

**International Conceptual Urban Design Idea Competition**  
*for*  
**Financial District and The Marina, Colombo Port City**  
*sanctioned by*  
**International Union of Architects**

**BRIEF DOCUMENT**

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**\* This Brief Document is to be read in conjunction to the Invitation Letter and Instruction to Participants**

## A.PREAMBLE

The Competition will be conducted in accordance to International Union of Architects – International Competitions Commission’s Guidelines of UIA International Design Competitions which interpreting and implementing the UNESCO “*Standard Regulations for International Competitions in Architecture and Town-Planning*”, and with the support of the Sri Lanka Institute of Architects (SLIA).

### A.1 The Project

CHEC Port City Colombo (Private) Ltd. (CPCC) – the ‘**Client**’ for this Competition, is the Master Developer for Colombo Port City Development Project (CPCDP), the proposed CPCDP to be developed as reclaimed land adjoining the Colombo Fort to the East and Colombo South International Container Harbour to the North, Sri Lanka.

First Concession Agreement of CPCDP was signed between the Master Developer, CPCC and the Government of Sri Lanka (GoSL) in September 2014. Subsequently, a Tri-Partite Agreement with the GoSL represented by Ministry of Megapolis and Western Region (MM&WD) and Urban Development Authority (UDA) was signed in August 2016. The implementation of CPCDP is a concerted effort of the GoSL and CPCC partnerships.

The Government of Sri Lanka identify and gazette Colombo Port City as a strategic project under the Strategic Development Projects Act, No. 14, 2008 (SDP).

### A.2 The Master Developer

CHEC Port City Colombo (Private) Ltd. is the wholly own subsidiary of China Harbour Engineering Company Ltd. (CHEC).

China Communications Construction Company Limited (CCCC), the parent company of CHEC was incorporated in 2006, and is listed on the Hong Kong Stock Exchange. CCCC employs over 130,000 employees with presence in over 135 countries globally.

CCCC is the world leader in port design and construction, road and bridge design and construction, dredging, container crane and heavy machinery manufacturing. In addition, CCCC is also vastly experienced in building construction and is a major real estate investor and developer.

For the financial year ending December 2015, CCCC recorded a revenue of US\$ 67.7 billion with total assets of US\$ 140 billion. CCCC was ranked 110<sup>th</sup> among Fortune 500 companies in 2016 and ranked 3<sup>rd</sup> on ENR Top International Contractor in 2016. Among the illustrious accomplishments, CCCC is proud that to have designed 5 out of 10 of the world’s largest container terminals and cross-sea bridges.

CCCC has been actively involved with the development of Sri Lanka since 1998, executing massive construction projects, such as the Southern Highway, Outer Circular Highway, Hambantota Port, Mattala International Airport, Colombo South Container Terminal and many other major infrastructure projects. The latest major venture of CCCC in Sri Lanka being the CPCDP with estimated project value of USD 1.4B, it is the largest single FDI in Sri Lanka history.

### **A.3 Introduction to the Colombo Port City Development Project (CPCDP)**

CPCDP is a new urban centre master development, built as an extension of the existing Colombo CBD across 269 hectares of reclaimed land. CPCDP is made up of 5 unique Districts, the Financial District, The Marina, International Island, Island Living and the Central Park Living.

When completed, CPCDP is projected to have 5.65 million square meters of gross floor area (GFA), comprising some of the best International Grade A Offices, Medical and Educational Facilities, Integrated Resort, Marina, Retail Destinations, Hotels and various Lifestyle Developments. Adopting the latest Sustainable Urban Design and Smart City approach, CPCDP will be the hub in South Asia for business, leisure and pleasure. It is a place for Live, Learn, Work and Play in the Jewel of Indian Ocean.

### **A.4 Development Objectives**

Envisioned as a Blue and Green City of exclusive environment produced on the basis of state-of-the-art techniques and technologies of sustainability, the CPCDP aims to create the South Asian Hub to attract the global elites to set up a second home to live, work, learn and play. It thus intends to create exclusive and extravagant neighborhoods both on-ground and above-ground, and smart business and finance enclaves of elegance and charm in a setting that complements and completes this futuristic collective infused with spaces and places of leisure, relaxation and entertainment.

The vision of the city also calls for a shift of focus of its spatial organisation to be people-centric, environmentally responsible, integrated, innovative and livable. It calls for the engagement of the most robust technologies applicable to make it a smart and sustainable city, where ease of living, efficiency of working and joyfulness of leisure are omnipresent.

## **A.5 Vision and Mission of CPCDP**

### ***VISION***

*Building a World Class City for South Asia.*

### ***MISSION***

*To develop the most livable city in South Asia. Built on sustainable values, a healthy environment with future ready infrastructure to enhance living convenience.*

*An exemplar city providing the highest quality commercial, entertainment, medical, education and lifestyle opportunities. The catalyst for growth, a place that fuses the culture and energy of a nation with international best practice.*

CPCDP is envisioned to be a futuristic and vibrant Asian Urban Center. It is to be a construction of forms and spaces in tune with the local climatic atmosphere and geophysical composition and realities to generate one of the most technologically advanced, environmentally responsible, and socially vibrant urban enclaves. Following ideas are to be explored for the production of this urban settlement: integration, innovation, flexibility, compactness, connectedness, robustness, & livability. Its approach should be people-centric where pedestrian spaces and public spaces must energize the streets and urbanity to create a fine balance between people and machines.

Smart technologies should be employed to the fullest to transform this Nature-infused, socially vibrant urban space to transcend the physicality to emerge as a virtually interconnected third space for social and cultural exchange and presence.

CPCDP thus aspires to create an innovative, forward thinking urban settlement in which the contemporary global urban elites will be able to live in sustainable life styles, engaging in the business buttressed by sustainable planning, architecture and infrastructure. For further details please see Appendix 1.

## **A.6 Project Time Line**

A Master Plan was first produced in 2014 and received the Preliminary Planning Consent (PPC) from UDA in June 2016. Reclamation work commenced in September 2014. Land form is 28% completed as of Feb 2017, full land reclamation schedule for completion by end 2019 with Phase 1 infrastructures and utilities completion by early 2020.

## **B.COMPETITION INFORMATION**

### **B.1 Introduction**

This Competition will be conducted according to the Guidelines of UIA International Design Competitions – interpreting and implementing the UNESCO “*Standard Regulations for International Competitions in Architecture and Town-Planning*”.

### **B.2 Type of Competition**

The Competition shall be as “Ideas Competition” as detailed in the Section 2.2 of the aforesaid Guidelines.

### **B.3 Character of Competition**

The Competition being an Idea Type Competition is of Single Stage character as per Section 2.3 of the aforesaid Guidelines.

### **B.4 Competition Procedure**

The Competition of invited procedure limited to 3 (three) participants only. Anonymity of Participants shall be maintained and observed thorough the Competition period. However, the Winner and Participants’ names will be published after the conclusion of the Competition.

### **B.5 Transparency of the Competition**

Same Competition’s information, procedures, regulations and requirements will be available to all participants at the same time.

Any person employed or closely connected to the Client, Jury Member or Professional Adviser appointed by the Client shall not be participating in the Competition.

### **B.6 Prize**

The Winner of the Competition will be awarded with prize money of USD 150,000. All 3 (three) participants will be paid a sum of USD 150,000 each.

The honorarium will be paid in the following stages;

1. Upon completion of site visit to Colombo – USD 50,000,
2. Upon completion of the judging process by the appointed Jury Panel – USD 100,000,
3. Prize money for the Winner of the Competition – USD 150,000 to be presented during the prize giving ceremony.

The winner will be given the priority to enter in to negotiation to undertake the design services for CPCC’s Pilot Project.

A pro forma invoice to be produced by the Participant at each stage of payment before the Client release the money. All payment will be in the form of wire transfer to Participant's nominated Registered Organisation's bank account.

### **B.7 Timelines for the Competition**

Time lines for the Competition are as follows;

1.	Issuance of Competition Brief	4 <sup>th</sup> March 2017
2.	Site visit by Participant (up to 2 pax with max 2 days)	before 31 <sup>st</sup> March 2017
3.	Final inquires and clarifications	by 7 <sup>th</sup> April 2017
4.	Submission of deliverables (in Colombo to the designated venue)	Before 3pm, 15 <sup>th</sup> May 2017
5.	Judging process	16 <sup>th</sup> – 19 <sup>th</sup> May 2017
6.	Announcement of results	No more than 2 (two) weeks upon completion of judging process.
7.	Award Ceremony	TBA

### **B.8 Professional Advisor**

Professional Advisor appointed by the Client in accordance with Article 9, Guidelines of UIA International Design Competitions is Surath Wickramasinghe Associates, 65, Walukarama Road, Colombo 03, Sri Lanka.

All communications related to the Competition shall be via the appointed Professional Advisor during the course of the Competition.

## C.THE COMPETITION BRIEF

### C.1 General

The areas under the purview of this competition will be the Finance District and The Marina.

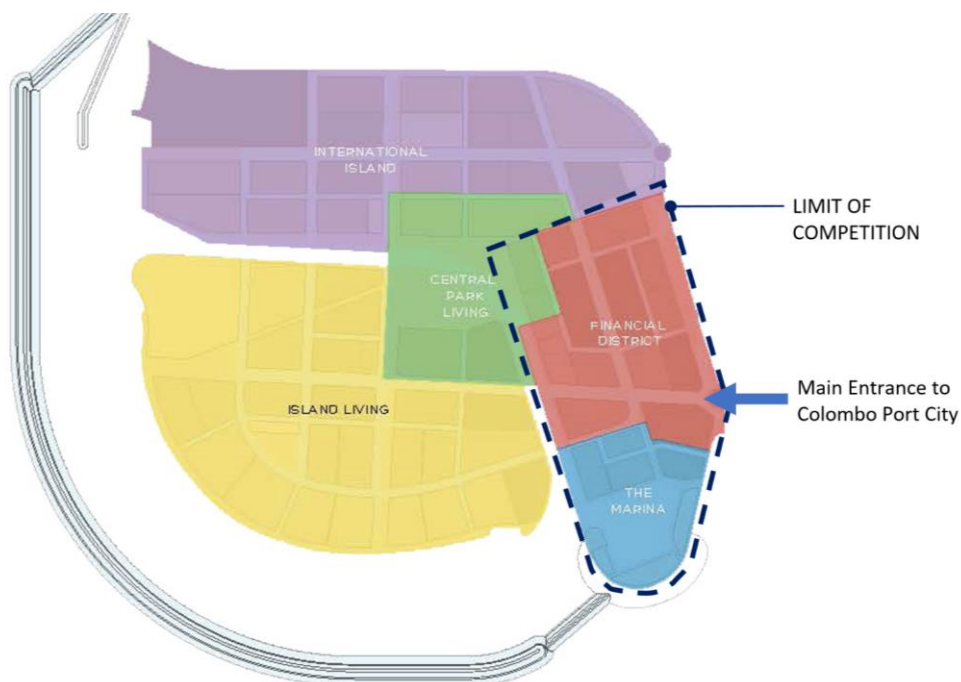
It is expected that the participants shall be guided by the following aspects suggested by the Master Plan.

- i. Roads and services networks (for avoidance of doubt, no realignment of road network is allowed),
- ii. Public areas,
- iii. Overall development volume (i.e. total GFA, developable land area etc.).

However, the participant has the freedom to re-organize the land use, mix, height and other development parameters provided that these changes include the considerations of the above and are kept within the allocated developable land (plot) boundaries.

### C.2 Area of the Competition

The area of the Competition will be confined to the Financial District and The Marina as shown below;





### **C.3 Detail Competition Brief**

Detail Competition Brief for the two Areas aforementioned are as follows.

#### **C.3.1 Financial District**

Financial District essentially form the CBD of Colombo Port City, it is a natural extension of the existing CBD at Colombo 01. International Grade A Offices and associated provisions cater for international clientele in financial services, investments, professional firms, MNC and the like are envisaged. The Financial District is also envisaged to have critical mass as *'the'* retail destination for Colombo when developed. The important main entrance to CPCDP is located here and is marked CPCC Pilot Project.

It is also envisaged that the Financial District is wrapped around public spaces. These public spaces may comprise of clearly defined as well as loosely defined spaces where activities can take place both during the day and night. These public spaces should be digitally energized, and equipped with smart technologies. Balance of interaction, connection and relationship of people, buildings, streets and public realms must be critically assess and presented.

#### **C.3.2 The Marina**

The Marina is a leisure destination with the Marina as its main attraction. This is an area for many to enjoy, from the office workers to the people that called CPCDP home, from the residents of other parts of Colombo to the visitors abroad, this is an area where leisure and pleasure have the best opportunity to showcase. Restaurants, recreational facilities, shopping, hotel, luxury residential and some offices spaces are among others to be developed here. The Marina can be a place to stroll and to enjoy many activities with family, friends and associates.

### **C.4 Competition Deliverables**

The following deliverables to be submitted before the deadline as stipulated in B4.

#### **C.4.1 Design Concept Report**

A report explaining the design consideration of spatial aesthetic and usability aspects of the proposal. This shall include but not limited to,

- i. Open space and green strategy,
- ii. Skyline and height controls,
- iii. Accessibility, connectively and pedestrian traffic,
- iv. Flexibility,
- v. Adaptability,
- vi. Urban Spatial Quality,
- vii. Building forms shapes, materials and design,
- viii. Landscaping,
- ix. Infrastructure,
- x. Sustainability.

#### C.4.2 Drawings

- i. A0 size drawings mounted; Site layout Plan in 1:1,500 scale. The site layout plan must be fully presented to clearly convey the necessary information of the concept design.
- ii. A0 size drawings mounted; Layout plan in 1:1,500 scale clearly showing the public spaces, connectivity (above and below ground), accessibility, vehicular and pedestrian traffic etc.
- iii. 3 x A1 size drawings mounted at appropriate scale showing the following; limit to maximum 5.
  - a. Concept,
  - b. Skylines,
  - c. Overall Sections,
  - d. Critical Sections,
  - e. Elevations,
  - f. Other important design features.

#### C.4.3 Fully Rendered Images (minimum 5 no.)

- i. Bird's eye view (SW to NE),
- ii. Street view showing East Boulevards of CPCDP,
- iii. Street view showing South Boulevards of CPCDP,
- iv. Any other views the participant considers important.

#### C.4.4 Massing Model

Physical massing model with appropriate lightweight materials to the scale of 1:1500.

#### C.4.5 Data Sheet

A data sheet containing the following minimum data for each plot presented in table format.

- i. Area,
- ii. FAR,
- iii. GFA (including GFA mix)
- iv. Height Restrictions,
- v. Setback,
- vi. Plinth Ratio,
- vii. Green Ratio,
- viii. Other control parameters.

All the above shall be submitted indicating the 'secret code' for identification purpose only.

Except item C4.4, a flash drive containing the softcopy of the above deliverables shall be available together with the submission.

## **D. JUDGING PROCEDURE**

An international panel of jurors is appointed by the Client in consultation with the UIA and coordinated by the Professional Advisor.

All entries shall be anonymous. Identity on the entry will only be disclosed after the result of the competition is finalised.

All Jurors will view the submitted material and view the presentations engaging in a discussion of merits and demerits of the submissions and arrive at a consensual decision in accordance to UIA International Design Competitions Guidelines.

### **D.1 Rules and Regulations related to Judging Procedure:**

The participants are not allowed to contact the any of the juror individually or collectively, either formally or informally prior to the official announcement of the final result of the Competition. In the event such an incident takes place, the participant will be disqualified and the juror will be replaced.

### **D.2 Judging Criteria & Final Judgment**

- i. Appropriateness of the proposed urban design and spatial concepts and their articulations in enhancing the original vision and objectives of the Financial District and the Marina,
- ii. Innovative ways in which the ideas related to the public spaces have been created and applied to generate urban design solutions,
- iii. Creative conceptualisation of urban forms and their integration as a whole to generate iconic images and identities,
- iv. Meaningful distribution of spatial enclaves to produce spaces and places of excitement, engagement and memorability,
- v. Strategies employed to create humane and socially responsive spaces and places in its urban enclave,
- vi. Uniqueness of the proposal to create a world-class, exclusive and forward looking enclaves within the Colombo Port City to become an iconic internationally recognised development of the contemporary global world.

### **D.3 Rules and Regulations related to Judging Criteria & Final Judgment:**

Jurors to strictly adhere to the Judging criteria.

Only the Jurors will decide how the submitted proposals satisfy the judging criteria. The jury's decision is sovereign and must be accepted by all Participants and the Client.

#### **D.4 Awards**

The winner will receive a prize money of USD150,000 + participation honorarium of USD 150,000

Remaining Participants will receive participation honorarium of USD 150,000.

The winner will be given the priority to enter into negotiation to undertake the design services for CPCC's Pilot Project.

CPCC shall seek permission from any Participant in the event that CPCC is implementing the idea that is clearly original and exclusive from the entries of such Participant.

#### **E .CONFIDENTIALITY**

Save for the performance of the Competition, the Participant shall not disclose the terms and conditions of this Competition or any information, specification, document, drawing, plan, software, data or particulars furnished by or on behalf of the Client in connection therewith, to any person other than a person engaged by the Client/appointed Agent in carrying out this Assignment. The Participant shall not make any use of or disclose such confidential information obtained from the Client/appointed Agent without the prior written approval of the Client. The Participant shall specifically refrain from publishing, either alone or in conjunction with any other person, in any newspaper, magazine, or periodical, any article, photograph or illustration relating to this Competition without the prior agreement from the Client.

#### **F .APPENDICES**

Appendix A – Project Reference Information.

- A1. Colombo Port City Summary Presentation 2016,
- A2. Master Plan – Data (detail of master plan data of Colombo Port City),
- A3. Master Plan Report (2014-15) – First iteration,
- A4. Master Plan DCR (2016) – Current MP Iteration,
- A5. Landscape Concept (2016)
- A6. Interface Road Report (2016)
- A7. Grading Plan
- A8. Financial District & The Marina Development Data (excel format)
- A9. Master Plan AutoCAD (AutoCAD Drawing)

Download link;

<https://drive.google.com/drive/folders/0B9xgNH-2UJsFUHEXt3JQUWVSQjA?usp=sharing>

Appendix B – UIA International Design Competitions Guidelines Interpreting and Implementing UNESCO “Standard Regulations for International Competitions in Architecture and Town – Planning”.

Download link;

<https://drive.google.com/drive/folders/0B9xgNH-2UJsFVm1oQ3pYeFVrdnM?usp=sharing>