

XDGA

*International Concept Design Competition:
3 Football Stadium Complexes, "The New City Centers"
Lot 3 : Vlora*

DETAILED CONCEPT DESIGN PROPOSAL REPORT

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COMPETITION FOR 3 STADIUMS
ALBANIA



AN INTEGRATED STADIUM

The location of the stadium and the proposed new district is a balance between a concentrated density in the heart of the block and new address towards the adjacent streets. The main address is located on the Boulevard Ismail Qemali, and it articulates the stadium, the gymnasium, and the district via a large square. This is in continuity with the major public spaces of Vlora, allowing an easy pedestrian route from the city center and the waterfront. A rectangle delimits the total area of the new district, allowing a public landscaped buffer between the new district and the existing one.

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ALBANIA





New Castle Civic Center, George Kenyon.



Chassé Park Apartments, XDGA Architects



Theodoros Vardinogiannis Stadium, Heraklion, Crete



Possible implantation for the new Flamurtari sports complex



Ambient collage, unknown artist

VISION STATEMENT

The team's strategy for the new Flamurtari sports complex is to imagine the future of the complex as a new piece of the city, allowing it to integrate coherently with its nearby urban context and to influence its development over time. Integrating new shops, offices and housing with the sports vocation of the site, we imagine sport and its equipment as the possibility of a new city. Respecting the history of the site, the project imagines preserving the current situation of the stadium while creating around it a new mixed urban district, offering new proximities between sport, city and landscape.

The group's vision proposes a strategy for organizing the site in three sequences. From West to East, three urbanization sectors take place: first a commercial strip with a wide open first floor creating a majestic entrance to the stadium, then a tertiary strip composed of four new buildings creating views on the territory and finally a thin housing strip taking place between the landscape and the sports facilities.

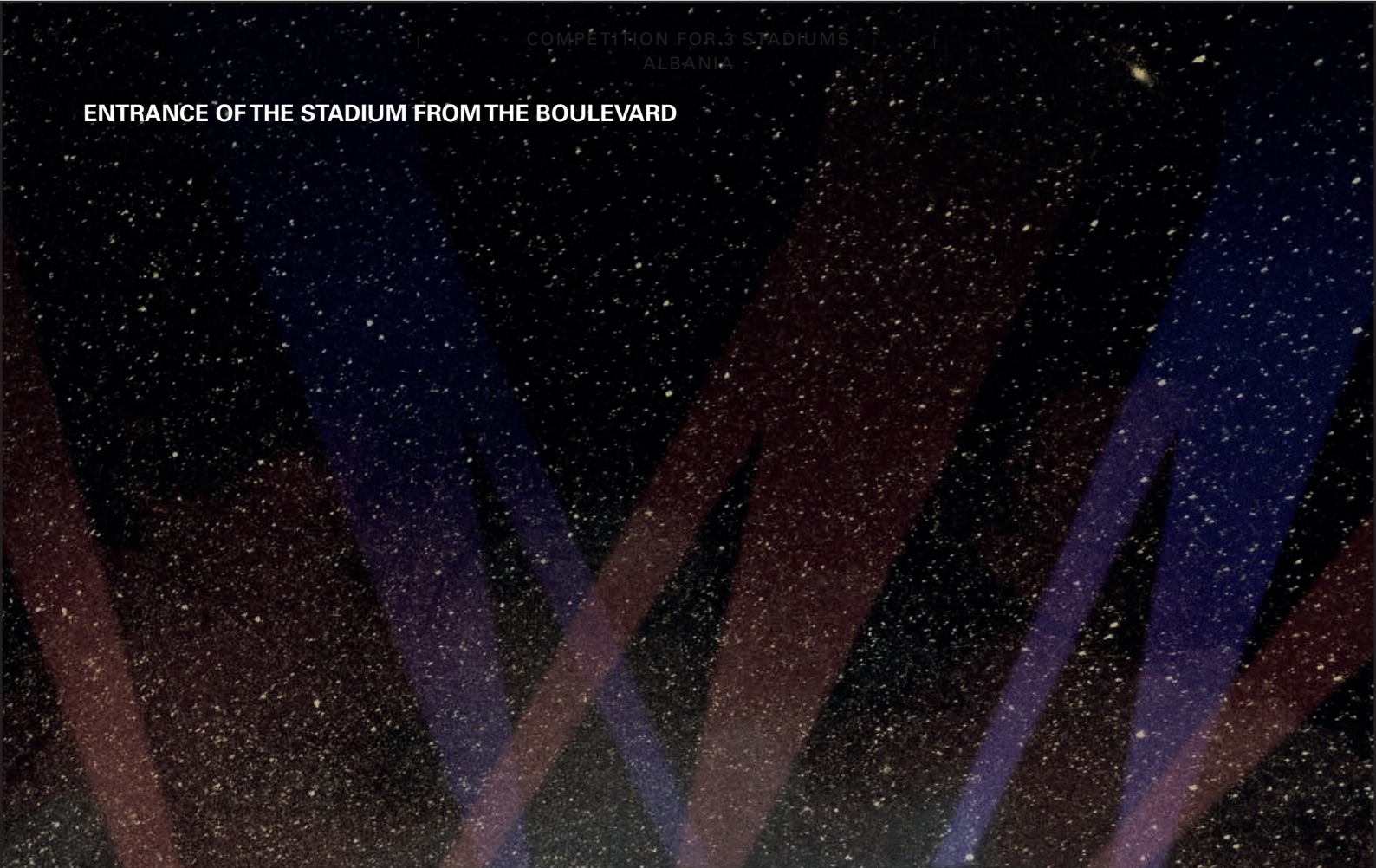
Between these three new construction bands is the new stadium on the west side, the training stadium on the east side and new sports facilities open to the public. This organization in sequence makes it possible to concentrate all of the urban development in the heart of the site and to create a large-scale landscaped public space around it. This public space allows the new urban stadium to be addressed at 360 degrees from all the streets, inside the site, it becomes, depending on the situation, a road, a park or a square.

The majority of the urbanization is concentrated in a rectangle, this one is constituted in its contour of the continuous footbridge addressing the whole site as well as the rehabilitated swimming pool. This covered and continuous walkway is then located between the new sports complex and its landscaped contour, sometimes it extends to the adjacent streets to address new constructions in the contours of the site when possible.

The gymnasium is also connected to the rest of the stadium via the footbridge, its rehabilitation may also include new public sports fields at the intersection of Sadik Zotaj Street and Pelivan Leskaj Street.

Finally, the organization of the sector in strips allows the integration of the existing buildings into the project by allowing them a new access from the heart of the block and new views on the sports complex.

ENTRANCE OF THE STADIUM FROM THE BOULEVARD



METHODOLOGY OF WORK

Our team, composed of specialized partners, will be led by the architectural office XDGA, both at the design and coordination level. Through large-scale projects in several European countries (Belgium, France, Albania), XDGA has accumulated extensive experience in coordinating a diverse team and has developed an efficient working methodology that has borne fruit time and again.

We base our working methodology on the continuous involvement of all partners (internal and external to the team) from the very beginning of the studies. In this way, all project data are taken into account from the very first stages of the design. We are therefore able to formulate realistic hypotheses, specific to the expectations and needs of each project. Through this commitment, we are convinced that by operating in this way, we can guarantee the client and the user coherent urban and architectural interventions, in which the technical, regulatory and budgetary aspects, which are inseparable from our work, are taken into account.

Our working method, based on the horizontal sharing of skills (both with regard to our collaborators in the various design offices and with all our partners who contribute proactively to the project: project owner(s), administrations, managers, local residents), reinforces our conviction that the success of a project is directly dependent on the quality of the dialogue which produces it. This is why, throughout the process, it is important for us to regularly confront the assumptions and constraints of each party, in order to ensure that the project implemented integrates all these data. To do this, our design process is punctuated by regular meetings where views are constructively confronted. All team members will work together from the very beginning of the project process to ensure that the challenges of the Stadium project are addressed in a coherent and appropriate manner.

The Stadium project, due to its specific and programmatic context, will require special attention to be paid to the quality of the exchanges between stakeholders, so that this complexity is translated into a project that is clear and legible for the future users. This is why we are convinced that our working methodology constitutes a relevant approach to solving the mixed program.

This is why, in addition to the deployment force that we are able to provide throughout the project, we pay particular attention to the quality of the team put in place. This is achieved above all through the stability of the people responsible within the design offices. The team was chosen with this in mind, in order to offer maximum continuity in the monitoring of the studies. This is based

on the stability of the project management, but also on project managers and collaborators who have been part of the design offices for many years. The composition of the team, through the choice of these particular people, guarantees a very high degree of precision and coherence of the project throughout its development until its execution and acceptance, as close as possible to the initial objectives.

Shared Know-how

Among the shared skills of the team, we would like to mention the following issues, which, in our opinion, are the starting point for our thinking on the Stadium project - targeting the challenges offered by a mix of programs, which will involve both programmatic, urban, and architectural reflection, but also from a landscape point of view

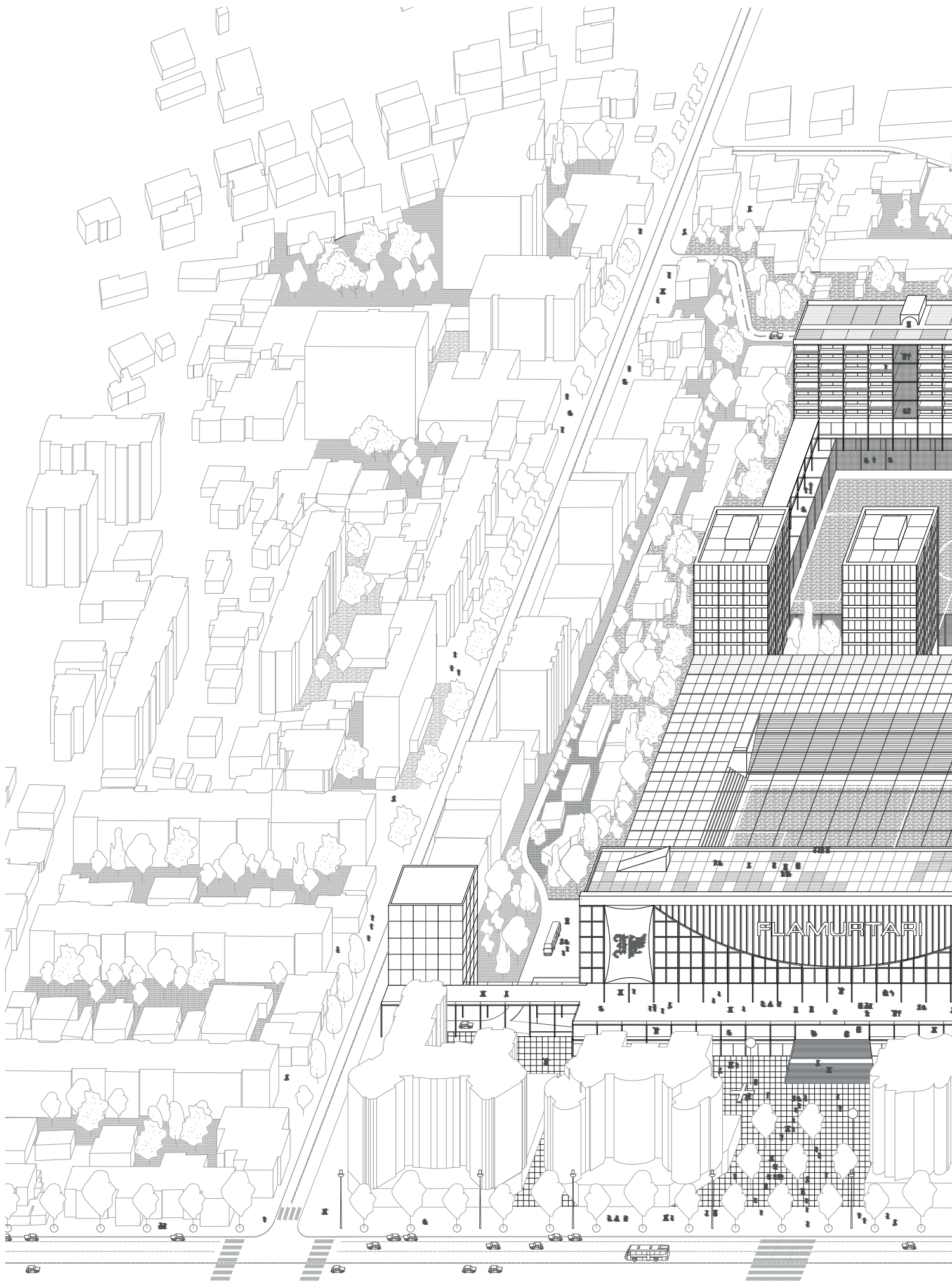
- working with the context, understanding its paradigms and functions in order to reveal, enhance and sublimate them

- exploring the field of possibilities by drawing on our past experiences to experiment and propose new ways of operating in the public paradigm;

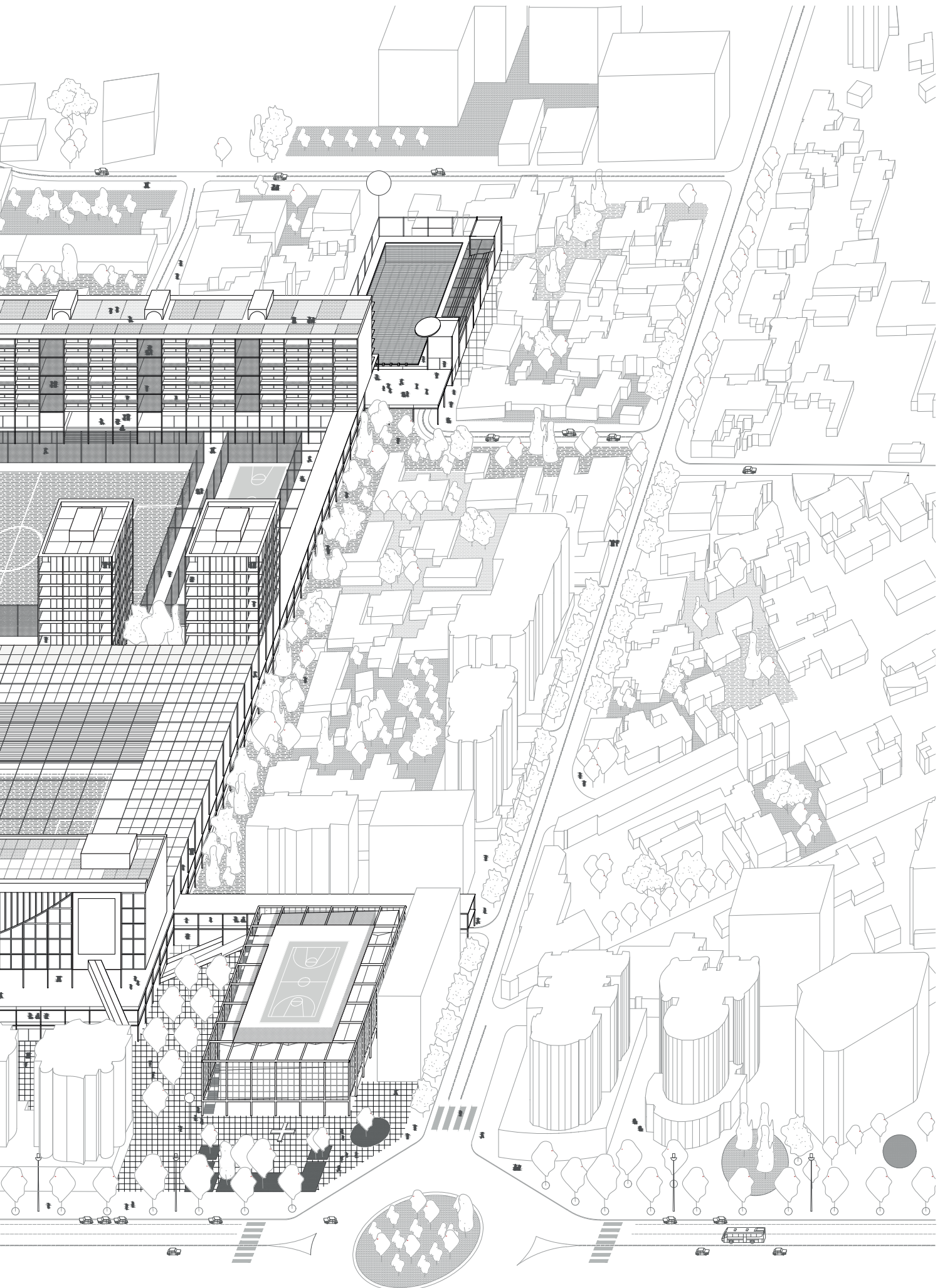
- the comfort of people through the quality of interior and exterior spaces, the intelligent use of renewable energies and economical, ecological and sustainable construction techniques.

These themes are also points of convergence with our idea of committing our practices to saving resources and implementing sustainable interventions for the city.

The profile and experience of the various people who will work in the design offices for this project help to guarantee a design and execution based both on numerous similar experiences in the market and on the desire to propose effective and innovative solutions, both technical and architectural, that go beyond standard devices.



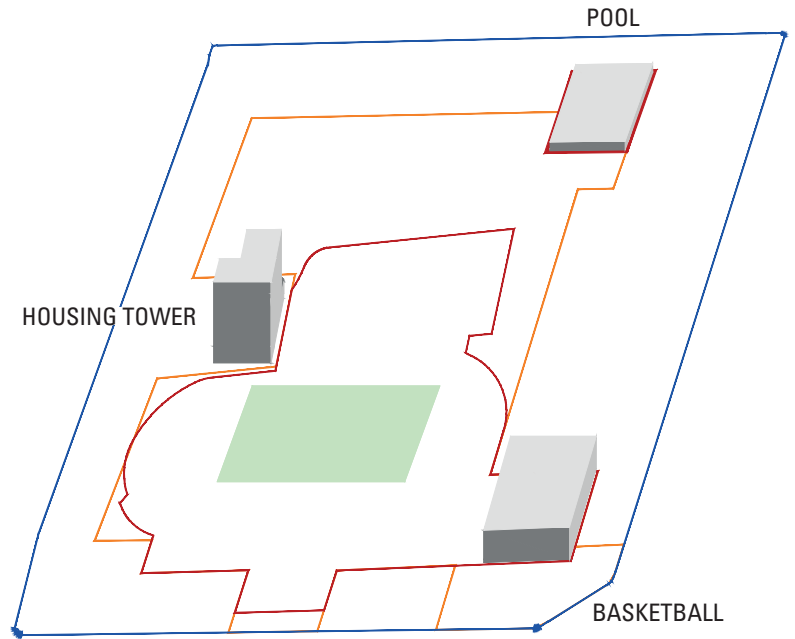
COMPETITION FOR 3 STADIUMS
ALBANIA



SITE CONSTRAINTS

The site is defined by three separate borders, that respond to exceptional existing buildings. The Flamurtari Sports Complex Area (red), envelopes two existing sports buildings: an indoor basketball court and an Olympic-sized pool, and zig-zags around an housing tower. The second limit, the Competition Area (yellow), grows to include more of the surrounding context, but still does not include the housing tower. Finally, the Concept Boundary (blue), moves to the site boundary, and allows for a full exploration of the block.

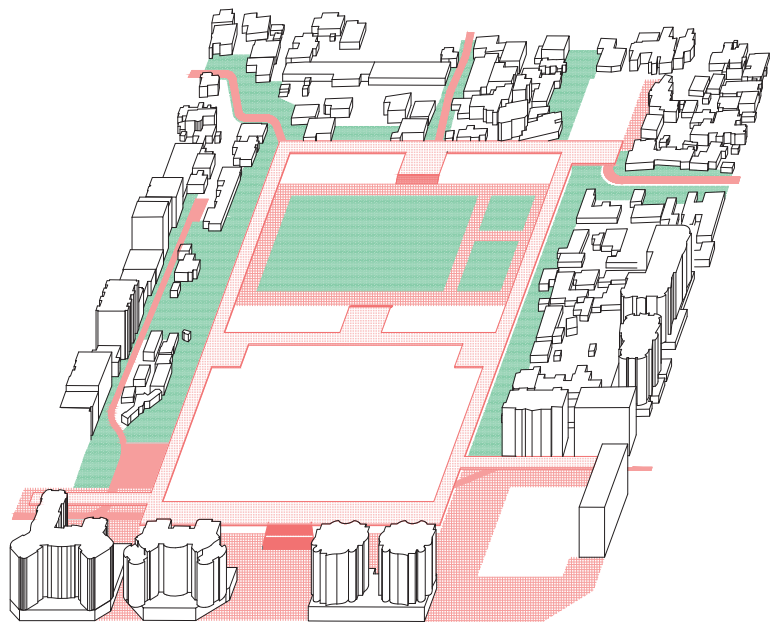
- Exceptional Existing Structures
- Flamurtari Sports Complex Area
- Competition Area
- Concept Boundary



A NEW PUBLIC SPACE

The stadium area is integrated into the existing area with a new 360 degree continuous public space around the project. With a minimum width of five metres, this landscaped corridor will serve the entire district and distance it from the existing context. As the new access roads to the district (extensions of the existing roads) are located under the footbridge, the public space around the project is completely free to the south, east and north. To the east there is a wide, more mineral square to address the entrance to the new Stadium.

- Landscape
- Road
- Passerelle
- Public Square



A MIXED NEIGHBORHOOD

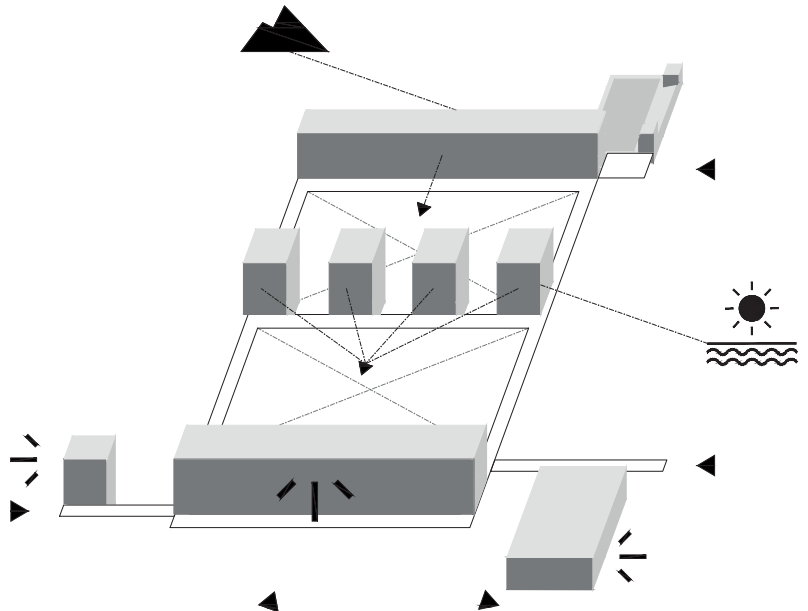
More than just a stadium, the project proposes a neighbourhood centred around the Flamurtari football club and sports activities. A great mix of programs is developed to allow the new district to live in a perennial and continuously active way.

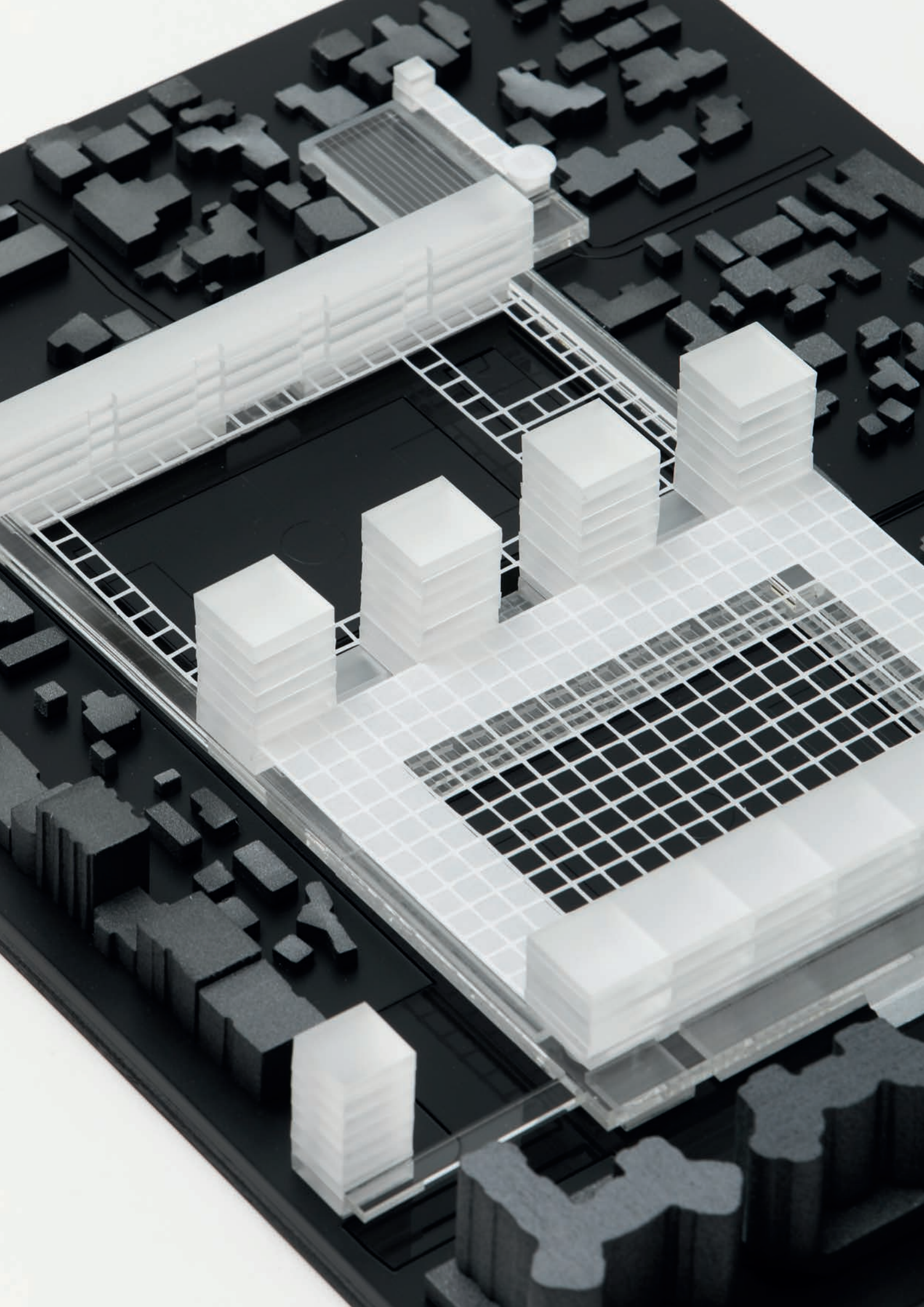
- Passerelle
- Stadium
- Shop
- Office
- Hotel
- Gymnasium
- Sports
- Housing
- Swimming pool
- Education
- Shopping Center



NEW ADDRESSES AND VIEWS

The project is organised in three sequences built around two large central voids (the stadium and the sports fields). This organisation allows a gradation of heights according to the context and offers numerous views both on new open spaces and on distant landscapes (mountains, sea, city). The passerelle extends around the block to create new addresses on Dush Strati and Pelivan Leskaj streets.

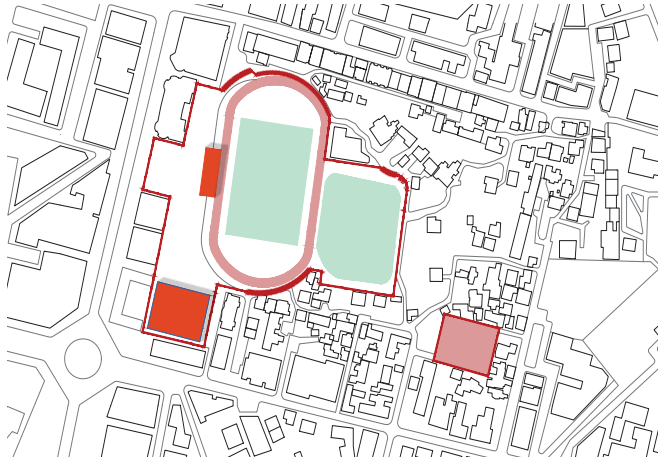




PHASING OF AN EMBLEMATIC TRANSFORMATION

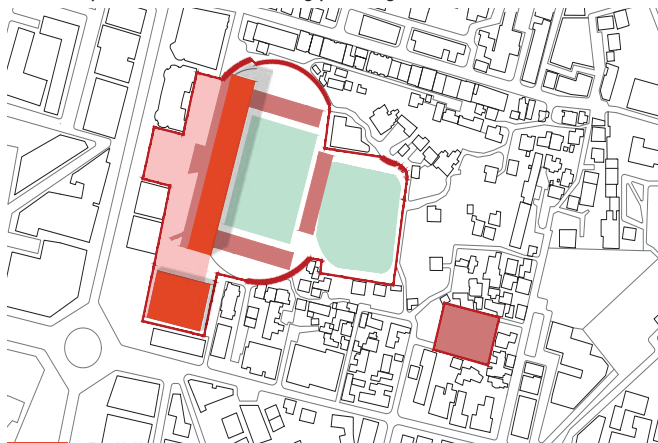
Current Situation

The current situation within the boundary of the 'Flamurtari' Sports Complex Area.



Phase 1 - 9 966 Seats

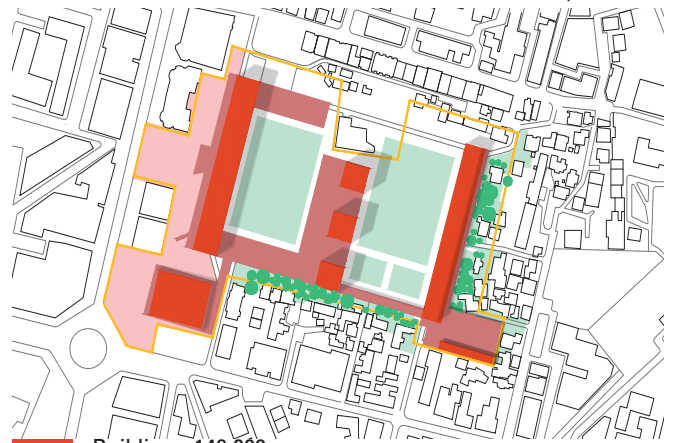
New stadium within the current boundaries of the 'Flamurtari' Sports Complex Area. A new 9966 seat stadium, public square, and shopping centre. Gymnasium and swimming pool begin the refurbishment.



Building - 70 000 sqm
Public Space - 11 200 sqm

Phase 2 - 10 590 Seats

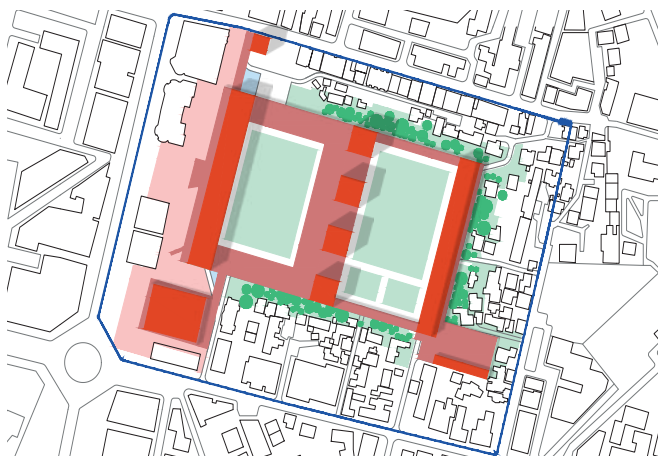
Completion of the southern part of the project. The stadium, gymnasium, and swimming pool are completed as well as three of the central towers. The existing housing tower remains. The new housing block to the east is constructed to rehouse the tower's inhabitants and the nursery.



Building - 148 000 sqm
Public Space - 54 000 sqm

Phase 3 - 11 214 Seats

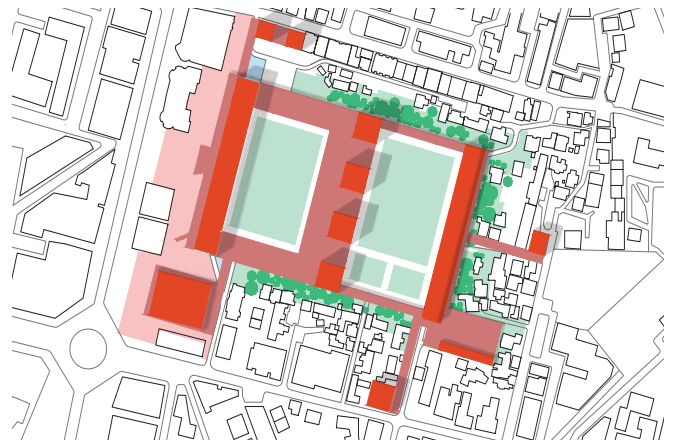
Completion of the entire project as well as all public spaces. Finished stadium with 11224 seats



Building - 165 500 sqm
Public Space - 55 000 sqm

Possible Phase

New buildings on the street allowing new access to the stadium and its neighbourhood.



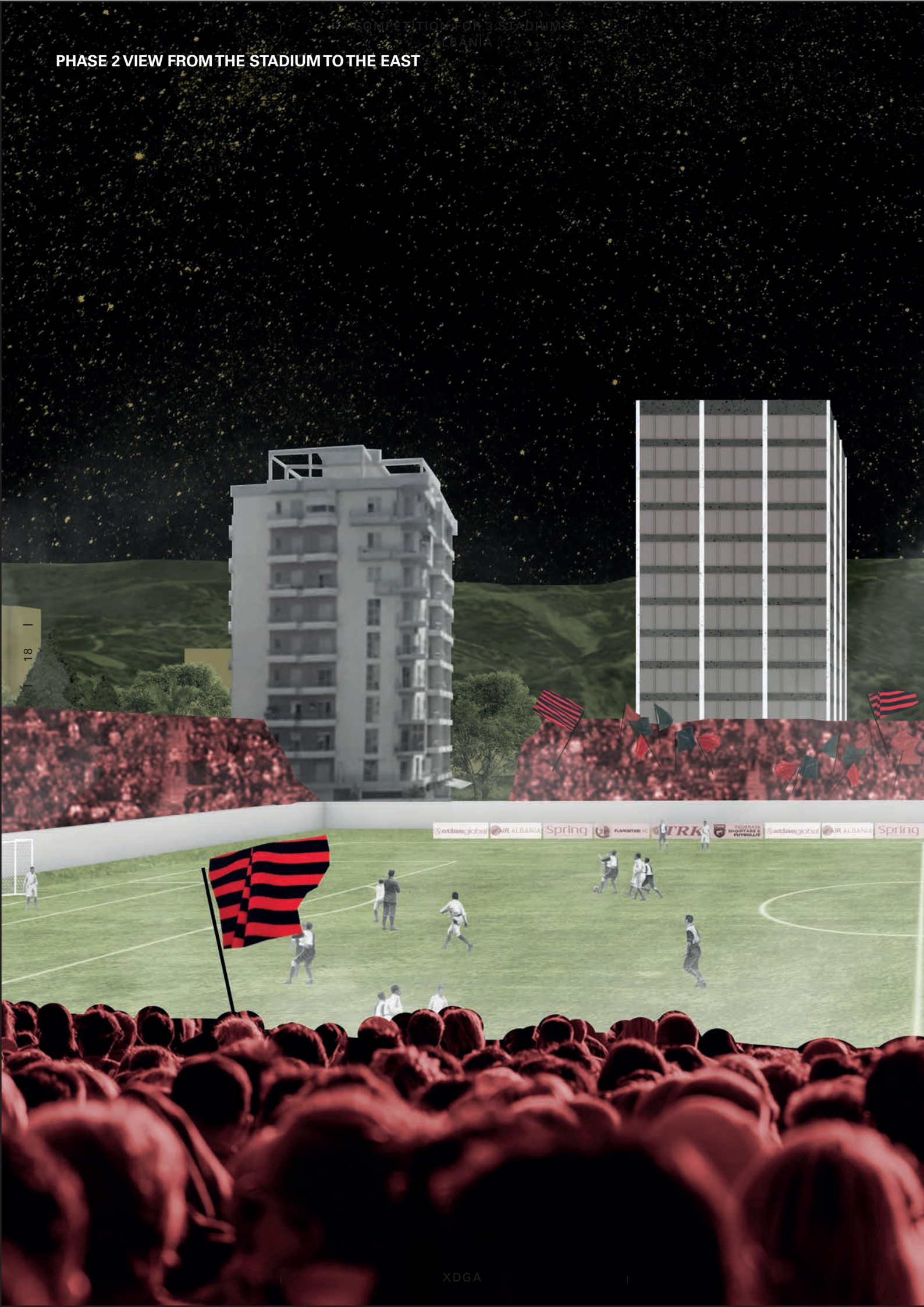
PHASE 1 VIEW FROM THE STADIUM TO THE EAST



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PHASE 2 VIEW FROM THE STADIUM TO THE EAST

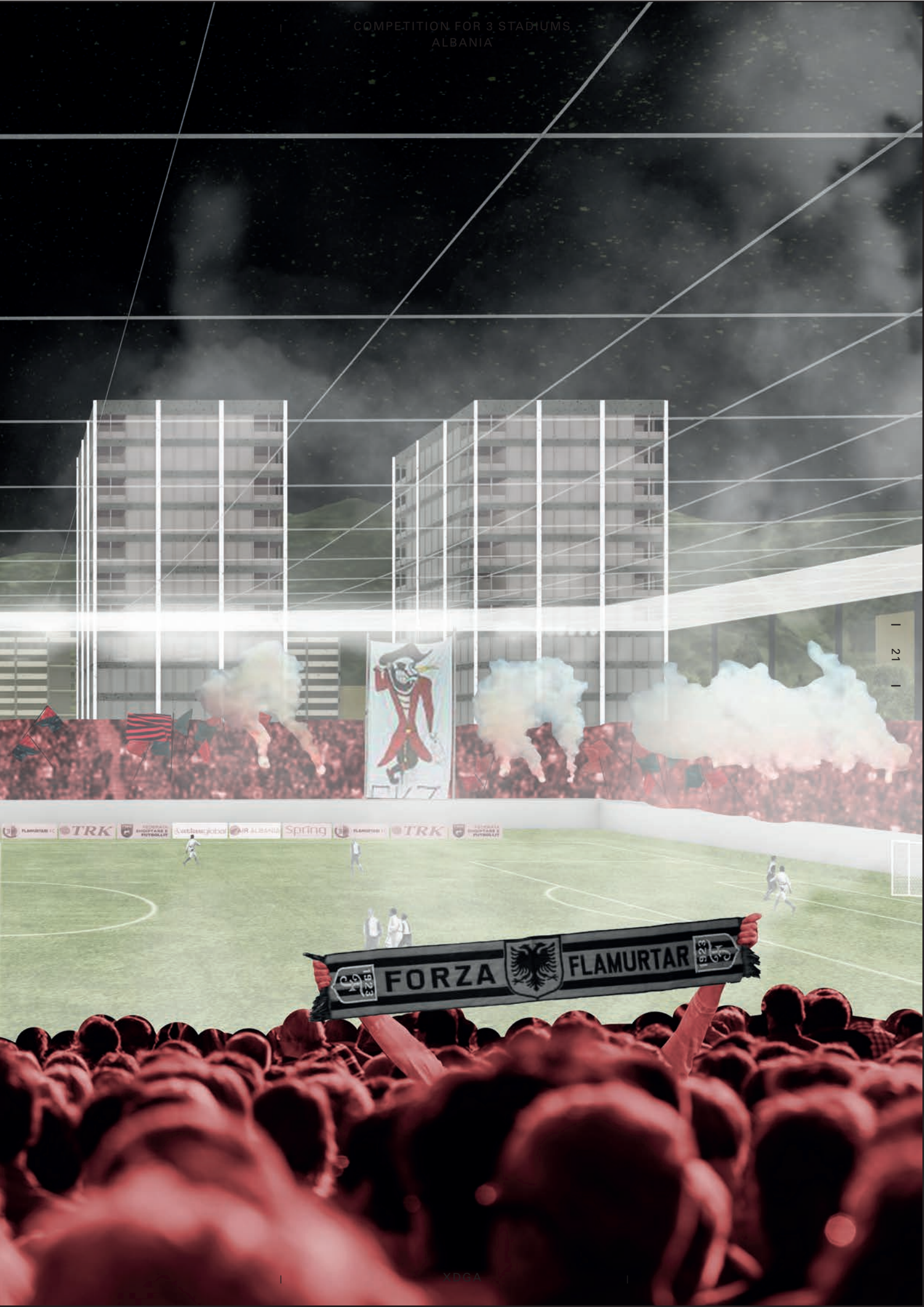


COMPETITION FOR 3 STADIUMS
ALBANIA

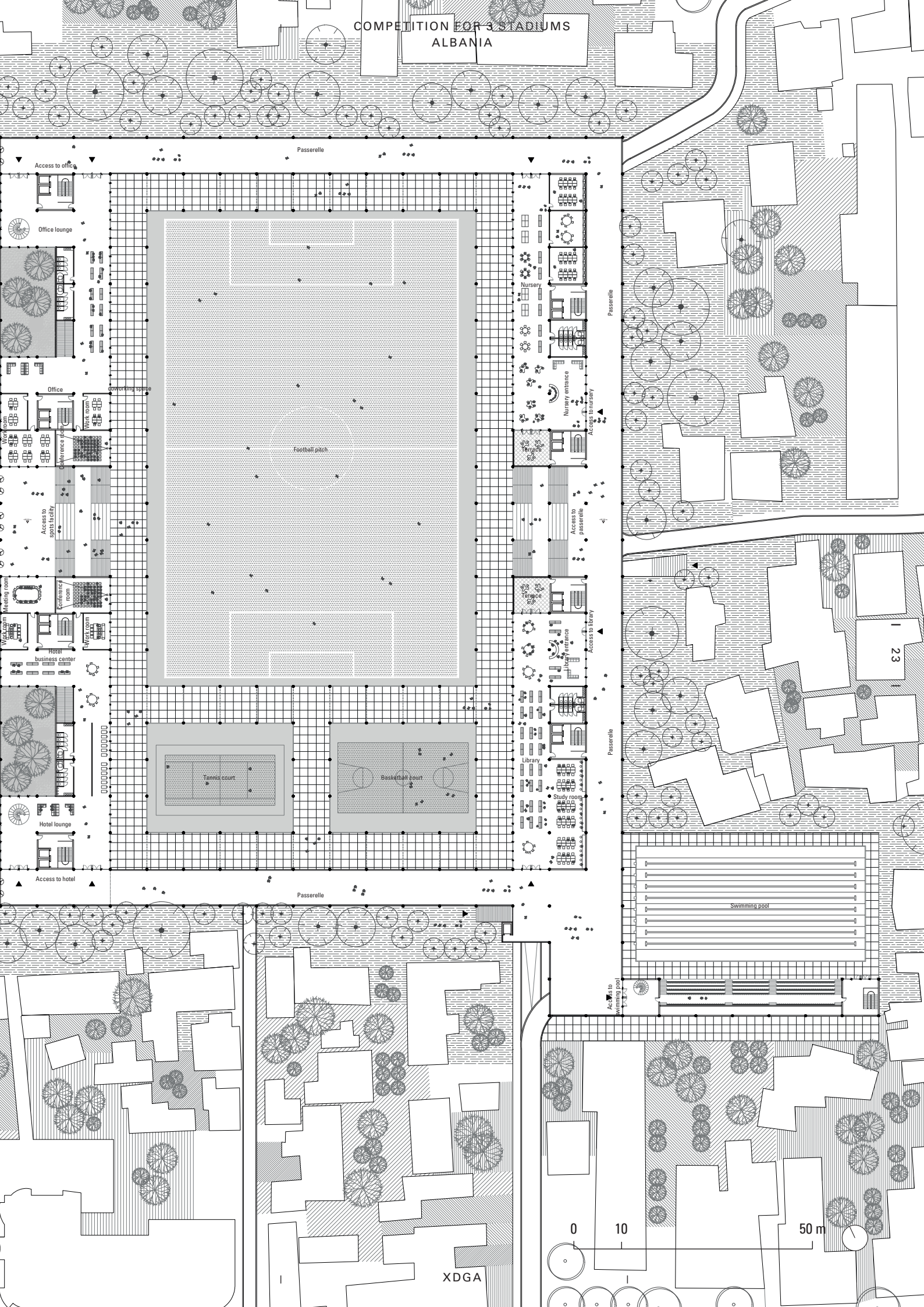


PHASE 3 VIEW FROM THE STADIUM TO THE EAST





COMPETITION FOR 3 STADIUMS ALBANIA



A NEW PUBLIC REALM



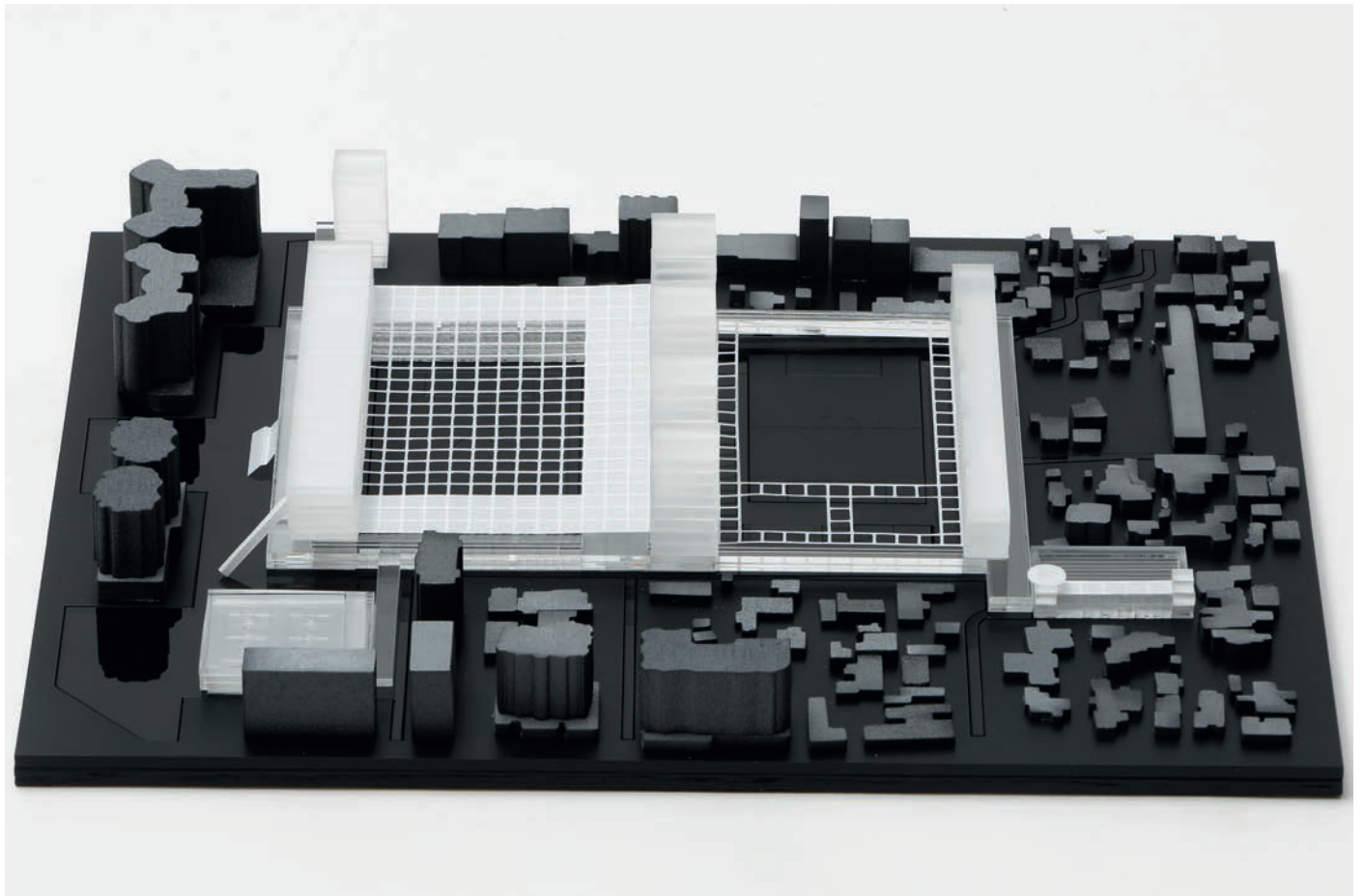
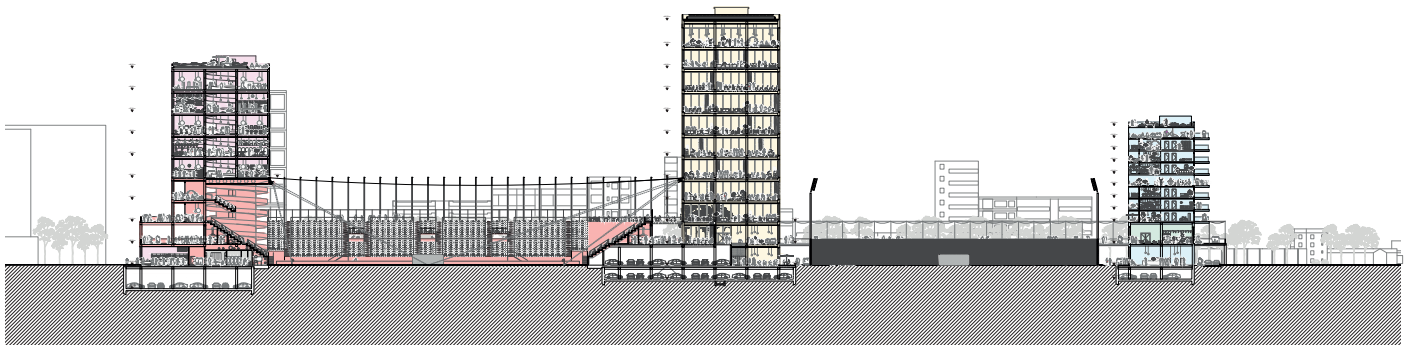


THREE ARCHITECTURAL AND PROGRAMMATIC SEQUENCES

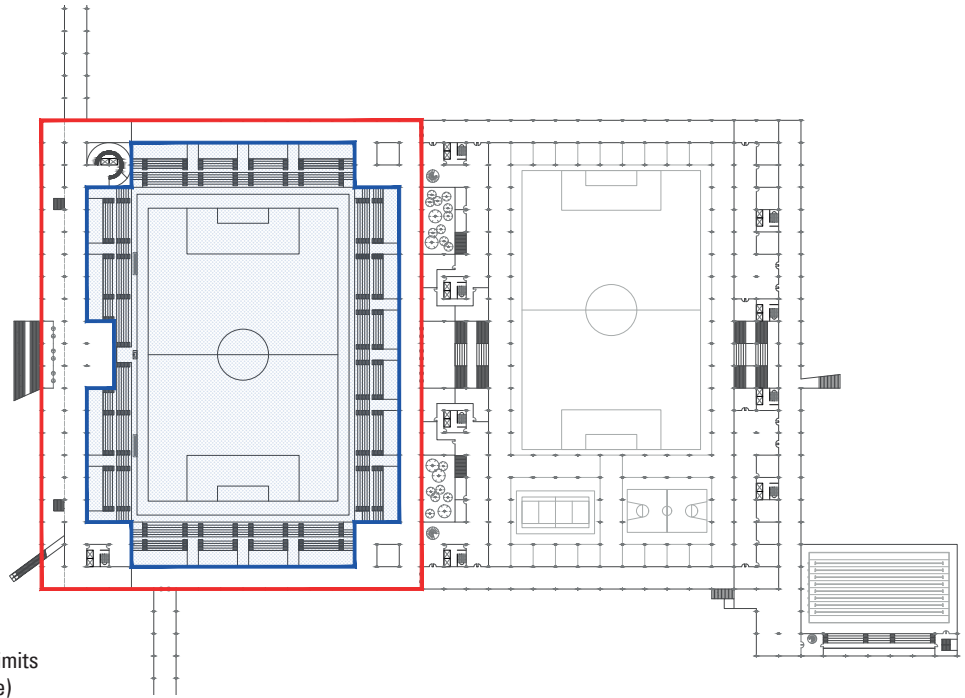
The project proposes to concentrate pedestrian flows 5m above ground level, and vehicle flows at city level via a public passerelle. This superimposition of flows makes it possible to free up two large open spaces which are the stadium and the sports fields. Three major constructions from West to East follow one another: the first is both the entrance to the stadium and a commercial centre, the second is a series of four twin towers (offices and hotel) open to the wider area, and the third is a collective housing offering numerous shared outdoor spaces.

Stadium
Commercial
Office
Housing
Education

0 10 50 m



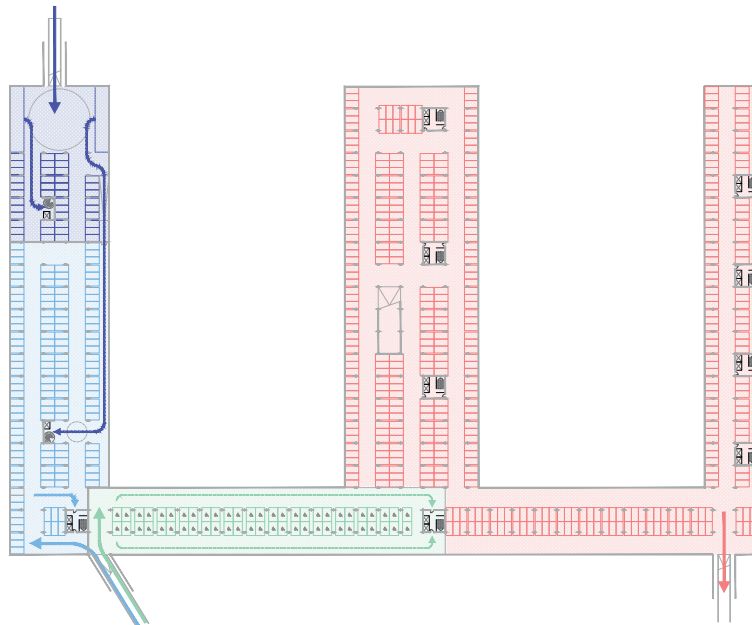
STADIUM LIMITS



- Stadium Entrance and Ticket Control Limits on Match Day, (open access otherwise)
- Secondary Control to the Tribunes. (enclosed perimeter when there is no match or event)

All pedestrian access is from the western square.
Car and bus access is via the north and south. Each flow (media, VIP, players, supporters) is independent.

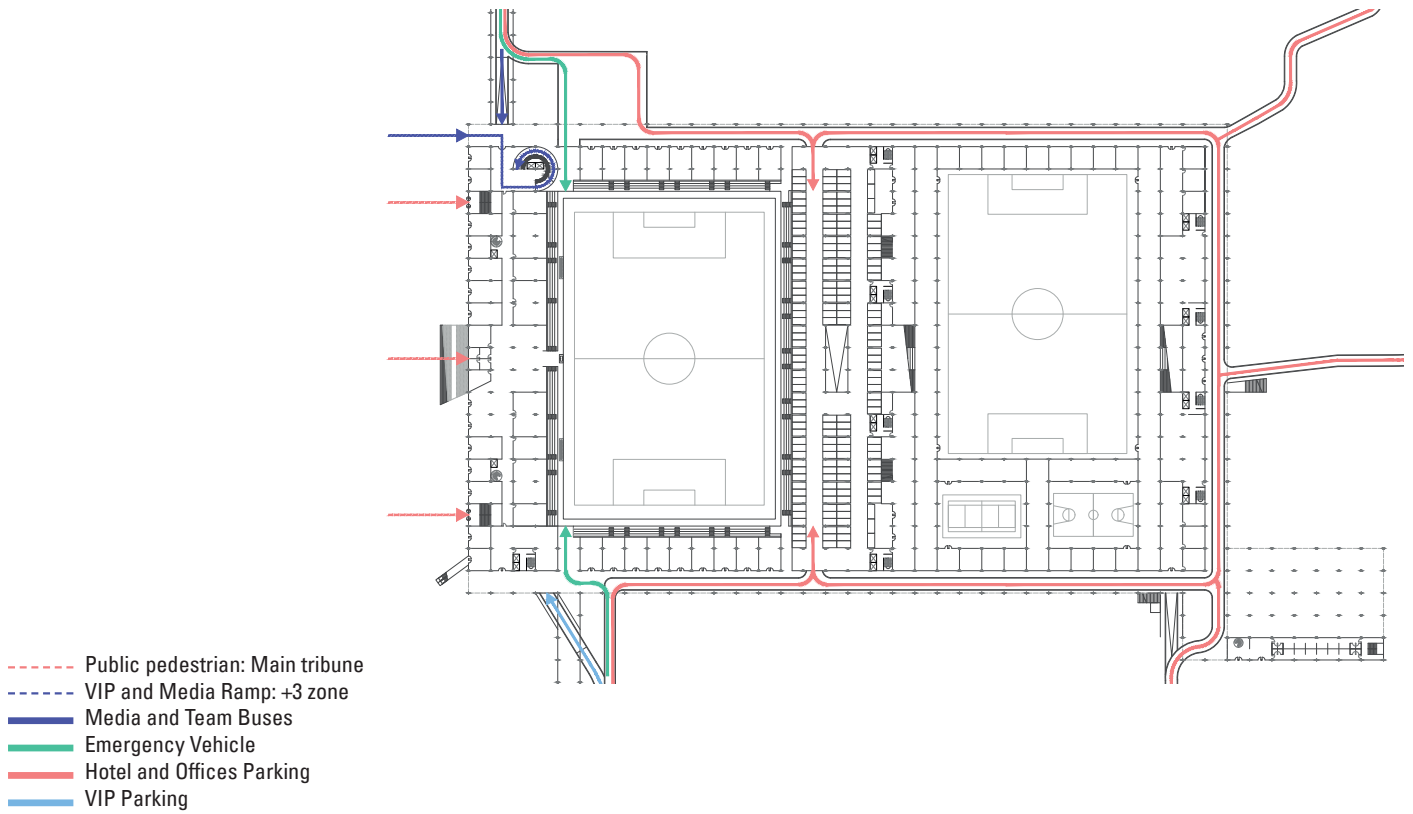
PARKING ACCESS



- Teams and Officials Parking
- - - Direct Access to Team Zones
- VIP, Guest, and Staff Parking
- - - Direct Access to VIP Tribune
- Disabled Parking
- - - Direct Access to General Tribunes
- Reserved Parking Area

The third level is dedicated to the west to a VIP and media tribune accessible by a pedestrian ramp and an escalator. It is also the access floor for the opposing supporters and the office and hotel terraces.

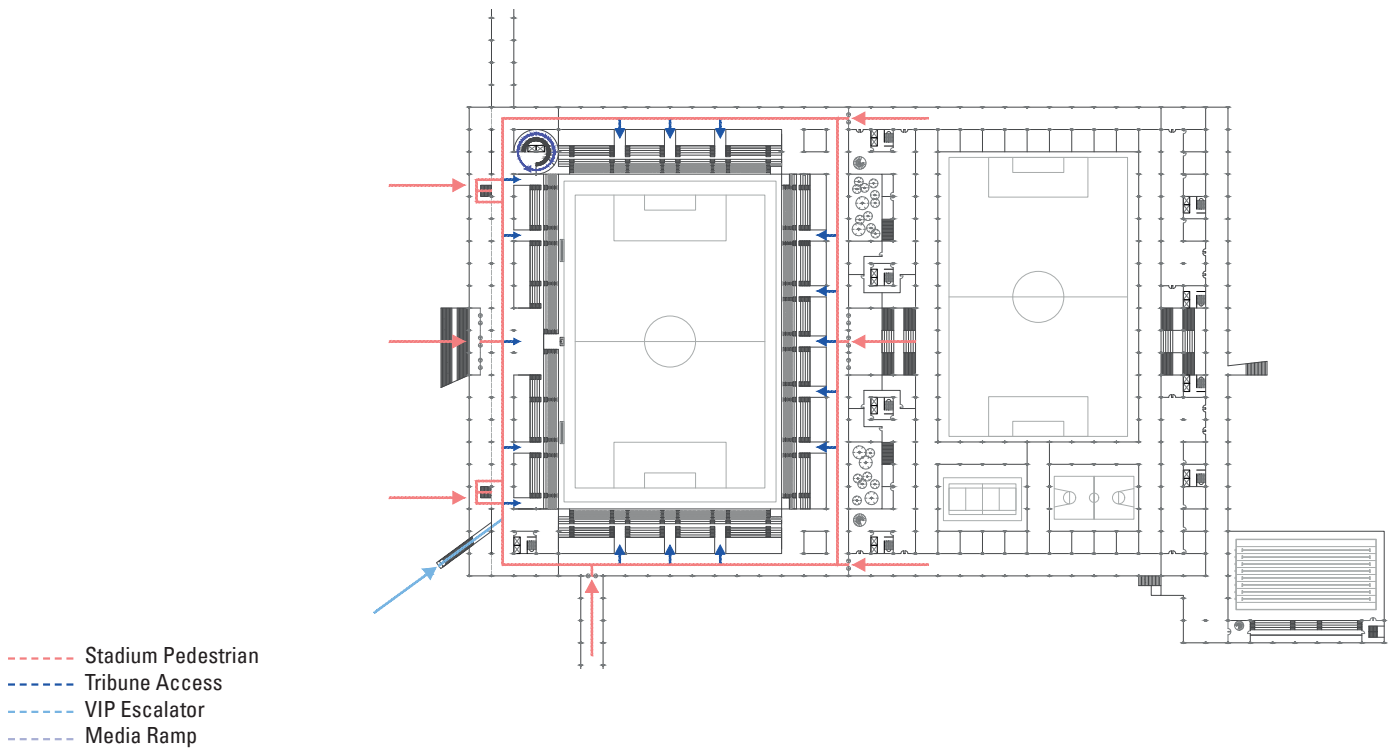
GROUND FLOOR ACCESS



All pedestrian access is from the western square.

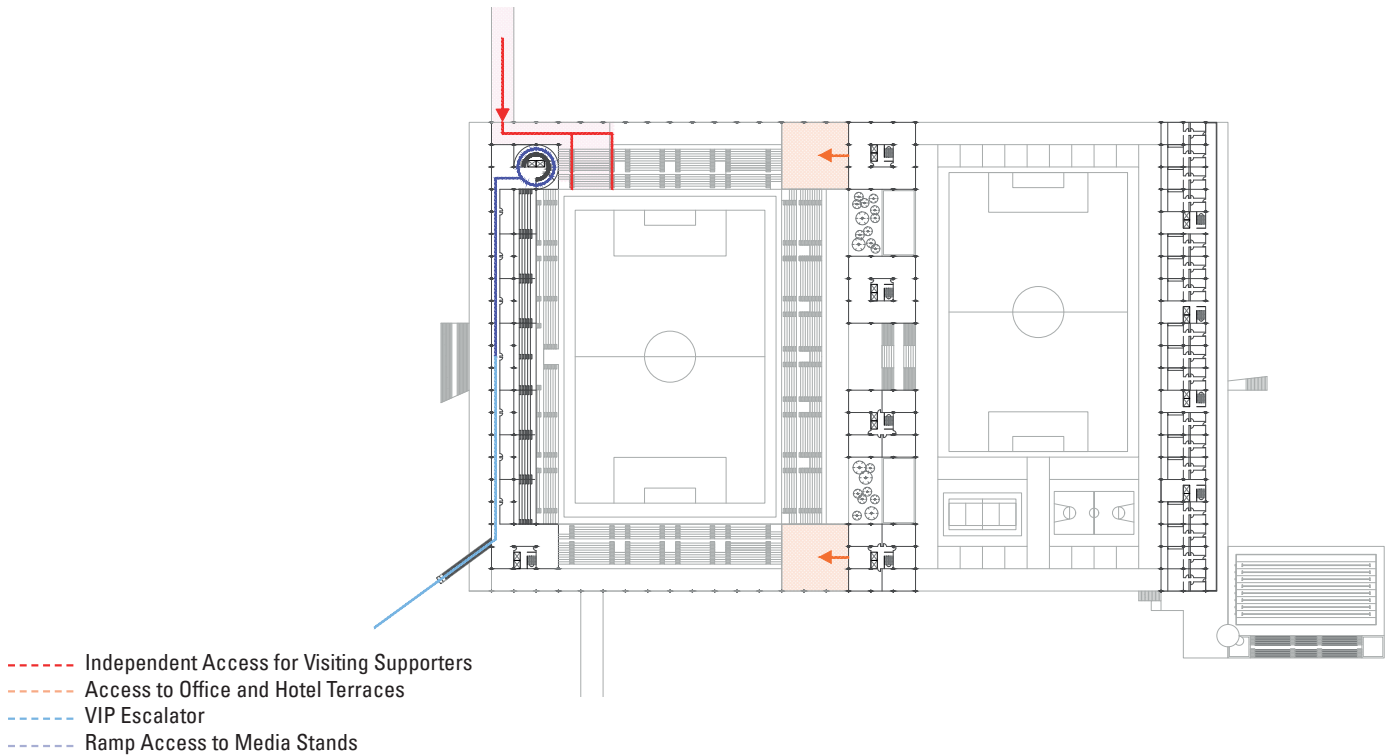
Car and bus access is via the north and south. Each flow (media, VIP, players, supporters) is independent.

FIRST FLOOR ACCESS



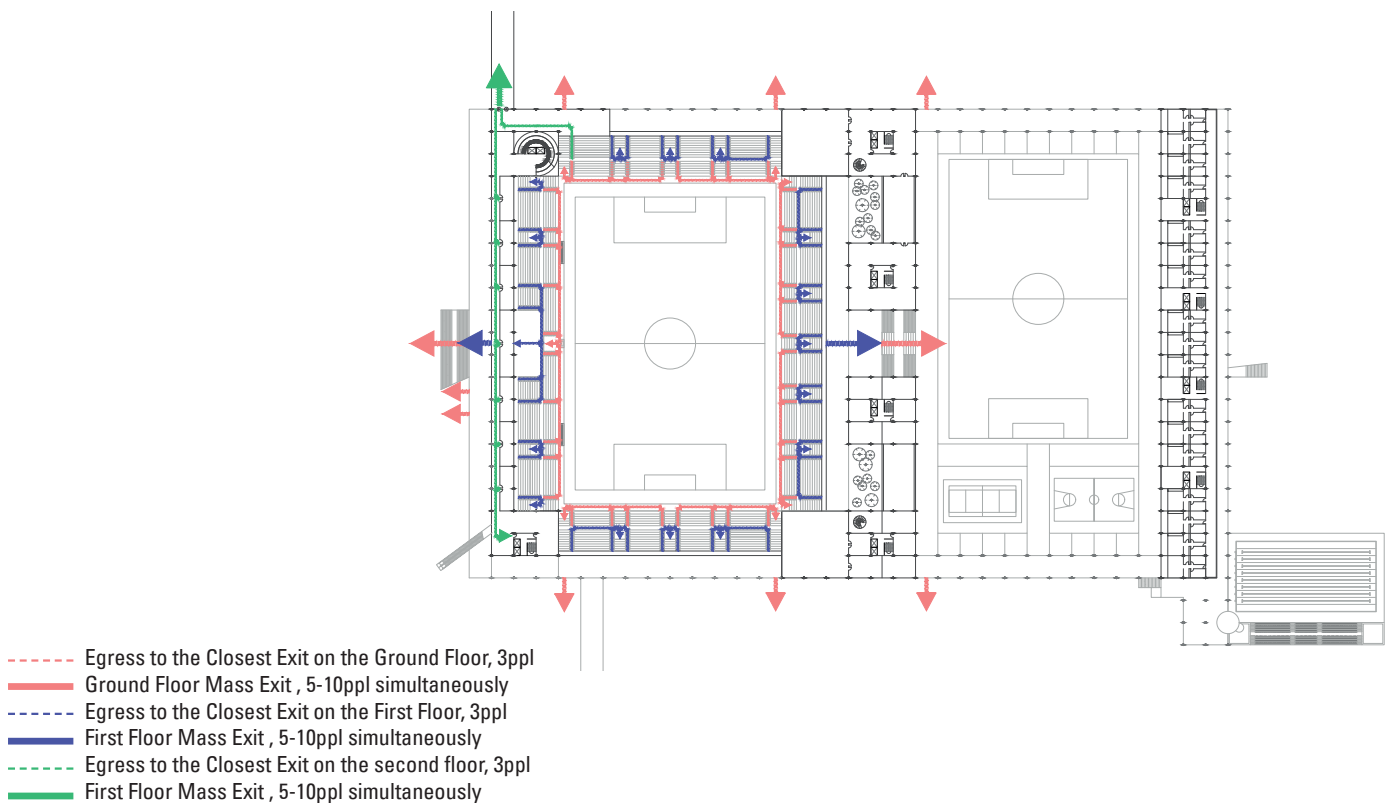
The stadium has eight entry points. Three to the west and three to the east. One in the south and one in the north reserved for the fans of the opposing team on the third level.

THIRD FLOOR ACCESS



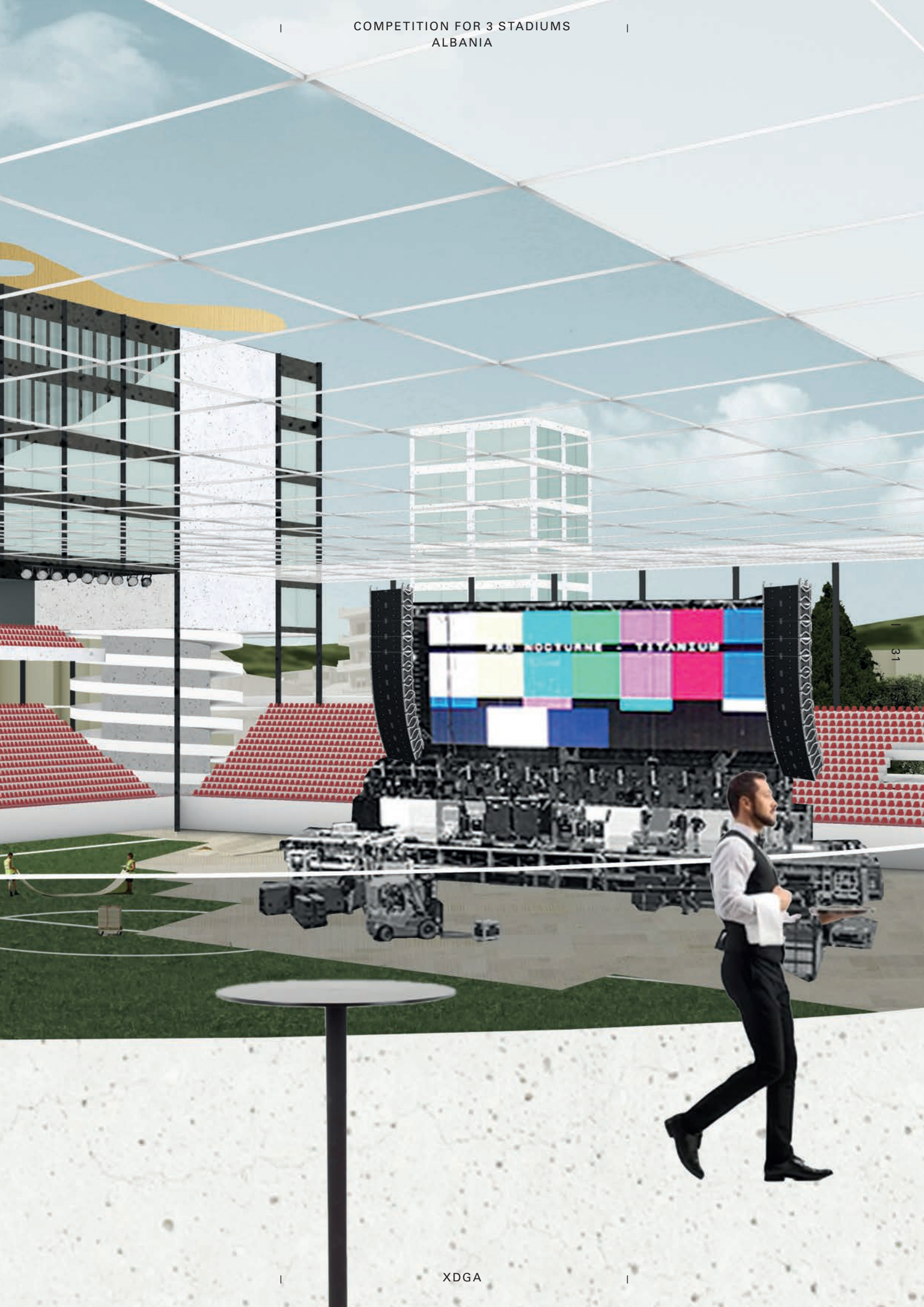
The third level is dedicated to the west to a VIP and media tribune accessible by a pedestrian ramp and an escalator. It is also the access floor for the opposing supporters and the office and hotel terraces.

EGRESS FLUX FROM THIRD FLOOR DOWNWARDS



CO-EXISTENCE OF USES : THE HOTEL TERRACE





FLOOR PLANS AND PROGRAMS

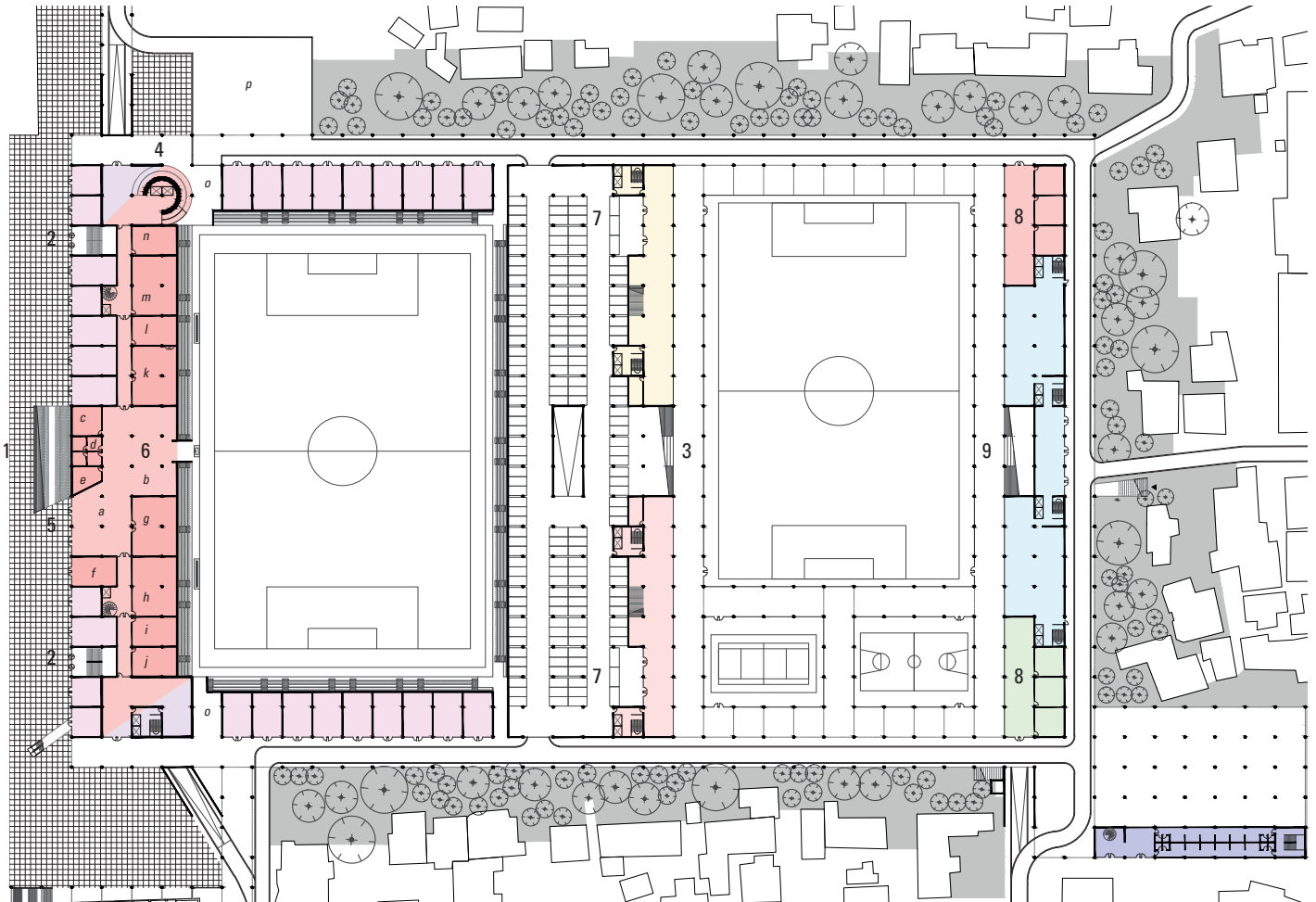
BASEMENT LEVEL



1. Home and Visiting Teams and Officials Parking Access
2. Teams and Officials Parking, 5 m ceiling high - 2 buses, 54 car spots
3. Direct Access to the Players' Dressing Rooms
4. VIP Parking Access, 138 spots
5. VIP Player Interaction Zone
6. Direct Circulation from VIP Parking to VIP Stands
7. Disabled Parking Area, 56 spots
8. Direct Vertical Circulation to Stadium Controlled Access Points
9. Public Parking, 258 spots
10. Ramp Access to the Ground Floor Private Parking for the Hotel and Offices
11. Access to the Accommodation Parking
12. Restricted Private Parking - Housing, 174 spots

- Stadium
- Shop
- Office
- Hotel
- Sports
- Housing
- Swimming Pool
- Education
- Shopping Center

GROUND LEVEL



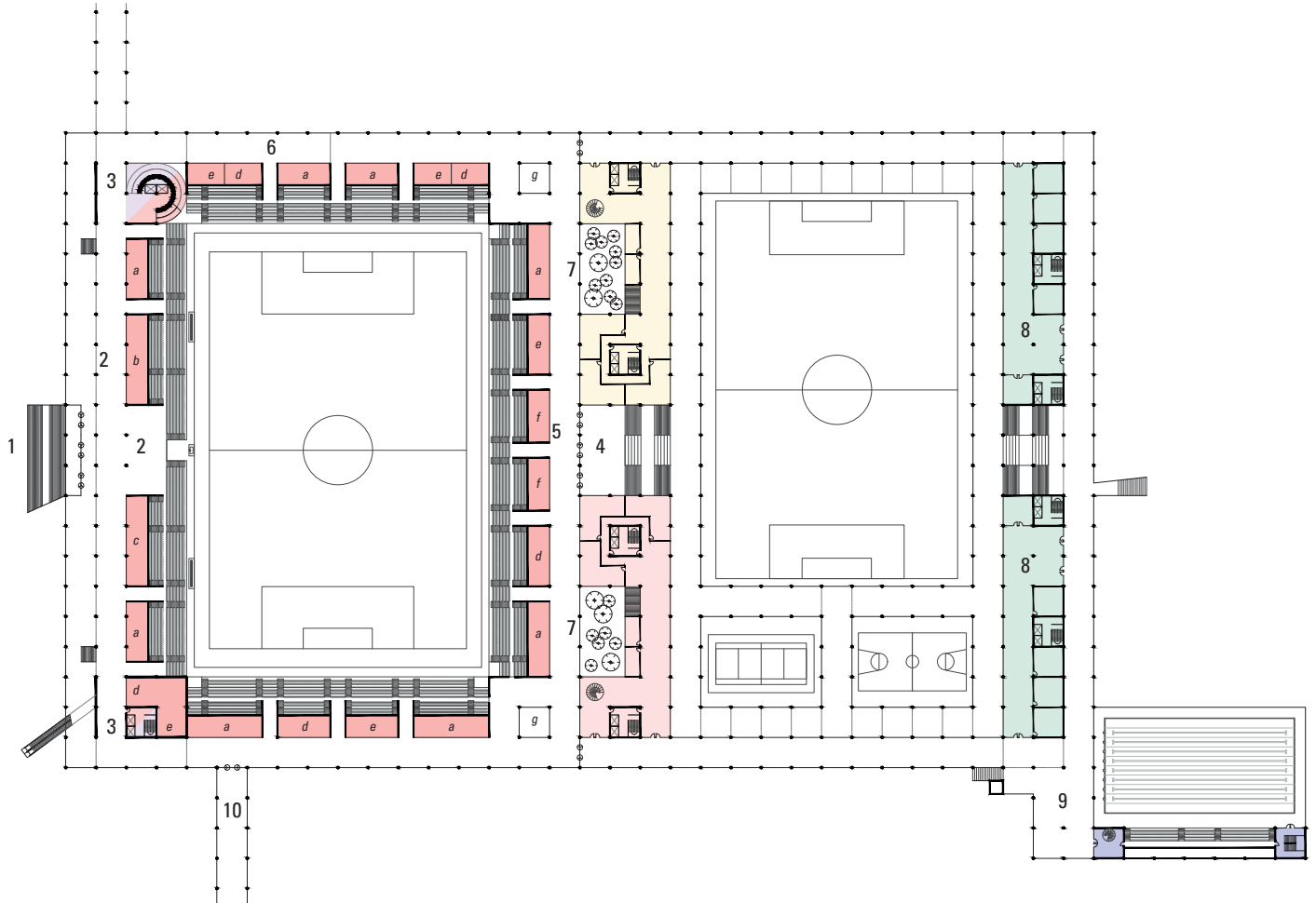
1. Main Stadium Pedestrian Access from Rruga Sadik Zotaj
2. Additional Stadium Accesses North and South
3. Main Access East Stand
4. Matchday Access Ramp for the Media, General Commercial Center Main Access
5. Direct Access Media, Officials, and Staff
6. Common Areas for Both Teams and Access to the Field
7. Private Parking, Hotel, and Offices, 162 spots
8. Locker Rooms for Training Ground (North), for the Tennis and Basketball Courts (South)
9. Entrance Hall and Common Areas for Housing
10. Entrance and Changing Rooms of the Pool

Stadium extended program

- a. Lobby
- b. Mixed Zone and Flash Interview Positions
- c. Doping Station, Medical Room
- d. Referees' Dressing Room
- e. Delegates' Room
- f. Stadium Offices
- g. Conference Room
- h. Dressing Room Home Team
- i. Restrooms Officials
- j. Control Room
- k. Media Work Area
- l. Photographer Work Area
- m. Dressing Room Visiting Team
- n. Storage - Systems, Uniforms
- o. First-aid for Spectators, Access for Emergency Vehicles
- p. TV Compound

- Stadium
- Shop
- Office
- Hotel
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- Housing
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- Shopping Center

LEVEL +1



1. Stadium Main Entrance
2. Main Access to the West Stand
3. Media Access (North), VIP Access (South)
4. Main Access East Stand
5. Bars, Snacks, Shops, and Toilets (under the stands)
6. Independent and Secure Refreshment Area for Visiting Supporters
7. Planted Patios
8. Daycare and After-school Education Programs for the Local Residents
9. East-West Crossing Accommodation
10. Access to the Swimming Pool from the Passerelle
11. Access to the Indoor Court Facilities from the Passerelle

Stadium Extended Program

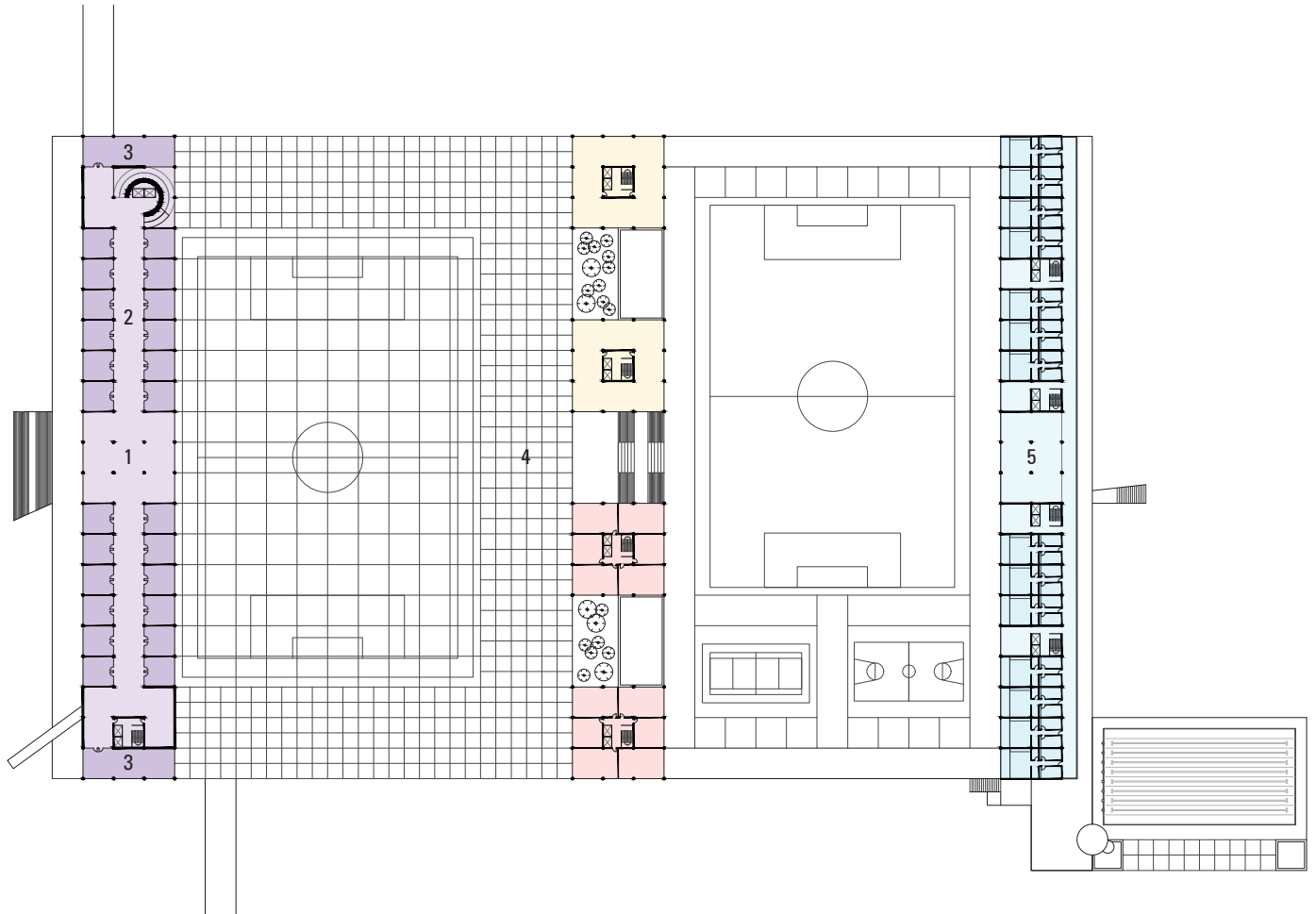
- a. Food Stand
- b. Official Bar
- c. Official Shop
- d. Restrooms Males
- e. Restrooms Females
- f. Club Members' Bar
- g. Popup Bar/Shops

- Stadium
- Shop
- Office
- Hotel
- Sports
- Housing
- Swimming Pool
- Education
- Shopping Center

This architectural floor plan depicts a large building with a central hall and various rooms. The plan is oriented with a north arrow pointing towards the top-left. The central hall is a large, open space with a grid pattern. To the left of the hall is a long, narrow corridor with several rooms, each labeled with a letter (a, b, c, d, e, f, g, h, i, j, k, l, m, n, o, p, q, r, s, t, u, v, w, x, y, z). To the right of the hall is a large outdoor area with a circular feature. The building has a complex layout with many rooms and corridors. The plan is drawn in black lines on a white background. The rooms are labeled with letters and numbers. The outdoor area is labeled with a number. The plan is a detailed architectural drawing.

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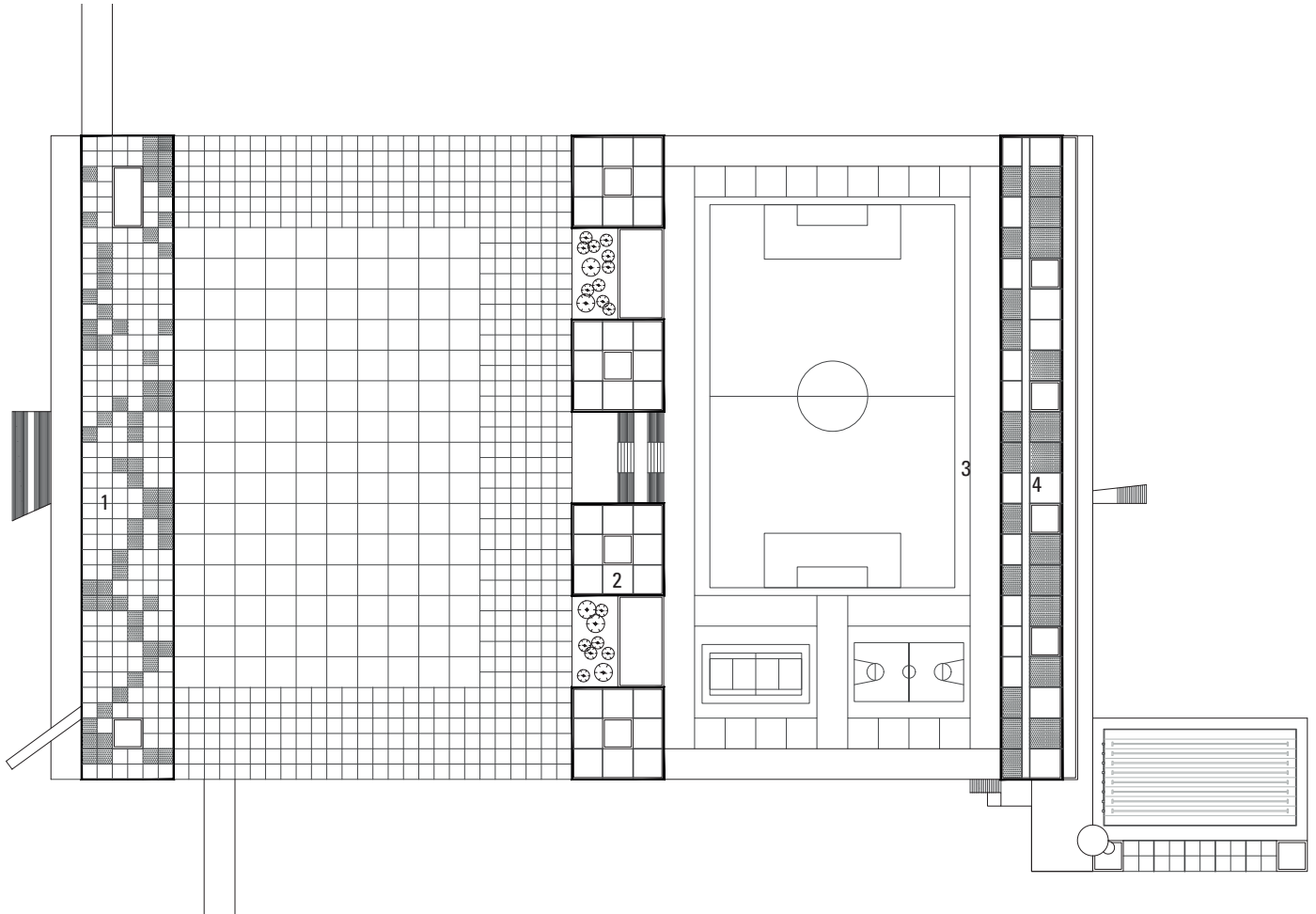
TYPICAL FLOOR PLAN



1. Central Lounge Area for the Shopping Centre
2. Shops and Commercial
3. Commercial Center Offices, Management and Service
4. Stadium Cable Roofing
5. Common Spaces for Appartments

- Stadium
- Shop
- Office
- Hotel
- Sports
- Housing
- Swimming Pool
- Education
- Shopping Center

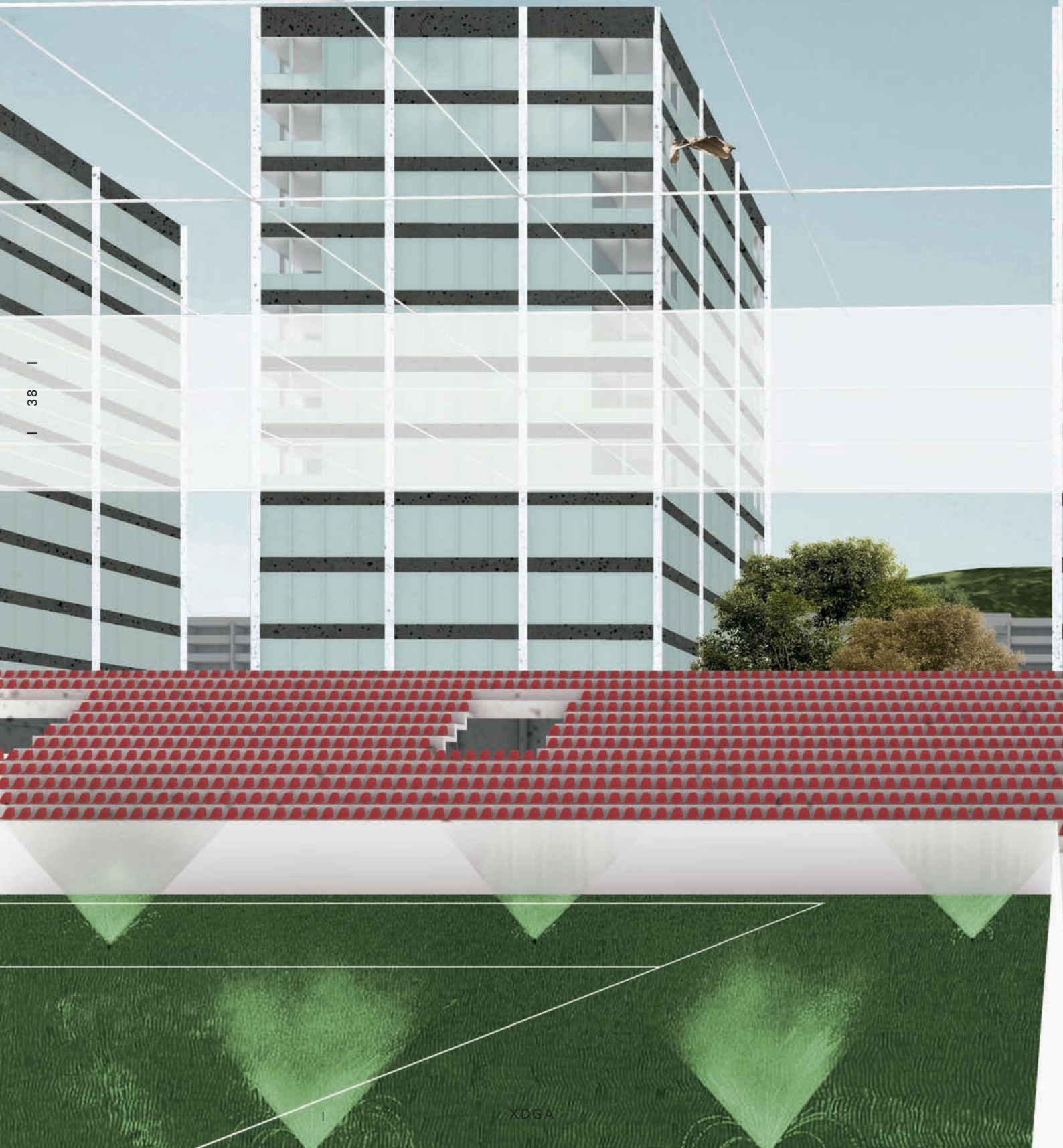
ROOF PLAN

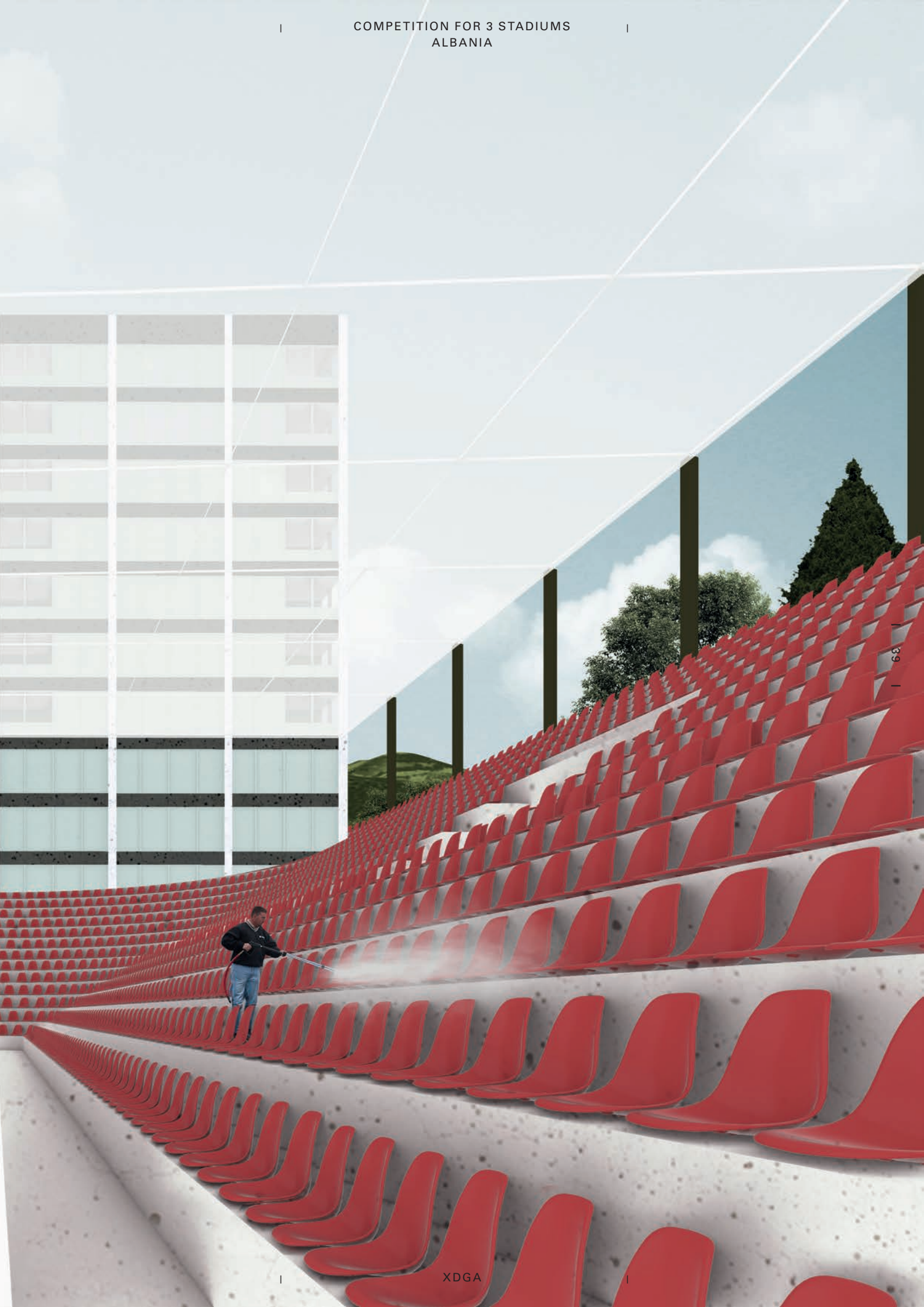


1. Accessible Roof for Events
2. Accessible Roof Café Terrace with Sea View
3. Fencing for the Sports Fields Suspended by Cables
4. Accessible Roof - Shared Gardens for Residents

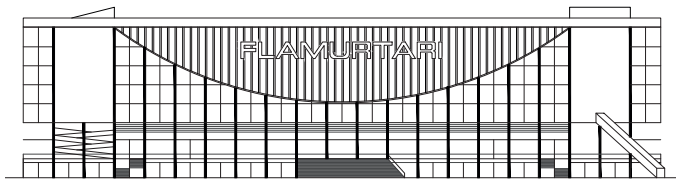
- Stadium
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A STADIUM OPEN TO ITS ENVIRONMENT

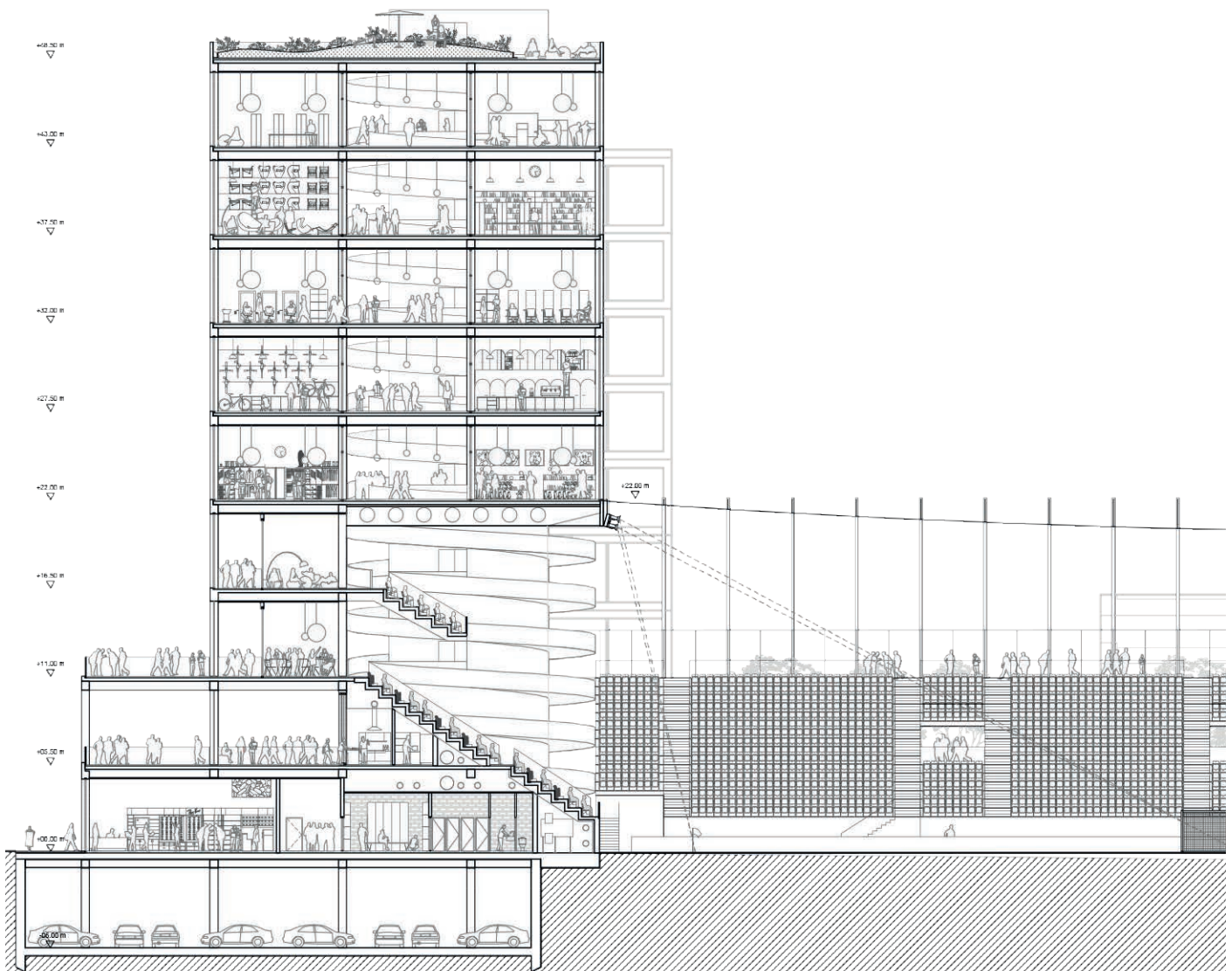




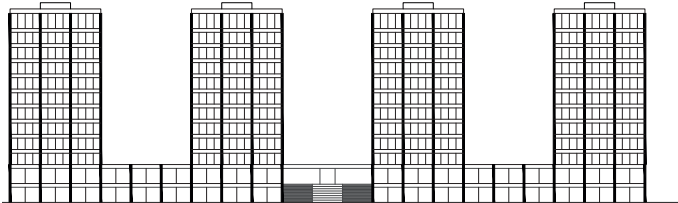
FIRST STRIP - MAIN ENTRANCE



The entrance to the stadium is through a large central gate on the first floor. The central space under the shopping centre naturally addresses the stadium on the public square. A major central staircase provides access to the stadium, with two other smaller staircases complementing it. In the northern part of this first sequence there is a large pedestrian ramp for access to the shopping centre every day and for media access during matches. In the southern part, an escalator has the same function on a daily basis, allowing direct and easy access to VIPs during matches. The second floor is dedicated to the media and VIPs, offering both boxes and dedicated stands. The ground floor is occupied by a series of shops extending onto the square. The entrance for the staff on matchday is via the ground floor, and bus access to the -1 is also possible.

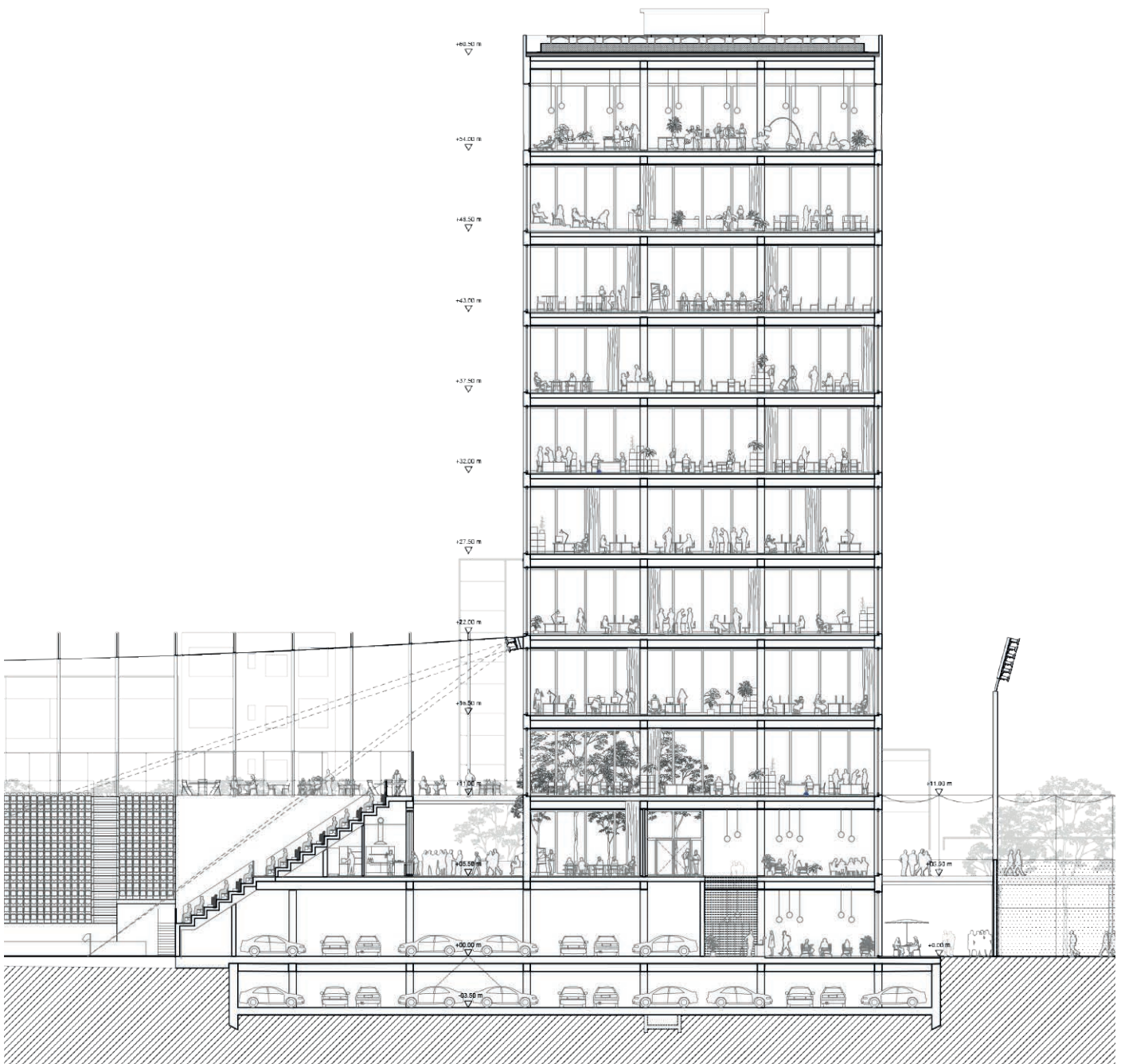


MIDDLE STRIP - SPORTS GARDEN TOWERS

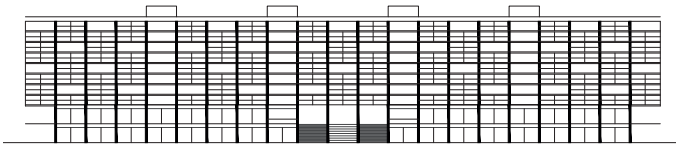


At the heart of the project are four twin 50-metre towers. They offer a total floor space of over 500 square metres.

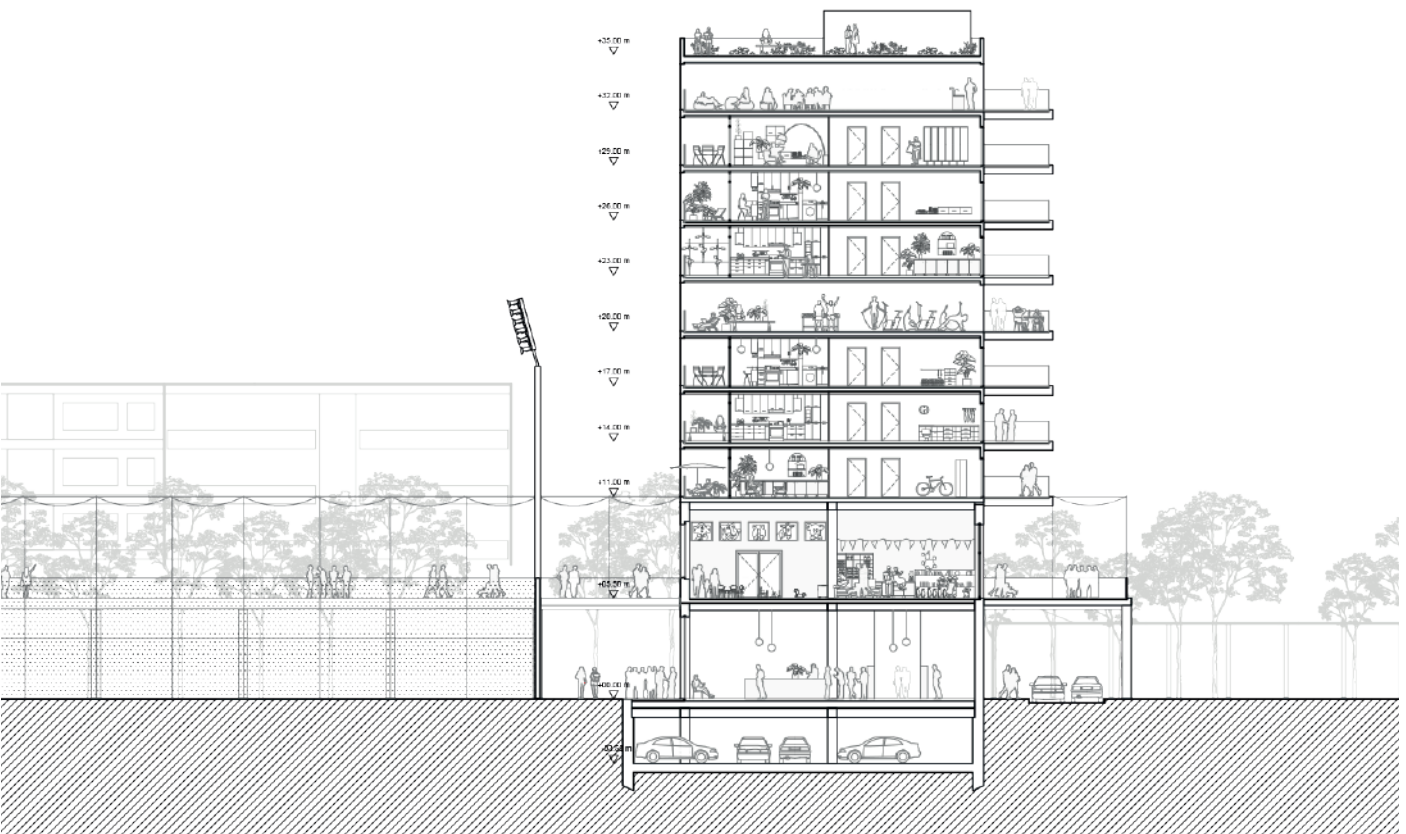
The north two are office towers and the south two are a hotel. In the basement, a two-storey car park provides easy access to the hotel's employees and clients. On the ground floor, a large lobby open to the sports fields provides future users with easy access to the Sports Complex. The hotel's towers offer outdoor spaces on all floors. Finally, two large terraces on the third level will allow for a private, connected space for the hotel's restaurant and a private offices that overlooks the stadium

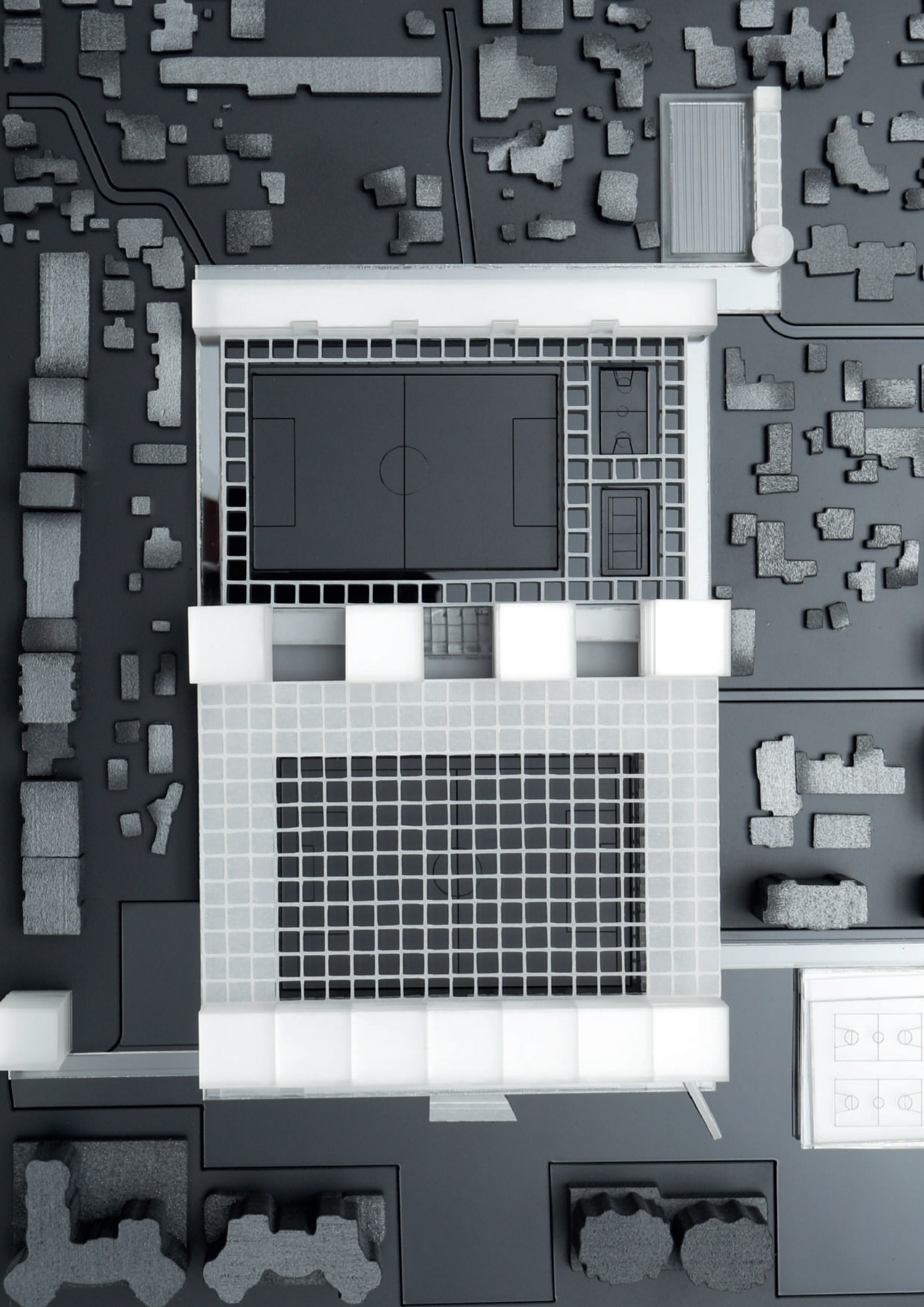


THIRD STRIP - HOUSING



The east of the new neighbourhood is a sequence of collective housing units. The housing bar is 16 m thick, served by a corridor, and offers 136 double-facade housing units. Each of these units has a balcony. Numerous collective outdoor spaces sequence this construction. Finally, shared patios punctuate the building. On the ground floor of the bar are the changing rooms for the stadium training ground and the changing rooms for the public sports fields. On the first floor there is a nursery to the north and a library to the south. Both programs are addressed via the footbridge and have outdoor spaces and an easy connection to the sports fields. A common roof allows the inhabitants and the educational program to enjoy a collective vegetable garden.





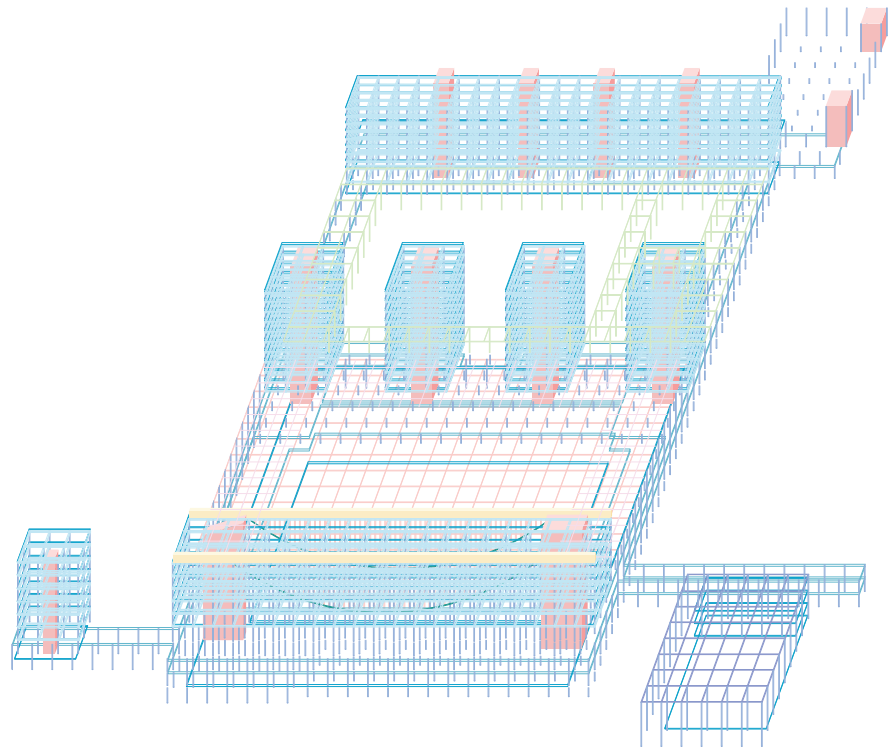
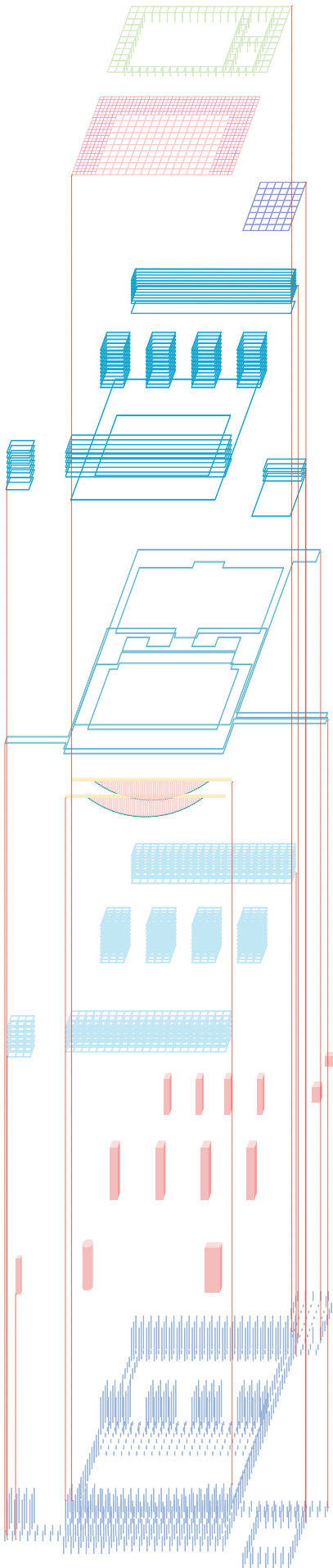
A FRAMEWORK FOR COMPLEX SYSTEMS

The various built sequences stem out of a rationalised 8 x 8 meter grid comprised of structural columns. These columns come into play when supporting the all-around public passerelle, as well as its roofing, the sport fields' fencing, and the various buildings.

Vertical circulation from the basement parking level all the way to the accessible roof terraces is situated mainly within load bearing cores reinforcing the constructive system.

Exceptionally, the first built strip (the commercial center), proposes to alleviate the mast rhythm on the main floor level, by suspending the structure to two load bearing beams situated at its very top.

The Stadium's roof is supported by a cable netting following the same grid, taut at 22m between the commercial strip and the four towers.



- Post and Cable System
- Suspension cables
- Gymnasium Exoskeleton
- Reinforced Floor Slabs
- Public Realm Slabs
- Trusses and Cables
- Beams and Joists System
- Structural Cores
- 8 x 8 Column Grid

PRELIMINARY IMPLEMENTATION COST OF THE PROPOSAL

PROGRAM SURFACE TO COST OVERVIEW ESTIMATE

Floor	Programs							
	Parking	Public space	Vegetation	New infrastructure	Public Footbridge	Stadium	Commercial	Hotel
R-1	2.032,40 m ² 19.937,60 m ²							
R0	4.980,00 m ²	14.587,20 m ²	11.652,80 m ²	5.974,90 m ²		4.901,00 m ² 466,00 m ²	3.149,30 m ²	736,00 m ²
R+1					6.413,50 m ²	11.747,00 m ²		1.237,10 m ²
R+2					453,10 m ²	8.330,00 m ²		1.926,00 m ²
R+3						3.100,00 m ²		1.145,80 m ²
R+4							4.081,30 m ²	1.145,80 m ²
R+5							4.081,30 m ²	1.145,80 m ²
R+6							4.081,30 m ²	1.145,80 m ²
R+7							4.081,30 m ²	1.145,80 m ²
R+8							4.081,30 m ²	1.145,80 m ²
R+9								1.145,80 m ²
R+10								1.145,80 m ²
Roofs							4.223,90 m ²	1.273,80 m ² 71,00 m ²
TOTAL Surface	26.950,00 m²	14.587,20 m²	11.652,80 m²	5.974,90 m²	6.866,60 m²	28.544,00 m²	27.779,70 m²	14.410,30 m²
Cost	300 €/m²	150 €/m²	150 €/m²	150 €/m²	500 €/m²	1.500 €/m²	850 €/m²	1.000 €/m²
Total Cost / Prog	8.085.000,00 €	2.188.080,00 €	1.747.920,00 €	896.235,00 €	3.433.300,00 €	42.816.000,00 €	23.612.745,00 €	14.410.300,00 €

Floor	Programs								
	Office	Housing	Education	Library/study	Gymnasium	Pool	Sports Lockers	Sports fields	North Tower
R-1									272,30 m ²
R0	736,00 m ²	1.282,10 m ²			2.936,30 m ²	480,30 m ²	466,10 m ²	13.344,50 m ² 9.600,00 m ²	247,20 m ²
R+1	1.237,10 m ²		1.009,10 m ²	1.009,10 m ²	1.665,00 m ²	2.243,10 m ²			247,20 m ²
R+2	1.926,00 m ²	3.302,00 m ²			512,30 m ²				247,20 m ²
R+3	1.145,80 m ²	3.302,00 m ²			2.707,50 m ²				247,20 m ²
R+4	1.145,80 m ²	3.302,00 m ²							247,20 m ²
R+5	1.145,80 m ²	3.302,00 m ²							247,20 m ²
R+6	1.145,80 m ²	3.302,00 m ²							247,20 m ²
R+7	1.145,80 m ²	3.302,00 m ²							
R+8	1.145,80 m ²	3.302,00 m ²							
R+9	1.145,80 m ²	3.302,00 m ²							
R+10	1.145,80 m ²								
Roofs	1.273,80 m ² 71,00 m ²	2.842,70 m ²				186,50 m ²			308,10 m ²
TOTAL Surface	14.410,30 m²	30.540,80 m²	1.009,10 m²	1.009,10 m²	7.821,10 m²	2.909,90 m²	466,10 m²	22.944,50 m²	2.310,80 m²
Cost	850 €/m²	850 €/m²	850 €/m²	850 €/m²	1.000 €/m²	250 €/m²	850 €/m²	250 €/m²	850 €/m²
Total Cost / Prog	12.248.755,00 €	25.959.680,00 €	857.735,00 €	857.735,00 €	7.821.100,00 €	727.475,00 €	396.185,00 €	5.736.125,00 €	1.964.180,00 €

Total Cost * **153.758.550,00 €**

* As precise information regarding demolitions is at this stage missing, final costs are subject to change.

The execution design fee will be calculated on the basis of the total cost of the proposal (10% of the final implementation price).
At this stage, with valuable information regarding demolitions missing, the execution fee amounts to 15 M.

- Stadium
- Office
- Hotel
- Sports
- Housing
- Swimming Pool
- Education
- Shopping Center
- Indoor Sports facility
- Mineral public space
- Vegetal public space
- New street infrastructure
- Public footbridge

