

Maspero Triangle Competition

ARAB REPUBLIC OF EGYPT
MINISTRY OF STATE FOR URBAN RENEWAL AND INFORMAL SETTLEMENTS
And CAIRO GOVERNORATE

International Competition for the Urban Re-planning and Architectural Design of Maspero Triangle

Under the Auspices of the International Union of Architects



Terms & Conditions



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Introduction

The office of the Prime Minister of Egypt declared the Maspero triangle an **“Urban re-planning zone”**. By this declaration, the Governorate of Cairo is entitled to change the land use and other urban planning parameters in order to improve the land use and lifestyle of the tenants and owners.

Community discussions and open forums with tenants have already begun and agreements are being drawn between the government and the tenants and various stakeholders to establish a participatory urban upgrading approach which maintains livelihoods, prevents gentrification and ensures full cooperation with the property owners.

As explained in an earlier announcement, this International competition for the Urban Re-planning and Architectural Design of Maspero Triangle in the heart of the city of Cairo is a pilot project, organizers have high expectations from the competing designers, and results of this competition will set the standards for forthcoming projects of the same nature.

This **Competition is by invitation** only to pre-qualified firms that have responded to a request for the open call for pre-qualifications. It has received the approval of the International Union of Architects – UIA - and consequently follows the provisions of the International Recommendations for Competitions in Architecture and Urban Planning adopted by the General Conference of UNESCO in 1956 and on 27 November 1978, in its revised version.



Photo by: Madd Platform - Skyline view of the area looking west

The Challenges of the Maspero Triangle

There are two ways to look at an urban intervention problem like the one being presented here with the Maspero Triangle site. One approach is to localize the intervention to the defined geographic location identified in the terms of reference and propose the best solutions to its identified problems. While the second is to widen the scope of vision and see this specific geographic location with its specific problems within the broader historical context of the city at large. And in this case a mighty city it is, Cairo; and a tumultuous historical period it has been and still is.

It is our hope that the designers we invite to participate in this competition adopt the second approach, for it is our aspiration to make this project speak to the wider issues of the city and the historical context. As a Ministry of Urban Renewal and Informal Settlements, our mandate covers all urban areas of Egypt. However, Greater Cairo is home to close to 25% of the population and close to 60% of those who reside in what we have come to define as informal settlements, and Maspero Triangle is a part of Cairo that integrates the paradoxical composition of the city: its formal landmarks, the informal settlements, and the touristic landmarks, all within a small 87 feddan area.

Yet is a location that falls in the heart of this magnanimous city, right on its Nile banks with its back to the previously grand Khedival downtown, and facing the more elite Zamalek island, and touching the edges of what has become working class Cairo neighborhoods. How can this triangle avoid touching all of these areas, especially in a city composed of a complex web of relationships, historical, social, physical, and economic; disentangling them is an impossibility, and ignoring them has always led to disasters. Much of our contemporary urban interventions are testaments to that.

Our main challenge is how to use the Maspero Triangle project to speak to the entire city, to address its complexities, and to capitalize on this historic moment of flux to plant a seed for positive change through urban intervention. At no time in the history of this city is this more significant especially after two revolutions in four years distinguished by the people re-appropriating their cities in their act of defiance; by the people in their millions occupying the city's public spaces and transforming them to the city of their dreams.

Can we use this moment to channel this energy and these aspirations through an integrated approach towards an urban intervention that brings about the aspired for dreams in a new and unprecedented (in these parts) public private, and community partnership?

This is the challenge at the macro level of our vision. At the meso level we have identified three interrelated challenges, namely:

1. solving the housing problem for the inhabitants who have come to reside through the past generations in totally unsatisfactory conditions, on land that has far more value than these conditions reflect;
2. delivering a winning economic formula that satisfies the need for commensurate returns for the investors who have invested heavily in acquiring land for development in this area; while also facilitating the economic growth of residents who have invested their lives in this neighborhood for generations;
3. introducing a catalyst for positive change into the heart of the aging city of Cairo after it has been left to misfortune as the wealth moved out to the new communities to the east and west of the city;

On the micro level we are envisioning a different set of challenges that are rooted in the functional levels of re-discovering the identity of our urban public spaces and re-identifying the elements and channels that help re-create a place for pedestrian users in their city.

For us the Triangle here is thus more than a geometric shape on the map; it is also the triangle of relationships intertwining the interests and rights of the the people, the state and the investors. Is there a formula that can guarantee a win-win outcome for all three parties? Can we align their apparently divergent priorities to create a sustainable impact?

In short can we use this opportunity to make a real difference in the quality of life for not only the Maspero residents but also for the city residents (eventually)?

We know we can and we would like to challenge you to contribute to that.

Finally, it is our hope that the designers who choose to undertake this challenge focus on proposing interventions that can be implemented as

opposed to ones that are simply good to publish. The problems of this area have been stalled for over four decades and it took the partnership model to finally bring a resolution to the main differences. Your input will constitute the first step towards giving that new vision a form and shape so that the stakeholders can move ahead towards implementation and realization.

That vision will be realized not because the Ministry forced it upon the community but because the planners and designers came up with a way to capitalize on the already released energies and develop a mode of application that works.

We have every confidence that the groups of contestants we have prequalified and thus invited to undertake this challenge are more than capable of doing that.

Dr. Laila Iskandar

Minister of State for Urban Renewal and Informal Settlements

Section 1

Project Brief

1.1. Background

- Maspero triangle is one of the historical areas dating back to 1890, standing on 87.5 feddans (a feddan is 4200 m²) of land and home to at least 13,000 residents. It was an extension for Boulac district, which was the Ottoman western port of Cairo on the Nile River (Beau Lac) and the geographic extension to Khedivial Downtown Cairo. The triangle occupies a central location overlooking the Nile Corniche in central Cairo with a distinctive urban character constituted by the Ottoman, Khedivial architectural style.
- Several attempts for development were initiated in the last few years but none of these were taken to implementation stage due to various reasons.
- The Competition is sponsored by the Ministry of Urban Renewal and Informal Settlements as the main governmental entity charged with the responsibility of upgrading the urban quality of informal settlements in Egypt. The Governorate of Cairo is the landlord where the site is located and hence is a co-sponsor of this Competition

1.2. The Competition Site Area

- The site is located within an urban space of great national and cultural significance. The site is bordered on the west by a lively stretch of the river Nile banks, facing the elite Zamalek Island; and is close to the city's civic center, cultural destinations and the Egyptian Museum. Adjacent to it, the downtown areas offer ample shopping and business options.
- The total area of the triangle is 87.5 feddans, while the area proposed for development is 53 feddans.
- Parking, transportation links, and other visitor amenities are within close proximity to the site. The site is also well served by public transport, including nearby underground Metro stops.



View towards South
Photos by: Madd Platform



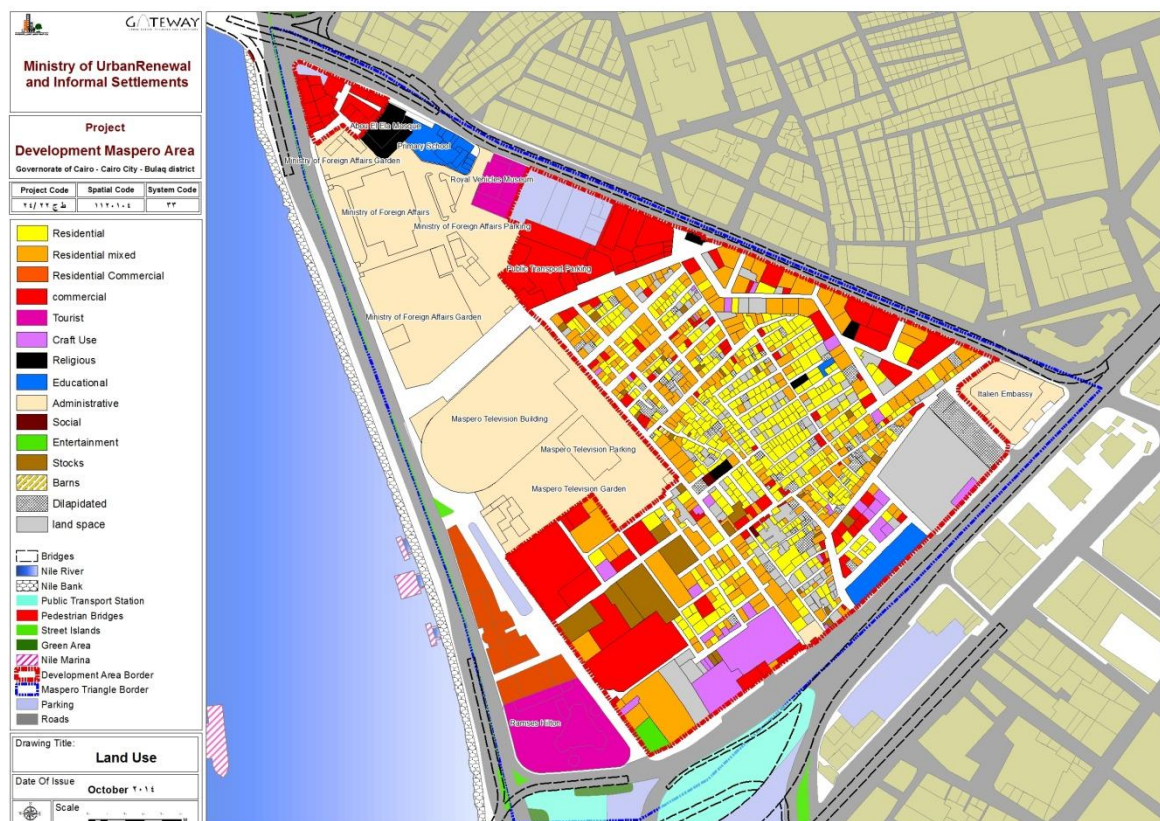
City Skyline

1.3. Existing Condition

For details, refer to the Appendices (uploaded files on web link) for the building and site conditions, heights, density, ownership, buildings of architectural value, and connections to city grid and service networks

A. Land Use

The site area land utilization is currently distributed according to the following: roads and open areas (31.45%), residential (8.03%), commercial (8.14%), administrative (23.25%), mixed use residential (11.12%) and others educational, religious, cultural...etc. (18.01%). The sites accommodates about 4541 housing units, 598 commercial units (groceries, coffees, restaurants), and 249 small workshops.



Map by: MURIS, Gateway – Land Use Layout

B. Main Features

Most of the major landmarks in the area are located on the Nile Corniche such as the Ministry of Foreign Affairs, Ramses Hilton Hotel and the Egyptian Radio and TV building. Inland there stands the Italian Consulate on Al Galaa Street, and the Sultan Abo el Ela Mosque (1350 AC) and Khedivial Carriages Museum on 26th of July Street. That is in addition to several buildings of unique or significant architectural value in the surrounding area.



Ministry of Foreign Affairs



Ramses Hilton Hotel



Radio & TV Building



Aerial View of informal housing in area
Photo by: Madd Platform

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C. Surrounding Areas

The northern borders of the triangle are the 26th of July Street and 15th of May Bridge, while the southern borders are the Abdel-Moneim Riyadh Square, 6th of October Bridge and the Egyptian Museum. To the east lies El-Galaa Street while the Nile River lies to the west.



Sixth of October Bridge



Street in Downtown Cairo

Photos by: Vlatka Seremet and Barbara Pampe

D. Historical Buildings and Heritage

The study area is a historical urban fabric connecting traditional Cairo and modern Cairo sections of the city. It contains a number of buildings with historical, architectural, social or traditional vernacular value. Some of those buildings are registered as 'buildings of value'. It is recommended to utilize the historical urban fabric and propose an adaptive reuse of these buildings after restoration as part of the proposed development scheme



Photos by, Madd Platform

E. Utilities and Services

The aging infrastructure network failed to meet the demands of the continuously growing population in the area. Without drastic upgrades,

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networks are not expected to meet the basic demands of the tenants or the proposed developments.

Original water and sewer networks are designed to meet the current demand. Additional demands and changes to the plan will require complete redesign of the networks.

Houses are connected to the electricity grid supplied through a distribution loop from substations, most of which date back to more than 30 years and are severely deteriorated. Street lighting posts are placed at different distances and date to more than 50 years ago.

F. Traffic Routes and Metro Stations

Maspero is connected to several public transportation networks. Gamal Abdel Nasser Metro Station is located to the east of Maspero and connects it to the three currently operational Metro lines. Also a main public bus station is located to the south of the triangle in Abdel Moneim Riyadh Square. In addition, the Nile Corniche Street connects Maspero to the northern and southern neighborhoods of the city. The Torgoman Land Terminal, which lies to the north of the site, provides land transportation connections to all Egyptian cities. To the west, on the river banks, lies Maspero River Bus Terminal providing water transport connections.



G. Current Problems & Challenges

In addition to the underlying complexities of the area and its potential impact on the urban development of the city at large, there are some obvious physical and structural problems that have to be tackled by any development approach, which include:

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- A considerable number of buildings are old and deteriorated.
- The existence of many dilapidated informal buildings.
- Extremely bad vehicular and pedestrian road networks, mostly unpaved and no connectivity between zones within the triangle.
- Unsuitable access points which cause existence of traffic jams.
- Random expansion of business types resulting conflict between their environmental impact (pollution & noise) and the demands of residents.
- More than 40% of the residential apartments are too small (only one room) without minimum basic physical and health requirements.
- Absence of essential communal services such as educational and healthcare facilities.
- Available traffic routes do not meet accessibility requirements for modern emergency services such as ambulances and fire trucks.
- Dilapidated infrastructure networks.
- Economic situation below standards and incidence of poverty higher than neighboring districts.



Informal and Deteriorated Housing in the area
Photos by: Madd Platform

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H. Site Photos



Photos by: Madd Platform

Section 2

The Competition

2.1. Objectives and Aims of the Competition

Besides the broad questions that this completion raises in reference to the challenges posed by the city of Cairo in this critical moment in history, and the specific role the Maspero Triangle is playing as a symbol and as potential influencer for its future development, there are more concrete objectives that we hope this completion would address and present possible scenarios for. These include:

- Develop a vibrant district that includes residential, commercial, business, historic, cultural and leisure destinations.
- Create a flexible development model, which can be modified according to market variables and changeable local community desires.
- Improve the living conditions of the current and anticipated residents.
- Develop economically feasible projects which benefit the country, investors, and local community.
- Maintain and enhance the value of the existing historical buildings in the proposed urban scheme and capitalize on the potential value of existing heritage buildings and fabric.
- Develop an integrated approach that brings together economic growth models in line with social and physical growth models.
- Present a new model for integrating local identity within the broader realms of contemporary urban and architectural language.
- Serve as a model for development spill over for surrounding neighborhoods.
- Provide flexible spaces to accommodate the suggested activities within an evolutionary growth pattern.
- Explore the potentials for placing relevant cultural activities within the area that is broadens the diversity of social and economic classes attracted to the area.
- Create an attractive destination: a central gathering place for city residents of all ages, economic and social categories as well as for tourists.
- Enhance the functional role of Maspero area as a natural extension to downtown and a connector to the Nile River.
- Minimize project negative environmental impacts and potential traffic effects.
- Avoid gentrification that might repel local resident from their neighborhood or replace them by new community.

2.2. Design Program, Guidelines and Requirements

Each competitor has to consider and implement the following requirements and guidelines into the proposed Master Plan:

2.2.1. Site Limits, Surroundings and Parameters

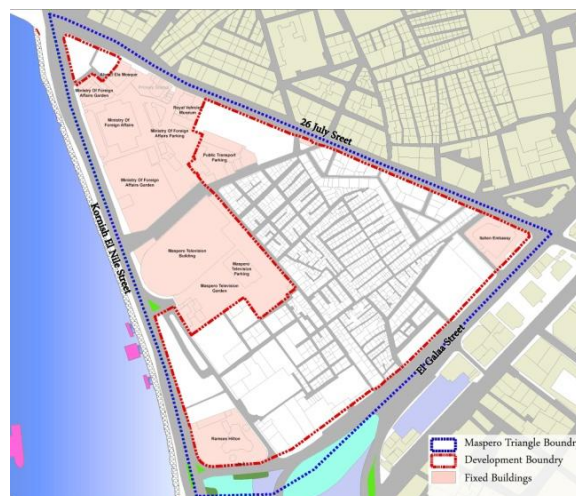
There are two levels of definition for the proposed site that should affect the multiple levels of intervention of any proposed interventions. These are:

Level I: Maspero Zone

At this level the area of consideration is the whole 87 feddans of the Maspero Triangle with its borders on the north-east the 26th of July Street, and on the west the Nile Corniche, and south-east Al-Galaa Street. Within this zone special consideration shall be given to parameters that will continue to exist and accordingly should be integrated in the new vision. These parameters include the Ministry of Foreign Affairs, The Italian Consulate, The Radio and Television Building, Ramses Hilton Hotel, the Royal Carriages Museum, and Abu El-Ella Mosque.

Level II: Specific Intervention Zone

The estimated area where direct intervention is possible is 53 feddans. Its borders are defined on the southeast by Al-Galaa Street, and the north-east by the 26th of July Street, and from the south-west by the Radio and Television Building and the Ramses Hilton Hotel, and on the north-west the Royal Carriages Museum and Abu El-Ella Mosque.



Maspero Triangle showing development zone
Map By: MURIS & Gateway

2.2.2. Proposed zoning, land use, allowable heights, land coverage and proposed components

Through a lengthy and extensive participatory process which organized and managed by MURIS, a preliminary zoning scheme and development road map has been agreed between residents and stakeholders in the Maspero neighborhood and it is shown in the following figure. The main components of this agreement concern the redistribution of ownership between residents and stakeholders so as to reset uses and activities in a practical manner. A number of guidelines have been developed to influence the proposed zoning scheme. Though they can be flexible, they do reflect the consensus reached by the stakeholders throughout the participatory process.



The proposed zonings are distributed as follows:

Zone (A): (9.95 Feddans)

A zone proposed residential area to accommodate current Maspero residents. The location is very significant as the residential area would be an extension to Boulaq old neighborhood. The area contains several significant buildings that have a potential for upgrading to act as a cultural spine that penetrates and activates the residential area. The competitors shall accommodate about 60% of the existing housing units which is account of 4541 units.

The building heights shall be proportional to the width of their respective streets and should be intimate and cozy in quality and character, allowing for everyday public interaction without sacrificing

enough privacy for the residents.

Special attention should be given to the rehabilitation and reuse of the listed buildings and the nature of public/private spaces and their delineation, like the potential extensions on sidewalks for commercial activities like cafes and groceries.

Zone (B): (11.55 Feddans)

Adjacent to zone (A) is zone (B), which is proposed for mixed-use activities and investments that vary between:

- Commercial: such as Boutique hotels, entertainment and cultural activities, and other commercial spines that accommodate different types of shops.
- Residential: attracting a new category of residents to the neighborhood. This category is mainly composed of young educated individuals or groups that seek a combination of work/accommodation in central areas of Cairo.
- Offices: mainly targeting middle scale enterprises and startups.
- Recreational: such as themed restaurants and cafes.

Since this zone lies on the edge facing Khedivial downtown Cairo it has the potential of connecting the neighborhood to the downtown, and hence should acknowledge that in its selected architectural language and urban fabric and parameters.

The main importance of Zone (B) is to act as a transitional zone between zones (A) and (C). A gradual transformation between the residential zone and the high-rise zone is very important to prevent gentrification and contrast in urban form and uses.

Zone (C) and Zone (F): (15.27 Feddans)

These zones are mixed-use investments areas that lie close to the river Nile. The two zones should reflect a façade of modernity for Cairo. These zones can accommodate high-rise buildings that will be a landmark for the new downtown, as the land value of these two zones is very high and the FAR (floor to area ratio) is very high.

The uses of this area will range from:

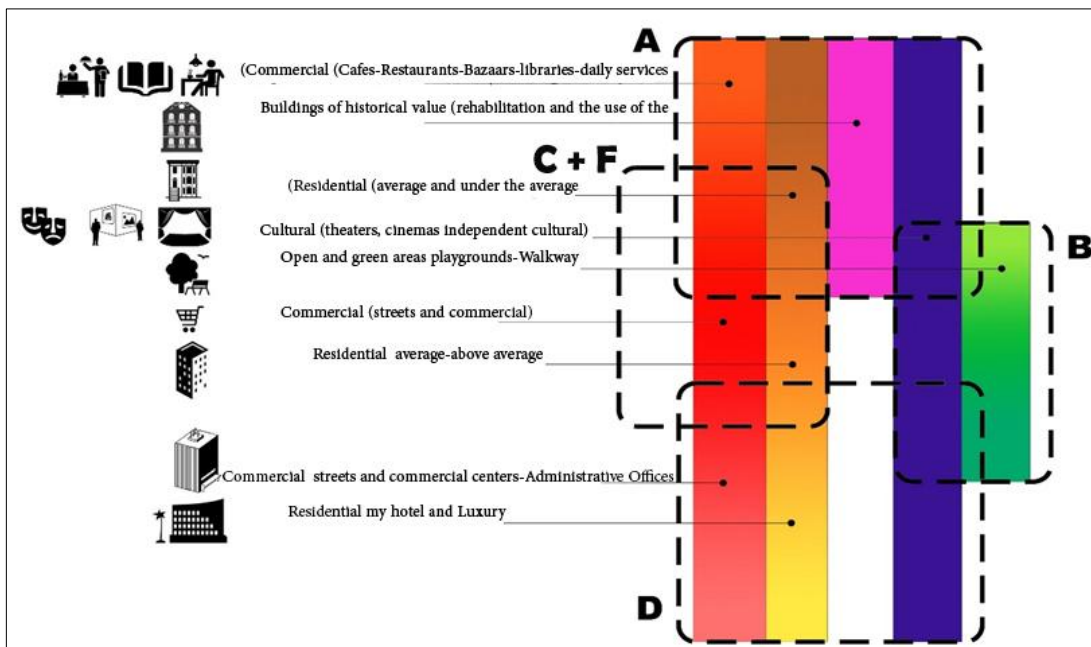
- High-end residential and hotels.
- Office spaces for large corporate uses.
- Business parks.
- Retail spaces and commercial hubs.

The development of these zones should maintain its livability and vitality at all times.

Zone (D) and Zone (E): (14.33 Feddans)

These zones are two recreational zones that connect the different zones of the neighborhood together. These zones will provide a direct public access for the city to the Nile waterfront through the Metro station and proposed cultural spine.

Mixed cultural and entertainment activities such as cafes, public parks that will act as interaction node for the area and for Cairo in general promoting for public festivals and activities.



Comments on the zoning scheme:

The zoning regulations described above are based on a continuous gradient of uses as opposed to the conventional paradigm of hard-edged segregated uses.

The proposed zoning is a result of continuous consultations between all stakeholders. The zoning map which has been shown before declares the launching of the project process. The different stakeholders together with the government signed the Charter on February 2015.

2.2.3. Program for Various Building Types

Residential: The number and areas of residential types should respond to the following:

- Household sizes.
- Cultural and social needs, which vary in each zone.
- Financial affordability.

Commercial, business, and cultural buildings: Their requirements and programs should respond to the criteria stated in the activities and objectives for each zone.

Hotels: Their grade and capacity should be determined by the competitiveness analysis in order to maximize the financial returns and the attractiveness and marketability of the neighborhood.

2.2.4. Population Density in Each Zone

The suggested and proposed densities should be balanced to avoid overcrowding as well as lifelessness and inactivity. Proposed densities should take into consideration the impact on the infrastructure of the whole neighborhood.

2.2.5. Investment and Economic Plan

Mixed-use activities are widening the limits for investments in the area, in spite of the limitations on heights and architectural styles that are required in certain zones (A), (B), (D) & (E).

Assuring a sustainable economic plan is a key factor for the success of such a project. There is a wide array of economic groups and interests and hence different potentials for investments for different target groups. Creating the right balance will be the challenge. On the one hand, the economic value of the Nile front must be reflected into high-end investment projects that generally act as investment catalysts for Egypt.

On the other hand, the economic activities for the residents must be sustained, as these activities and associated crafts act as a living heritage for the neighborhood. Also new activities can be introduced in the residential and recreational zones that can attract new target groups through diverse cultural activities. Avoiding gentrification is crucial in this aspect.

Finding an active place and role for each stakeholder in most of the activities that will be proposed in the project is very important, and that will be assessed in reference to aspects, such as;

- Connectivity and integration between activities, inside and outside the neighborhood.
- Integrated activities that can benefit all different stakeholders in the neighborhood.
- Blurred boundaries between zones to avoid segregation between different zones.
- Overlapping activities between attached zones to ensure continuity from one zone to another.

2.2.6. Social Aspects

A huge diversity of communities are expected to be using the neighborhood on a regular basis. The existing community of middle and low-income background is a large one and is composed of families that have lived in the neighborhood for several generations. Large scale investors will be creating projects that will attract other higher income groups to the neighborhood to engage in activities that did not exist before. Understanding the users map will be pivotal to create integrated spaces and activities that enhance inclusion and avoid exclusion of any of the groups.

The challenge in the proposed approach is to fulfill each group's needs and aspirations, while also preserving the backgrounds and culture of each group to enrich the identity of the place. The main assessment points in this area include:

- Providing adequate spaces in the project for housing and public spaces is a corner stone for the success of the proposal.
- Providing community facilities such as parks, play areas, shops and cafes, and all areas that encourage social interaction.
- Clear definitions for public and private spaces to be flexible to allow adaptation, conversions, extensions, transformations and appropriations.
- Maintaining a healthy sustainable balance between investments related spaces and community related spaces is crucial.

2.2.7. Environmental Aspects

Contestants should take into consideration the hot climate of Cairo that is being amplified by the phenomenon of smog resulting from the emissions and heat induced from surrounding activities. The area should act as an oasis in the middle of this harsh context increasing its

attractiveness making use of the following:

- Building materials.
- Urban fabric.
- Passive design techniques (The use of elements such as green corridors, green roofs is encouraged).
- Renewable energies especially solar energy.
- The use of active design techniques should be used to the limit and not be a burden on the infrastructure.
- Ensure public access to the Nile front.

2.2.8. Access Points, Public Transport, Parking, Pedestrians Routes

The Maspero urban fabric is a unique fabric that forms a sudden transition from the surrounding fabrics. Its important location in the city however can make it an important connector and transitional area linking the different parts of the city that overlook this area. This presents several possible access points each with a potentially different character and use, thus enriching the potential qualities of the streets. Possible tools include;

- Exposed entrances from main surrounding streets.
- Defined access points to public and private zones.
- Streets that facilitate mobility for different means of transportation.
- Creative use of street spaces and multi-functional uses.
- Elements such as trees, landscape, and street furniture create livability to the pedestrian routes.

2.2.9. Building Codes and Building Heights

In general the existing building codes and laws governing the building activities in the Egypt in general and the City of Cairo in specific are in force. For building heights the main rule is that the allowable height of a building is a maximum of 1.5 times the width of the street it stands on with a maximum height of 36 meters. For buildings standing on the Nile banks, exemptions from this rule have been awarded to reach heights of 142 meters.

Accordingly, contestants are expected to take these codes into consideration in their design proposals. However, because of the special nature of the project we expect there will be room for applying for special exemptions if there are sufficient justifications warranting them. It is allowed to have high rise buildings.

2.3. Deliverables

This is an anonymous submission procedure. There should be no identification marks or branding on your submission. Failure to comply with this requirement may lead to disqualification. There are four parts to the expected deliverables.

Part A: Narrative Booklet

This is the document where the full extent of the contestant's story is described and elaborated. It shall not exceed **50** pages of written text in A4 size (landscape), and shall at least include, though not be limited to, the following:

- Approach and philosophical assumptions.
- Description of concept and master plan.
- Proposed social dimensions of solution and how it capitalizes on the participatory process already initiated.
- Investment strategy and economic studies that address the diver's economic priorities of the stakeholders and justify the project's feasibility.
- Program studies detailing land uses, functions, percentages and densities including logic behind them.
- Approach to sustainability and environmental consciousness.
- Approach to transportation and site accessibility.
- Approach to infrastructure and utilities.
- City integration approach and how proposed solution integrates and affects positively the city.
- Implementation strategy outlining proposed stages, process, business models, role of each stakeholders, risks involved, construction phasing etc.).
- Summary of cost estimates and project budget.

Part B: Design Boards

A maximum of twelve (**12**) A1-size (landscape) boards (rigid, lightweight)

Boards are numbered and represent the key project criteria. Each board will establish the competitor's approach. Boards may contain a mix of media such as drawings, words, sketches, photos, and visualizations. They shall include the following information:

- 1) Concept Design and Master Plan Layouts (1:2000) to express the concept of the proposed design, program, zoning proposal, integration with city, public spaces, landscape solutions, traffic access

and circulation, and key functional spaces.

- 2) Detailed Master Plan (1:1000) zooming in on specific solutions of components that highlight further the depths of the proposed concept.
- 3) Cityscape study: to demonstrate how the city integrates positively with the existing city fabric and skyline contributing positive change catalysts
- 4) Heritage Study: to demonstrate how the proposal is compatible with the quality, value, and significance of the historical urban structures and fabric.
- 5) Traffic and circulation studies showing integration into city networks.
- 6) Infrastructure study: to demonstrate how the current deficiencies in the site will be resolved within a framework of sustainability.
- 7) Typical residential layouts and architectural design of apartments units of all types (1:100) addressing diversity of needs of existing stakeholder and targeted new residents.
- 8) Development Study demonstrating the proposed development plan with its various phases especially in how it deals with the existing residents and their temporary relocation and how it capitalizes on already initiated participatory process.
- 9) Sustainability study: to demonstrate a response to the environmental priorities of the program, the use of materials; and suitability to the site climatic conditions, practicality and resolving the given site constraints and assets.
- 10) Visualizations: a series of external perspective visuals from different positions and views of various public areas to demonstrate the quality of the spaces and urban fabric and the project proposes.

Part C: Model

A physical model of Master Plan *at a scale of 1:1000 shall be submitted*. It is preferred that the model attempts to capture the quality of the urban fabric in its use of materials and colors.

Part D: Press Summary and CD

Each contestant shall provide a summary presentation of its design, to be used in press releases. This shall be composed of a text in no more than 1000 words as well as the selected relevant high resolution images.

Contestants shall also present CDs containing digital copies of all their submissions of Boards and Reports. Anonymous submission procedures should

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be respected for CDs as well.

The Ministry reserves the right to edit the Press Summary.

A full package of printed documents and boards as well as electronic copies must be submitted in person or via post in a single package on or before Monday, 2nd of November, 2015 (See section 3.1.7. 'Receipt of Submissions').

Section 3

Competition Procedures & Regulations

3.1. Competition Procedures

3.1.1. Pre-qualification Procedure

This Competition is by invitation only to pre-qualified firms that have responded to a request for the open call for pre-qualifications. The pre-qualification procedures started by a call for pre-qualification which was published on June 6th 2015 in Al-Ahram Newspaper, a leading Egyptian newspaper with an international edition. Parallel to that it was advertised through the Ministry of Foreign Affairs in all Egyptian Embassies all over the world and to all foreigner Embassies in Egypt, as well as in some web sites specialized in architecture and urban planning competitions. The deadline for receiving the pre-qualification documents was July 7th 2015.

The Ministry received submissions from 36 local and international firms and consortia. A technical committee composed of highly qualified Egyptian and international professionals were formed to conduct a systematic technical review process of all applications. The evaluation criteria included: firm profile and professional portfolio, firm previous experiences highlighting projects with similar nature, proposed methodology and approach, organization chart of the firm, proposed project staff and CVs of consultants.

The technical committee applied these evaluation criteria on all applications and accordingly nominated a shortlist of the top 9 firms with the highest scores. This shortlist of qualifying firms included firms and consortia from Egypt, Jordan, Italy, USA, Canada, Korea, Japan and Germany. The results of the pre-qualification process were advertised in all Egyptian newspapers and invitation letters were sent to all firms on July 16th 2015.

3.1.2. Proposed Competition Timeline and Milestones

Dispatch of competition documents	August 1 st 2015
Registration start date	August 1 st 2015
Site Visit	August 10 th to 24 th 2015

Deadline for submitting questions	September 1 st 2015
Deadline for sending answers (e-mail)	September 7 th 2015
Deadline for reception of dispatched entries at Competition Secretariat (4:00 pm Cairo Local Time)	November 2 nd 2015
Technical Committee Report	November 5 th 2015
Jury Report	November 8 th 2015
Announcement of competition results	November 9-11 th 2015
Opening of Public Exhibition	November 12-27 th 2015

3.1.3. Registration

All competitors must register by filing the attached registration form and signature of the statutory declaration of objectivity form and bank transfer of the registration fees and by sending the originals by post and by sending the scanned versions to the following E-Mail address: sherif.algohary@muris.cloud.gov.eg .

After receiving the e-mail, competitors will then receive a unique registration number, which will be used to identify their submission and shall allow them to download the supported data. This registration number should also be used to name the digital submission files (see *Competition Rules and Regulations*).

Competitors without a unique registration number will not be considered.

3.1.4. Registration Fees

Competitors shall pay one thousand five hundred US Dollars (**1,500 USD**) as non-refundable registration fees to the following bank account:

Beneficiary Customer Name: Arab Republic of Egypt - Ministry of Urban Renewal and Informal Settlements (Informal Settlement Development Facility)

Correspondent Bank Name: Citi Bank New-York

Swift Bank Code: CITIUS33XXX

Account Number: 36001304

Beneficiary Reference Number: USD 4082181309

3.1.5. **Competition Enquiries (Q&A)**

Competitors will have the opportunity to submit written enquiries by e-mail, in English, to the Ministry, not later than the date indicated in 3.1.1, (**1st, September 2015**). Questions should be e-mailed and directed to the following:

Dr. Arch. Sherif Algohary

Manager of Technical Assistant and Capacity Building
Ministry of Urban Renewal and Informal Settlements
E Mail: sherif.algohary@muris.cloud.gov.eg

A question-and-answer log will be compiled and uploaded to the competition website on a weekly basis until the date indicated in 3.1.1.

This is the main and only method of communication for participants and inquiries to other than those designated may result in the rejection of the proposal. All clarification requests are to be sent in writing and no clarification requests will be accepted by telephone and the latest date for submitting enquiries is (**1st, September 2015**).

3.1.6. **Site Visit**

All competitors are strongly encouraged to visit the site and familiarize themselves with the site conditions before submitting their entries. The Ministry will organize a site visit for the benefit of all competitors. Site visits are planned during the period from **10 to 24 August 2015** and to be made by direct arrangement with the Organizers at the Ministry by sending a written request to the following E Mail: sherif.algohary@muris.cloud.gov.eg . Costs incurred during such visits shall be the responsibility of the contestants.

3.1.7. **Receipt of Submissions**

Submissions shall be delivered to the following address:
In Person or Mail:

Maspero Triangle Competition
Ministry of Urban Renewal and Informal Settlements
3 El Mokhayam El Daayem Street
Nasr City, P.O. Box 16, Cairo 11852
Nasr City
Cairo, Egypt

Date of mail should be apparent on all packages and shall be received at MURIS office by the deadline of project submission date. In case of personnel deliverable, participant will receive a receipt.

3.2. Competition Rules and Regulations

3.2.1. Competition Confidentiality

The competition regulations stipulate that all documents shall be submitted anonymously. The name, logo or any other mark that may identify the competitor, **must not appear** under any form.

Each competitor is required to place an alphanumeric code (unique registration number provided by the competition organizer upon registration) composed of 4 digits + 2 letters, 1cm high on the upper right corner of each drawing and the cover of each document and on CDs.

3.2.2. Language

The official language of the competition is English. All entries must be in English, including all additional information.

3.2.3. Amendments to the Competition Terms & Conditions

The Ministry may, at any time prior to the submission date, amend the Competition Terms & Conditions and shall notify all registered competitors of any such amendments. If the Ministry issues any circular letters to registered competitors to clarify the interpretation to be placed on parts of the documents or to make any changes to them, such circular letters will form part of the Competition Terms & Conditions. Accordingly, all Competitors will have been deemed to take account of these in preparing their submission.

3.2.4. Ownership

The Ministry retains ownership of all the submitted documents and materials. Because of the extended communication plans for the outcomes of this competition, it is expected that the material will be required for a lengthy period of time. However, if the contestants decide they need their models back then they may be returned to them after completion of all exhibitions and publications.

3.2.5. Copyright and Use

The Ministry recognizes that each competitor will own the copyright of their competition submission but it reserves the right to exhibit, publish or any use of all entries without any permission or cost and/or any form of compensation.

The Ministry has the right to use competition submissions for press, exhibition, publication or other media or marketing activities for the competition and its outcome.

The Ministry reserves the right to use components of ideas proposed by submitted projects and revealed to be worthy through the assessment process to be integrated in the final implemented scheme provided and it gives due credits to the designers.

3.2.6. Eligibility

The following persons will not be admitted to take part in the competition:

- Jurors and reserve jurors;
- Members of the Technical Committee;
- The Technical Advisor;
- Persons working or related to the Promoter of the competition;
- The families of the above persons, as well as persons belonging to any organization with which the above mentioned are associated as heads, officials or advisors.

Applicants shall not receive direct or indirect assistance related to the competition from persons mentioned above.

3.3. Approval by UIA

The Competition has received the approval of the International Union of Architects – UIA - and consequently follows the provisions of the International Recommendations for Competitions in Architecture and Urban Planning adopted by the General Conference of UNESCO in 1956 and on 27 November 1978, in its revised version.

3.4. Awards

This is a closed and paid competition; all accepted entries shall be compensated. Submissions that do not pass the administrative review will not

be awarded any compensation and will be rejected.

3.4.1. **Awards, Prizes, and Compensations**

A total amount of **US\$ 650,000** will be available for prizes and honorable mentions and will be distributed as follows:

- First prize: **US\$ 250,000**
- Second Prize: **US\$ 150,000**
- Third Prize: **US\$ 100,000**
- Compensation (1): Other accepted submissions: **US\$ 20,000** (each).
- Compensation (2): Other accepted competitors will receive **US\$ 5,000** upon approval to waive their right for the Model ownership (Ref. 2.3 –Part C of Deliverables).
- Note: The first three winning prizes are inclusive of a total amount of **US\$ 5,000** for their approval to waive their right of the Model ownership (Ref. 2.3 –Part C of Deliverables).

3.4.2. **Announcement of the Winners**

The Jury decision and announcement of competition results will be done in a major event that will be announced at a later date. Contestants are expected to participate in this event since their projects will be presented formally to the public by them.

3.4.3. **Delivery of Prizes**

The prize money shall be processed to the winners within a period of 60 days from the date of the announcement

3.4.4. **Next Steps: Design Services, Contract Negotiations and Signature**

The Ministry shall entrust the author of the scheme, which has been awarded the first prize, with the commission for the project.

- If the winner appears to be unable to satisfy the jury of his readiness and ability to carry out the work, the jury may require him to collaborate with another architect of his choice, approved by the jury and the promoter.
- If negotiations with the first place winner are not successful, the Ministry has the right to choose to open negotiations with the runners up for the design development of the project.

- During such negotiations the firms are solely responsible for their travel and accommodation expenses in Cairo.

3.5. The Jury

3.5.1. Jury Composition

The Jury shall consist of five (5) Voting Members, and they are:

- **Dr. Laila Iskander**, MURIS Minister, Egypt.
- **Prof. Arch. Jose Maria Llop Torne**, UIA, Spain.
- **Prof. Urban Planning. Pedro B. Ortiz**, Spain.
- **Dr. Urban Planning. Assem El Gazzar**, Head of GOPP, Egypt.
- **Dip. Arch. David Cook**, UK.

The Two Deputy Members of the Jury shall consist of nonvoting members as follows:

- **Prof. Arch. Nadia Somekh**, UIA, Brazil.
- Local / Regional Professional nominated by organizer.

3.5.2. Technical Specialists Committee

The jury will evaluate the proposals in accordance with the Essential and Technical Criteria. The jury shall be advised and assisted by a Technical Specialists Committee. The Specialists Committee will be composed of experts in the following fields:

- Social
- Environmental
- Transportation
- Infrastructure
- Economical

The Technical Specialists Committee, while having **nonvoting** status, will submit to the jury's consideration evaluation reports on the submitted projects assessing their effectiveness in addressing each of the following dimensions of specializations.

3.5.3. Stakeholders Committee

A Stakeholders Committee will be formed from representatives of the

residents and stakeholders. This committee will be asked to review the submissions and evaluate them from their perspective and based on their priorities. The proceedings of this process will be managed by the same process that initiated and managed the participatory process. The outcome of this evaluation will be presented to the jury for their consideration.

3.5.4. Assessment Process

There assessment process will be composed of three levels:

Level I - Administrative Assessment: upon receiving all submissions an Administrative Committee will assess them all for conformity to the competition regulations and requirements, and deliverables. If any of them is found non-conforming it shall be disqualified and shall not be presented to the Jury for evaluation, and the contestant shall not be eligible for receiving the compensation.

Level II – Assessment for Essential Criteria: All eligible proposals will be reviewed by the Jury for compliance with the Essential Criteria, considered by the Ministry as serious handicaps to the implementation and eventual success of the project if missing or not seriously addressed. The essential Criteria are:

- Compatible with city fabric ... The proposal is compatible with the quality, value, and significance of the location, the surrounding urban fabric and heritage. It presents a positive dialogue with the surrounding city with its multiple layers.
- Realizable and Practicable ... The Ministry is interested in realizing this project at the earliest possible schedule. Accordingly It places considerable weight to proposals that show deep understanding of a realizable implementation plan.
- Realistic Business Model ... Without a realistic business model that takes into account the wide scope of resources and economic interests of the stakeholders the project fails to be realizable; hence the weight the Ministry places on this criterion.
- Socially responsible ... This project has progressed because of its participatory approach that integrated all stakeholders into a dialogical process. The Ministry is keen on protecting this capital asset and building on it to develop a model that can be replicated in other parts of the city.

The Jury shall use this level of assessment to develop the short of

proposals that are eligible for the third level evaluation of Technical Criteria.

Level III – Assessment of Technical Criteria: The remaining proposals are then assessed against the Technical Criteria that constitute the remaining criteria specified in the objectives and aims of the project, such as but not limited to:

- Typical layouts of residential apartment blocks.
- Phasing Plan strategies.
- Area and function program.
- Land coverage and densities.
- Indicative cost estimates and budgets.
- Investment strategy and economic business model.
- Approach to Sustainability.
- Vehicular & Pedestrian Circulation.
- Transportation and infrastructure strategies
- Spill over potentials for the rest of the city.
- Participatory and stakeholders buy-in strategy.

3.5.5. **Jury Reporting**

This competition process is designed to have a wider scope of influence on the community beyond the specific domain of the Maspero Triangle. Accordingly, the Ministry is interested in highlighting the whole process as a model of integration and transparency. The Jury Final Report will play an important role in this process. It is meant to document and inform the community at large, the Maspero stakeholders, the decision makers, and the professional community on the values of an integrative process.

Upon completion of the evaluation, the jury will issue an evaluation report that shall present the jury perspectives and decisions in the following subjects:

- Compliance with the competition program.
- Jury readings of the problem and the chosen evaluation criteria.
- Recommendations for awards.
- Influences and impact of Technical Specialists Committee evaluation.
- Influences and impact of Stakeholders Committee evaluation.
- General recommendations on lessons learnt and next steps to take.

3.5.6. Exhibition and Public Presentations

In accordance with the Ministry's intentions to make this Competition process a model for integrative transparent public interventions in urban renewal initiatives, the Ministry intends to organize a series of public presentations and events that help relay the solutions proposed by the contestants to invigorate an important debate on urban issues between the decision makers, the neighborhood stakeholders, the professional community and indeed the city residents at large.

Accordingly, the public presentations will start with the results announcement event where the Jury will initiate the discussions with a presentation on its readings, debates, and decisions during the competition arbitration. The Jury should be aware that transparency is an important objective for the Ministry to establish as part of its participatory approach.

This will be followed by a series of public presentations by the various contestants on their specific readings of the problems and issues this competition raised. The objective is to investigate the potential spillover effect this particular process can have on the shared problems of Cairo at large.

The entries of the competition as well as the subsequent presentations and debates will be featured on the competition website with a special interactive zone so as to encourage the continuation of this public debate and hopefully identify other potential initiatives and opportunities in public urban interventions in the city.

Parallel to these activities a public exhibition of the competition entries will be organized, and hopefully a publication that attempts to compile and present the questions and debates it raised.

The specific dates of these activities have not been finalized yet but should be taking place between November 12th and 27th 2015.

This competition process is designed to have a wider scope of influence on the city at large and on the adjacent areas on the Corniche, which demonstrate similar features as those of Maspero Triangle.

Maspero Triangle Competition

3.6. Acknowledgements

The Ministry would like to acknowledge the efforts of the following parties and individuals who contributed to the preparation of this competition Terms of Reference:

- Arch. Moustafa Atef, Hill International.
- Arch. Walaa Korayem, Hill International.
- Arch. Ahmed Hamdy, Hill International.
- Gateway Consultant Office (Eng. Ahmed Abdel Aati)
- Dipl. Arch. Seif Allah A. Alnaga, President of the Society of Egyptian Architects/ Former Vice President of UIA.
- Dr. Arch. Amr Abdel Kawi, Professor of Architecture, AUC and Ain Shams University.
- Dr. Arch. Sherif Algohary, Manager of Technical Assistant and Capacity Building, MURIS.
- Arch. Soad Naguib, Manager of Projects Monitoring unit, MURIS.
- Urban Planner. Hesham Gohar, Manager of Information Management, MURIS.



Section 4

Appendices

Supporting Data

4.1. Appendices

All support documents will be uploaded on the following link after registration:

www.meng-tech.com/edoc/

These appendices are a compilation of all the information deemed by the organizers relevant to the competition and are currently available for use. It is not to be taken as an exhaustive or exclusive list. Contestants are certainly welcomed to source other complimentary information that would assist them in their work. These data are for the use of the competition only and it is not allowed for any competitors to use any data in other use without an official permission from the organizer.

Appendices	Contents	Type & No.	Format	Language
Appendix:1	Previous Studies <ul style="list-style-type: none"> • Cairo 2050 • Moulaq's Maspero Development Action Plan 2010 • Draft General Scheme for Maspero Development 2010. 	One Report	PDF	Arabic
Appendix:2	Studies on Current Situation & Primary Alternatives <ul style="list-style-type: none"> • Demographic and Social Studies • Urban study • Traffic and Road Network Study • Study of Regional and Local Services • Economic Study • Infrastructure Study • Real estate evaluation 	One Report	PDF	Arabic

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Appendix:3	<p>Report (1): Previous Studies and Baselines Studies.</p> <p>Report (2): Views and Final Vision.</p> <ul style="list-style-type: none"> • Planning Ideas and Visions. • Planning Alternatives • Primary Vision and Re-planning Master Plan of Maspero Area 	Two Reports	PDF	English
Appendix:4	<p>Presentation of Development Maspero Triangle Project Demographic and Social Studies</p> <ul style="list-style-type: none"> • Previous Studies • Current Situation • Vision and Alternatives • Final Master Plan 	Presentation	PDF	Arabic
Appendix:5	<p>Maps of Current Situation</p> <ul style="list-style-type: none"> • Base Map • Maps of Current Situation • Maps of Infrastructures • Map and Data Base of Listed buildings 	<p>Map</p> <p>Map</p> <p>Maps</p> <p>Maps & Data</p>	<p>CAD</p> <p>JPG</p> <p>CAD&PDF</p> <p>JPG & GIS</p>	<p>Arabic</p> <p>Arabic</p> <p>Arabic</p> <p>Arabic</p>
Appendix:6	<p>GIS Data Base</p> <ul style="list-style-type: none"> • Roads (name, photos, length & width) • Building (area, photo, height & usage) • Street Lighting (light post site, photo & height) • Trees (location & photo) • Vacant Land (location, area & photo) • Green Areas (location, area & photo) • Bridges (name, photo, heights & width) 	Data Base	ARC GIS	Arabic
Appendix:7	<p>Interactive interface to display the nature of the site and its landmarks</p> <ul style="list-style-type: none"> • 3- D Views of Maspero Site • Panoramic Views • Videos of the site 	Data Base & Photos & Videos	Internet Explorer Browser	Arabic & English