

XDGA. XAVEER DE GEYTER ARCHITECTS
SYMBIOTICA.
A.SCARPONI.

REPORT

Masterplan of the entrance to Tirana Park, Public Service Center and General Directorate State Police

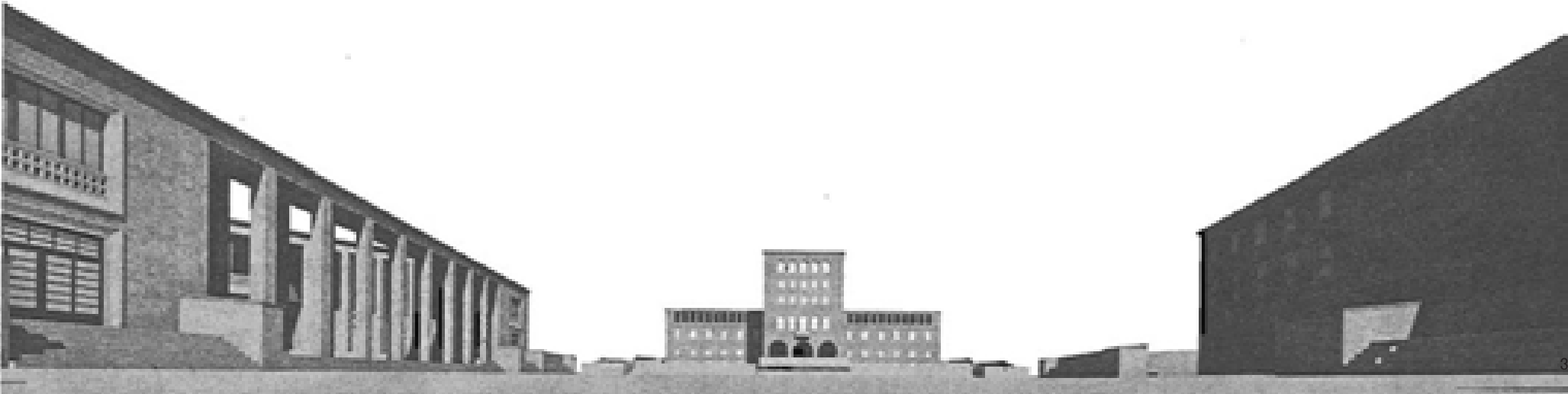
team:

XDGA. ARCHITECTURE, URBANISM, LANDSCAPE
SYMBIOTICA. ARCHITECTURE, ENGINEERING
A.SCARPONI. STRATEGIC SUSTAINABILITY



CONTENT

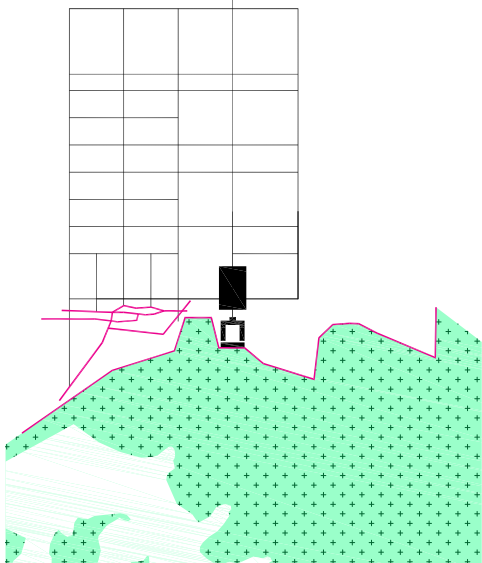
DESIGN CONCEPT	5
TIRANA PARK ACCESS	7
COST ESTIMATION /PLANNING	9
REDUCED A3	10-19





DESIGN CONCEPT

#1



#1 UNDEFINED SITUATION

Present articulation between the Park and the City is confused and underdetermined, while ingredients of a urban layout were historically foreseen.

#2 A SEQUENCE

From Nene Teresa Square to the Lake, the masterplan articulates along the Park and extended entrance to the city, a connection to the historical axes.

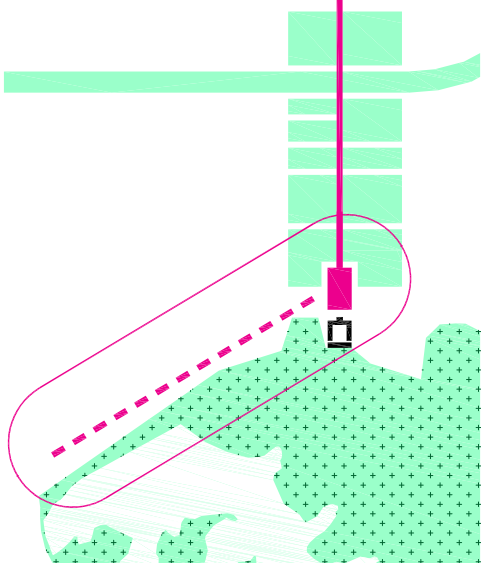
#3 GRID

The historical regulatory plan of the city center extends into the park, it is a rather clear anchorage for the project to the context.

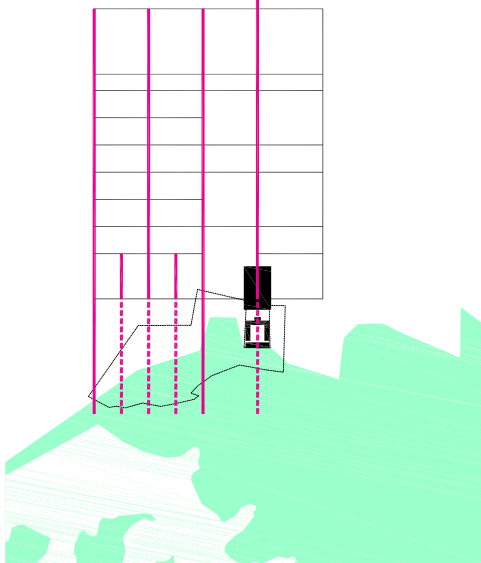
#4 THROUGH

Entering and exiting a place is by essence spatialisation of a program. The masterplan ensures to positioned the volumes on the city grid.

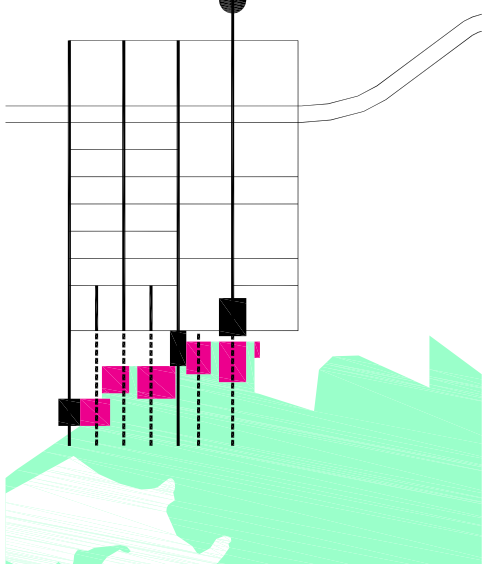
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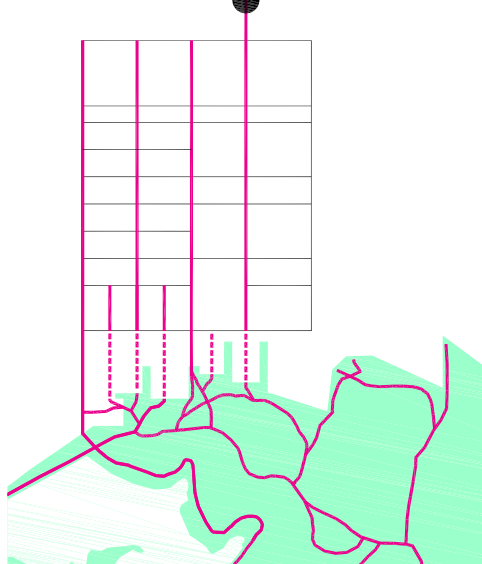
#3



#4



#5



#5 PATH

The Park has is on naturalist “grid”, a refined organisation of paths along the existing topography. Our proposal reconnect the two system in a direct way.

#6 SOCLE

The Masterplan takes into account the topography, thus, the buildings rise from the ground and penetrate the hill, connecting levels via their programs.

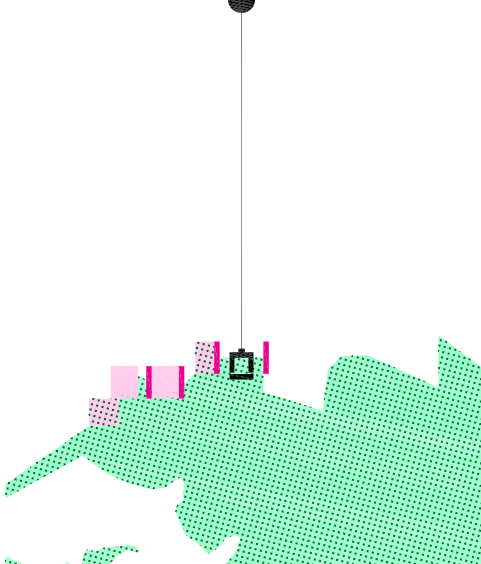
#7 SQUARES

A chain of public spaces, squares, is defined within the masterplan, in continuity and scale with the existing ones.

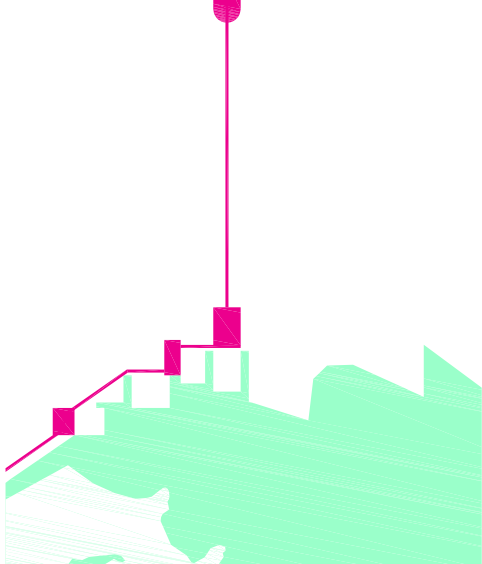
#8 PROGRAMING

Public service center is a program requiring large access, while university shouldn't build up a specialized area in the city center : thus we invert their position to create optimum accessibility.

#6



#7



#9 SPREAD

University buildings function today as a network in the south of the city center, mixing itself with existing programs.

#10 LIMIT

While our masterplan define the limit between Park and City more like a thick boundary, the main curve separate a naturalist landscape from the rest of the green in the city.

#11 HEIGHT

Housing towers reinforces urban lanscape and presence of the park in the city.

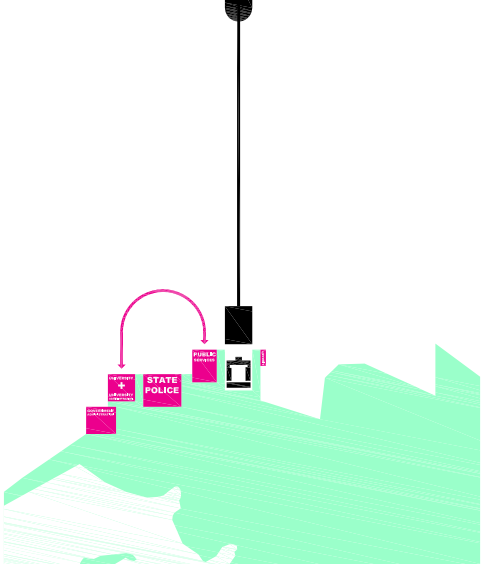
#12 ENTRANCES

Our proposal envisages the entrance as a multiplicity and a range of urbans and landscape situations.

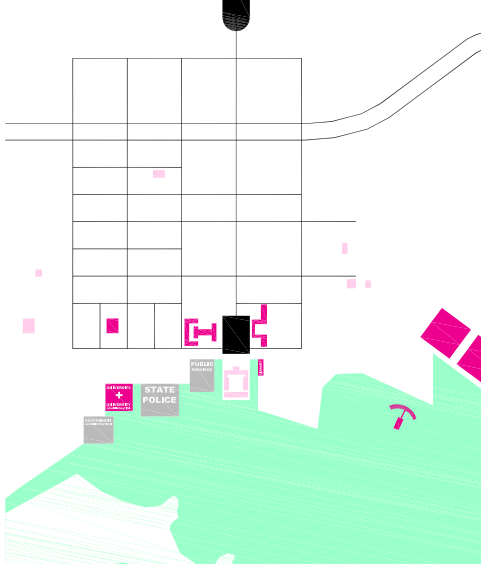
#13 EXTEND

Such a system is flexible enough to define an entire strategy for the park boundaries as we could identify similar situations along its limits.

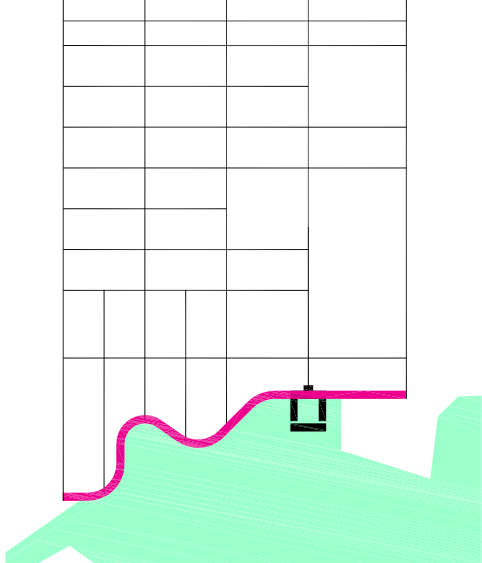
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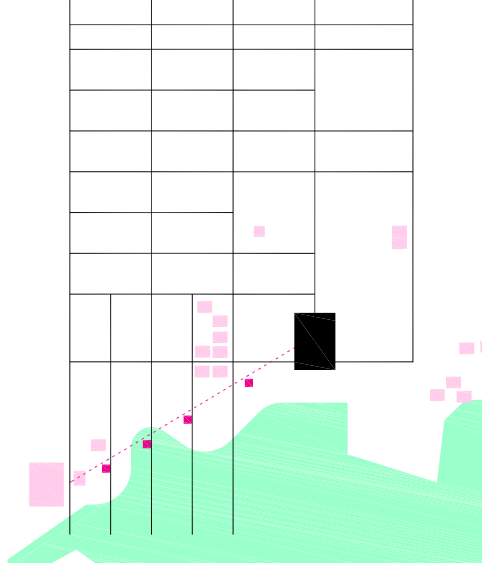
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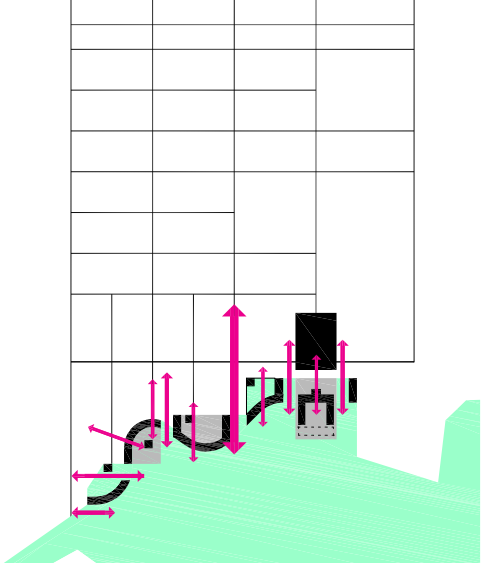
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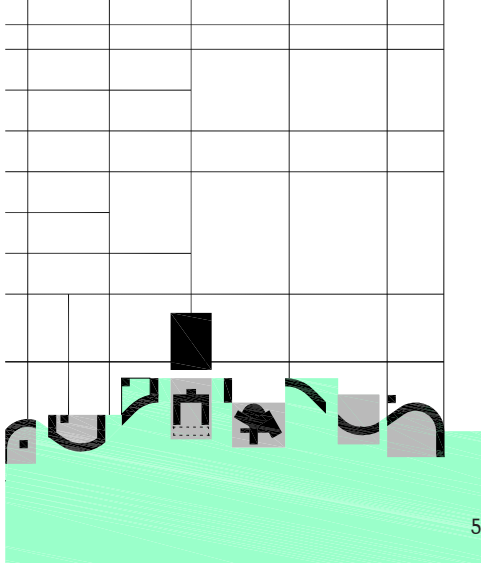
#11



#12



#13



TIRANA PARK ACCESS

CONTEXT

The site, stretching from the monumental Square ‘Nene Teresa’ up until Lake Tirana, encounters two totally opposed urban situations: the formal, representational area around the ‘Martyrs of the Nation’ Boulevard on the one hand, and the informal, chaotic city on the west-side of this central boulevard. The former lacks variety and intensity of urban activities, the latter is full of life and lacks structure and public space. In both cases the relation with the park is underdeveloped and altogether non-existing.

PROGRAM

One can argue whether this intermediate space is best served with Institutional programs only, of which only a few have a real public character. Therefore we propose to enrich the demanded Institutional programs with other urban functions such as housing, a sports hall, some shops, bars and restaurants.

We also doubt the idea of creating a dedicated University Campus around Nene Teresa Square. We think that bringing more different functions around the square will make it more alive. Simultaneously, making students move between more dispersed buildings integrates the University inside the city. Therefore we propose to exchange the location for the Public Service Mall with the University extension, thus animating the square with a flow of 7000 PSM visitors a day.

CONCEPT

Our proposal consists of a series of hybrid, open city blocks that mediate between park and city through their form and through their specific programs. They are composed from horizontal socle elements that slide into the slope of the park, lowrise office wings, highrise housing buildings and a curved front building that sometimes runs along the park and that elsewhere confronts the city side. In between the city blocks, green park fingers slope down towards both existing and new squares and streets, while most of the blocks develop their own specific relation with the parkside. The green fingers that reach towards the city are animated by bars, restaurants, galleries and terraces. The overall composition sharply defines a strong, porous and varied transition from city to park.

PUBLIC SERVICE MALL/SOCIOCULTURAL ACTIVITIES

The most public program, the Public Service Center, is installed on the site close to square Nene Teresa because it will bring a flow of 7000 citizens to the area on a daily basis. The very much extraverted complex consists of a large public hall on street level and on top of an underground parking garage. It has two facades onto the city side and it helps to define the Chopin Square. Inside the hall the entire public service area is organized around a monumental patio with a large stair that leads to the green roof and to the park. The work area and the rest of the program are organized in two office wings, one of them offering a wide porch to make the connection between roof and park. On the side towards the University building, a restaurant is integrated in the building volume, with its terrace in the park. Equally, the required socio-cultural facilities with its small museum and a ticket shop are integrated on this side. On the northwest corner and along the Chopin Square, a housing tower is integrated in the complex.

GENERAL DIRECTORATE OF POLICE

The liberty of the composition system also allows for buildings that express dignity and even power. The

police building is almost symmetrical. It is organized around an elevated court, open towards the city side and accessible through massive stairs. A small porch gives access to the park. The socle houses the police garage, a parking garage and shelters. It is accessed through a gate at the head of the right wing. Another gate at the head of the left wing gives access to a double height lobby of the police premises. The different departments and directorates are organized on four different levels. The court itself is animated by the police library, the canteen and buffet, and by a sports hall for public use in the right wing. Another apartment tower stands with its base in the monumental stairs.

UNIVERSITY FACILITIES

The University library is planned at the east side of the main University building, and in a symmetrical proportion to what happens at its west side. This premise is installed on the edge of the Sheraton site, and could have a blind facade towards it if necessary. This program animates the eastern park access.

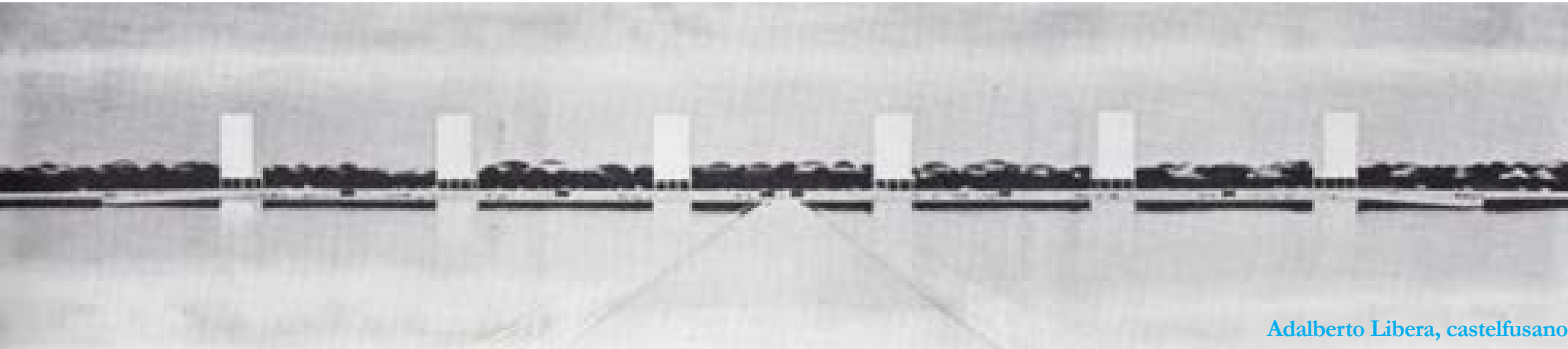
The University administration, the University faculty program and the University cafeteria are gathered in another building at the west side of the State Police Directorate. The composition here is reduced to a generous piece of front building that curves towards the street side, a parking socle and a third housing tower that are situated on the park side. On street level, city side, the huge University cafeteria is a main attraction point. Again, a public stair perforates the building on ground level to arrive at park level on the other side.

ADMINISTRATIVE SPACES

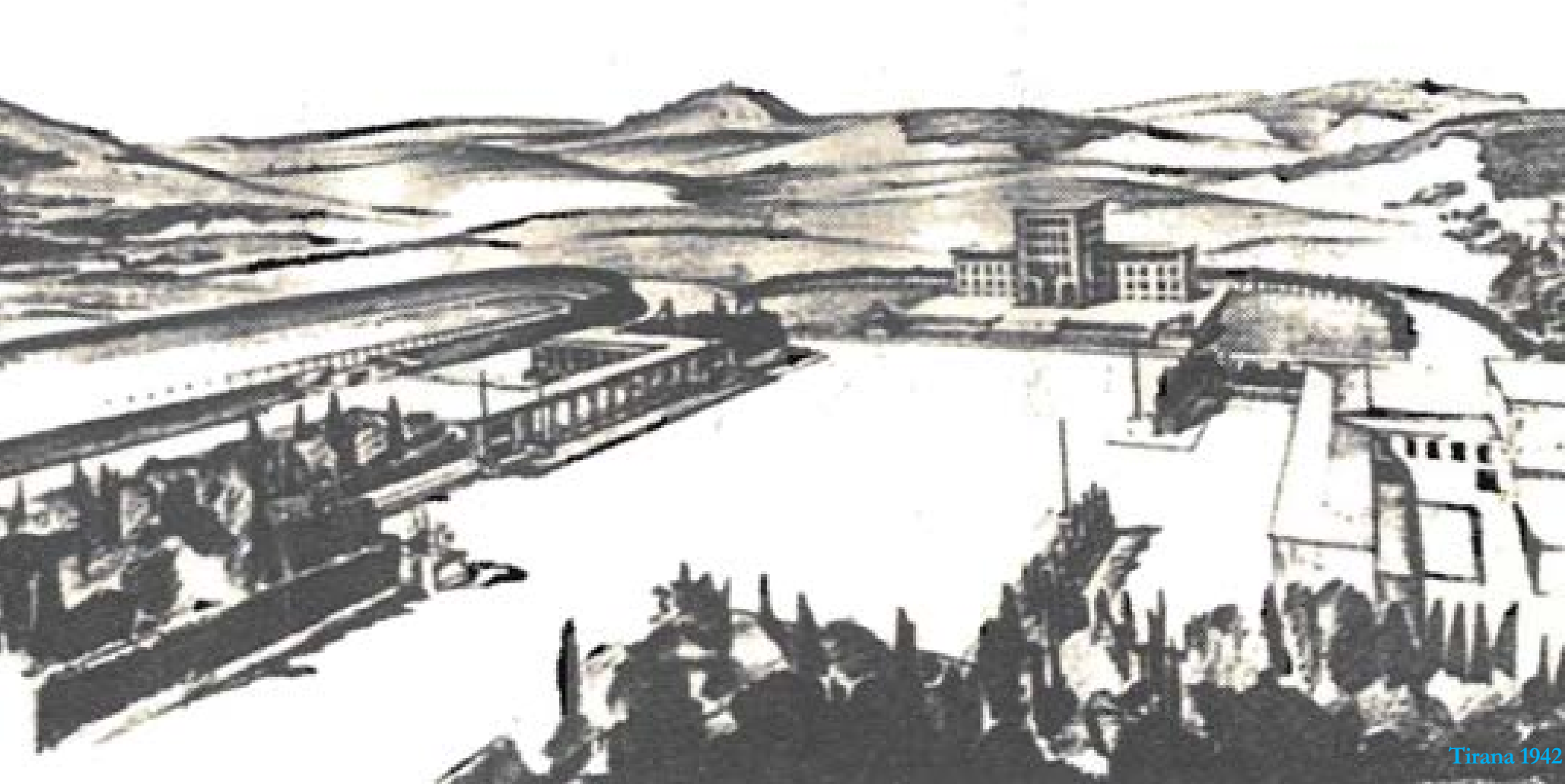
The last premise in the Park series is supposed to help clarify a difficult urban situation, where the actual Dora D’Istria street slopes up to meet the Sami Frashëri street. It is one of these places where a square would be welcome to mark the spot, but an opening to the park is necessary as well. Here the system of hybrid city blocks dissolves into almost singular building elements. A curved building with its head onto the new square accompanies the park access. It stands on a – green - socle that is completely sunken at the square side, and that slowly appears along the Dora D’Istria street. It houses a supermarket. On its most visible edge stands the fourth apartment tower.

PARK/CITY

Altogether we propose to define the city-park edge with basically two elements. One is built, non-systematic and very much situation-specific or program related. The other consists of simple green mass and space on a city-scale, systematic and creating a rigorous rhythm. The existing University building is seamlessly integrated in this new situation. The existing topography is generally maintained while small adaptations make transitions between buildings and nature smooth. The entire surface of the proposed outside spaces, on street level as well as on park level, are entirely public in terms of use, while their property status may be private.



Adalberto Libera, castelfusano



Tirana 1942

PROJECT MANAGEMENT PHASES						
sprints		contractually defined				
	design meeting		weekly point			
	feedback and validation report		on demand			
	public communication		per phase			
PHASE				negotiation/definition		
Phase 0	reporting and definition phase	20	calendar	PHASE 0		end sketch phase
Phase 1	schematic design phase	40	calendar		PHASE 1	
Phase 2	design phase	50	calendar			PHASE 2
Phase 3	definitive design phase	50	calendar			
Phase 4	administrative authorisation prep	10	calendar			
Phase 5	tendering document production	60	calendar			
		total	230 calendar			
	validation process	30	calendar			
	publication	52	calendar			
	opening offers					
Phase 6	contractualisation adaptation	30	calendar			
	validation process	60	calendar			
Phase 7a	CONSTRUCTION PUBLIC SERVICE CENTER	484	22 months			
Phase 7b	CONSTRUCTIE STATE POLICE	572	26 months			
	total planning	1458	calendar			

COST / PLANNING

CIVIC CENTER		
1	Grounding (excavation/prep works)	€ 574.200,00
2	Foundations	€ 580.000,00
3	Basement (Parking + Base)	€ 1.740.000,00
4	Structure (structural work/concrete general)with Roof	€ 890.670,00
5	Facade/enclosure	€ 2.040.992,00
6	Architectural fitting/interior	€ 2.698.500,00
7	HVAC	€ 1.211.350,00
8	Electricity/cabling/ fire fighting	€ 1.549.300,00
	TOTAL	€ 11.285.012,00

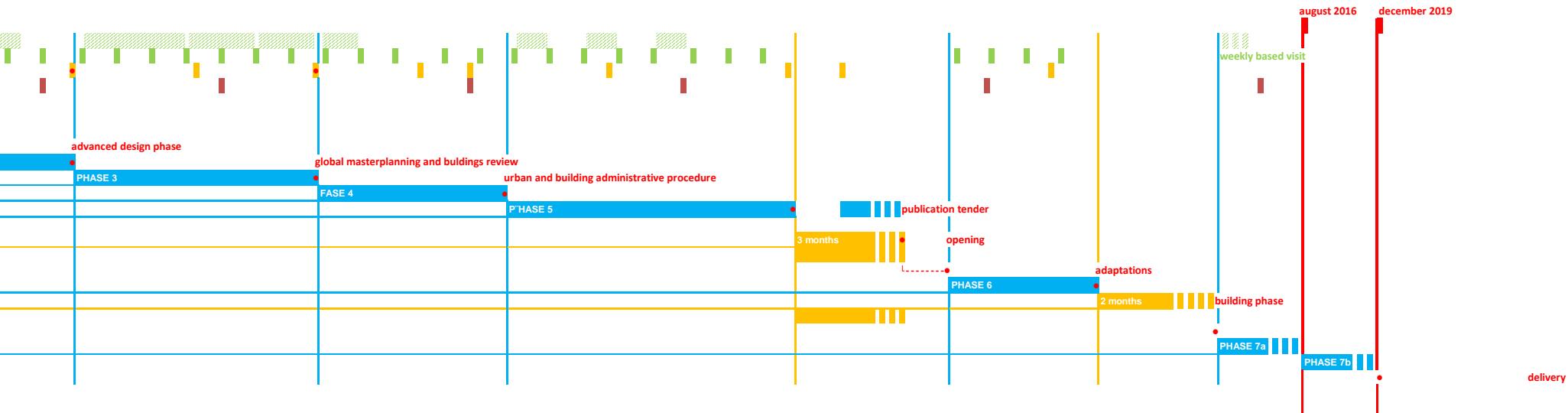
STATE POLICE BUILDING		
1	Grounding (excavation/prep works)	€ 640.080,00
2	Foundations	€ 1.020.600,00
3	Basement	€ 1.166.400,00
4	Structure (structural work/concrete general)with Roof	€ 1.721.230,00
5	Facade/enclosure	€ 2.068.032,00
6	Architectural fitting/interior	€ 3.006.780,00
7	HVAC	€ 1.863.540,00
8	Electricity/cabling/ fire fighting	€ 1.456.710,00
	TOTAL	€ 12.943.372,00

LANDSCAPING		
1	Federic Schopen Square (with Infrastructure)	€ 315.075,00
2	Extension and reconstruction of Paths	€ 128.592,00
	TOTAL	€ 443.667,00

Vlerësim dhe hartimi i kostos së kërkuar për realizimin e ndërtesave të “Qendrës të Shërbimit Publik” dhe “Drejtorisë së Përgjithshme të Policisë së Shtetit” bazohet në përvojën e kaluar dhe krahasimet me projekte të ngjashme si në madhësi ashtu edhe në funksion.

Partnerët lokal përmes ekspertizës në rajon mundësuan përshtatjen si të metodologjisë se ndërtimit ashtu edhe të kostove të llogaritura me konditat lokale të tregut të ndërtimit në Shqipëri.

Vlerat e paraqitura janë mbështetur në llogaritje paraprake të volumeve të ndryshme të punimeve. Në cmimet e llogaritura për elementët e ndryshem janë marrë në konsideratë kërkesat estetike dhe funksionale për ndertesat në fjalë. Gjithashtu është vlerësuar dhe vështirësia që paraqet realizimi i punimeve të ndryshme si dhe ekspertiza e nevojshme per realizimin e tyre me cilësi të lartë.



MASTERPLAN TIRANA PARK ACCESS

CONTEXT

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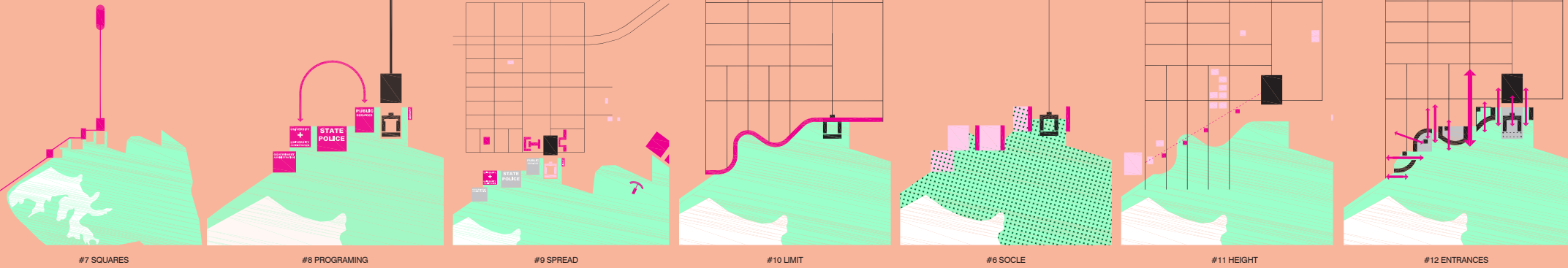
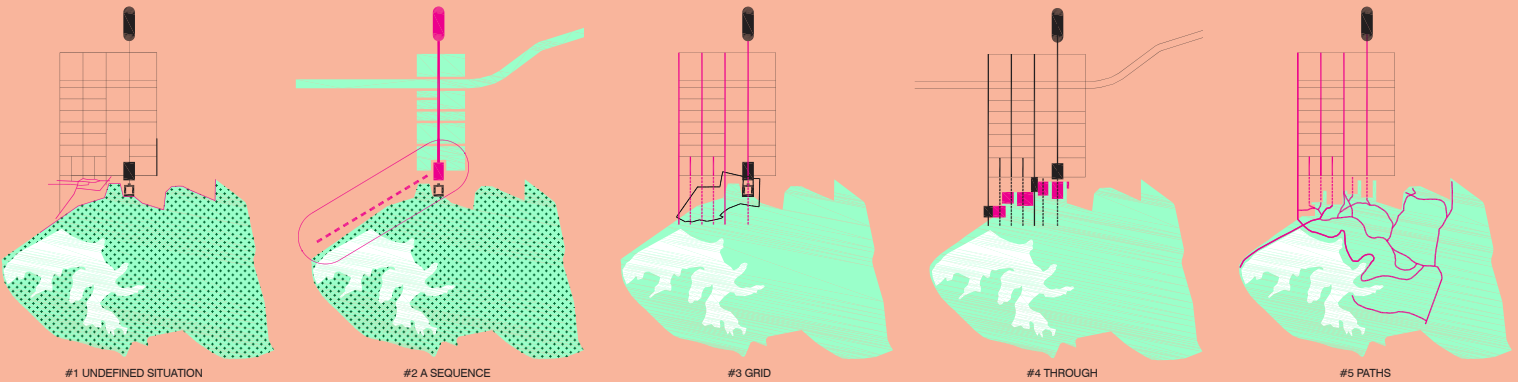
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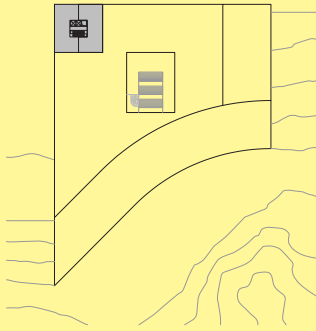
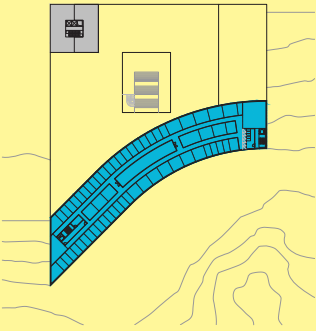
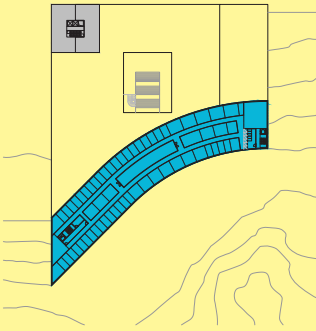
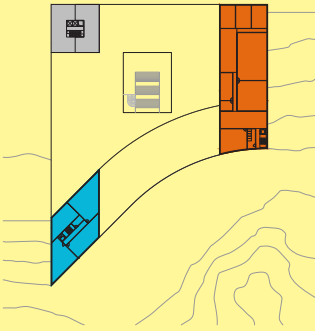
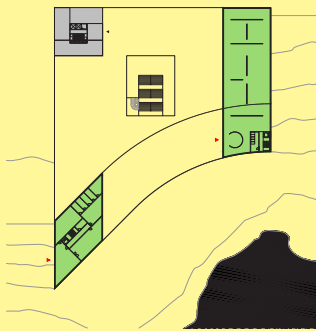
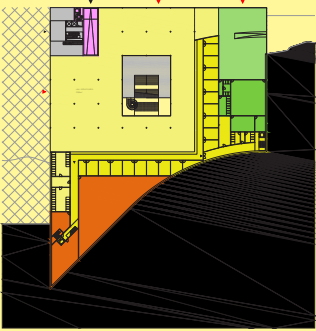
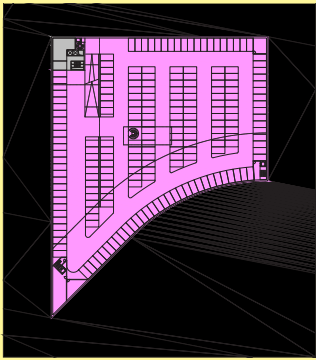
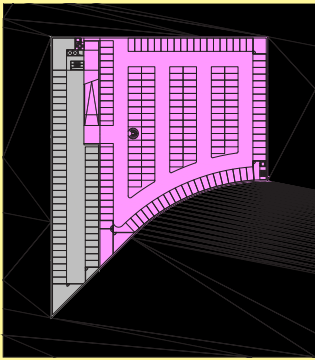




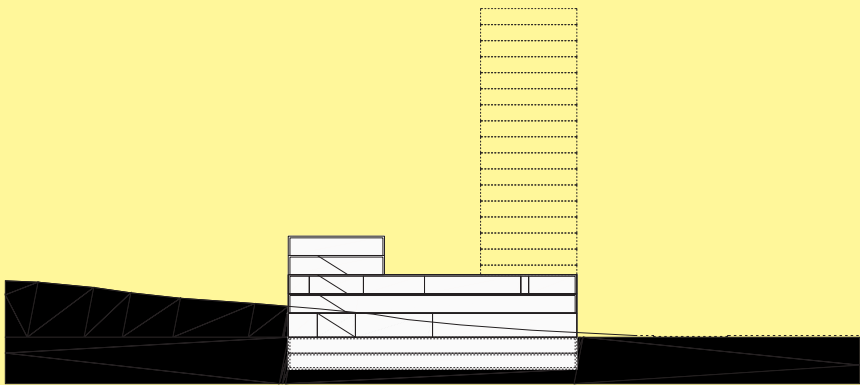
PUBLIC SERVICE CENTER



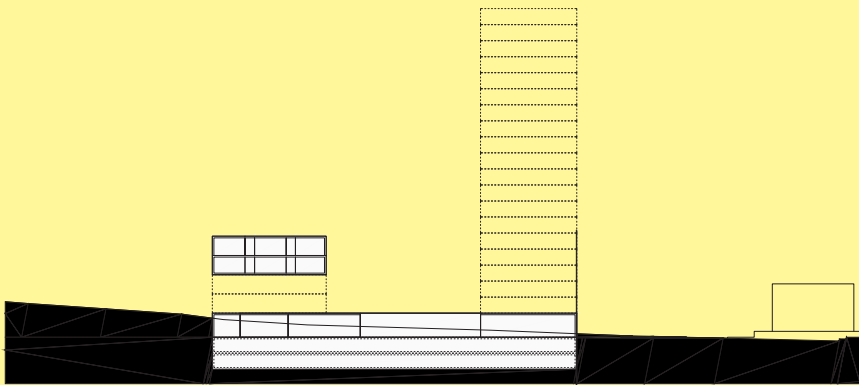
PUBLIC SERVICE CENTER



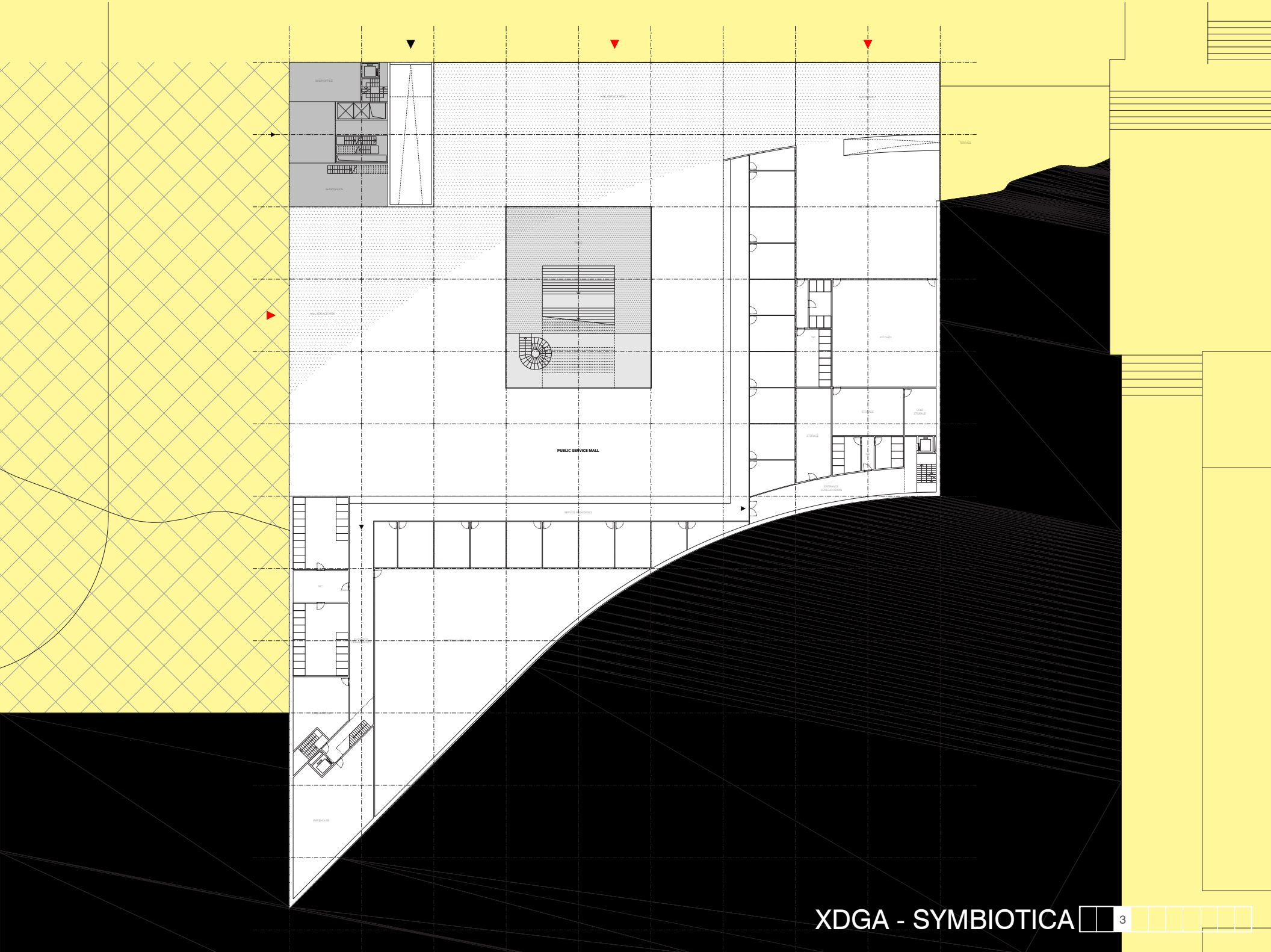
PROGRAM LAYOUT



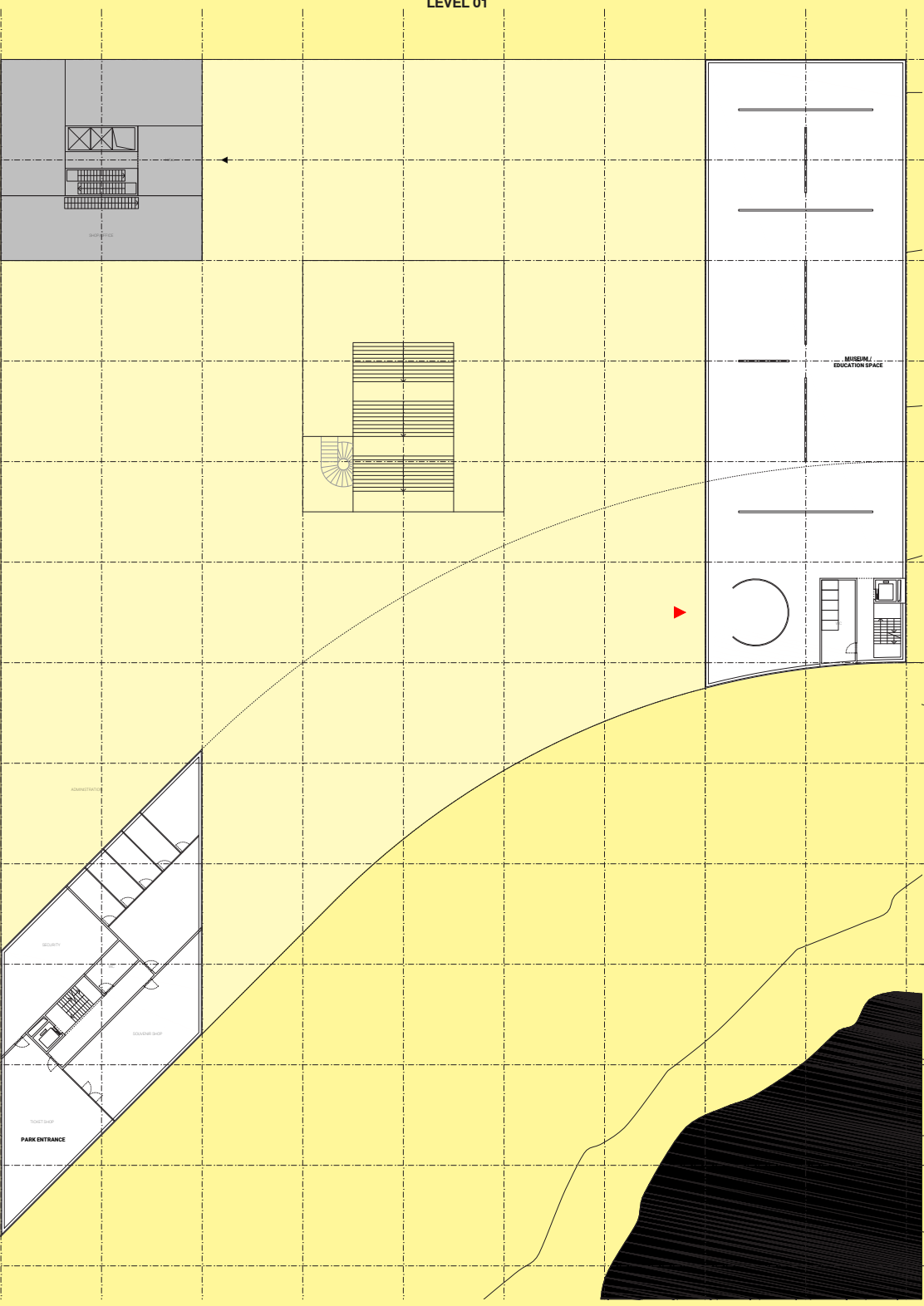
SECTION AA



SECTION BB



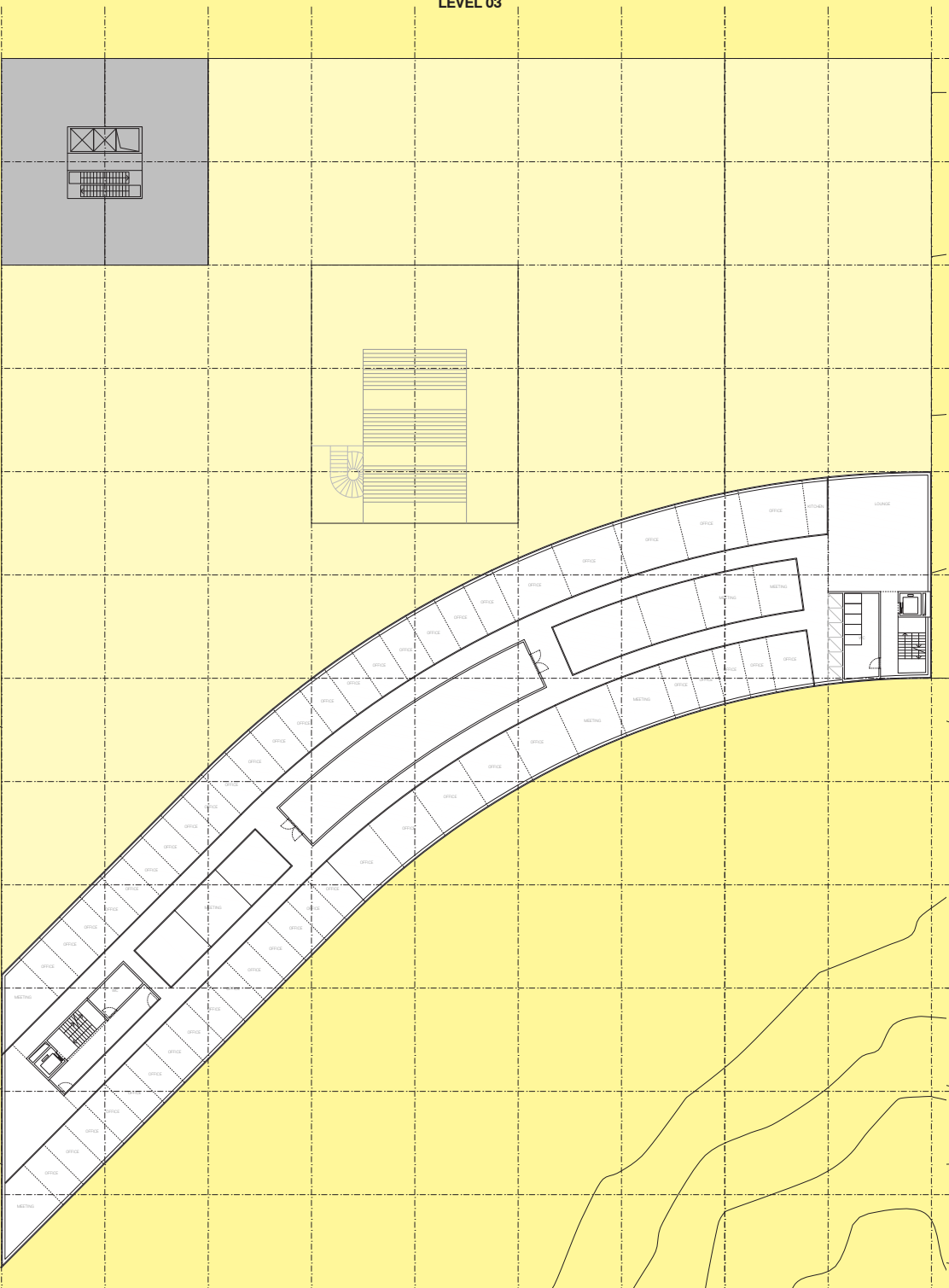
LEVEL 01



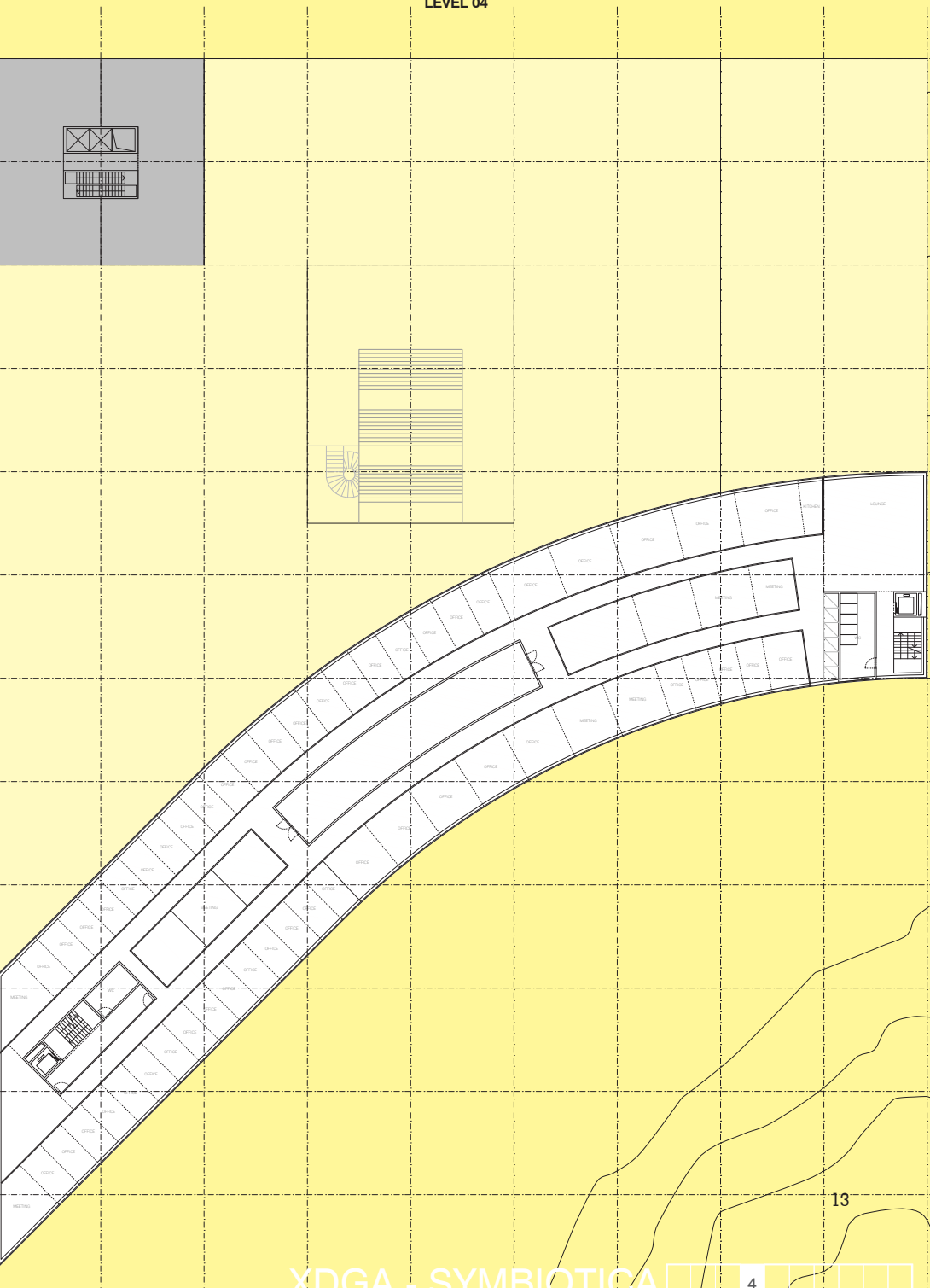
LEVEL 02



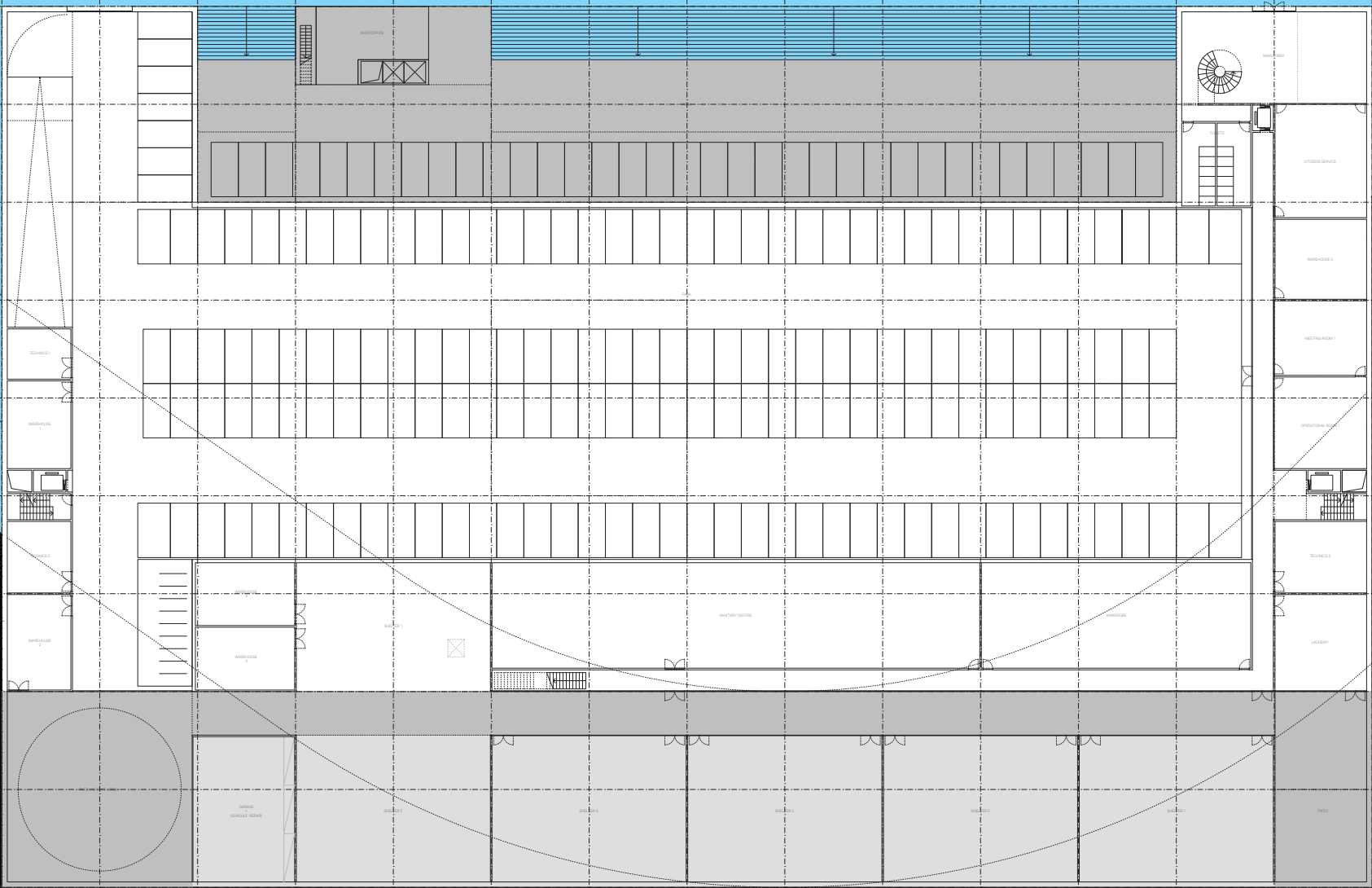
LEVEL 03



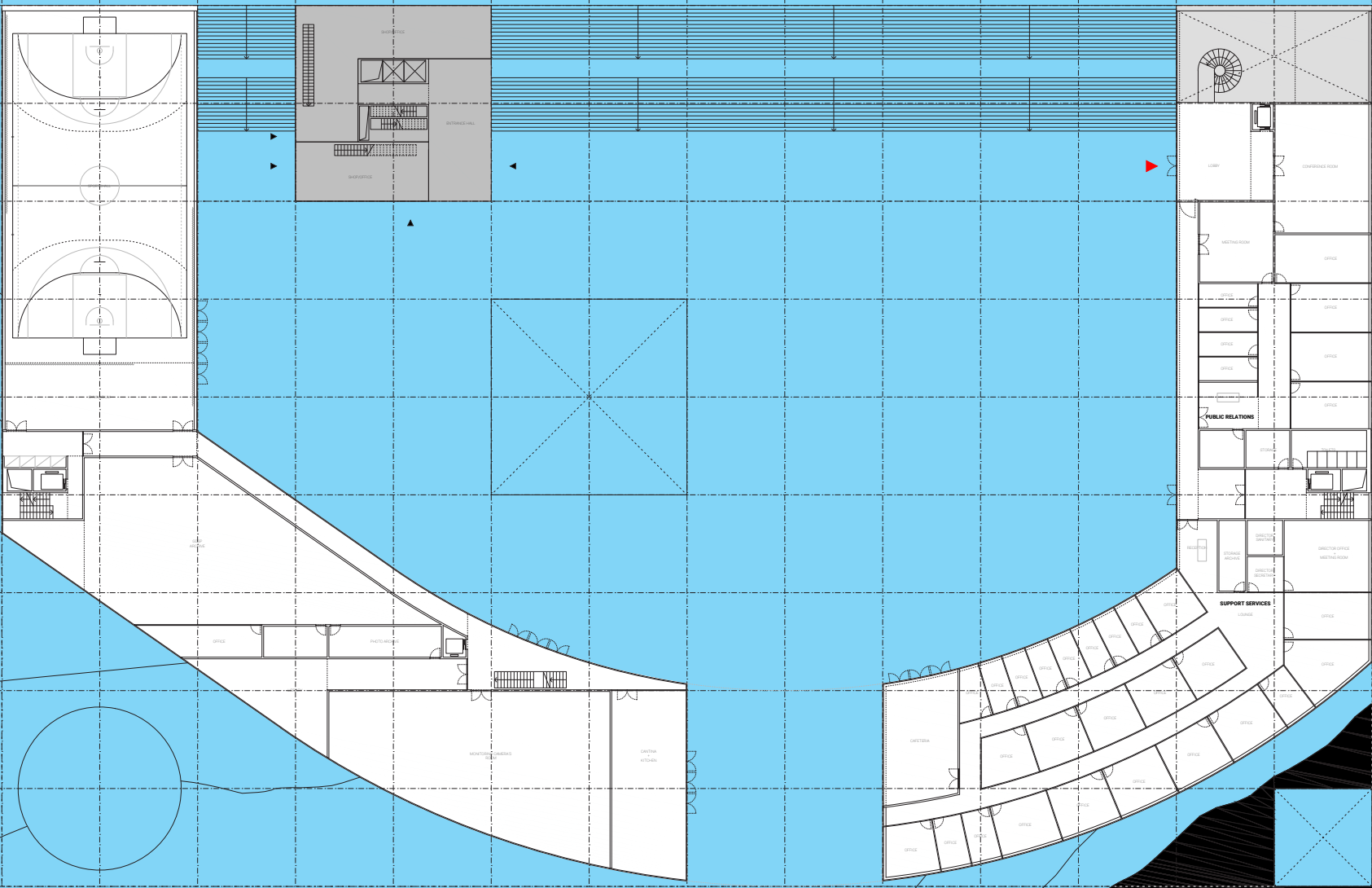
LEVEL 04



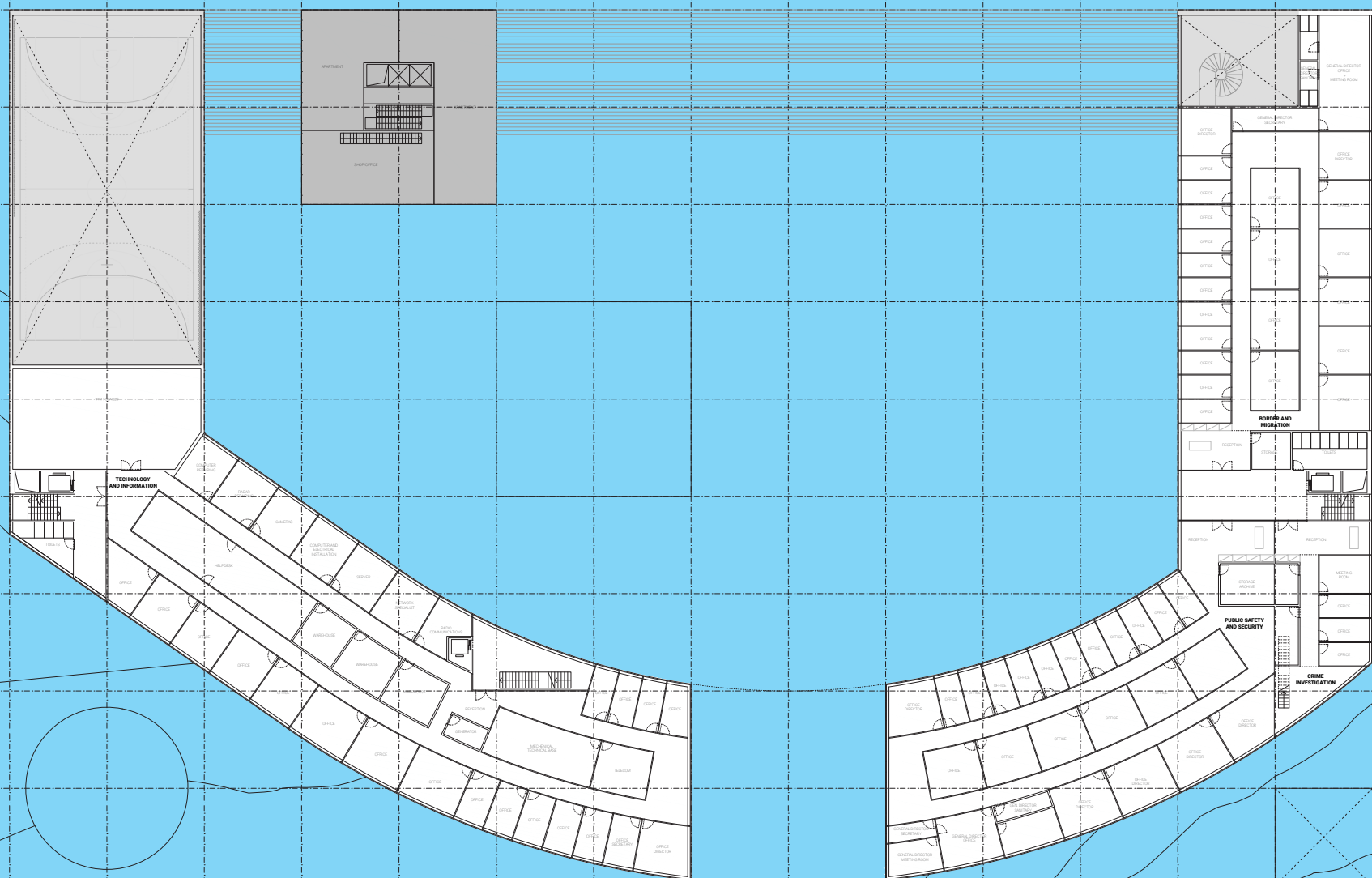
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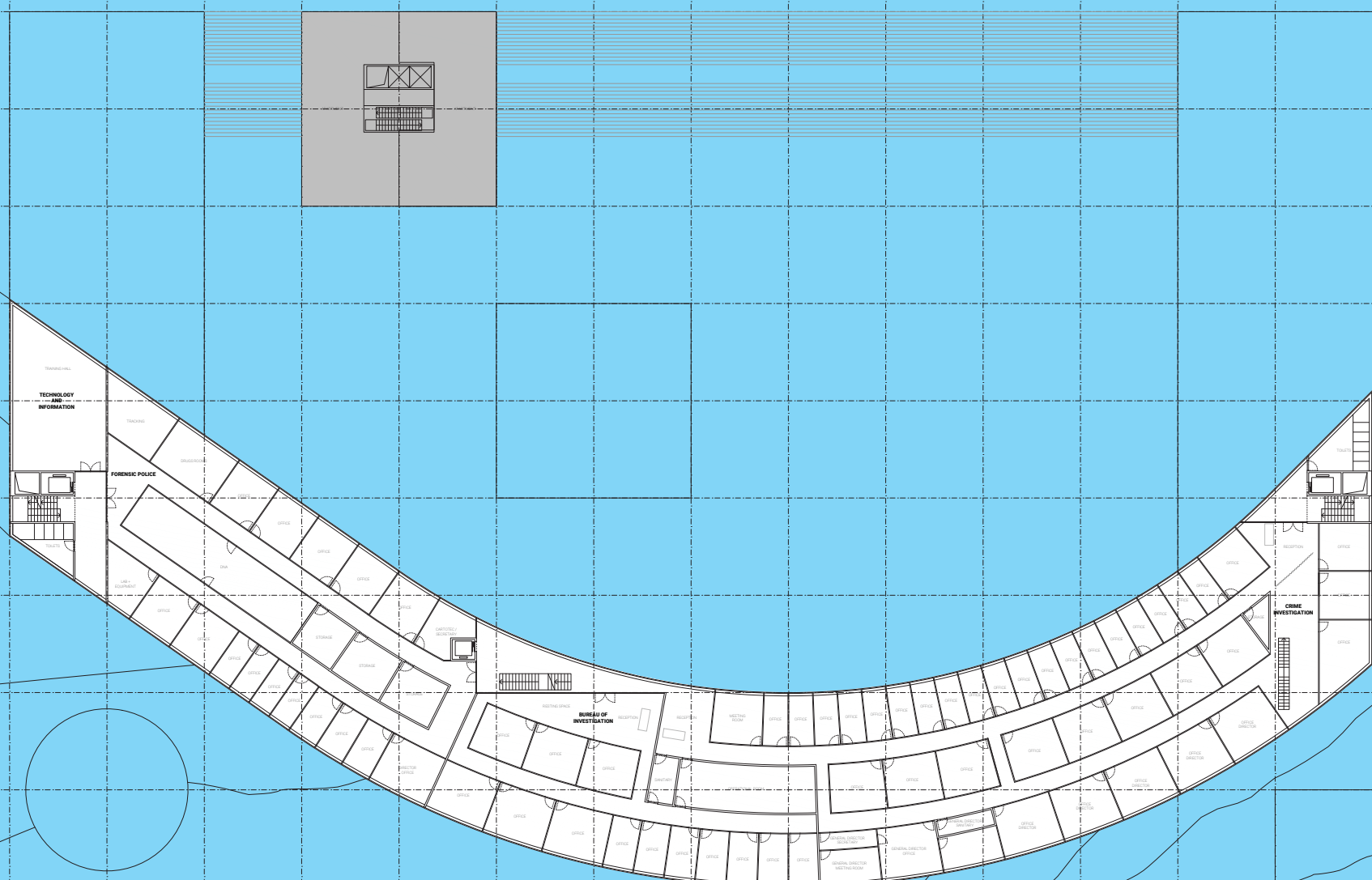
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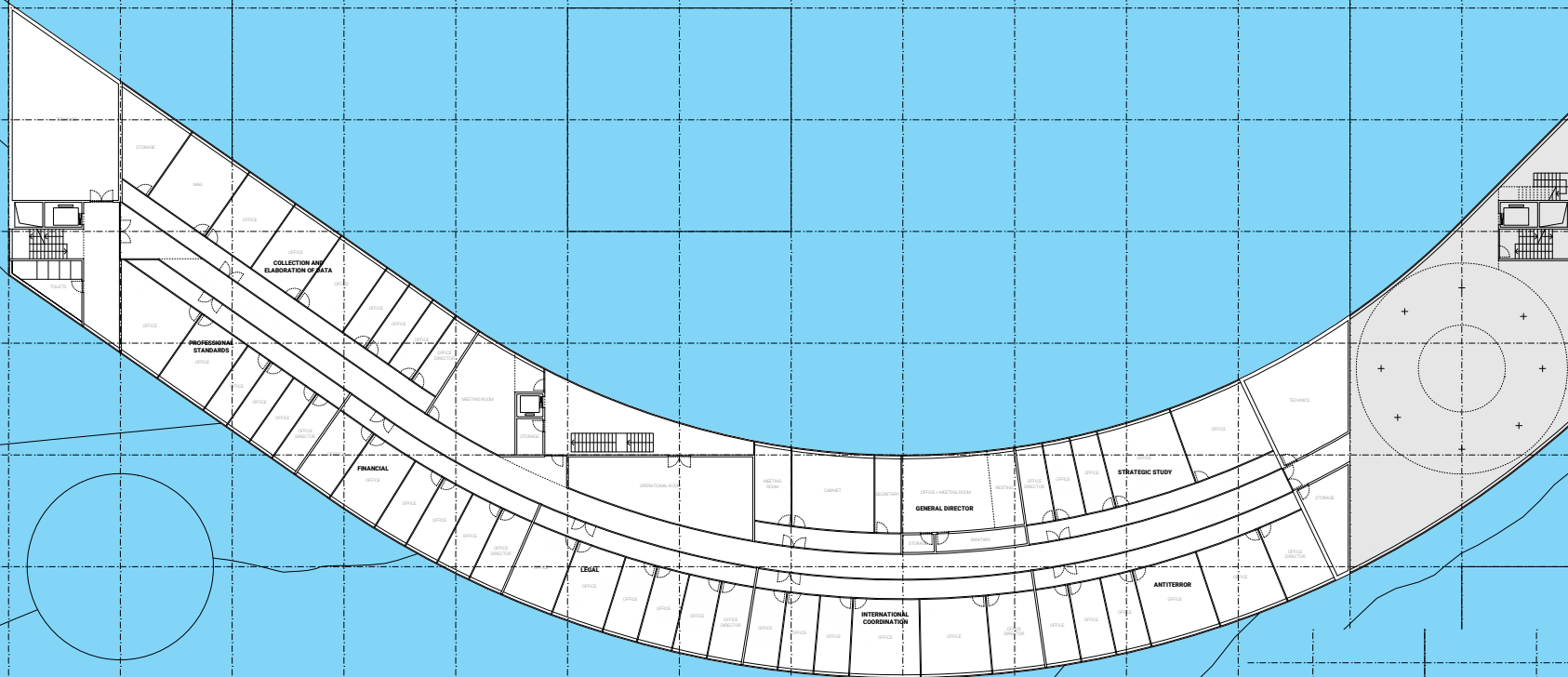
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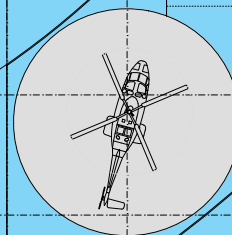
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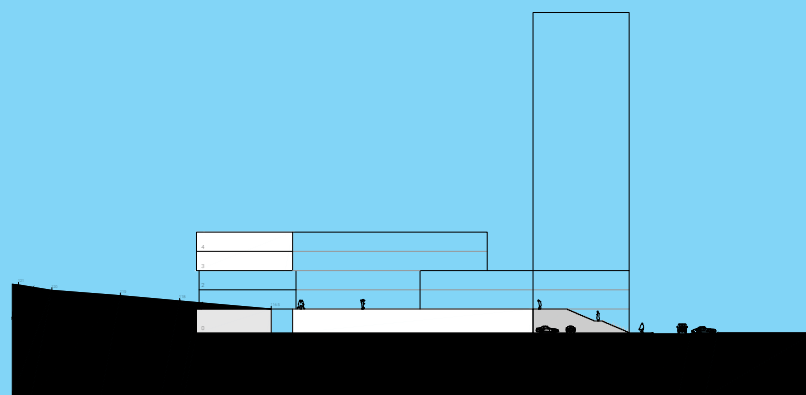
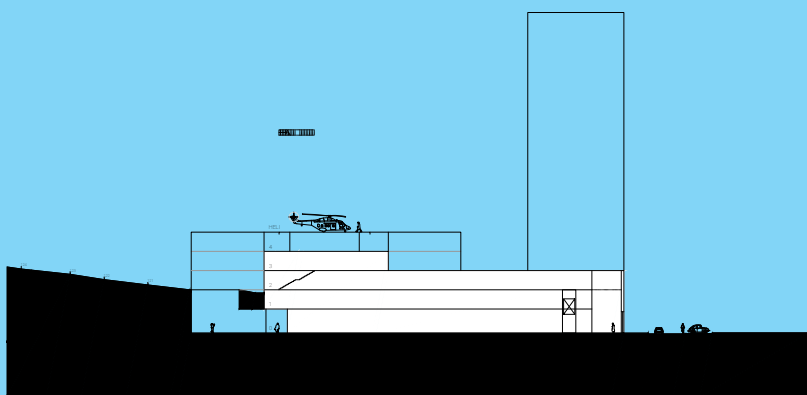
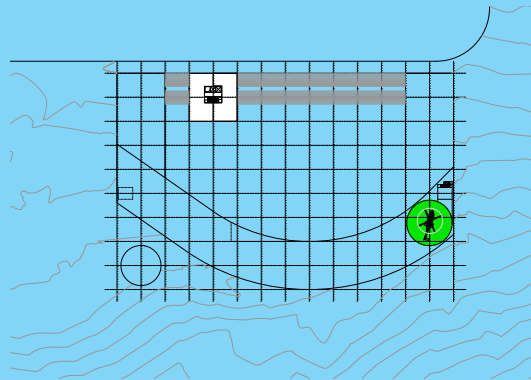
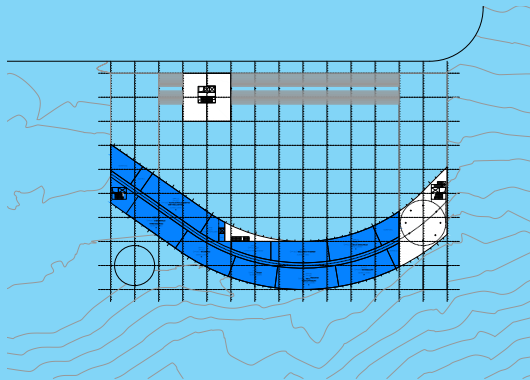
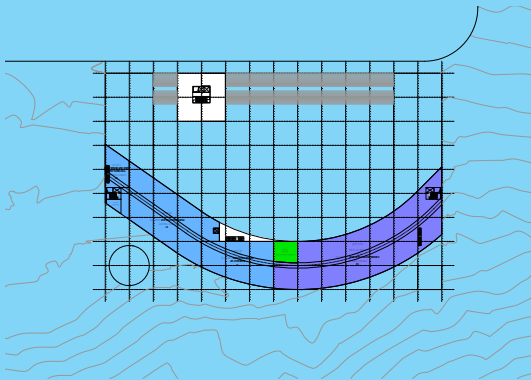
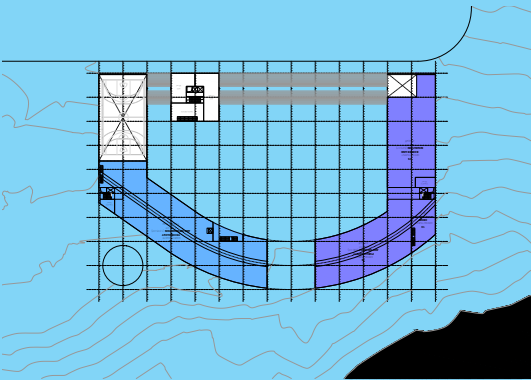
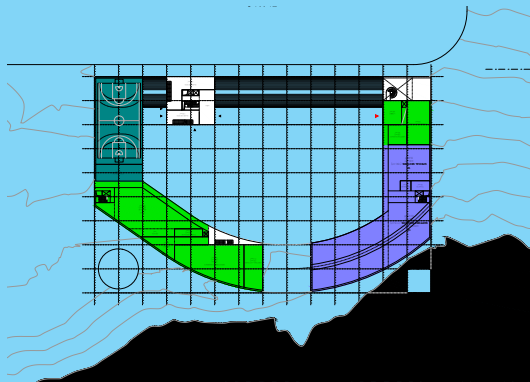
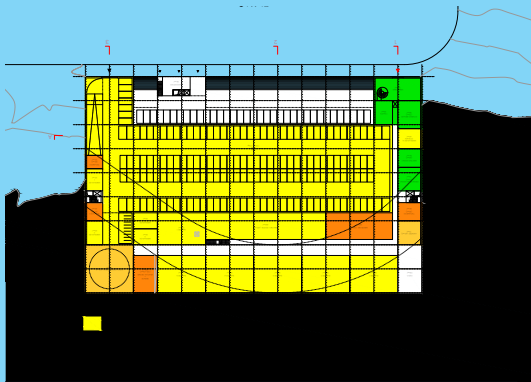
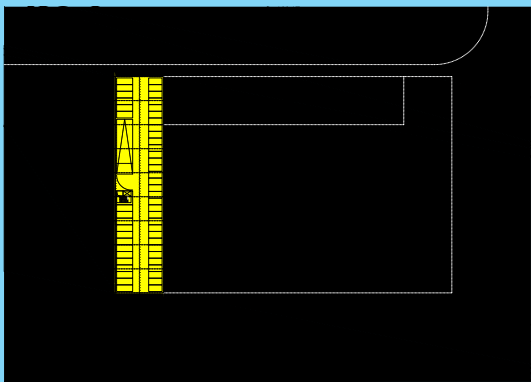
LEVEL 04



LEVEL 05



PROGRAM LAYOUT



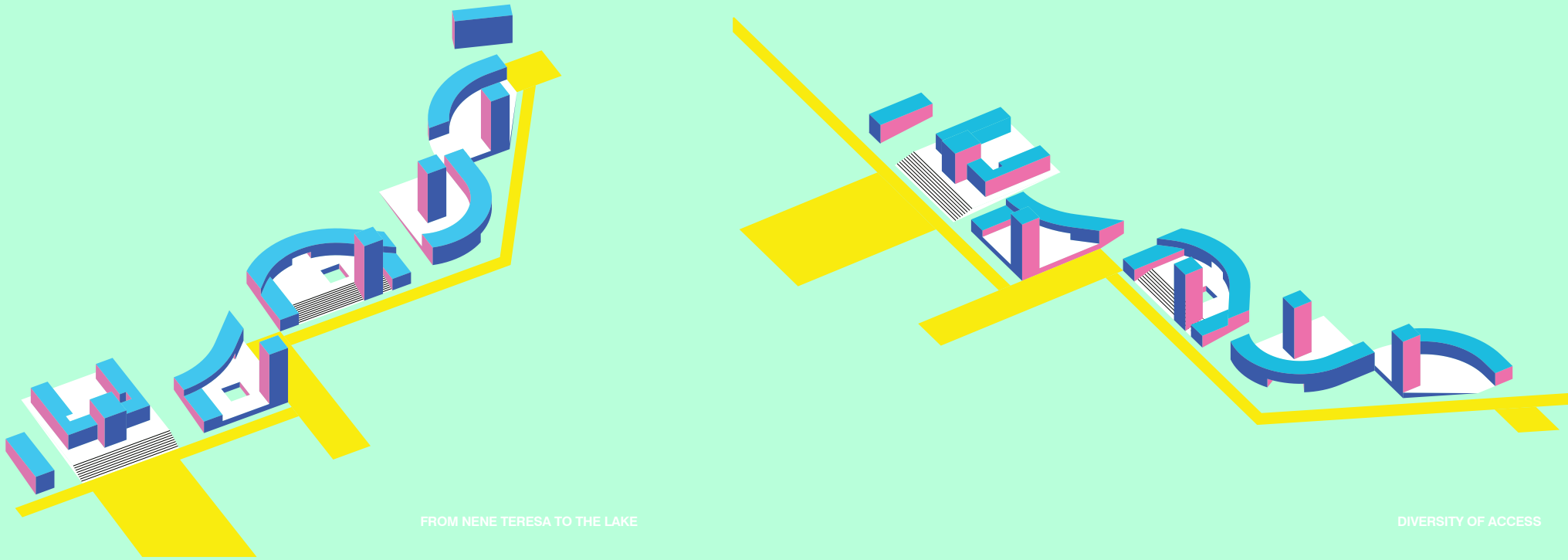
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SECTION AA

SECTION BB

XDGA - SYMBIOTICA [][][][][]7[][]

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MANDATORY VIEW 1

MANDATORY VIEW 2







XDGA

Xaveer De Geyter Architecten
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