

architecturestudio,

ENERGIZING CITIES

INNOVATIVE PUBLIC PROPERTY DEVELOPMENT

DUAL INTERNATIONAL CONCEPT DESIGN COMPETITION - CALL 2
MIXED-USE DEVELOPMENT

2024.09

GROUP 2, LOT 2
MIXED-USE DEVELOPMENT PROGRAM

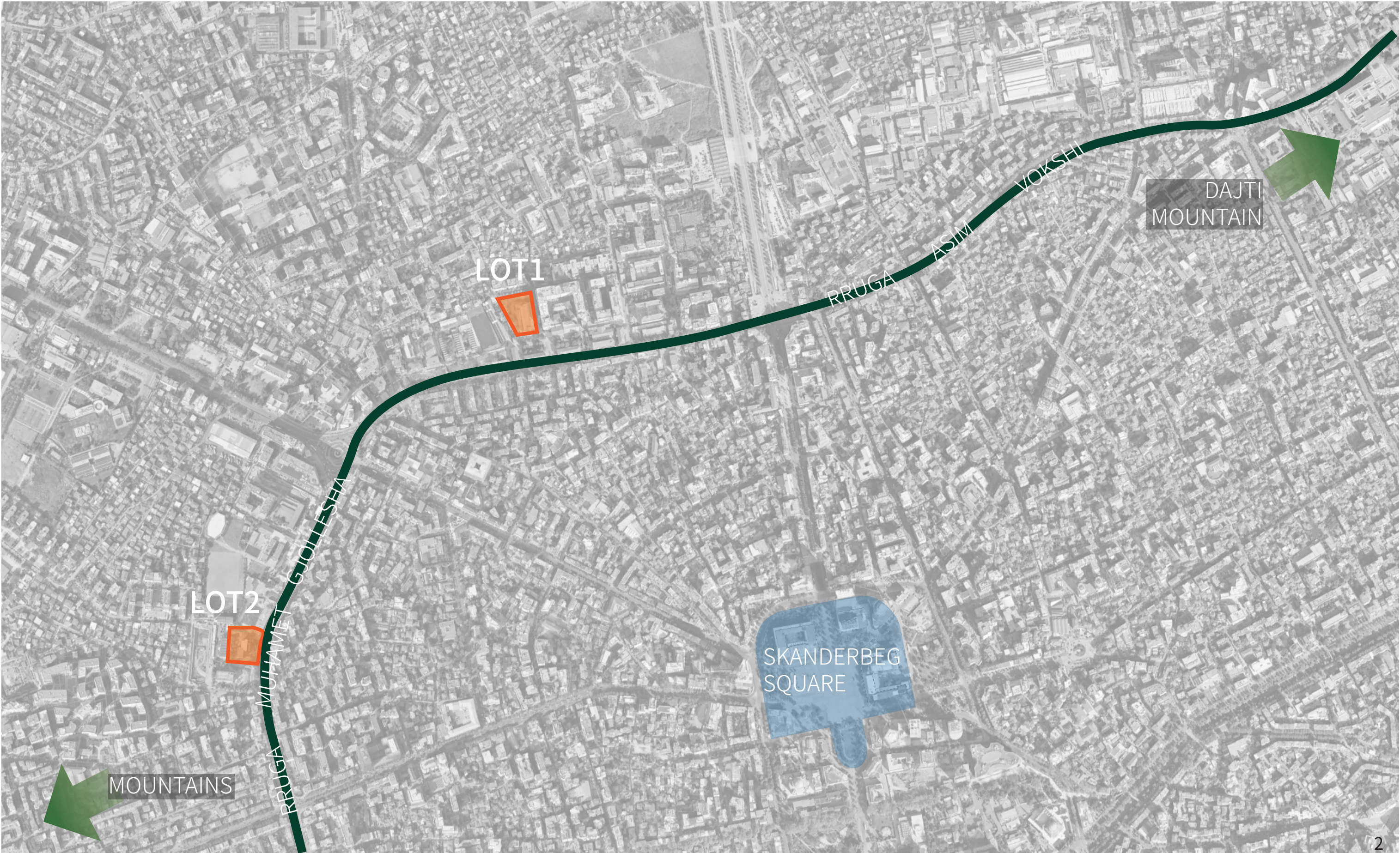
The Vertical High Street

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URBAN CONTEXT-TIRANA

TIRANA URBAN CONTEXT,



BACKGROUND

SITE ANALYSIS,

Located along "Muhamet Gjollës" Street, part of Tirana's 2nd Ring Road, the mixed-use development is intended to energize this residential and academic district whilst fulfilling the students' residential needs. It will be the beating vertical heart of the district, showcasing its internal micro-urban flows and activities in Tirana cityscape.

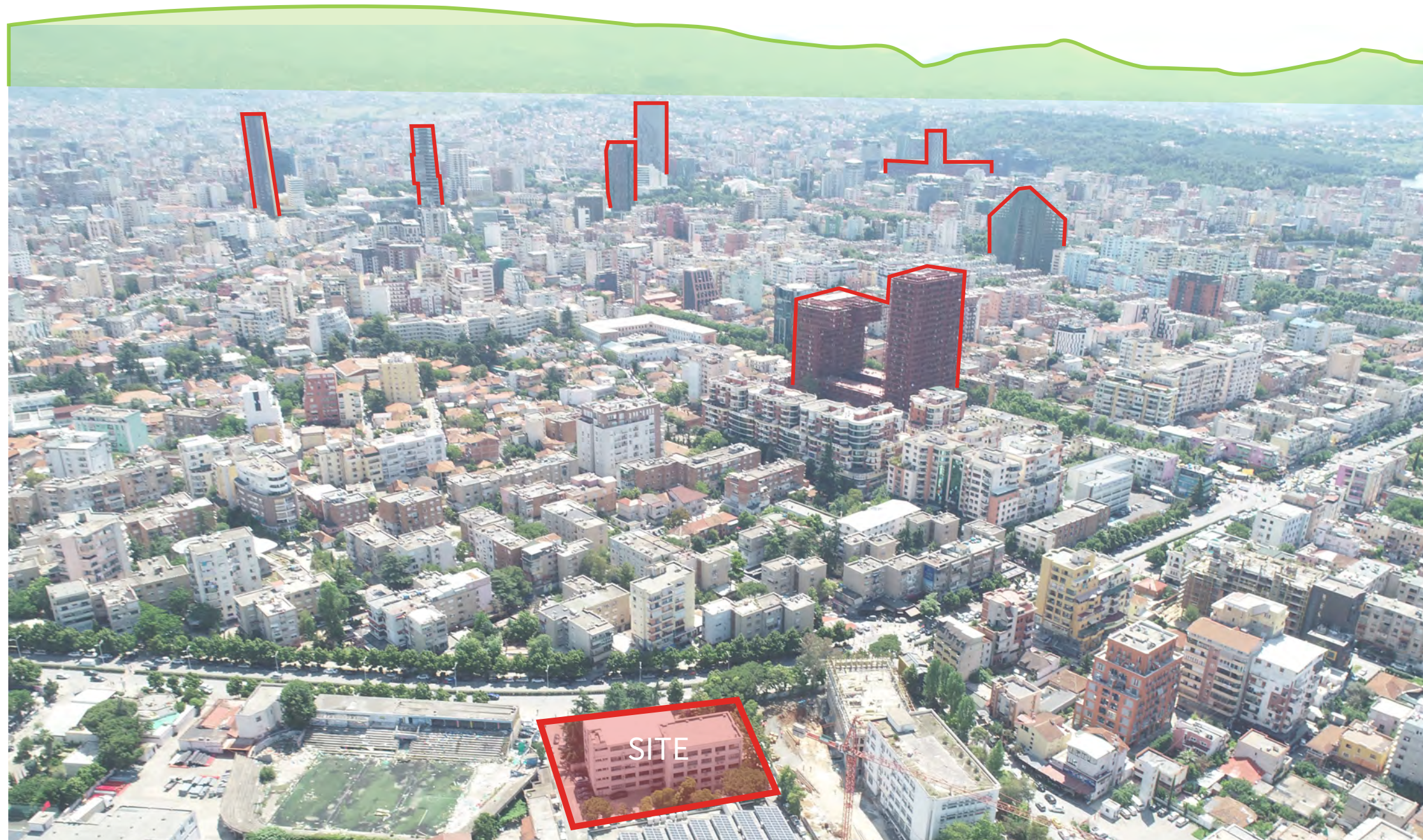


TIRANA SKYLINE,

The mixed-use development will be a new landmark in Tirana skyline addressing the other towers of the city and the majestic mountains in the background.

Assessing the scale and silhouettes of the tall buildings in Tirana, their rhythms and intervals capturing the landscape and the sky, is a starting point. Tirana contemporary towers are usually slender, with small footprints, as if they were generated by the historical urban fabric of the city.

The new mixed-use development, will interact with both the city and the landscape, to harmoniously take place within the urban and natural skylines.

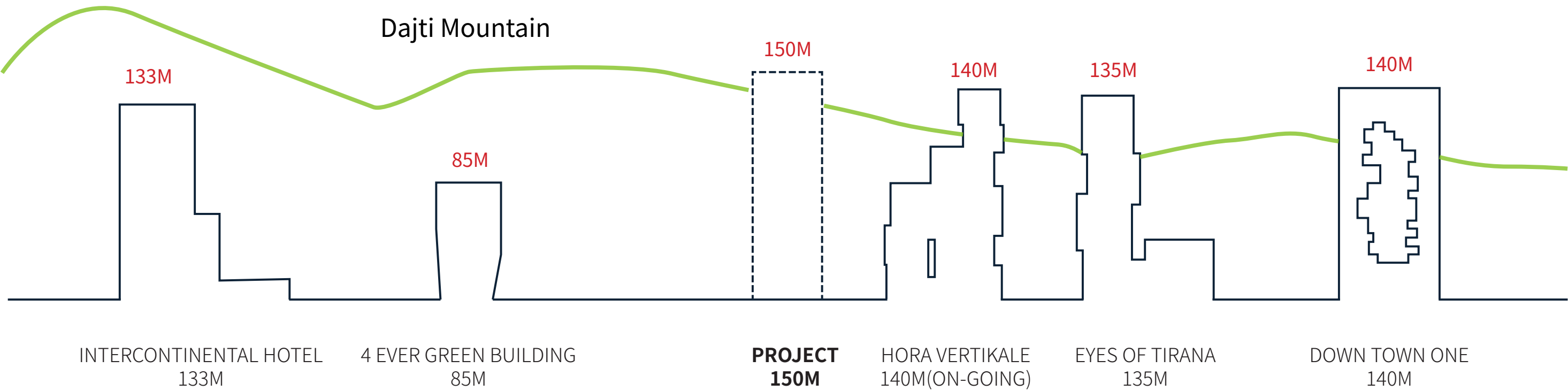


IN SYNERGY WITH A DENSE RESIDENTIAL NEIGHBORHOOD NEARBY ACADEMIC INSTITUTIONS,

Next to the site, the projected "Vertical Village" features randomly stacked residential volumes, and is the antithesis of the monolithic tower.

The new mixed-use development shall develop synergies with this "Vertical Village" whilst keeping its own identity and role within the city.

The new development will propose the adequate mix of uses to stimulate its neighborhood.



CONCEPT

A GREEN RING ROAD TO BE ACTIVATED

The part of the 2nd ring road that is close to the site, is greened and shaded by trees, with scattered retails and no continuous active commercial frontage. As the district is turning from dominantly residential to academic, it shall offer the amenities and desired vibrancy for students, teachers, visitors ■■■ a new life is promised here.



Muhamet Gjollësja Street



a vibrant street with commercial frontage

OFFERING A VERTICAL HIGH STREET TO THE DISTRICT

The mixed-use development will be a strong activator of the district, accelerating its mutation to become a place for youth, creation, education, a place for togetherness.

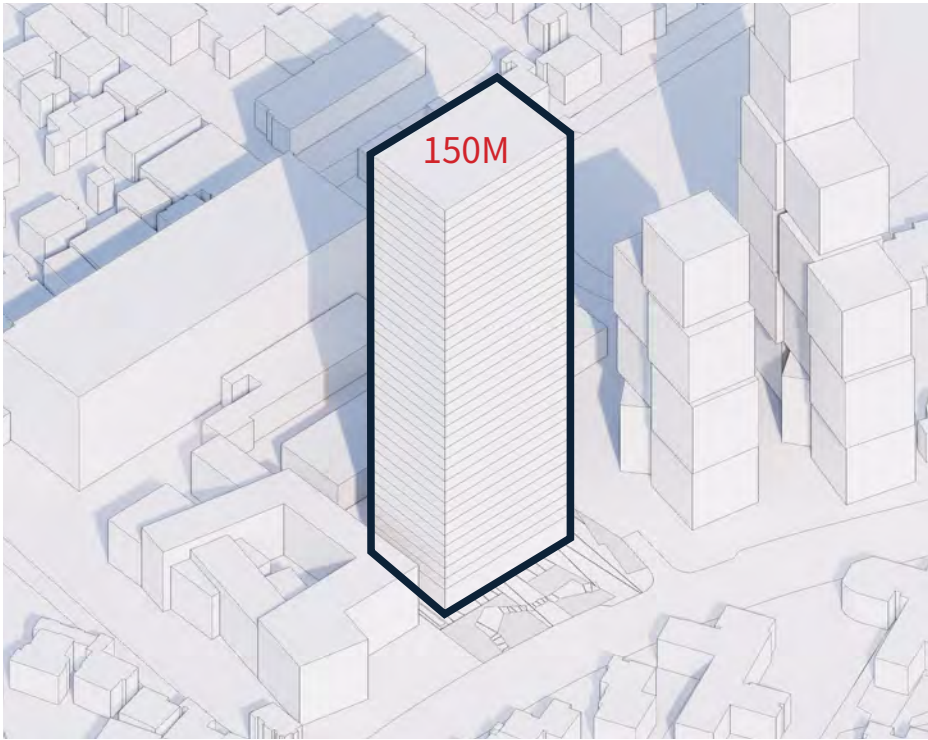
The concept of the mixed-use development is a vertical high-street featuring its vibrant life and activities, a concentrate of energy for the benefit of the academic district.



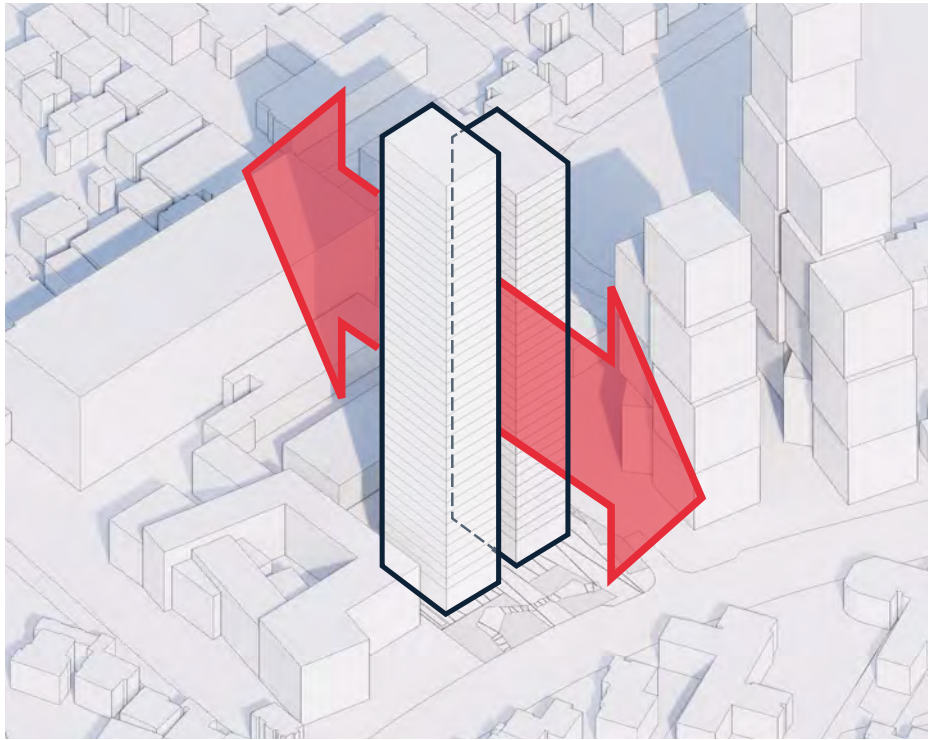
THE VERTICAL HIGH STREET



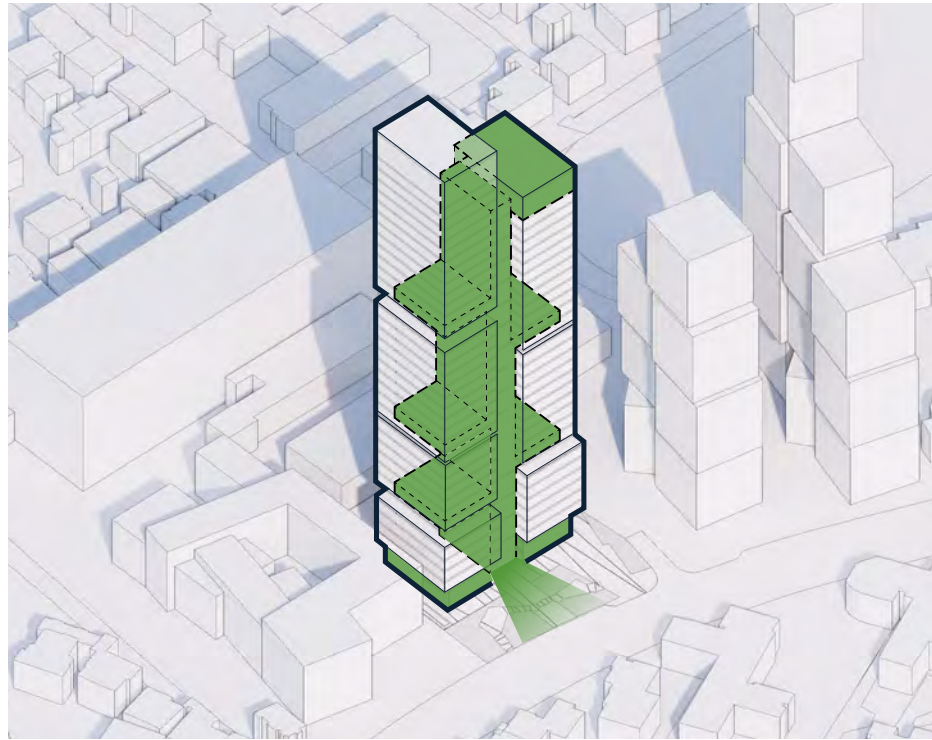
VOLUME GENERATION AND CREATION OF THE VERTICAL STREET



BASIC VOLUME



CENTRAL DIVISION



VERTICAL STREET

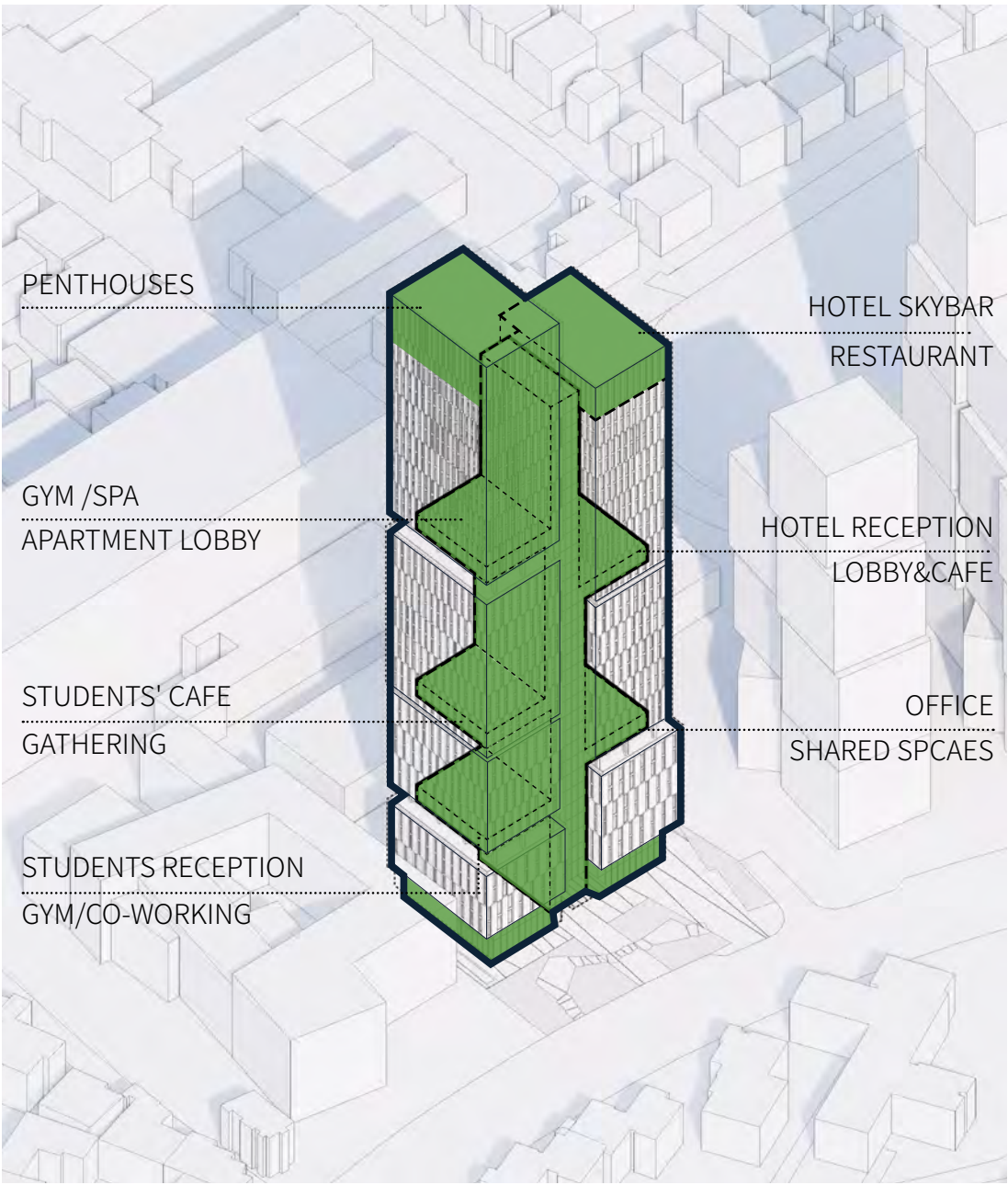
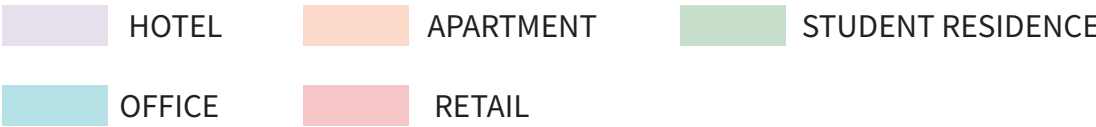
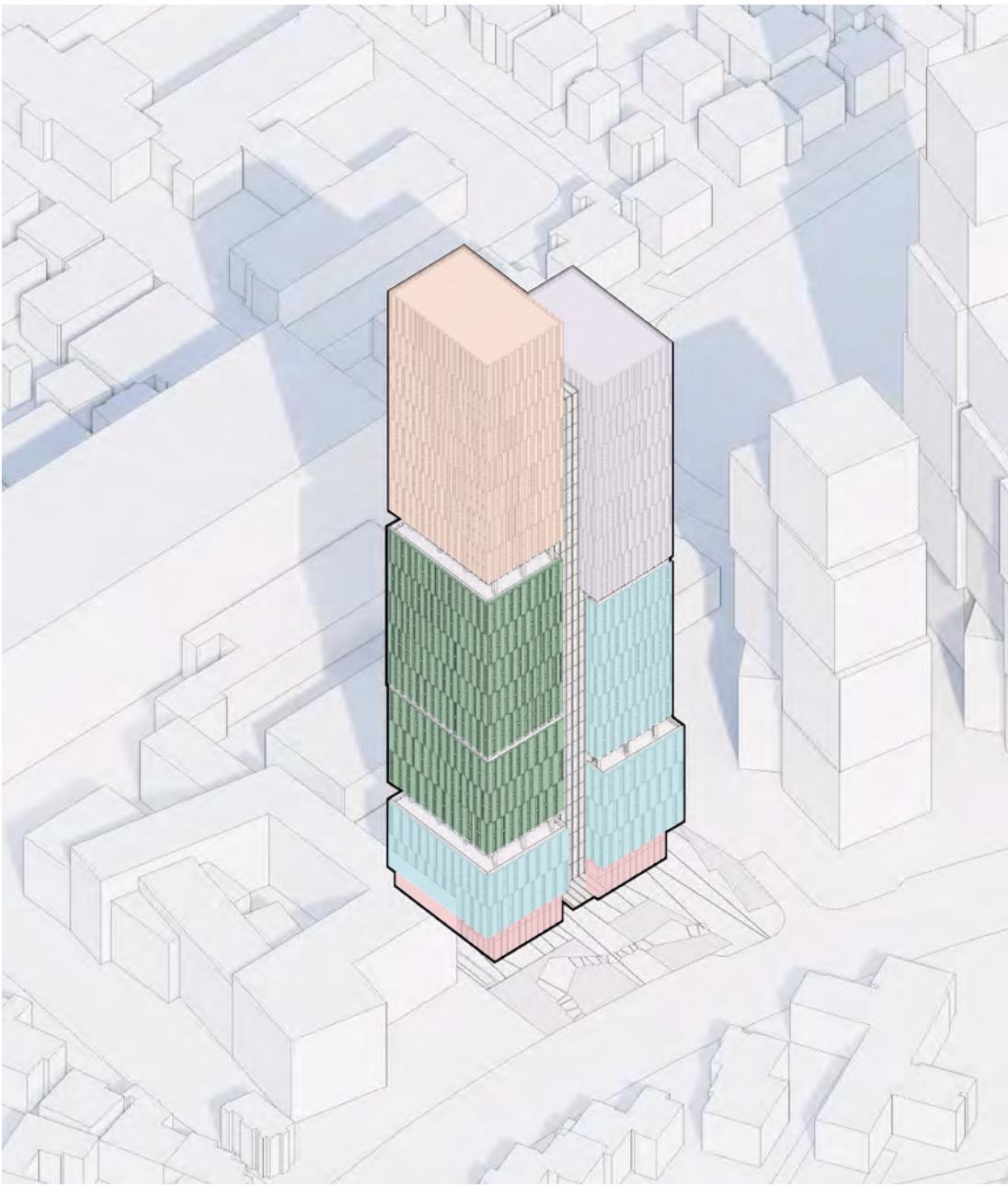
PROPOSING AN ENERGIZING MIX OF FUNCTIONS

What are the needs of an academic district?

Residence for students, residential apartments for researchers, professors or doctoral students, a boutique hotel for visiting professors, invited jury members and participants to conferences.

Working spaces are welcomed and on top of that, places for shopping, dining, sporting, relaxing ...

This is the proposed blend, the one of a micro-downtown.



PROPOSING AN ENERGIZING MIX OF FUNCTIONS

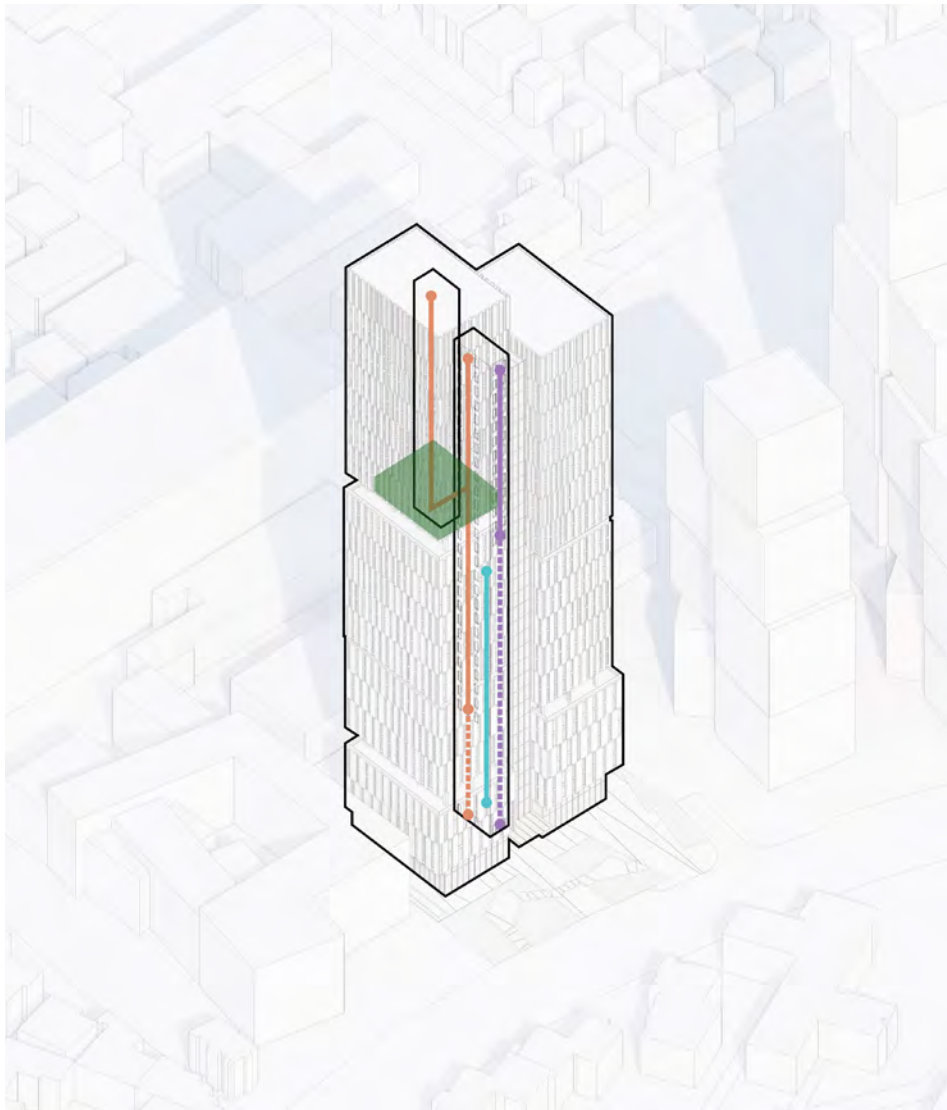
Pursuing the idea of the high-street, the central spine of the development is dedicated to the vertical mobility, and as such, is its animated artery.







The entrance lobby and the lifts lobbies offer transparency on two opposite sides. People here will enjoy the daylight and the views on Tirana that altogether convey an outdoor feeling.

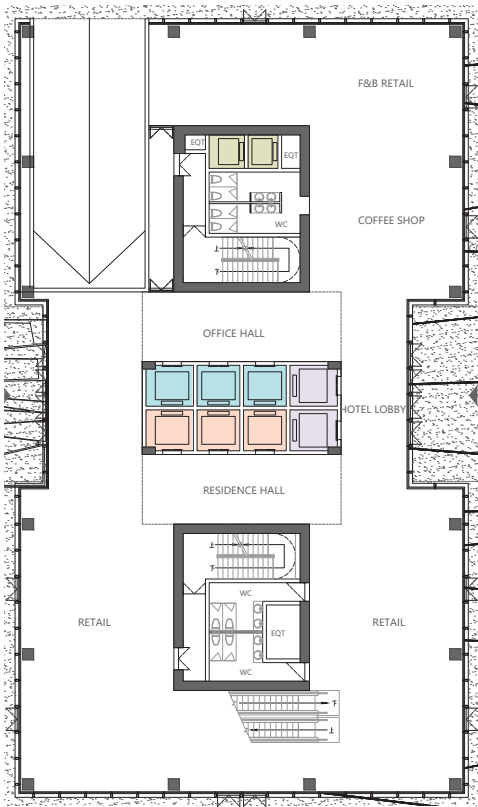
In order to have a beneficial co-existence of all functional components, the lifts are grouped in the central part but open on three different directions on dedicated landings.

Two frontal lifts lead directly the visitors and guests to the hotel lobby, the gym & spa and the rooftop restaurant. On one side, three lifts service the office floors and three others, on the opposite side, service the residences. Departing for the hotel lobby, three lifts are dedicated to the guest room floors.

The heart of the project is this elevator core, that is very visible from outside, as a "totem" at the urban scale.



- | | | |
|--|---|--|
|  HOTEL |  APARTMENT |  STUDENT RESIDENCE |
|  OFFICE |  RETAIL |  HOTEL SERVICE |



GROUND FLOOR



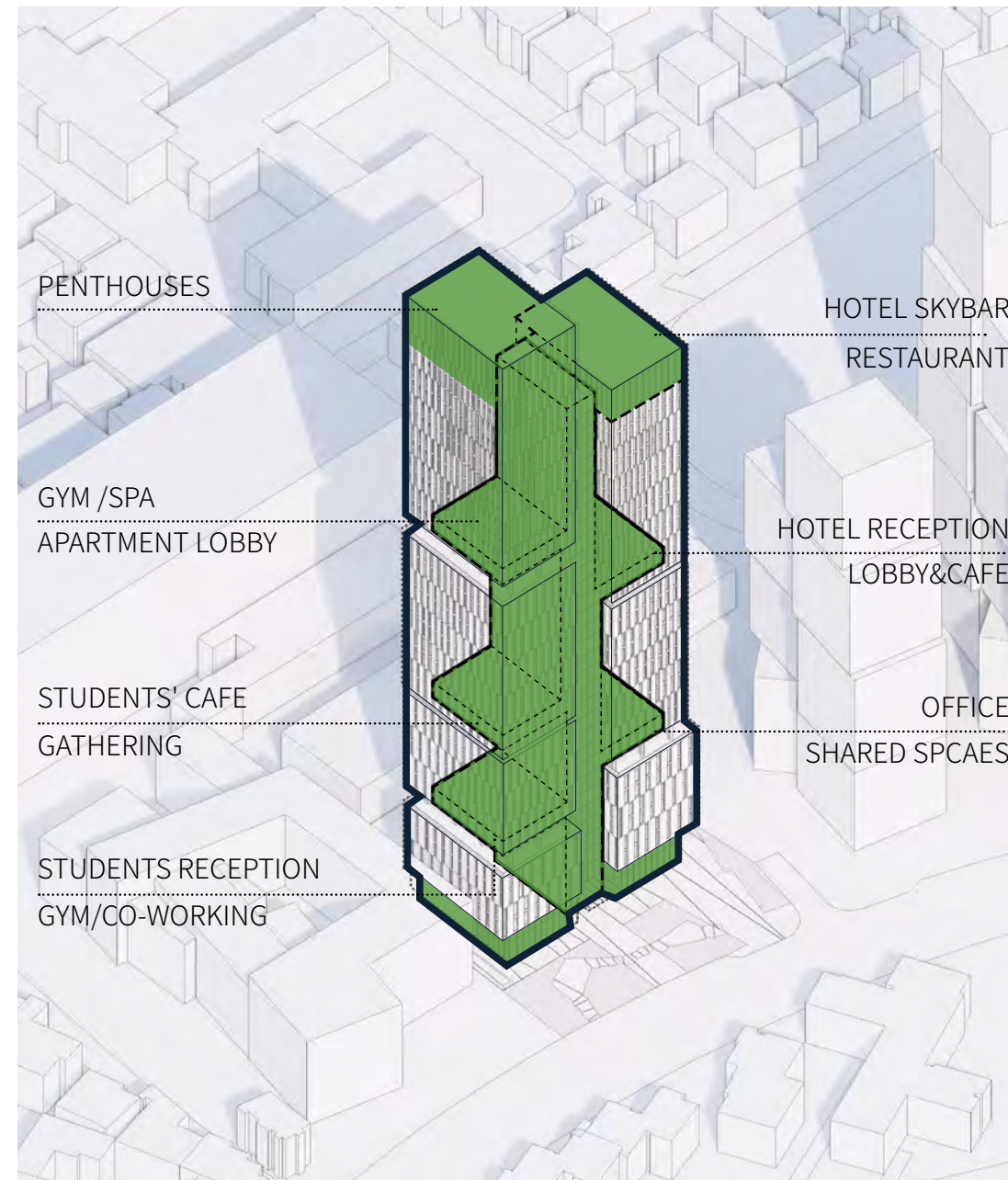
RESIDENTIAL LOBBY



THE HIGH STREET MAGNETS

The transparent vertical spine and its totemic lifts core distribute, as the continuation of the public spaces, hanging gardens at various levels that host the mixed-use activities and places for public, starting by retail and coffeeshop at ground floor:

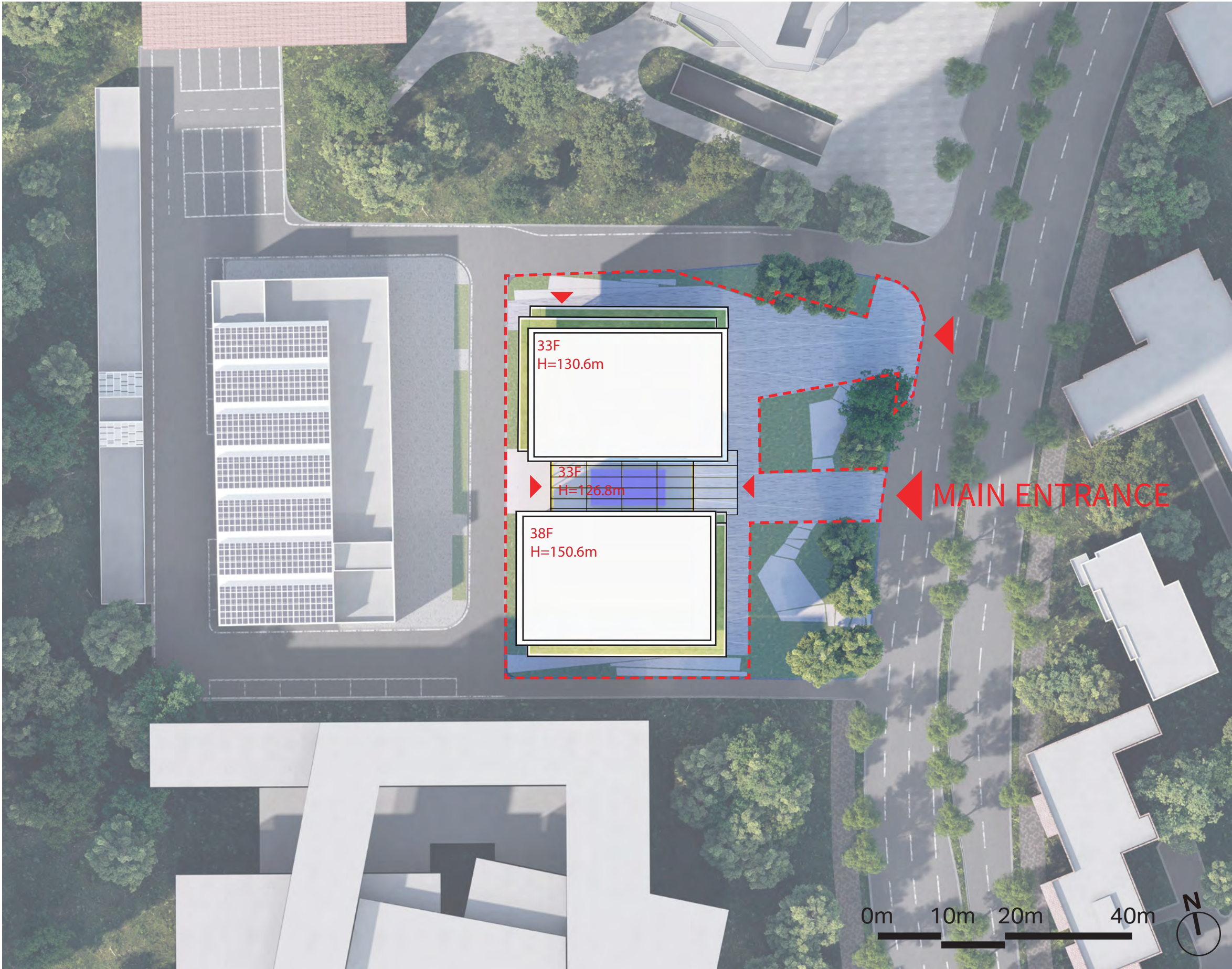
- Students' reception and co-working lounge
- Student's café and gathering place
- Offices shared spaces
- Hotel reception, lounge & café
- Gym & spa
- Rooftop bar and restaurant





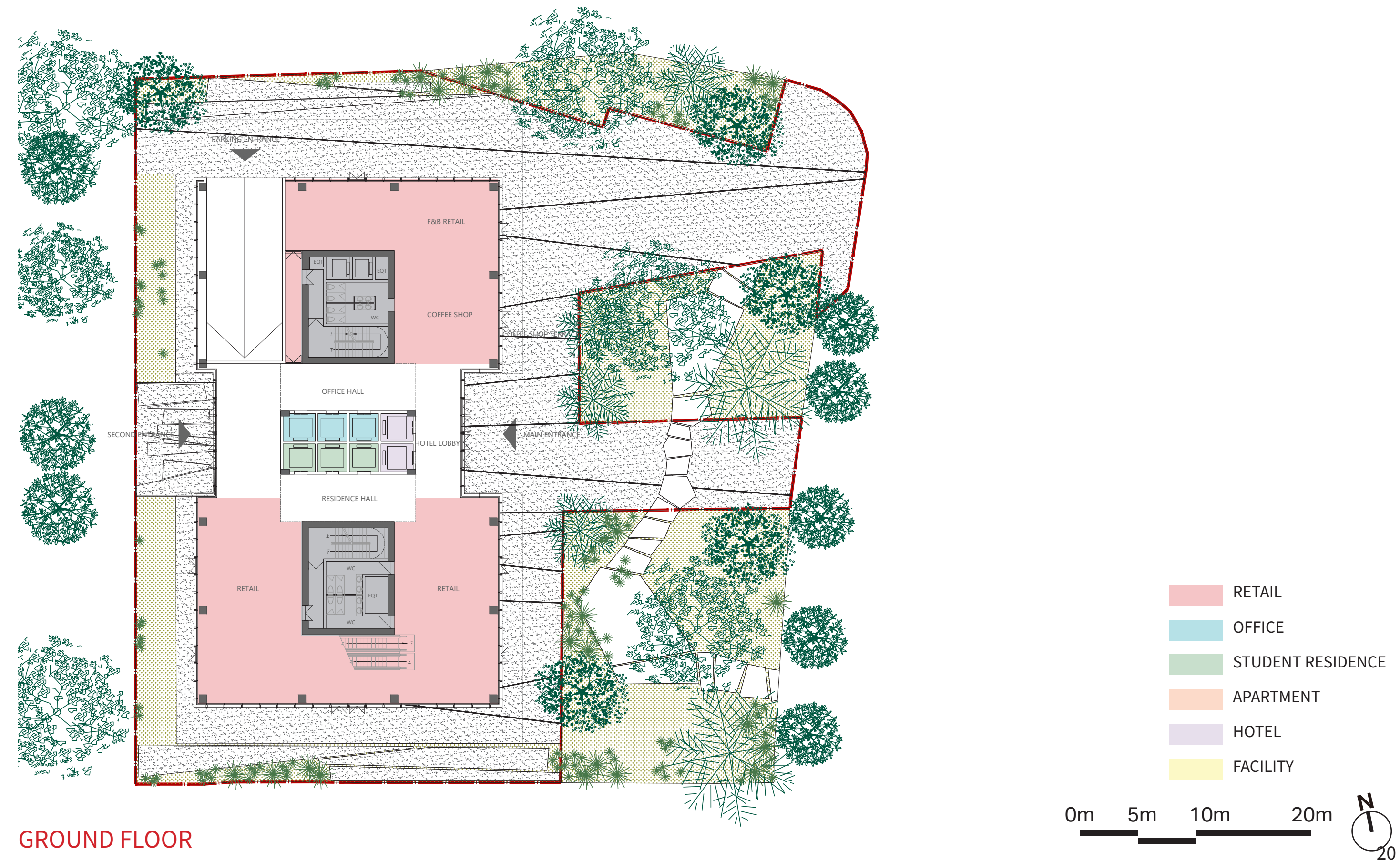
ARCHITECTURAL DESIGN

MASTER PLAN,





FLOOR PLANS,



GROUND FLOOR

FLOOR PLANS,

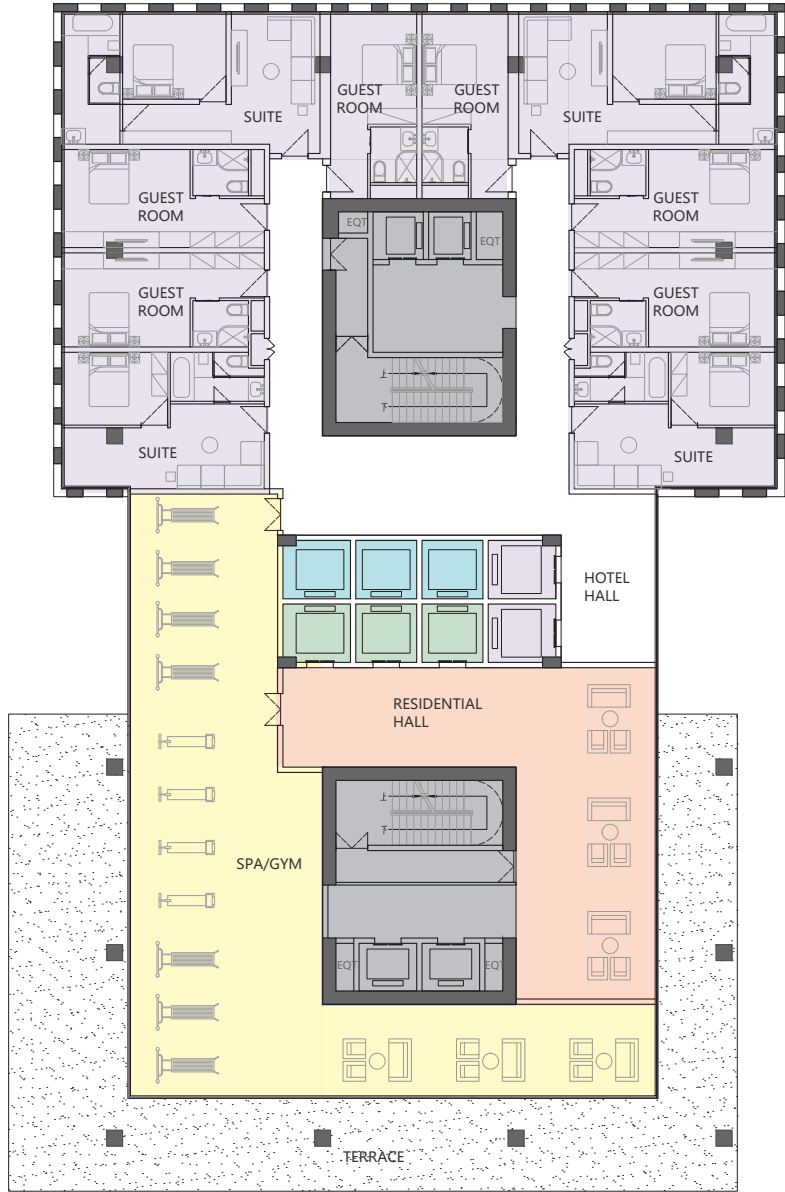


OFFICE AND STUDENT RESIDENCE

- RETAIL
- OFFICE
- STUDENT RESIDENCE
- APARTMENT
- HOTEL
- FACILITY



FLOOR PLANS,

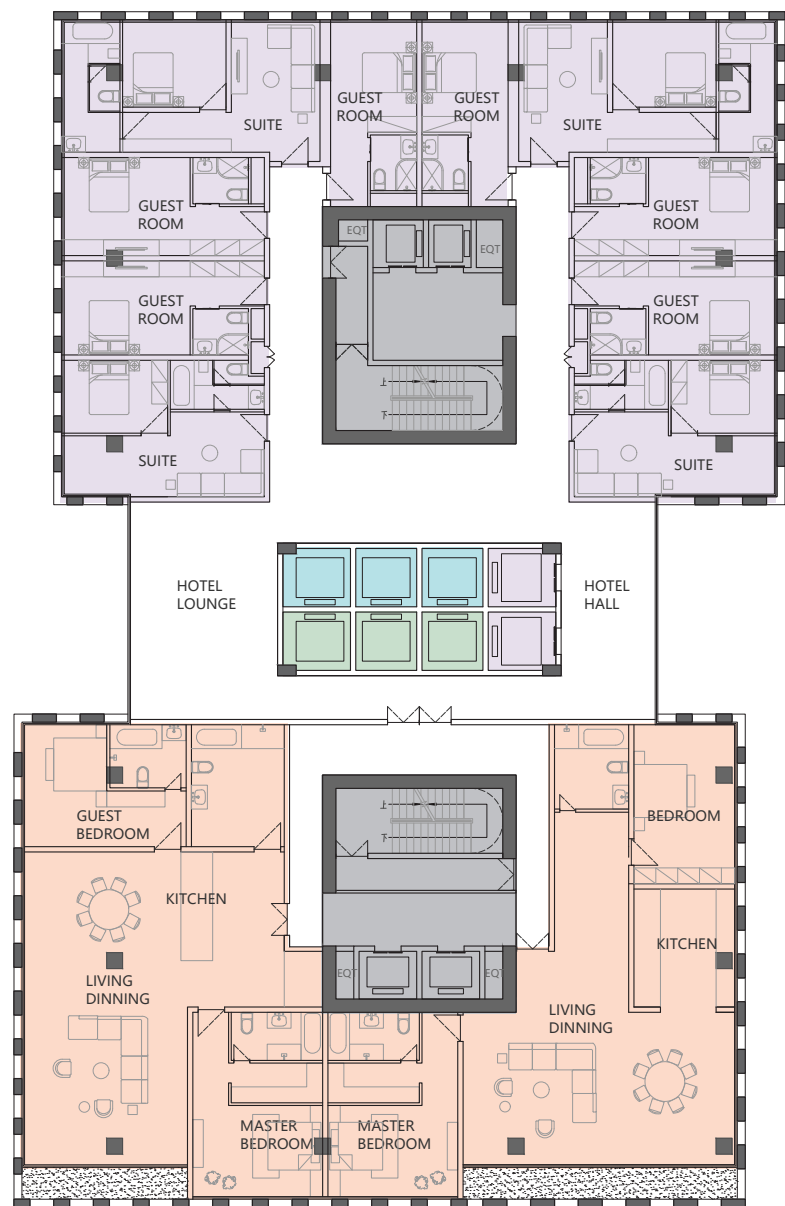


- RETAIL
- OFFICE
- STUDENT RESIDENCE
- APARTMENT
- HOTEL
- FACILITY

HOTEL, GYM AND RESIDENCE LOBBY



FLOOR PLANS,

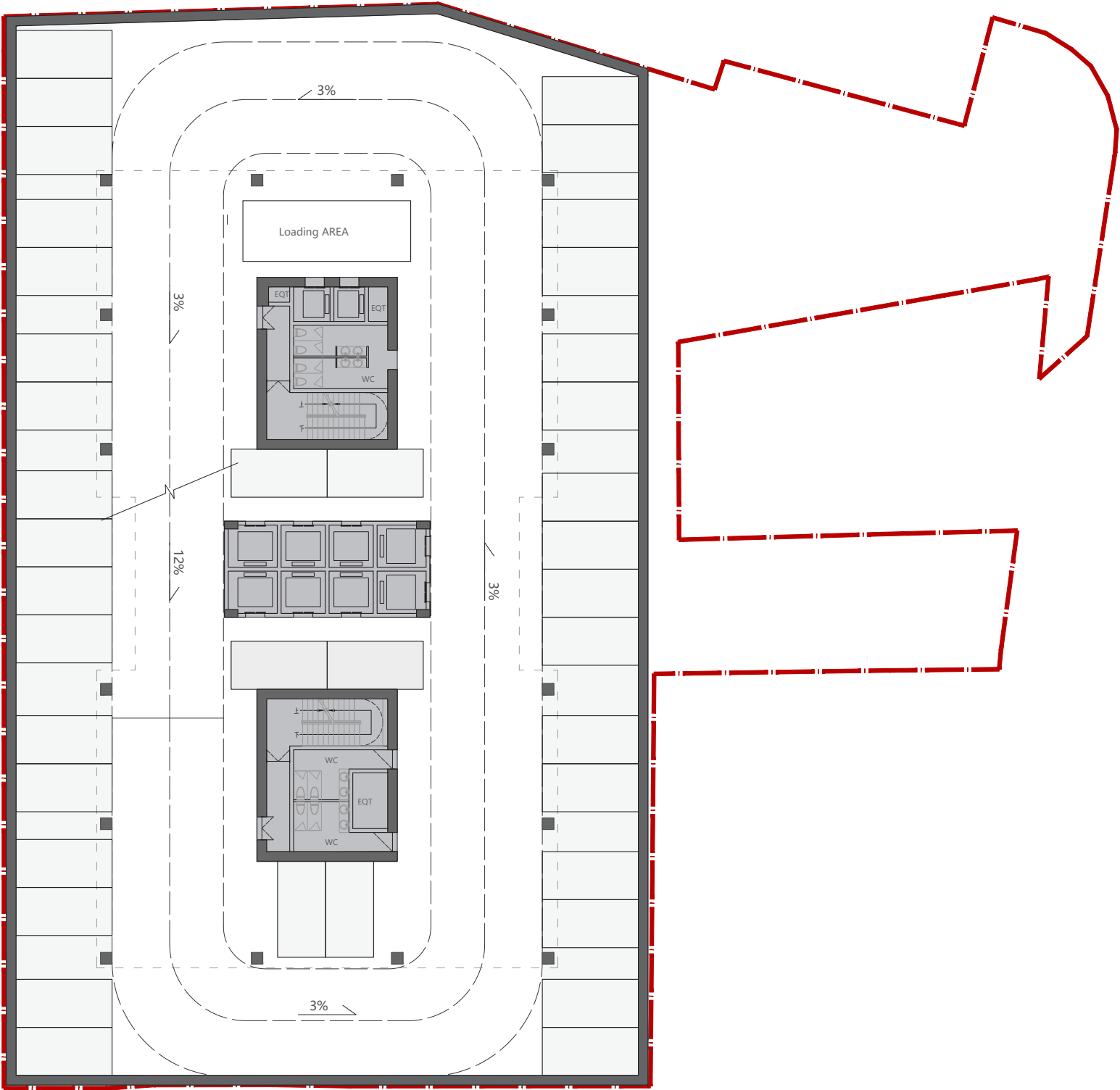


APARTMENT AND HOTEL

- RETAIL
- OFFICE
- STUDENT RESIDENCE
- APARTMENT
- HOTEL
- FACILITY

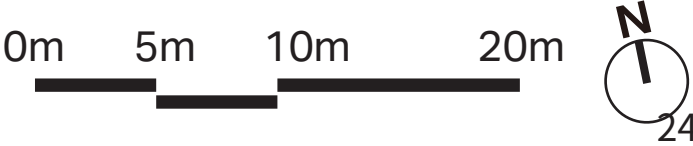


FLOOR PLANS,



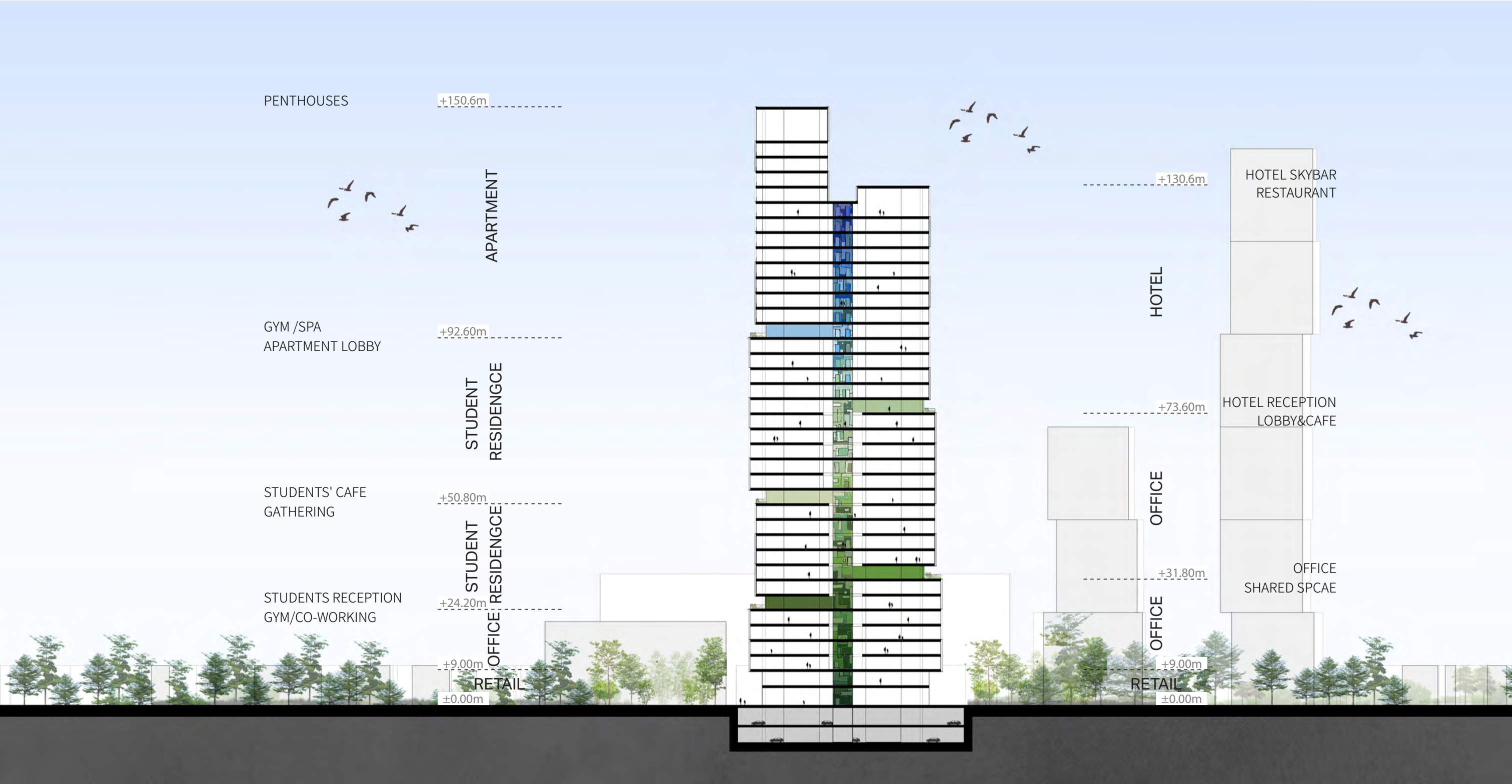
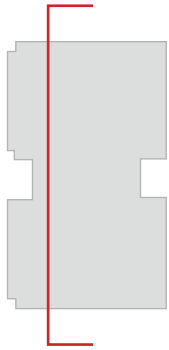
B1F

- RETAIL
- OFFICE
- STUDENT RESIDENCE
- APARTMENT
- HOTEL
- FACILITY

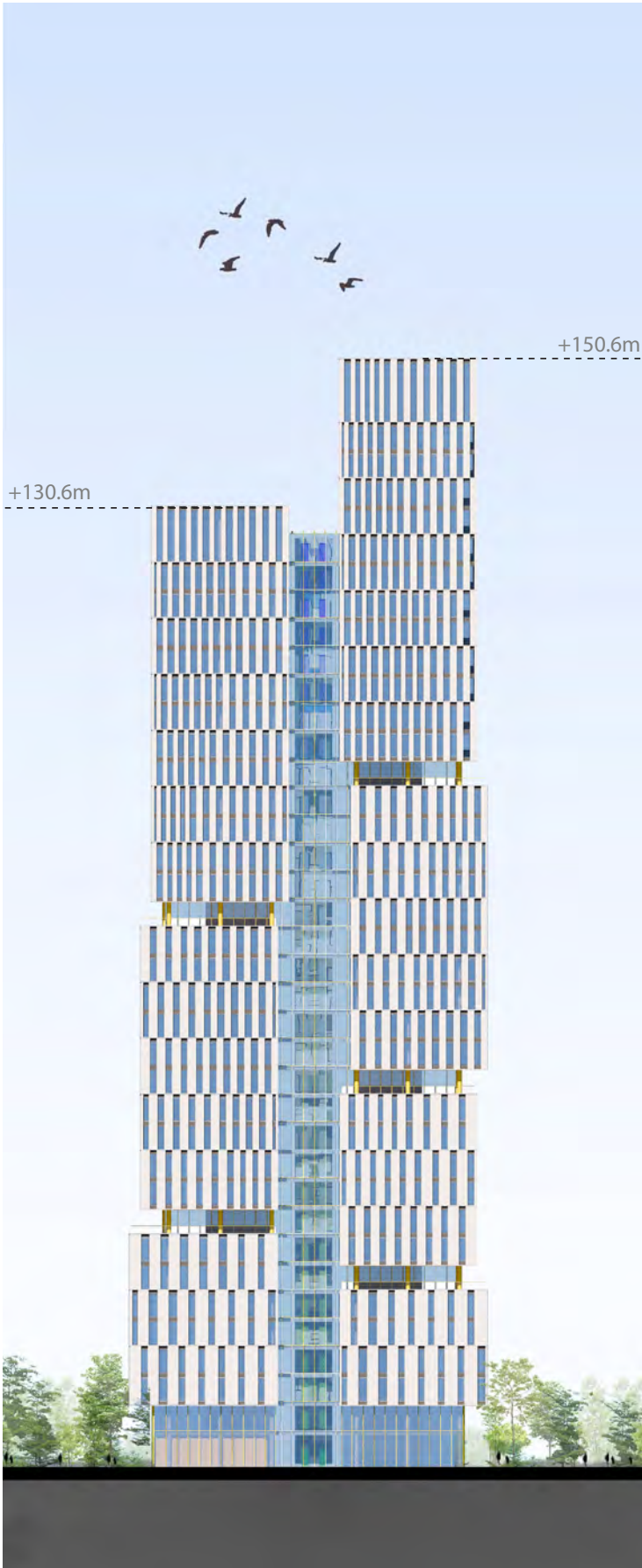




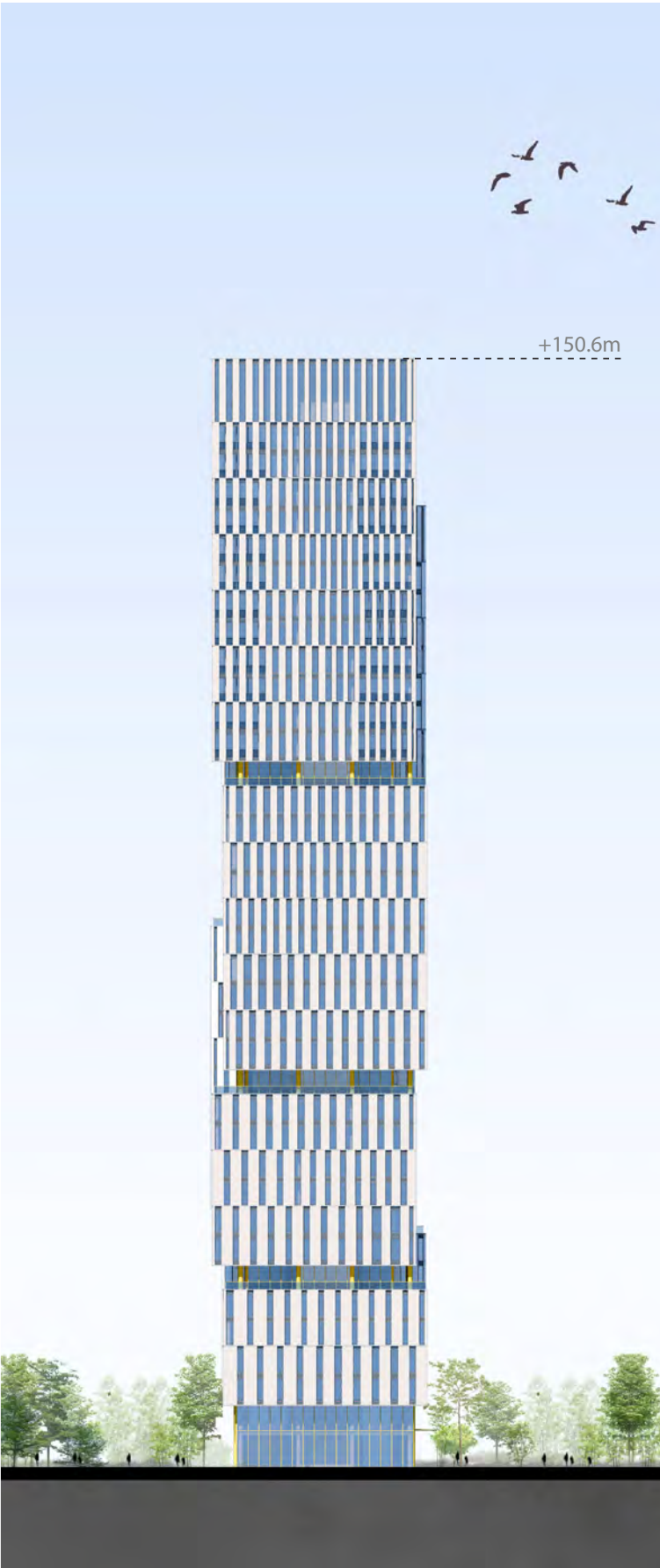
SECTION,



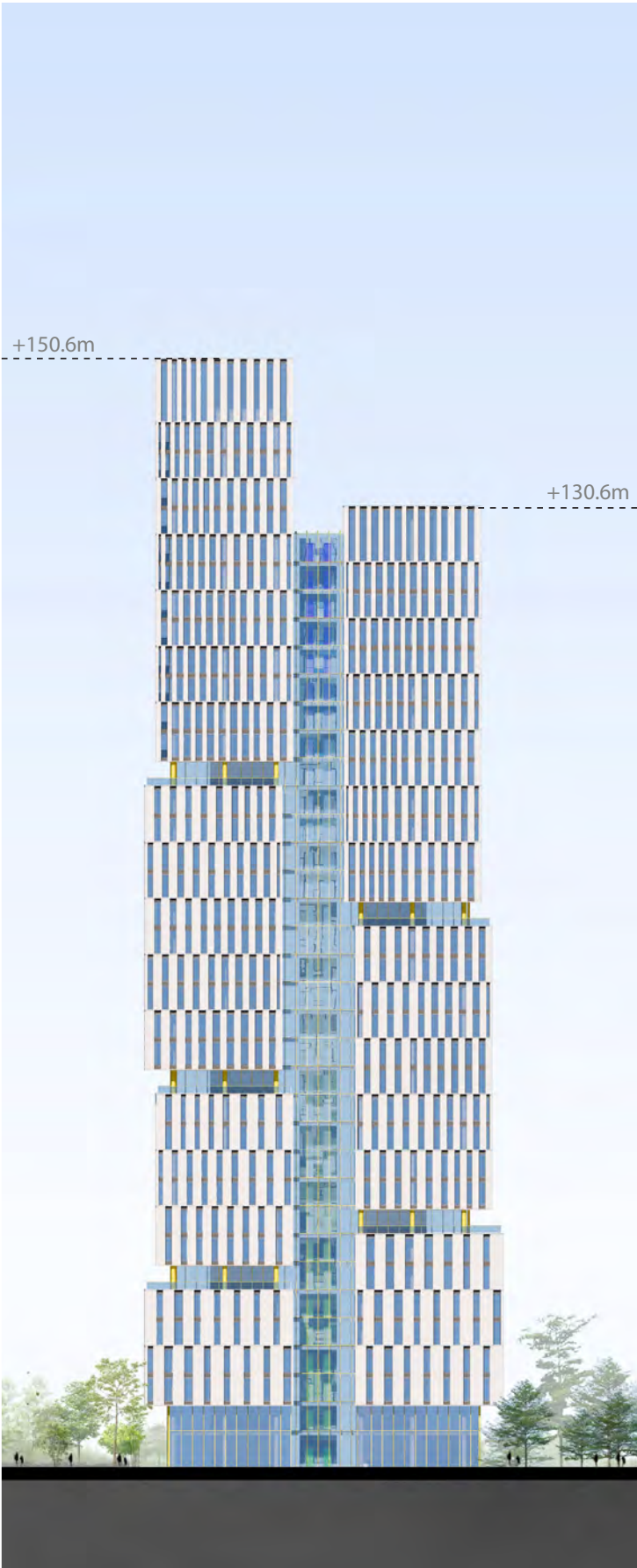
ELEVATION,



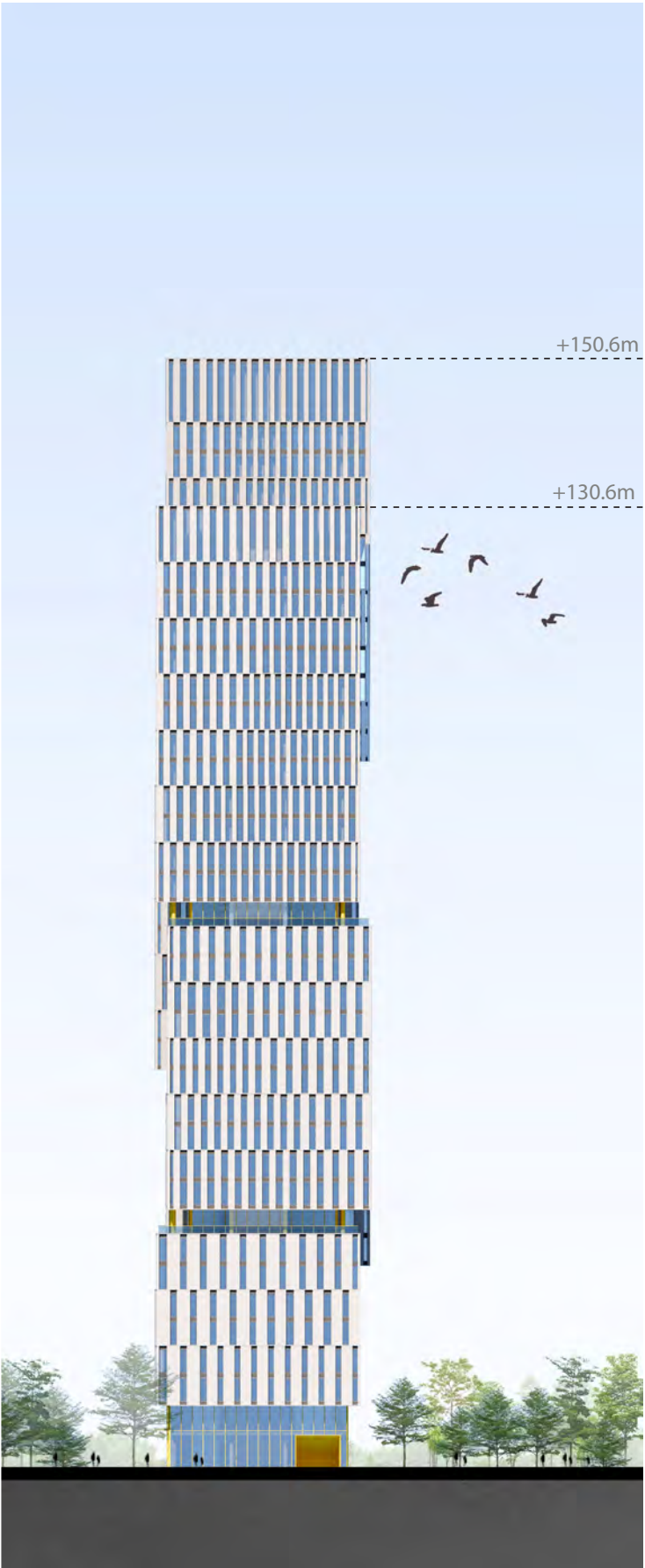
WEST FACADE



SOUTH FACADE



EAST FACADE



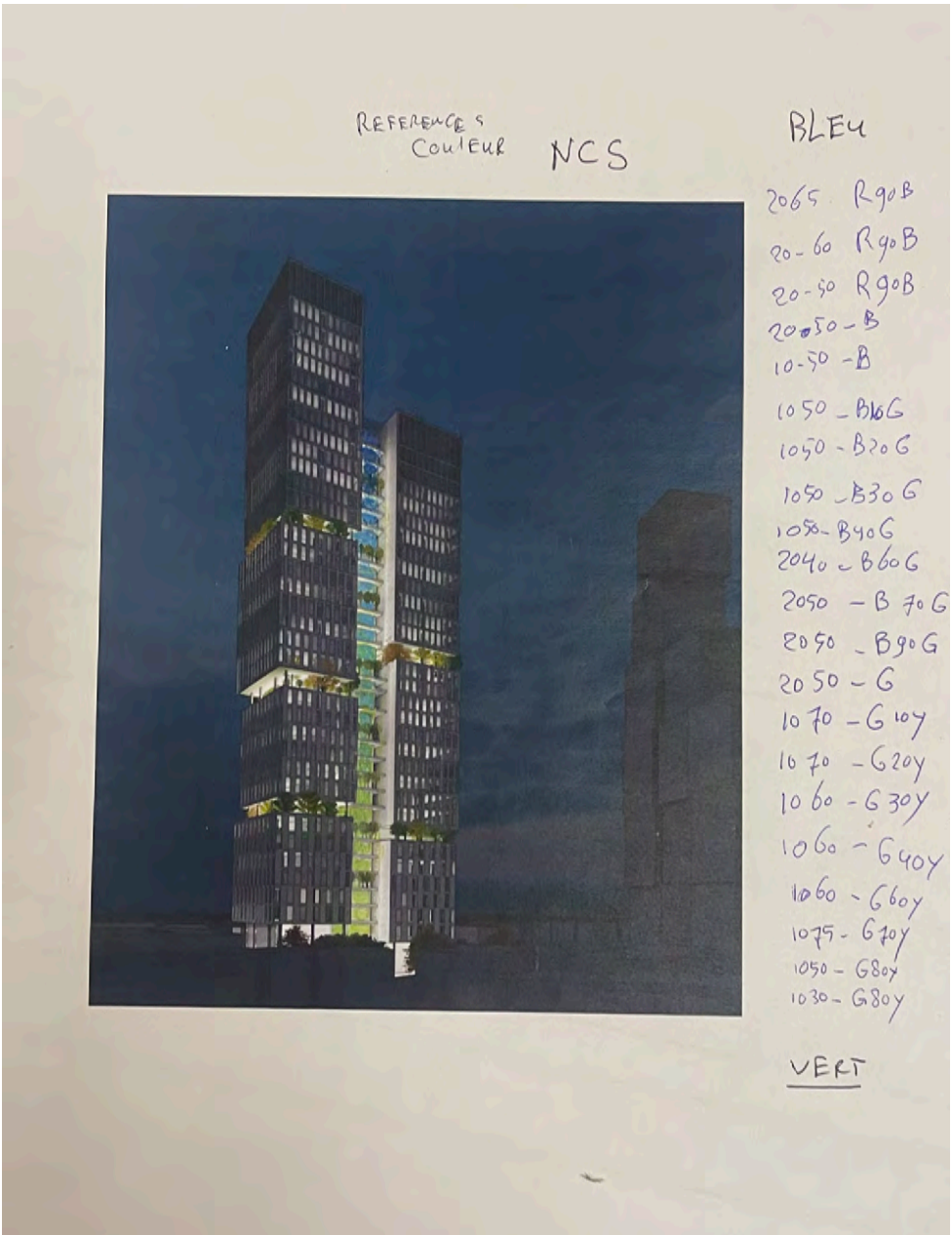
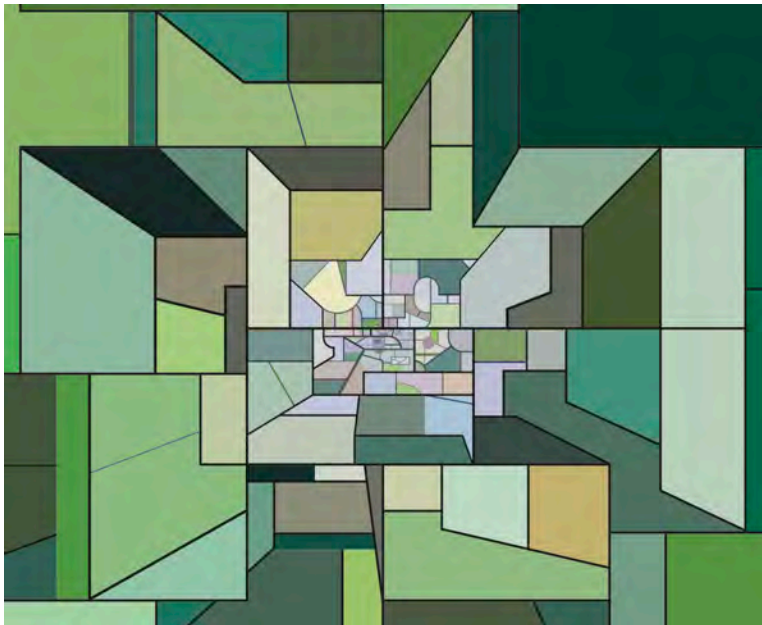
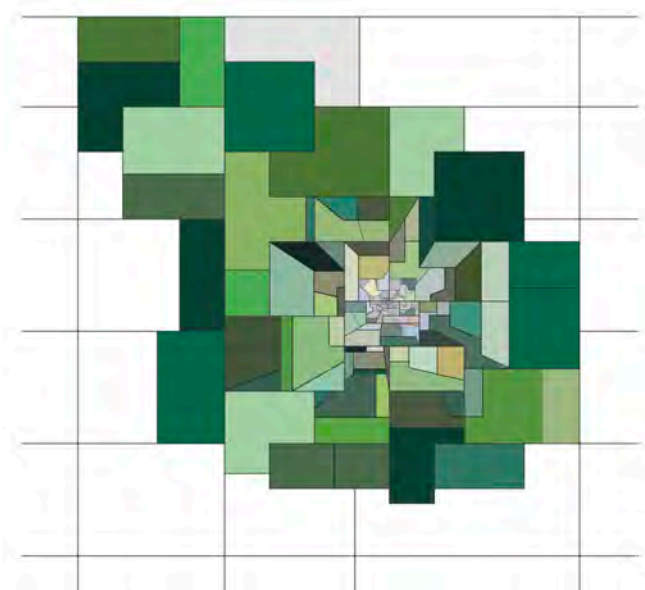
NORTH FACADE

KRIJN DE KONING ARTISTIC STUDIES

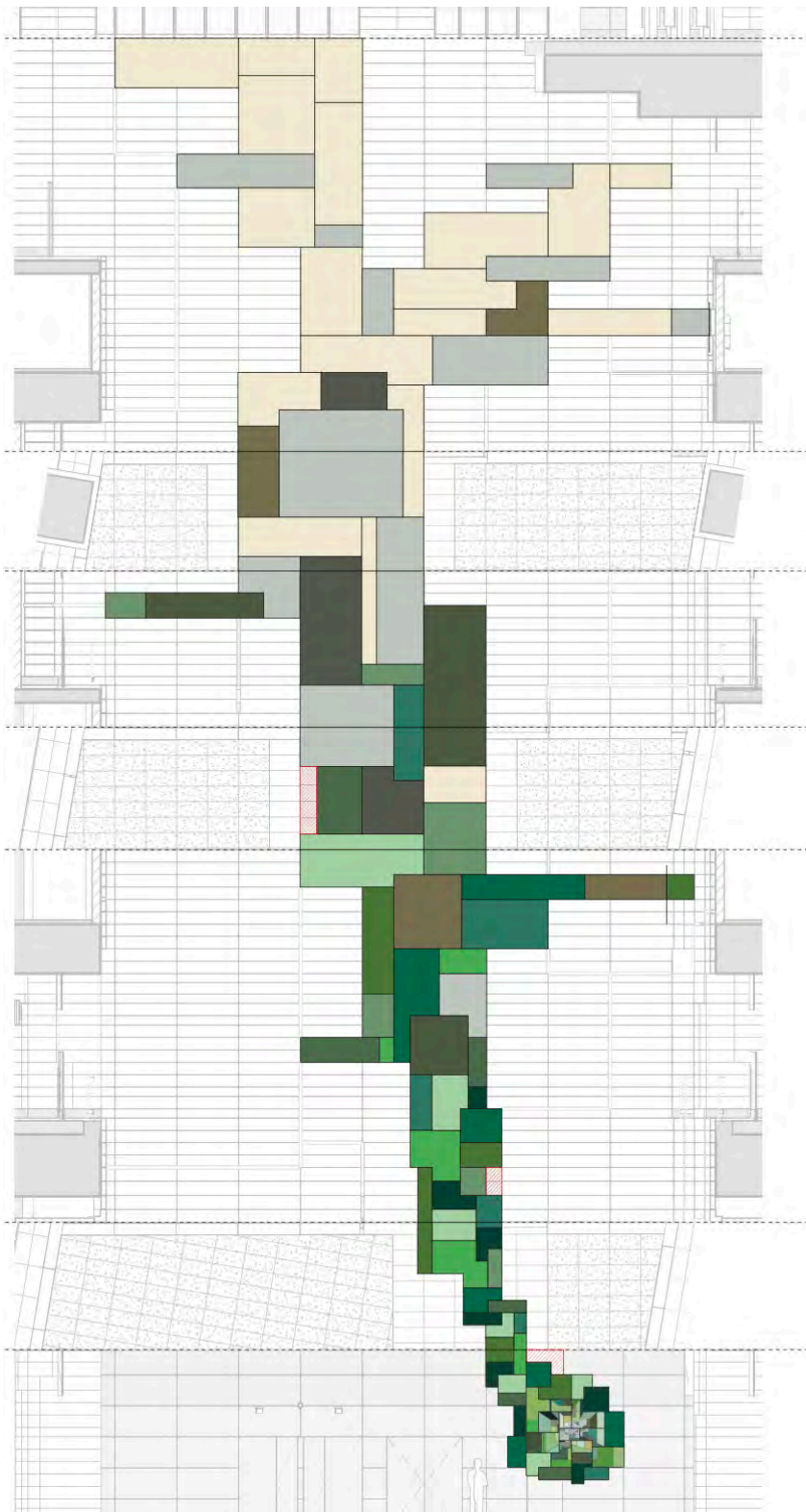
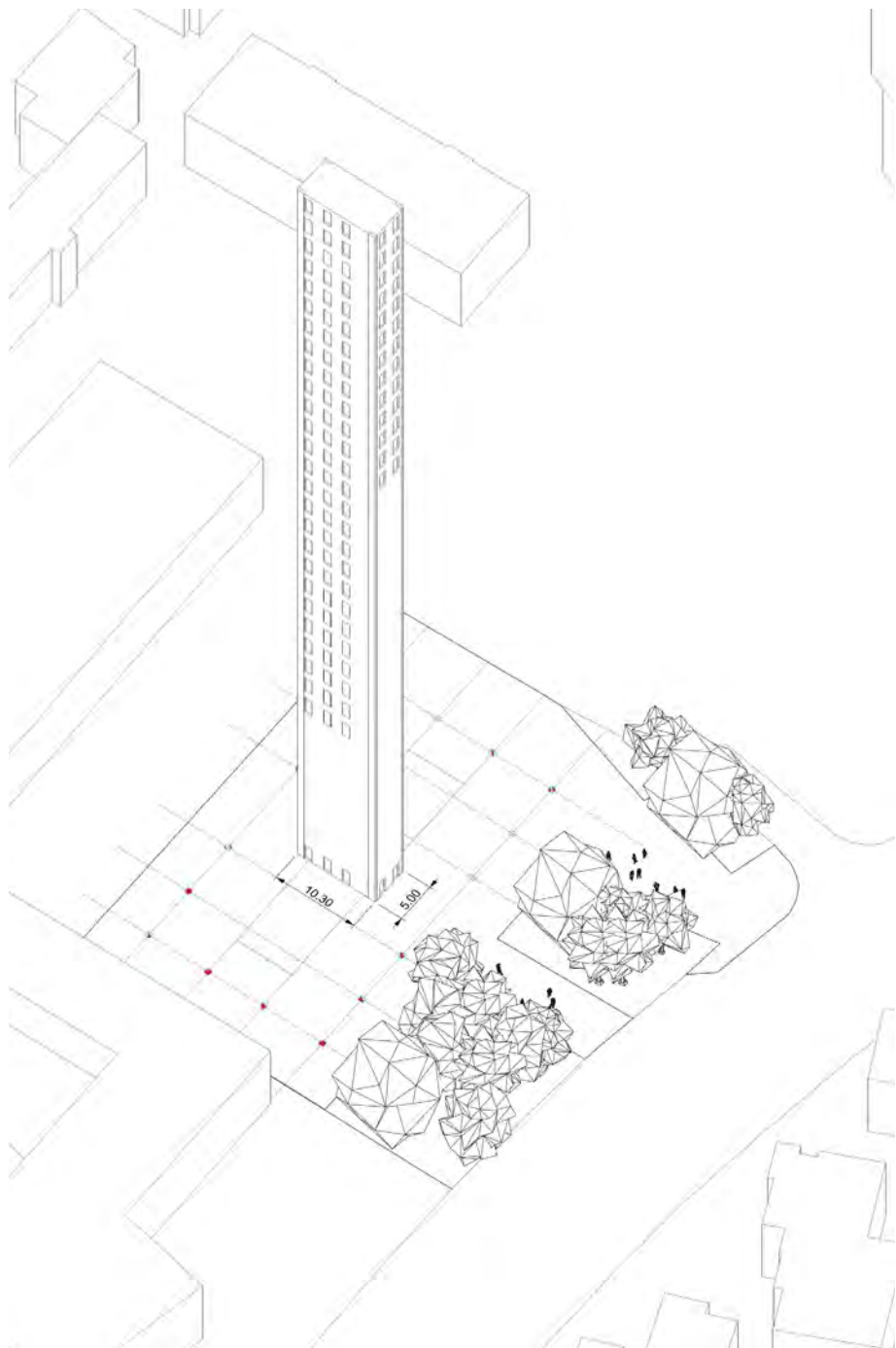
A 126M HEIGHT ARTWORK BY KRIJN DE KONING

Krijn de Koning artistic intervention will make this core truly totemic. It orchestrates in a 126m artwork, the artistic coloring and texturing with the lifts. This artwork structure starts with green colors referring to the trees around the development, that progressively turn to blue colors when rising up to the sky.

The glazed cabins of the lifts allow the users to explore the monumental artwork from inside, and appreciate the play of opaque parts and colored glazed elements.



A 126M HEIGHT ARTWORK BY KRIJN DE KONING



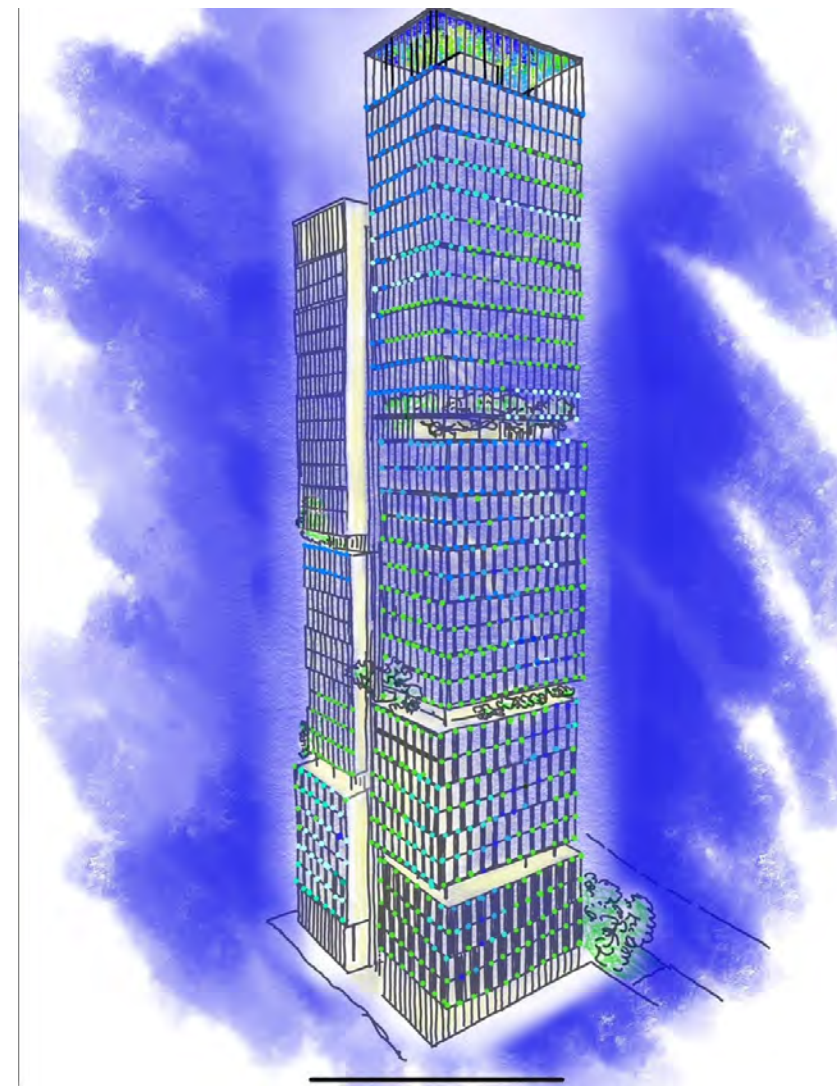
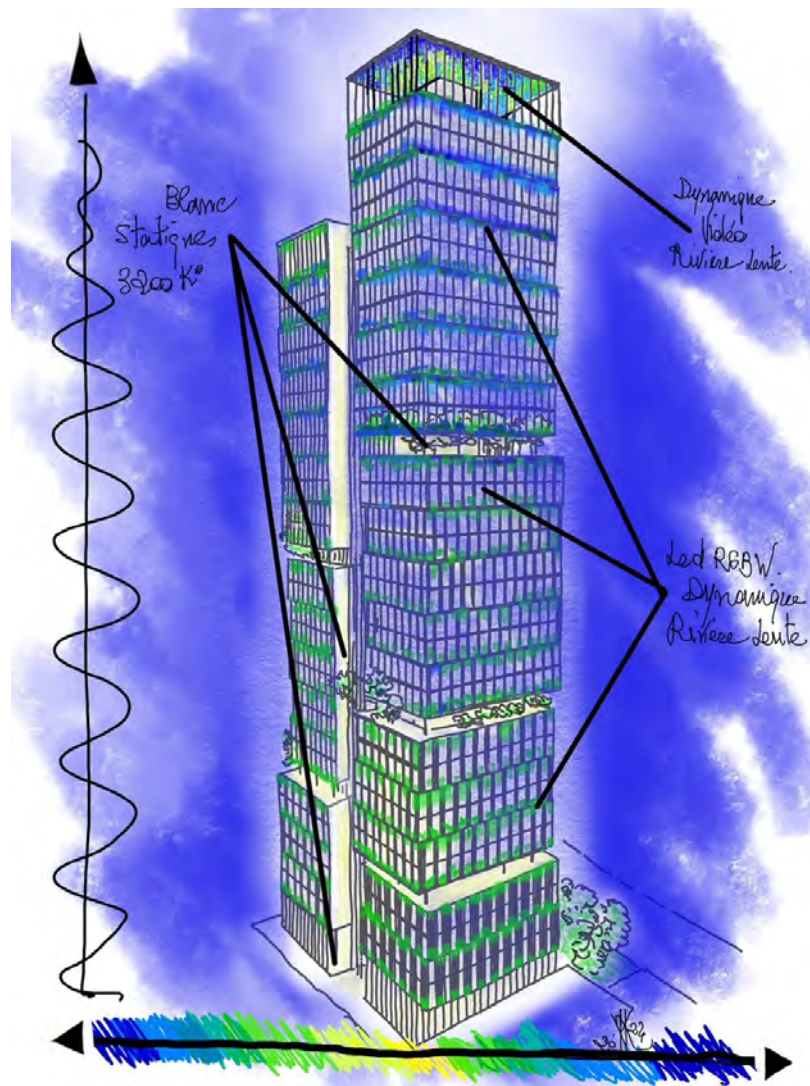
A 126M HEIGHT ARTWORK BY KRIJN DE KONING



YANN KERSALE ARTISTIC LIGHTING

IN TIRANA NIGHT SKY, A VIBRANT ARTISTIC TRIBUTE TO THE RIVERS OF ALBANIA BY YANN KERSALÉ

By night, Yann Kersalé offers the vertical High Street an artistic ascending dynamic lighting recalling in a symphony of blue and green LED pixels, the play of light on the rippling waters of the rivers of Albania.

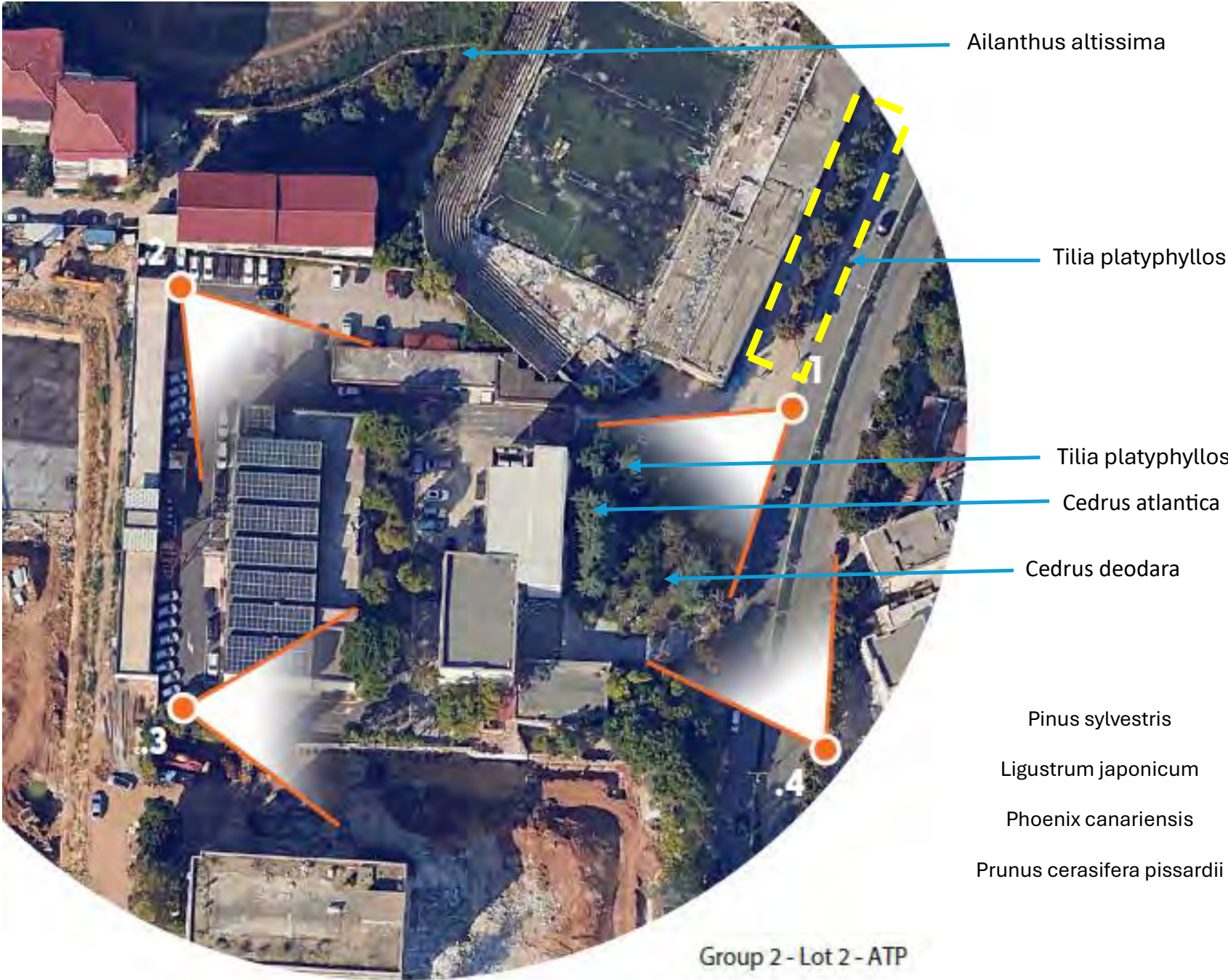




LANDSCAPE DESIGN

LANDSCAPE DESIGN,

EXISTING CONTEXT



Behind of the building - street with trees



Front of the building - dense tree plantation

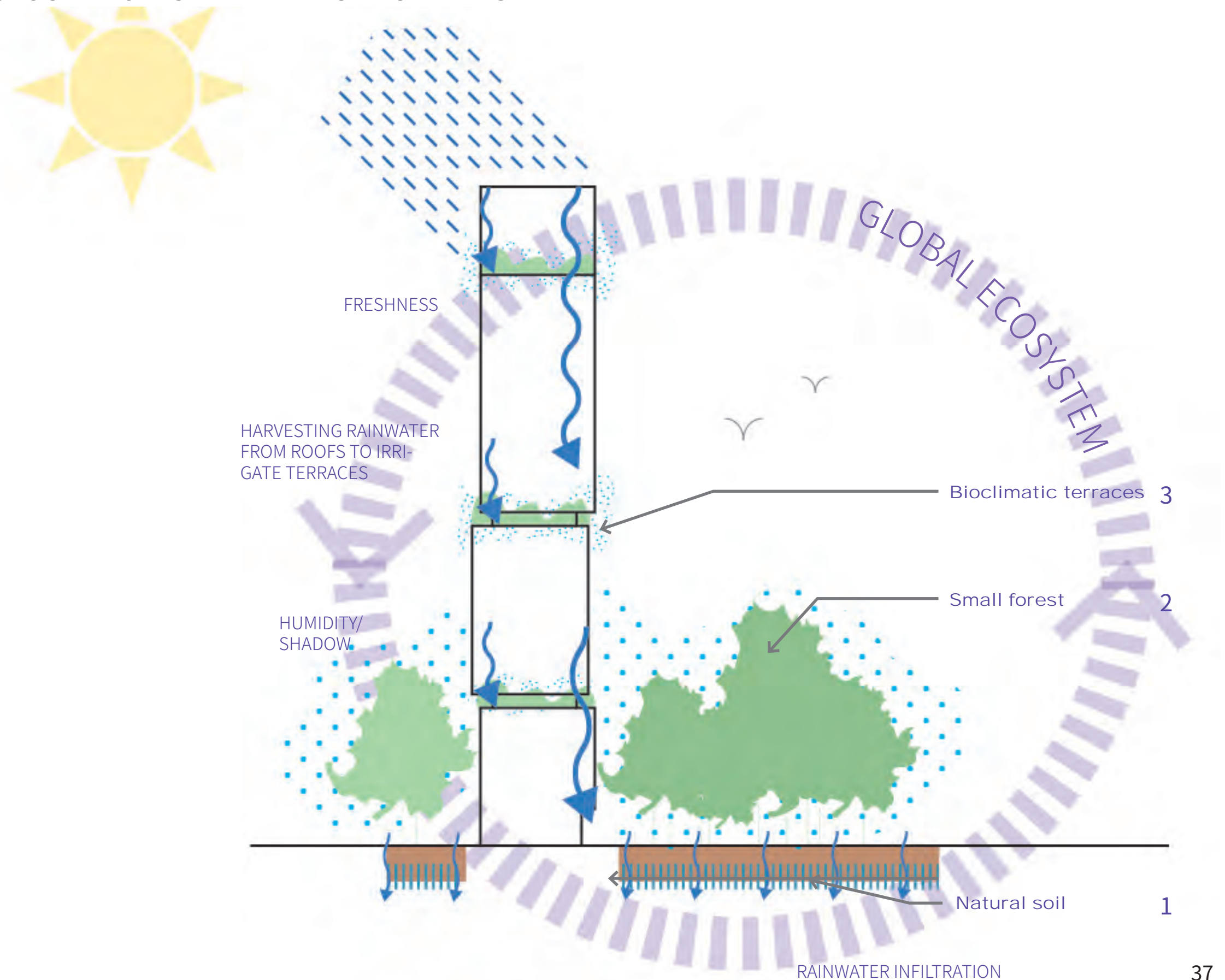
LANDSCAPE DESIGN,

COMPLEMENTARITY BETWEEN GROUND FOREST AND ALTITUDE GARDENS

The project play with the duality between a lush forest (2) on the natural soil (1) and altitudes gardens (3) on the tour.

Those two landscapes complete each other to create a global ecosystem and create an oasis of freshness.

The project is driven by a global water management system. It is able to catch rainwater use it for the vegetation, and infiltrate the excess in the natural soil.



LANDSCAPE DESIGN,

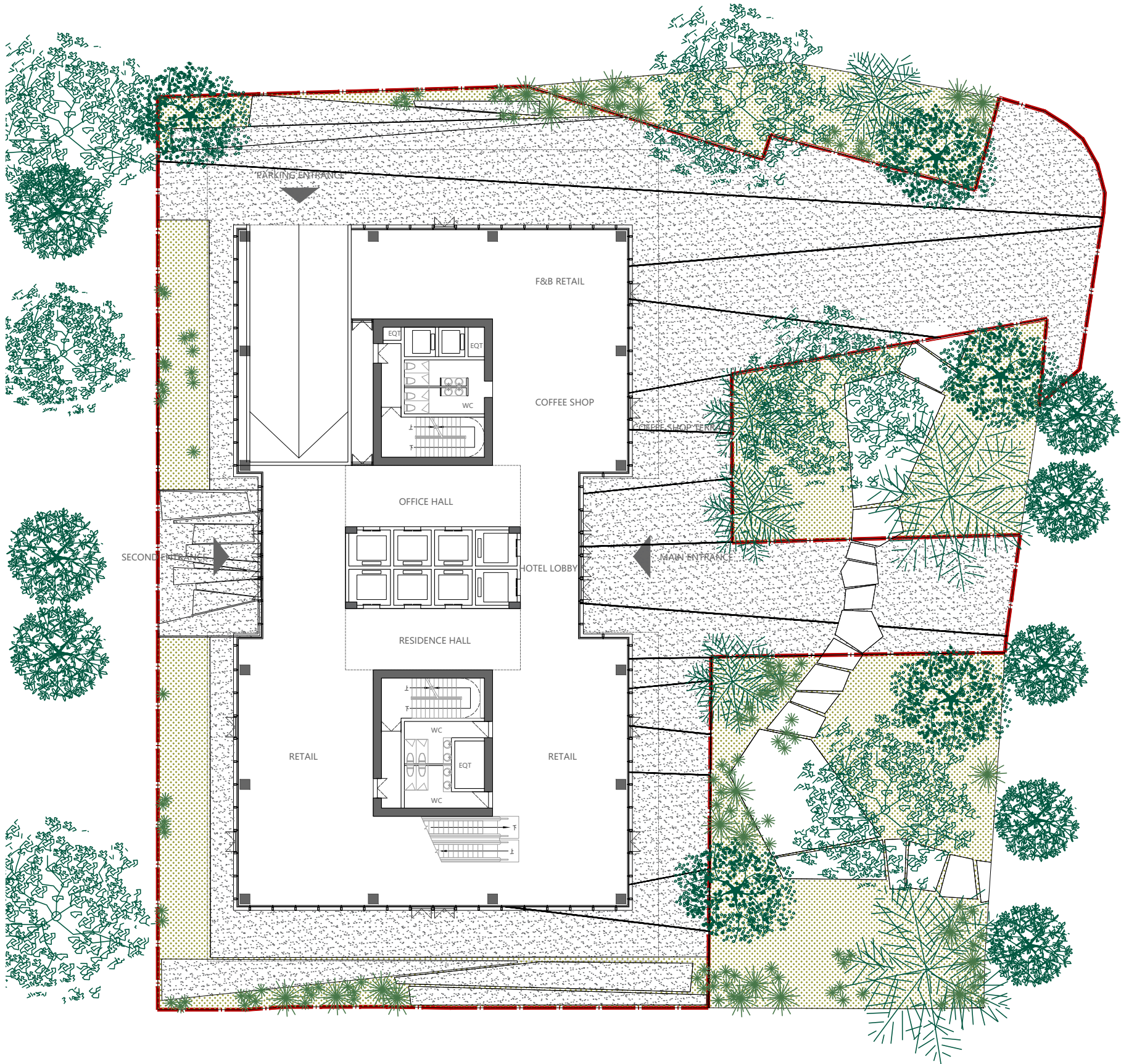
LANDSCAPE AS A LIVING SPACE



FRESHNESS IN POCKET SPACE
IN THE GROUND FLOOR FOREST



OUTSIDE SPACE PART OF
THE QUALITY OF LIFE



LANDSCAPE DESIGN,

SMALL GROUND FOREST

Enhance the existing tree plantation to create a small forest garden who brings freshness and natural atmosphere in the city. The project takes advantage of the potentiality of the natural soil to participate in the rainwater management.

The small forest participate to create an active ground floor. Small places take place under the trees in link with the shops like cafés terraces.



STEP UP THE EXISTING TREE PLANTATION TO CREATE A SMALL FOREST



TAKE PROFIT OF THE NATURAL SOIL POTENTIALITY



<i>Project's vegetation :</i>	Laurel
Olivier	Sage
Cedars of Lebanon	Pistachio

LANDSCAPE DESIGN,

ALTITUDE TERRACES



MICRO-ECOSYSTEM ADAPTED TO MICRO-CLIMATES CREATED BY THE BUILDING



SUN TERRACES



VEGETATION AS SHELTERBELTS



SHADOW TERRACES

LIVING AND ACTIV TERRACES AS A NEW «Heart of the village»



CONVIVIALITY SPACE



GARDEN 'S



SPORTIV PLACES

STRUCTURE DESIGN

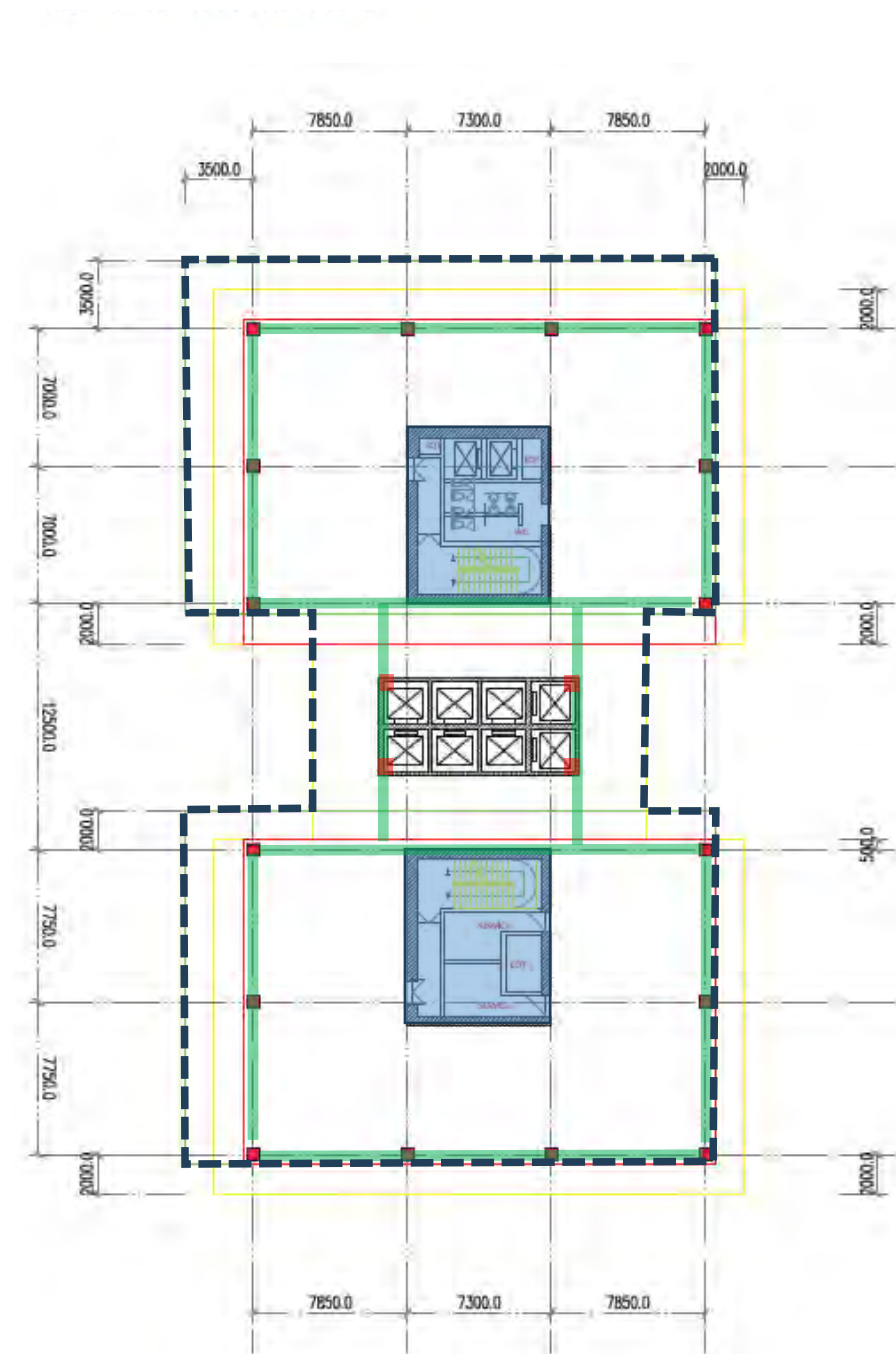
A RESILIENT ARCHITECTURAL CONCEPT, EFFICIENT, FLEXIBLE AND EVOLUTIVE

The straightforward structural skeleton allows with simplicity the play of the hanging volumes that host the project mixed-use components. The non-monolithic character of the building makes easy the reprogramming of the functions according to the needs, without altering the concept. We may have less offices, more residential, less or more hotel keys, etc. by a simple reset.

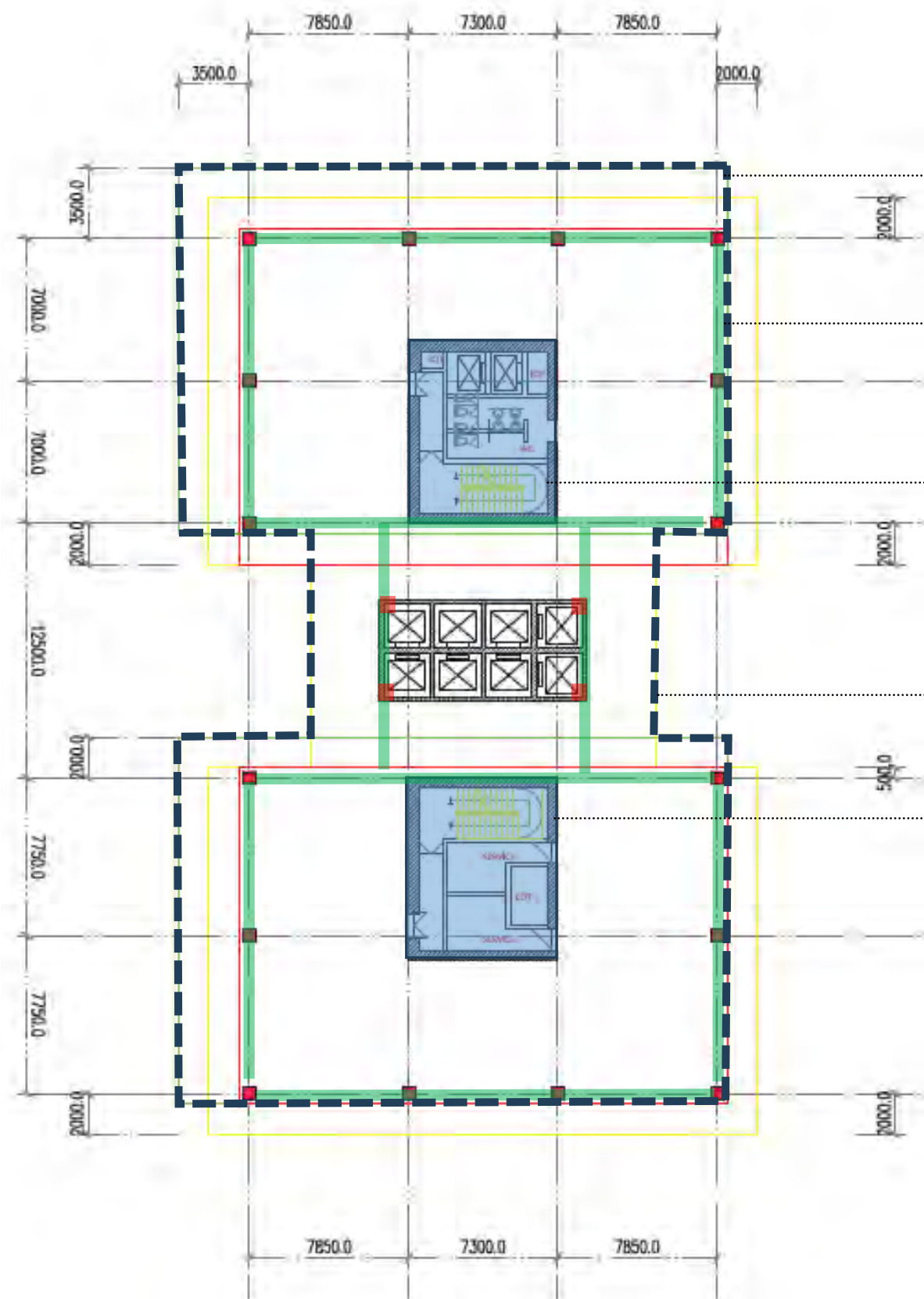
The structural grid is suitable for all uses, from retail and offices, to hotel guestrooms and residential apartments.

The façades are designed to accommodate the variability of uses, and for instance, to offer sheltered outdoor loggias to the apartments.

With their alternation of double-glazed and insulated aluminum panels, the facades respond to the seek for flexibility in the internal partitioning and spatial organization.



STRUCTURAL DESIGN,



The structure of the tower is designed in concrete:

- Reinforced concrete cores,
- Reinforced concrete posts, high performance concrete to limit the section of the posts and delayed settlements under load,
- Reinforced concrete floors supporting peripheral beams.

The floors have peripheral overhangs which are managed by the concrete floors.

Bracing is provided by the two concrete cores. The two towers are linked by the floors which gives a pooling of the cores and a regularity in plan of the bracing system, the cores being almost centered in plan.

The central totem housing the elevators is not a bracing element.

The descent of loads is regular: the posts are identical at each level, without breaks in loads despite the facade offsets.

At this stage the regulatory seismic data in the Tirana area is not known.

Nevertheless the regularity of the bracing system and the regularity of the vertical structures between levels correspond to the principles and rules of use in terms of seismic construction.

At this stage the type of foundation is not defined, in the absence of geotechnical data of the site.

SURFACE AREAS

SCHEDULE OF SURFACE AREAS,

INDEX (Group2 Lot2)		
Item	Area (m²)	
Site Area	2314.3	
Footprint	1160.5	
Built up Area	Office	13634.6
	Retail	1785.9
	Hotel	7832.7
	Apartment	6590.9
	Student Residence	8078.2
	Total	37922.3
Hight	38F/150.6m	
Parking Area	3707.4	

architecturestudio

Lighting design: Studio KERYAN – Yann KERSALE

Landscape design: FMPAYSAGE

Structure engineer: CIPB

Artist: Krijn DE KONING

Cost engineer: ECOCITES