

MONTENEGRO

KOSOVO

INTERNATIONAL URBAN DESIGN COMPETITION

OPEN CALL FOR
URBAN DESIGN CONCEPTS

MACEDONIA
(FYROM)

ADRIATIC SEA

RIVIERA

Lot.3

Lot.2

IONIAN
SEA

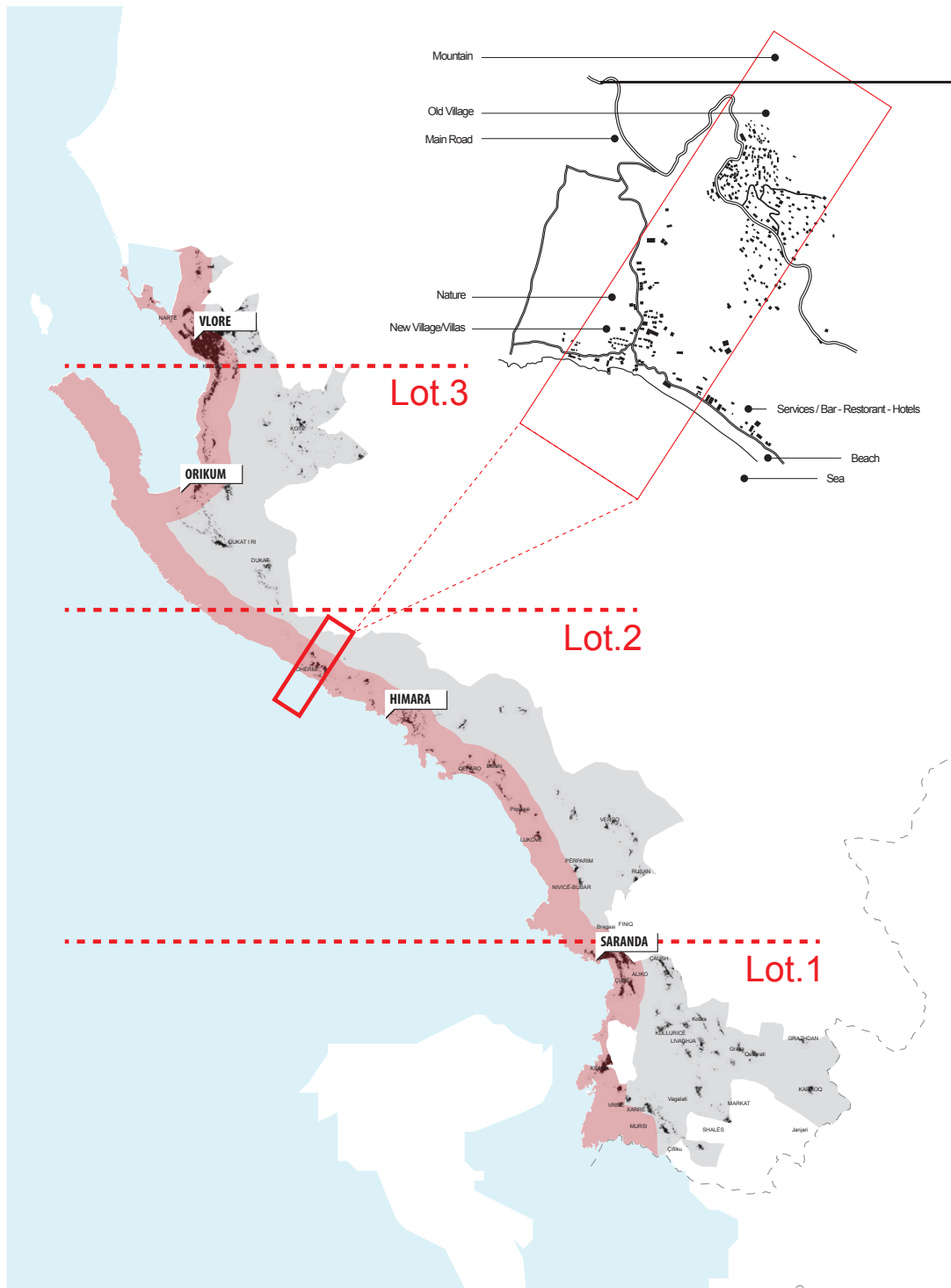
Lot.1

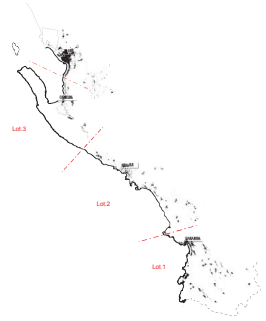
GREECE

ALBANIA

Region #1:

Southern Coast Strip and Surrounding Villages – RIVIERA,
Lot 1, 2, 3





BRIEF # 1

Southern Coast Strip and Surrounding Villages – RIVIERA, Lot 1, 2, 3

Promoter

Atelier Albania, mandated by the Ministry of Urban Development and Tourism and the Office of the Prime Minister, is launching an international design competition for the improvement of the public space, in the southern coast strip. This area attracts the majority of the local and international tourists coming to Albania and is a generator for the economy of the whole region especially during the summer.

Through this open call, Atelier Albania, is aiming to reach out to teams of architects, landscape architects and designers. The aim is to generate original and visionary interventions concepts for the coastal strip and for the related settlements. The aim is through the design learning and perusing the existing peculiarities of the area.

Beneficiary

The competition for southern coastal strip and its close settlements stems from the need to improve the urban condition and the use of the touristic area along the strip, as well as the connections that link the coastal strip to the new and old settlements nearby. The coastal strip is a national asset serving to all local and international tourists. It cuts through many small cities and in this perspective the whole country is the beneficiary, while the communities along the strip and the inhabitants of the old and new settlements will be direct beneficiaries. There is a need to extend the touristic season in order to generate a more sustainable income for the region.

Contracting Authority

Albanian Development Fund is the Contracting authority for this process, in the name of the Albanian Government.

Objective

The output of the competition is to provide urban improvement design concepts for particular sites or area's in each of the three segments/ lots along the coastal strip.

The competitors are asked to produce ideas that:

- will improve the urban condition and the use of the seaside belt;
- will rehabilitate the beachscape and the connectors to the urbanized areas;
- will define a set of urban furniture and related service-equipment for the furnishing of the coastal strip;
- will equip the area with necessary signage for orientation and storytelling;
- will provide ways of exploring nature for touristic purposes;
- will explore different ways to access the beach area from land and sea without impacting the nature;
- will come up with a set of space-use regulations for appropriation of the beach, as well as building regulation for future construction on the seaside belt;
- will offer a vision and policies for a year-long touristic season.

Each solution should push the boundaries of creativity while adapting to the local context and setting high design standards.

Each solution should define also a model, implementable in other coastal areas of the Adriatic Sea, that are not part of this competition, but has the same urgency for providing quality based public spaces and services.

Competition Area

From an organizational perspective the competition slices the southern coastal strip into three segments/ lots: Orikum area stretching from Vlora to Palas Beach; Himara area stretching from Palas Beach to Lukova Beach; Saranda area stretching from Lukova Beach to Butrint (Riviera Maps, Lot 1, 2, 3).

While the competition defines the three segments/ lots, the competitors can in the stage 1 individually select their preference for specific intervention area(s). If the competitors decide to compete for more than one lot, they will have to rank their preferences.

Aim

The purpose of the competition is to generate ideas that will lead to urban improvement detailed projects as well as public and/or private interventions. These will help each area foster a better identity while at the same time improve the area's connection and interrelation with all of its surroundings.

Methodology

Atelier Albania is a unit of the National Territorial Planning Agency mandated with identifying alternative solutions and enriching architecture and planning with out-of-the-box thinking. In this context we aim to invite teams of international professionals that will work together with local teams as a consortium. We believe this team-based collaboration will enrich the way the project is informed with all necessary local knowledge and high level design expertise. Furthermore we want to experiment a co-creative competition process with the designers and several local stakeholders involved in an interactive selection process.

The format of the competition is experimental in order to try and overcome what AA believes to be an inherent issue of the typical architectural and urban competition process.

Expected Outcomes

STAGE 1: in this short-listing phase, the candidates represent themselves by illustrating their capacities, methodology and visions towards the subject of the competition. Each submission will be carefully reviewed by jury members and the teams will be selected by the terms of selection and evaluation criteria mentioned Stage 1.

From the selected teams the Jury will short-list the two best ranked teams for each lot (according to the evaluation criteria). 6 teams in total will be called to work during a second stage on a concept for the urban improvement in one of the segment/ lots.

STAGE 2: in this Sketch Design phase, each set of concept-submissions will be carefully reviewed by jury members and one winning team for each of the three lots will be selected by the terms of the evaluation criteria Stage 2.

The Jury's duty however will not end with the selection of the three winning teams (one per each segment/ lot). Local members of the jury as well as international members with professional experience in Albania will collaborate in forming a continuous leading and mentoring body for the winning teams. Each team will have the chance to periodically meet with members of the jury to discuss their approach, solution and possible impact of the project. The teams will agree to keep an open mind towards adapting the project to possible contextual situations which they might have not been aware of beforehand. The Jury will therefore serve as a mentor to the winners but also as a partner to the client in order to help in achieving a better-rounded project which has the support of different actors and promises a fast and direct impact on the area intervened upon. These meetings will be held in-situ and online.

Teaming-up International and Local Teams

Each international team will need a local partner and each local team will need an international partner. The client believes that in order to have visionary and contextual projects there is a dire need for the vision of someone who does not know the site and the contextual knowledge of someone who knows it well. The client believes such collaboration can increase the impact and improve the implementation of the project. In the call for interest stage not all teams might have a local or international partner. Having a partner by this stage is positive and necessary to achieve selection. To allow all participants to find a local partner a dedicated platform will be created at the competition website whereby international and local teams can express their interest to find a counterpart. Each team interested in finding a counterpart will fill up a form on the website with some basic information on themselves and an online website or portfolio. Teams will then be able to contact one another based on this information.

Eligibility

The competition is open to all professional architects, landscape architects and urban designers who, after teaming up (see above), meet either or both of the following requirements:

1. Are registered or accredited by a formal registration or accreditation body in the entrant's country of origin; or
2. Where registration and accreditation is not available in a particular jurisdiction, the entrant is a member of the relevant professional institute in their country of origin.

All entrants are required to provide evidence of relevant professional registration, accreditation or membership in the Team Composition Statement.

Each Stage I competitor team is to include an architect, landscape architect, designer and/or an artist. All team members are to be identified in the Team Composition Statement.

Deliverables

The competitors should submit a **set of documents** in order to be eligible for the first and the second stage of the competition.

Deliverables Stage 1:

- Team Composition Statement,
- Main Staff CV, Methodology,
- Vision Statement

Deliverables Stage 2:

- Sketch Design

Selection Criteria

The jury will select the applications to evaluate during Stage 1 based on the following criteria:

- *Clarity and completeness of the deliverables;*
- Partnership (of local and international studios)
- *Professional Team Composition* (architect, landscape architect, designer and/or an artist)

Evaluation Criteria

The jury will evaluate the applications of Stage 1 based on the following criteria:

- *Power and rootedness of the Vision (context related)* – 30%
- *Relevance of team/partnership for the subject of competition and Main Staff capacities* – 40 %
- *Methodology of work and collaboration proposal* – 30 %

The jury will evaluate the applications of Stage 2 based on the following criteria:

- *Creativity*
- *High implementation factor*
- *Relation and impact of the proposal in the context*
- *Cost-impact rate (low cost, strong impact)*

End Product

The competition will result in the selection of three teams, composed of local and international professionals. Each of them will provide a concept design and a fully equipped team to be engaged in the after-competition process.

The winning teams will be engaged afterwards in designing the execution design for one of the three segments/ lots along the southern coastal strip. The three designs – one from each winning team – will aim at improving the use and urban condition of the coastal strip and its connectors to the close urban settlements; at rehabilitating the beachscape and the connectors to the urbanized areas; at defining a set of urban furniture and related service-equipment for the furnishing of the coastal strip; at equipping the area with necessary signage for orientation and storytelling; at providing ways of exploring nature for touristic purposes; at exploring different ways to access the beach area from land and sea without impacting the nature; at coming up with a set of space-use regulations for appropriation of the beach, as well as building regulation for future construction on the seaside belt; at offering a vision and policies for a yearly touristic season.

The execution designs will be implemented as complete, partly through public investments and partly with private money. They will be like pilots equipped with 'toolboxes' to guide how the coastal strip can function in its totality and improve its quality in the future.

Post-Competition Design Process

Although each team will be working with one of three segments/ lots the client envisions two inter-team meetings in the two-month period of Preliminary-Idea preparation. The concept here is to try and isolate the teams for the first month in order to let them develop their own vision and then bring them together to share their findings and ideas. This process is repeated again in the second month. These meetings will be held in-situ and online.

Competition Awards

Each of the short-listed teams will be awarded 5,000 Euro, to enter phase 2.

Each of the three winning teams will start negotiations with the Client for the Execution Design Contract.

The Execution Design Contract for Coastal Strip will have a limited value of 85,000 Euro/Lot.

Competition Platform

Competition Type: 2-Stage Competition

Stage 1: Open Call for Experience and Vision Statements

Requirements Stage 1: Team Composition Statement, Main Staff CV, Methodology, Vision Statement

Eligibility: Local and International Architecture Studios/ teams of architects, landscape architects and urban designers

Jury decision: Short-List [2 short-listed teams per each site]

Stage 2: Concept Design Submissions

Requirements Stage 2: Sketch Design

In-between sub-stage: In-situ one week workshop with short-listed teams

Jury decision: 1 team per each site; 3 teams in total

Awards: Short-listed Teams – 5,000 Euro
Winners – Negotiation of Contract for Execution Design

Execution Design Team: Join venture of international and local teams

Competition Calendar

Open Call for expression of interest: 1 October

Deadline Stage 1: 16 October

Short-listing: 17-18 October

Invitation for Sketch Design: 18 October

Preparation of Sketch Design: 21 October – 6 November

Workshop Durana: 21-22 October

Workshop Riviera: 23-24 October

Final Brief + Set-up planning: 21 October – 6 November

Deadline Stage 2: 6 November

Jury Evaluation: 7 November

Announcement of Winners: 8 November

Post – Competition Calendar

Contract Negotiations

Contract Sign: 10 November

Detailed Design Process:

Meetings with AA and stakeholders: in between 10 November
– 30 January

Fast Track Execution Design: 1-28 February

Slow Track Execution Design: 1 March – 30 April

Implementation Fast Track: 1 April – 15 June

Implementation Slow Track: 15 September – 15 January

PROCUREMENT INFORMATION

The shortlisting phase would be carry out by electronic means at website address: www.app.gov.al.

Tender document can be obtained electronically at the following address:
www.app.gov.al.

The foreign tenderers, in order to use the electronic procurement system, must register on-line as an economic operator at the following address
<https://www.app.gov.al/ep/Registration.aspx>.

Further instruction for foreign tenderers may be obtain at the “EPS user manual – Economic Operators”, which can be downloaded from the website
www.app.gov.al.

FURTHER INFORMATION

Each of the competition briefs and sites can be found on the organizers website:
<http://competitions.planifikimi.gov.al>

(website will be availablen since Monday, the 6th of October)

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AKPT
National Territorial
Planning Agency



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MINISTRIA E ZHVILLIMIT
URBAN DHE TURIZMIT



FONDI SHQIPTAR I ZHVILLIMIT
ALBANIAN DEVELOPMENT FUND