

Urban Design of Tianjin Binhai New Area (TBNA) Yujiapu CBD: Design Task Proposal

1. Subject of the Competition

Urban design of TBNA Yujiapu CBD

2. Aim of the Competition

2.1. The aim of this competition is to specify the orientation of planning and development, to establish implementation concept for the overall form of the urban area and build the image of TBNA as a financial and commercial center.

2.2. This competition will provide the basis for the future planning and management which will guide the development of the area.

3. Contents of the Competition

It is expected that organic and orderly spatial layout can be developed in this area based on *the Action Plan for Tianjin Binhai New Area (TBNA) CBD (Yujiapu)* and *the Urban Design for Major Nodes of the Area (Integration)* with the phrasal implementation of the urban design. The concrete contents of the competition are the general urban design (3.44km²) and the urban design of the central area (500,000m²).

4. Principles and Requirements of the Competition

4.1. design basis

4.1.1. The urban design should be carried out with the guidance of *the approved General Urban Planning of Tianjin Municipality* and *the Action Plan for Tianjin Binhai New Area (TBNA) CBD (Yujiapu)* and *the Urban Design for Major Nodes of the Area* (the Integration plan, referred to as the macro-planning).

4.1.2. This planning is based on the macro-planning in principle. When there is a need to make necessary or major adjustments to the macro-planning, reasons must be given and accompanied by specific solutions.

4.1.3. The construction volume and the network frame of arterial and secondary roadways should not be changed. However, the layout of the functional areas, the composition of the branch roads, the greening space

system and the openness degree of the lower space of the buildings can be optimized to facilitate the continuity of commercial facilities and the activities of human beings. At the same time, the waterfront space should be made full use of.

4.2. design principle

The urban design should comply with the following principles focusing on building the location value of the urban space:

4.2.1. The principle of being public

It should carefully deal with the relation between space and human beings' activities so as to effectively support the public activities including the accessibility of the public transportation and the quality of public space and environmental facilities.

4.2.2. The principle of being mature

It refers to the three-dimensional urban form, a sense of place and the recognition of psychological, historical and humanistic environment for the design of public space.

4.2.3. The principle of being comprehensive

It should take into consideration comprehensively the social, economic, cultural and environmental factors.

4.2.4. The principle of being clear and definite

The sequence and requirements of the phrasal implementation should be made prescribed by the clear-cut temporal and spatial features of urban design.

4.3. Concrete requirements for the design

The design should be modern, ecological and human-centered, outlining the panorama of the arrangement in details and showing the image of a 21st century CBD.

4.3.1. It should adopt advanced design concepts, combining the reality of the area and taking into account of the feasibility of the planning.

4.3.2. It should display the features of an international financial and business district with first-class facilities, mature supporting facilities and a comfortable, pleasant and convenient environment for working and living.

4.3.3. A transportation system featuring high efficiency, environmental-friendliness and human-centered will be established.

4.3.4. A pedestrian system that echoes to the streets, the squares, the vision system, commercial facilities, waterfront area and greening spaces will be designed.

4.3.5. The geographical advantage of being surrounded by water from three sides must be made full use of so as to develop a colorful waterfront borderline space that is compatible and coordinates with the opposite bank.

4.3.6. The design should exhibit the feature of historical and cultural heritage of the area and endow it with the vitality of new time so that it can coexist harmoniously with the modern and open urban environment.

5. Requirements to the entries

5.1. Content of the urban design

5.1.1. General urban design

5.1.1.1. Urban form and layout

The entries are expected to improve the general form and layout, the major development axes and the major nodes, etc.

5.1.1.2. Urban open space

The entries are expected to design the composition, layout and functions of the major open spaces.

5.1.1.3. Urban landscape

The entries shall specify the landscape nodes and vision system and set up the controlling principles for buildings within the vision of landscape nodes and vision system.

5.1.1.4. Architecture landscape

The entries shall put forward the controlling principles for the artistic features, height and sequence of the buildings, silhouette of the urban skyline and the symbol of the city, attending to the dynamic vision both on water and on land, as well as the domain, the field and the route of humanistic activities.

5.1.2. Urban design of the central area

5.1.2.1. Design of open space

The entries should comply with the layout and design principles of public green space, roads, squares and other open spaces and the pedestrian system as well.

5.1.2.2. Design of buildings

The entries should also conform to the design principles for functions, form,

height, volume and appearance of buildings.

5.2. Urban design entries

All the written marks on the drawing papers are in both Chinese and English, but language for other design documents can be only English, or coupled with the Chinese translation.

5.2.1. Written report

It is in A3 size—420 * 297 mm, with written description of 20 pages maximum and design drawings of 20 pages minimum. The texts shall explain the approach of the entrant and describe the basic principles of the design and the entry.

5.2.2. Panels

Entries will be presented on nine (9) A1 size panels (841mm_594mm), including:

- General plan of the whole area (scale 1: 5000)
- A bird's eye view of the whole area
- Plan of the central area (scale 1: 2000)
- Perspective diagram of the major vision points:
- Elevation drawing of the main urban space in the central area
- Section view or section perspective diagram reflecting the composition of the urban space
- Other drawings that the entrants consider as necessary (concept maps, for instance).

5.2.3. Presentation documents

Three-dimensional animation documents

5.2.4. Electronic documents

A CD-Rom presenting all graphic elements in high resolution will be sent with the panels.

5.2.5_ In the documents of entries, color may be used.

6. Contents and requirements of the follow-up design

The first prize winner of the competition will carry out the follow-up design according to the comments of the jury and the promoter. The contents of the follow-up design are to improve the urban design of the central area in Yujiapu District, the TBNA CBD (500,000m²) and work out the guiding principle for the

design of buildings in the central area.

International Urban Design Competition of Yujiapu District, the Tianjin Binhai New Area (TBNA) CBD: Competition Rules

1. Definition and Aim of the Competition

The People's Government of Tanggu District announces an international ideas competition for the urban design of Yujiapu District, the TBNA CBD in Tianjin Municipality. This is an international competition by invitation, following a pre-selection procedure, and will be adjudicated anonymously.

The aim of this competition is to specify the orientation of planning and development, to establish implementation concept for the overall form of the urban area and build the image of TBNA as a financial and commercial center. This competition will provide the basis for the future planning and management which will guide the development of the area.

2. Organization of the Competition

2.1. UIA Rules

The competition rules are based on the UNESCO recommendations for international town planning and architectural competitions implemented by the UIA.

2.2. The Administration

The competition is promoted and the prizes will be awarded by People's Government of Tanggu District, Tianjin Municipality. The promoter is committed to accept the decisions of the jury and to pay the prizes awarded within two months of the announcement of the competition results.

2.3. The Technical Consultant

Two technical consultants of urban design will take charge of the registration, receive and answer questions from the entrants, and supervise the acceptance of the competition entries and the anonymity of the entrants. The technical consultants will guide the work of technical committee, cooperate with the jury and present the jury meeting.

2.4. The Competition Office

A competition secretariat and a technical committee will be established as the competition office.

The address of the competition office is:

B2-403, GuoXin Building, 27th the Second Avenue, TEDA, Tianjin, China, 300457

Telephone: 0086-22-66219343

Fax: 0086-22-66219343

Email: liuliuliu@vip.163.com

3. Participation in the Competition

3.1. Type of the Competition

This is an international call for candidatures open to architects/urban planners and multidisciplinary teams led by an architect/urban planner who are licensed/registered

with the appropriate professional body to practice the profession in their country of residence.

Through a pre-selection procedure, the technical committee will select 8 entrants to be invited to participate in the competition.

3.2. Restrictions

The following individuals are not eligible to participate:

- Judges and substitute judges
- Members of the technical committee
- Technical consultants
- Persons directly or indirectly involved in the organization of competition
- Family members of the above persons and individuals from organizations in which they work as leaders, officials or consultants.

The applicants cannot accept directly or indirectly help from the above persons who are involved in the competition.

3.3. Requirements for Registration and Selection of the Entrants

3.3.1. Registration

The applicants should complete and submit the application forms and proof of the right to practice the profession in their country of residence to the competition office by email.

The deadline for the receipt of registration is October 15th, 2007.

3.3.2. Main selection criteria

- Applicants who have undertaken an urban design of a central urban area larger than 1 km² will be given the priority to participate.
- The design awards (both domestic and international) conferred on the main architects and planners.

3.3.3. Final Entrants

The technical committee will examine all candidatures and select 8 entrants to be invited to participate in the competition.

3.3.4. Notice of Nomination

The competition office will contact each of the 8 teams selected to invite them formally to participate in the competition and obtain their formal acceptance. The list of the teams invited will be posted on the official website of UIA (www.uia-architectes.org) by November 5th, 2007.

4. Competition

4.1. Legal Basis of the Competition

By participating, the entrants and the jury confirm that they agree to the terms and conditions of the competition _

4.2. Official Languages

The official languages of the Competition are Chinese and English _
Legends and explanatory texts are both in English (or with their Chinese translations) _

Answers to the questions will be in Chinese and English__
The Jury will confer in English. Jury reports will be provided in both languages__
In case of ambiguity, the interpretation will be subject to the English version.

4.3. Documents Provided by the Competition Office

The whole documentation will be given by a CD and sent to the entrants by November 15th, 2007__

4.3.1. Maps and Photographs

- In the general planning of TBNA:
 - Layout of the towns in TBNA
 - Spatial layout
 - Functional areas
 - Ecological structure
- In the planning of TBNA CBD:
 - Map of the district location
 - Map of the functional areas
- Topographic map of Yujiapu
- Map of the current land use in Yujiapu
- Current situation of Yujiapu (Photographs)
- Planning map of the surrounding area
- Planning map of the comprehensive transportation in TBNA
- Photographs of light transit, railway station and trolley bus

4.3.2. Related Written Documents

- *The Action Plan for Tianjin Binhai New Area (TBNA) CBD (Yujiapu) and the Urban Design for Major Nodes of the Area (Integration)*
- *General Urban Planning of Tianjin Municipality (Excerpt)*
- *Planning of Tianjin Binhai New Area (TBNA) CBD (Excerpt)*
- *Planning of Transportation in Tianjin Binhai New Area (TBNA) CBD (Excerpt)*
- *Task Proposal for the Urban Design of Tianjin Binhai New Area (TBNA) Yujiapu CBD*
- *Introduction of Tianjin Binhai New Area (TBNA) (Written explanations and presentation documents)*

4.4. Questions

The last date to forward questions by email is December 5th, 2007.

The answers to all the questions will be sent by email to all the entrants by December 25th, 2007.

No further adjustments to the terms of the competition can be made after the circulation of answers__

4.5. Submission of Entries

4.5.1. Materials to Be Submitted by the Entrants

The entrants shall submit a written report (A3,40 pages), 9 panels (A1), three-dimensional animation documents and electronic documents (for more detailed information, please refer to the Design Task Proposal). In the documents of entrise, color may be used.

Each entrant is entitled to participate with a single entry__

4.5.2. Scope and Rules of the Entries

The scope of entry should not go beyond the requirements of the competition.
The metric system will be used.

4.5.3. Anonymity

The entrants must select an ID code and mark their competition documents only with this code throughout. This code shall consist of six Arabic numerals and two letters, 1 cm in height, and it must appear at the top right-hand corner of each document, including the sealed opaque envelope which contains the entrants' identity. The entrants should mark their ID code on the envelope and inside of the envelope indicate their individual or team leader's name, address, telephone number, e-mail address and name and profession of all team members. Other marks that can reveal the identity of the entrants must not appear in the panels and documents. The competition office will record this ID code and submit to the jury a substituted group of numbers as the ID code. A notary public will keep the envelope attached by the entries, the ID code and relevant numbers that can reveal the identity of the entrants until the anonymity is cancelled at the end of the competition.

The anonymity of entrants will be maintained throughout the competition until the announcement of the results by the Jury.

4.5.4. Sending submissions

The deadline for sending submissions is March 5th, 2008.

The deadline for final acceptance date is March 20th, 2008.

Entries will be sent or delivered in person to the below address.

B2-403, GuoXin Building, 27th the Second Avenue, TEDA, Tianjin, China 300457

Contact: Mrs. Maxia

Tel: 0086-22-66219343

4.5.5. Liability for entries

Entries received at the competition office will be under the safekeeping of the promoter, which will be responsible for the restoration of any damaged or lost entries.

5. Evaluation of Entries

5.1. Technical Examination

Technical evaluation of the entries will be initially performed by the technical committee to check whether they meet the requirements of the competition and make a report on each entry's technical examination to the jury.

5.2. Composition of the Jury

Representatives of the UIA

At its first sitting the jury will elect its Chair and deputy Chair.

5.3. Criteria for Evaluation

- The depth and scope of the design should fully meet the requirement of the Design Task Proposal;
- Advanced design concepts should be adopted, combining the reality of the area

- and taking into account of the feasibility of the planning;
- The entry should display the feature of historical and cultural heritage of the area and endow it with the vitality of new time;
- The entry should attend to sustainable development and phrasal implementation;
- The jury preserves its right to establish further criteria.

5.4. Methods of Evaluation

Decisions will be taken by majority vote, with a separate vote on each design submitted. In the case of a tied vote, the chair will have the casting vote.

5.5. Prizes

1st Prize	1,400,000 RMB	132,451 Euro
2nd Prize	800,000 RMB	75,686 €
3rd Prize	600,000RMB	

Entrants whose entry meets the above requirements will receive 300,000 RMB as the honorarium for the design from the promoter.

5.6. Announcement of Results

The results of the Competition will be announced on March 26th, 2008.

The jury reports will be published on March 27th, 2008.

The award ceremony will be held on April 10th, 2008.

The awards and the honorarium for the design will be paid by April 30th, 2008, converted into the local money of the entrants according to the exchange rate on the day of payment.

5.7. Public Display of Entries

The competition office is entitled to exhibit the entries to the public.

All entries (prize winning and others) will be publicly displayed in an exhibition to be held in the people's government of Tanggu District (provisional) between March 27th and April 30th, 2008.

The results and images of the winning entries will also be published by the UIA on its website and in its newsletter.

The promoter has also the right to publish the results and images of the winning entries

5.8 Copyright and right of ownership

The author of any design shall retain the copyright of his work; no alterations may be made without his formal consent.

The design awarded first prize can only be used by the promoter upon his commissioning the author to carry out the project. No other design, whether it has been awarded a prize or not, may be used wholly or in part by the promoter except by agreement with the author.

The promoter's right of ownership on a design covers one execution only.

The author of any design shall retain the right of reproduction.

6. Follow-up to the competition

The first prize winner of the competition should carry out the follow-up design according to the comments of the jury and the promoter. The contents of the follow-

up design are to improve the urban design of the central area in Yujiapu District, the TBNA CBD (500,000m²) and work out the guiding principle for the design of buildings in the central area. The promoter and design team shall negotiate and decide the follow-up contract.

7. Summary of Dates and Deadlines of the Competition

Official Announcement	August 31 st , 2007
End of Registration	October 15 th , 2007
Announcement of the nomination of the entrants	November 5 th , 2007
Sending of Competition Materials	November 15 th , 2007
Deadline for Sending Questions	December 5 th , 2007
Deadline for sending out replies	December 25 th , 2007
Deadline for submitting entries	March 5 th , 2008
by post_courier service(dispatch date must be clearly visible) or in person	
Final dates for reception of posted entries	March 20 th , 2008
by the competition office	
Technical commission sessions	From March 21 st to 23rd, 2008
Jury's meeting	From March 24 th to 25 th , 2008
Announcement of Results	March 26 th , 2008
Award ceremony	April 10 th , 2008