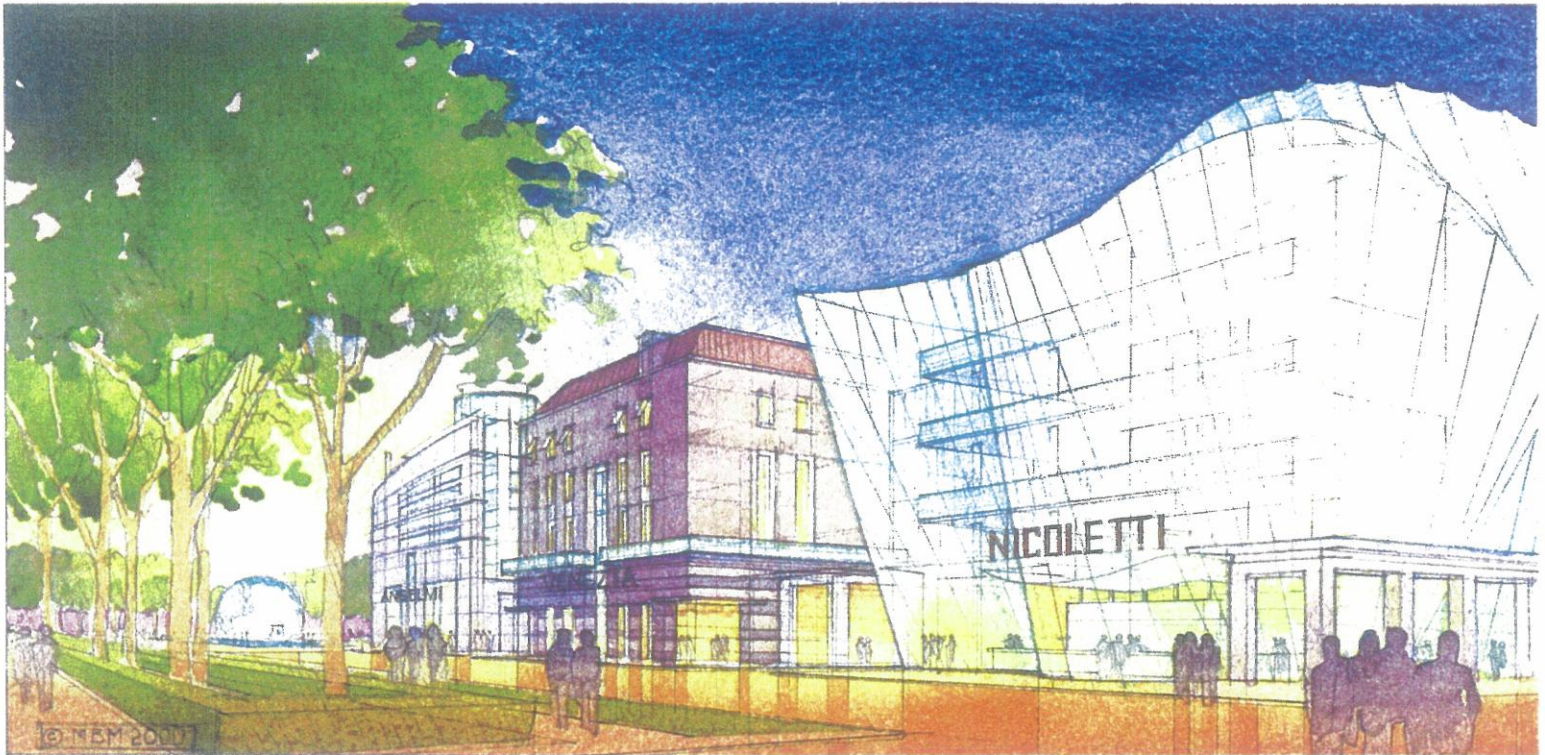


RIQUALIFICAZIONE URBANA DELL' AMBITO DI  
**PROPOSTA PER L'AREA A E B: 2**  
 PIAZZA DEI NAVIGATORI - ROMA MARZO, 2000



**L'intervento Urbano Proposto per la Zona B**

Come richiesto dal sommario del concorso, la Zona B è stata progettata per funzionare in maniera integrata con la Zona A, utilizzando del cortile della Zona A come spazio sociale. In una inversione di ruoli, lo spazio verde è stato creato nel cortile della Zona B, e il cortile pubblico è stato creato nel proprio cortile. La sfida principale offerta da questo sito è quella di creare un edificio che serva come "strumento per ricomporre la forma urbana", come richiesto dal sommario, mantenendo la limitata visuale permessa. Per formare lo spazio, sono necessari dei muri solidi, ed i 10.000 metri cubi consentiti, purtroppo non ne permettono molti. In risposta a questa limitazione, il progetto propone un edificio a tre volumi, con un cortile centrale.

**La Proposta Architettonica per la Zona A**

Per confermare la validità dell'intervento urbano, abbiamo compilato le parti degli edifici della Zona A. In base ai consigli di consulenza di marketing, abbiamo da la sicurezza che il piano proposto, avrebbe una serie di vantaggi: ufficio, funzioni di successo e facilmente affidabili, ed un vantaggio al borgo. Abbiamo comunque, tralasciato di menzionare questi piani nella presentazione, poiché la loro inclusione avrebbe suggerito che non si è dato il caso, e cioè la mancanza di flessibilità nella distribuzione interna degli edifici individuali. Nella raccomandazione di molti architetti, non insistiamo che il nostro piano venga messo solo in confronto con quello attuale. Nel paragrafo della rete strutturale delle fondamenta e da ciò deduciamo, questi architetti sono incoraggiati a rivedere questi edifici da cima a fondo, come fu il nostro approccio. Mentre i dati non consentono altre riflessioni, nella rete la costante rete delle fondamenta dovrebbe mantenere almeno tre i diversi progetti.

I rapporti meritano soltanto una breve descrizione. Questi non sono proposti, ma semplicemente delle iniziative di opere precedenti degli stessi architetti, e sono stati studiati con accuratezza, non solo per il loro valore storico, ma anche per la loro qualità e la sua posta.

Il codice di disegno qui inserito, consiste di tre documenti. Sono documenti vennero usati per effettuare le guide, le tendenze, e i numeri, e altri molti piani nuovi e per rivitalizzare urbani.

**Piano Regolatore (Regulating Plan)** Questo documento è una delle parti strutturali e il maggior sito, e pone delle restrizioni sulla loro dimensione e forma. Inoltre, specificazione di commercio (alcune la continuità e essenziale al successo del sottoposto di alcuni particolari architettonici per meglio fornire il loro spazio urbano).

**Norme Urbane ed Architettoniche (Urban and Architectural Regulations)** Queste norme mantengono controllate quelle caratteristiche generali degli edifici, e sono state formulate sulla qualità della vita pubblica. Tuttavia, anche l'eliminazione di alcuni elementi comuni che non architetti ancora commettono.

**Norme Ambientali (Environmental Guidelines)** Molti nostri passi in questi sono stati fatti nella progettazione e nella realizzazione di edifici "verdi", strutture che conservano le risorse naturali, mentre permettono ai lavoratori ambienti di vita e di lavoro. Queste norme, sviluppati in collaborazione con la ricerca Mountain Institute, rappresentano un primo passo nella creazione di un progetto che possa compensare le interazioni delle sensibilità ambientali del Governo e di cittadini di Roma.

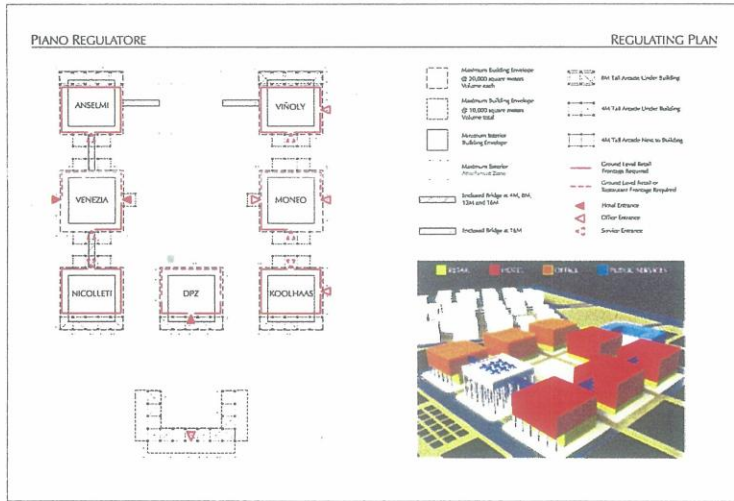
Insieme a documenti sopra descritti provvedono al controllo alla consistenza che rende possibile la partecipazione pubblica di molti architetti. Il risultato, la varietà, è una forma, riservata al sito un'identità, mentre dalla sua promontorio casuale.

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URBAN AND ARCHITECTURAL REGULATIONS NORME URBANE ED ARCHITETTONICHE		ENVIRONMENTAL GUIDELINES NORME AMBIENTALI	
<p><b>1. Building Footprints</b></p> <p>Building footprints shall be limited to the maximum allowed by the Regulating Plan. These footprints shall be set back from the street by the minimum amount required by the Regulating Plan. The Regulating Plan shall specify the minimum setback for each block.</p> <p><b>2. Building Height</b></p> <p>Building height shall be limited to the maximum allowed by the Regulating Plan. The Regulating Plan shall specify the maximum height for each block.</p> <p><b>3. Building Setback</b></p> <p>Building setbacks shall be limited to the maximum allowed by the Regulating Plan. The Regulating Plan shall specify the minimum setback for each block.</p> <p><b>4. Building Orientation</b></p> <p>Building orientation shall be limited to the maximum allowed by the Regulating Plan. The Regulating Plan shall specify the maximum orientation for each block.</p> <p><b>5. Building Materials</b></p> <p>Building materials shall be limited to the maximum allowed by the Regulating Plan. The Regulating Plan shall specify the maximum materials for each block.</p>	<p><b>DESIGN</b></p> <p>Buildings shall be designed to be aesthetically pleasing and to contribute to the overall quality of the urban environment. Buildings shall be designed to be functional and to provide a high level of service to the community.</p> <p><b>ENVIRONMENTAL GUIDELINES</b></p> <p>Buildings shall be designed to be environmentally friendly and to contribute to the overall quality of the urban environment. Buildings shall be designed to be energy efficient and to provide a high level of service to the community.</p>	<p><b>AVAILABLE TECHNOLOGY</b></p> <p>Buildings shall be designed to use available technology to provide a high level of service to the community. Buildings shall be designed to be energy efficient and to provide a high level of service to the community.</p>	<p><b>DESIGN</b></p> <p>Buildings shall be designed to be aesthetically pleasing and to contribute to the overall quality of the urban environment. Buildings shall be designed to be functional and to provide a high level of service to the community.</p> <p><b>ENVIRONMENTAL GUIDELINES</b></p> <p>Buildings shall be designed to be environmentally friendly and to contribute to the overall quality of the urban environment. Buildings shall be designed to be energy efficient and to provide a high level of service to the community.</p>

**The Urban Design Proposal for Area B**

As requested by the Competition Brief, Area B has been designed to function integrally with Area A, whose courtyard would serve as its social center as well as a high-ground reversal of the Area A grid. The municipal and public service building, surrounded by open courtyard facing north. The primary challenge provided by this site is to create a building which serves as a tool to recompose urban shape – as the brief requests – despite the limits allowed volume. To create space one needs building walls, and 10,000 cubic meters do not many walls make. In response to this counterproductive restriction, the plan suggests a thin, unshaded building, exposing its courtyard, not the most economical solution, but the one which creates urban shape while promoting excellent light and ventilation conditions. In response to this three-story building and its courtyard, the ground level is designed to be a public space, a courtyard, a courtyard with Area A, the building is located to that each of its ends, thereby terminating a vista through the larger project.

**The Architectural Proposal for Area A**

We have completed floor plans for the buildings of Area A, to confirm the viability of the urban design. Indeed, we now have confidence – based on the advice of marketing consultants – that the proposed plan would result in a successful, easy-to-lease collection of shops and offices, and a profitable hotel. However, we have limited our floor plans from the urban design, because to include them would suggest that there was no flexibility in the original layout of the individual buildings, which simply is not the case. In recommending the participation of many architects, we are not suggesting that they use the existing urban design as a template. To the degree that their designs follow the underlying structural grid of the foundation and the attached building codes, these architects are encouraged to reinvent these buildings as they see fit from top to bottom. While the code does not restrict style in any way, the consistent foundation grid should maintain a modern atmosphere among the different designs.

The building elevations deserve only brief mention. They are not designs, but simply notions of the intended archetypes, prior work – we hope that to offset is taken. The only buildings that have been designed with confidence are the two pieces of urban furnishing, the cinema entrance and the hospital hall.

The accompanying design code consists of three documents. Similar documents have been used to good effect at Seattle, Kentlands, and numerous other of our new urban and urban revitalization projects.

**Regulating Plan.** This document locates the various buildings within the larger site and places restrictions on their size and shape. It also specifies real locations (times continuity is key to success) and the placement of certain architectural features to better define and furnish the spaces between the buildings.

**Urban and Architectural Standards.** These standards control those general aspects of the private buildings that affect the quality of the public realm. They also attempt to eliminate some common errors that many architects have not yet learned to avoid.

**Environmental Standards.** Many gains have been made recently in the design and construction of "green" buildings, structures that not only conserve natural resources but also provide a healthier working and living environment. These standards, developed jointly with the Rocky Mountain Institute, represent a first step in the creation of a project that will live up to the environmentally-conscious intentions of Rome's government and citizens.

Together, the above documents provide the control and consistency that makes the fruitful participation of many different architects possible. The result, variety within unity, will give the site an urban authenticity worthy of its prominent location.

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