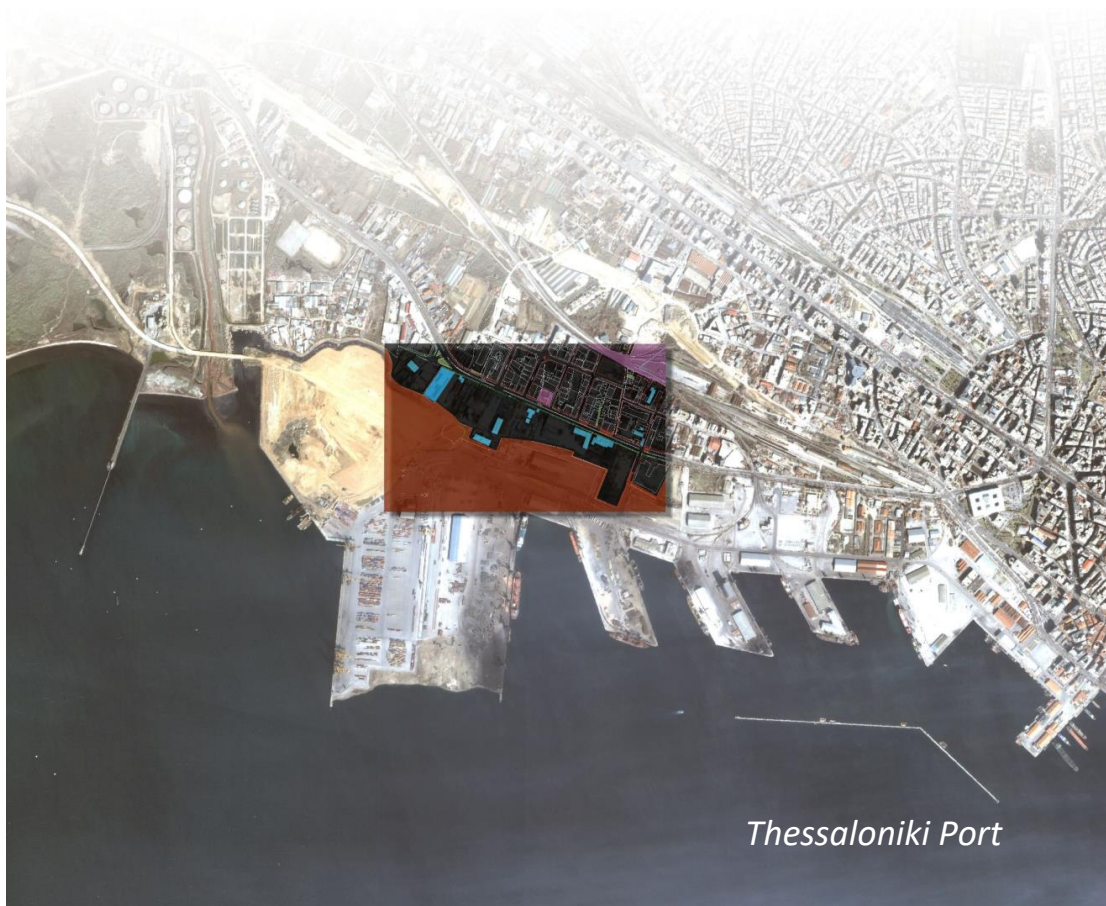


Thessaloniki Greece
Open, one-stage, International Ideas Competition
Architects Vision
for the New Central Business District (CBD)
of Thessaloniki, Greece



Aerial view and vicinity map

OUTLINE OF COMPETITION

Competition Organizer & Sponsor: ALUMIL S.A.



Key dates

Competition Launch: 9-3-2020

Deadline for registration: 25-5-2020

Deadline for entries: 15-10-2020

Announcement of competition results: 25-11-2020

Summary of submission requirements:

- Two (2) A0 landscape-orientated presentation plates (min 300 dpi).

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1. INTRODUCTION

1.1 Summary outline

Thessaloniki is a historic city that has developed through the ages. It is located along the coast of Thermaikos Gulf, whose west coast, including the port of the city, used to be a manufacturing zone. It is now uniquely located to spearhead the development of the city and its regeneration into a vibrant regional and international pole.

Thessaloniki's west waterfront area, where the city harbor is located, is today an underused urban area. It weakens the city's image, livability, and productivity. Several past initiatives to facilitate the change towards urban growth and productivity have not been successful. So, the challenge remains.

The ArXellence 2 Architectural Ideas Competition thus represents a major challenge of urban regeneration. It is the first, and most decisive, step towards meeting the expectations of a new, cosmopolitan Thessaloniki. It is hoped that visionary competition schemes will pave the way for the regeneration of this decaying urban area through local government initiatives and private sector participation.

1.2 Background

Modern cities compete globally to be attractive places for living and working. Attracting new high-income residents and investors strengthens the profile of a city and contributes to its revitalization. This entails an upgrade of the standard of living and professional activities through the enrichment of services provided, infrastructure improvement and new fields of business opportunities.

For cities to become attractive destinations in the era of globalization, they must fulfill business criteria of local and international interest.

Thessaloniki is a city rich in history. Like most of the historic cities of Europe, Thessaloniki continually addresses the conservation of its historic sites. Its urban layout originally emerged in an unregulated way, thus restricting its potential to become a flexible city, developing in tandem with the changing realities of a world in continuous mutation. Tourism and migration, from Greece and countries in distress, have aggravated the urban realities of the city.

The large, flat site that is the object of this competition stands to provide the spark for a new tomorrow. It is in the western industrial part of the city. It adjoins the port and is very close to the main railway station and the bus hub. The envisaged dynamic development of this site as a Central Business District (CBD) is expected to pave the way for the installation, in its wider area, of trade and tertiary sector (services) facilities.

The ArXellence 2 architectural competition aims to highlight innovative design as the ideal tool for the success of the new CBD of Thessaloniki. The building programme outlines the contours within which the proposals are to be conceived. Participants are invited to interpret the aims of the competition in the most creative way, the end objective being the image of a new business center that will exude originality and innovation. Spatial organisation, aesthetics, choice of materials, incorporation of environmental and social sustainability measures, particularly evidence that the UN SDG's have been taken into account, are factors that will reinforce the primary aim: to make this project a standout initiative that will attract investors, businesses and visitors. The project must underline, through architecture and urban planning, that Thessaloniki belongs to the front line of the forward-looking cities of the world. A city able to boast, not only top-level business facilities, but also mixed neighborhoods with high quality of life.

2. REGULATIONS

2.1 Competition Sponsor

ALUMIL S.A.

Address: 8, Gogousi str.

56429 Efkarpia, Thessaloniki, Greece

Contact person: Ms Sofia Kiouptzidou, tel. +30 2313011000

Alumil is also the organizer of this competition.

2.2 UIA Approval and Endorsement

This Competition is endorsed by the International Union of Architects (UIA) and will be conducted according to the UNESCO Standard Regulations for International Competitions in Architecture and Town Planning and the UIA best practice recommendations.

(See: Competition Guide for Design Competitions in Architecture and Related Fields:
https://competition.uia.architectes.org/webApi/uploads/ressourcefile/32/uia_competition_guide_2020.pdf)

The competition is under the auspices of:

1. Greek Ministry of Environment and Energy
2. Central Macedonia Local Government
3. Municipality of the city of Thessaloniki
4. Technical Chamber of Greece - Central Macedonia Branch
5. Architects Council of Thessaloniki

2.3 Eligibility

The Competition is open to architects from all countries. Eligible architects must be entitled to practice architecture in their respective countries.

Participants may be natural persons, legal entities or partnerships of individuals. Multidisciplinary teams may participate on condition that they are headed by an architect. Competitors of any discipline can only participate in one team.

The Competition is not open to students.

The following persons shall not be allowed to participate in the Competition: Jury members, the Technical Committee, as well as any person directly or indirectly associated with the Competition Sponsor or the Jury.

2.4 Official Language

The official language of the competition and the submissions is English.

2.5 Registration of Competitors

No fees are required for registering.

The competitors shall exclusively register, download all competition documents and upload their entries on the predefined dates on the website www.alumil.com/axellence.

2.6 Jury Members and Professional Advisor

Voting jurors

1. **Kasper Guldager Jensen** (Architect Denmark) UIA representative, Chair
2. **Nikolaos Salpingidis** Alumil representative (Innovation Director, Greece)
3. **Gabriella Carillo** (Architect, Mexico)
4. **Lauren Haiden** (Architect, South Africa)
5. **Dimitrios P. Tsomocos** (Finance and management, UK/Greece)

Alternate jurors:

1. **Sara Martin Camara** (Architect France) UIA representative,
2. **Oren Sussman**, (Law and finance, Israel)

Professional Advisor

Dr. Evangelos Lyroudias – Architect, Alumil Consultant

2.7 Timetable

Competition procedure & timetable

Competition launch	Monday 9-3-2020	
Deadline for questions	Friday 10-4-2020	1 month after announcement
Deadline for answers	Monday 27-4-2020	2+ weeks after questions deadline
Deadline for registration	Monday 25-5-2020	www.alumil.com/arxellence
Deadline for 2nd round of questions	Tuesday 30-6-2020	
Deadline for answers	Wednesday 15-7-2020	2 weeks after questions deadline
Deadline for entries	Wednesday 15-10-2020	3 months after receipt of second round answers
Formal examination of entries by Technical Committee	Monday 9-11-2020	1-2 weeks depending on number of entries
Jury sessions, evaluation of entries and report	18/20-11-2020	3-5 working days after completion of the formal report of the technical committee
Decryption of Entry Numbers and Competitor IDs	Wednesday 25-11-2020	Within 1 day of jury adjudication and signature of the jury report
Announcement of Competition results		
Publication material to be sent to the UIA	Tuesday 1-12-2020	Within 3 working days after announcement of the competition results
Public exhibition & online exhibition	Wednesday 25-11-2020	Duration: From 25 Nov to 12 Dec 2020
Award Ceremony	Friday 11-12-2020	

2.8 Questions and Answers

Competitors may ask questions, anonymously, regarding the brief until the stipulated deadline for receipt of questions. A technical committee will support on legal and local regulation matters.

Participants may, if in doubt, ask a question concerning the interpretation of the conflict of interest provisions.

The Professional Advisor shall prepare answers after consulting the Competition Sponsor. Answers shall be approved by the Jury, in which the UIA is represented, and made available to all participants by the specified date on the competition web site.

There will be two rounds of questions and answers.

2.9 Prizes and Prize Money

- **1st Prize** 20,000 euros
- **2nd Prize** 15,000 euros
- **3rd Prize** 10,000 euros
- **4th Prize** 7,000 euros
- **5th Prize** 5,000 euros
- **6th Prize** 3,000 euros

- **4 Honorable Mentions**

2.10 Declaration of Sponsor intent

Competitors are invited to focus on the visionary nature of the competition. Proposals should aspire to outline the “virtual form of a new modern business district for the city of Thessaloniki”.

The competition aims to stimulate the interest of the State, the business community and sponsors, for innovative architectural design and the potential it can bring, in conjunction with the technological developments in the construction sector. Furthermore, the objective is to attract international interest in the urban reconstruction and economic growth of the area where the site is located, and thus of the city as a whole.

Upon completion of the competition, and in order to highlight the vision of architects for the new Thessaloniki CBD, the Sponsor intends to present the winning entry to local and national authorities for urban planning, as well as other entities interested in investing in the development of this district. Other winning entries may also be presented.

2.11. Jury Decisions

The jury decisions are final and are not subject to any reconsideration by the Sponsor, in whole or in part.

2.12 Author's Rights

The participant's intellectual and design rights are entrenched as per the UNESCO Standard Regulations for International Competitions in Architecture and Town Planning.

The Competition Sponsor, and third parties interested in the development of this district, may only use the winning design if the author is commissioned to carry out the project. No design, whether or not it receives a prize or mention, may be used for any purpose, wholly or in part, by the Client or third parties without the written agreement of its author.

The author of any design retains the copyright and the author's rights of his/ her work. No alterations may be made without his/ her prior consent. The winning design can only be used once.

It is assumed that by submitting an entry, a participant guarantees that he/ she is the author of the project and that his/ her design solutions do not infringe intellectual property rights of third parties.

2.13 Publication Rights

The Sponsor and the UIA have the right to publicize entries, including plans and visuals, on the condition of naming the authors.

The competitors have the right to publicize their own competition entry, provided that the Sponsor is mentioned.

Competition participants are not allowed to publish their submitted project (press, books, internet, any other media, etc.) before the competition results have been announced officially by the sponsor and/or jury president. Prior publication of a submitted design project will be considered as grounds for disqualification.

The Sponsor may, without prior competitors' consent, use, store, reproduce, display, print, publish, communicate to the public or distribute in hard copies, in electronic or digital format, or on the internet (including social networks as a downloadable or non-downloadable file), all submitted projects, or copies of submitted projects, for the purpose of communicating or informing about the competition results. The names of the authors of projects will always be mentioned, unless competitors have expressly stated that they do not wish to be named should they not win an award.

2.14 Exhibition

The awards ceremony and a 20-day exhibition will take place at the Thessaloniki Town Hall starting on 25 November to 12 of December 2020.

A repeat exhibition will subsequently be held at the Thessaloniki Music Hall.

A publication, including all projects, will also be released.

The Sponsor retains the right to organize further exhibitions and publications of all projects submitted, whether or not they are among the winners.

The registration of an entry validates the participant's agreement to allow the Sponsor to reproduce the material submitted, in order to promote the objectives of the Competition.

The Sponsor undertakes to print the jury report documenting the winning projects and the recommendations of the jury in book form and will upload it onto the competition web site.

The Sponsor retains the right to further exhibitions and publications.

All publications will always document and include the winning projects to fully reflect the rationale of the jury.

All entries shall be included in the first exhibition. Subsequent exhibitions may display only the winning entries.

2.15 Notifications of Results

All award winners (Prizes & Honorable Mentions) will be officially notified by the Sponsor.

The results of the competition will be also published on the competition website.

2.16 Dispute Resolution

Disputes shall be settled by arbitration under the rules of Arbitration of the International Chamber of Commerce in Paris, France, by an arbitrator chosen jointly by the two parties.

3. PROGRAMME

3.1 Task Description

Participants are encouraged to freely formulate their proposal, distributing the desired functions up to a maximum gross building floor area of 400.000 m². Participants are to choose the optimum ratio in the mixture of uses that will support the viability and the aesthetic impact of a future investment.

The desired principal uses include office spaces, administration spaces, shops, food and beverage outlets, cafés, restaurants, as well as recreation areas, residences, a conference center, personal well-being (spa, gyms, etc.) and sports areas.

Auxiliary and supportive uses include reception and waiting areas, storage spaces, garages, mechanical facilities, security and maintenance areas.

Internal circulation areas include staircases, reception areas, patios, roof gardens (where applicable).

External circulation areas, including roads, pedestrian access routes, paved and planted areas are to complete the proposal in a unified avant-garde architectural vocabulary with environment and sustainability friendly solutions.

In order to allow free rein of the design capabilities of competitors, the competition brief does not place any mandatory restrictions other than the following:

- Maximum total surface of proposed building or buildings
- Maximum height
- Parking space requirements
- Vehicular and pedestrian entrances to be only from 26th October Street
- Listed buildings to be retained

All other buildings currently on the site are to be ignored, i.e. deemed as non-existing.

Candidates may note that the siting of proposed buildings is not subject to restrictions on minimum distances between other proposed buildings, listed buildings, or the boundaries of the overall property. It is, thus, entirely at the discretion of the competitors whether or not to they choose to respect any existing building lines or protection zones of listed buildings. It is similarly not necessary to respect any other restrictive provisions of the Greek town planning legislation and special local building regulations (coastal zone boundaries, distances from road axes, distances from railway lines, maximum heights, maximum volume coefficient, etc.).

3.2 Indicative Building Programme

The proposals that will be submitted can range from the exhaustion of the entire building area of 400.000 m² in a single building with a maximum height of 200m, to any number and size of buildings that respect the aforementioned list of restrictions (under “Task Description”).

The following table depicts an indicative apportioning of the maximum total surface areas:

Office spaces	20%	80.000 m ²
Executive offices	5%	20.000 m ²
Grand Lobby Entrance(s) etc for offices	2,5%	10.000 m ²
Retail facilities	5%	20.000 m ²
Food & Beverages outlets	5%	20.000 m ²
Auxiliary facilities, such as business centre, auditorium and exhibition centre	5%	20.000 m ²
Leisure facilities, such as spa/health club, sports club, movie theatre, restaurants, cafés and bars	5%	20.000 m ²
Corridors, escalators, staircases, lobbies	12,5%	50.000 m ²
Residences (optional)	15%	60.000 m ²
Hotel (optional)	5%	20.000 m ²
Mechanical, electrical etc facilities & storage areas	5%	20.000 m ²
Architect’s proposed functions	15%	60.000 m ²
TOTAL	100%	400.000 m²

Parking requirements:

- One enclosed (underground or above ground) parking space per 100 m² of total building area.
- One outdoor parking space per 75 m² building area.

3.3 Site Description

The site has an area of 120.000 m². Its boundaries are:

- NEast (access side): 26th October Street
- SWest (seaside): Thessaloniki Port Authority property
- NWest & SEast: Private properties

The shape of the site is oblong, approx. 900 m in length and with a maximum width of approx. 120 m.

4. SUBMISSION & ANONYMITY

4.1 List of documents provided to Competitors

- Site layout situation
- Aerial view of the site
- Photographic documentation
- Listed buildings to be retained (MANDATORY)

4.2 Submissions & Anonymity

Entries will be submitted in electronic form, on the competition platform from 16-7-2020 to 15-10-2020.

Printing, presentation, publishing and exhibition costs will be met by ALUMIL SA.

For the preservation of participant anonymity, the indication of participant names or other distinguishing signs are prohibited under penalty of disqualification.

Competitors are allowed to give a title to their proposal.

Participants are asked to register on the official competition website. All the relevant reference documents are available therein. After the registration, each competitor will receive the following by email:

- The login name and the password, which allows them to upload their Entries
- The link to download the material

When participants register on the competition website, the system will automatically generate a unique, 128-bit Competitor ID number. This number will appear in the participant's account after logging in.

When a competitor submits their entry, the system will automatically generate an Entry Number, a random 128-bit GUID number which will become a part of the file names submitted as part of the entry.

Entry Numbers and Competitor IDs will be encrypted and stored on a server inaccessible to Alumil and the UIA. The Entry files will be stored on a server accessible to both the UIA and Alumil. The assessment will be made anonymously as Entry Numbers will not be linked to participants.

On a selected date after the evaluation process is completed and the jury has signed the ranking and allocated the prizes, the system will decrypt Entry Numbers and Competitor IDs and link them together. The results will be listed using each participant team member's full name.

The above-mentioned mechanism is guaranteed by United Experts Digital Consultancy Ltd. Registered (Company number **11805603**) UK

The Sponsor ensures that the system, which is guaranteed by United Experts Digital Consultancy Ltd, is efficient and suitable for the Competition and will not collapse in case many participants submit their entries simultaneously. Nevertheless, it is strongly recommended that participants shall not submit a last minute proposal.

In case of a technical problem, participants may contact immediately arxellence@alumil.com.

Submissions will be open from 16-7-2020 00:00 EEST to 15-10-2020 23:59 EEST.

Moreover, the Sponsor ensures that the entries submitted electronically will be properly registered and secured. Competition website www.alumil.com/arxellence.

4.3 Submission Requirements

Participants may only submit one entry. Variations are not accepted.

Each entry shall consist of:

- Two (2) Horizontal A0 landscape-orientated presentation
- Entries are to be presented to the JURY as follows:

The first A0(a) presentation plate is to include one 1:1000 (metric) scale Plan. For the other (Elevations, sections, three-dimensional color views of the proposal) each participant is free to decide.

in

The second A0(b), presentation plate, participants are free to present their proposal in whatever way they deem best (building program, indicative floor plans and sections, construction details, sketches and whatever else they deem appropriate for a better presentation of the proposal). Entrants are free to present any other explanatory sketches, drawings, texts etc., as long as they conform to the provisions of this document.

The deliverables can only be submitted in digital files, bearing the participant's digital code.

The following will not be accepted:

- Entries submitted after the deadline
- Entries that do not respect the conditions of anonymity
- Entries that violate authors rights of third parties
- Proposals with links, animations, videos, animated GIFs, QR codes, barcodes or features other than still images and text
- Attachments other than those stipulated in this document.

Entries that do not meet the requirements set forth in this document, or that contain any kind of irregularity, shall be highlighted by the Technical Committee of the Competition and submitted to the

Jury, which shall decide on whether they are to be disqualified or not. The jury will register their decision in their report.

Graphic requirements:

- Metric scale for the presentation for all drawings submitted.
- No restrictions on presentation mode. Participants are allowed to use any color, drawing techniques, electronic models they deem appropriate.
- The use of graphical scale is recommended, in order to allow for better visualization of the project on screen.

Competitors must ensure the readability of the texts and drawings, so as to facilitate their comprehension and assessment, as well as the future printing and/or presentation of their projects.

Models cannot be directly submitted, but photographs of models may be included in the submitted material.

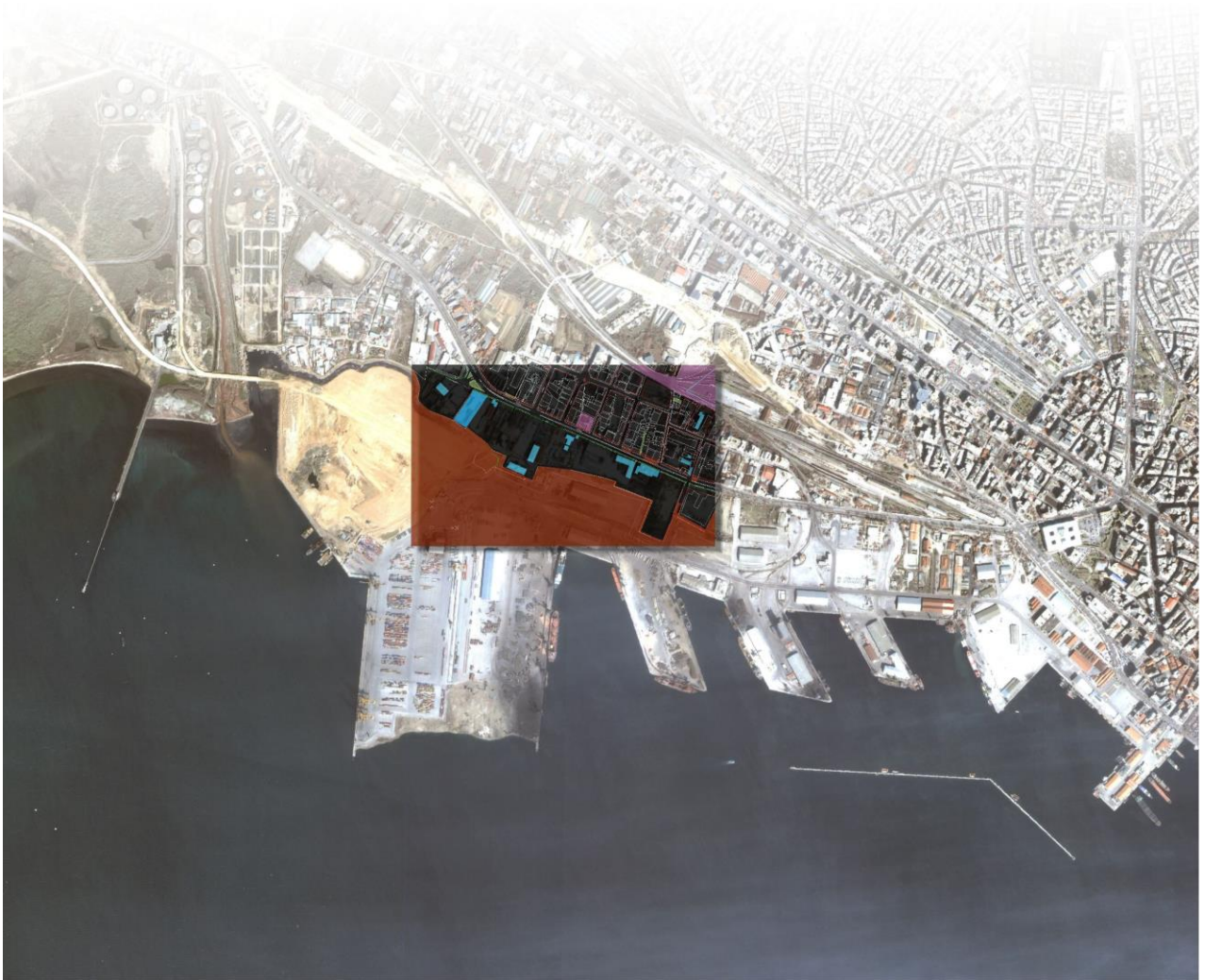
4.4 Evaluation

The evaluation of entries will be based on the extent of their response to the competition requirements and, more specifically, to the following criteria, which are not listed in order of importance.

- General impression and clarity of the overall concept
- Compliance with the competition goals
- Innovation, originality, creativity of the proposal
- Potential of creating identity
- Relation to and integration with the surrounding city
- Quality of urban spaces, composition of volumes and architectural design
- Contribution to sustainable development, environmental and social impact
- Adequacy of proposed functions and their localization
- Usability and attraction for inhabitants and users
- Economic aspects

The Jury may detail and expound the evaluation criteria during the evaluation process but cannot modify the criteria nor add new criteria.

5. THE SITE



- Aerial view of the site



- Listed buildings to be retained (MANDATORY)

1. Nousias Tannery
2. Porto Palace
3. Benis Tannery
4. Slaughterhouse
5. Charilaou Refrigerators
6. Pumping Station
7. Fix Brewery

6. APPENDIXES

- www.alumil.com/axellence (for downloads and information)
- Photos of listed Buildings to be retained (included in the brief)
- Deloitte Thessaloniki Waterfront Redevelopment Strategy (report financed by the World Bank)
- Outline descriptions, video, and presentation of the wider project area

Thessaloniki Master Plan and urban development plans, including the port and maritime terminal, the road and rail situation and projects, and the erection of future signature buildings such as the Holocaust Museum.

- Other useful links



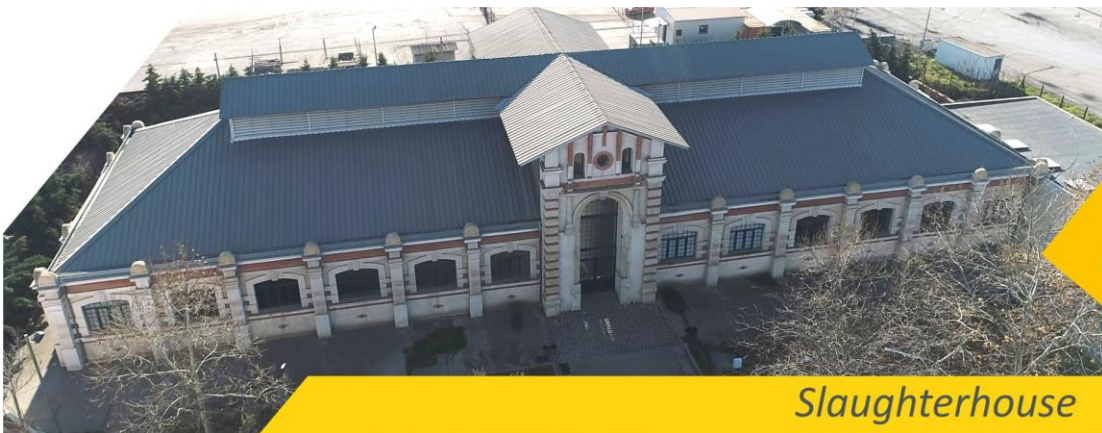
Nousias Tannery



Porto Palace



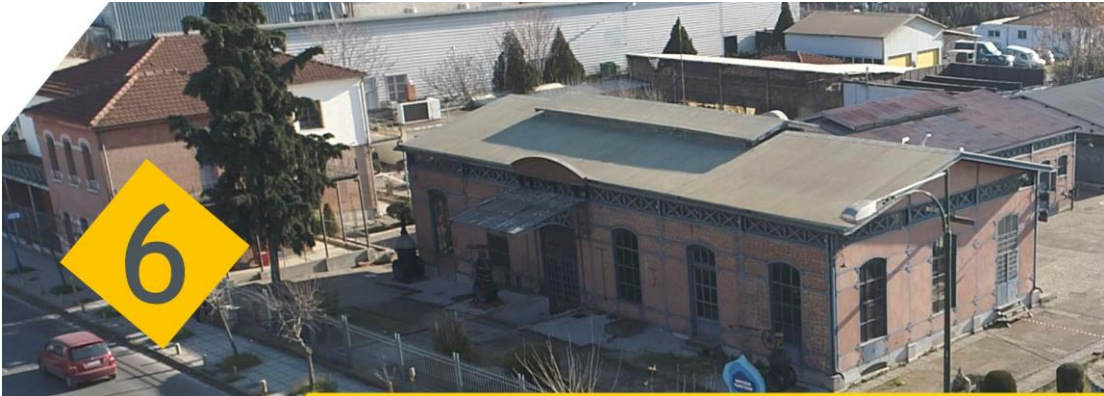
Benis Tannery



Slaughterhouse



Charilaou Refrigerators



Pumping Station



Fix Brewery

Thessaloniki, 9 March 2020