



**OPEN CALL FOR  
DESIGNING THE  
MASTERPLAN OF  
KODRINA COMPLEX  
BRIEF**



**Open Call for Designing the Masterplan of the Kodrina Complex**

The competition is made possible by the Municipality of Prishtina in cooperation with NTN Tregtia.

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This document has been assembled by the Municipality of Prishtina for the purposes of arranging the Design Competition of Kodrina complex. We gratefully record thanks to the City of Prishtina Urbanism Department and NTN Tregtia Real Estate for their assistance.

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# 1

## Promoter

Hereby, “NTN Tregtia”, in cooperation with the Municipality of Prishtina, announces the international competition to design the Masterplan for the “Kodrina” urban complex. The competition area includes a set of urban blocks in the neighbourhood of Mati 1 in Prishtina. In the last ten years, Mati 1 neighbourhood has undergone a rapid development of residential structure in Prishtina. This neighbourhood possesses still unbuilt spaces, which feature a great potential for the consolidation of the neighbourhood and for providing further and sustainable development.

Through this open call, “NTN Tregtia” aims to reach out innovative proposals of international teams’ of professional planners, architects and landscape architects. The purpose of this competition is to find an original solution and a visionary concept for “Kodrina” complex and through urban design and construction of new infrastructure to achieve the creation of housing quality and sustained urban life in conjunction with the existing features of the area.

# 2

## Beneficiary

The main beneficiaries of this competition are not only citizens of the blocks that will be built and landowners of the area, but also the neighbourhood and the city. The competition for designing the residential complex “Kodrina” stems from the need to improve housing and urban life within the neighbourhood Mat 1, which faces the problem of meeting the needs for public services and infrastructure. “Kodrina” complex with other complementary activities such as business, culture, education and recreation will bring new values to the neighbourhood and urban, environmental and cultural benefits in the city.

# 3

## Contracting authority

NTN “Tregtia” is the contractor, whilst the Municipality of Prishtina is the supporter for this process.

# 4

## Objectives

The main objective of this competition for designing the Masterplan of “Kodrina” complex is to provide an urban solution that is innovative, comprehensive and above all which will be an example of implementation of the urban development plan and regulatory plans of Prishtina, based on a general concept of urban solution and not to a partial architectural solution.

Participants are expected to provide ideas on a solution which:

- integrate with the terrain and the wider context;
- is based on the principles of sustainability;
- has as a primary objective the solution of public/social infrastructure for the welfare of the citizens

- gives importance to the innovative solutions for the housing typologies (typologies that offer more flexibility in collective housing market in Kosovo are those in sections and towers);
- provides good access to main roads that surround it through three nodes connecting the north, north-east and south (see attached maps in programme and annex folders);
- proposes internal roads that enable connection to any residential or other units, without adversely affecting the flow of vehicles that will frequent this area as well as the number of people who will live there;
- is friendly to pedestrians;
- provides adequate parking and garaging;
- well-integrates the built spaces with open spaces;
- interconnects the residential units, but also creates a certain familiarity with accompanying facilities regarding business and social services;
- foresees the process of its realization in phases where the level of implementation is very high.
- each owner of the parcels within the perimeter defined by this competition should gain equal construction rights based on the laws in force and/or based on the agreement between Municipality of Prishtina and NTN Tregtia (see annex folder).

Each solution should push the boundaries of creativity while adapting to the local context and setting high design standards.

## 5

### Competition Area

The area chosen for the competition is located in Mati 1 neighbourhood. This neighbourhood is located in the south-eastern part of the city of Prishtina. After the year 2005, when for the first time the Urban Regulatory Plan of Mati 1 has been developed, Mati 1 Neighborhood has experienced very rapid urban development. The developed constructions during this time are built mainly with very high building density, which (in most cases) has caused different problems. The partial implementation of urban blocks as foreseen in the Regulatory Plan, without having an urban comprehensive solution, has caused poor accesses from the secondary roads to the main roads, insufficient free open spaces for public and social activities, green spaces and parking places, and lastly the very limited distances between buildings in the neighbourhood caused scarce insolation and natural lightning

The chosen area for the competition, of approximately 18.7 hectares, is still not built, which enables competitors to offer ideas for solving the aforementioned problems. These ideas would make the competition area become a sample of implementing and building urban blocks, as foreseen by municipal plans in force, in a comprehensive way and based not only on personal interests, but above all based on public and general interest of the city and its citizens.

The proposed location is easily accessible from the south using the planned road D in the southeast, the ring road in the south and the planned road C in the southwest, which enable connection straight towards the other blocks foreseen by the Regulatory Plan that was approved and revised by Department of Urban Planning, Construction and Environmental Protection in Prishtina. In addition, the internal roads proposed within the area, should create an independent system of local roads and underground garages, which at the same time are connected to the network of roads adjacent to the area through three connection nodes stipulated by the memorandum between Municipality of Prishtina and “NTN Tregtia” (see attached document in Annex folder).

## 6

### Aim

The aim of the competition is to generate ideas that will lead to a solution with a clear urban identity, which shall be well integrated with its surrounding context and friendly with environment and pedestrians. Thus, more qualitative and sustainable housing will be achieved by combining three essential and challenging elements of competition: high density construction, necessary public/social infrastructure and adequate environmental management.

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### Methodology

“NTN Tregtia” is a construction company that through this competition will promote the identification of alternative solutions and critical thinking, different from what has been practiced so far. Consequently, this form of competition will provide the enrichment of planning and architecture developments in Kosovo. In this context, “NTN Tregtia”, supported by Municipality of Prishtina, intends to invite international professional teams to work together, if possible, with local professionals in a consortium. The team cooperation with the local professionals will enable the project to be planned with all necessary information and provide high professional value of international level. To achieve such a thing, a one-day on-site visit will be organized in order to inform the designers as much as possible regarding the competition area, the context and the city. In addition, the staff of “NTN Tregtia” and the Municipality of Prishtina will continuously be available for the competing teams to provide with any additional information that they need.

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### Expected Outcomes

#### Phase 1:

At this stage, competitors must represent themselves illustrating their professional and economic capacities, methodology of work and the vision for the future of the competition area. The submissions of the competitors will be carefully considered by members of the first stage jury. Evaluation and selection will be made based on the criteria listed below (Selection Criteria, Phase 1). 3 (three) to 7 (seven) teams will be selected to elaborate their idea further in a second phase.

## Phase 2:

3 to 7 selected teams from the first phase will thoroughly articulate their concept based on the documentation that they have to deliver. At this stage it is intended to draft the Masterplan of “Kodrina” complex, which must have good connections with the surrounding context, to contain all the necessary public activities that are accessible by all citizens of Prishtina and to be friendly with the environment and pedestrians. According to the selection criteria - Phase 2, members of the jury, after carefully reviewing the documentation submitted by competitors, will select the winner of the competition and will award two mention prizes. After the conclusion of the competition, “NTN Tregtia” is ready to cooperate with the winning team to harmonize the project with the contextual situations that the winning team has been facing during the drafting process of the Master Plan. The harmonized project should be as feasible as possible, for which “NTN Tregtia” is ready to begin negotiations with the winning team on the terms of drafting the implementation project of the Masterplan proposed.

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## Competitive Teams

“NTN Tregtia” encourages each international team to work with local teams/professionals and every local team to collaborate with international teams/professionals. “NTN Tregtia” believes that to obtain contextual and visionary projects, there is a natural need for a combination of the vision of someone who does not know the practices in Kosovo with the contextual knowledge of someone who knows the terrain and local practices. “NTN Tregtia” believes that such collaboration would increase the possibility of developing a different vision than usual and make it more implementable. During the expression of their interest, in case of the impossibility to find their local partner, international teams can compete at the first stage without local partnership. “NTN Tregtia” will publish a list of local studios/professionals interested in collaborating in this competition, from which selected international teams may choose their partner to compete in the second phase.

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## Eligibility

The competition is open to all professional architects/group of architects and urban designers, who, after teaming up, should meet the following conditions:

1. Be registered or accredited by a formal registration or accreditation authority in their country of origin;
2. Where registration and accreditation is not available in a particular jurisdiction, they should be members of a relevant professional institution in their country of origin (university or professional association).

Competitors must submit evidence on registration, accreditation or licensing from relevant institutions in the country of origin for each member presented in the Team Composition Statement.

Each competing team must have at least an architect, an urban planner/landscape architect, a civil engineer, a transportation engineer, and an environmental engineer. All team members must be identified in the Team Composition Statement.

# 11

## Persons who are excluded from the possibility to compete

Persons who have participated directly in the preparation of documentation for the announcement of this competition.

Members of the jury, experts invited by the jury or supporting staff

Spouses, relatives, superiors or collaborators with the persons mentioned above. This provision applies to members of local government and administrative authorities involved in this process.

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## Deliverables

The competitive teams should submit a set of documents in order to be eligible for both phases of the competition:

### Phase 1:

- Team Composition Statement;
- CV of each member of the team;
- Methodology;
- Vision Statement;
- Income Statement of the Team or each Member of the Team for the last calendar year.

### Phase 2:

The Masterplan, to be submitted in two parts:

- Written part:
  - Analysis;
  - Estimates;
  - Concept;
  - The argumentation of the chosen settlement scheme;
  - Technical description.
- Graphic part:
  1. Site plans, in scale 1: 5000 and 1: 2000:
    - Concept;
    - Placement, boundaries and number of floors for the proposed buildings;
    - Network of roads, streets and paths;
    - Access to the underground garages;
    - Green and other open spaces.



2. Ground floor plan, in scale 1: 1000;
3. Housing typologies, in scale 1: 500;
4. Longitudinal and latitudinal sections, in scale 1: 1000;
5. Elevations, in scale 1: 1000;
6. 3D Illustrations, isometry or perspective;
7. Maquette

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## Selection criteria

The jury will evaluate the competitors of the Phase 1, based on the following criteria:

- Clarity and fulfilment of the required documentation for Phase 1;
- Team Composition Statement (architect, urban planner/landscape architect, civil engineer, transportation engineer, environmental engineer);
- Similar experiences of the studio or of the main associates;
- Clarity and efficiency of the proposed methodology;
- Relevance of the proposed vision with competition objectives;
- Partnership with local studios and vice versa;
- Income statement of the competitive team (the capacity to financially cover the expenses of the design group for a project of such dimensions).

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

- Creativity;
- High level of feasibility of the project;
- The relationship and the impact of the proposal on the surrounding context.

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## Final product

The competition will end with the selection of the best design team determined by the jury, based on the visionary aspect of the submitted project and based on the accuracy of the required documentation. Copyrights of the Masterplan of “Kodrina” complex will be transferred to “NTN Tregtia”.

The selected Masterplan will be implemented in stages and terms of the implementation project will be discussed between the “NTN Tregtia” and the winning team after closing-up the competition. This discussion will be related to clarity and copyright and visual rights of the winning project. This project, before, during and after implementation will reveal the validity of public-private cooperation in achieving satisfactory results for all parts. The whole process of this competition, as the first one of this size and type in the country, will serve as an example to follow up in the future.

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## Competition Prizes

The competition will have a winner who will be awarded 45.000,00 Euros and the two mention prizes will be awarded 10.000,00 Euros each, while the remaining teams in the shortlist of the second phase will be compensated/supported by 7.000,00 Euros each.

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## Competition Platform

<b>Competition type</b>	Designing the Master plan of the “Kodriina” complex, with a preliminary selection
<b>Phase 1</b>	Open call for Experience and Vision Statement
<b>Phase 1 Requirements</b>	Team Composition Statement; CV of the team/each member of the team; Methodology; Vision statement, Income statement.
<b>Priority criteria</b>	Partnering with local professionals
<b>Jury decision:</b>	Short-list (3-7 teams selected)
<b>Phase 2</b>	Masterplan Submission
<b>Phase 2 Requirements</b>	Masterplan (written and graphic parts)
<b>Intermediate stage</b>	On-site visit with short-listed teams and organizers
<b>Jury decision</b>	1 winner and 2 accompanying awards
<b>Awards</b>	3 Awards
<b>Winner</b>	45.000,00 Euro
<b>2 mention prices</b>	10.000,00 Euro each
<b>Compensation of shortlisted team</b>	7.000,00 Euro each

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## Competition Calendar

<b>Call for expression of interest</b>	November, 6
<b>Phase 1 submission deadline</b>	November, 25 09:00 AM (local time)
<b>Short-Listing</b>	December, 2-3
<b>Invitation for designing Masterplan</b>	December, 3
<b>Preparation of the Master Plan</b>	December, 3 - February, 24
<b>On-site visit</b>	December, 10-16
<b>Phase 2 submission deadline</b>	February, 17
<b>Public presentation</b>	February, 24
<b>Jury decision</b>	February, 24
<b>Announcement of Winners</b>	February, 24

