COMPETITIONS
KONKURSE

student city | 2015 05

qyteti studenti

ATELIER ALBANIA | AKPT

INTERNATIONAL URBAN & ARCHITECTURAL DESIGN COMPETITION

Master plan of the student city:
Constructing new student residences
and rehabilitating the existing ones
Tirana, Albania

No. 5

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Atelier Albania, asked by the Minister of Economic Development, Trade and Entrepreneurship and mandated by the Office of the Prime Minister, announced through the Albanian Development Fund, an international urban and architectural design competition for the master plan of the "University Student Residence No.1" or "Student City".

MASTER PLAN OF THE STUDENT CITY: CONSTRUCTING NEW STUDENT RESIDENCES AND REHABILITATING THE EXISTING ONES, TIRANA, ALBANIA

International Urban & Architectural Design Competition

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01 COMPETITION BRIEF

Manifesto

This area accommodates the majority of public university students and serves as a shelter to the greater part of the society that will build tomorrow's Albania. This campus was the site of one of the most important pages of Albanian modern history – the student protests that precipitated the fall of the communist regime, which "stewed" in this environment; today the campus has been degraded and been 'invaded' by informality. This campus should acquire the quality and dignity that suits the next generation of Albanian leaders. This international contest is announced with the purpose of improving the existing buildings in "City of Students", Increasing the functions of the 'city' with a number of new buildings, improving the current student residences and sociocultural life in this residential campus, improving public spaces within the campus, setting clear limits and eventually separate the area of informal settlements from the campus. Through this open call, Atelier Albania, aims to attract teams of architects and designers. The goal is to obtain the most original and visionary concepts of an architectural and urban character intervention for the rehabilitation of "City of Students" and create strong and friendly urban bonds of the "City of Students" premises with its surrounding context. Concepts should be based on principles that understand the peculiarities of the area, requirements and characteristics of its inhabitants and also the similar experiences of other countries.

Beneficiaries

The competition for a Master Plan and rehabilitation of "City of Students" comes as a need to improve the physical and functional conditions of the unit "University Student Residences No. 1", as well as to determine its borders and connections to informal settlements on the outskirts of the "City of Students". This state residential campus is a national treasure and an asset that serves the majority of students studying in universities and higher education in Tirana. Its physical conditions today, do not allow a variety of forms of accommodation, as well as possible management models that could transform it in a self-financing asset. Today it presents a 'burden' to the state budget and so it also needs to be re-conceptualized from a financial logic perspective. But the re-conceptualization of new management models is closely linked to the spatial and architectural re-conception of the "City of Students". At the end of this initiated process, we believe that the "City of Students" will be transformed into a very attractive students' destination, which will serve to more students and will be a model that can be self-financed.

Evaluation Criteria

The jury will evaluate the applicants that will be selected for the first phase based on these initial qualification criteria:

• Clarity and fulfillment of documents required for Phase 1
• Professional composition of the team (architect, landscape architect, artist, structural engineer, management expert and estimator)
• Similar experience of the studio and the main collaborators
• Clarity and efficiency of proposed methodology

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

• Creativity
• High implementation ability
• Links and impact of the proposal to the context
• The cost-impact ratio (low cost, high impact)

Objective

The product of the competition will be a Master plan for the "City of Students" and urban architectural design concepts for the improvement of its facilities in creating new functions within the campus. Competitors are required to work to achieve, as follows:

• Study campus spaces, existing buildings and surroundings,

• Study of the current program and research for the new concept of functions and activities within the campus, with the aim of creating a multi-functional and attractive space,

• Research different typologies of accommodation within the campus,

• Research 'green 'and ' low cost' technologies for the construction of the "City of Students" campus

• Proposal for rehabilitation of the "City of Students" space, the addition of new functions, improving public and collective spaces,

• Proposal to transform the campus "from a simple "dorm" to a space with a full range of functions for the development of a rich student life,

• Proposal for the creation of clear and new borders for the "City of Students" campus, the limits of which can be a determinant of student's space, but also allow them to interact with this space and its surroundings.

• Calculation of the costs of the proposal,

• Proposal of an action plan for the rehabilitation of the campus.

Any solution should also establish a model applicable in other territories, similar in function and type, which are not part of this competition, but have the same urgency to deliver similar qualitative spaces and services.

Area of Competition

The area of competition is determined by the property of "City of Students", or "University Students Residence No.1", which extends in an area of about 25 hectares, of which 6.7 hectares are occupied by informal constructions. The Master Plan "City of Students" should study and propose an approach to informal settlements. Master Plan can accept the existing condition of informality on the fringes of the "City of Students" and create a programmatic communication with this reality, or can radicalize its position by proposing to raze the occupied territories of the "City of Students" and reallocate residents to other proposed structures. Decisions for each case should be properly argued.

Furthermore, within the "City of Students" campus, in the sport fields' area, a while ago it was planned a faculty complex for the University of Tirana. The Master Plan could accept the faculty complex as the status quo or consider the territory a tabula-rasa and propose an alternative open air or built function. The decision should again be properly argued.

Purpose

The aim of this competition is to generate ideas that will lead to a development model of "Student City" space, completely different from the current one, a model for contemporary conditions of student life, by improving public spaces of the commons while aiming at private investments through Public-Private Partnerships. The proposal will help the "Student City" highlight clearly its identity; while at the same time it will improve the connectivity of the area and its interconnection of the suburbs and other premises.

Methodology

Atelier Albania is a unit of the National Agency for Territorial Planning, mandated to identify alternative solutions and enrich architecture and planning by thinking beyond the typical planning framework frames. In this context, we stimulate and support the participation and collaboration of different stakeholder groups and international professionals who will work in tandem with local professionals. We believe that this team-based collaboration will improve the way projects and research are informed with all the appropriate local knowledge as well as an international level of design standards. Moreover, we want to treat competitions as co-creative processes, where designers and local actors are involved in an interactive selection process.

Expected Results

PHASE 1: At this short-listing phase, the candidates present themselves to illustrate their capabilities, methodology and visions to the subject of the competition. Each submission will be reviewed carefully by members of the jury and the teams will be selected based on the qualification criteria and evaluation referred to Phase 1. The jury will short - list the teams that comply with the qualification criteria. These teams will be called to work for a second phase, for a concept and project-idea that will target the design of the Master Plan for the "Student City", the construction of new student residences and the urban and architectural rehabilitation of spaces and existing facilities within the campus.

PHASE 2: at this stage of "Draft detail design", each group of applicants will be carefully reviewed by members of the jury and, based on the criteria of evaluation of Phase 2, a winning team will be selected. However the jury's duty does not end with the selection of the winning team. Local members of the jury and international members with professional experience in Albania will cooperate in creating a constant spirit of instructional leadership for the winning team. The team will have the opportunity to meet with the jury members to discuss their attitude, choices and the impact of the project. The team should agree to stay open-minded towards the adoption of the project with potential contextual situations, which might not have been known before. The jury will play the role of an advisor for the winning team, but also the role of a partner for the client in order to help it achieve a harmonized project, which will have the support of different local stakeholders who will ensure fast and direct impact in the intervention area. Meetings will be held in Tirana.

Teams of local and foreign professionals

Every international team is encouraged by the organizers to partner with a local team and each local team is encouraged to partner with an international counterpart. The client believes that in order to get contextual and visionary projects there is an inherent need for a vision of someone who does not know the site, as well as the contextual knowledge of someone who is very familiar with the terrain. The client believes that such cooperation can increase the impact of the proposal and improve implementation. Even though, in applying for the first phase it is not a pre-selection criterion to have a local or international partner. Having a partnership at this stage however is positive and can help to create a more coherent and contextualized vision which of course might boost the teams' chances of selection.

Final Product

The competition will end with the selection of a well-equipped team, who will be able to engage in post-competition process. The winning team will be engaged in the next phase, which consists in the elaboration of the Master Plan "Student City" based on the winning proposal. The winning concept will aim to improve existing buildings "Student City", the construction of new buildings, improvement of current student residences and socio-cultural life in this residential campus, improving collective public spaces, determining exact campus boundaries and a clear and final division between the campus area and informal constructions in its periphery. The development model that will be detailed by the winning team shall serve primarily as a platform for an open bidding process for a Public Private Partnership for the rehabilitation and management of the "Student City" campus. The product of the competition, will serve to rehabilitate the "Student City" space and in turn will serve as a pilot project, equipped with a "tool-kit" to guide other processes on the topic of how can similar structures be rehabilitated and managed in Tirana or elsewhere.

Process Post - Contest

To better coordinate the work between the winning team and the client of the project, organizers anticipate the first meeting between the team, the client and local stakeholders during the process of elaborating the Master Plan. The concept here is that the actors come together to share ideas, proposals and suggestions, under the curatorial stewardship of the members of the Jury and other specialized institutions.

01 TERMAT E REFERENCËS

Manifesto

Kjo zonë strehon shumicën e studentëve të shkollave të larta publike dhe është streha ku qëndrojnë pjesa më e madhe e asaj klase që do të ndërtojë Shqipërinë e së nesërmes. Në këtë kampus është shkruar një nga faqet më të rëndësishme të historisë moderne Shqiptare, e cila është 'gatuar' në mjediset e tij sot të degraduara dhe 'të pushtuara' nga informaliteti. Ky kampus duhet të fitojë cilësinë dhe dinjitetin që i përshtatet brezit të ardhshëm drejtues të Shqipërisë. Konkursi ndërkombëtar shpallet me qëllim përmirësimin e ndërtimeve ekzistuese të "Qytetit Studenti", shtimin e ndërtimeve të reja, përmirësimin e kushteve të banesës studentore dhe jetës social-kulturore në këtë kampus rezidencial, përmirësimin e hapësirave kolektive e publike të kampusit, përcaktimin e kufijve të qartë të tij dhe ndarjen përfundimisht të kampusit nga zona e ndërtimeve informale. Përmes kësaj thirrjeje të hapur, Atelier Albania, synon të tërheqë ekipe me arkitektë, pejsazhistë dhe dezajnera. Qëllimi është që të përftohen koncepte sa më origjinale dhe vizionare për ndërhyrje të karakterit arkitektonik dhe urban për rehabilitimin e "Qytetit Studenti", si dhe të krijohen lidhje të forta dhe miqësore me mjedisin përreth territorit të "Qytetit Studenti". Konceptet duhet të bazohen në parimet që gjenerohen duke kuptuar veçantitë e zonës, kërkesat dhe karakteristikat e banorëve të saj, si edhe nga eksperiencat e vendeve të tjera.

Përfituesit

Konkursi për Master Planin dhe rehabilitimin e "Qytetit Studenti" buron nga nevoja për të përmirësuar gjendjen fizike dhe funksionimin e njësisë "Rezidencat Studentore Universitare nr. 1", si edhe për të përcaktuar kufirin e saj dhe lidhjen me vendbanimet në rrethinat e "Qytetit Studenti". Kampusi rezidencial shtetëror është një pasuri kombëtare dhe një aset që u shërben shumicës së studentëve që studiojnë në universitetet e shkollat e larta publike në Tiranë. Kushtet e tij fizike sot, nuk japin mundësi për shumëllojshmëri mënyrash akomodimi, si edhe për forma të menaxhimit të tij që do ta shndërronin në një aset vetë-financues. Sot ai është një 'barrë' për buxhetin e shtetit dhe ka nevojë për rikonceptim, edhe nga pikëpamja e logjikës financiare. Por rikonceptimi i formave të menaxhimit lidhet ngushtë edhe me rikonceptimin hapsinor dhe arkitektonik të "Qytetit Studenti", si i tërë. Në fund të këtij procesi të nisur, besojmë se "Qyteti Studenti" do të kthehet në një destinacion studentor mjaft tërheqës, i cili do t'i shërbejë në fund më shumë studentëve dhe do të jetë një model që mund të vetë-financohet.

Kriteret e Kualifikimit

Juria do t'i zgjedhë aplikantët që do të vlerësohen gjatë fazës së parë bazuar mbi këto kritere fillestare kualifikimi:

• Qartësia dhe plotësimi i dokumenteve të kërkuara në Fazën 1.
• Përbërja profesionale e skuadrës (arkitekti, pejsazhisti, artisti, inxhinieri strukturor, eksperti i menaxhimit dhe preventivuesi).
• Eksperiencat e ngjashme të studios dhe stafit kryesor.
• Qartësia dhe efikasiteti i metodologjisë së propozuar.
• Lidhja e vizionit të prezantuar me zgjidhjen e problematikave të "Qytetit Studenti".
• Kriteret e Vlerësimit.

Juria do të vlerësojë aplikimet e Fazës 2 bazuar në kriteret e mëposhtme:

• Krijimtaria.
• Faktori i lartë i zbatueshmërisë.
• Lidhje dhe impakti i propozimit me kontekstin.
• Raporti kosto-impakt (kosto e ulët, impakt i lartë).

Objektivi

Produkti i konkursit do të jenë Master plani i "Qytetit Studenti" dhe koncepte të projektimit arkitektonik dhe urban për përmirësimin e objekteve, hapësirave dhe krijimin e ndërtimeve e funksioneve të reja brenda territorit të kampusit. Konkurentëve u kërkohet të punojnë për të arritur, si më poshtë:

• Studim i hapësirave të kampusit, objekteve ekzistuese, dhe rrethinave,

• Studim i programit aktual të kampusit dhe hulumtim për rikonceptim të funksioneve dhe aktiviteteve brenda kampusit, me qëllim krijimin e një hapësire multi-funksionale dhe tërheqëse,

• Hulumtim i tipologjive të ndryshme të akomodimit brenda kampusit,

• Hulumtim i teknologjive 'green' dhe 'low cost' për ndërtimet e kampusit të "Qytetit Studenti",

• Propozim për rehabilitimin e hapësirës së "Qytetit Studenti", shtimin e funksioneve të reja, përmirësimin e hapësirave kolektive dhe publike,

• Propozim për shndërrimin e kampusit "Qyteti i Studentit" nga një hapësirë për "fjetore" në një kampus me gamë të plotë funksionesh për zhvillimin e një jete të pasur studentore,

• Propozim për krijimin e kufijve të rinj dhe të qartë të kampusit "Qyteti i Studentit", kufij të cilët mund të jenë përcaktues të hapësirës studentore, por njëkohësisht edhe ndërveprues të kësaj hapësire me habitatet në rrethinat e tij.,

• Përllogaritjen e kostove të propozimit,

• Propozim i një plan-veprimi me disa faza për rehabilitimin e kampusit "Qyteti i Studentit".

Çdo zgjidhje duhet të përcaktojë edhe një model të zbatueshëm në territore të tjera të ngjashme në funksion dhe tipologji, të cilat nuk janë pjesë e këtij konkursi, por kanë të njëjtën urgjencë për të ofruar hapësira dhe shërbime të bazuara në cilësi.

Zona e Konkursit

Zona e konkursit përcaktohet nga pronësia e "Qytetit Studenti", apo "Rezidencës Studentore Universitare nr.1", e cila shtrihet në një sipërfaqe rreth 25 ha, nga të cilat 6.7 ha janë të zëna nga ndërtime informale. Master Plani i "Qytetit Studenti" duhet të studiojë dhe të propozojë edhe një qëndrim ndaj ndërtimeve informale.

Master Plani mund të pranojë si të tillë gjendjen ekzistuese të infomalitetit në periferitë e "Qytetit Studenti" dhe të krijojë një komunikim programatik me këtë realitet, ose të radikalizojë qëndrimin duke propozuar pastrimin e territoreve të pushtuara të "Qytetit Studenti" dhe rialokimin e banorëve të zhvendosur në struktura të tjera të propozuara. Qëndrimi për secilin rast duhet të jetë i argumentuar. Gjiithashtu, brenda kampusit të "Qytetit Studenti", në pjesën e fushave të sportit është parashikuar vite më parë ndërtimi i një kompleksi me fakultete të Universitetit të Tiranës.

Master Plani duhet të studiojë dhe të japë qëndrimin e tij kundrejt projektit për vendosjen e fakulteteve në zonën e mjediseve sportive të "Qytetit Studenti". Master Plani mund të pranojë kompleksin e fakulteteve si status quo, ose ta konsiderojë territorin tabula-rasa dhe të propozojë një funksion tjetër, të hapur ose të mbyllur. Qëndrimi duhet të jetë i argumentuar.

Qëllimi

Qëllimi i konkursit është të gjenerojë ide, të cilat do të çojnë drejt një model zhvillimi të hapësirës së "Qytetit Studenti" krejtësisht ndryshe nga ai i tanishmi, një modeli për krijimin e kushteve bashkëkohore të jetesës studentore, përmirësimin e hapësirave të përbashkëta e publike të tij, si dhe drejt investimeve nëpërmjet Partneriteteve Publike-Private. Propozimi do të ndihmojë "Qytetin Studenti" të theksojë qartazi identitetin e tij, ndërsa po në të njëjtën kohë do të përmirësojë lidhjen e zonës dhe ndërlidhjen e saj me të gjithë rrethinat.

Metodologjia

Atelier Albania është një njësi e Agjencisë Kombëtare të Planifikimit të Territorit, e mandatuar për identifikimin e zgjidhjeve alternative dhe pasurimin e arkitekturës e planifikimit nëpërmjet të menduarit përtej kornizave. Në këtë kontekst ne stimulojmë dhe mbështesim pjesëmarrjen e grupeve me profesionistë ndërkombëtarë që do të punojnë së bashku me profesionistë vendas. Ne besojmë se ky bashkëpunim me bazë ekipi do të pasurojë mënyrën sesi informohet projekti me të gjitha njohuritë e nevojshme lokale dhe ekspertizën e nivelit të lartë të projektimit. Për më tepër, ne duam të eksperimentojmë një proces konkursi bashkë – krijuese, ku projektuesit dhe disa aktorë lokalë janë të përfshirë në një proces interaktiv përzgjedhës. Formati i konkursit është eksperimental në mënyrë që të kapërcehen ato që AA beson se janë çështje të pandara të proceseve tipike të konkurseve urbane dhe të arkitekturës.

Rezultatet e Pritshme

FAZA 1: në këtë fazë të short-listimit, kandidatët paraqesin veten e tyre duke ilustruar kapacitetet e tyre, metodologjinë dhe vizionet ndaj subjektit të konkursit. Çdo dorëzim do të shqyrtohet me kujdes nga anëtarët e jurisë dhe ekipet do të përzgjidhen bazuar në kriteret e kualifikimit dhe të vlerësimit të përmendura në Fazën 1. Mes ekipeve të kualifikuara Juria do të short-listojë ekipet që plotësojnë kriteret e përzgjedhjes së Fazës 1. Këto ekipe do të thirren për të punuar gjatë një faze të dytë, për një koncept që do të synojë hartimin e Masterplanit për "Qytetin Studenti", shtimin e ndërtimeve dhe rehabilimin urban e arkitektonik të hapësirave dhe objekteve ekzistuese brenda kampusit.

FAZA 2: në këtë fazë të Skicë Idesë, secili grup i skicë-aplikimeve do të shqyrtohet me kujdes nga anëtarët e jurisë dhe, bazuar në kriteret të vlerësimit të Fazës 2, do të zgjidhet një ekip fitues. Detyra e jurisë megjithatë nuk do të përfundojë me përzgjedhjen e ekipit fitues. Anëtarët vendas të jurisë si dhe anëtarët ndërkombëtarë me përvojë profesionale në Shqipëri do të bashkëpunojnë në krijimin e një fryme të vazhdueshme udhëheqëse e udhëzuese për ekipin fitues. Ekipi do të ketë rastin të takohet me anëtarët e jurisë për të diskutuar qëndrimin e tyre, zgjidhjet dhe impaktin e projektit. Ekipi duhet të bjerë dakord për të qëndruar mendje-hapur në drejtim të përshtatjes së projektit me situata të mundshme kontekstuale, për të cilat ai mund të mos ketë qenë në dijeni më parë. Juria do të luajë rolin e një këshilltari për fituesin, por edhe të partnerit për klientin në mënyrë që të ndihmojë në arritjen e një projekti të mirë harmonizuar, i cili të ketë mbështetjen e aktorëve të ndryshëm dhe të premtojë një impakt të shpejtë dhe të drejtpërdrejtë në zonën e ndërhyres.

Bashkimi i skuadrave vendase me të huajat

Çdo ekip ndërkombëtar stimulohet nga organizatorët për t'u lidhur në partneritet me një ekip vendas dhe çdo ekip lokal për t'u lidhur gjithashtu me një partner ndërkombëtar. Klienti beson se për të marrë projekte vizionare dhe kontekstuale ka një nevojë të qënësishme për vizionin e dikujt që nuk e njeh vendin dhe njohuritë kontekstuale të dikujt që e njeh mjaft mirë terrenin. Klienti beson se një bashkëpunim i tillë mund të rrisë ndikimin e propozimit dhe të përmirësojë zbatimin e projektit. Megjithatë, në thirrjen për fazën e parë, nuk është kusht përzgjedhje që ekipet të kenë një partner lokal apo ndërkombëtar.

Produkti Final

Konkursi do të përfundojë me zgjedhjen e një ekipi. Ekipi fitues duhet të jetë një ekip i mirë-pajisur, i cili do të jetë në gjendje të angazhohet në procesin post-konkurs. Skuadra fituese do të angazhohet në fazën tjetër, e cila konsiston në detajimin e Master Planit të "Qytetit Studenti", për propozimin fitues të konkursit.

Koncepti fitues do të ketë synim përmirësimin e ndërtimeve ekzistuese të "Qytetit Studenti", shtimin e ndërtimeve të reja, përmirësimin e kushteve të banesës studentore dhe jetës social-kulturore në këtë kampus rezidencial, përmirësimin e hapësirave kolektive e publike të kampusit, përcaktimin e kufijve të qartë të tij dhe ndarjen përfundimisht të kampusit nga zona e ndërtimeve informale. Modeli i zhvillimit që do të detajohet nga skuadra fituese do të shërbejë fillimisht si platformë për hapjen e procesit të konkurimit për një partnership publik-privat për rehabilitimin dhe menaxhimin e kampusit "Qyteti i Studentit". Produkti i konkursit, do të shërbejë për rehabilitimin e hapësirës së "Qytetit Studenti", dhe nga ana tjetër do të shërbejë si një projekt pilot, i pajisur me një "toolbox" për të udhëhequr procese të tjera me temën sesi mund të rehabilitohen dhe menaxhohen struktura të ngjashme, në territore rezidencash studentore në Tiranë apo gjetkë.

Procesi Post-Konkurs

Për të koordinuar më mirë punën mes skuadrës fituese dhe porositësit të projektit, organizatorët parashikojnë 1 takim mes skuadrës, klientit dhe grupeve të interesit, gjatë procesit të detajimit të Master Planit. Koncepti këtu është që aktorët të vijnë së bashku për të ndarë idetë, propozimet dhe sugjerimet e tyre, nën kujdesin e anëtarëve të Jurisë dhe institucioneve të specializuara. Ky takim do të realizohet në Tiranë.

JURY MEMBERS

OLV KLIJN
MATHIAS MÜLLER
FRANCESCO ZUDDAS
JURTIN HAJRO
ARBJAN MAZNIKU
BRUNILDA PASKALI
ANILA SHEHU
SIMON BATTISTI

OLV KLIJN

Olv Klijn graduated Cum Laude at the faculty of Architecture, Building and Planning of the Technical University of Eindhoven. He started writing articles for several architectural magazines during his career as a student. As an artist in residence he stayed at the Canadian Banff Centre. After that Klijn worked at OMA in Rotterdam. In 2004 he started to work as an independent architect and founded OK-studio. He is author of several publications such as 'VMX-agenda', '10xDenBosch', 'Architect by Accident', 'Station Centraal' and 'The making of…". Together with Eric Frijters he founded .FABRIC in 2007. The office won Prix de Rome in 2010. In 2011 both Klijn and Frijters received recognition as one of the 40 emerging European architects under 40 years old. One year later they were nominated for the Iakov Chernikhov International Architecture Prize 'for designers, that stand in the field experiment with innovative architecture, education and research in architecture and urbanism'. Klijn is an Assistant Professor at the Technical University in Delft and regularly teaches design-research at the various Academies of Architecture in the Netherlands.

MATHIAS MÜLLER

EM2N with Mathias Müller (*1966) and Daniel Niggli (*1970) has 70 collaborators working on construction and competition projects in Switzerland and abroad. In addition to a number of awards including 'best architects', 'Um-sicht-Regards-Sguardi', the 'Auszeich-nung Guter Bauten' from the City of Zurich, the Canton of Basel-Stadt and Basel-Landschaft, they received the 'Swiss Art Awards' in Architecture. Mathias Müller and Daniel Niggli were visiting professors at the Swiss Federal Institute of Technology in Lausanne, as well as in Zurich. Daniel Niggli is a member of the construction commitees in Berlin (2008– 12) and Zurich (2010– 14).

Their important recent construction projects include the Keystone OfficeBuilding Prag (2012), the Culture and Congress Centre Thun (2011), 'Im Viadukt'– Refurbishment of the viaduct arches in Zurich (2010), the Hotel City Garden in Zug (2009) and the expansion of the Public Record Office Basel-Landschaft in Liestal (2007). Planning and construction work has started on, among other projects, the new campus for the University of Applied Sciences and Arts at the Toni Site in Zurich (since 2006), the Swiss Film Archive in Penthaz (since 2007), the Housing Riedpark in Zug (since 2008) as well as buildings in Ordos, Inner Mongolia.

FRANCESCO ZUDDAS

JURTIN HAJRO

Francesco Zuddas (b. 1981) studied engineering, architecture and urbanism at the University of Cagliari and the Architectural Association where he received a Laurea cum laude and a Master of Arts with distinction. Since 2008 he's developed extensive research in Europe, North America and South-East Asia and has published articles and a book, and lectured on the relations between urbanism, architecture and the Knowledge Economy. He has taught urban and architectural design studios and history and theory classes at the School of Architecture of the University of Cagliari. He was Visiting Scholar at the Graduate School of Architecture, Planning and Preservation of Columbia University where he developed research that led to a PhD in architecture with a thesis titled "The University as a Settlement Principle. The territorialization of knowledge in 1970s Italy". In parallel to his main academic activity, in 2009 he started Urbanaarchitettura with Sabrina Puddu, an office working on small scale domestic projects and urban design competitions. He's currently coauthoring a book on the project of the university as a critical ground for experimenting new spatial solutions for a re-engagement between urban living & working.

Jurtin Hajro is the director of CoRDA – Center of Research and Design in Architecture and a professor in the Department of Architecture at Epoka University in Tirana, Albania. He received his Bachelor and Master courses in Architectural Design at the Middle East Technical University - Ankara, in 2009, following experiences as an assistant researcher in the same university. He practiced as a fellow architect in important Istanbul-based architecture studio beside Emre Arolat Architects and as a senior architect at Zambak Architects with whom he was assigned the design of Epoka Social Center, to be completed during his direction at CoRDA, a building that has received international attention in award nominations and academic publications. Jurtin Hajro is following the PhD studies on Architectural Tourism at Epoka University.

ARBJAN MAZNIKU

He is the Deputy Minister of Education and Sports since October 2013. Previously he was the Executive Director of Agenda Institute, a think-tank in Tirana that undertakes research and analysis on public policies in Albania, particularly in the fields of good governance, European integration, economic and social development. Prior to taking up this responsibility in January 2008, Arbjan worked for MJAFT! (Enough! in English), Albania's most successful civic movement that grew out of a youth movement. MJAFT seeks to achieve a well-governed Albania with active citizens, strong communities and a positive image in the world. Between 2005 and 2007, Arbjan was Policy Director at MJAFT, and between 2003 and 2005, he was MJAFT's Communications Director. Before joining MJAFT, Arbjan ran the Albanian National Debate Association for three years, coordinating the debate programmes of Albania's universities and high schools. Arbjan holds a Master's degree in Political Communications from the University of Sheffield in the UK and, prior to that, studied journalism at the University of Tirana.

BRUNILDA PASKALI

Ms. Brunilda Paskali has over 17 years of experience in leading and managing the organizational and financial administration of "WISDOM" shpk. Part of her job description was being in charge of the Board of Directors of WISDOM shpk and creating national and international networks with strategic national and foreign partners. Ms. Paskali was for 5 years Head of the Scientific and International Relations Department, as well as lecturer at the Faculty of Economic and Social Sciences at WISDOM University. She completed a two-year Master's degree from Norwich University in Vermont, USA in the field of Diplomacy, specializing in "Conflict Management" and has undertaken a series of postgraduate trainings in the field of International Relations and Diplomacy, International Employment Law and Business Immigration. She has organized and held speeches in several national and international conferences in the legal, economic and psychological field and the development of higher and vocational education. Since 2012 she is the deputy minister of the Ministry of Economic Development, Trade, Tourism and Enterprise.

ANILA SHEHU

Anila Shehu, was born in Tirana, in 1975. She graduated at the Faculty of Philology and History, got a master in the Faculty of Economics, Public Administration. During the years 2000-2011 she worked in several management positions in Tirana municipality. Since October 2013, she holds the position of the general director of Nr1 university student residence, Student Town.
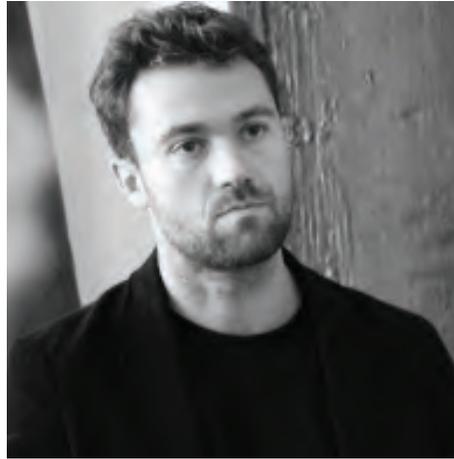
SIMON BATTISTI

Simon Battisti (1983 USA) is an architect and educator based in Tirana, Albania. He is a 2014–2015 Fulbright Fellow in Albania, and is a visiting instructor at Epoka University's Department of Architecture. He holds a Master of Architecture from the Harvard University Graduate School of Design, where he cofounded the Harvard GSD's student journal Very Vary Veri. He writes regularly about architecture and urbanism, and is editor of Flexible Leviathan: Reconsidering Scale and Fixity in Iztapalapa, Mexico City (Harvard GSD, 2015). He has worked in design offices in Los Angeles, Mumbai, and New York City. In Albania he is researching alternative procedures of construction finance.

EVALUATION AND JURY DECISION

BAUKUH + LIST + F&M INGEGNERIA SPA + SPACE CAVIAR+ BODA + ABKONS - WINNING TEAM

The jury appreciated the clarity of the architectural gesture with which the team proposed to define a new order to the student city without having necessarily to re-plan the whole site. However, the jury expressed some doubts about the viability of the lawn, a space of Anglo-American origins, and its adaptability to the cultural habits and the climate of Tirana. The jury also looked with interest to the proposal to mix faculty and teaching spaces to the main residential function so as to break from the dormitory character that the area has today. As for the residential typologies, the jury found the proposals of adaptation, rehabilitation and extension of the existing dormitories to be still at a schematic level, although understanding the team's argument that once a clear center to the campus is defined the other parts could be enhanced very effectively with simple moves. Finally, the jury praised the clarity of the graphic presentation that made the main design ideas emerge strongly.

ATENA STUDIO + DEA STUDIO

The thoroughness of the analytical studies by the team was considered to be outstanding, and the jury wishes to thank the team for the substantial amount of work they produced. The project proposes an overall reorganization of the ground that carefully reads the existing topography. The relations between buildings and the ground was clearly articulated in particular in the largest closed courtyard typologies by raising the corners of the buildings and letting the landscape flow in interesting ways beneath and among them. While praising the quality of some of the spatial episodes represented in the renderings, the jury found it difficult to define an overall strong idea and a vision for how the city of students could appear and work, and how the proposal would produce an advancement to the very idea of student residency and university campus living for the 21st century.

STUDIO ÇOMI

After a careful analysis of the existing tissue a system of new connections is proposed. In a 'loose grid-like' structure a clear division of parcels is created that is well connected to the surrounding system of roads and pathways. The aim of the plan is to establish zones and clusters of blocks with green space in between that could develop somewhat independent. The system of parcels and connections certainly creates the first step for doing so. The jury appreciates this. The next step in the master plan is the introduction of new program (library, sports and cultural facilities) by means of what the designers call ' continuous architectural infrastructure'. The chosen architecture and the scale of the new buildings make this master plan vulnerable. The Jury things that the success of the master plan in creating a new image for university life in the decades to come is very dependent on the quality of the new architecture. If the new buildings don't come, if they take long to get realized or if they are executed poorly the master plan runs a high risk of failing. In other words, the jury has not been able to read in this master plan a vision for a new way to organize and guarantee campus life that goes beyond renovating what is there and introducing new high quality facility buildings. A practical consideration of the jury is that some of the newly proposed streets cut through very difficult illegal but private fabric. It is clear that this would be a difficult thing to do but the results of this operation is less clear.

ALN | ARCHITEKTURBÜRO LEINHÄUPL+NEUBER GMBH + STUDIOARCH4

The starting point for this master plan is an analysis of program, student needs and spatial proximity. The conclusion is that extra program to realize a 'hybridization of student city' needs to be spread of the campus. In order to achieve this the designers develop a system of add-ons: specific extensions to existing buildings that will allow of the introduction of basic needs such as private toilets and collective spaces. Besides modules that could be added on, over and in-between the existing buildings this master plan also wants to facilitate a further hybridization of the existing residential typologies by introducing new dwelling types that could also for instance house young couples or starting professionals. The jury believes that the potential to mix more forms of life in one campus and the practical yet effective strategy to improve the current dormitories with add-ons potentially could work. Although is remains unclear to what extend the success of the master plan is dependent on the quality of the execution of the add-ons and the new buildings. What the jury appreciates is the under laying idea for a new campus that would not house one type of students but will provide a space for students to take their first steps in their 'dwelling career'.

VLERËSIMI I JURISË NDËRKOMBËTARE

BAUKUH + LIST + F&M INGEGNERIA SPA + SPACE CAVIAR+ BODA + ABKONS - SKUADRA FITUESE

Juria vlerësoi qartësinë e treguesve arkitekturore me të cilat ekipi propozoi përcaktimin e një rregulli të ri për qytetin e studentit pa pasur nevojën për të riplanifikuar të gjithë qendrën. Megjithatë, juria shprehu disa dyshime për realizueshmërinë e lëndinës, një hapësirë me origjinë Anglo-Amerikane, dhe përshtatshmërinë e saj për zakonet kulturore dhe klimën e Tiranës. Juria pa gjithashtu me interes propozimin për të përzier hapësirat e fakultetit dhe mësimdhënies me funksionin kryesor rezidencial në mënyrë që të shkëputet nga karakteri i konvikteve që zona ka sot.
Përsa i përket tipologjive rezidenciale, juria zbuloi se propozimet e përshtatjes, rehabilitimit dhe zgjerimit të konvikteve ekzistuese janë ende në nivel skematik, edhe pse kuptimi i argumentit të ekipit që sapo të caktohet një qendër e qartë në kampus pjesët e tjera mund të përmirësohen shumë efektivisht me lëvizje të vogla. Së fundi, juria vlerësoi qartësinë e prezantimit grafik që bëri që idetë kryesore të modelit të shfaqen fuqimisht.

ATENA STUDIO + DEA STUDIO

Tërësia e studimeve analitike nga ekipi është konsideruar të jetë e arritur, dhe juria dëshiron të falënderojë ekipin për sasinë e konsiderueshme të punës që ata kanë kryer. Projekti propozon një riorganizim të përgjithshëm të tokës që me kujdes lexon topografinë ekzistuese. Marrëdhëniet ndërmjet ndërtesave dhe tokës janë artikuluar qartë në veçanti në tipologjitë e oborrove të mëdha të mbyllura duke rritur qoshet e ndërtesave dhe duke bërë të mundur që peizazhi të rrjedhë në mënyra interesante nën dhe në mesin e tyre. Duke vlerësuar cilësinë e disa nga episodeve e hapësirës të përfaqësuara në pasqërim, juria e kishte të vështirë për të përcaktuar një ide të fortë të përgjithshme dhe një vizion për mënyrën se si qyteti i nxënësve mund të shfaqet dhe të funksionojë, dhe se si propozimi do të prodhonte një avancim në idenë e vërtetë të qëndrimit të studentëve dhe jetësën në kampusin universitar për shekullin e 21-të.

STUDIO ÇOMI

Pas një analize të kujdesshme të indeve ekzistuese është propozuar një sistem i lidhjeve të reja. Në një strukturë të 'lirshme të rrjetit, një ndarje e qartë e parcelave është krijuar që është e lidhur mirë edhe me sistemin rrethues të rrugëve dhe kalimeve. Qëllimi i planit është të krijojë zona dhe grupe të blloqeve me hapësirë të gjelbër në mes që mund të zhvillohet disi e pavarur. Sistemi i parcelave dhe lidhjet me siguri që krijojnë hapin e parë për të vepruar kështu. Juria e vlerëson këtë gjë. Hapi i ardhshëm në planin kryesor është futja e programit të ri (biblioteka, mjete sportive dhe kulturore) me anë të asaj që projektuesit e quajnë 'infrastruktura e vazhdueshme arkitektonike". Arkitektura e zgjedhur dhe shkalla e ndërtesave të reja e bëjnë këtë plan kryesor të pambrojtur. Juria mendon që suksesi i lanit kryesor në krijimin e një imazhi të ri për jetën universitare në dekadat që vijnë është shumë e varur në cilësinë e arkitekturës së re. Nëse ndërtesat e reja nuk ndërtohen, nëse duhet kohë për ti realizuar, ose në qoftë se ata janë realizuar/ ndërtuar dobët plani kryesor rrezikon të dështojë. Me fjalë të tjera, juria nuk ka qenë në gjendje për të lexuar në këtë plan kryesor një vizion për një mënyrë të re për të organizuar dhe garantuar jetën e kampusit që shkon përtej rinovimit, ajo çfarë është atje dhe futjen e objekteve të reja të cilësisë së lartë. Një konsideratë e volitshme e jurisë është se disa prej rrugëve të propozuara rishtazi hasin shumë vështirë të prodhimit të paligjshëm, por privat. Është e qartë se kjo do të jetë një gjë e vështirë për tu bërë, por rezultatet e këtij operacioni janë më pak të qarta.

ALN | ARCHITEKTURBÜRO LEINHÄUPL+NEUBER GMBH + STUDIOARCH4

Pika e fillimit për këtë plan kryesor është një analizë e programit, nevojat e studentëve dhe afërsisë hapësinore. Përfundimi është se duhet të përhapet në kampus një program shtesë për të realizuar një "hibridizim të qytetit studentit. Për të arritur këtë projektuesit kanë zhvilluar një sistem për shtesa: zgjatje specifike për ndërtesat ekzistuese që do të lejojnë plotësimin me nevoja themelore siç janë VC private dhe hapësirat kolektive. Përveç moduleve që mund të shtohen, mbi dhe në mes të ndërtesave ekzistuese, ky plan kryesor gjithashtu dëshiron të lehtësojë një hibridizim të mëtejshëm të tipologjive ekzistuese të banimit duke futur lloje të reja të banesave që mund t'u japë strehë edhe çifteve të rinj apo profesionistëve që sapo kanë nisur punën e tyre. Juria beson se potenciali për përzierje të shumë formave të jetës në një kampus dhe strategjisë praktike por efektive për të përmirësuar konviktet aktuale me shtesat potencialisht mund të funksionojë. Edhe pse mbetet e paqartë se deri në çfarë mase suksesi i planit kryesor varet në cilësinë e ekzekutimit të shtesave dhe ndërtesat e reja. Atë çfarë juria vlerëson është ideja themelore për një kampus të ri i cili nuk do të strehojë vetëm një lloj të studentëve, por do të sigurojë një hapësirë për studentët për të marrë hapat e parë në eksperiencën e "banimit" e tyre.

02 BAUKUH + LIST + F&M INGEGNERIA SPA + SPACE CAVIAR + BODA + ABKONS WINNING TEAM

### TEAM COMPOSITION:

List
Urban & Territorial overview
Landscape design

F&M
Technical expertise
Cost & phasing

Baukuh
Team coordination
Architectural design

Space Caviar
Art, identity

Boda
Signage
Communication

Abkons
Local architects
Contextual input

Public universities
Private universities
The campus
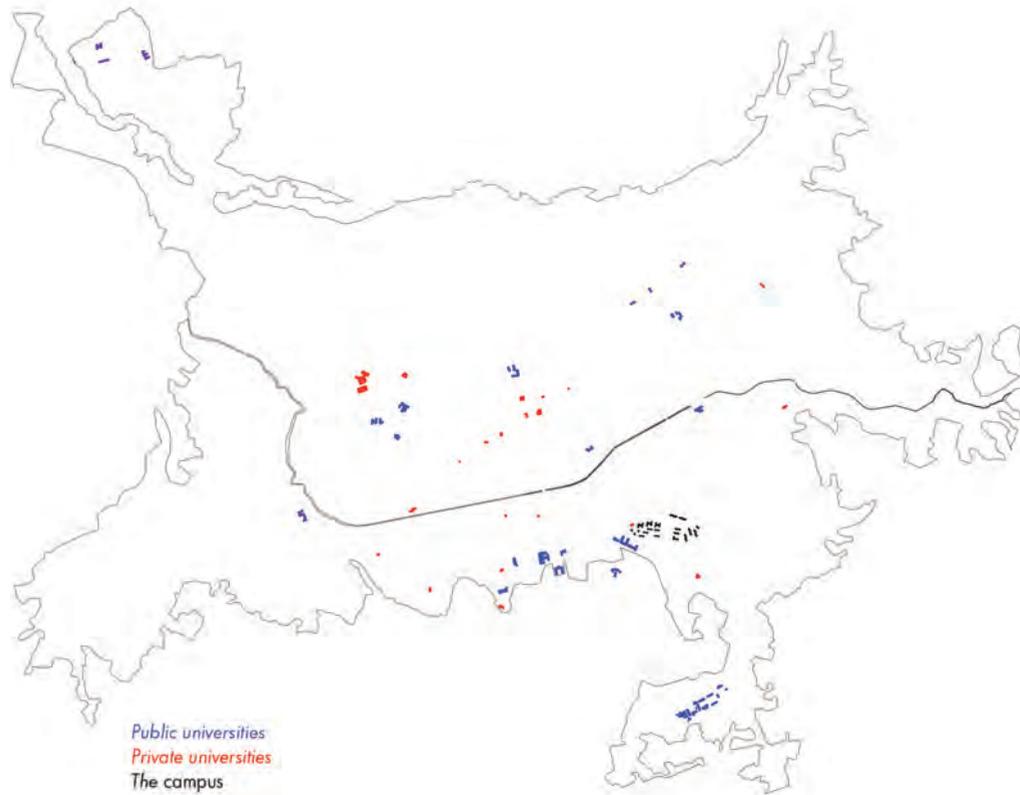
The Student City needs to be considered in relation to the overall educational offer of Tirana. Since the 90s, a number of private universities started to be active in the city, entirely changing the dynamics of the higher education in Albania. The Student City is no more the only place where university students live; the public university is no more the only place where students can receive higher education. This means that the Student City must relate to a plurality of universities and to a plurality of privately owned residential clusters scattered through the city.

Universities in Tirana

GEOGRAPHY

The Student City lies on the mild hills forming the background of the Tirana metropolitan region. By observing the Student City from a geographical point of view it is possible to rediscover the forgotten assets and to activate the hidden potentials of the context. In fact, the Student City is part of the larger system of hills, rivers, small valleys and lakes that characterizes the entire Durana metropolitan region. This mild landscape dotted with parks and lakes has a recursive organization, with minor elements repeating the configuration of larger figures. The Student City sits just next to the Parku i Madh and to the Tirana artificial lake. The Student City includes a large sloping ground, opened towards the Parku i Madh. This part of the complex is its main resource. The potential openness of this sloping ground oriented towards the south needs to be protected and turned into the centre of the new Student City.

This ample field in fact provides the Student City with the much-needed openness, it offers to the entire complex the crucial scale to appear as an explicitly public space and to establish an evident relation to the Parku i Madh and, through that, with the entire geography of the region. The Student City finds its position inside Tirana by clarifying its position in its geography: by choosing to become a green satellite of the Parku i Madh and so exposing a possible green constellation of open spaces immediately south of the rigid monumental system developing around the boulevard Dëshmorët e Kombit.
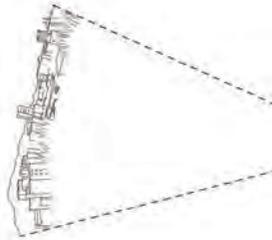
Bird's eye view of Tirana
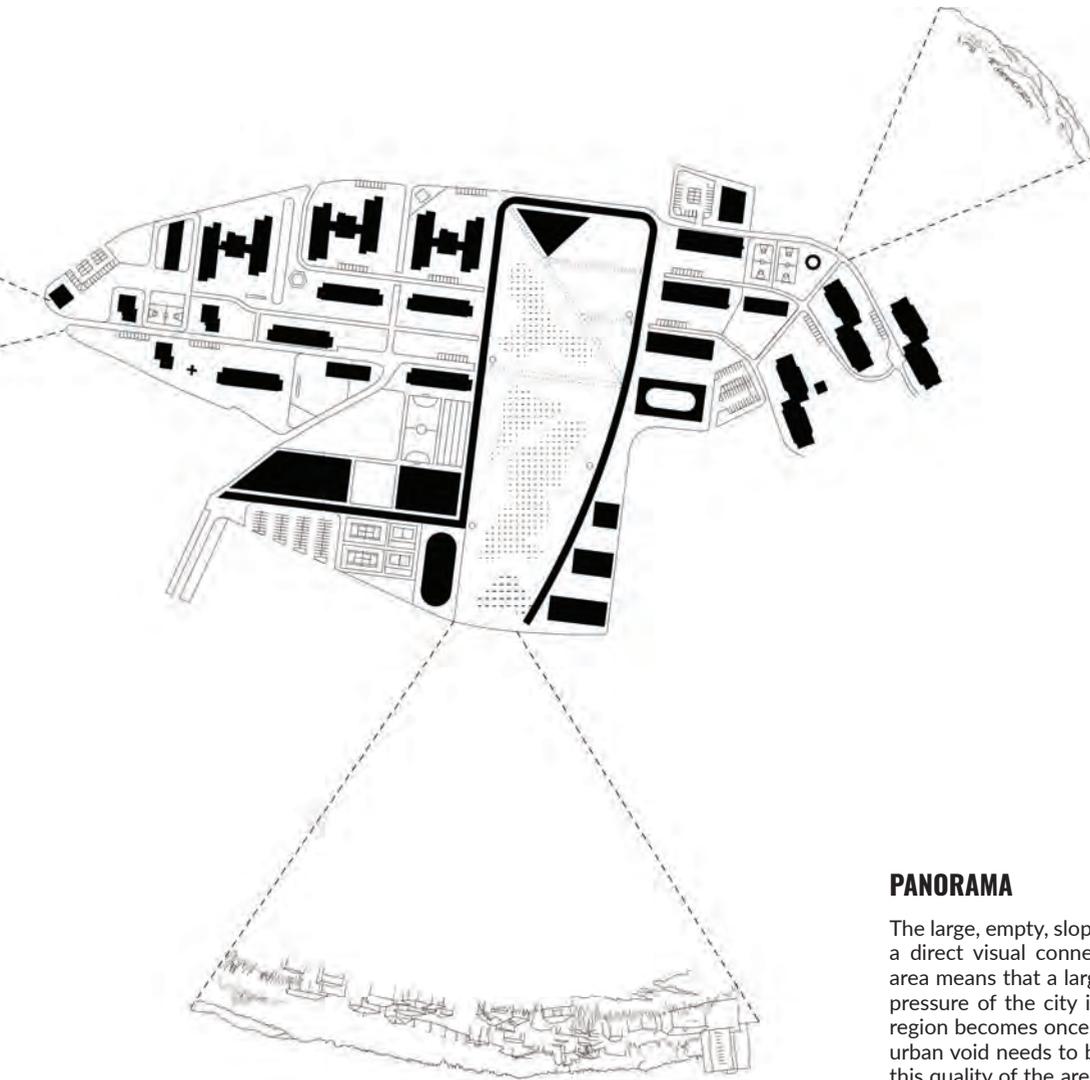
Panoramas from the campus

PANORAMA

The large, empty, sloping ground opens towards the south and establishes a direct visual connection to the Parku i Madh. The openness of this area means that a larger panorama appears in the middle of the city. The pressure of the city is suspended for a while and the geography of the region becomes once again evident. This asset related to the scale of this urban void needs to be protected: new buildings should not compromise this quality of the area. The central part of the Student City should stay a void – a green core open towards the south in order to establish a relation with the park and with the hills behind it.

CITY

The Student City is a very recognizable fragment inside Tirana. Inside the city few elements can be compared to the Student City: only the boulevard Dëshmorët e Kombit and the monuments disposed along it, the university hospital and the military academy, the embassies, the large urban voids of the former military airport and of the train station, the custom and the former Kombinati textile industry play a role somehow similar to that of the Student City. And while the majority of these parts are scattered through the city without generating clear figures and with limited potential to establish relations with other urban figures, the Student City can be grouped with the Parku i Madh, with the Palace of Brigades and the Cemetery of the Martyrs and with the Tirana and Farka lake to produce a clear figure, with a shared relation to nature and a distinctive urban tone. This ensemble emerges as a possible complementary urban constellation, capable to balance the monumental system aggregated along the boulevard Dëshmorët e Kombit. While the clarity of the urban sequence along the axes designed by Brasini was never lost through all the transformations of the city, the (lighter and more fragile) constellation including the park and the Student City needs to be redefined and re-established. This operation is not only fundamental for the design of the Student City, but also for the equilibrium of the Parku i Madh and of the entire city. The development of the southern green core as an urban figure alternative and complimentary to the Brasini axes is one of the greatest urban challenges of Tirana in the next years. The transformation of the Student City is a crucial episode in the production of this new urban figure. The internal organization of the Student City needs to contribute to the emergence of this figure.

Artificial lake of Tirana

Student City Campus

Martyrs Cemetery

Palace of Brigades

Tirana Urban Constellation
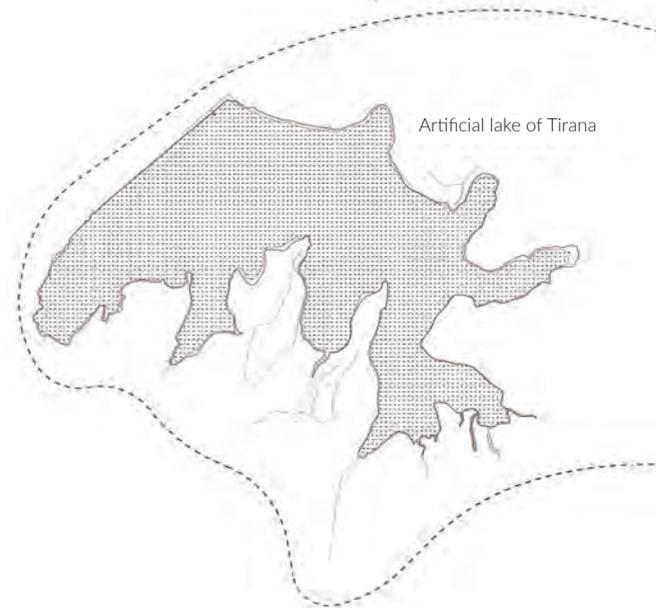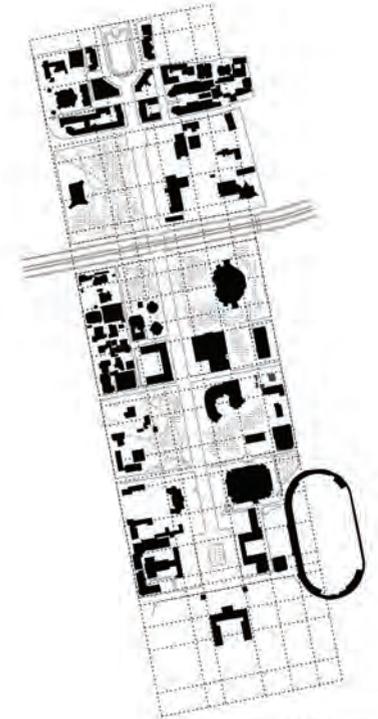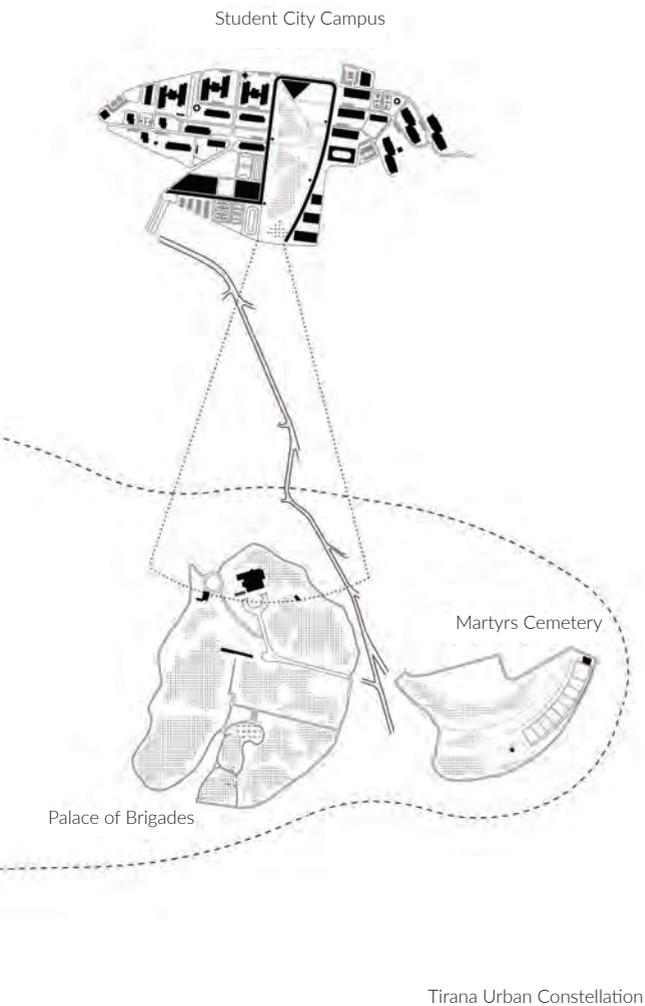
SPACE

A major asset of the Student City is space. The area to the south is in fact largely empty. This abundance of space is incredibly precious in the contemporary city and should not be underevaluated and wasted. Void is especially precious in a city as dense as Tirana, where all available voids have been frantically colonized in the 90s, leaving the city without major parks (with the exception of the Parku i Madh) and without anything but a very fragmented type of public space (with the exception of the spaces along the boulevard Dëshmorët e Kombit). In the current Student City it is possible to discover a possibility of space (a possibility of a plurality of scales, and so a possibility of landscape). This possibility, this implicit generosity of space, suggests the possibility of a plural program and a multitude of users.
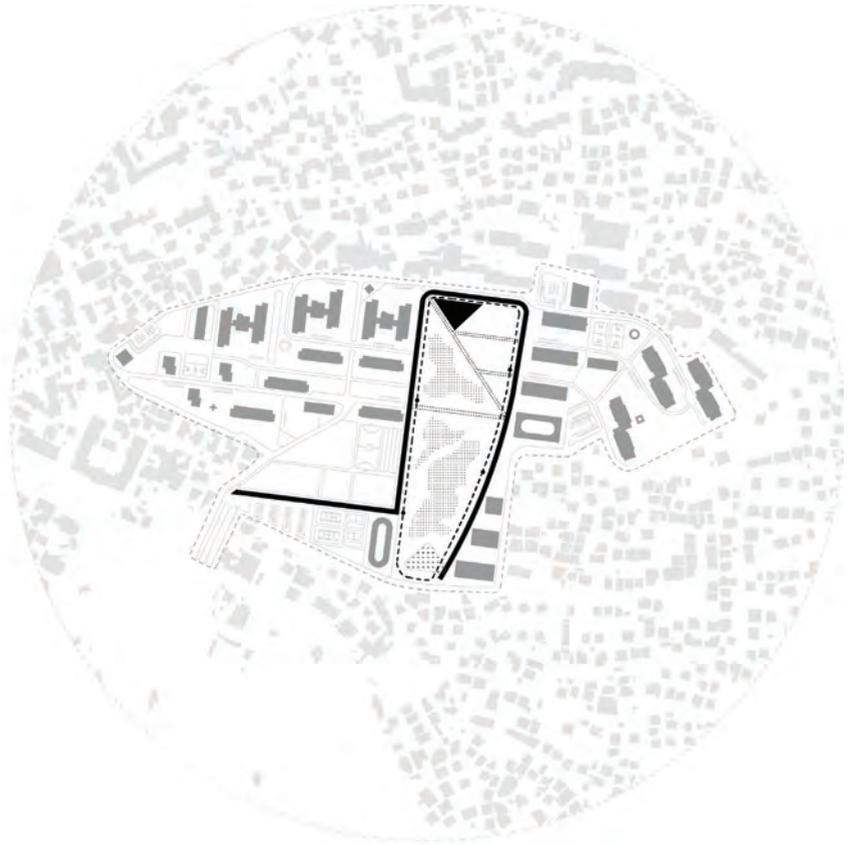
THREE LEVELS

The campus is subdivided in three different levels: the core, or the lawn, the university dormitories and faculties and the connective tissue bordering the city. These three zones have different degrees of intensity and identity: the lawn collects all public life in the campus, the dormitories and faculties provide the critical mass the populates the lawn, the in-between zone mediates with the city and offer a place to a large array of minor activities that are necessary for the campus and the city to operate next to each other.

1. The Lawn
2. The Campus
3. The City

New series of public spaces of the campus needs to find a precise collocation inside of the articulated collection of urban assets of Tirana. The public spaces we propose have different roles (urban, commercial, busy, quiet) and different tones (formal, informal, relaxed) corresponding to the different needs of a contemporary city. These features are summarized into the lawn, where different natures will coexist, manifesting in different moments of the day or in different seasons of the year. The lawn is multiple but not hyper-specified; it maintains a certain generous indeterminacy that allows for multiple (also unexpected) appropriation. In the lawn it is possible to relax and to study, to create small groups and to be alone and study under a tree. In the lawn it is possible to play informally and to organize big concerts. The immediately recognizable figure of the lawn puts the campus inside the collection of public spaces of the city.

Activities. We propose the reorganization of the forces already at play in the Student City in order to generate the campus. The campus will become a space of intense, spontaneous and planned cultural activities, stimulating the connection with the city and the dialogue with the educational system. The students will play the principal role as the initiators of a cultural process that in the future will involve the entire city and then, crossing the boundaries of Tirana, will be a call for international artistic and cultural institutions. Events will play a crucial role to bring into the campus a type of users who normally would not enter in contact with this part of the city. As such, the program of events is also instrumental to attract new possible users (and clients) for the campus. The new urban organization re-thinks the hierarchy between the city and the campus introducing the presence of new actors. The campus will end up with an incredibly varied population: resident students, students living in the city and studying in the campus, Erasmus students, professors, visiting professors, researchers, lecturers, artists in residence, citizens coming for the everyday events, citizens coming for the particular events hold in the lawn(concert, festivals...), campus workers, athletes and more.

LIBRARY

cinema
lectures
theatre

dormitory

free pc station

dormitory

3 p.m.
studying

8 a.m. library open
9 a.m. lectures conversation
12 a.m. lunch
2 p.m. research
6 P.M. happy hour

study room

restaurant

EXHIBITION SPACE

bar
bar
bar
bar
bar
bar
bar
bar

pub

CLUB

pc shop
stationary store

bookshop

11 p.m.
PARTY

10 p.m.
CHILL-OUT

shop

9 a.m.
working

6 p.m.
bike tour

workshop

9 p.m.
performance

shop

10 a.m.
WORKSHOP

10 p.m.
concert

DOR
MITO
RY

3 p.m.
children playing

dormitory

5 a.m. working

10 A.M. LESSONS

11 a.m. sport

sport

4 p.m.
fitness course

5 p.m.
dog walk

faculty

7.30 a.m.
sport

COMMUNICATION STRATEGY

The series of transformations and the introduction of new program will turn the current Student City into a recognizable urban episode with a precise figure. Our proposal to turn the Student City into a campus also involves a specific strategy for a new visual identity. The new visual identity will indeed contribute to a clear definition of the figure of the campus in the collective mental map.

The visual strategy is not just an aesthetic or stylistic exercise, rather it is the construction of a pragmatic and coordinated system of actions operating both inside and outside the campus. Inside the campus, the visual strategy leads to a unified image and to an enhanced experience. Outside the campus the visual strategy aims at disseminating the image of the campus in Tirana everyday life by means of a variety of simple tools such as gifts, gadgets, pins, and bags that can be spread in a subliminal and viral way. The campus will appear as an original and recognizable system of visual experiences, a knot of multiple metropolitan signs. The campus is a combination of many different elements of different scales and the communication will operate by means of a combination of physical and immaterial elements: architecture, graphic design and technologies. The communication strategy involves several levels of perception, each one addressed through different supports operating at different scales: international, urban, and local.

At a global scale, the first element of the communication strategy of the new Tirana campus is its own name. "Tirana campus", which indeed immediately identifies a centre of learning with an international vocation. This clear, iconic individuation of the campus helps also locating it – as an urban fragment – inside the city. At the local scale, the communication strategy proceeds by clearly naming each element of the campus, improving accessibility and functionality. Inside each building a coordinated system of signs helps orientation, showing the vertical connections, from the ground level until the single room.
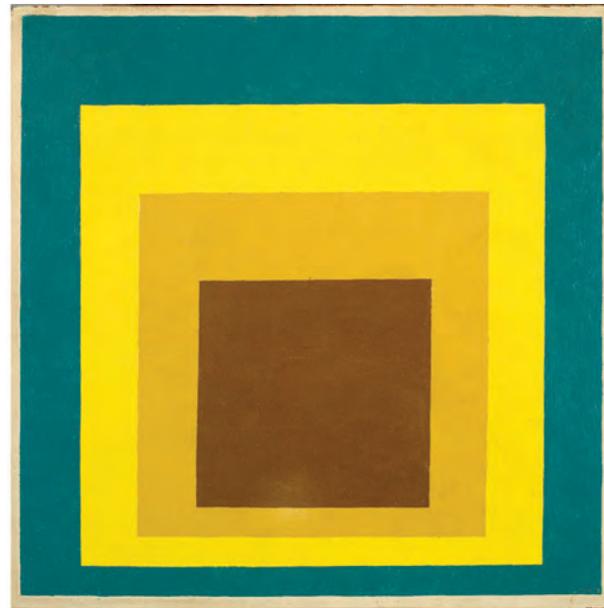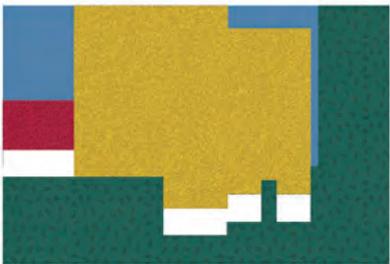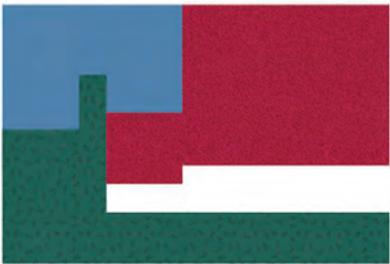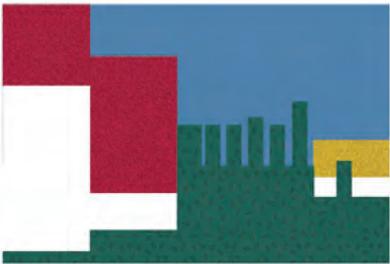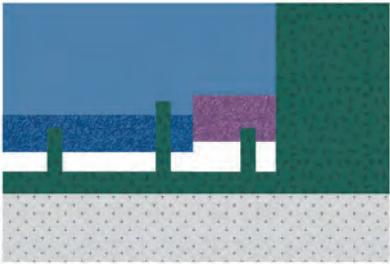
Josef Albers "Homage of the square"

Ground floor plan   First floor plan

TRANSFORMATION OF EXISTING BUILDINGS

TYPOLOGIES

We propose to demolish only an extremely limited amount of existing buildings: only the power plant, a canteen, the Building 15 and the Building 19. Also we believe it is not necessary to demolish the illegal buildings which do not interfere with the life of the campus. We believe it is possible to restore all remaining dormitories and obtain various combinations of rooms for two or three students, all with toilets inside the room. Kitchens will be either included into rooms or organized as collective spaces depending on the configuration of the different buildings. New collective facilities (such as laundries, TV rooms) will be introduced in all dormitories. We propose to add elevators (inside the buildings) and stairs (new structures, attached to the buildings) in order to fulfil the requirements of safety legislation. Insulation will be realized by wrapping the exterior of the buildings with industrial insulating panels finished with plaster. All new parts added to the existing buildings are placed in order to limit as much as possible the production of new façade surfaces, so that the envelope of the building remains limited in relation to its volume, keeping insulation costs as low as possible.

Transformations of the partitions among the rooms will be kept as limited as possible, simply coupling some units, or changing the distribution of the buildings. At the ground floor new public and commercial activities will be located. The half of the ground floor towards the porch of all dormitories directly connected to it will be opened by cutting large windows assuring visual continuity with the loggias connecting the building with the porch. Collective spaces in the upper levels (now showers or kitchens) will be turned into a more complex range of facilities (kitchens, TV rooms, party rooms, recreational rooms). Private sphere and public sphere will consequently be better defined, allowing both more privacy and more collective life.
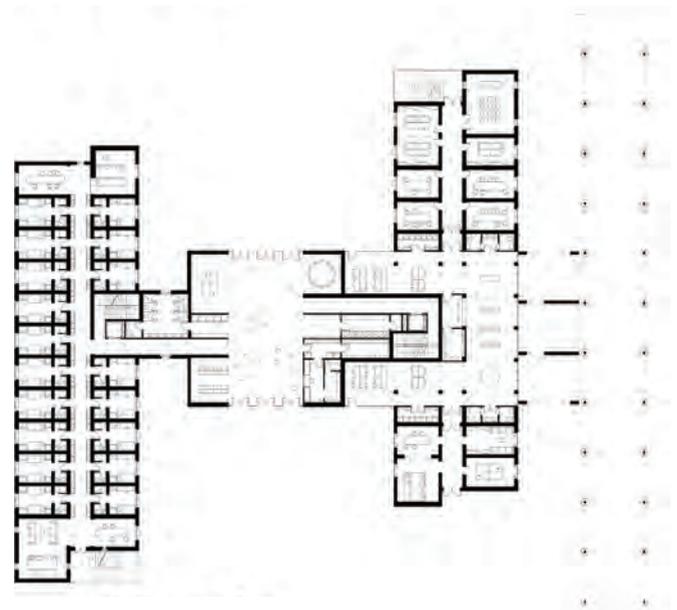
Ground floor plan
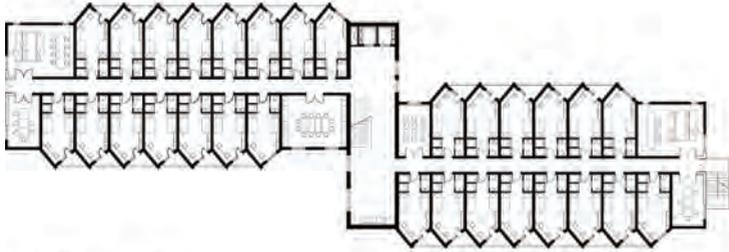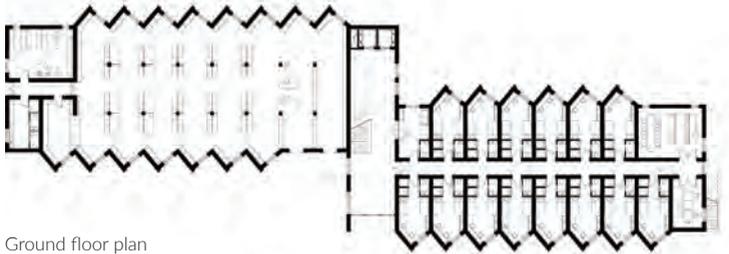
First floor plan
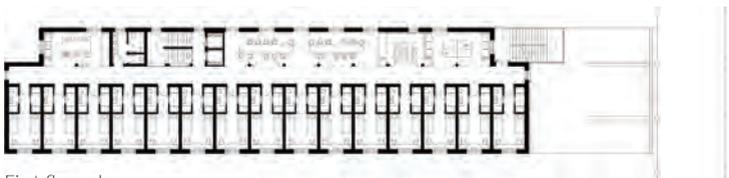
Ground floor plan

First floor plan
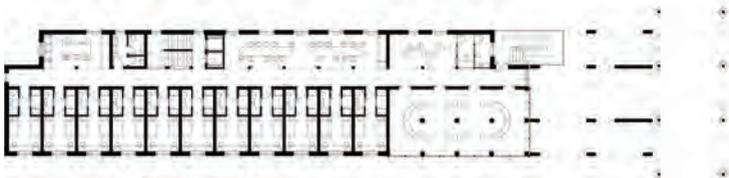
Ground floor plan

STRUCTURAL DESIGN METHODOLOGY

The structural design will follow guidelines inspired by innovative solutions, enhancing space availability, environmental sustainability and safety. Concerning the existing buildings, the proposed interventions include:

· adding new volumes
· inserting new stairs
· inserting new lift cores

Every new volume will be realized as an independent one, with seismic joints that will grant free movements between the old and the new structure, whilst assuring the architectural continuity. All existing structures will be analysed regarding the structural aspect and in case of necessity it will be developed a renovation plan that could encompass:

· use of reinforced concrete
· use of steel
· use of armed masonries

The existing structures will be supplied with concrete cores as elevator and stair shafts, thus to increase the required lateral stability and efficiently transfer the lateral load to the foundations.

After a careful survey, the static condition of the existing buildings will be assessed. The structural system proposed, in order to solve eventual structural issues is a three-dimensional mesh of inox-steel. This mesh consists of bars, slotted plates, ribbons, eventually integrated with an extruded high-strength mesh. In case of RC application, "L" elements are used at the corners of the structural members, connected by steel strips and enticed with a special mortar.

The new buildings are all extremely efficient and inspired by very simple, functional considerations. In fact, given that the complexity and the richness of the urban experience is provided by the public space and by the landscape, buildings can be relatively simple and inexpensive. The canteen is a large, flat triangular building open onto the lawn, allowing to eat in contact with the landscape. The hotels are simple squared five-floor towers with different typologies of rooms. The faculty A is a 3-level courtyard building. The faculty B is a low building with a central corridor and classrooms of different size distribute on its two sides. The multi-functional building is a simple three-floor box where two functions are coupled on each floor.

New Buildings, Model view

CANTEEN

1st floor plan (library)
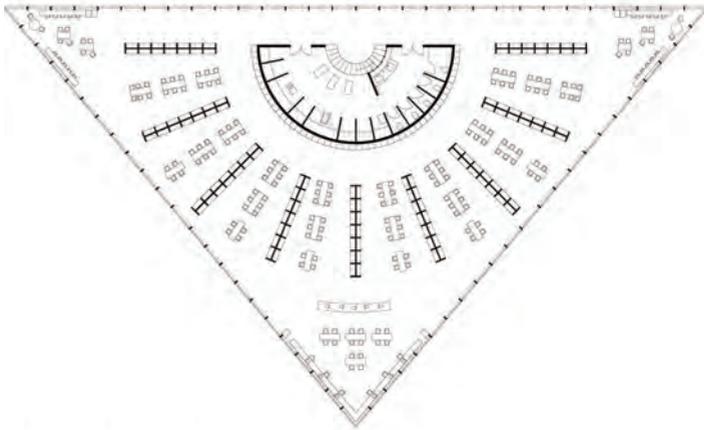
Ground floor plan (canteen)

MULTI - FUNCTIONAL
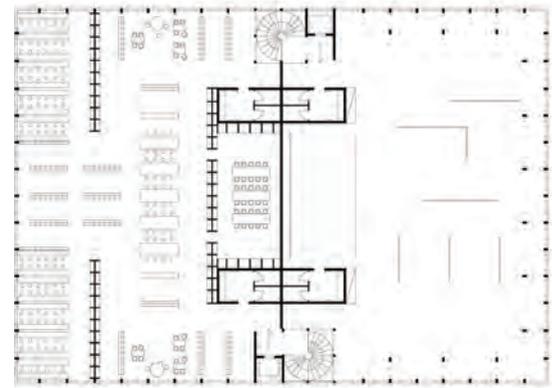
1st floor plan (library / showroom)
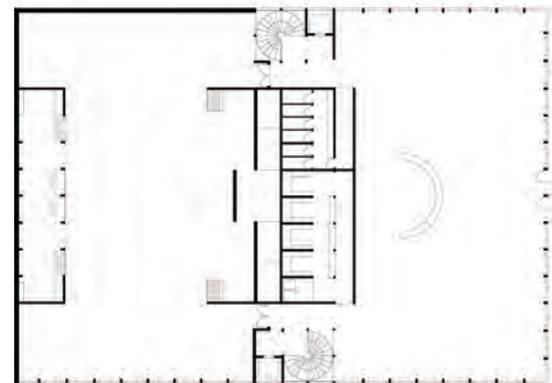
Ground floor plan (conference / reception)

Structural Design Methodology. The new structures will be realized in reinforced concrete. Reinforced concrete indeed is well-known and an easily available technology in the Albanian context. The intended structures will consist of two to five floors above ground. Therefore, the proposed structures will be realized with reinforced concrete which grants higher performance in terms of durability and cost saving. Regarding the superstructure envelope, it will be made of reinforced concrete too, in order to better fit the architectural aesthetic requirements. The framing system of the new buildings will be represented by columns and flat slabs, whilst concrete cores will be strategically located. The above mentioned solution will provide wide spans in order to grant efficiently wide residential space along with a high design flexibility.
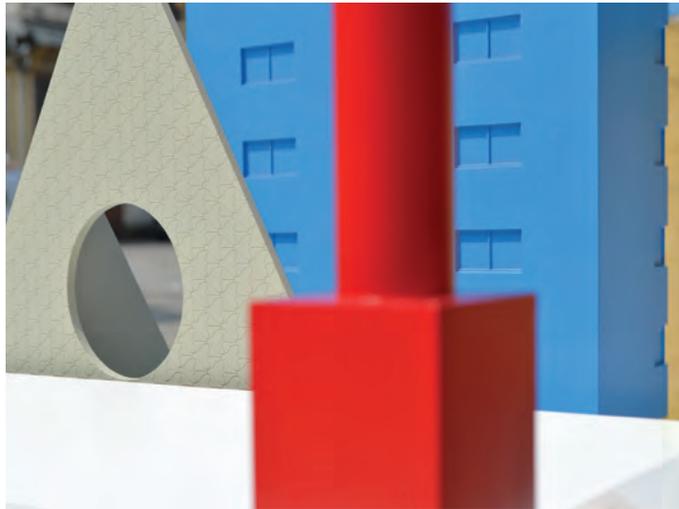
New Buildings, Model view

FACULTY
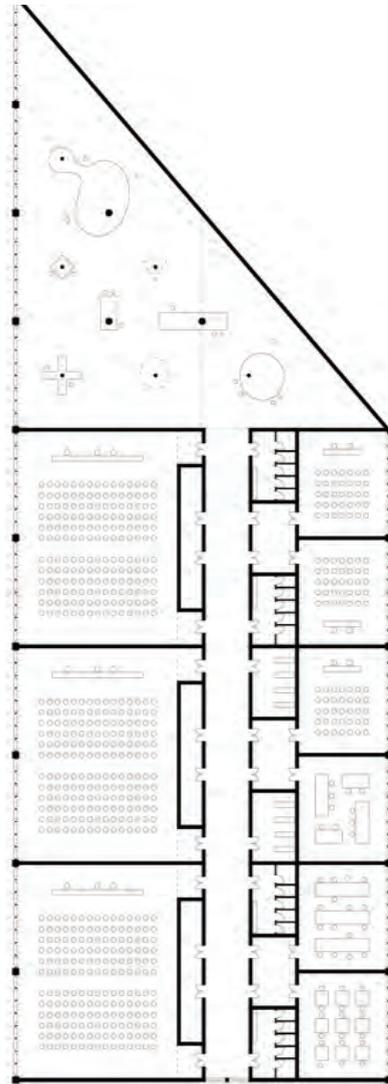
HOTELS

2nd floor plan

1st floor plan

Ground floor plan

Ground floor plan

New Buildings, Model view
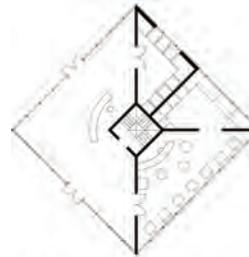
PHASES

The project addresses a relatively long time-span and faces relatively uncertain conditions for its development. For this reason, we understand our phasing scheme more as a logical than as a chronological sequence (more as a list of what to do before and what to do after, than as a precise program with deadlines to match at all costs). The simplicity of the proposed scheme allows to adapt to possible changes. The project defines a robust logic in which different actions follow one another without asking the city to commit now to a rigid multi-year plan. Also the mathematics of the project is adaptable. Indeed the campus can work (both from an economical, a social and an urban point of view) either with 4,000 or 8,000, or 10,000 students living there. Our scheme is adaptable to this variety of possible scenarios. Also, our proposal precisely identifies a series of simple, evident and relatively inexpensive interventions that could immediately be read by the population of both the Student City and Tirana and so operate as an activator for the entire transformation process. We indeed propose a series of interventions that will turn the Student City into a completely new environment in two years, although the schedule for the restoration of dormitories will probably develop in a longer time-frame.

Master plan "Campus"

03   BOLLES + WILSON

TEAM COMPOSITION:

Project Coordinator
Lusi Bernos
Stephanie Eckelman

Local Experts
Andrea Maliqari
Besar Zilfa
Denada Veizaj
Arian Lako

What is a student city?
A city is blocks: private accommodation, offices, apartments, student residences.
A city also has public spaces: streets, piazzas, parks.
A city is a palimpsest: accumulated layers and histories (it is rarely a tabula rasa); existing structures and topographies are therefore the basis and starting point for this masterplan.

It is first and foremost a city
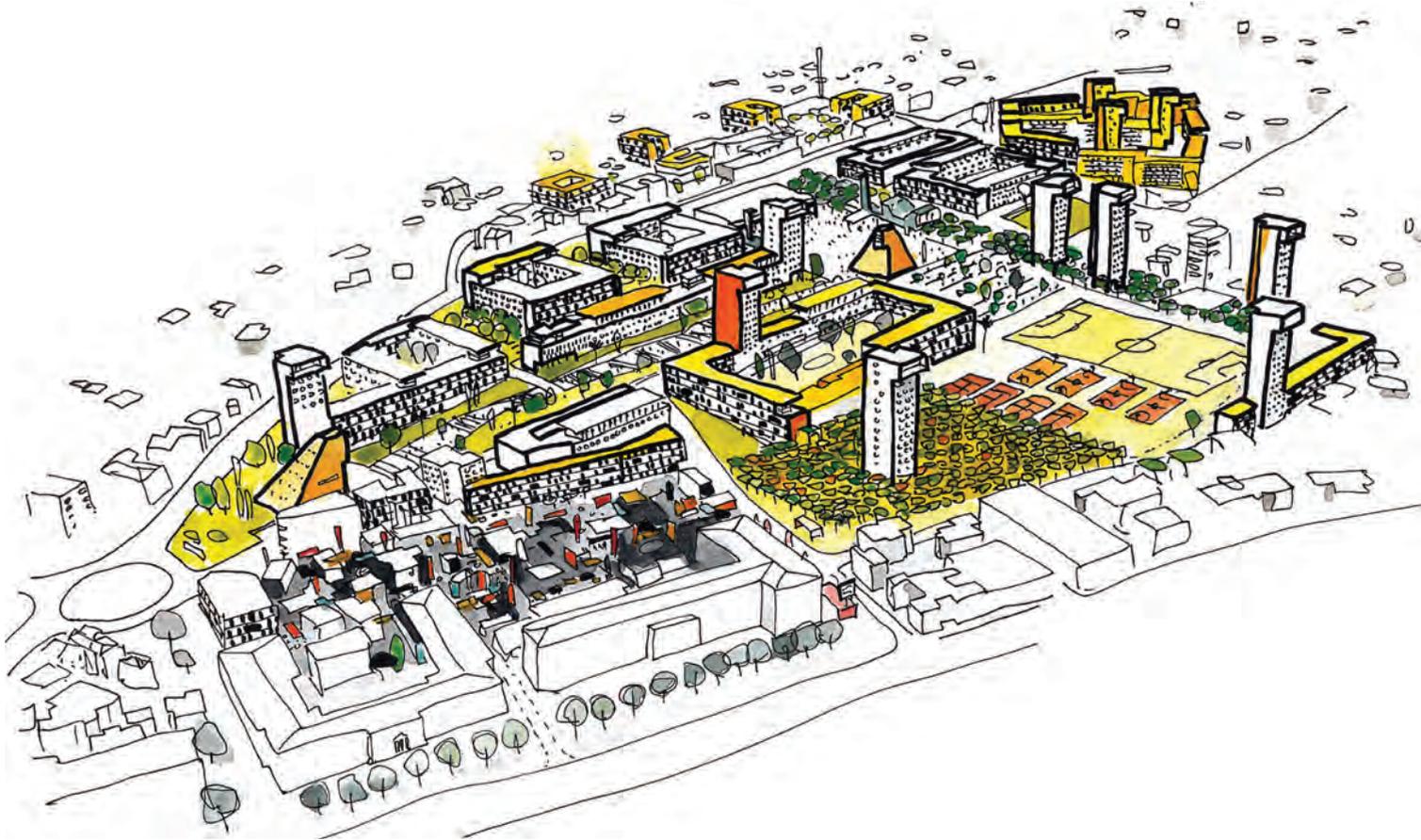
VISION

The Potential of Tirana's Student City. Between the scale of regulatory plans and that of individual buildings lies the task of building neighborhoods. This co-opts not only the physical fabric of the city but also the social component and a particular constellation of public spaces that engender communication as well as a sense of belonging. This is what dense layers of historic cities offer. It could also be engendered by re scripting the existing isolated modernist buildings of the Student City tying them together to create density and a network of layers, movement routes, public rooms and pocket parks. Topography and an appropriation of level changes are obviously another theme to be activated in the dense urban cocktail, we envisage the Student City being enriched by the sort of alchemy that BOLLES+WILSON have applied in Perugia and also in Korca.
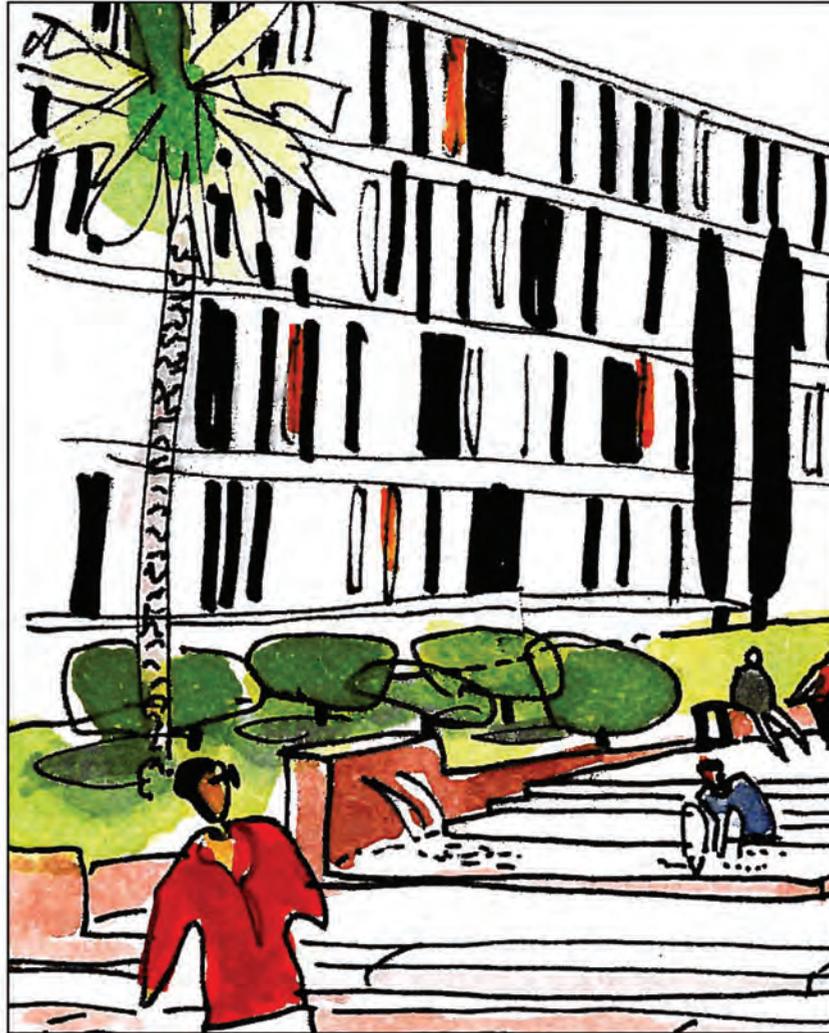
Colleges facade principle
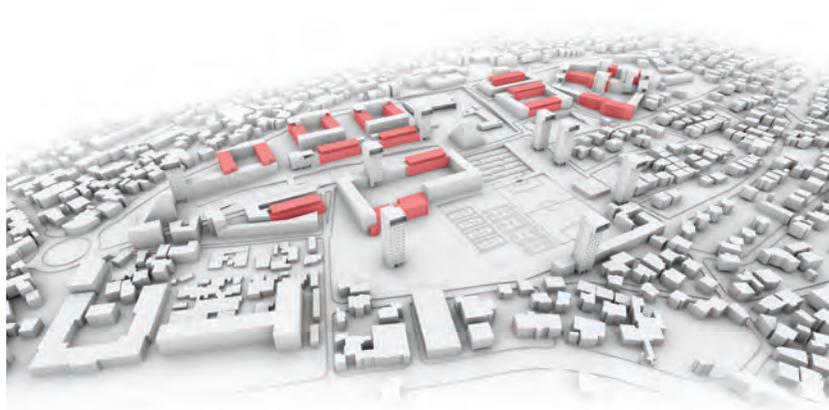
A. Existing Student Residences - retained as the basis for the new densification.

B. New additions define individual residential colleges each with its internal garden.

C. Symbiotic combination of existing + new = Student city as blocks
Blocks = College: A residential unit based on the Oxford / Cambridge University Model

The zone north of the new street is a family precinct, for students with partner and kids. It has a children's library, a medical centre, playgrounds and corner shops.

College 1   College 2   College 3   College 4   College 5

Downtown College   Lemon Orchard College   College 8   Valley College   Gardening College

New   Existing

Colleges student room plan principle II

Existing   New

Colleges student room plan principle I

Existing   New   New   Existing
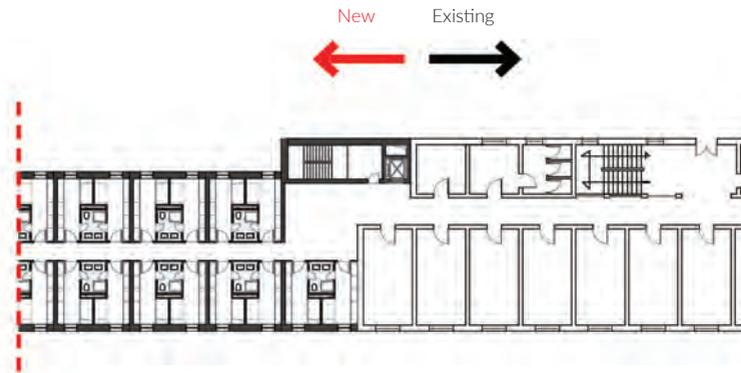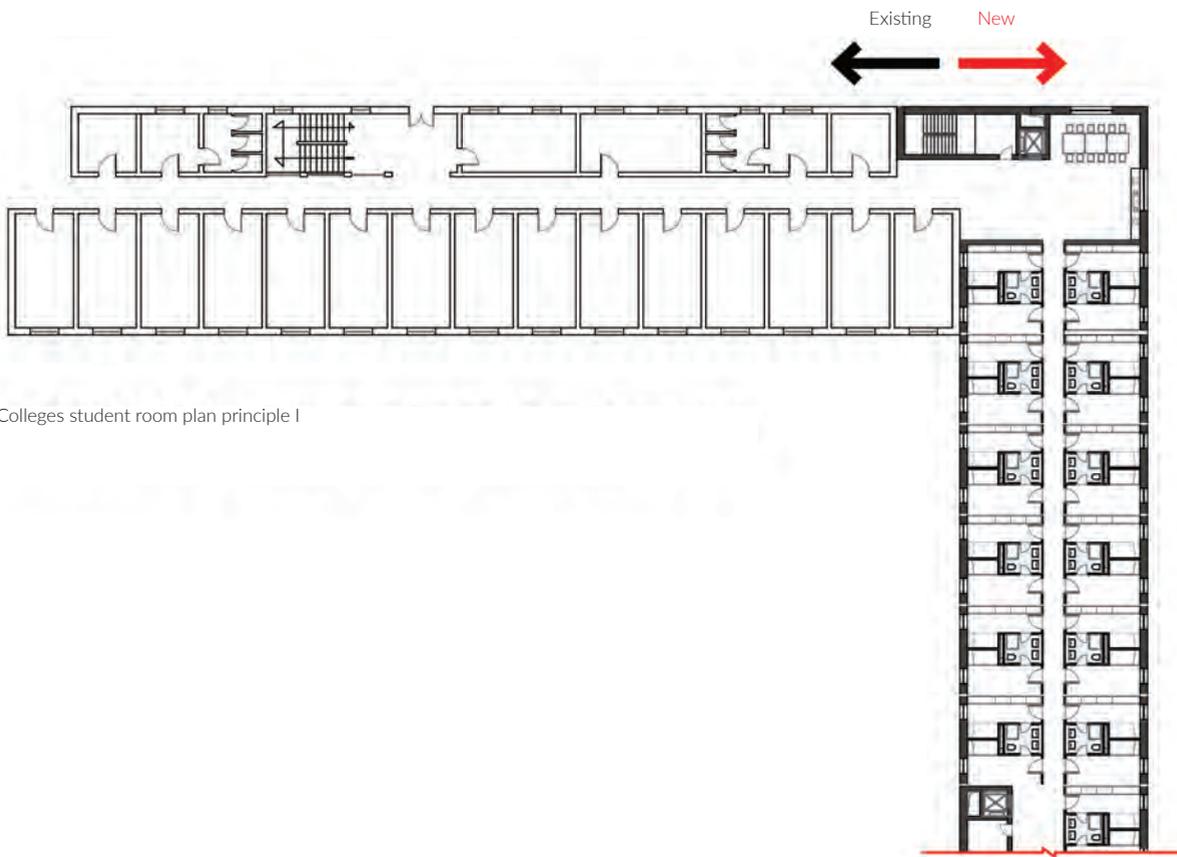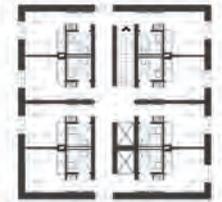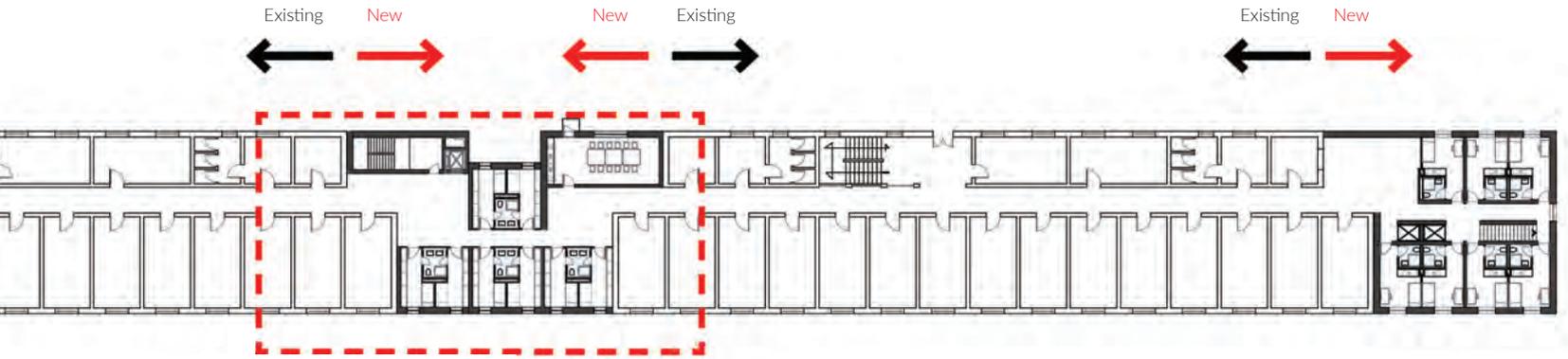
Existing   New

Datum Tower
Standard plan
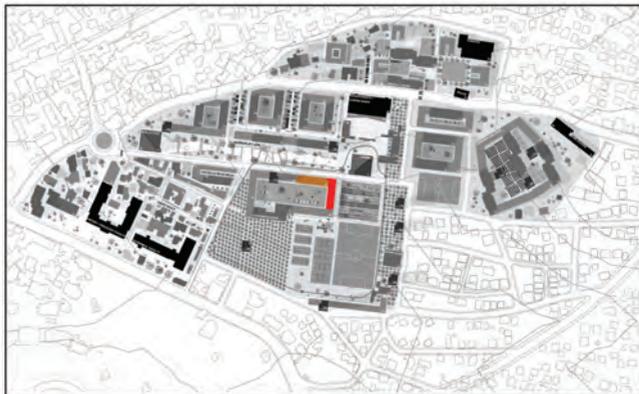
Colleges student room plan principle I
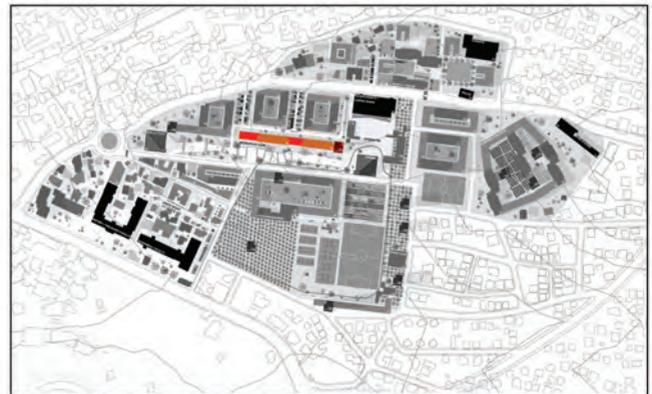
Colleges student room plan principle II

Existing buildings to be extended as colleges

GARDEN COLLEGE

Existing balconied buildings to the east of the student city: These due to their location and topography combine to form the largest of the colleges: the gardening college.

Here the inter courtyards slope to the south and offer the potential for intensive horticulture. Students who volunteer to live in this monastic situation would garden to pay for their accommodation and to develop a holistic environmental understanding. Produce would be either eaten by college 6 residents or sold to other students in the kazbar of ideas. Barter trade would be encouraged e.g. tomatoes for geo-informatic tutorials.

Garden College
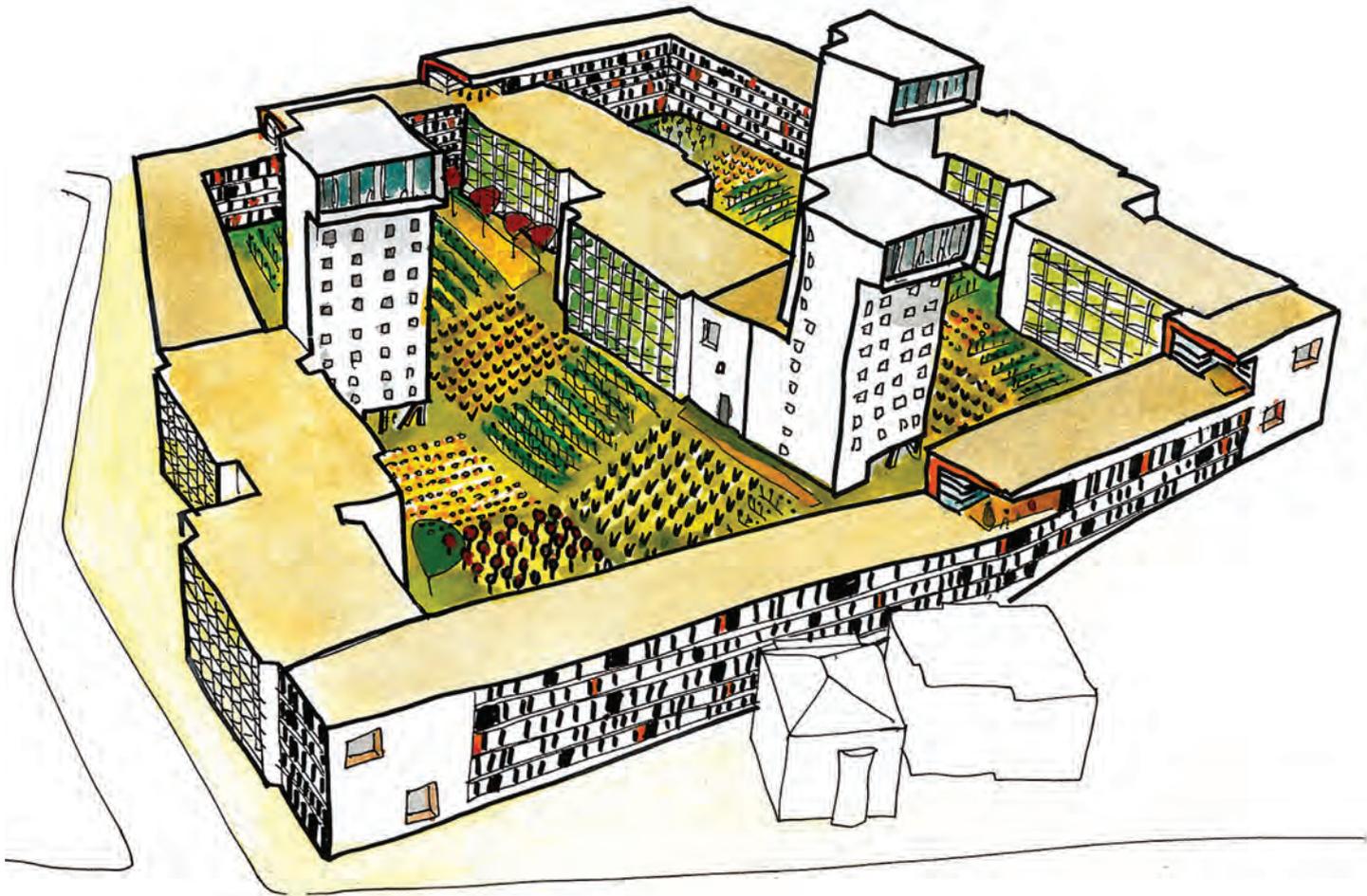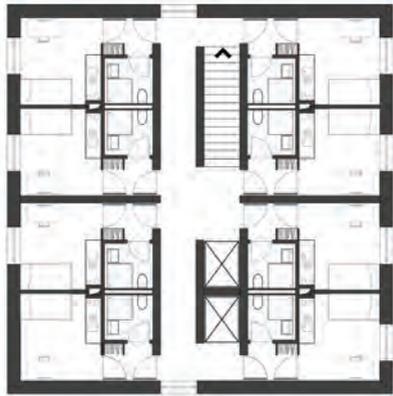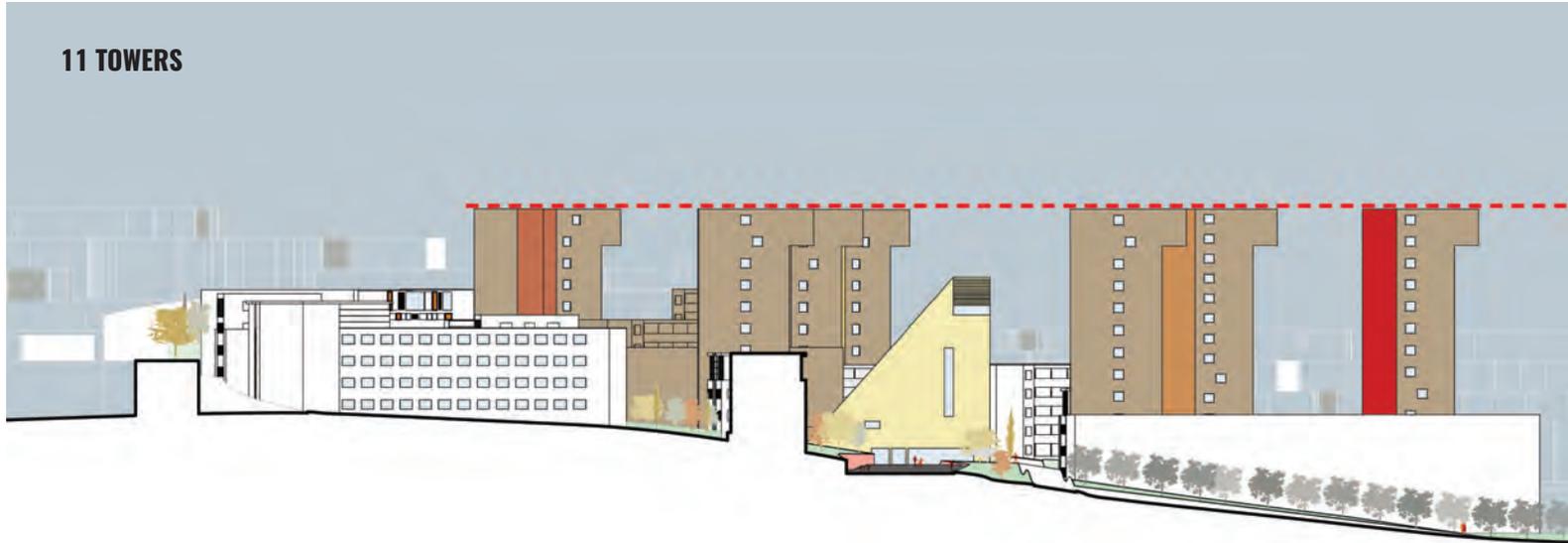
11 TOWERS

Plan with 8 individual rooms (+1 - +5)
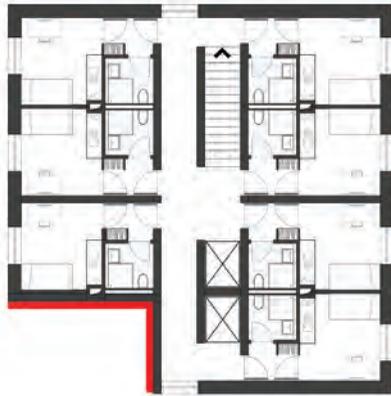
Plan with 7 individual rooms (+6 - +16)
Colored wall to individualize tower
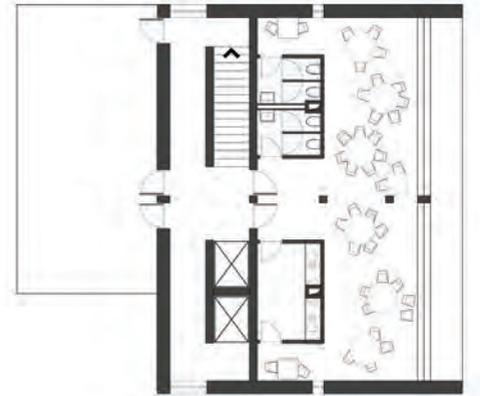
Plan at top - Student common rooms

200 m above sea level
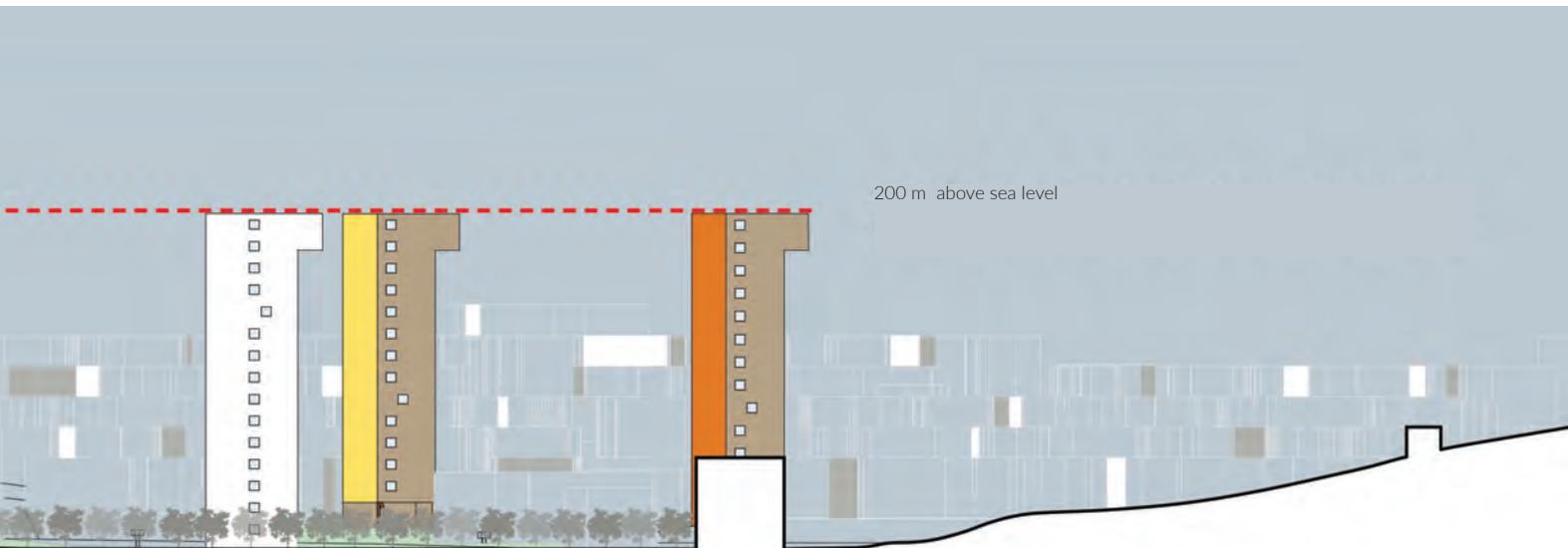
Datum towers to achieve the required number of 10.000 student places. 11 residential towers are introduced. Their upper level is at 200 m above sea level. This forms a datum and makes the towers registers of topographical variation.

Datum Towers from Student City entrance

GINZA

The zone behind the faculties of economics + history / philology is not replanned - its densification is that of a self ordering system - a student bar and entertainment quarter. The model for this zone is Ginza in Tokyo - a neon bright nighttime zone. In the students clubs and bars of the Ginza quarter students can hang-out and relax from a studious day in the library and discuss politics, aesthetics or the latest film.
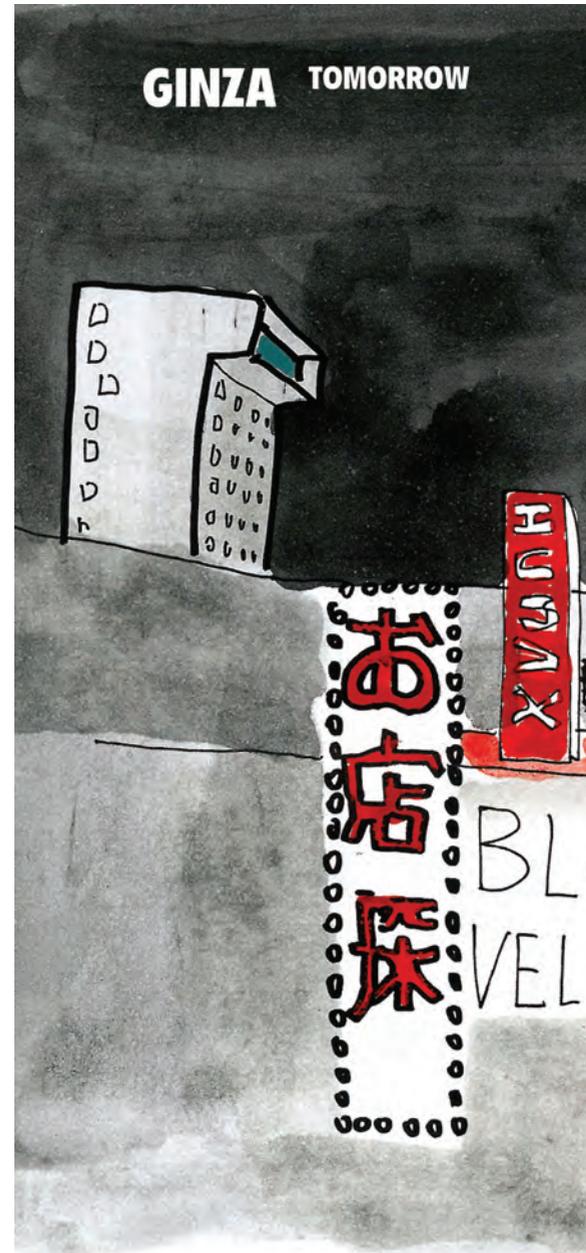
MASTER PLAN "CAMPUS"

WORK/PLAY AXIS

Library   Work / Play Axis

Work / Play Promenade: a landscaped walkway with pools, activity stations and sitting alcoves.
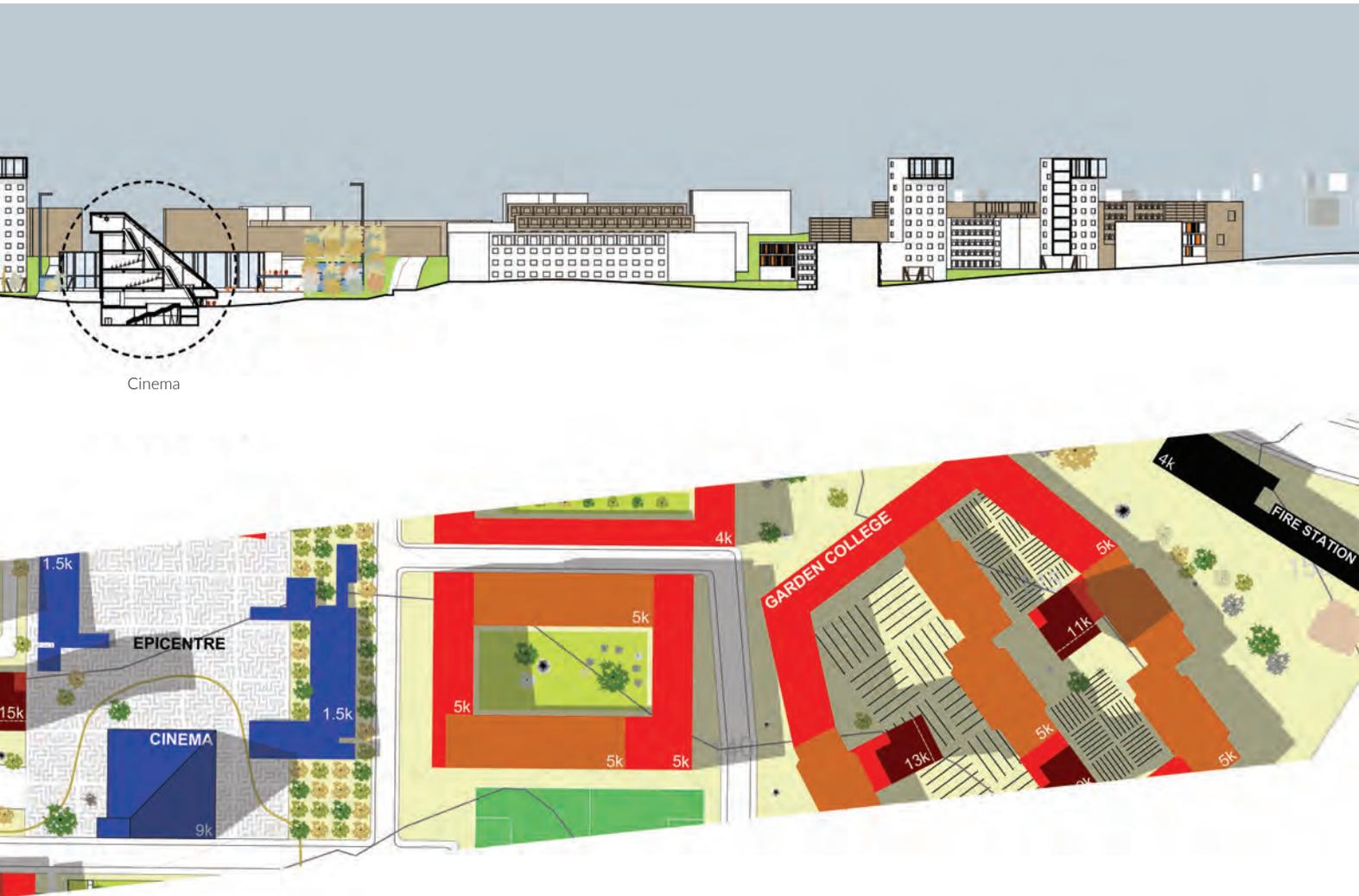
Cinema

Two anchoring mega forms locate the central axis of the student city. To the west (roundabout + entrance) is the 'S-City-Library'. To the east an answering marker - the student city cinema centre. Between the two is a landscaped promenade - the work / play axis. This is for relaxing, studying in the shape of a tree, ping-pong, chess or just hanging out with other students.

Work / Play Axis - Location east

LANDART PROPOSAL

Nonsphere XVII: Student City Specularium - By Luis Berríos-Negrón

As a continuation to the specularia within my Nonsphere series, I propose the "Tirana University Student City Specularium" as an environmental installation to compliment the master plan proposed by Bolles-Wilson architects for the Student City Competition in Tirana, Albania. Albania embodies the environmental, economic, and social challenges faced by accelerated climate change. It is a matter of general interest to restructure and construct recourses that strengthen the agricultural legacy, food security, and the alternative energy and knowledge sources that will best prepare Albania for the decades to come. This is an ambitious prospect, one that questions the strategy of biochemical and genetic engineering as well as the convention of industrial fossil-fuel-based greenhouse constructions, all current tools of food security in climate change). To address this, the Student City Specularium will take the form of a large- scale trellis that skirts the periphery of the "Grove Tower?". This tripartite trellis will be a high canopy (ca.6m) that will not only serve as an infrastructure for growing crawler vine plants (from grapes, to beans, to ipomeas, etc.), but also house on its surface a system of solar and polycarbonate panels, and a water harvesting network. This elevated canopy will be a year-round landscape and atmosphere for free-flowing activities for the public, and also a shelter from excessive sun and precipitation. It will also become a gardening and agricultural space that will provide additional harvesting of energy and water. This accumulated energy is in turn displayed and made-available (say for charging phones and computers) so that the students and public can have a greater appreciation about the challenges and limits of alternative energy, while the accumulated water is used for irrigation, self-maintaining the gardening and student farming.

Its enclosure is to be thought of as an industrial greenhouse landscape open to the public that considers the parametric strategies that are part of my previous projects, where its structural materiality will be mostly made of timber elements, ultimately suggesting a forest within a forest in the post-natural world.
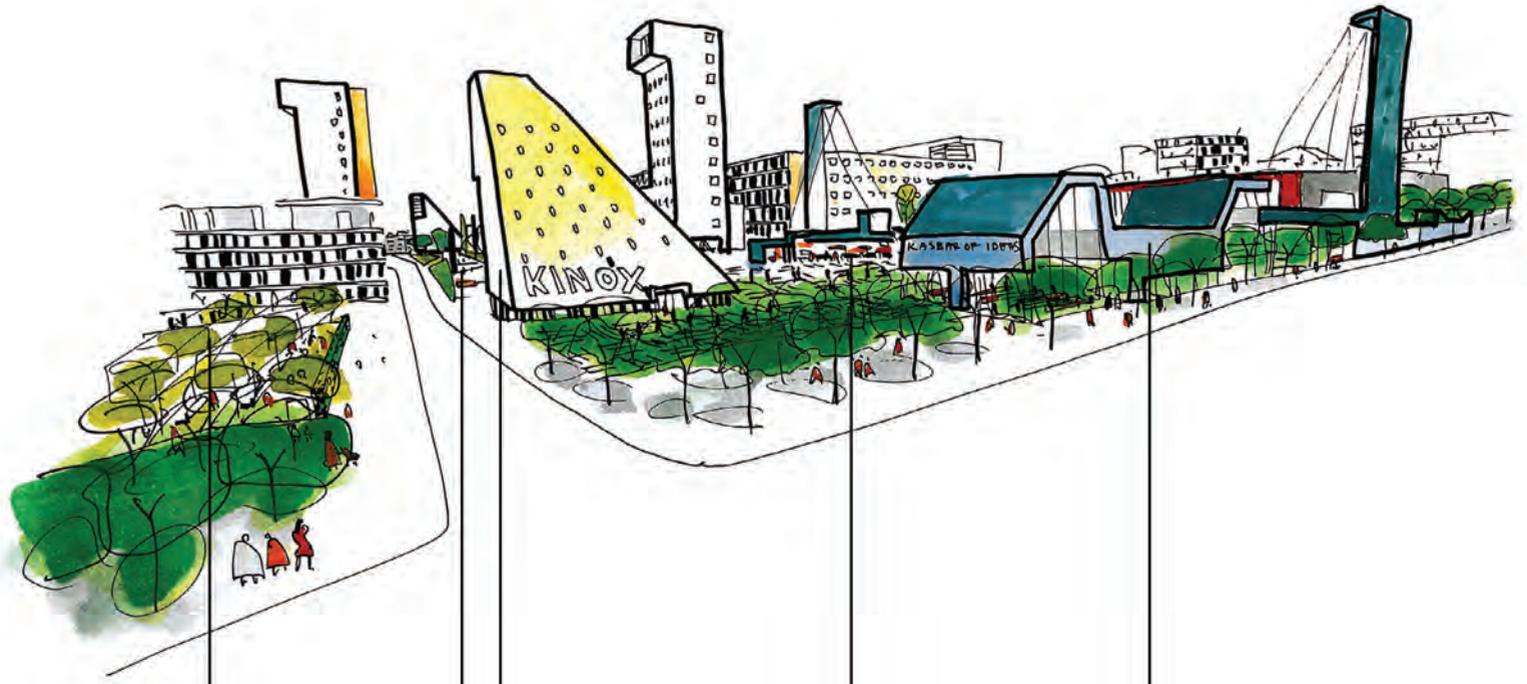
Ladies Garden   Work / Play Axis   Cinema   Epicenter   Kazbar of Ideas

LEMON GROVE

The lemon grove is an aromatic relaxation field for picnics, young couples and exercising. It is also the start of the student city internal bicycle loop.

Lemon Grove looking toward sport fields

EPICENTER / KAZBAR OF IDEAS

Student city epicenter with new colonnade to the 30 restaurant building and framed by the blue 'kazbar of ideas' for discussion, information stands, performances and festivals.
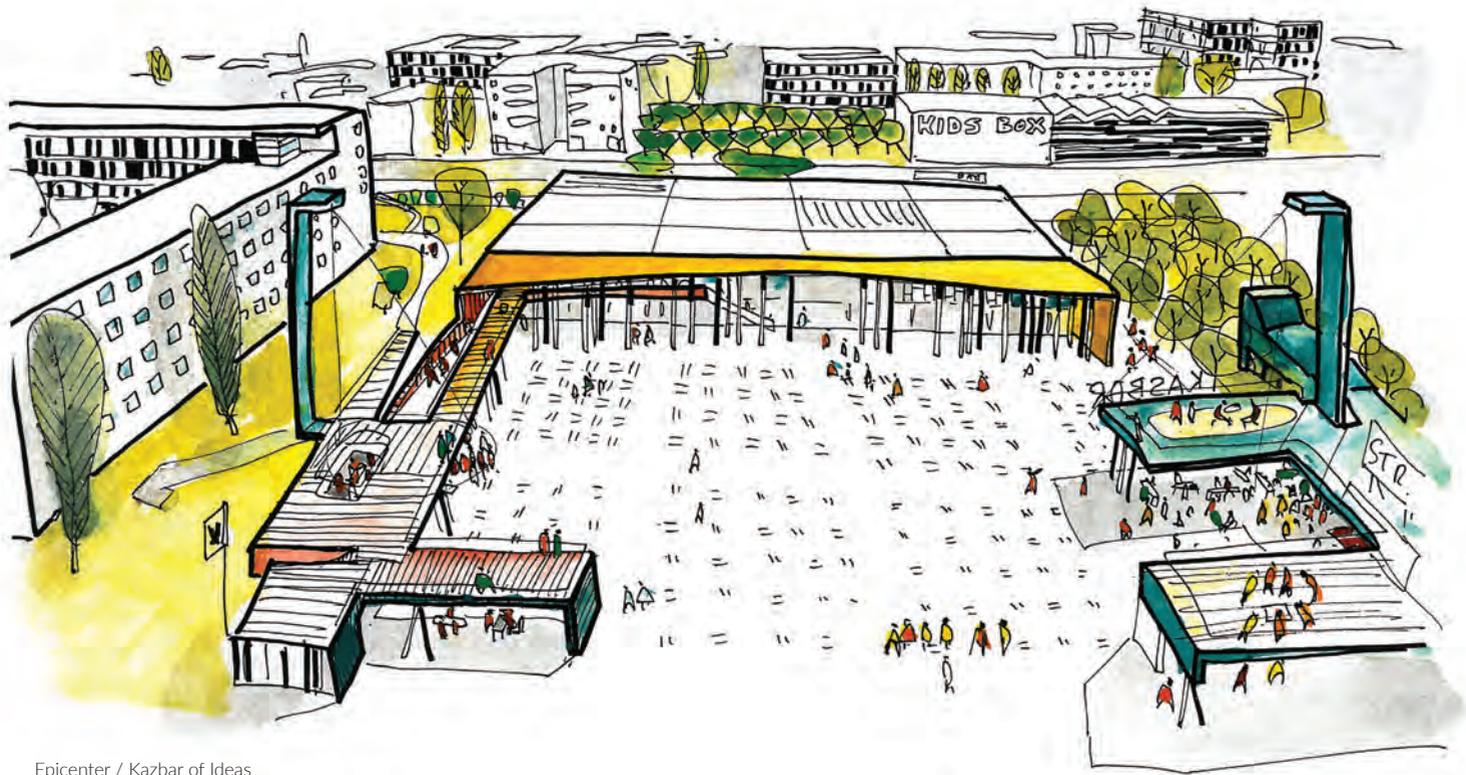
Epicenter / Kazbar of Ideas

04   DAR + GJERGJ ISLAMI + ICIS + HILARIO ISOLA

TEAM COMPOSITION:

Landscape Architect, Architect
Giovanni Durbiano - DAR
Manfredo di Robilant - DAR
Alessandro Armando - DAR
Gjergj Islami

Structural engineering, Cost estimation
ICIS srl
Markel Baballëku

Art Installation
Hilario Isola

The proposal aims at creating a campus with international standards but with a specific Albanian identity. To reach this goal the proposal considers the campus not as a tabula rasa but as a peculiar urban area that is deeply nestled in the collective memory of contemporary Albania, as well as it has to embody its future.

CORE OF THE PROJECT

The proposal is in fact based on the full acknowledgment of the several fine qualities that are already benefited by Qyteti Studenti. The site of the campus is indeed privileged: it rests on a hill that is gently inclined and that allows to embrace in one single view the city center to the south-west, the wooded hills to the south, and the mountains to the east.

This trilogy of views establishes a link with the near and the far surroundings, thus realizing a long lasting (and lovely) modernist dream: to infuse to the inhabitants a full sense of place, something that becomes particularly meaningful in the case of students. On the other hand, from the point of view of the history of urban planning and of architecture, Qyteti Studenti shows an amazingly intriguing translation of mid-twenty century international modernist culture into the conditions of the site as well as into the local building techniques. This translation results in a varied, balanced and correct relationship between buildings and open areas. The proposal thus aims at enhancing the existing qualities of Qyteti Studenti.

The design will be based on a threefold strategy:

First, the proposal focuses on the students' private and common rooms by creating a number of different accommodation solutions based on international comfort standards. Second, the proposal would overcome the opposition between renovation and new buildings by adding floors and/or balconies to the existing buildings. These latter would be improved in quality and insulation and they would benefit of the same internal improvement of the new floors. Also the facilities would be hosted in a building built above/within the existing boiler house. In this way the valuable ratio between open areas and the footprint of buildings would not be modified, and the atmosphere of the campus would not be distorted. Moreover the new floors would include common terraces that would enhance the "sense of place" that already benefits the campus. Third, as to the open spaces, the proposal individuates a smaller but well recognizable and defendable boundary for the campus emending rather than radically modifying the current distribution and rhythm of streets, squares, passages. Relying on these principles, the new/renovated Qyteti Studenti might become a meaningful portion of the Tirana urbanscape.


Balconies on the park

Densified layout with same footprint / implementation of all buildings
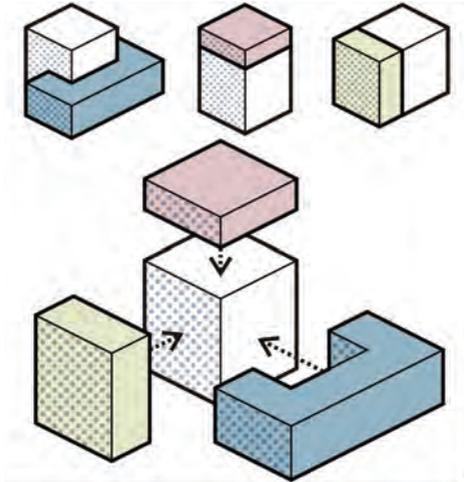
Strategies for implementing
the existing buildings
1. Adding floors
2. Adding wings
3. Adding balconies

ADDING FLOORS OR DEMOLISHING AND REBUILDING

Existing buildings would be fully renovated in the layout as well as in the
envelope. The new floors would follow the same layout and would rely on
an independent structure. This strategy would allow to have small building
sites and to build only when needed and when possible. Also the strategy
of demolishing a building and building a new higher one on the same
footprint might work.

Campus. It is quite out of discussion what a campus physically is. Though the character of a campus fundamentally varies following the institutional life of the university, so its daily rituals and its yearly rhythms. In the case of Tirana, "campus" is a word that is more likely to raise questions then to provide answers. The very character of the campus should thus be negotiated with the university community itself. In the formula that is now commonplace everywhere, campuses are in fact a mostly American invention: how far should also the Tirana campus embed this unwritten rule?

Dialoguing water tower and chimney
(by Hilario Isola)

Masterplan / Section

Building plans, type B

QUANTITIES

The proposal is based on a principle of maximum flexibility. Due to the fact that it can be splitted in many phases, the masterplan could follow the increasing demands of quantities and of standards of Qyteti Studenti. If completely built the proposal would increase to 7102 the capacity of the dorms, basing on a layout of two beds per room. The rooms are flexible, so that they can be modified to a single bed or to a three beds. The possible combinations are numerous and maybe. As an example, by adding a third bed to half of the rooms of the added floors, the total capacity would increase to 8877. In any case the proposal assumes that a number in the region of 8.500 is the maximum recommendable to keep a good quality of the public open spaces.
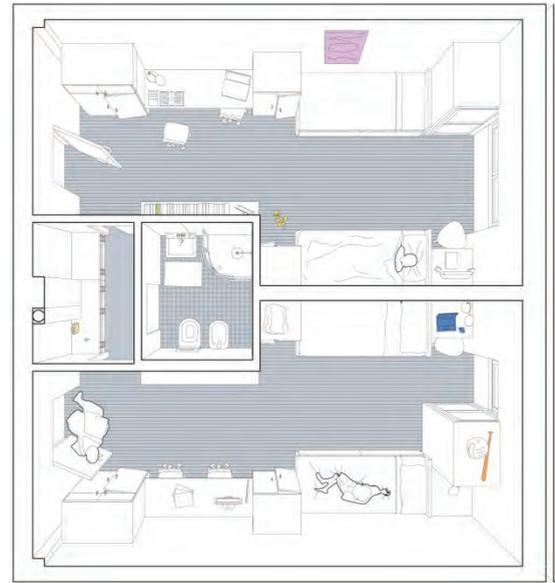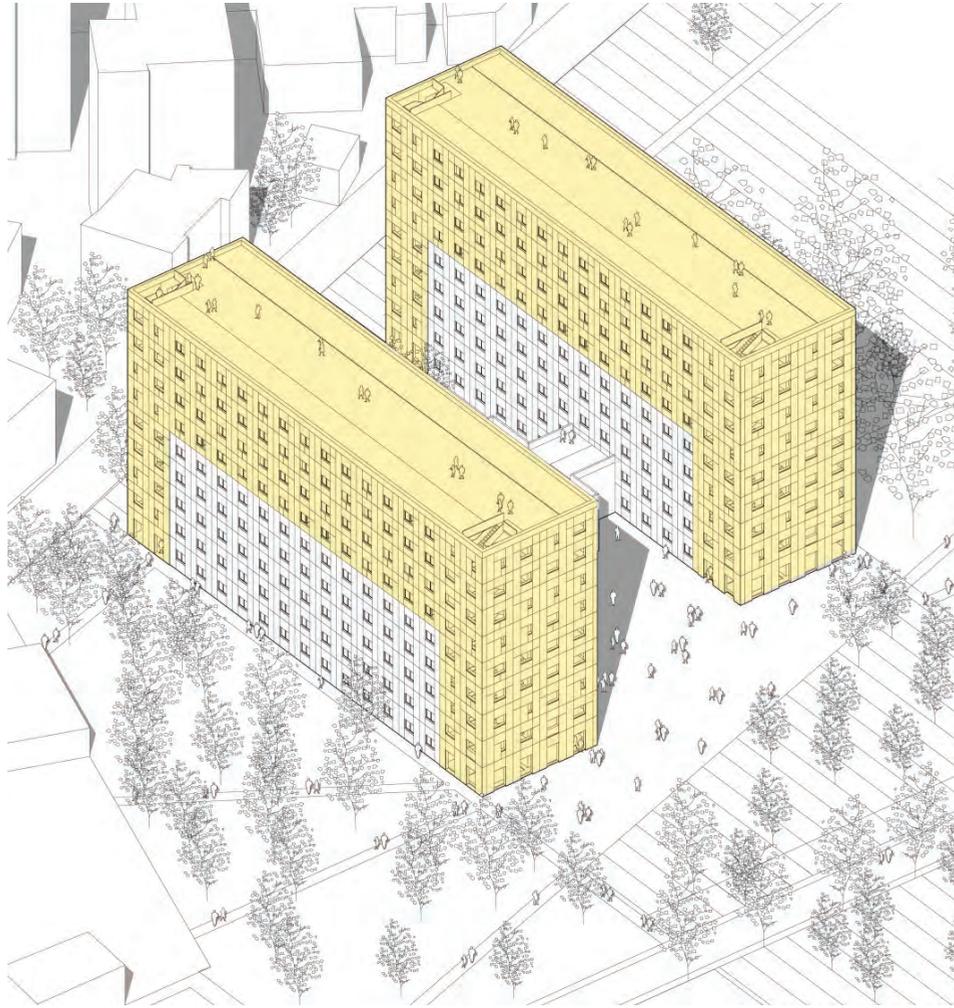
Keeping the existing layout by adding new floors and new rooms, as new chapters

DORM

*a building on a school campus that has rooms where students can live.

The main task of a dorm is clear, though dorms can radically differ one to another. Indeed a dorm can be just a series of rooms with some common services or it can be a social condenser for the students community. Of course, the architecture of dorms can radically differ, from the most conservative to the most radical, from the low-cost to the expensive etc. As in the case of the campus, dorms are narrowly linked to the daily life of the students community. Thus, taking decisions about how to design dorms always calls for the participation of students. On the other hand, in the Tirana campus deciding whether to build or to renovate dorms calls also for the consideration of mid and long term strategies of the university itself. Discussing about dorms would hence mean discussing with policy makers as well as with students.
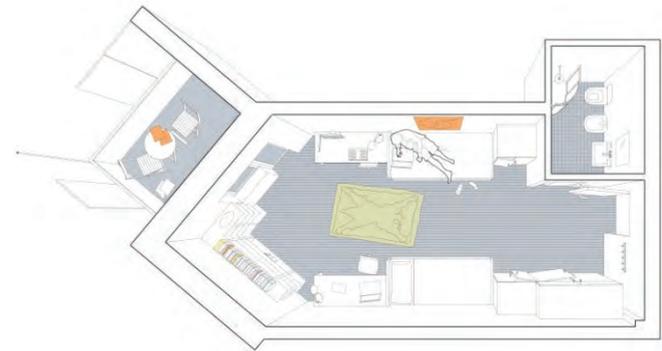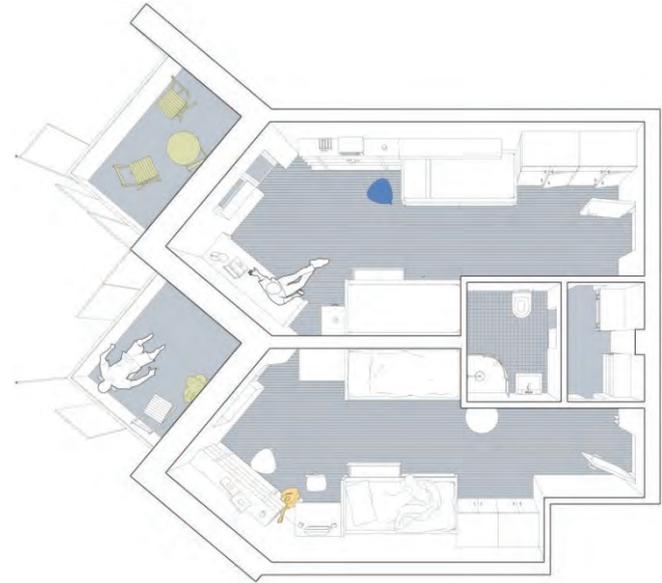

Building plans, type C
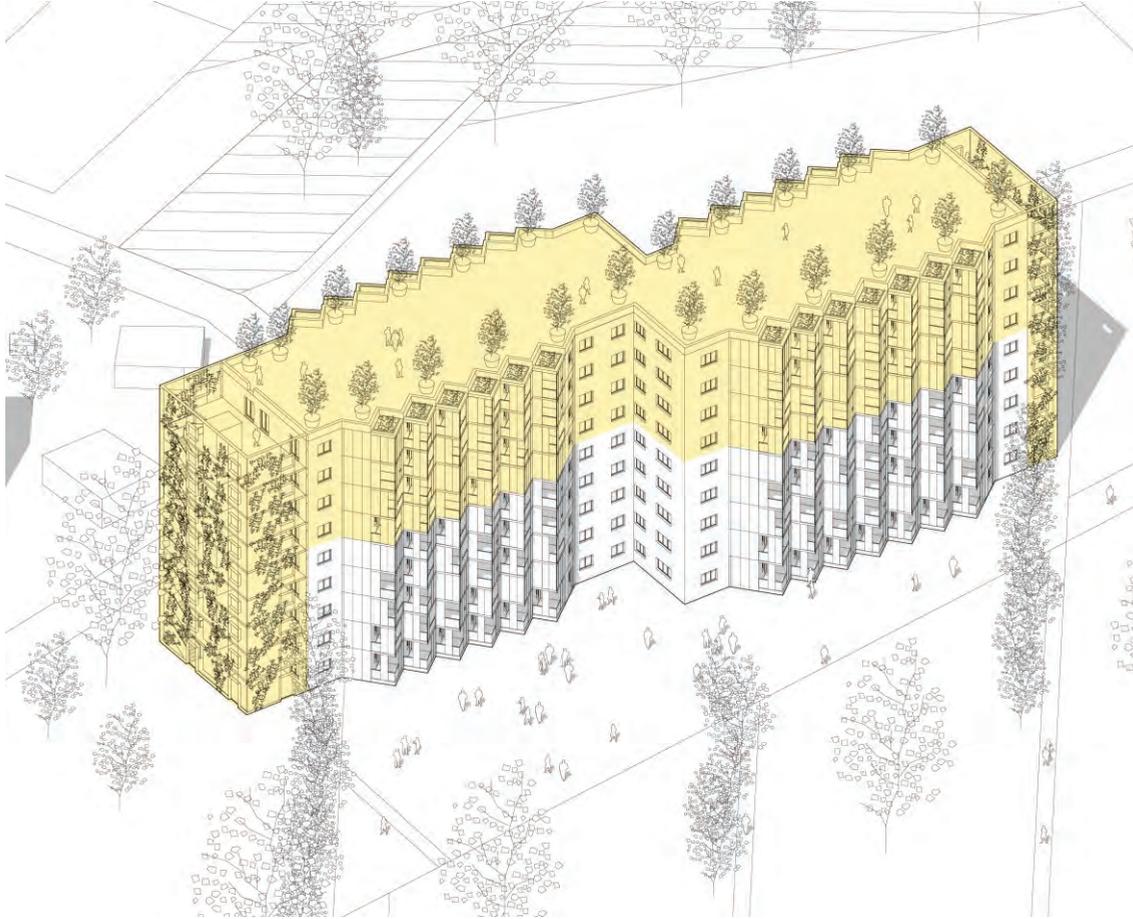
Growing is a form of optimism that improves comfort and space.
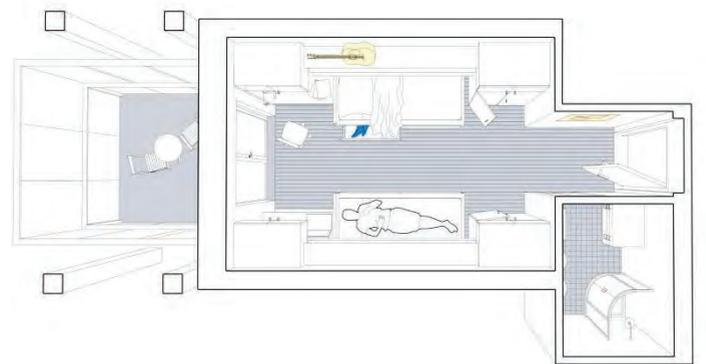
BUILDINGS ARE MADE OF ROOMS

The layout and quality of the rooms (private and common) is thus fundamental: the proposal is based on the design of each room as the crucial stage of the daily life of students.

Building plans, type A
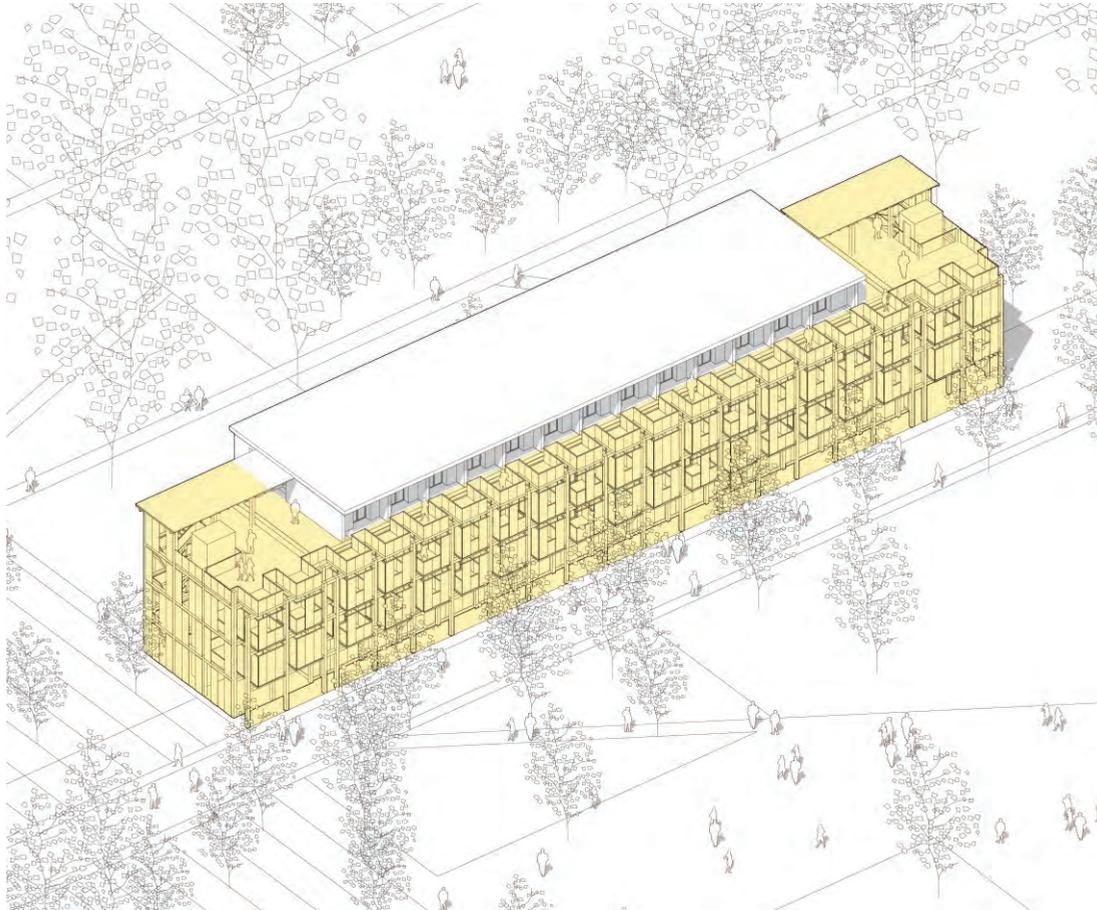
New balconies to improve the rooms.

Trees are probably the most cheap and basic mean for environmental sustainability. Moreover, trees are possibly a stereotypical component of campuses, since the most important American campuses were conceived first and foremost as landscape projects. The Tirana campus is too dense to be conceived as "a few buildings in the landscape", hence trees are called first and foremost to their primary role of sustainability; their role as components for a landscape project can nevertheless be enhanced.

Vertical green in the common terraces at the edge of the buildings.
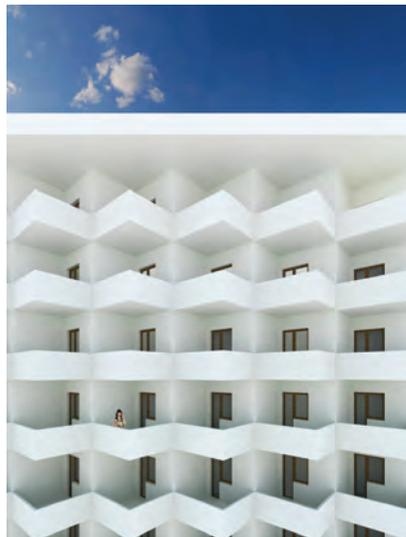
A NEW/OLD FACILITY CORE

Following the principle of building above/within buildings a new facility core could be built on the site of the boiler house. This building might anspire to some monumentalism and would function also as an inhabitable gate of the campus.

05   (DP)ᴬ STUDIO + COSISTUDIO + UFG RESEARCH + DANIELA NOVELLO + PRGᵒB R ARCHITEKTUR

TEAM COMPOSITION:

Team Leaders
Maddalena Bonifazi
Florian Pollo

(dp)ᵃ Studio

Cosistudio

UFG Research

Daniela Novello

PRGᵒB R architektur

The group has been strategically built to offer a complete expertise about the new student residences proposal for Tirana. Participants are based in Tirana, Rome, Milan, Bari and Dusseldorf to achieve a multidisciplinary approach and diversified backgrounds. Different work and research experiences prove the ability to cover all fields of interest. Actually, the mixing of professional know-how with academic research is a valuable strength, from architectural detail to economic management. The group counts on both young researchers and experienced architects, some individuals have a constant research activity in Albania (expositions, thesis, publications etc.). The use of creative and analytical techniques, during the design process, will be necessary, while the complexity of design and objectives requires specialized members in different domains.

**Multidisciplinary approach**

Successful experiences of other student residences would be addressed to find the more advanced state-of-the-art as a base for Tirana Student City. Main goal should be the self-financing capacity in both construction phase (public-private partnership) and management (low cost maintenance).

CONTEXT:

In line with the contextual approach, which can be considered as common ground for the whole team, the informal conditions of the area will be processed to find enriching potentials, though dealing with threats in residual areas and in-between field. The research phase will consist in a systematic analysis of the existing conditions. Integrated Design would be the most appropriate approach for reducing the complexity of the design and to facilitate interaction between members of the design team, proposing cooperation between stakeholders (university, architects, engineers and users) from the beginning of the planning process, in order to achieve high energy / environmental ambitions.

The team proposes a holistic approach (life cycle analysis), focused on the importance of the initial planning phase, shifting the work load, as in this stage the opportunity for at lower cost is offered. It requires the participation and cooperation of the institutions, investor, design team and, where possible, end users throughout and at all stages of the project implementation process. Clear goals, based on an iterative evaluation of strategies and informed choices, would provide prototypical projects along the site.

Community-shared approach suggests the possibility for a series of workshops with actual stakeholders and gradual publishing of design progress for a transparent communication.
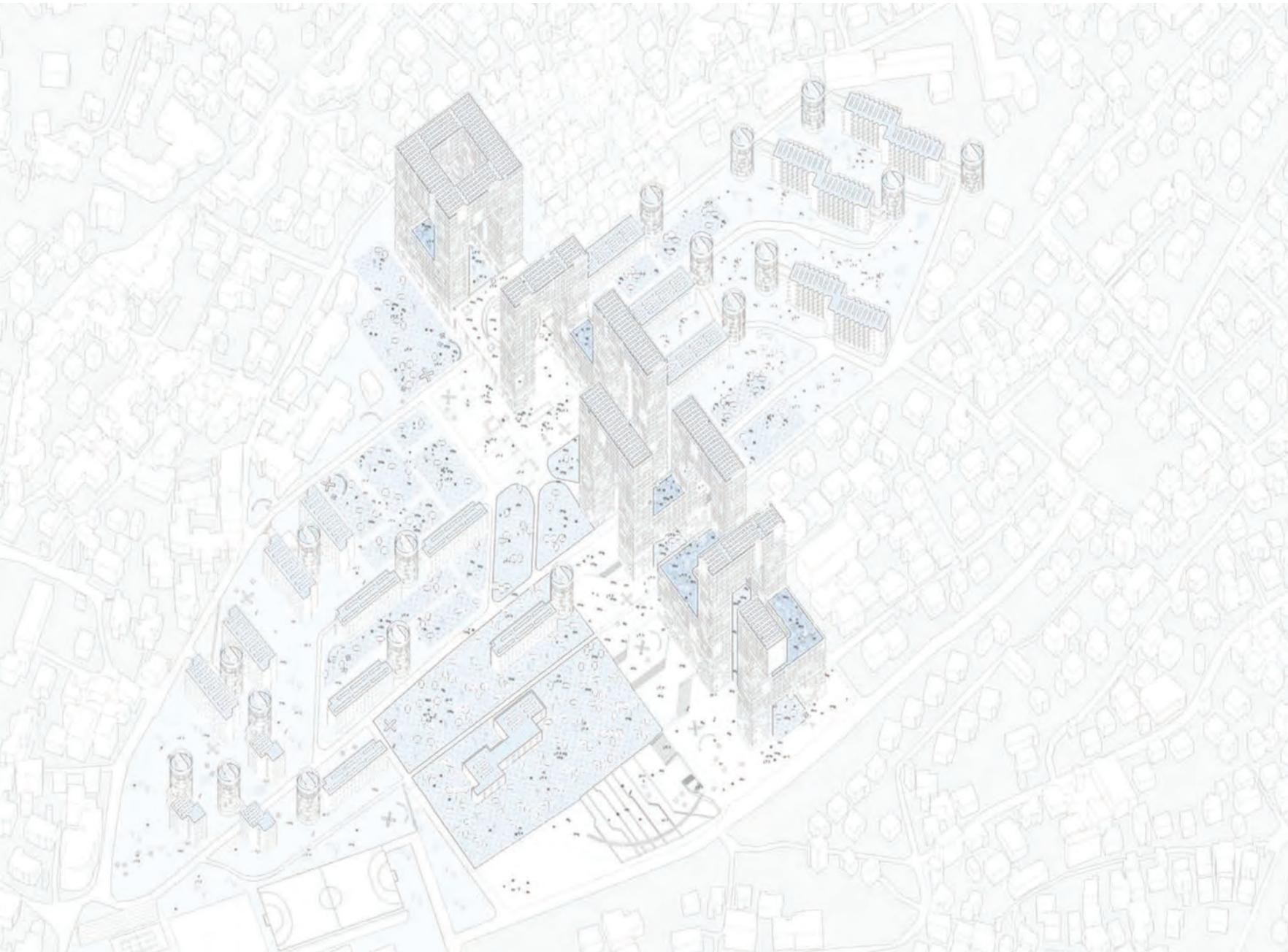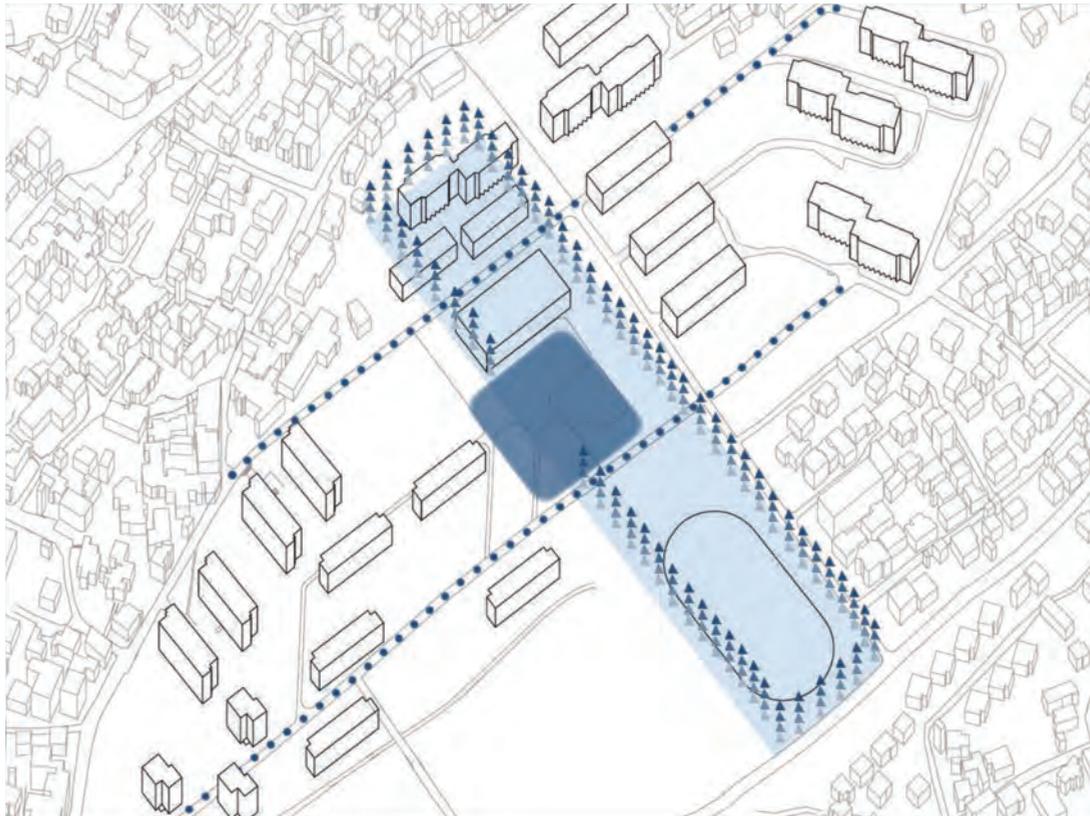
Traces structuring the project
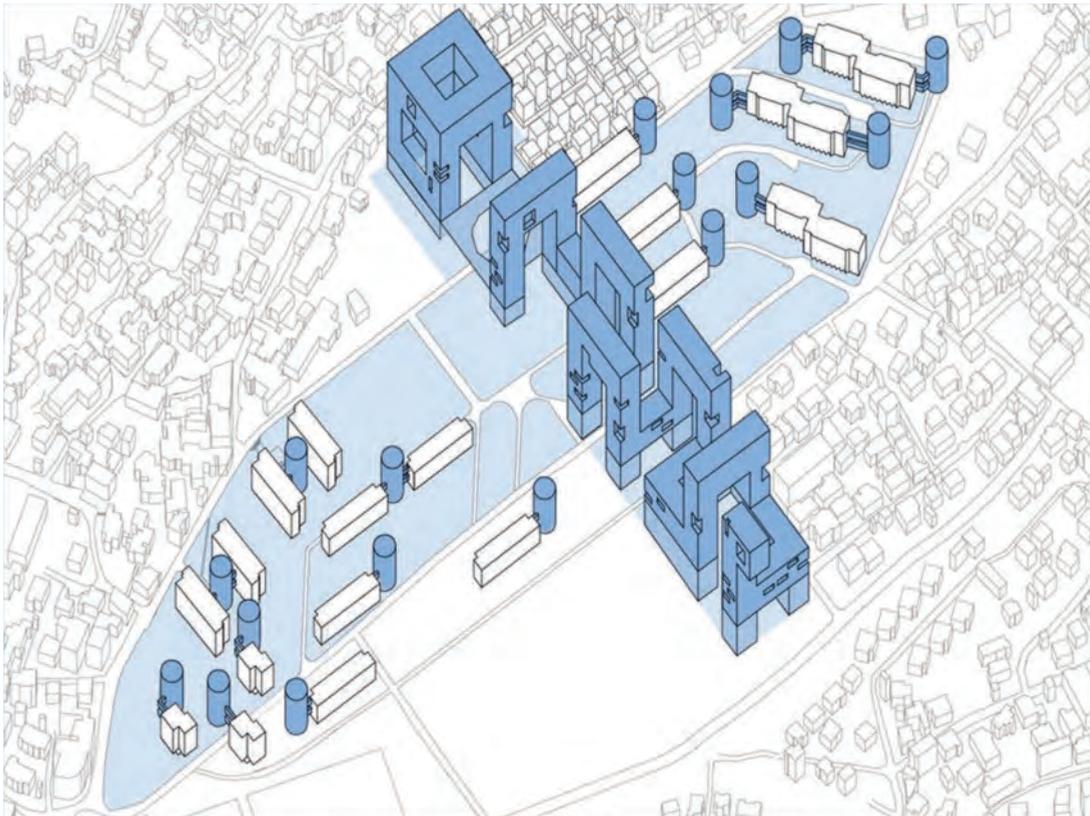
Relationship between the existing student city and the new building
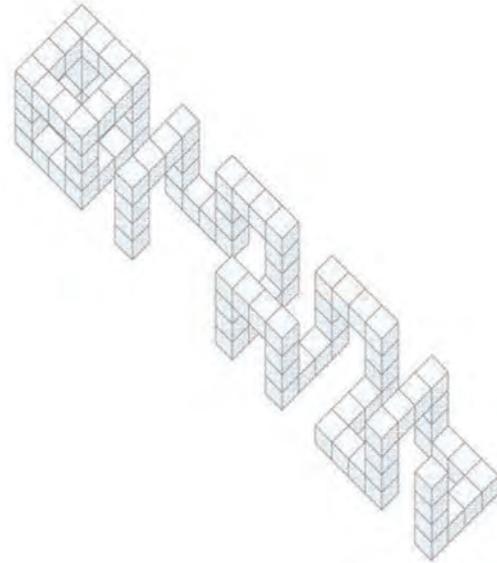
TIRANA STUDENT CITY

The project would achieve the fundamental social ambition to improve the current structures and build new student residences, with secure housing and a sense of community as most important central themes. The plan should be economically, socially and environmentally sustainable.

Controlled and selective "invasions" of spaces could shape grey areas in which social encounters happen, at the same time allowing students to retreat and concentrate on their studies. Tirana student city would be envisioned to house, in specific conditions, important events like concerts, expositions and cultural shows. Enhancement of socio-cultural life in the residential campus is an important opportunity to regenerate a problematic area in the city, from the formal and spatial point of view.

MASTER PLAN "CAMPUS"
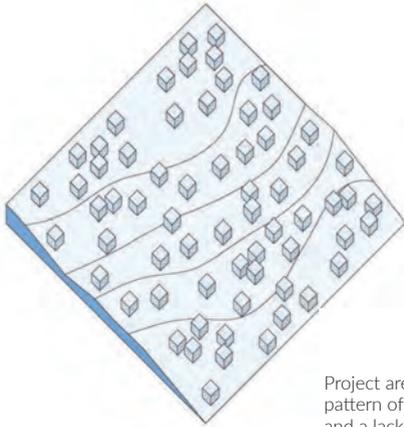
Project area is composed by an informal pattern of buildings with a low density and a lack of public spaces.
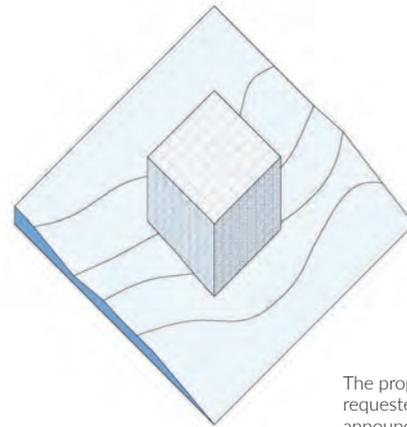
The proposal considers quantities requested from the competition announcement: accommodation for 10 000 students.
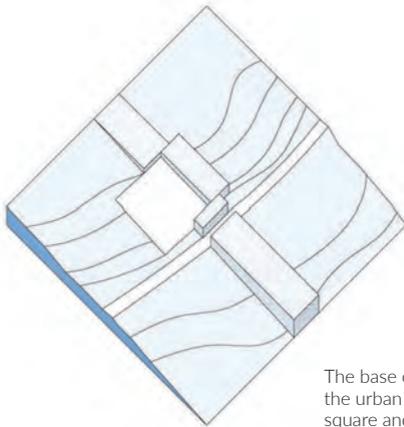
The base of the building combines with the urban contest enclosing Democracy square and the main streets.
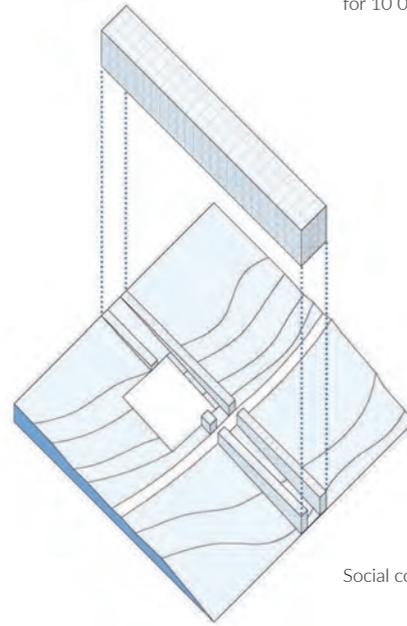
Social condenser as a unique volume.

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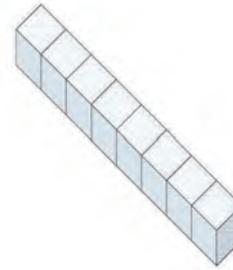
Rational shape in elementary forms
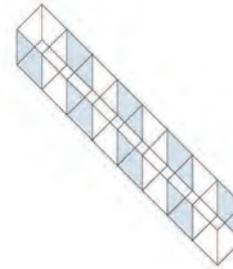
Alternating faces due to environmental conditions

The shape of the building adapts to existing residences, common spaces, different heights, crossing axes.

Layered urban forms in Tirana will be dealt with (Ottoman tissue/horizontal city, Italian town/streets, squares and garden city, Communist city/big blocks). Settlement pattern will consider a renewed interpretation of the traditional Albanian residential space.

The project will try to "measure" the existing environment, to relate buildings and blocks in tension with each other, transforming spaces between buildings in places of relationship, working on voids, the modelling of soil and vegetation. Redevelopment of its significant parts, additions and completions.

The surface subdivided in lines

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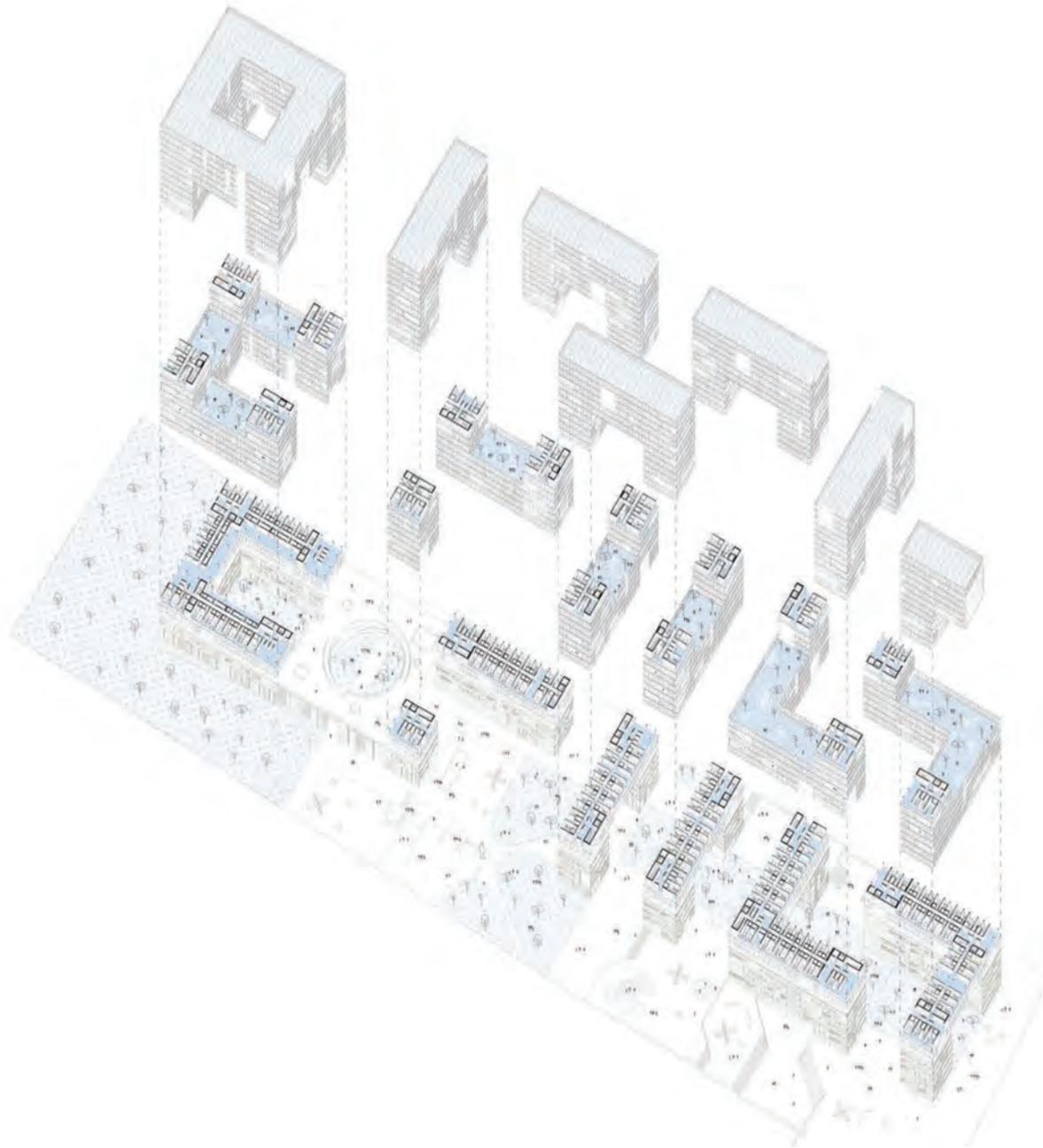
Complementary strategies will be verified: enclosed systems (compact "urban island" model, enclosing city, extensive fence-like composition with vegetation inside, closed courtyards) or open systems (open grid, city-park open to the city) and intermediate solutions. The figure of the complex has to be recognizable though blending contextual features. Identity design should be permeable and open to the city, dealing with different scales (pedestrian one to urban form).
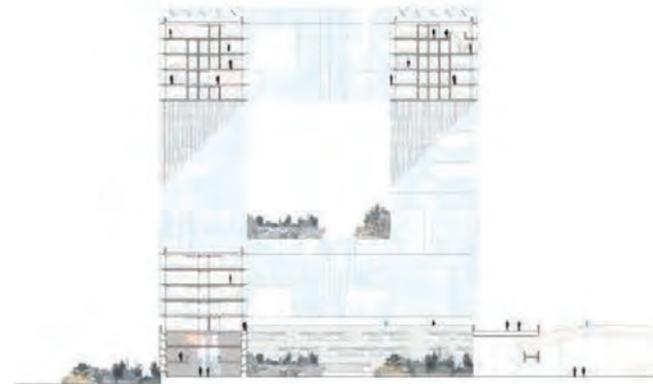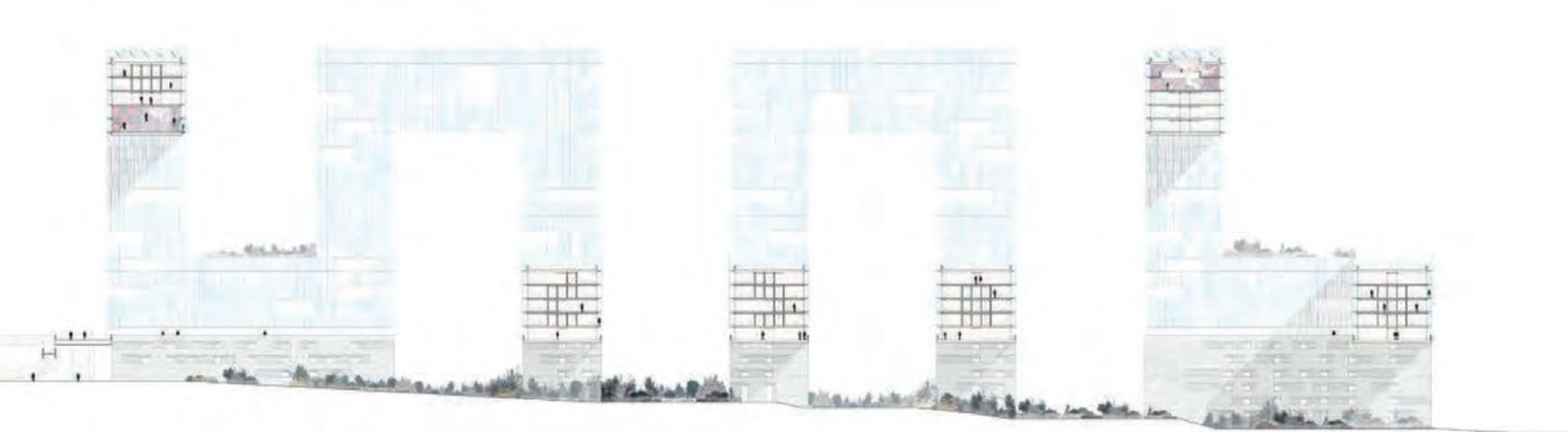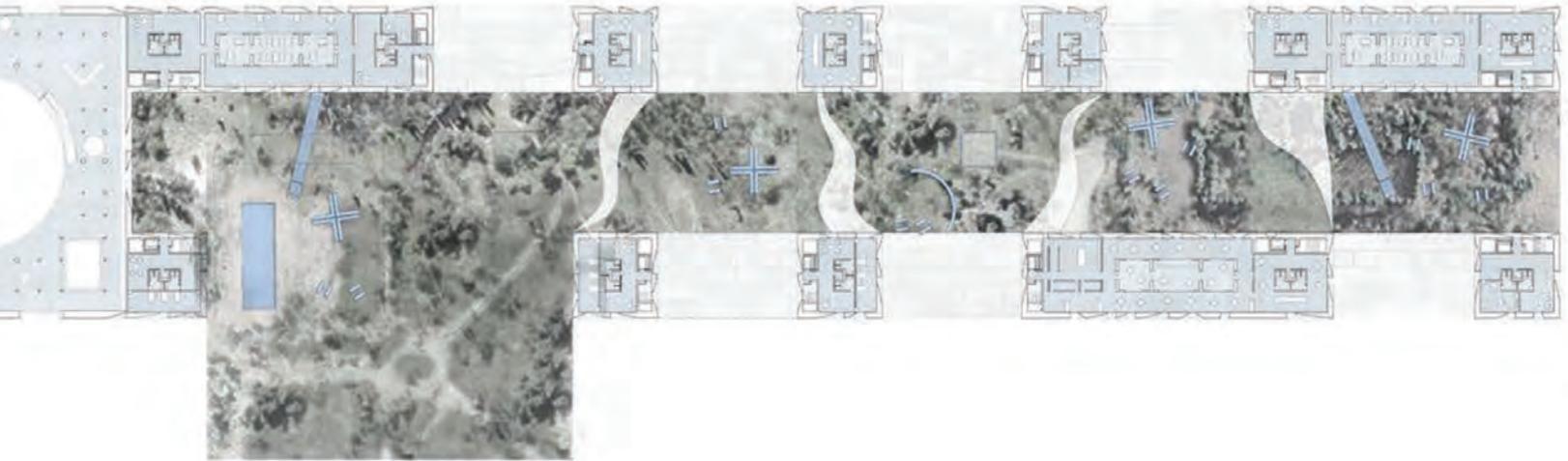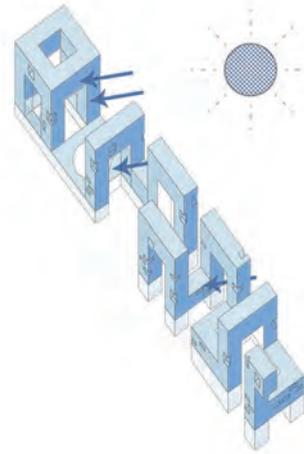
Increased daylight contribution   Increased daylight harvest
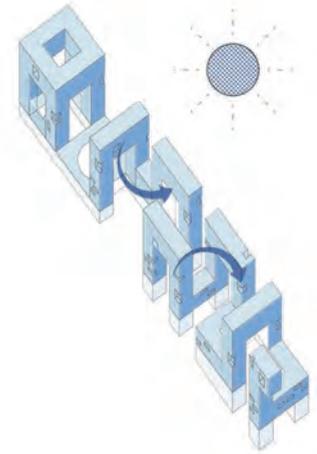
SUSTAINABILITY

The edge-area could provide environmental quality, integrating green plants to separate specific clusters of the student city. This strategy provides a gradient of privacy from outside to the inside.

Sustainable mobility and wheelchair accessibility should be implemented, as well as proper internal connections, synergy benefits and energy efficiency. Cost efficiency needs suggest rehabilitation, change of use and demolition actions properly balanced. Mechanisms of economic compensation with private investors will be implemented as well as green and low cost technologies.
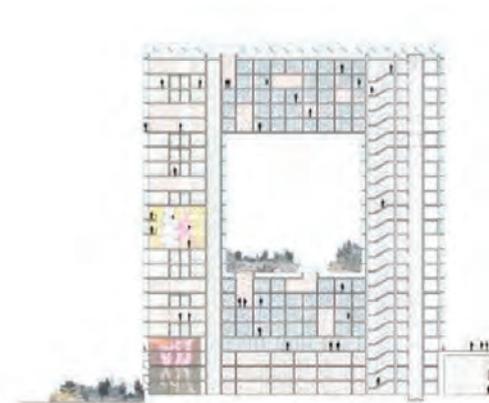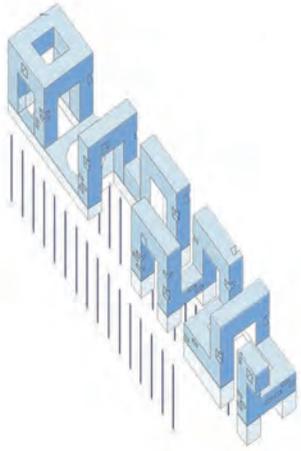
Geothermal system
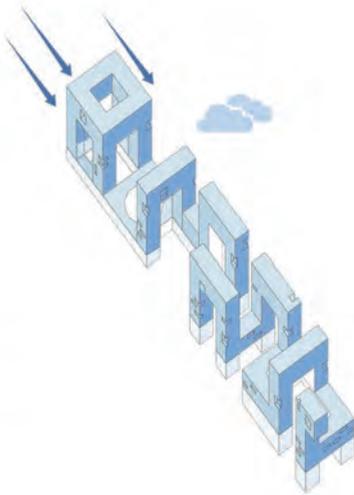
Barrier to northern winds
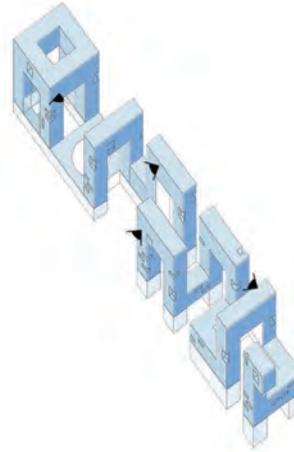
Increased views
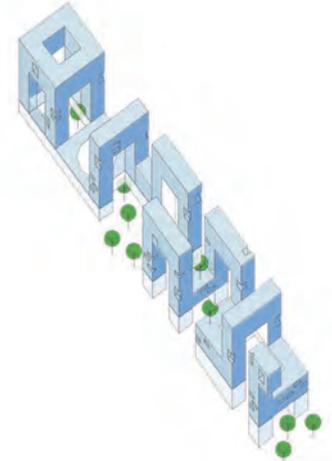
Green playground
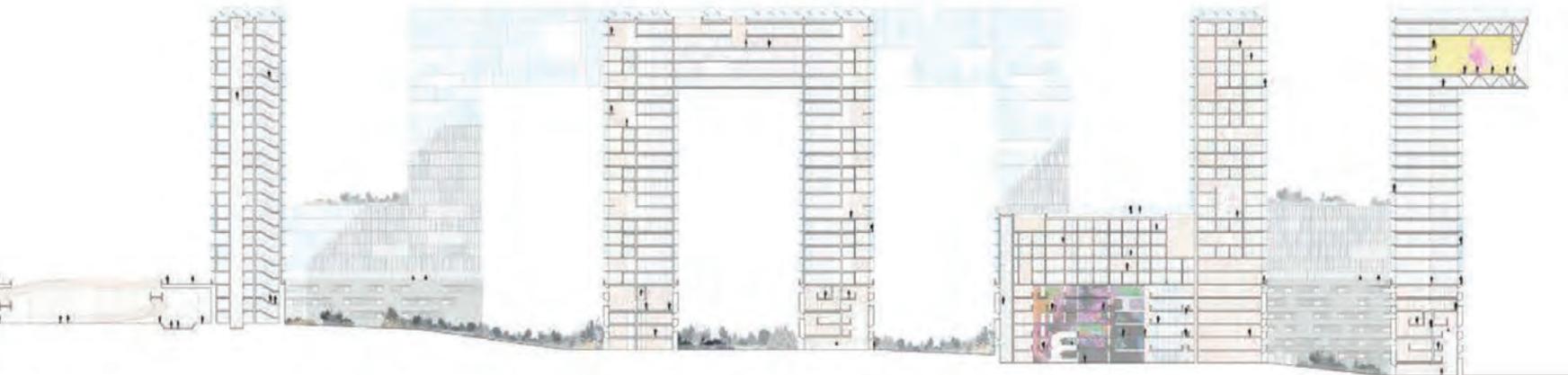
MASTER PLAN "CAMPUS"
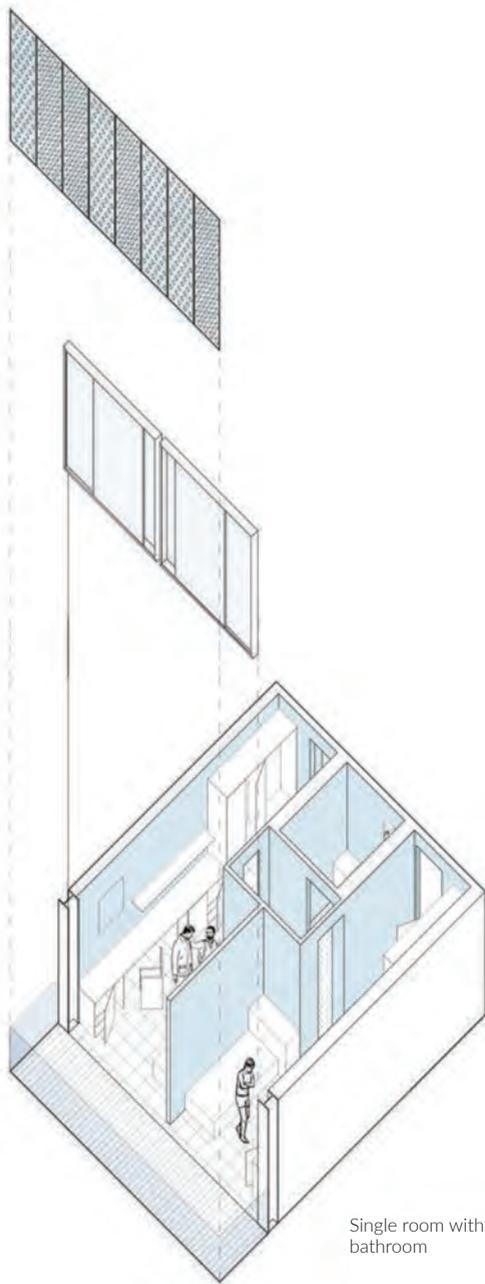
Single room with communal bathroom

Double room

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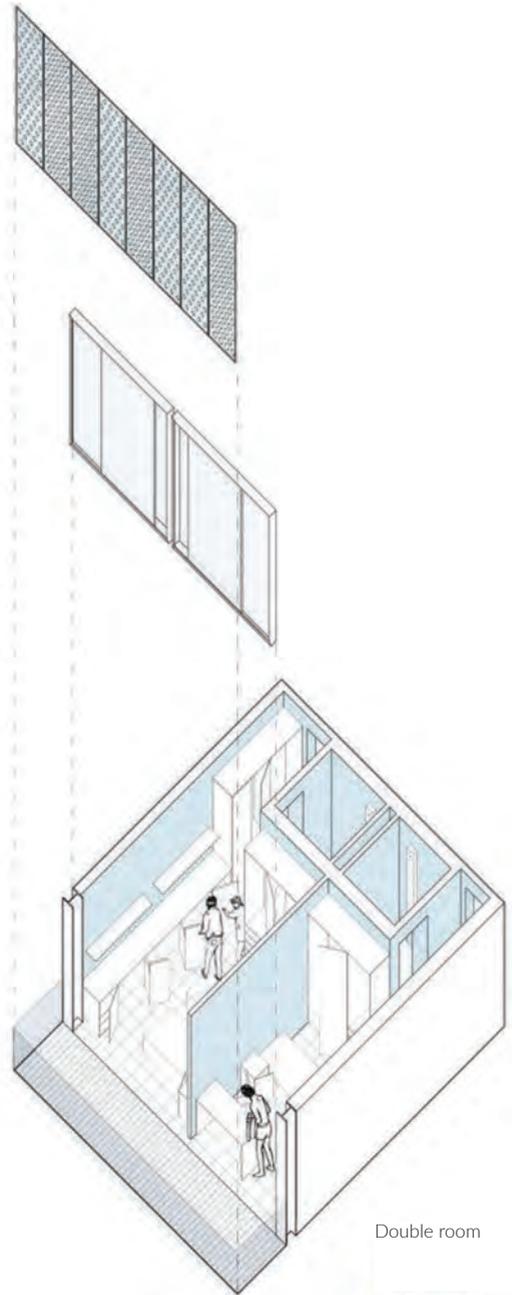
The mix of functions and users could improve the passive control of the area. Variety of spatial arrangements, adaptable and flexible, with a clear and distinct character should be the main architectural feature. Roof and common spaces can be used as views on the city. Finally, the possibility to define a DNA matrix contaminating the surroundings and patterns of actions, will deliver solution to be applied elsewhere: separation of base process and context contamination possibilities. "Future" and "culture" would be the main keywords, considering art as powerful device to signify new and existing spaces. Tirana city campus should compete with other university campuses in the world.
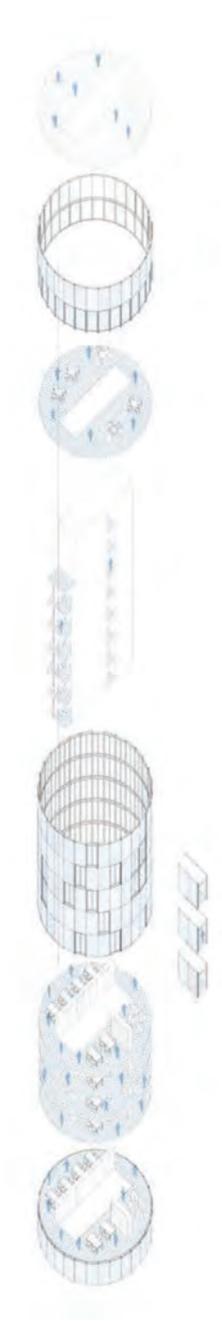
06   BUILDING BUILDING + ELIAS GUENOUN ARCHITECTURE + UHO ARCHITECTS + MAX TURNHEIM + STUDIO REBUS + CAMILLE FRECHOU + ANTOINE ESPINASSEAU + BOLLINGER & GROHMANN + VPEAS

TEAM COMPOSITION:

Architect
Thomas Raynaud - BuildingBuilding

Architect
Elias Guenoun Architecture
Max Turnheim
Adrien Durrmeyer - UHO

Local Architect
Redman Toska - Studio Rebus

Landscape Architect
Camille Fréchou

Artist
Antoine Espinasseau

Structural Engineer
Bollinger + Grohmann

Estimator Management Expert
VPEAS
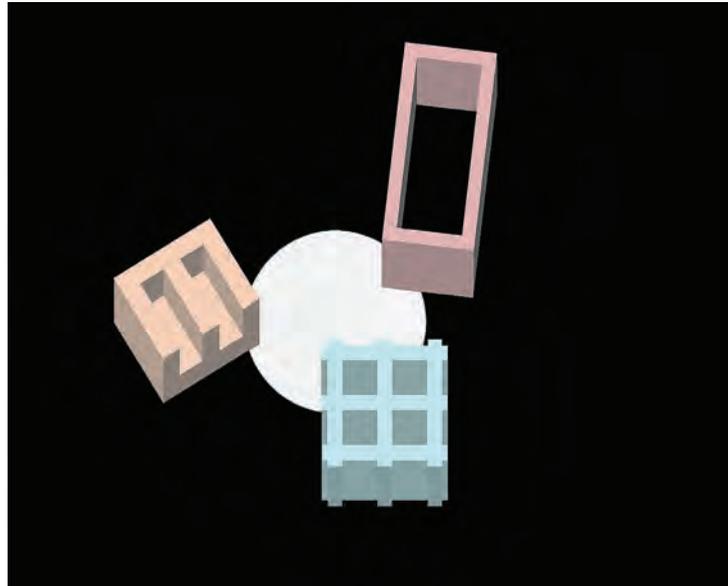
To describe the actual condition of the city of the students is not an easy task. Different Layers seem to have been superimposed one upon the other without any long-term Planning. It is the result of a 40 year process of heterogeneous urbanization: a chaotic and dysfunctional fabric. Along planed groups of residential buildings and collective buildings, illegal private constructions occupy more than 25% of the total surface of the site. And none of these structures seem to provide the conditions for a sustainable development.

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MASTER PLAN "CAMPUS"

Campus:
• A park
• Housing + Shared facilities
• Unassigned space

But if we are forced to admit that the whole needs to be reshaped, it is also impossible to completely ignore the existing situation : it would imply a tabula rasa and a build up from scratch. It is without any form of romanticized view upon the territory and its "natural" aspect, nor with a sincere interest for the current buildings, that we do believe that proceeding in this manner would be a Mistake. Rather than producing an autonomous object, a new city within the city, we propose a project able to manage the inherent complexity of the whole site by extending its logic in order to fulfill the new expectations of the most important campus of Albania. Rather than to submit a new Masterplan, a new formal layer upon the previous ones, we would like to submit a long term process, open to the volatility of the urban structures. Realism is understood here as a means to accept the irreducible complex condition of the city. Realism as a detached statement.

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Existing Structure

Extension of the Existing Structure

Implementation of the technical facilities

THE FIRST PHASE

The first phase of our project will be dedicated to the renovation of the existing buildings. After a close look at these buildings, it appears that there is an urgent need to renovate them by readapting their internal organization according to their structural capacity. This renovation should then take into account that these structures are for most of them not able to support every expectation of a modern student residency. But as mentioned above, we did not want to simply ignore this existing condition by suggesting their demolition.

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Buildings N° 20 / 21-22 / 23 / 25-26 / 27-28 / 29

Our proposition rather tries to absorb contemporary housing needs while transforming the existing buildings. We worked in two complementary directions: at a programmatic level and at a construction level. We decided to remodel the organization of living areas inside these buildings in order to avoid the strict dormitory function. By reducing the number of students per room, from 3 to 2 in some cases, by dividing buildings into collective apartments where 10 to 16 students could live together, sharing collective spaces, and by placing public facilities open to every student of the campus inside the buildings, we totally reversed their function and opened them to a wider use. At the construction level, we propose to extend every one of these buildings with a new and simple construction that can host modern technical facilities and fulfill European standards in terms of comfort and security. This should solve every complication visible in the existing buildings today.

Buildings N° 7-8-9-10-11-12

Buildings N° 4-5-6-13-14

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Similar to the way we propose to renovate the buildings, we also would like to submit the idea of renovating the existing landscape by reinforcing its limits. A first belt of trees will be planted on the periphery of the site.

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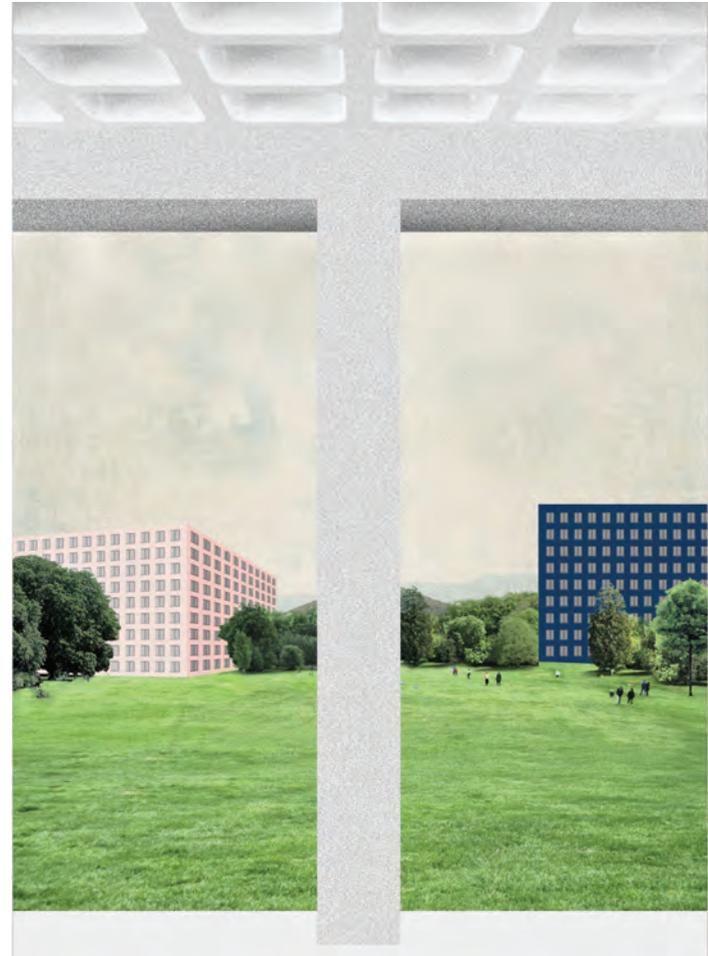
Plan, the second phase

THE SECOND PHASE

Possibly overlapping the period of the renovation, a second phase will be initiated by the construction of three new buildings that will allow to largely expand the capacity of the actual campus. These buildings, designed as a series of large-scale elements, will reaffirm the presence of the campus in the city of Tirana. They have been designed in order to provide different typologies adapted to a large numbers of students. These buildings will also host the new large scale collective facilities such as sports courts, food courts, and a library.

With the construction of these three new buildings, the landscape will be deeply transformed by the implementation of a meadow surrounded by a dense concentration of trees. This new landscape will allow the whole site to reclaim its centrality and to introduce nuances in the use of its residents. While the wooded area suggests intimacy and anonymity, the meadow is an invitation to gathering and collective expression.

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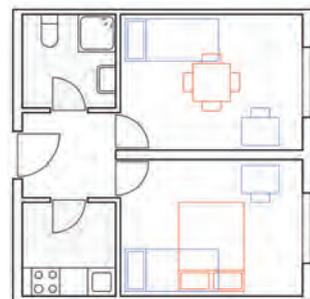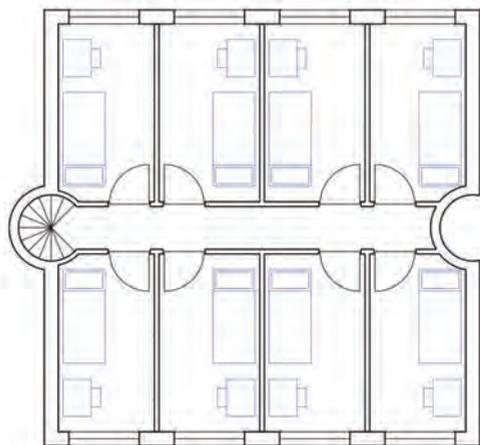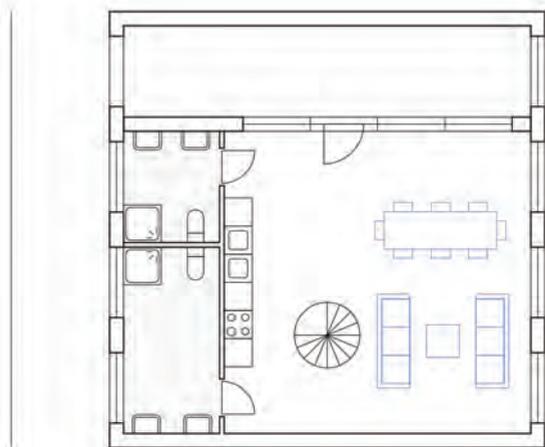
Building N° 30

Building N° 32

Building N° 31

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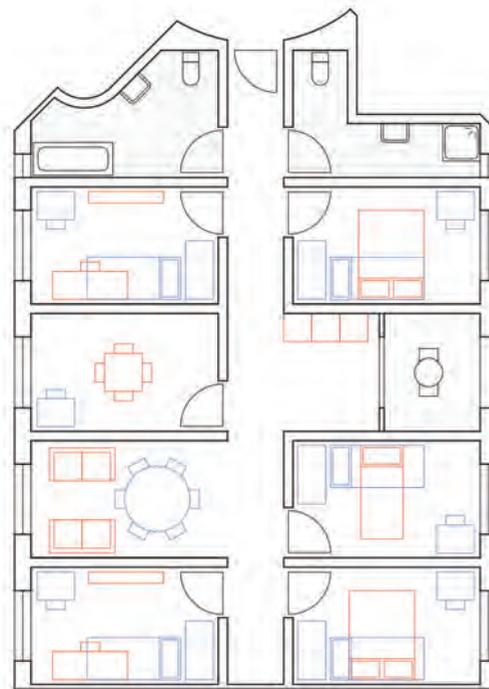
Plan, the third phase

THE THIRD PHASE

The third phase of our project will allow for the Student City to achieve its ambition of housing 10000 students with all the necessary requirements. By extending its actual used surface to its legal surface by recovering the land illegally occupied today, it will be possible to build new constructions and to extend the new landscape into these reclaimed territories.

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Building N° 31

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+ BOLLINGER & GROHMANN + VPEAS

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ENVIRONMENTAL PRINCIPLES

Solar thermal collectors are used to power all common spaces and circulations of each individual building. Natural gas is used for heating purposes and one central unit powers a group of buildings. This medium scale collective strategies allows for the distribution of lots to different property developers. A combination of gas and solar thermal collector technologies will be used for water heating. To reduce inherent thermal deficiencies of the existing buildings an exterior insulation, replacement of all windows and the creation of a dual-flow ventilation system is planned.

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+ BOLLINGER & GROHMANN + VPEAS

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07 ALN | ARCHITEKTURBÜRO LEINHÄUPL+NEUBER GMBH + STUDIOARCH4

TEAM COMPOSITION:

Architect & Civil engineering
Markus Neuber

**Civil engineering & Cost estimator**
Paul Rapp

Landscape architect
Katharina Riedl

Architect & Urban designer
Valentina Damian
Klaus Köstler
Petrit Pasha
Stefano Baldon
Olga Rivera

Architect & Energy consultant
Stefania Di Pisa

Architect & Fire protection planner
Peter Naumburg

Architect & Urban designer
Gjergji Dushniku
Klaudjo Cari
Rezart Struga
Lorin Cekrezi
Olesja Lami
Felissia Veliu
Gerti Struga
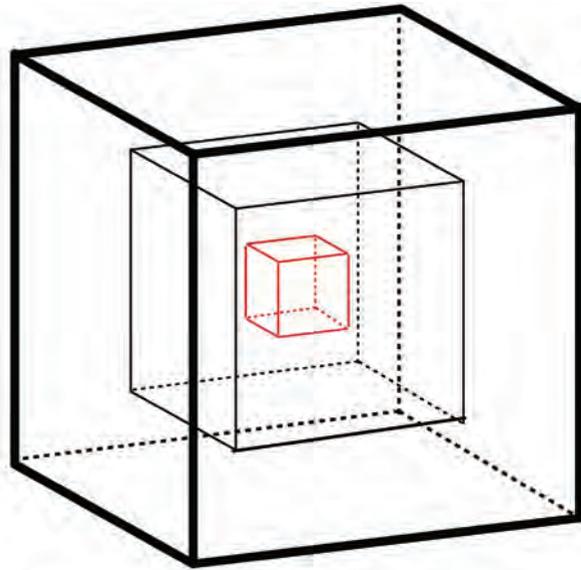
How to increase the quality of life for the students?
How to redevelop the existing dormitories?
How to increase the capacity for accommodation?
How to create a city within a city?
How to enrich the potential of the entire campus?
*How to define a strategy for efficiency in communication, comfort and usability?*

A City Within A City

Zone D: A more bypassed area, consisting on the design of the common public spaces!

Zone B: Restoration of the old dormitories, proposing new additions for functions like (emergency stairs, services, laundry, bank, storage, working space, study room)

Zone A: New area of development introduced to new dormitories, cultural centers and mediatheque.

ZONE B

ZONE D

ZONE C

ZONE E

ZONE A

Zone C: Sport oriented and outdoor recreation area, composed of different types of public spaces & green spaces.

Zone E: The Buffer Area A promenade ring network of public spaces, green spaces, bars, coffee shops and restaurants.

CONCEPT

We have primordially read the "City of Students" in some several zones that are characterized by different specificities. We mainly name them as Zone A, B, C, D, and E. The whole complex has some week points and thereafter are emerged it's problems. Some of the most evident problems of the site are the huge unorganized green spaces and some sportive areas, now in very bad condition. The whole site misses a structural pattern and such a way we found no identity in the design. There is a lack of organized public spaces and the buildings (being them dormitories or public buildings) are isolated. Another problematic is what we called the Buffer Line. This line is surrounding the whole "City of Students" and it is a crashing area within the life inside the campus the life outside it. The casual informal growth surrounding the area, brought also a livable layer that consists on small bars, restaurants and fast food concentrated in a small portion of it.

MASTER PLAN "CAMPUS"

Centralizing   Spreading
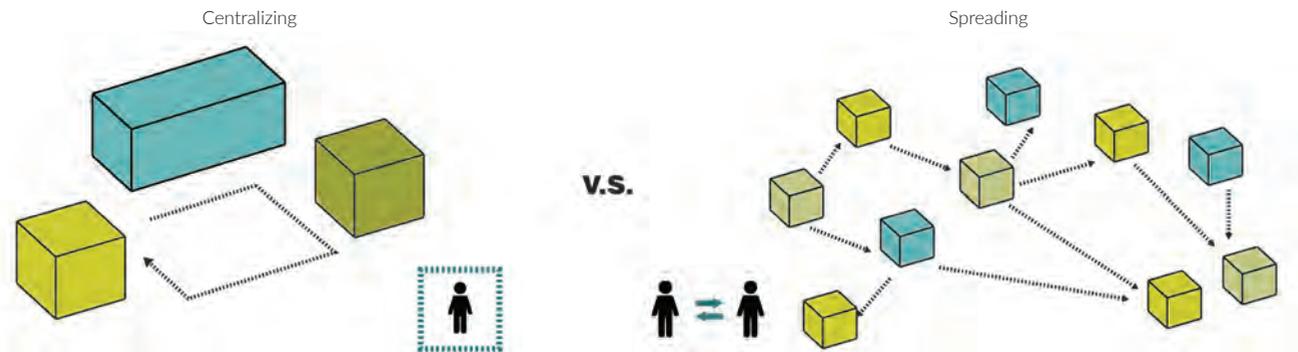
Hybrid function distribution
Centralizing *- central positioning of the main needs of the students.*
Isolated functions - lack of interaction
Spreading *- spreading the functions that fulfill the needs through the entire campus. Creating a community that interacts with each other.*


In our approach we aim to structure the whole site and create stripes of public spaces and green areas. In relation to this we build up a strategy where we create a pattern in relation to the existing buildings. The pattern structures and shapes more the empty spaces and as a pixel it will automatically create the new pattern.
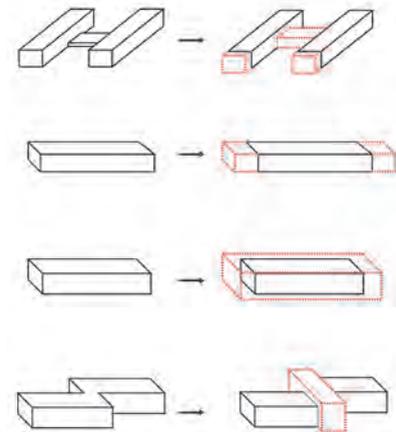
Types of interventions in existing buildings:
Type 1 interconnecting parallel buildings.
Type 2 adding structures on the sides.
Type 3 new circulation elements.
Type 4 new block of functions in the existing staircase.

existing building

main square

add-ons

add-ons

add-ons

buffer area

buffer area

sport facilities

new building

existing building

university campus

new building

New Typology 3_ New development area_ Mix of room typology
(room of 2 &personal toilet, studying areas, facilities, services)

Access to services

ZONE A

Zone A, includes the main axes point to the "City of Students" as well as a whole open land field located in the right side of it. We refer to the entrance and we create to main axes of penetration. The first one goes South-North and the other one West-East. The first main axe, the one corresponding to the Zone A, slightly touches the vast area. In this site we propose a whole new developing zone, where new dormitories can be introduced. Very important as well is the coexistence of these dormitories with the new cultural buildings being (art centers, mediatheque, library and cinemas). This site as well includes an important parking lot, planned to host people even in cases of bigger events.

MASTER PLAN "CAMPUS"
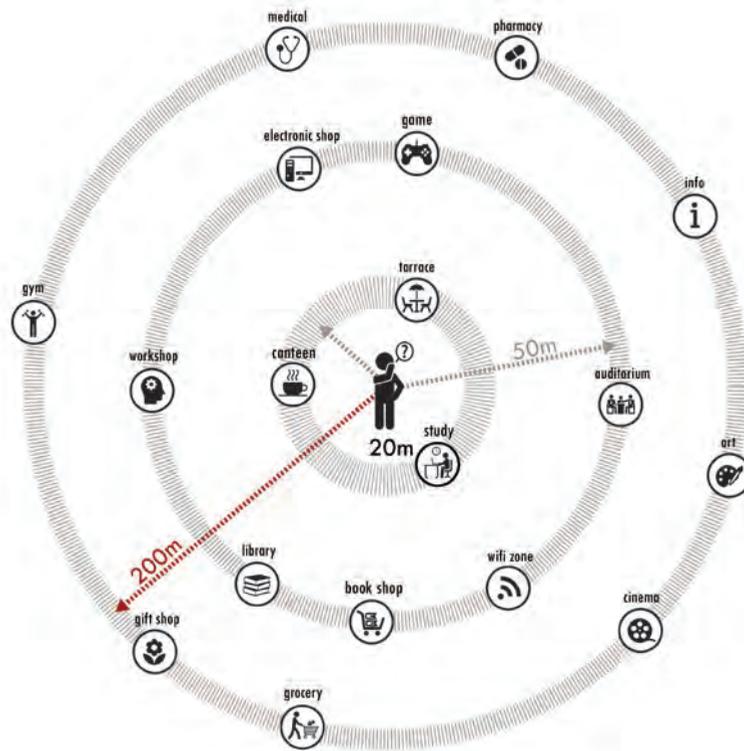
Program Accessibility

Microclimate Diagram
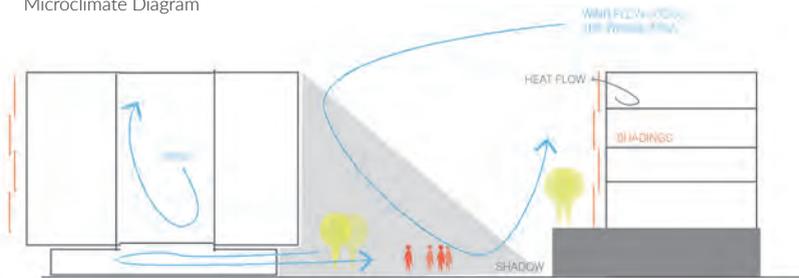
Creating Microclimates
1. Natural shaded areas
2. Inner courtyard that canalizes wind
3. Shading elements on the facade

Additions to the existing dormitories_Extention of facilities
(common areas, studying areas, canteen, workshop area,
restoration of existing spaces)
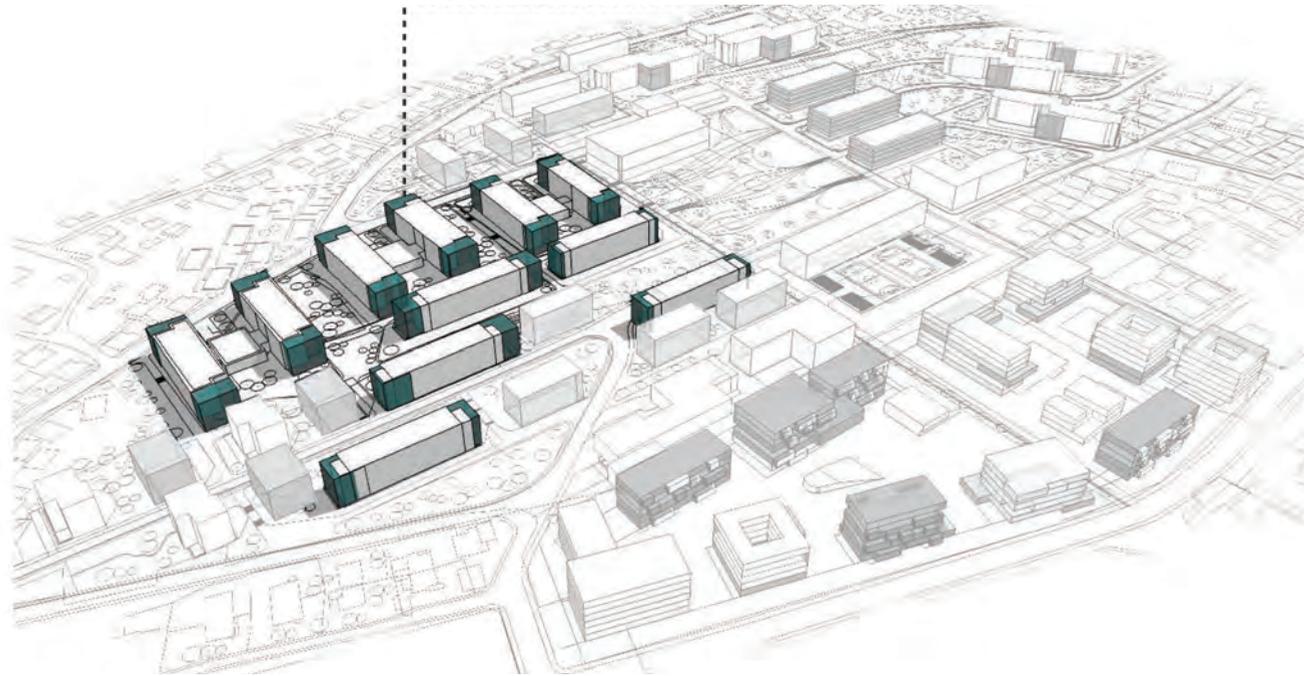
ZONE B

Zone B is more related to the history and to the maintenance of the old architecture. There it is planned a restoration of the old dormitories, as well as the addition of some small buildings related to necessary services for the students. Those services are mainly working areas, laundries, banks, storage areas, study rooms, reading rooms, small canteens, emergency stairs, infirmary etc. In Zone B is also included a portion of the West-East axes. Small green passages are combined with small public spaces and create paths that connect the dormitories together.
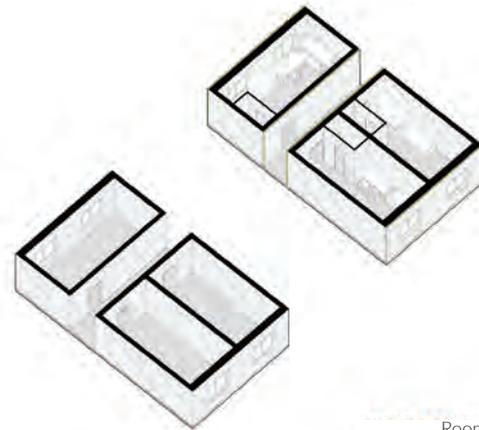
Rooms for two

Existing typology

game

tarrace

workshop

study

canteen

book shop
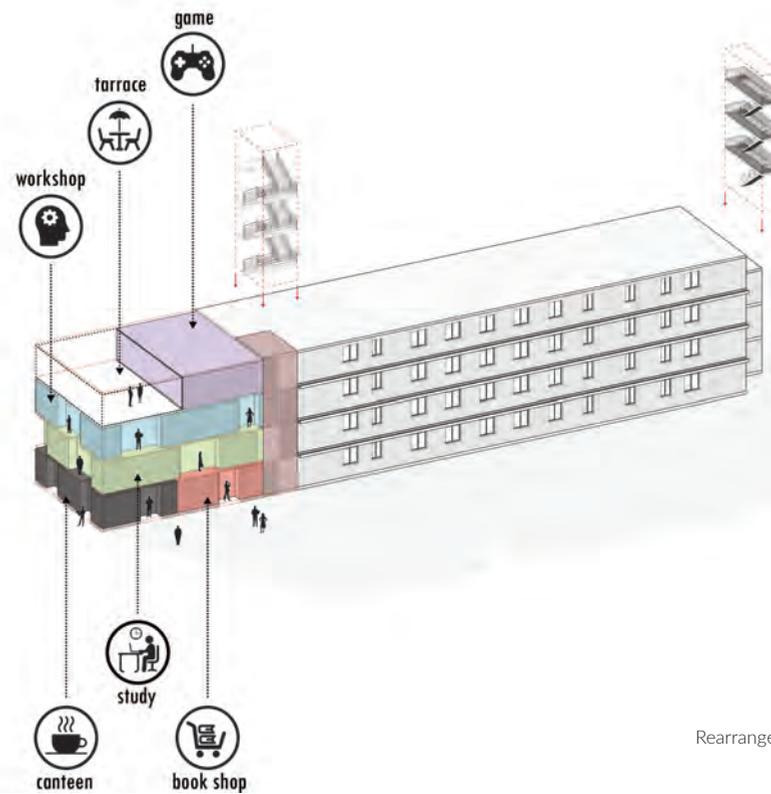
Rearranged typology + Add on

MASTER PLAN "CAMPUS"

Existing typology

Rearranged typology + Add on

New Typology 2_ New dormitories_ Common spaces
(studying areas, facilities, services)
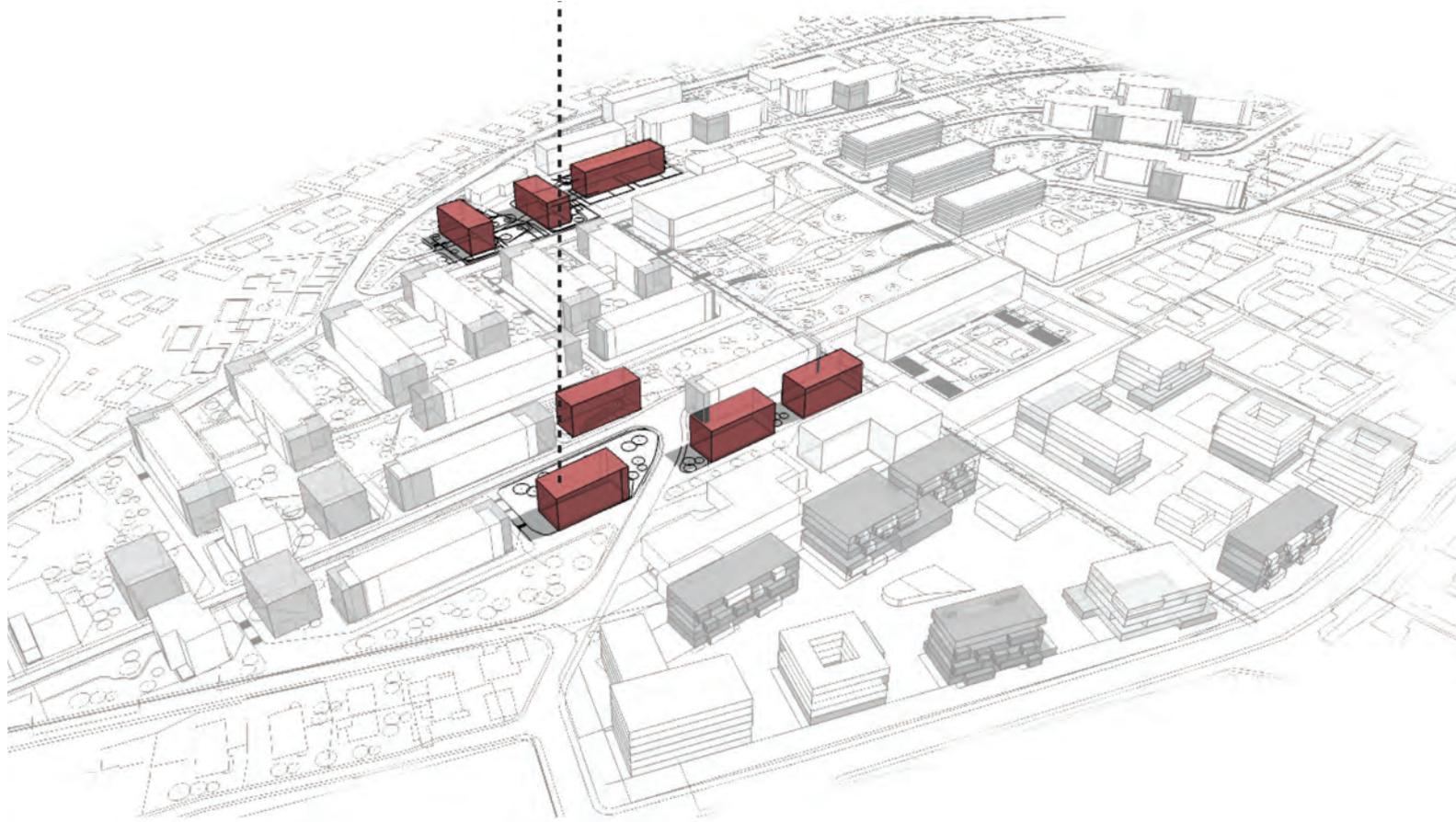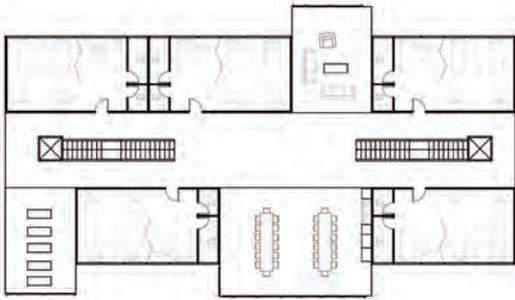
1. Three person rooms
2. Linear circulation
3. Shared facilities (kitchen, workshops, study rooms)

Kitchen

Game

Study

Medical office
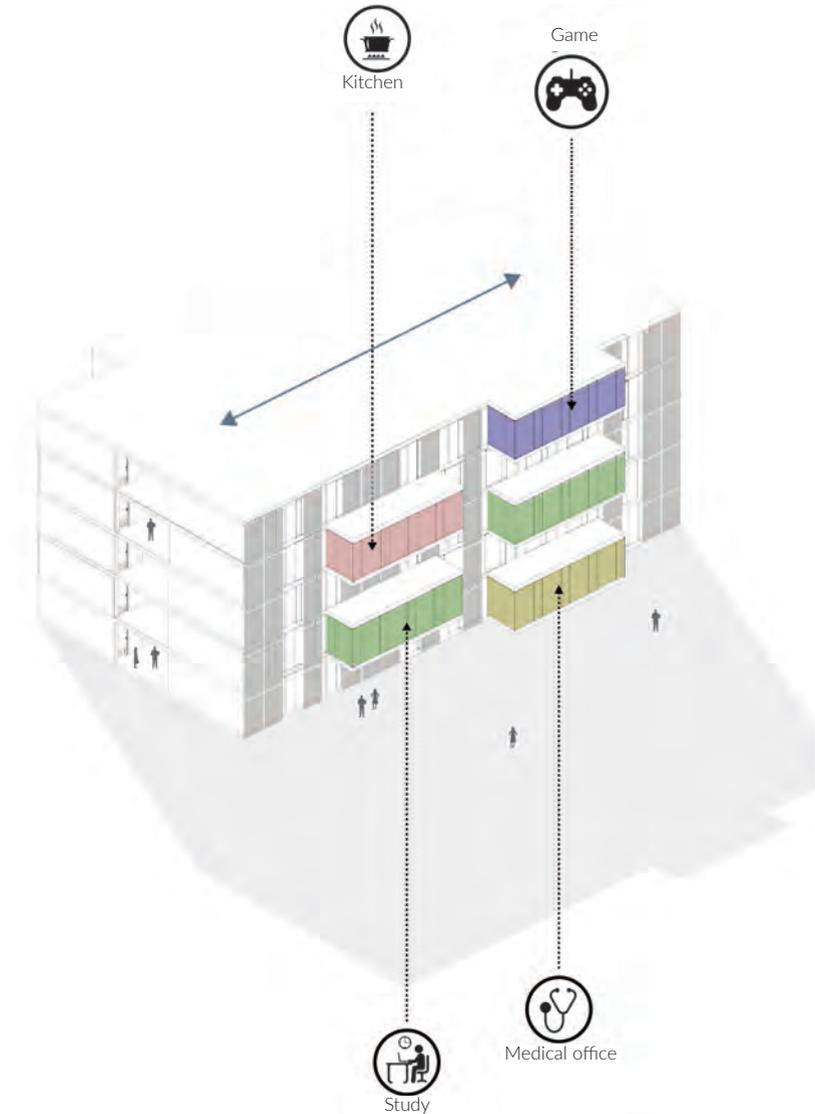
New Typology 4_ New dormitories_ Mix Typology
(apartment of 4, studying areas, facilities, services)
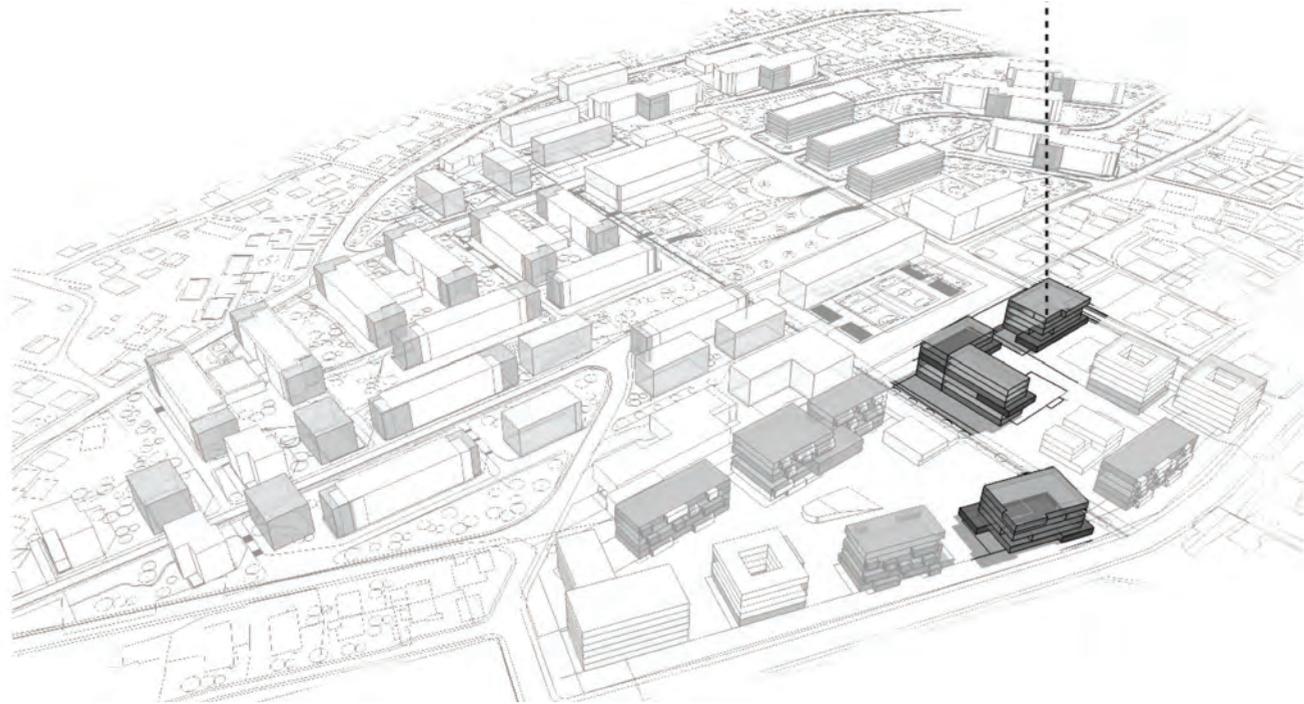
ZONE C

Zone C is quite different from the others and more sport and recreation oriented. The whole area goes linear and changes in levels. It includes some of the actual empty spaces and forms a whole new pattern of outdoor squares, green areas and sport areas. Some characteristics are that the area offers possibilities for bigger gatherings of people. Besides the sports being mainly outdoor sports, such as basket, volley, tennis, football there are also indoor areas dedicated to the same topic, being pool, gyms, training rooms etc. On the other side the huge sport areas can host events such as concerts or larger activities related to education and ceremonies.

1. Three-four person apartments
2. Linear circulation
3. No shared facilities

Apartment 4 persons
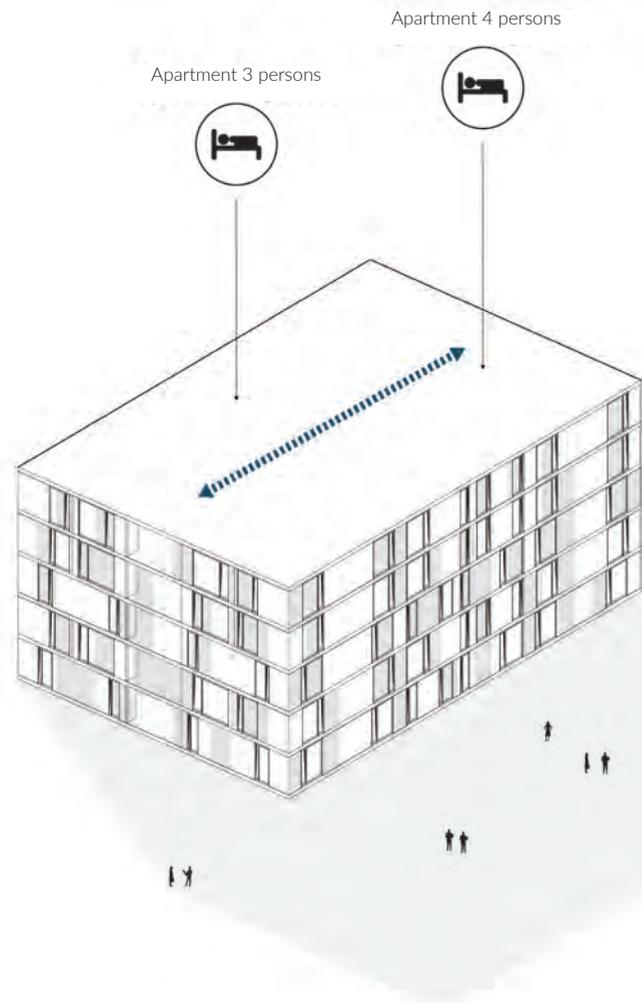
Apartment 3 persons

Fill in_ Additions to the central access hub_ Common areas
(terrace, gym, study room, workshop space, pharmacy, canteen,
library, grocery, restoration of existing spaces)
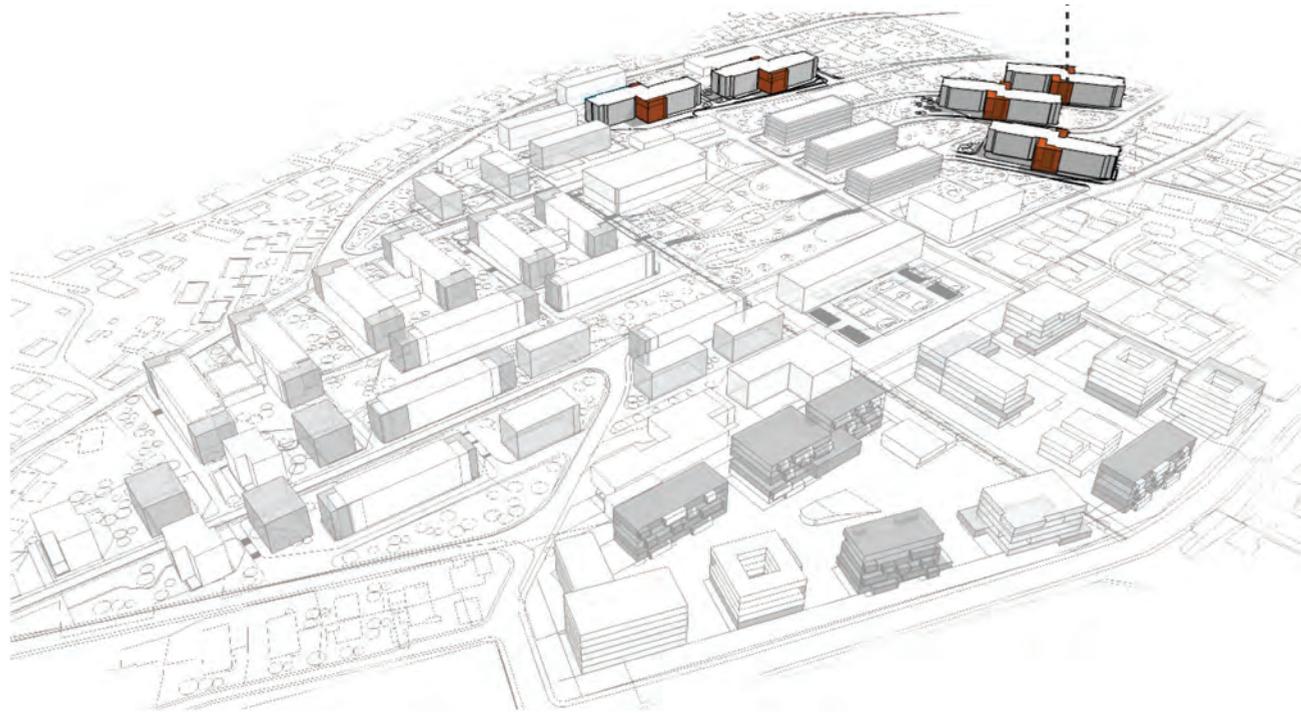
ZONE D

Zone D is quite more isolated, and it is part of the horizontal axis and
vertical axis. Those areas are more private and composed of small plazas;
those take you toward more existing dormitories. This area is more of an
edge zone, and so there are some mixing within the other zones.

Rooms for three

Existing typology

terrace

gym

study

workshop

pharmacy

canteen

library

grocery
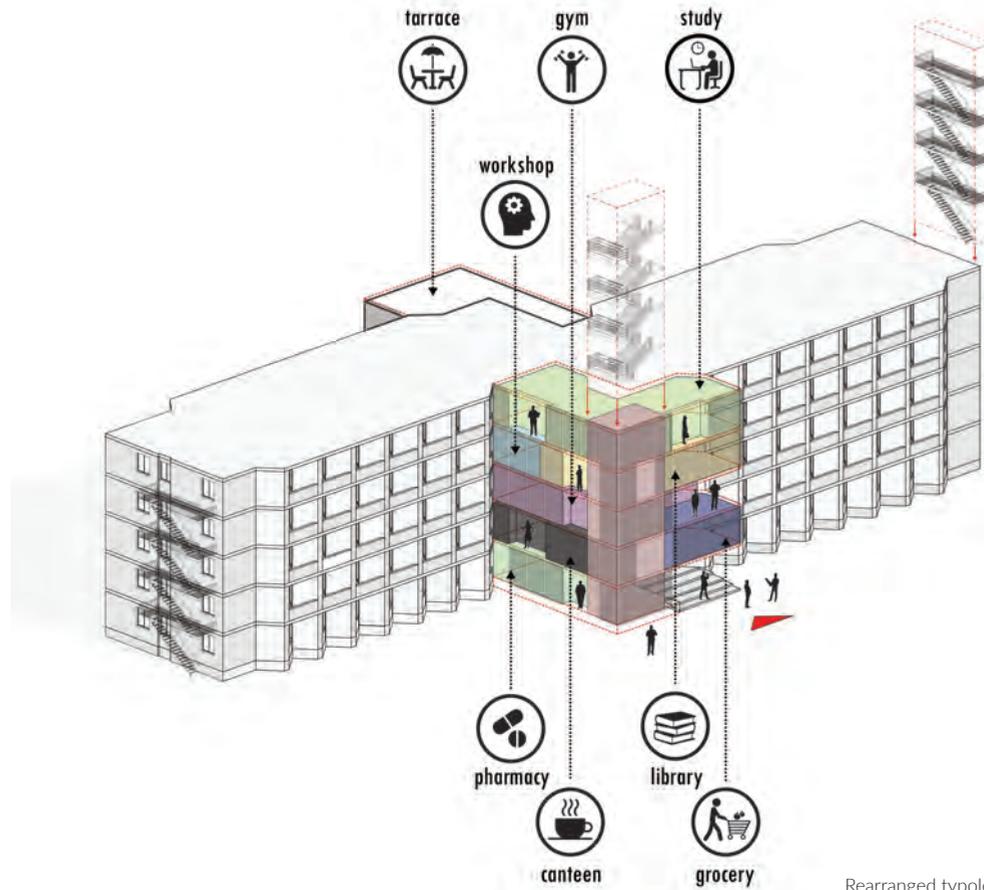
Rearranged typology + Add on

Round access_ Additions of a linear access balcony around the existing dormitory_ Restoration of existing spaces (change in the typology of the room, addition of facilities such as kitchen 7 toilets)
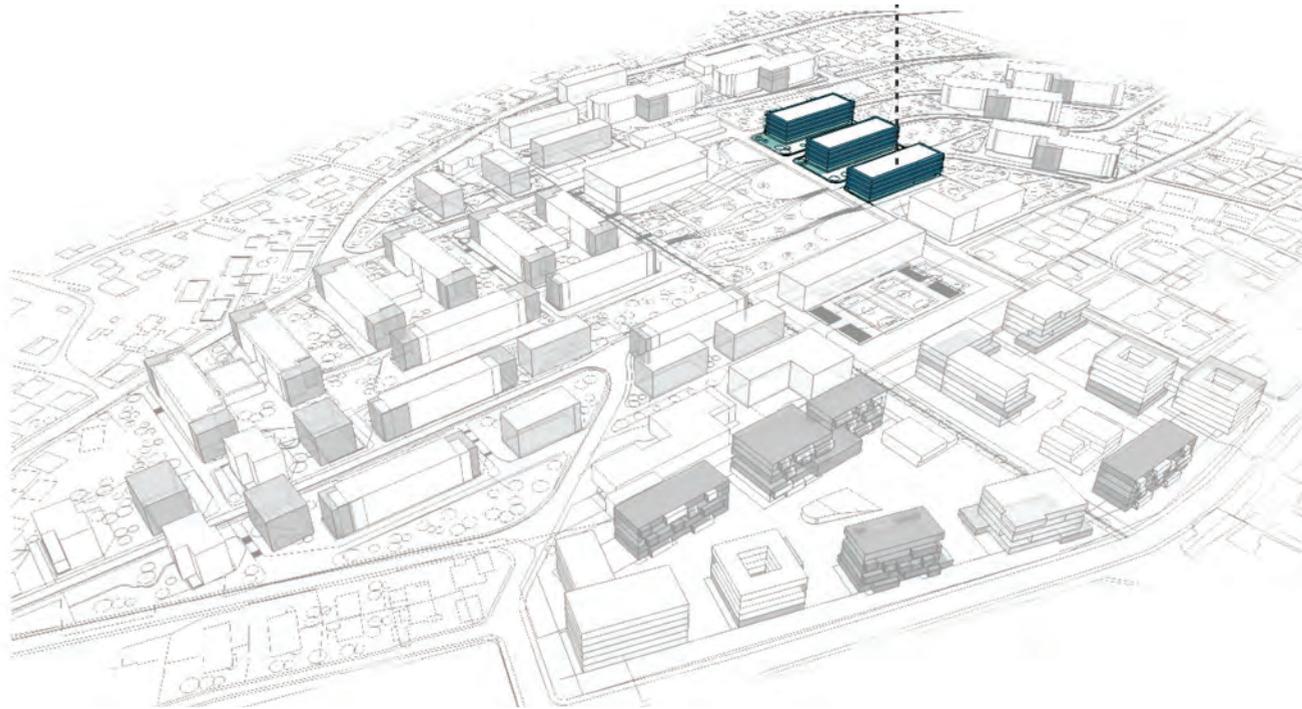
ZONE E

Going further with Zone E, which is partially included in Zone D as well. The whole Zone E is the buffer lie. As we previously mentioned the buffer line is a crash line within the inside and the outside. We propose a redesign through the creation of a promenade and jogging area closely mingled with nature. In other terms it would be a green boundary consisting on the addition of small shops, supermarkets, bars and restaurants.

Rooms for four

Existing typology

wifi zone

study

dormitories
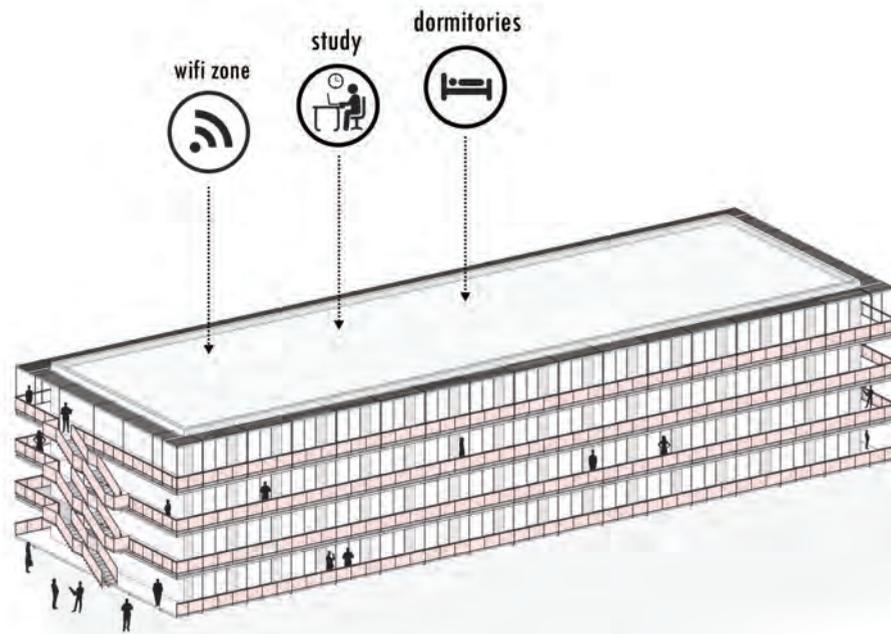
Rearranged typology + Add on

VISION

Our concept consists of the mixing of some different layers that will structure the whole site of the "Student City" according to our point of view. The first layer would be a vertical ax that crosses a horizontal ax. The two structural cuts include public spaces and the main entrance points of the area. Going further on, we do propose a second layer of new interventions. The interventions are from newly built areas to additions in the existing buildings. The proposal of new buildings is more related to a strong introduction of a cultural hub for the whole area. While on the other side the small additions into old buildings aim to introduce small necessary services for the daily routine. The third layer is a whole linear area hosting sportive events. The vertical cut is mainly composed by outdoor green spaces. The final layer is the buffer line. This line surrounds the whole site like a ring and includes functions such as bars, restaurants etc.

08 ATENA STUDIO + DEA STUDIO

TEAM COMPOSITION:

Team leader, Architect & Landscaper
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Lorenzo Grussu
Klodiana Emiri
Klaudio Onuzi
Anisa Spahiu
Elda Kotorri
Aldo Hamzallari
Evis Laze

Forest Engineer
Andrea Atena

Civil Engineer
Stefania Rosani

Structural Engineer
Sonila Siço
Gerti Calliku

Mechanical Engineer
Spiro Drita

Electrical Engineer
Deshira Mena

AFFORDING THE SITUATION
Government vision Competition program:
1. Improvement of the student social life and dormitory physical conditions by CE Standards.
2. Duplication of the student campus capacity (from 5 000 to 10 000).
3. Improvement of the financial performance of the Campus to achieve a less annual Governmental funding and looking at other alternative financing and management systems, for instance stimulating a mix of public-private investment through a project financing approach.

Potential Alternatives:

1. Increasing the existing built intensity, preserving all the existing dormitory building.

2. Replacing all the existing buildings with new ones, well designed in a perfect master plan.

*3. Thinking in a huge scale, but developing step by step.*

PLANNING STRATEGIC APPROACH

1. Increasing the existing building intensity, preserving all the existing dormitory buildings. It could be done using the existing voids between spaces. What we benefit: We do not demolish the existing buildings and we save 60-100 €/m^2 as difference of reconstructing existing and building new ones. Total difference= 73 540 m^2 exist. Dormitory buildings x 100 €/m^2 = 7 354 000 € What we loose: We could not have a) quality and fluid space interaction with other campus buildings and common spaces, b) quality public spaces, squares, etc, c) qualitative dormitories performance, d) qualitative public facilities, e) functional services inside each building.

2. Replacing all the existing buildings with new ones, well designed in a perfect master plan. This alternative could strongly amplify the doubts, if it could ever happen or not. What we benefit: We could potentially have a perfect functional and aesthetical student Campus design. What we loose: Demolishing the existing buildings, we loose 60-100 €/m^2.

3. Thinking in a huge scale, but developing step by step. This alternative could be an intermediate approach, that embrace strongly the challenge of change with prudent, but secure steps. What we benefit: We could potentially have a complex functioning as an organism with a. quality and fluid space interaction between campus buildings and common public spaces, b. quality public spaces, squares, etc, c. qualitative dormitories performance, d. qualitative public facilities, e. functional services inside each building, f. better land-use, etc. What we loose: Demolishing the existing buildings, we loose 60-100 €/m2, as difference of reconstructing existing and building new ones.

Preserving the some buildings, which better fit the existing urban context with the Master plan concept and affording the other part with the change challenge.

- Phase 0:
Public management,
insufficient quality and standards.

- Phase 3 :
North intervention could be a private
concessionary investment and managing
of dormitories, services and cultural facilities.

-Phase 1 West :
West intervention could be a Public investment
of reconstruction and revitalization of the existing
buildings.The managing could be public, with
differentiate offer regarding the different room typology.

- Phase 1 East:
Est intervention could be a private concessionary
investment and managing of dormitories,
services and cultural facilities.

- Phase 2 :
South intervention could be a
private concessionary investment and
managing of cultural and sport facilities
open even to the public.

SYNERGY OPEN TO THE CITY

The aim of the proposal is to define a synergic territory for the new University Campus that links and works with the surrounding areas creating relevant public centre either for students or for surrounded inhabitants. Within the synthesis process of design the proposal wants to find a balance between economical capacity of the project and the necessity to give into the overall master plan a new dimension of public life-style. The intervention will define the new road system around the Campus thus establishing a clear accessibly from and to the city. By using a fluent cycling and pedestrian path that goes through the new Campus. The New Campus will be connected to the City and Tirana Lake Park through a fluent pedestrian and cycling route that mutually links all public activities along its development.

'Durres' Street

'Kavaja' Street

Lana River

'Lana' River

Skanderbeg Square

Small Ring of Tirana

"Elbasani" Street

City Campus

Mother Tereze Square

Lake Park Tirana

Tirana Artificial Lake

Ring of Tirana

Preserving a part of the existing Student City allow to :

1- To maintain even the public managing system within a potential private contribution in management.
2 -To maintain a functional part of the campus during the building of other parts of the Campus.
3- To preserve the historical memory of the Student City.

Why do we decide to preserve these buildings in the west area?

1. Part of these buildings are already renovated.
2. The existing urban context is of potential organic integration with the new Master plan.
3. The H buildings has the highest student capacity and have good orientation East-West for dormitories.
4. The entrances of these existing buildings are well integrated with the urban context and West Student City access.
5. Has the best potentiality for the adaptation with the fire protection CE Standards, etc.

DESIGN APPROACH

1. Territorial entities_continuity

2. Territorial entities_intervention area

3. Road infrastructure first _ pedestrian, cycling and vehicular accessibility. Distribution system easy recognizable and immediately intuitive.

4. Existing directions. Respect of local entities and visuals.

5. Courtyard volumes_ define large scale intervention. Four large volumes which shape derives from the lines that belong to the urban context in particular from the main direction north-south and the diagonal that from the entrance arrive to the core of the intervention. They are located in balance with the other building typologies in order to create different scales in the overall master plan : they become catalyst, clearly visible from all part of the campus, with courtyard typologies, The ground floor lifts itself to allow landscape passing through the volume, with public program on the ground, first/second floors; they define an inner intimate space but at the same time opened and in continuity with the outer space.

6. Grid. The main two directions north-south and east-west define the road system that allow service accessibility for services and parking location for workers and students. The intersection of these two directions create a grid on which are then developed the other buildings mainly used for accommodations.

7. Linear buildings_ define small scale intervention. These building typologies are oriented mainly to get the best east -west orientation for day lighting so the volumes are placed on the north - south axis thus to create an open courtyard from one to the other building.

8. Services and facilities. Define diffuse small scale building as icon in the landscape.

9. Landscape and facilities. Landscape design intersects the building design provoking mix of programmatic aspects.

1 Territorial entities_Continuity
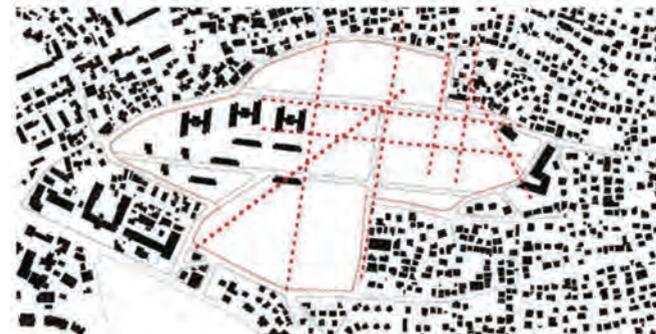
4 Axes
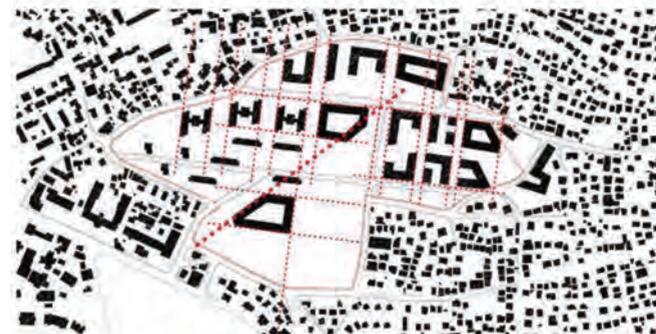
7 Linear Buildings_Residences

2 Intervention area

3 Distribution system
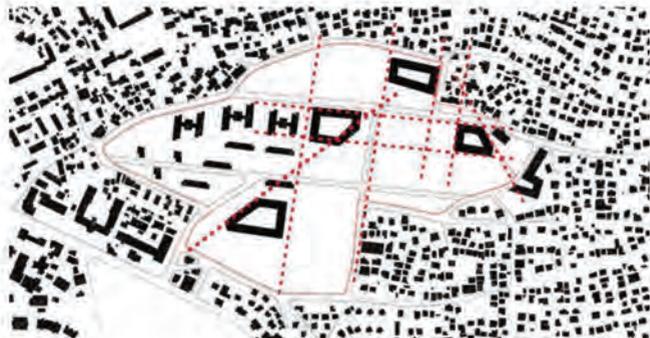
5 Volumes_Catalyst
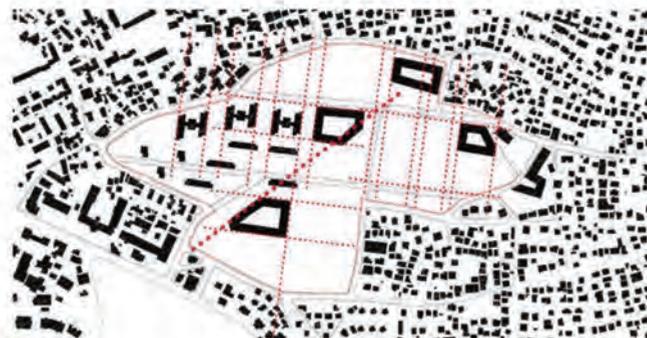
6 Grid

8 Services and facilities

9 Landscape

Weaving together building, activities and landscape.

CONCEPT

The Master plan uses an open and flexible approach. The sum of single interventions along the central north-south axis intersect with east-west landscape strip directions, generating this way the program. The Masterplan works on the general environmental asset using the landscape as device and tool for designing. The Landscape intersects the building design provoking mix of programmatic aspects. The intervention is placed into the context with respect of local values using a distinguished character in dialogue between interior and exterior perceptions of spaces: buildings are oriented in order to get the best sunlight orientation and best visuals qualities to the surrounded area towards the south. Landscape is treated with tectonic movements following the natural orography of the existing territory.
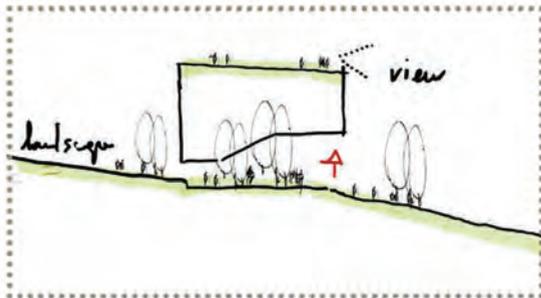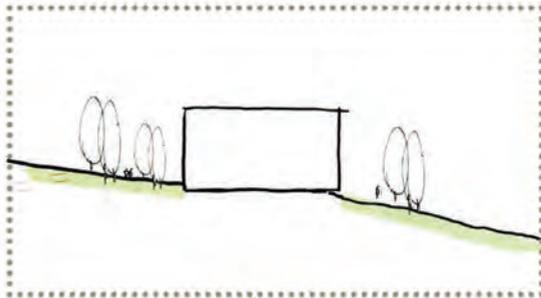
Volume within the landscape

SLA design
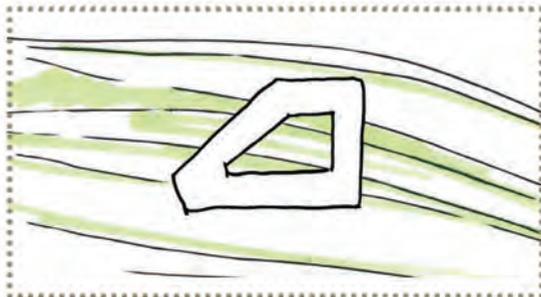
Volume building
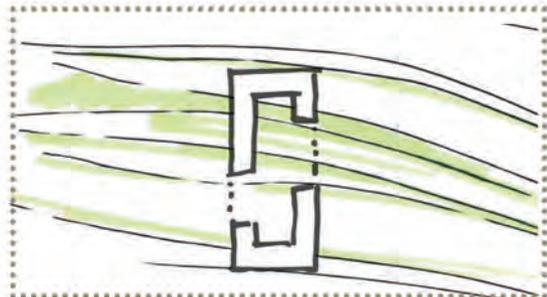
Linear building
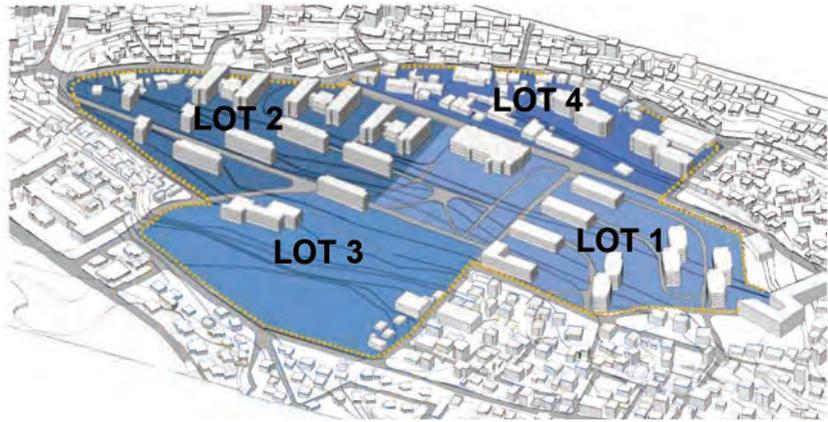
Phase implementation

PHASE IMPLEMENTATION

The intervention defines different scenarios that can be developed in phases and in time, depending on the economical capacity. The proposal within the context, clearly and functionally defines:

1. Building to be demolished: without building consistency and impossible to be updated to EU regulation for economical reasons, structural and mechanical aspects.

2. Building to be reconstructed according to the EU standards on the energetic efficiency.

3- Construction of new buildings according to the EU standards and parameters to be implemented in different phases to allow government management and without interrupting the activities of the student campus.

Site Plan

BUILDING ORIENTATION

The Intervention is placed into the context along North-South directions, finding deeply a dialogue between interior and exterior perceptions of spaces: buildings are oriented in order to get the best sunlight orientation, allowing student residences to face East and West.

LANDSCAPE AND OUTDOOR FACILITIES

The Master plan develops the idea of creating inner communication path, within the greenery and pleasant to walk through, allows to generate a space physically and psychologically in common for all users, from students to surrounding inhabitants. This distribution of space embraces many urban qualities: landscape, piazza, areas for meeting, communication and social relationships.
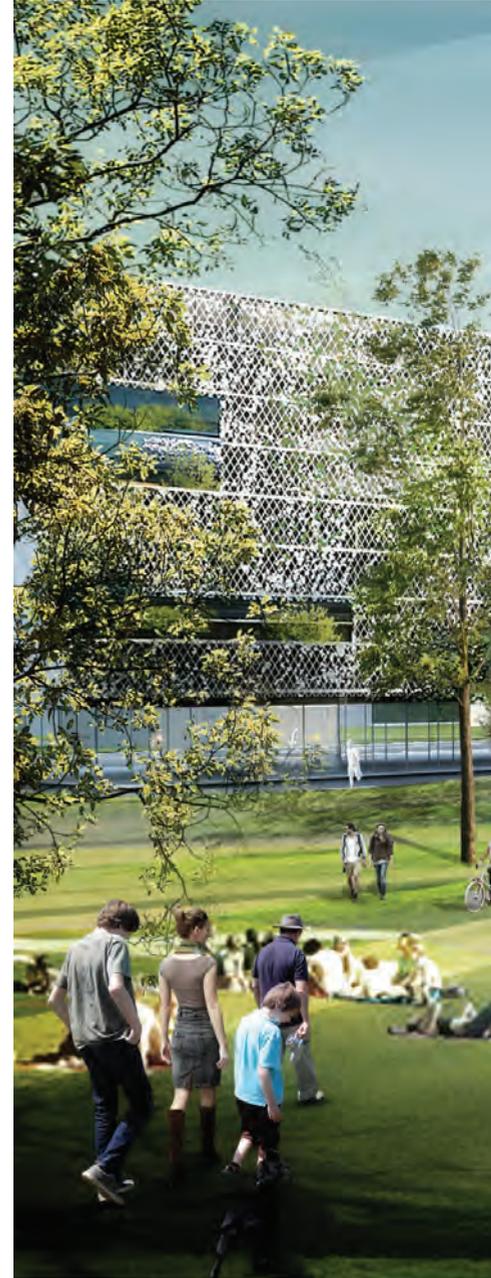
BUILDING PROGRAM

The open space is crossed by service roads and cycling routes that go through all public scape, in order to connect accommodations with public amenities, arriving to the park. Access point are clearly visible and parking area are located at the end of the main road system when intersect the surround viability. In addition, underground parking area located under the courtyard volumes according to the program that they have. They are accessible from the main road system that surround the intervention area.

ACCESSIBILITY

The proposal develops strategies to integrate and mix functions: residence, services, facilities are diffuse on the entire area of the Campus in order to achieve a sustainable development of the entire operation from a social, environmental and economic point of view. The proposal define different building scale able to define mix of programs with an integrated approach using several typologies and activities that links mutually to each others.

CULTURAL AND
HEALTH SERVICES

HEALTH CENTRE
MULTIMEDIA CENTRE

FOOD SERVICES

MINIMARKET
CANTEEN
CAFES

CAMPUS SERVICES

ADMINISTRATIVE SERVICES
CINEMA/AUDITORIUM
CANTINEEN
MINIMARKET

STUDY SERVICES

STUDENT CENTRE
STUDY LABS
CONFERECE ROOMS

SPORT SERVICES

SPORTS PLAYGROUNDS
SWIMMING POOL
GAME ROOMS

Building Program

URBAN
MOBILITIY

SERVICE AND RESCUE
VEHICLES PATHS

SERVICE AND RESCUE
VEHICLES PATHS

URBAN
MOBILITIY

Accessibility

North Elevation

South Elevation

MATERIAL AND TECHNOLOGY

Use of flexible and modular system for facades. The architectural proposal of the facades's treatment requires a simple architecture solution, at the same time balanced with a contemporary language and careful aesthetic appearance, to achieve instances of energy, cost efficiency and ease of maintenance. The chosen solution consists mainly in thermally insulated facades characterized by a perimeter walls with in fill blocks of honeycomb brick, coating with plaster finishing. The facades are characterized by rhythm of openings with large windows in some cases full-length to get the best possible amount of day-lighting. The opening part of the windows is only the central and the control of day-lighting a during the warmest months is guaranteed by a system of brise soleil suitably adapted for any façade orientation. As material for the brise soleil is chosen a flexible, economical and easy to maintain technology made by wood of ecological materials, long-lasting, made from the combination of re-composed wood fiber and PVC, mounted on a metal frame.

Ground floor, Building 9 and 18

## NEW INTERVENTION LINEAR BUILDINGS

- Adaptation of the existing rooms in better functional space, increasing the utility space for student from 12 m²/student to 20 m²/student. Project foresees having mainly (80%) double room students with the internal bathroom and 1 mini-kitchen for 2 rooms (4 persons). One of the existing student rooms for each floor will be transformed in common space for student socializing and relaxing.

- Fire protection measurements as EU standards adding new fire stair blocks, defining escape routes, automatic opening transversal corridor windows, hydraulic measurements, etc.

- Wheelchair disabled people EU standards. Designing dedicated rooms for each floor, elevator for disabled people, etc.

Unit A - 50 sqm
2 bedrooms / 15.5 sqm each
1 kitchen / 7.5 sqm
1 toilet

Unit A - 50 sqm
2 bedrooms
2 kitchens
2 toilets
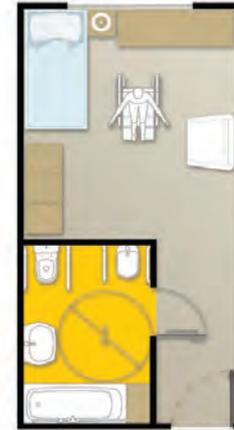
Unit E - 25 sqm
1 bedroom / 13.7 sqm
1 toilet
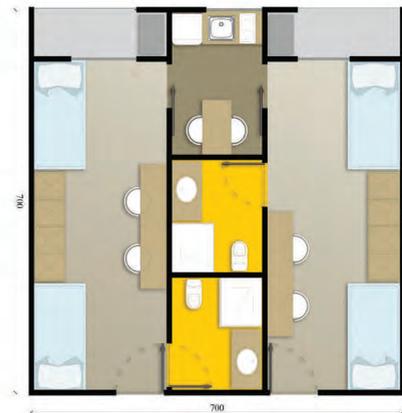
Unit D - 50 sqm
2 bedrooms / 18 sqm each
1 kitchen / 5 sqm
2 toilets

Unit C - 90 sqm
4 bedrooms / 11.6 sqm each
1 kitchen / 26 sqm
2 toilets

Rooms floor

WELFARE AND ENVIRONMENTAL COMFORT

Views on the courtyard and on the landscape, together with the roof garden conceived as "hortus conclusus", lifted from the ground, replace the human being in the center of an integrated architecture within landscape and humanity which based its own experience as subjective measure of buildings.

09   STUDIO ÇOMI

TEAM COMPOSITION:

Architects
Edi Çomi
Elton Çomi
Rudina Papavasili
Orlen Ramzoti

Structural Engineer
Enton Kristo

Urban Planner
Gjergj Papavasili

Landscaper
Arben Theodhosi

Inftrastructure Consultant
Vladimir Gjurgjaj

Energy Consultant
Petrit Hoxhaj

A place between the city and the landscape: spaces for learning and recreation. The master plan examines campus housing and learning environment the spatial organization and function of the built environment landscape and open space, circulation and parking community connections and overall conditions of the campus within the context of a comprehensive plan.

MASTER PLAN "CAMPUS"

Location. Student City is an integral part of Tirana and is located in the south east, in one of the most beautiful parts of the city, near the artificial lake that is almost part of it, and in 5-15 min distance from Mother Teresa Square, University, Academy of Fine Arts and the city's main boulevard. Elbasani street passes along the south west border, determining a good opportunity to access the campus, which unfortunately is also the only entrance, because from the other sides, the territory of the campus is limited due to dense informal residential buildings. Accessibility is one of most serious limitations of this urban territory.

View of the soccer field

Free spaces & greenery - 12 ha
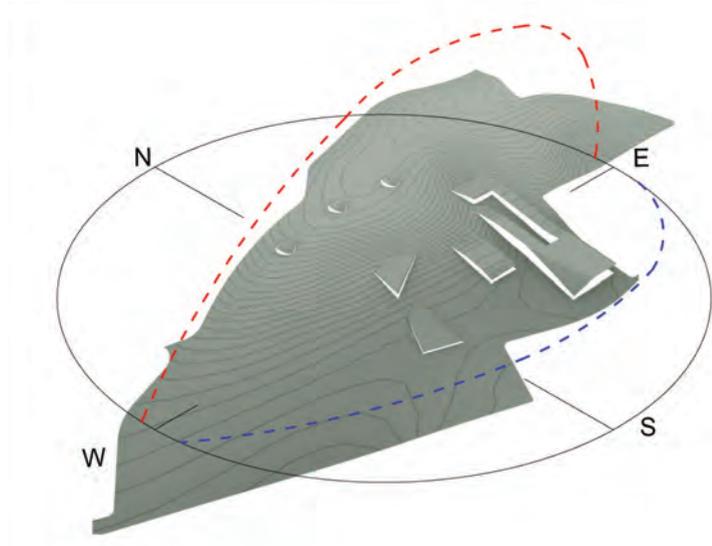
Integration of functions
Ventilation passages

GEOGRAPHY - TOPOGRAPHY

The "City of students" lies in an area of about 25 ha, being positioned ideally on a hill with a natural slope of 8-10%, facing south exposure, benefiting natural light and uninterrupted sunshine all day long. Uninterrupted appearance of the Greenery of Lake Park is another advantage of this location. These unique features define criteria on which the conception of the physical structure of the master plan and the spatial development plan of the campus is based on.
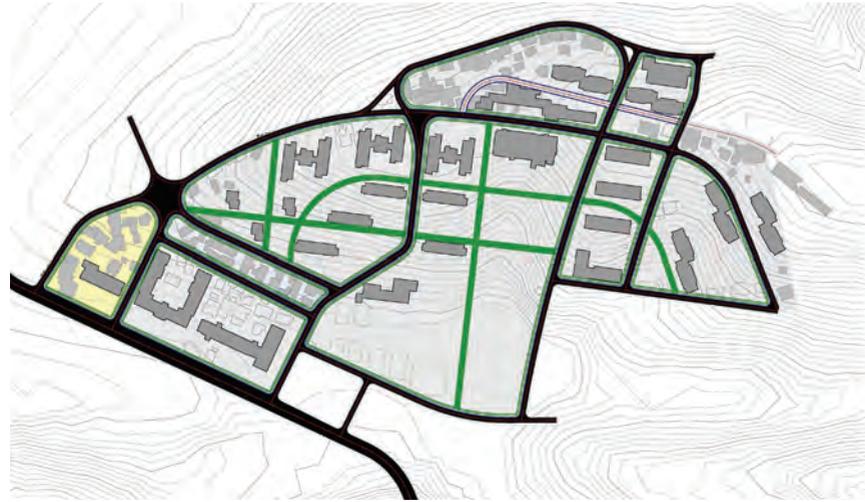
Existing buildings

EXISTING SITUATION

The campus is conceived entirely as a residential center for students of the University of Tirana and was consisted mainly of student residences - dormitories and ancillary spaces, administration offices, sports fields and a theatre. Nowadays is in a chaotic state, in desperate need for a complete rethinking of the spatial plan.

View of the proposed library

Total area of the masterplan - 26.2 ha
Campus proposed area - 22.4 ha
Open space & green area - 12 ha
Not within campus function - 1.6 ha

ACCESSIBILITY

Our proposal for the main entrance to the campus remains the existing one, as the only option available. In our proposal, this penetration is extended until the extreme north of the territory, and also we propose a second penetration north-south, parallel to the first, creating a closed interior ring, and by saving the territory of the campus from the circulation of cars inside it. In this way we design a road system similar to the orthogonal system with easily accessible blocks. This structure creates clear defined areas with different functions and further development opportunities. One of the principles for the development of this scheme has been creating and maintaining open corridors south-north, to allow a maximum natural ventilation and light by maximizing exposure towards the sun.

KEY CONCEPTUAL POINTS

The master plan accommodates present day programmatic needs for university teaching and research facilities, university libraries as well as cultural recreation and sport events. We try to reverse the current state of primarily housing and student residences. Refusing the current chaos of the suburban informal housing development that surrounds the site, we are looking for an specific order to the open zones at the edge of the city.

Two prototypical strategies are proposed:

1. A division of the site in zones and clusters of building blocks that respect the presence of nature and maintain the open green space.

2. A continuous architectural infrastructure that will allow flexible development, to accommodate growth and change.

A place between the city and the landscape: spaces for learning and recreation. The master plan examines campus housing and learning environment the spatial organization and function of the built environment landscape and open space, circulation and parking community connections and overall conditions of the campus within the context of a comprehensive plan. It provides a vision for student life with an emphasis on learning, art and recreation spaces which is located at the heart of the campus.

Our proposal focuses on creating a complex space integrated into the existing structure of the campus but at the same time open to the city, offering the opportunities that are missing now. This space contains a library, mediatheque, an auditorium with 450 seats for lectures and other facilities for art, recreation and events.

Mix functions core of the urban plan

Urban plan view

RENOVATION OF THE EXISTING BUILDINGS

Existing buildings need for a profound renewal. Consequently we propose extracting their basic structure, brick masonry and concrete-floor, rearrange the whole electricity network, water supply and sewage, as well as restoration of the interior finishes on the basis of a re-conceptualization of the typical plan. Specifically, we propose single rooms with more rational surface division and not less than one bathroom for two rooms. For the renovation of the buildings, application of the latest technologies is very important in order to lower the consumption of energy. We propose uninterrupted external isolation (not less than 5 cm), windows with double-glazed panels and thermal structure, and brise soleil for the south and west facades; these measures will reduce by 50% the energy consumption.

THE PROPOSED BUILDINGS

In the proposed masterplan, the new constructions are mainly concentrated on the central southern part of the territory, the closest point to the main road, which is an advantage for the city of Tirana. Two four - storey buildings are proposed for teaching, which are positioned at the entrance, next to the existing building of Economics.

Also an important object is the proposed library, with lecture halls and study rooms, as well as other additional facilities and an auditorium with a capacity of 450 seats, which stands as a disconnected volume, accessible from several points. Three new buildings will serve as student residences, where the prominent building is the one developed in linear form above the library, but disconnected vertically. Other spaces are foreseen for art and recreation activities, as well as playgrounds.

Section

INTERNATIONAL URBAN & ARCHITECTURAL DESIGN COMPETITION

Master plan of the student city:
Constructing new student residences
and rehabilitating the existing ones
Tirana, Albania

No. 5

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National Territorial Planning Agency (AKPT)

Atelier Albania

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Albanian Development Fund

University Student Residence No. 1

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