

# BANDIRMA PARK COMPETITION

A NEW PARK FOR THE FUTURE OF THE CITY

Specification





## **BANDIRMA PARK COMPETITION**

A NEW PARK FOR THE FUTURE OF THE CITY

This competition has been organised on the initiative of Balıkesir Metropolitan Municipality in 2016–17.

competition.balikesir.bel.tr  
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**#BandirmaCompetition**

## **FROM THE MAYOR**

The city of Balıkesir, with all its infrastructural and economical potential, is on a continuous progress of development and transformation to become a prominent city of its region. Located where mega projects such as Izmit Gulf Transit and the Istanbul-Izmir Highway; Istanbul-Izmir High Speed Train Line, logistic centres and Canakkale 1915 Bridge intersect, Balıkesir is on a strategically important position with regard to the development of the Marmara Basin where 20 million people reside.

Balıkesir is being re-planned in accordance with a new integrative vision shaped by the current state of industrial, tourism, agricultural and transportation sectors by taking the advantages of its geographical position. In this context, the city prepares itself with a future perspective for growth while tending to control the possible negative effects of unregulated development caused by industrialization; as many rapidly transforming cities are used to experience before. Thus, the contemporary agenda planning the city of Balıkesir is being shaped by a new futuristic perspective and vision accordingly.

Currently, Balıkesir is being re-planned according to a new integrative vision shaped by the current state of industrial, tourism, agricultural and transportation sectors and the advantages its geographical position provides. We are making quick preparations for a futuristic perspective for Balıkesir in order to protect it from the possible negative effects of unregulated development caused by rapid industrialization; a major problem in many cities in recent history. Thus we are making Balıkesir city plans according to this futuristic perspective and vision.

Since the foundation of the metropolitan municipality, it has been our main duty both to maintain transformation and dynamism in the city centre and to distribute all services fairly and equitably across the whole city. Now our Bandırma is on the course of becoming one of the most prominent industrial and logistic cities of the future. The two elements shaping a city's development process; industry and R&D, cannot exist without the scientific atmosphere of universities, but more importantly without the ideal urban environment they need. This very reason is why the selected Bandırma as the subject of this international competition.

In addition, the need for an area which would be a unique and creative step in the urban development process aiming to raise the quality of urban space and the well-being of the citizens was another important factor for this competition. Because Bandırma, a city where tradition leads the way to the future and a candidate to shoulder the increasing population of metropolises; and also the whole city of Balıkesir are in need of such spaces with certain qualifications. Located only a step away from universities and students of surrounding cities, Bandırma will have a brand new, innovative identity with this project.

An international competition as a method for this area is going to enable us to select and realize the right project in regard to the scientific and aesthetically needs of a recreation area which embodies universal values. This design will serve our Bandırma as the centre of social life and act positively to attain the goal of social unity. I already wish the best of luck to all participants.

**Ahmet Edip Uğur**

Mayor

Balıkesir Metropolitan Municipality

## FROM THE JURY

Bandirma Park Competition invites competitors to generate innovative ideas for developing a new genre of park cultivating the notion of spatial design and planning as well as creating a recreational center at the regional scale.

Located in the most dynamic region of Turkey, Bandirma is planned to perform as the major gateway of the growing Turkish industrial export after the envisioned new port. It is foreseen that this regional transformation will catalyze the desired metamorphosis of the spatial quality for the city of Bandirma. The project site, in this regard, suggests a strong opportunity to provide a new and alternative open public space within the dense fabric of the city through the future post-industrial transformation of the region.

Jury's main expectations from the competitors, in this framework, is to design an open milieu for generating research and development, experiencing and experimenting space and design, sharing and transferring the universal design knowledge and conception through direct involvement of the public. The existing architectural heritage and the unique characteristics of the natural landscape within the site is to be a valuable ground for conceiving a vital environment for design and research.

The jury will be looking for creative solutions which are based on integrative, coherent and rich design proposals that will stimulate a new focal area accommodating a diverse set of activities and uses (i.e. recreation, retail and accommodation) in the service of the city and the region.

With this regard, the major concerns of the jury are;

- Ensuring the integration of the project site with the city,
- Creating a focal area to act as the generator of the future transformation,
- Developing a sensitive approach to existing landscape context; site ecology, historical and cultural heritage,
- Devising spatially open, publicly accessible and socially inclusive organization on the site.

It is believed that with their original program and content, the selected design schemes will suggest a pioneering model that inspires new and novel applications in different urban contexts.

## **1- THE AIM OF THE COMPETITION**

On the basis of the creative nature of architecture, spatial design and planning, the competition aims to meet the rich knowledge and experiment of space and design with different parties including citizens, professionals and students within an active recreational park. To be in the service of a large number of design schools in its region, Bandirma Park is aimed to have a strong functional programme that responds to the actual necessity of Bandirma lacking a vital recreational area to enrich the everyday life in the city.

## **2- THE TYPE OF THE COMPETITION**

This competition is organized by the Metropolitan Municipality of Balikesir, in accordance with the Article 23 of the Public Procurement Law No 4734, within the frame of the Regulations for Competitions of Architecture, Landscape Architecture, Engineering, Urban Design Projects, Urban Planning and Works of Fine Art; as an international, open and single stage urban design project competition. The scope of the competition involves issues requiring a collaboration of multiple disciplines and/or fields of art (planning, urban design, landscape architecture, architecture).

## **3- THE SITE AND THE SCOPE OF THE COMPETITION**

The site of the competition is located within the Yenimahalle and Ayyildiz neighborhoods in the town of Bandirma, the city of Balikesir. The competition area may be inspected at <http://bit.ly/bandirmapc>

6 The scope of the competition is to prepare the master plan for the area and to design the various functions defined in the program.

## **4- CONTACT INFORMATION**

Organizer of the Competition: Balikesir Metropolitan Municipality  
Address: Eski Kuyumcular Mahallesi Mekik Sokak No:25 10100  
Balikesir Turkey  
Tel: +90 266 239 15 10 (Extension: 1491)  
E-mail: [competition@Balikesir.bel.tr](mailto:competition@Balikesir.bel.tr)  
Web: [competition.Balikesir.bel.tr](http://competition.Balikesir.bel.tr)  
Bank Account Information: Name: Balikesir Buyuksehir Belediyesi  
Bank: Ziraat Bankasi  
Branch: Balikesir Girisimci  
IBAN: TR 510001002086372848485160 (Euro Account)  
IBAN: TR 190001002086372848485154 (Turkish Lira)  
Social Media: #BandirmaCompetition

## **5- ELIGIBILITY**

Participants entering the competition must meet the following requirements. If the participant is a team, all members must meet all the requirements. One member of the team will act as the team leader, only for the direct communication with the Organizer. Each team member must agree to be jointly and individually liable to the Organization.

Eligibility requirements for participants:

- This competition is open to the participation of architects, city planners and landscape architects. The competition jury recommends composition of the teams by different disciplines. Yet it is obligatory that at least one architect should take part in each team, taking into account the differences in disciplinary competence and authorization across the countries in the World. The team leader, in this framework, may be either an architect, a landscape architect or a city planner.
- For applications from Turkey, a member identification document from TMMOB (the Union of Chambers of Turkish Engineers and Architects) Chamber of Architects, Chamber of City Planners and Chamber of Landscape Architects; bearing the title of the competition.
- For applications from abroad, a document proving that each member of the team is legally able to practice in their respective country.
- The participant must not be someone who appoints jury members or rapporteurs.
- The participant must not be a member of the jury (advisory, main, alternate) panels, a member of the rapporteurship or a partner or an assistant to and a relative or an employee of these people.
- The participant must not have participated in any part of the jury meetings.
- The participants are required to obtain the regulations documents and register their names and contact addresses at the rapporteurship (for teams, by a team member).
- The participant must not be someone responsible for organizing, directing, concluding and approving the competition.
- The participant must not be among the consultants to the competition Organizer and their employees.

Those who wish to participate in the competition will pay 220 Turkish Liras for registration (Payments to be made in EURO will be taken into account in the effective selling rate of the Central Bank of the Republic of Turkey for the day on which the fee is paid). The amount will be transferred to the Organizer's bank account with the explanation "Bandirma Competition". The bank receipt must be sent to the Organizer's e-mail address, along with participants' alias, name and contact information. The deadline for registration is marked on the competition calendar.

The submissions that do not comply with the requirements mentioned above will not be considered valid and their names will be reported to their professional chambers along with the reason for rejection.

## **6- JURY MEMBERS AND RAPPORTEURS**

### **Advisory Panel**

- Ahmet Edip UGUR, Balikesir Metropolitan Municipality Mayor
- Ali OZERK, Chamber of Architects, President of Balikesir Branch
- Ebru ERDONMEZ, Architect
- Serkan SINMAZ, Urban planner
- Omer YILMAZ, Architect

### **Jury Panel**

- Louis BECKER, Architect
- Martin REIN CANO, Landscape Architect
- Odile DECQ, Architect & Urban Planner
- Celal Abdi GUZER, Architect
- Gunther VOGT, Landscape Architect

### **Substitute Jury Panel**

- Olgu CALISKAN, Urban Planner
- Burak HAZNEDAR, Architect
- Meltem ERDEM KAYA, Landscape Architect

### **Rapporteurs**

- Aytakin AKTAN, Construction Technician
- Elif DEMIROGLU, Urban Planner
- Ece Ozden PAK, Urban Planner

### **Assistant Rapporteurs**

- Bilge KOBAS, Architect
- Can SUCUOGLU, Architect

## **7- INFORMATION AND DOCUMENTS PROVIDED TO PARTICIPANTS**

The documents for the competition will be provided digitally and/or via the internet to the participants and will include:

1. Specification (PDF)
2. Information and Documents about the Competition Site:
  - 2.1. The Competition Book (PDF)
  - 2.2. Approved Plans
    - 2.2.1. Environmental Plan (Scale 1:25.000) (DWG)
    - 2.2.2. Master Plan (Scale 1:5.000) (DWG)
    - 2.2.3. Development Plan (Scale 1:1000) (DWG)
  - 2.3. Basemap (DWG)
  - 2.4. Geological Report (PDF)
  - 2.5. Photos
  - 2.6. Link to the aerial video showing the project site: [bit.ly/videobpc](https://bit.ly/videobpc)
  - 2.7. Climate Data
  - 2.8. 3D Model of the Site (3DM, DWG)
3. Official document of participation including full acceptance of Terms and Conditions

All documents and data will be digitally accessible on the competition website during the competition.

## **8- DELIVERABLES**

### **Drawings**

- Urban Context Diagram (Scale 1:5.000)
- Master Plan (Scale 1:1.000)
- Site Plan, sections and elevations (Scale 1:500)
- Floor plans, sections and elevations of Retail Facilities (Scale 1:500)
- Floor plans, sections and elevations of the Institute (Scale 1:200)
- 3D visuals

### **Dimensions and Format for Submitted Boards**

The boards must be of A0 size and will be displayed in horizontal format. The number of boards must be four. The layout and format of the boards is specified in The Competition Book (see: the chapter of Deliverables and Submission Format)

### **Report**

The report of the project should be in A4 size of 4 pages and will be displayed in vertical format. An additional page should include a summary of 300 words. The report text must also be included on the boards.

## **9- SITE VISIT IN THE COMPETITION AREA**

Though it is recommended by the Organization, making site visit in the competition area is not obligatory.

## **10- RULES FOR DISQUALIFICATION**

In following cases, projects will be disqualified by the jury and noted to the official report:

- Projects or teams not conforming to the Eligibility Requirements specified in the Competition Regulations.
- Projects containing any information or sign that identifies the owner.
- Submissions lacking the competition project, the identification envelope and/or its contents.
- Projects submitted after the deadline.

## **11- IDENTIFICATION ENVELOPE**

The identification envelope must be submitted physically to the contact address, in an 11x22 cm envelope. The deadline for submitting this envelope is the 'deadline for acceptance of the identification envelopes via mail' specified in the competition calendar.

On this envelope, participants should write the alias they have chosen for their submission, the competition's title and 'IDENTIFICATION ENVELOPE'. The envelope must include:

### **The List of the Team**

- A list showing the team members' names, professions, and responsibilities in the competition (not to be signed).

### **Acceptance Report of Terms and Conditions**

- Official Report of Participation including full acceptance of the Terms and Conditions signed (see Appendix)
- In the case of a participating team of designers, each team member must submit these documents separately.

### **Member Identification Documents**

- A member identification document prepared by the relevant organization for the participant specifically for this competition, in accordance the eligibility rules.
- In the case of a participating team of designers, each team member must submit these documents separately.

### **Digital submission**

All documents included in the identification envelope must also be submitted digitally in PDF format. The deadline for digitally submitting these documents is the 'deadline for registration to the competition' specified in the competition calendar.

## **12- COMPETITION CALENDAR**

• Announcement of the competition:	December 1, 2016, Thursday
• Deadline for queries:	December 21, 2016, Wednesday
• Notification of replies:	December 28, 2016, Wednesday
• Deadline for registration to the competition:	February 3, 2017, Friday 23:59 GMT+3
• Deadline for acceptance of identification envelopes via mail:	February 24, 2017
• Deadline for submission of the projects:	February 24, 2017, Friday, 23:59 GMT+3
• Jury sessions begin:	March 1, 2017, Wednesday
• Awards ceremony and colloquium:	March 26, 2017, Sunday, 14:00 GMT+3

## **13- PLACE OF SUBMISSION AND SUBMISSION RULES**

The deliverables prepared according to the guidelines specified in this document must be submitted to the e-mail address specified in the contact information section, no later than the "deadline for submission of the projects" shown on the competition calendar.

- Deliverables and identification envelope will be submitted digitally. The participants should send only the identification envelope separately, via regular mail.
- The submission should not be sent as an attachment. A download link for the project should be provided, which should remain active until the 'deadline for submission of the projects' shown on the competition calendar.
- The digital submission folder including the boards, report, and the identification envelope should be named the same as the competition alias of the participants.
- All content prepared according to the rules specified in "Deliverables" must be in PDF format.
- All boards will be printed out by the Organizer. The submitted PDFs should be ready for printing.
- The file names given to the boards should be the same as the alias followed by the board sequence number (as in xxxxx\_1, xxxxx\_2, xxxxx\_3, xxxxx\_4).
- The report must be submitted separately in PDF format (as in xxxxx\_report).
- The identification envelope should be submitted digitally in PDF format as well (as in xxxxx\_id).
- The visuals used in the boards should be submitted separately in a folder named "images" (in jpg or png format).

## **14- THE DATE AND LOCATION OF THE EXHIBITION**

The location of the exhibition will be announced along with the competition results.

## **15- RETURN OF PROJECTS**

The projects submitted by the participant to the rapporteurship are under the responsibility of the Organizer.

The award-winning and honorable mention projects, also the purchased projects (if any) and their accompanying material become the property of the Organizer.

## **16- ALIAS AND SUBMISSION PACKAGE RULES**

### **Alias**

- Participants should choose an alphanumeric code of his/her own choice- composed of 4 digits + 2 letters.
- The numbers used should not be repeated and in sequential order.
- The alias should be present on all the upper right corner of the boards and envelopes.

### **Submission Package**

- The submission package containing the identity envelopes must be resistant to possible damage that may be caused by external factors and should not be bent.
- The package should bear only the 6-digit alias, the address and the title of the competition, and nothing else.

### **17- ANNOUNCEMENT OF THE COMPETITION RESULTS**

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

### **18- AWARDS AND METHOD OF PAYMENT**

- 1. Prize: 360.000 TRY
- 2. Prize: 250.000 TRY
- 3. Prize: 145.000 TRY
- 1<sup>st</sup> Honorable Mention: 70.000 TRY
- 2<sup>nd</sup> Honorable Mention: 70.000 TRY
- 3<sup>rd</sup> Honorable Mention: 70.000 TRY
- 4<sup>th</sup> Honorable Mention: 70.000 TRY
- 5<sup>th</sup> Honorable Mention: 70.000 TRY
- 6<sup>th</sup> Honorable Mention: 70.000 TRY
- 7<sup>th</sup> Honorable Mention: 70.000 TRY

Following the public announcement of the results, the prizes and mentions above will be paid to winners within 30 days at the latest, in compliance with the Article no. 29 of the Income Tax Law no. 193.

In foreign currency payments, the effective selling rate of the Central Bank of the Republic of Turkey shall be taken into account on the date specified as the 'deadline for submission of the projects' in the competition calendar (In accordance with the Communiqué Amending the Public Procurement General Communiqué published in the Official Gazette on 29 November 2016). Payments in Turkey will be made in TL (Turkish Lira).

### **19- LOCATION OF THE COLLOQUIUM**

The location of the colloquium will be announced along with the competition results.

### **20- DISPUTE RESOLUTION**

Any dispute arising between the Organizer and participants from the notification of competition results to the signing of the contract shall be preferably resolved by arbitration of the jury. In the event of failure of the arbitration, it shall be settled in the Courts of Balıkesir.

### **21- PROCEDURES AND PRINCIPLES FOR THE CONSTRUCTION OF THE 1ST PRIZE WINNING PROJECT**

To be announced on the date stated as "Notification of replies" in the Competition Calendar.

### **22- QUESTIONS AND ANSWERS**

Participants may submit questions to the competition's email address until the date stated as the deadline for questions in the Competition Calendar.

For all questions received no later than the deadline, the answers of the Jury will be sent to all participants by e- mail who received the specifications document, anonymously, and announced at the official website of the competition.

