities, it is necessary to provide autonomous utilities to serve each stall and general utilities related to the common areas. It is necessary to provide for systems that allow easy maintenance and reversibility; in this sense, the lines must always be easily accessible, so there must be “visible” systems such as walkways and exposed ducts that must integrate with the architecture. The technical rooms serving the electrical utilities must be separated between common areas of municipal competence and technical rooms intended to house the meters of the individual electrical utilities of the operators.
- electrical and lighting systems: the environments to be designed must be classified in accordance with the regulations in force. The lighting systems to be adopted for the lighting of the rooms must be identified using criteria and solutions to reduce energy consumption and, compatibly with the constraints of the architectural design, the use of natural lighting.
- systems powered by renewable energy sources: the structure must be equipped, in accordance with current regulations, with energy production systems powered by renewable energy sources.

- automations at the service of the building: the presence of automatic systems, for example opening of the main access doors and windows, is, in general, a requirement that improves the usability of the building by users. The solutions must be simple and ensure easy maintenance.
- broadcasting equipment and aerials: in order to increase supply to the public, with regard to the construction of the market place, the project must provide for the installation of DVB and SAT television channel reception devices;
- electronic systems: the pipelines for electronic systems will have to be separated from those for electrical systems. The structure must be equipped with an anti-intrusion system, built in accordance with current technical regulations, which can be managed remotely by means of equipment made available to the Service Management Agency that manages the market. In order to guarantee the flexibility of the amplification system, the microphones must be of the radio frequency type. The structure must be equipped with LAN network systems both fixed and with WI-FI coverage.
- telephone systems: it is necessary to equip each sales stall with a telephone system for POS management.
- water system: in compliance with the regulations of the Italian Ministry of Health, each stall must be equipped with an independent water supply system for each operator (e.g. by inserting a deduct meter). It is preferable to have an aerial distribution system or one that is easy to maintain. It is necessary to provide for an adequate drainage system, not only for each single stall, but also in correspondence with the common areas, guaranteeing suitable waterproofing of the floor surface.
- lifting systems for people and things: the structure, in case of the presence of architectural barriers, must be equipped with systems for overcoming architectural barriers.  
Moreover, in case the project envisages the presence of warehouses at a different height from the sales plan, it is necessary to envisage the presence of hoists.
- fire protection systems: the structure must be equipped with fire protection systems in accordance with current regulations. Since the activity is subject to inspections, it is necessary to provide the necessary rooms for the construction of any storage tanks or technical rooms for any tamping pumps.

#### 7.4 SUSTAINABILITY: QUALITY, DURABILITY AND ENERGY AND ENVIRONMENTAL SUSTAINABILITY REQUIREMENTS

The proposed intervention should ensure easy maintenance in all its aspects.

The identification of design and technical solutions to save resources and reduce environmental and performance impacts is required. The use of water resources must be directed, therefore, in a context of environmental rebalancing through the choice of native tree species requiring little irrigation, as previously required, but also to the reuse of rainwater, which, by means of storage systems, can be used for the irrigation of green areas, possibly providing for purification and deoiling systems, also natural, for treatment before re-introduction into the network of rainwater, referring to industry regulations.

With regard to the design of the green system, urban vegetation contributes to the mitigation of temperatures and various forms of pollution as well as to the conservation of biodiversity and ecological processes, improving environmental quality for the health of citizens.

It is necessary to evaluate the subsequent management and maintenance and, in choosing the species to be planted, priority must be given to local species, ensuring a proper balance in the competition between species and promoting biodiversity. Irrigation systems built in green areas should preferably use rainwater from rainwater harvesting, after the removal of pollutants, or from public fountains.

With regard to flooring and surface treatment, particular attention is required to certain ecological footprint effects. The development of the urbanised area has a direct effect on the characteristics of the soil, especially in terms of waterproofing, also altering its qualitative characteristics. The waterproofed soil is taken away from other uses and the ecological functions of the soil, but above all it becomes incapable of absorbing part of the water by filtration, thereby considerably increasing surface flow, causing problems in the control of surface water, particularly during particularly intense rainfall.

The use of permeable materials for flooring should be preferred in the design of the project.

## 8 FINANCIAL LIMITS AND ESTIMATED INTERVENTION COSTS

The financial limits for the execution of the work are defined for a total amount of Euro 5,000,000. This amount constitutes the maximum cost of the work to be submitted to this design competition, according to the following Economic Framework:

### ECONOMIC FRAMEWORK: AMOUNT OF WORK AND SPENDING LIMIT

WORKS SUBJECT TO DEPRECIATION	€ 3.920.700,00
SAFETY COSTS	€ 313.656,00
	<b>WORKS TOTAL € 4.234.356,00</b>
<b>AMOUNTS AVAILABLE TO THE CONTRACTING AUTHORITY</b>	
COSTS FOR CONNECTIONS TO PUBLIC SERVICES	€ 22.000,00
TECHNICAL COSTS OF MEASUREMENTS, INVESTIGATIONS AND CHECKS	€ 15.543,84
VAT ON WORKS (10%)	€ 423.435,60
VAT ON CONNECTIONS TO PUBLIC SERVICES (22%)	€ 4.840,00
VAT ON TECHNICAL EXPENSES (22%)	€ 3.419,64
UNFORESEEN EXPENSES (VAT INCLUDED)	€ 211.717,80
INCENTIVE FOR TECHNICAL FUNCTIONS ART. 113 ITALIAN LEGISLATIVE DECREE 50/2016	€ 84.687,12
<b>TOTAL AMOUNTS AVAILABLE TO THE CONTRACTING AUTHORITY</b>	<b>€ 765.644,00</b>
	<b>TOTAL € 5.000.000,00</b>

THE NEW NEIGHBOURHOOD MARKET SAN GIOVANNI DI DIO						
Category	Functional purpose	"Work-ID"	Degree of complexity	Correspondence Italian Law 143/1949 Classes and categories	Percentage Incidence %	Amount Euro
Construction	Hotels, Holiday Villages - Markets and Complex Shopping Centres Sport, Worship	E.04	1,2	I/d	38	1.609.055,28
Structures	Structures, one-off infrastructure Works	S.03	0,95	I/g	16	677.496,96
Structures	Structures, one-off infrastructure	S.04	0,9	IX/b	16	677.496,96
Systems	Fluid-powered mechanical systems for construction purposes	IA.02	0,85	III/b	18	762.184,08
Systems	Electrical and special systems for construction -Single equipment for laboratories and pilot systems	IA.03	1,15	III/c	12	508.122,72
<b>ESTIMATED COST FOR THE CONSTRUCTION OF THE WORK (INCLUDING SAFETY COSTS)</b>						<b>€ 4.234.356,00</b>

Within the scope of the abovementioned amounts, the categories that make up the work are shown in the following table, which shows the composition of the work and the correspondences between:

- the classification pursuant to Italian Law 143/1949 (as amended and supplemented);
- the classification according to the Decree of the Italian Ministry of Justice of 17 June 2016.

## 9 REFERENCE REGULATION

Below is a list of the main technical and procedural rules to be used as a reference for the design of the intervention object of the Competition. The list is given as an indication, while it is the participants' responsibility to comply with all the Italian technical regulations applicable to the project, also in relation to the nature and specificity of the design choices.

### > Reference regulation on Trade

- Italian Ministry of Health, ORDER of 3 April 2002 Hygienic and sanitary requirements for food trade on public areas.
- Published in the Official Journal no. 114 of 17 May 2002.
- DELIBERATION OF THE REGIONAL COUNCIL no. 139 of 19 FEBRUARY 2003. Adoption of the Policy Document for Trade in Public Areas.
- Published in Ordinary Supplement no. 3 to Official Bulletin no. 11 of 19 April 2003.
- Deliberation no. 29 - DELIBERATION OF THE CAPITOLINE ASSEMBLY no. 29 of 28 March 2018. Modification of the Regulations for trade activities on public areas approved by resolution of the Capitoline Assembly no. 30 of 1 June 2017 with full republication.
- Regulatory references on Parking lots and minimum standards for Markets.

### > Planning tools

The Contracting Authority provides the following documentation

Extracts from current urban planning instruments:

- Prescriptive General Urban Development Plan Documents:
- Technical Standards of Implementation
- Systems and Rules 1:10,000 scale Sheet 17
- Systems and Rules 1:5000 scale Sheet 17-IV
- Ecological network 1:10,000 scale Sheet 17
- Management General Urban Development Plan Documents:

- G1. Charter for quality 1:10,000 scale Sheet 17
- G2. Guide for the Quality of interventions, paragraph 4f
- G8. Urban planning standards 1:10,000 scale Sheet 17
- Descriptive General Urban Development Plan Documents:
- D7. Strategic programming areas: Union framework 1:20,000 scale
- Indicative General Urban Development Plan Documents:
- I2 Reference schemes for Local Centres - Municipio XVI - Local Centres no. XVI Monteverde -
- I8 Strategic planning scope Railway belt
- I8.1 Resources 1:20,000 scale
- I8.2 Objectives 1:20,000 scale

### > Procedural rules

Italian Legislative Decree no. 50 - 18 April 2016 - Code of public contracts as amended and supplemented.

Italian Prime Ministerial Decree no. 207 - 5 October 2010, as amended and supplemented for the parties still in force.

Italian Prime Ministerial Decree no. 380 - 6 June 2001 as amended and supplemented. Consolidated text of the laws and regulations on construction.

### > Safety in the workplace

Italian Legislative Decree no. 81 of 09 April 2008

### > Local regulations

Construction Regulations of the Municipality of Rome

### > Structures

2018 Technical Standards for Construction

> **Acoustics**

Determination of passive acoustic requirements for buildings Italian Law no. 447 of 26 October 1995, as amended and supplemented.

Framework law on noise pollution Italian Prime Ministerial Decree 1 March 1991 Maximum exposure limits in residential and outdoor areas.

> **Energy containment**

Standards for the prevention and reduction of emissions into the atmosphere to protect health and the environment Italian Prime Ministerial Decree no. 412 of 26 August 1993.

Regulation containing rules for the design, installation, operation and maintenance of thermal systems in buildings for the containment of energy consumption, in implementation of art. 4 paragraph 4 of Italian Law no. 10 of 9 January 1991, Law no. 10 of 9 January, 1991, as amended and supplemented.

Rules for the implementation of the National Energy Plan on the national use of energy, energy saving and development of renewable sources of energy.

Minimum Environmental Criteria (Criteri Ambientali Minimi, CAM).

Decree of 11 January 2017 - Adoption of minimum environmental criteria for interior furnishings, construction and textile products.

Decree of 5 February 2015 - Minimum environmental criteria for the purchase of items for street furniture.

Decree of 13 December 2013 - Minimum environmental criteria for entrusting the public green management service, for the purchase of soil improvers, ornamental plants and irrigation systems and supplies of electrical and electronic office equipment.

> **Elimination of architectural barriers**

Italian Presidential Decree 503 - 24 July 1996 Regulation laying down rules for the elimination of architectural barriers in build-

ings, spaces and public services.

Italian Ministerial Decree on Public Works no. 236 of 14 June 1989 Technical prescriptions necessary to guarantee the accessibility, adaptability and visibility of private buildings and subsidised public housing in order to overcome and eliminate architectural barriers.

> **Safety and fire prevention**

7 August 2012 - DECREE OF THE ITALIAN MINISTER OF THE INTERIOR - "Provisions concerning the presentation of cases concerning fire prevention procedures and the documentation to be attached, pursuant to Article 2, paragraph 7 of Italian Presidential Decree no. 151 of 1 August 2011".

Italian Presidential Decree no. 151 of 1 August 2011 - Regulation simplifying the regulation of fire prevention procedures, pursuant to article 49, paragraph 4-quater, Italian Decree Law no. 78 of 31 May 2010, converted with amendments by Italian Law no. 122 of 30 July 2010.

Italian Ministerial Decree 9 March 2007 "Fire resistance performance of buildings in activities subject to the control of the National Fire Brigade Corps" and LC P414-4122 of 28 March 2008 providing clarifications.

16 February 2007 - DECREE OF THE ITALIAN MINISTRY OF THE INTERIOR Fire resistance classification of products and construction elements of construction works.

Italian Ministerial Decree 15 March 2005 "Fire performance requirements for construction products installed in establishments subject to specific technical provisions for fire prevention under the European classification system".

Italian Ministerial Decree 10 March 2005 as amended by Italian Ministerial Decree 25 October 2007 "Fire performance classes of construction products to be used in works for which a safety requirement in case of fire is laid down".

7 January 2005 - DECREE OF THE ITALIAN MINISTER OF THE INTERIOR - Technical and procedural standards for the classification and approval of portable fire extinguishers.

> **Electrical installations**

Italian Presidential Decree no. 126 of 23 March 1998 "Regulation laying down rules for the implementation of Directive 94/9/EC concerning equipment and protective systems intended for use in explosive atmospheres".

Italian Ministerial Decree of 5 May 1998 "Update of technical standards for the design, execution and operation of external overhead power lines".

Italian Legislative Decree no. 79 of 16 March 1999 "Implementation of Directive 96/92/EC on common rules for the internal market in electricity".

Italian Law no. 36 of 22 February 2001 "Framework law on protection against exposure to electric, magnetic and electromagnetic fields".

Italian Presidential Decree no. 462 of 22 October 2001 "Regulation simplifying the procedure for reporting installations and devices for protection against atmospheric discharges, earthing devices for electrical installations and hazardous electrical installations" 3/11 Standards and Design of Low Voltage Electrical Installations.

Italian Ministerial Decree no. 37 of 22 January 2008 "Regulation concerning the implementation of art. 11 - quaterdecies, paragraph 13, letter a) of Italian Law no. 248 of 2 December 2005, reorganising the provisions on the installation of systems inside buildings".

> **Water systems**

Italian Presidential Decree no. 218 of 13 May 1998 on the safety of installations fuelled by fuel gas for domestic use.

Italian Legislative Decree of 2001, art. 31

Italian Law no. 39 of 1 March 2002

Italian Prime Ministerial Decree of 8 March 2002

Italian Ministerial Decree of 17 March 2003

Italian Legislative Decree 192/2005

IMAGE  
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