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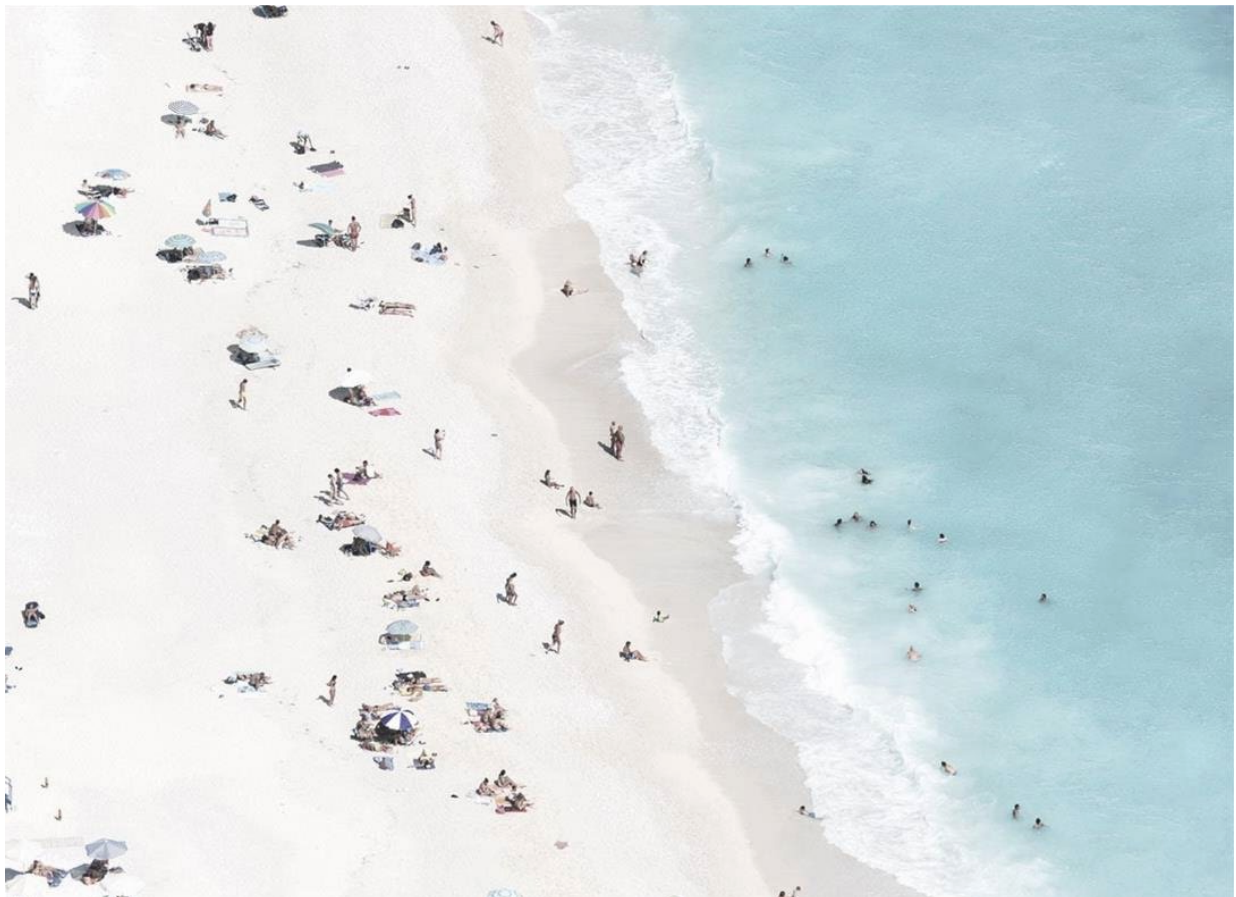
# MAMAIA SEASIDE

CONSTANȚA

DESIGN COMPETITION

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**ANNEX 1.1.**  
COMPETITION BRIEF





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## 1. GENERAL DATA

### 1.1 The contracting authority and organizer of the competition

The **Contracting authority** of the competition is the National Administration 'APELE ROMÂNE' (*THE ROMANIAN WATERS*) in association with the Dobrogea-Litoral Basin Water Administration, the administrator of the objective that will be the object of the investment, which will become the beneficiary of the project contracted as a result of this competition.

The **Organizer** of the competition is the Romanian Order of Architects (OAR), a professional organization whose mission is to increase the quality of the architectural-urban planning product and the appreciation of this service towards society, as an act of culture of public interest. In this sense, OAR promotes policies and professional practices that value the built heritage and favours the production of valuable architecture, which are fundamental areas for the quality of life.

The meaning of this competition derives from the need to redesign the beaches in the Mamaia seaside resort, as they resulted from the sand replenishment process.

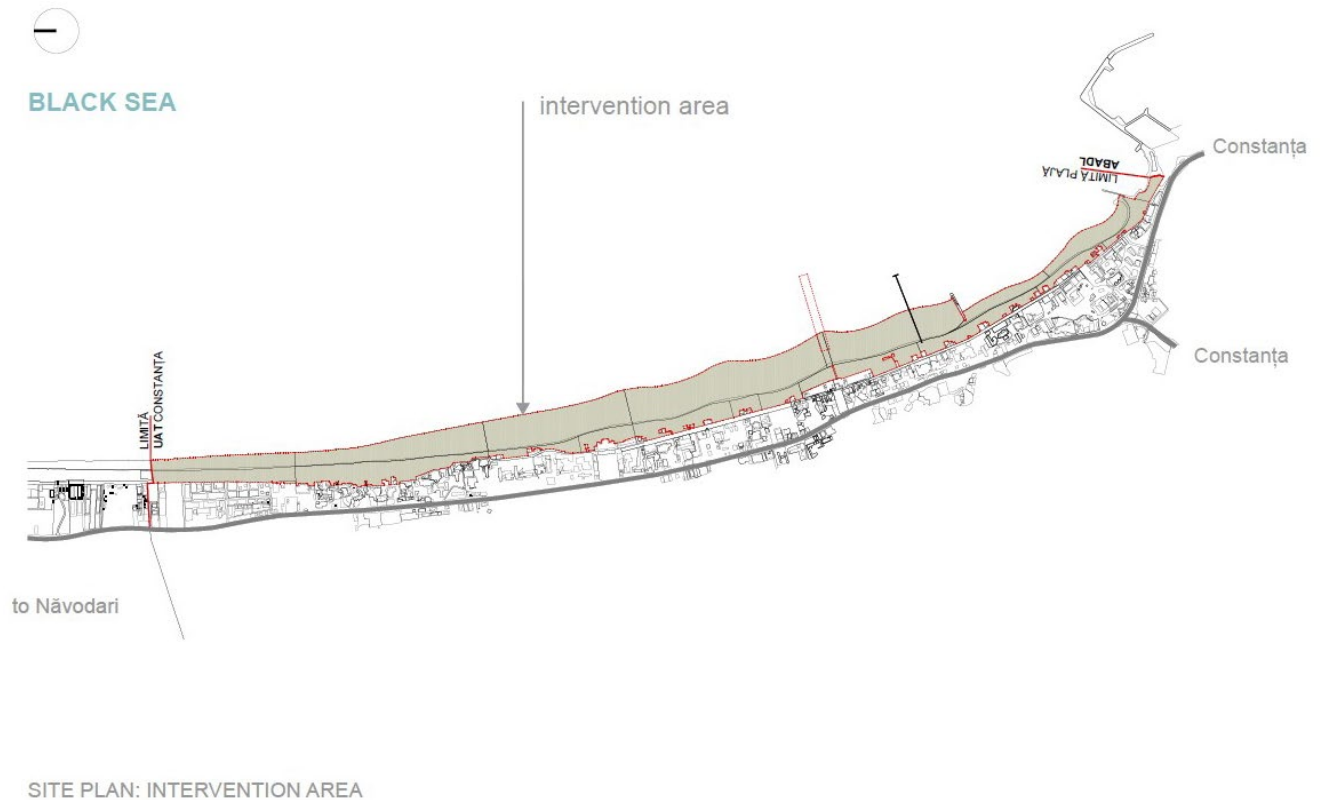
### 1.2 Objectives and opportunities

The coastal strip that runs along the Mamaia seaside resort, on its eastern side, represents the natural resource that has underlain the resort's urban development. In the 20th century, this area was subjected to the simultaneous pressure of both natural and anthropogenic factors: a natural phenomenon of accentuated coastal erosion of the beach area combined with an intensive urban development on the land area, for tourist purposes, created major imbalances in the operation of the Mamaia resort. Through the **process of the sand replenishment of the beaches** carried out by "Apele Române" (*The Romanian Waters*) in the period 2014-2020, this area is now receiving the opportunity of an integrated approach, of rethinking the relationship with the urban and natural context, a complex approach to identifying and solving the present dysfunctions.

The main objective of the approach is to ensure an integrated plan for the sustainable development of the beaches, in accordance with the contemporary principles of design and management of urban coastal areas.

The Contracting Authority is looking for a quality design, which will serve as a model for future developments on the Romanian coast of the Black Sea.

Following this competition, the contracting authority will contract the elaboration of the PUZ (Zonal Urban Plan) of Mamaia Beach and complete design services for the entire intervention area with the winning team. (fig.1)



(fig.1) SITE PLAN: INTERVENTION AREA

### 1.3 Stake of the competition

The stake of the competition consists in selecting the best solution for planning and designing the beach area in accordance with the nature and landscape specific to the Black Sea coast, a solution capable of integrating the elements of the built space, its specific activities and the necessary facilities open to the accessibility of all categories of users, and last but not least, to consider the principles of biodiversity and sustainability.

This competition encourages creativity while supporting urban, landscape, and architectural research towards an integrated concept for the redesign of the current beach area. In addition to this general vision and in accordance therewith, the competitors are invited to present more detailed functionalization and ambience proposals, as well as types of constructions and



equipment, proposals that will be the object of the development projects contracted with the specific phases: PUZ/SF/PT/DDE (according to the Competition Rules).

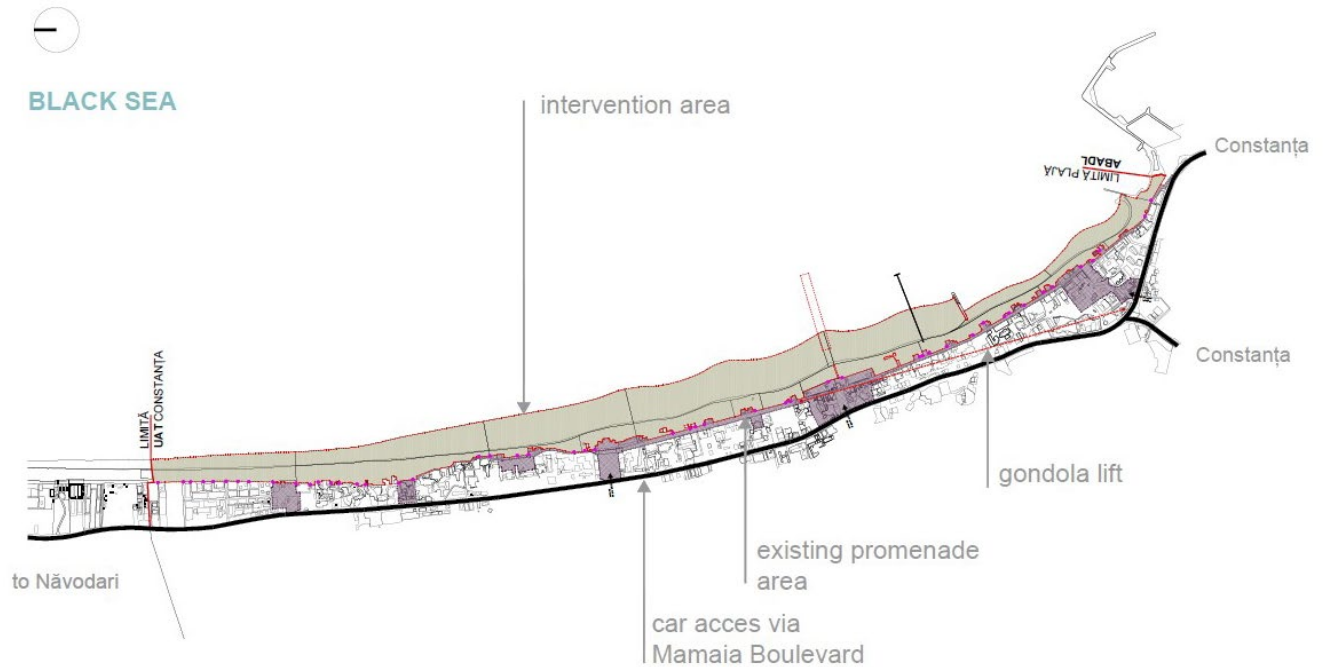
The participants are thus proposed to align the **tourism-resource-nature** relationship with the contemporary urban and landscape thinking, demonstrating that they can restore balance in this highly disputed area.

## 2. INTERVENTION AREA and CONTEXT

### 2.1 Placement in the locality

The area proposed for the intervention, **the new beach resulting from the sand replenishment process**, is located in the northern part of the city of Constanța, bordering the Mamaia resort to the west, the Black Sea to the east, and Năvodari beach to the north. It is part of the natural strip that separates Lake Siutghiol from the Black Sea, a predominantly flat coastal area with fine sand and a relatively mild marine climate.

Car access is via Mamaia Boulevard, which crosses the resort from north to south and connects this area with the cities of Constanța and Năvodari. Pedestrian access to the beach is mainly from the adjacent promenade and from the network of alleys and streets in the northern area of the resort (fig.2)



SITE PLAN: ACCESSES, PROMENADE

**(fig.2) Site Plan: Accesses, Promenade**

### **Natural setting:**

The territory is part of the **western seaside ensemble of the Black Sea**, where two biogeographical regions less common in Europe are found: Pontic and Steppe. These bioregions with a great diversity of habitats harbour a complex of rare flora and fauna elements at European and worldwide levels (Pontic, Ponto-Balkan, Ponto-Mediterranean, Ponto-Pannonian, Ponto-Sarmatian, etc.), some of them unique.

It should be noted that the territory that makes the object of the competition is located in the immediate vicinity of the protected bird area **Natura 2000-ROSPA 0076 – BLACK SEA**.

The **relief** of the area is characterized by cliffs of variable heights with sandy beaches at the base, the beaches widen next to former bays, currently clogged or para-marine lakes, such as the beach formed between Lake Siutghiol and the Black Sea. Since they were formed following the processes of marine abrasion and accumulation, the beaches are partially covered by water during periods when the sea is rough. Beach sand is biogenic in nature, resulting from the breaking up of shells and their entrainment by waves towards the coastline.



Initially, sea dunes occupied most of these supralittoral zones (actual beach area), especially on the wide beaches next to para-marine lakes, as is the case of Mamaia beach. Depending on the mobility of the sands, the degree of soil evolution, the density of the vegetation, and the particularities of the microclimate, several types of dune habitats can be distinguished in the Mamaia and North Mamaia areas. (Marius Făgăraș, 2008)

- *embryonic* mobile dunes (Natura 2000 code: 2110); Habitat type consisting of high, mobile, unfixed, or partially fixed vegetated dunes.
- dunes fixed with herbaceous vegetation - *grey dunes* (Natura 2000 code: 2130\*); Coastal habitat type consisting of low, stabilized, vegetated sand dunes, on which plant associations of the *Festucetea vaginatae* generally develop.

Following the research undertaken in the Natura 2000 ROSPA0076 – Black Sea Site, **relevant fauna** species were identified, mainly bird species, which, due to the milder climate and existing habitats, use the area for resting, nesting, feeding, or passage.

As a result of the development of the resort and the tourism activities of the 20th century, the natural setting and landscape were radically transformed through urbanization operations and the development of the territory, operations in which large-scale landscaping works were carried out that involved the design of the beaches, green spaces, planting of shrubs and tree species adapted to the climate, necessary to stabilize the soil, but also to provide comfort and shade to visitors.

A second major impact on the biotope of the area was the chaotic development of the 90s when a large part of the landscaping designs was abandoned or even cleared to increase the capacity of the beaches or adjacent parking lots.

The third stage of transformation of the beach area is represented by the beach sand replenishment program carried out during the years 2014-2020, a process after which the usable area of the beaches in the Mamaia resort was considerably increased, changing the shoreline and topography of the area.

Currently, along the beach, at its western limit, there are areas of mature trees planted in the 1960s and 1970s, especially the white poplar (*Populus alba*) and the Russian olive (*Eleagnus angustifolia*), and areas with local flora spontaneous that begins to reappear following the sand replenishment process of the beaches. On the area of the promenade and of the new hotels immediately adjacent to the beach, trees of new or exotic species (plane trees, linden trees, palm trees, etc.) were planted in a diverse, uncoordinated manner and most likely without any prior studies.



### **Current characteristics of the Mamaia area; development of recent years; attractions and shortcomings:**

- ▶ built-up area with high and very high density in the immediate vicinity of the city of Constanța, with a main leisure destination;
- ▶ very popular as a summer destination especially for Romanian tourists;
- ▶ the area has become intensively visited and developed in recent years due to its proximity and easy access from the rest of the country, especially the regions of Muntenia and Moldova;
- ▶ the existing hotels and buildings are predominantly modernist, developed in the 60s-70s;
- ▶ it includes a series of buildings and urban spaces representative of the development of tourism and architecture in Romania in the 20<sup>th</sup> century;
- ▶ the promenade adjacent to the beach, the only dedicated pedestrian area in the resort, although it was recently rebuilt, is fragmented, discontinuous, and insufficient in certain sections;
- ▶ the originally designed green spaces were in many cases abandoned or transformed into car parks or commercial areas;
- ▶ public spaces have currently become insignificant in terms of importance and representation within the resort;
- ▶ seasonal or permanent constructions have had an uncontrolled development in recent years both in the resort and on the beach areas;
- ▶ the only car access is in the median zone and provides the north-south connection between Constanța and Năvodari. It is characterized by excessive traffic, especially during the June-September tourist season;

### **2.2 Historical landmarks/identity elements:**

The Mamaia area has been used for recreation and leisure since the first part of the 20th century, when marine therapy and therapeutic baths began to gain importance in Romanian society. The strip of land and sand located between the lake and the sea in the vicinity of Constanța, offered favourable conditions for tourism development, especially since it had begun to be frequented by important personalities of the time, including the Romanian royal family.





Mamaia - 1968



Mamaia - 1968



Mamaia - 1968



Mamaia - 1968

Thus, in the pre-war and inter-war period, a series of villas and important constructions were built, most of them modernist style, made by important architects of the time: the Royal Palace 1906 (arch. M. Stoppa), the Casino complex with bridge and maritime bar 1935 (arch. V. Stephănescu) and Grand Hotel Rex 1936 (arch. G.M. Cantacuzino).



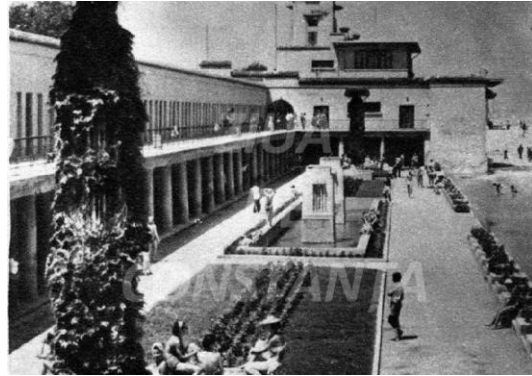
Queen Mary's villa with minaret and the Royal Palace - 1930



Queen Mary's villa with minaret and the Royal Palace - 1930



The Casino Complex - 1935



The Casino Complex - 1935



Grand Hotel Rex - 1936



Grand Hotel Rex - 1936

The resort gained importance with the large-scale urban planning operations carried out during the 1960s-1970s when social, mass tourism developed on the Romanian seaside. During this period, an urban and architectural masterplan is implemented in the Mamaia area, largely based on the modernist principles of the Athens Charter, with hotels and modern facilities, high-rise buildings with generous public and green spaces. Moreover, the beaches are consolidated and widened, promenade areas and easy access are provided along the entire length of the resort. Many of the designs experimented with ideas taken from the international contemporary architecture, the whole phenomenon representing a moment of ideological, social, and formal relaxation of the communist regime in Romania.

As a result of the national and international success of the resort, in the second part of the 70s and the beginning of the 80s, the northern part of the resort was developed following the new hotel principles of the time, with large complexes of constructivist inspiration, including new functions and various services, trying to respond to a new, consumer-oriented trend.



**Images of Vega Hotel, Mamaia 1980.** source Vega Hotel



**Images of Lido Hotel and Comandor Hotel, Mamaia.** source SI 2014

These complexes are grouped around open inner landscaped courtyards, with direct access to the beaches, a formula that is still largely preserved today.

In contrast with the quality and coherence of urban planning in 20th century Mamaia, the northernmost area, which remained relatively wild and unexploited at the end of the century, began to be developed in the 2000s without any coherent planning. The result is a simplistic subdivision of land into plots that only aims to maximize the investment. Constructions on plots are mainly intended for private apartment buildings, used as rentals during the high season. The area adjacent to the beach is mainly intended for beach clubs and catering activities - bars, clubs, and large restaurants.



**Images of Summerland Beach, Mamaia 2022. source SI 2022**

At the same time, the continuous real estate pressure from the last decades on the Mamaia - Năvodari area has led to many excesses and densification of the built space with predictable results, such as: the decrease in importance and degradation of public spaces, the cancellation of green spaces, and the increase in car traffic and pollution on all levels.

**Historical monuments and protection areas:**

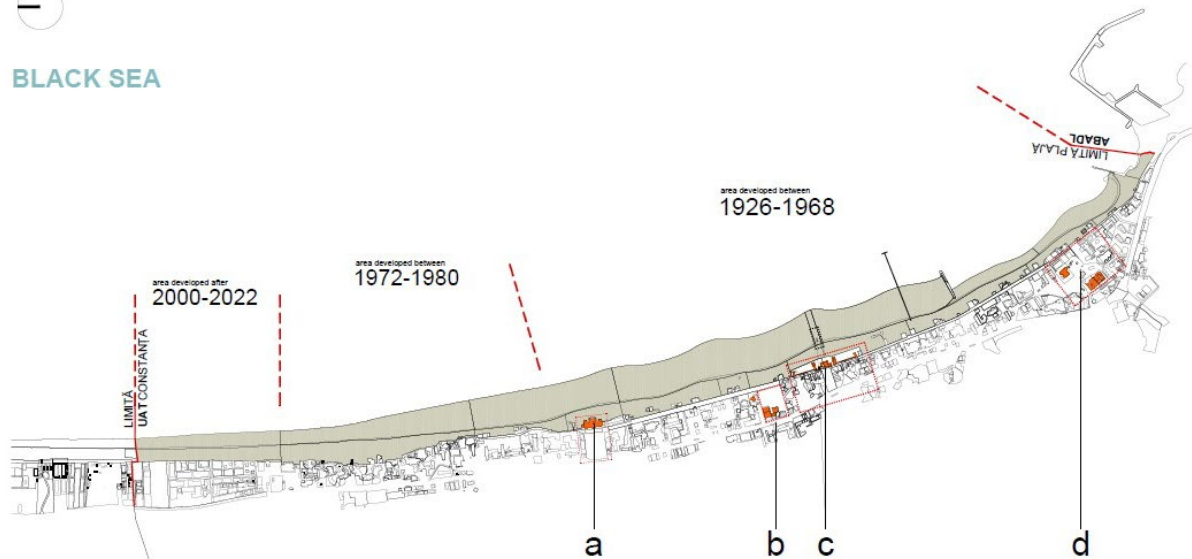
The territory that makes the object of the competition includes the protection zones of the following historical sites and monuments, registered in the **List of Historical Monuments 2015**, annex to the Order of the Minister of Culture no. 2.828/2015:



CODE	NAME	LOCATION	AGE DETERMINATION
CT-I-s-A-02561	Underwater archaeological site	The continental platform of the Romanian coastline of the Black Sea	
CT-I-s-A-02561.01	Underwater archaeological remains	The continental platform of the Romanian coastline of the Black Sea	Middle Ages
CT-I-s-A-02561.02	Underwater archaeological remains	The continental platform of the Romanian coastline of the Black Sea	The Roman-Byzantine era
CT-I-s-A-02561.03	Underwater archaeological remains	The continental platform of the Romanian coastline of the Black Sea	The Roman era
CT-I-s-A-02561.04	Underwater archaeological remains	The continental platform of the Romanian coastline of the Black Sea	The Hellenistic era
CT-I-s-A-02561.05	Underwater archaeological remains	The continental platform of the Romanian coastline of the Black Sea	The Greek era
CT-II-a-B-21001	Mamaia Casino Complex	Mamaia locality, Constanta municipality, in the center of the resort	1934-1935
CT-II-a-B-21001.01	Central Pavilion	In the center of the resort	1934
CT-II-a-B-21001.02	Side bodies with cabins	In the center of the resort, on either side of the Central Pavilion	1934
CT-II-a-B-21001.03	Bridge with maritime bar	In the center of the resort, in the axis of the Central Pavilion, on the seashore	1935



BLACK SEA



LEGEND

- a. Grand Hotel Rex, 1936, arch. G.M. Cantacuzino, the beginnings of tourism in Mamaia
- b. Former "Royal Villa", 1906, arch. Mario Stoppa, class A historical monument
- c. The CASINO complex, 1934-1935, arch. Victor Stefanescu, class B historical monument
- d. The PARK - PERLA complex, 1958-1960, arch. Cezar Lazarescu & co.

SITE PLAN: LANDMARKS/ REPRESENTATIVE ENSEMBLES

**(fig.3) Site Plan: Landmarks/Representative Ensembles**

Furthermore, the territory that is the object of the competition also includes the area of influence of the following constructions according to Law no.5/2000 – Section III – Protected areas, Annex 3 – ‘Cultural heritage values of national interest – historical monuments of exceptional national value’, point I – Architectural monuments and ensembles, letter f) – Civil urban buildings, no.19:

19	Rex Hotel	Constanța Municipality – Mamaia, Constanța County	1938
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According to Article no.10 of Law no.5/2000, the **protection zone of historical monuments** is at least **100m in municipalities and cities**, 200 meters in communes, and 500 meters outside localities.

### 2.3 The current spatial configuration and specific issues

**The problems of the beach area, as they appear at the current moment:**

The beach stretches along the entire length of the resort (approx. 6.5km) and was widened by the 'Coastal Erosion Reduction Phase I and II' project in the period 2014-2020. The new dimensions of



the beach offer great opportunities for design and use, but they radically changed the relationship with the sea and highlighted a number of problematic aspects:

- lack of an integrated long-term design and management plan;
- raising the level of the beach due to the sand replenishment creates problems in the connection and pedestrian access areas to the beach;
- the lack of beach facilities: changing rooms, toilets, showers, etc.;
- the lack of plantations specific to the area as a result of deforestation in recent years in order to increase the available beach area (before the sand replenishment program);
- its new dimension, much widened and elevated, is still perceived by the population as excessive, its width from east to west is much too large for the current spatial configuration and functions (especially its width from east to west);

## 2.4 Current Uses/Functions/Activities

Currently, Mamaia beach is used exclusively in the summer season for tourism-related activities. Mamaia Beach is leased to private operators in plots perpendicular to the shore and the seafront, distributed parallel along its entire length, with different widths depending on the lease contracts. To the west, the boundary of the plots is at the support and boundary parapet of the sand area, and to the east, the boundary is given by the shoreline. To the north and south, each plot is delimited from the adjacent ones with straight imaginary lines, perpendicular to the shoreline and seafront. Currently, 137 such plots are allocated for approximately **6.5km of the beach length**. Thus, we have an average width of 50m for each rented plot. The narrowest plots are 15m wide, and the widest is 225m.

These plots are leased out by the ABADL (Dobrogea-Seaside Water Basin Administration) to economic agents who manage them during the season. At the end of each tourist season, the plots must be returned to their original condition by the lessees. The beach in its entirety is cleaned, levelled, and prepared for the cold season by ABADL (Dobrogea-Seaside Water Basin Administration). Reed fences are installed on the cleaned beach to protect the seafront and prevent sand from being blown into the area of the hotels in winter. Their installation is done according to the study carried out by the Grigore Antipa National Marine Research and Development Institute from Constanța in the proximity of the western side of the beach.



**Image of protective reed fences,  
Mamaia 2022. source SI 2022**



The operators of the rented beach plots take care of the access towards/and to the beach, the installation of beach bars, changing rooms, umbrellas, playgrounds, trash cans, etc. Moreover, operators of beach plots have the obligation to collect and manage the waste resulting from the activities on the beach and conclude service provision contracts with the local sanitation operator.

The connections and utilities necessary for the beach facilities are found at the western limit of the beach, in the vicinity of the parapet, where the municipal water, sewerage, and electricity networks are located.

In addition to these plots, in the beach area, there are a number of accesses for water sports areas, accesses for emergency situations, first aid points, as well as an ABADL access for beach maintenance, located at the southern end, an access that is considered insufficient at the moment. There is also a centralized lifeguard service, with beach pavilions for observation and intervention, located near the water.

There was a **bridge with a sea bar within the historic Casino complex** at the water, which is now located in the sanded beach area and is included together with the whole complex on the list of historical monuments (LMI CT-II-a-B-21001.03), and which the sand replenishment process has distanced from the water. According to the opinion of the Ministry of Culture (MC) no.247/2020, it is proposed for repositioning at the new shoreline, along its longitudinal axis.





**Image of the Casino bridge with sea bar, Mamaia, before and after sand replenishment.**  
source google maps, SI 2022



**Image of the Casino bridge with sea bar, Mamaia source google maps**

To the south of this pontoon bridge there is a marine metal footbridge, built in 2015 by Constanța City Hall, declared unsafe according to expert report no. 504 of 08.11.2021 made by SC ALMIRA SRL and proposed for demolition.



**Image of metal footbridge in Mamaia** source Adevărul newspaper

### **The main activities and their carrying out by seasons:**

- tourism: June-September, related to summer and school holidays and focused especially on beach and sea related activities.
- events: generally off-season, large-scale concerts and May/September festivals (e.g. the SunWaves Festival, in the northern area of the beach)
- national conferences scheduled in hotel premises or in the Mamaia exhibition complex: April/October
- activities of the local people during the off-season: walks, sports, leisure.

## **3. COMPETITION BRIEF**

### **3.1 Area of intervention**

The objective of the competition is the **complex design of the extended beaches** in the Mamaia resort, in accordance with their importance at the local, national and international level.

For this purpose, in accordance with the requirements of the Contracting Authority and of the participants in the public debates hosted by it, the design itself should be correlated with the



current situation, the shortcomings of which must be compensated and to propose a medium and long-term vision of preservation of the proposed integrity and functionality, considering the future development of tourism and the increase in the number of users. This vision will be taken into account as a necessity when the Constanța City Hall will update the Zonal Urban Plan (PUZ) MAMAIA.

A sustainable and attractive "scenario" of functional design/reconfiguration is expected from the competitors for the intervention area owned by the Contracting Authority, able to respond equally to the expectations and requests of tourists and Constanța's inhabitants and to highlight the new spatiality of the seaside area of the Black Sea. Following the competition, the selected proposal will be the subject of the assignment of the design contract for the PUZ, SF, PT - DDE phases for the entire development solution, for the purpose of implementation by the contracting authority.

The master plan that transposes the new 'scenario' for the entire area will propose visions of suitable and sustainable evolution, which will argue the benefits and long-term generative potential of the proposed scenario. The proposal will have to demonstrate how the new design integrates with the promenade, public spaces and the Mamaia resort in general, to convince of the utility and attractiveness that the beach area will acquire in the future.

### 3.2 Restrictions and permissions

According to the approved **PUG (General Urban Plan) Constanța**, the area of intervention falls in terms of functionality within the ZRB zone – Spa and tourist activities zone - Subzone **ZRB3 – Beach subzone**, with the following permitted used:

- the permitted functions are those specific to beach maintenance and exploitation;
- in the area of the Mamaia resort, as well as of the city of Constanța, the beach has an exclusively touristic nature, with specific summer tourism, beach games and other recreation activities;
- in areas specially designed on the basis of the PUZ (Zonal Urban Plan), activities and facilities related to water sports, the rental of beach furniture, games for children and other specific equipment are allowed: sanitary facilities, showers, medical office, lifeguard station.

Any functions not related to the function of tourism, rest and recreation are prohibited; any functions, buildings and designs that cause the diminution of the landscape and ecological value and, therefore, the attractiveness of the area by assaulting the landscape, by causing intense



agglomerations, traffic, and pollution, by reducing the vegetation and destroying the habitat of the local fauna, and which contravene the protection rules established at local level.

The circulation and parking of vehicles of any kind on the beach is prohibited, with the exception of special intervention and lifeguard crews; access for maintenance equipment will only be allowed during the night according to a schedule approved by CLMC. The parking of recreational vehicles for water sports will be done only in specially designed places, established and approved by the PUZ.

Interventions of any kind on existing breakwaters and coastal structures are prohibited.

### 3.3 Design guidelines

Competitors are invited to give thought to the proposals on the scale of the recommended intervention area, while also taking into account a broader vision of integration at the level of the Mamaia resort and the Constanța metropolitan area. The operating and use conditions of the area are carried out on three main levels:

**The touristic and leisure level** – area of local and national importance, **mainly seasonal use**, with the exception of important service poles: namely the Park-Perla complex, the Casino Ensemble, the Iaki Hotel, the Rex Hotel and the new area / Summerland (northern extremity), which operates during the extended season and off-season for both tourists and local people. This trend of extending the season will continue due to the more stable integration of the Mamaia resort in the Constanța metropolitan area and the development of living functions in the apartments in the northern area of the resort and towards Năvodari.

**The urban level** – In terms of history and urban planning, the intervention area is an integral part of the Mamaia resort and Constanța. Throughout the development stages, urban spaces with characteristic expressions and a series of buildings with quality architecture were created, which functioned as **identity landmarks** in the resort. The beach, Mamaia resort, and Constanța are integrated at the functional level, when it comes to road infrastructure, accessibility, networks, and services, therefore these areas can only work together.

**The natural level** - the existence of wide beaches with fine sand, planted spaces, and open horizons "between the waters" were the reasons for the development and attractiveness of the Mamaia resort, and the proximity of Constanta was the catalyst. But the excessive and uncontrolled development of the last 30 years has led to the loss of many green areas and specific vegetation, reducing **biodiversity** and accentuating the seasonal nature of the resort.



Possible uses and activities are leisure, as it results from the public consultation carried out on several levels – tourists, locals, institutions. The beach development intervention must seek to harmonize the historical, urban and natural context with the new spatiality of the beaches.

In addition, special attention will be paid to the connection of the intervention area with the immediate neighbourhoods and the creation of coherent pedestrian accesses and routes. For this purpose, the predominant leisure nature of the area will be taken into account, as well as accessibility for all categories of users.

### **Spatial configuration**

The spatial development strategy considered will have to integrate the three main dimensions: **touristic, urban, and natural**, in a complex approach at an urban, **macro** scale and a series of local, **micro** interventions that respond to specific functional and aesthetic situations.

The **macro** level **represents the urban and landscape integration of the solution** through a new zoning, better resource management, accessibility for all categories of users, integration into the existing built space, protection, and restoration of the specific natural setting.

The **micro** level refers to **specific local interventions**, the study of functional and symbolic architectural elements that give the place character and diversity. Proposals should also study the protection and integration of architectural and natural elements with monument value.

### **Description of the zonings**

The complexity and variable size of the intervention area represented by the newly widened beach after sand replenishment requires a structured spatial approach that integrates with the context and responds to the approaches described.

The development of the resort and the historical evolution of the entire beach led to the creation of areas with distinct formal and functional typologies, both longitudinally and in cross-section. These have been identified within the intervention areas as **typological sectors, functional zones and distinct identity landmarks** and are presented below, considering the need for a fair and complex configuration of the new beaches.

### **Typological sectorization**

For a more systematic understanding of the entire area, it will be described by sectors, with relatively distinct identities and characters.



In the longitudinal development (N-S), four specific typological sectors were identified, directly related to the character of the adjacent built-up area (fig.4). They will be used as a tool to briefly describe the current character of the beaches and to more easily identify the various landmarks. Each sector can be considered as a subdivision of the resort with its own character and specificity.

From south to north these are:

sector	area (m <sup>2</sup> )	length (lm)	average width (m)	description
<b>Sector A</b> access to Mamaia	183,649	1,510	150	<ul style="list-style-type: none"><li>- predominant functions: hotels with adjacent service areas, post-war modernist constructions well-structured in terms of urban planning, especially the public spaces in the area of the Park-Perla complex, but which have been invaded by constructions without architectural or urban planning value that complete the range of services offered in the area;</li><li>- permanent use due to the immediate vicinity to the city of Constanța;</li><li>- high to excessive density.</li></ul>
<b>Sector B</b> Promenade	719,717	2,498	300	<ul style="list-style-type: none"><li>- functions: hotels with adjacent service areas, post-war modernist constructions well-structured in terms of urban planning, but invaded by constructions and densifications without architectural or urban planning value that complete the range of services offered in the area;</li><li>- the presence of some architectural ensembles with monument value such as: the Casino with bridge and sea bar, the Royal Villa and the Rex Hotel;</li><li>- along the entire length of this sector, in the immediate vicinity of the beach area, there is a predominantly pedestrian promenade;</li></ul>

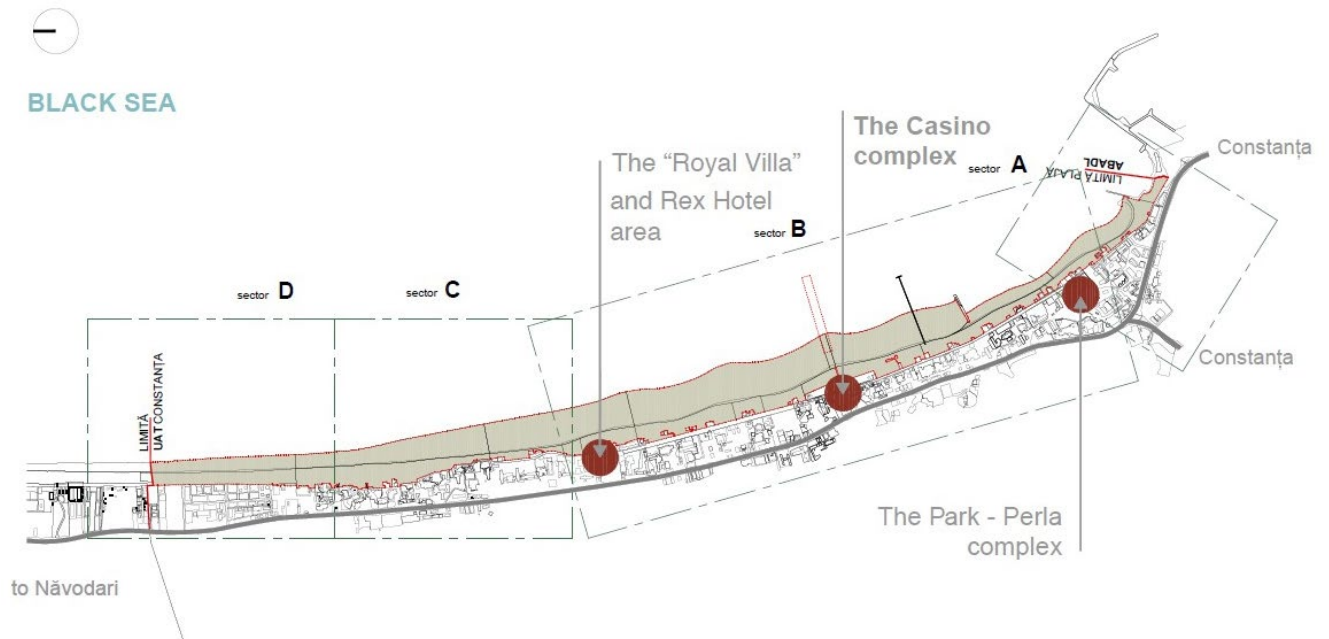


				<ul style="list-style-type: none"><li>- predominantly seasonal use with the exception of the important poles in the Casino area and the Iaki and Rex hotels;</li><li>- high to excessive density in some places.</li></ul>
<b>Sector C</b> North area	364,412	1,605	250	<ul style="list-style-type: none"><li>- functions: hotel complexes with included services, constructions with complex constructivist geometries made in the 70s and early 80s built in the immediate vicinity of the beach and having direct access to it;</li><li>- medium density, without subsequent constructions or densifications;</li><li>- extended seasonal use.</li></ul>
<b>Sector D</b> New zone / Summerland	138,032	876	150	<ul style="list-style-type: none"><li>- functions: restaurants, bars, clubs, apartment buildings and hotels built after the 90s;</li><li>- low architectural and urban value, the constructions are made in the immediate vicinity of the beach, with the functions of clubs, bars and restaurants at the built-up limit and with important layouts of facilities and beach areas;</li><li>- medium to high density;</li><li>- extended seasonal use, possibly permanent in conjunction with the new apartment areas developed to the north, in the UAT (Territorial Administrative Unit) Năvodari area.</li></ul>

### Identity landmarks

The specificity/identity of these areas is also conferred by the existence of some architectural objects and urban complexes with monument value, which appeared in the evolution of the Mamaia resort in the 20th century. These are identified by tourists and locals alike as landmarks in the resort and here we list: the Park-Perla urban complex, the Casino area, the Royal Villa, and the Rex Hotel area. It is not by chance that these landmarks point out, give character and identity to the beach segments they define, being surrounded by public spaces and generous squares,

having double representation both towards the beach and towards the resort (**fig.4**). Among these, the **Casino ensemble with bridge and sea bar** is the most extensive and with the strongest character, with generous public spaces and a triple **resort-beach-sea connection**, made with great skill in 1934-35 by architect V. Stehănescu.



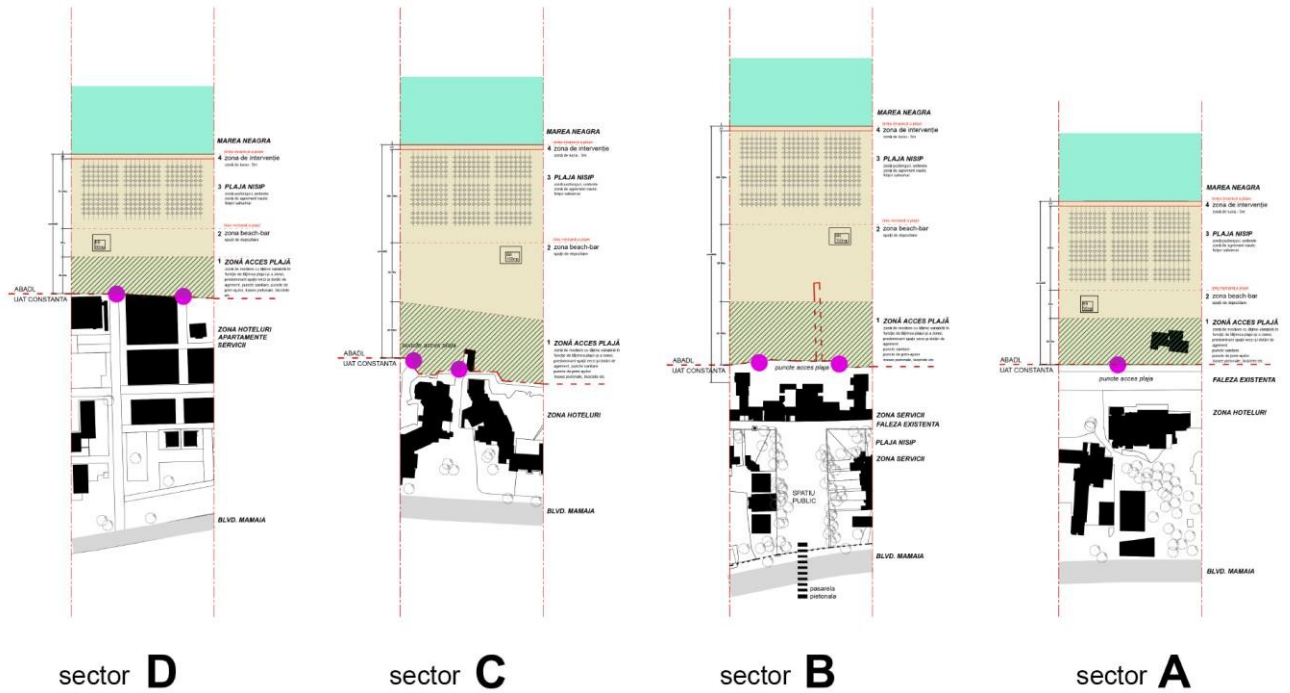
SITE PLAN: TYPOLOGICAL SECTORIZATION AND IDENTITY LANDMARKS

**(fig.4)** Site Plan: Typological sectorization and identity landmarks

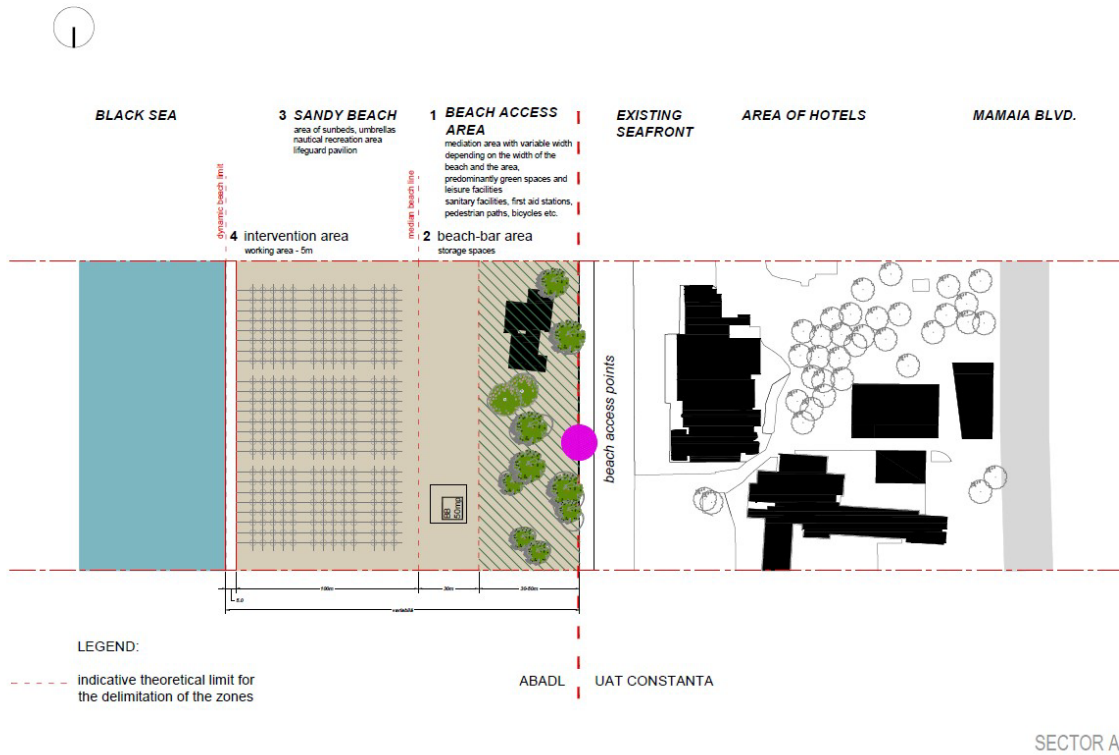
### Functional zones

In the cross section (E-W), with variable depths depending on the sector, facilities, and typology, a schematic functional zoning is proposed (**fig.5**) intended to bring clarity and a better administration, but which also allows a degree of flexibility in approaching the different beach segments.

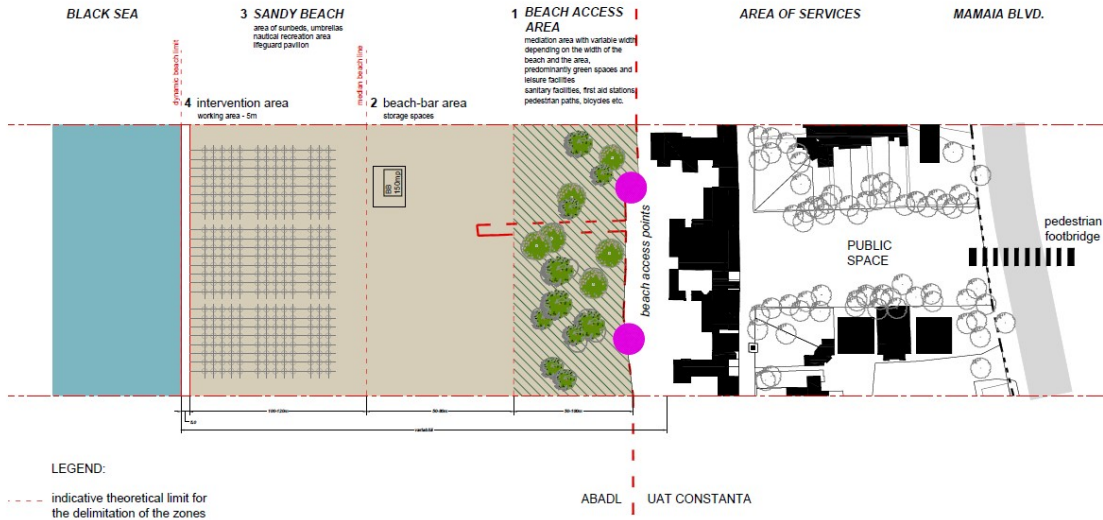




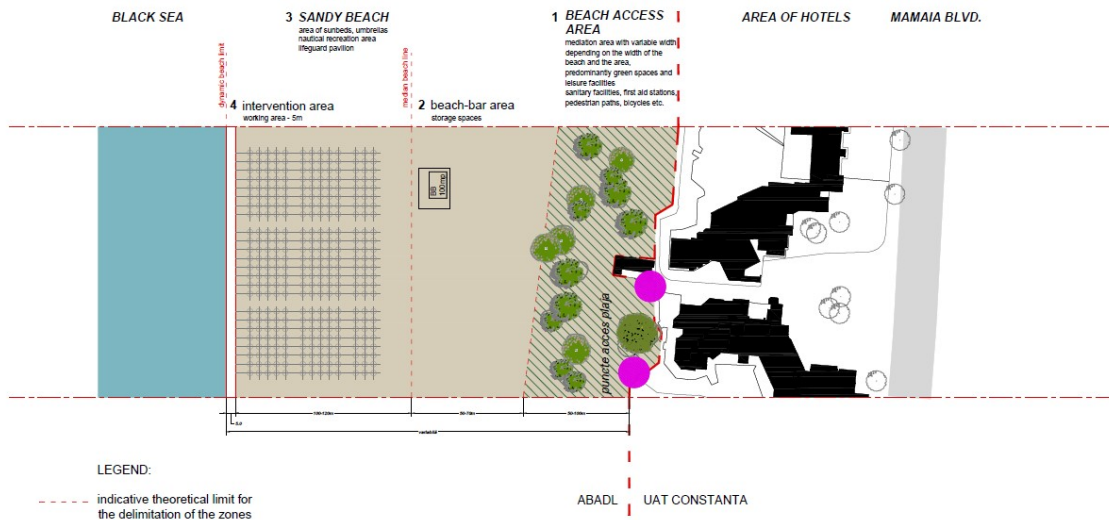
(fig.5) Indicative Schemes with Functional Areas on each beach sector.



Functional zones in SECTOR A

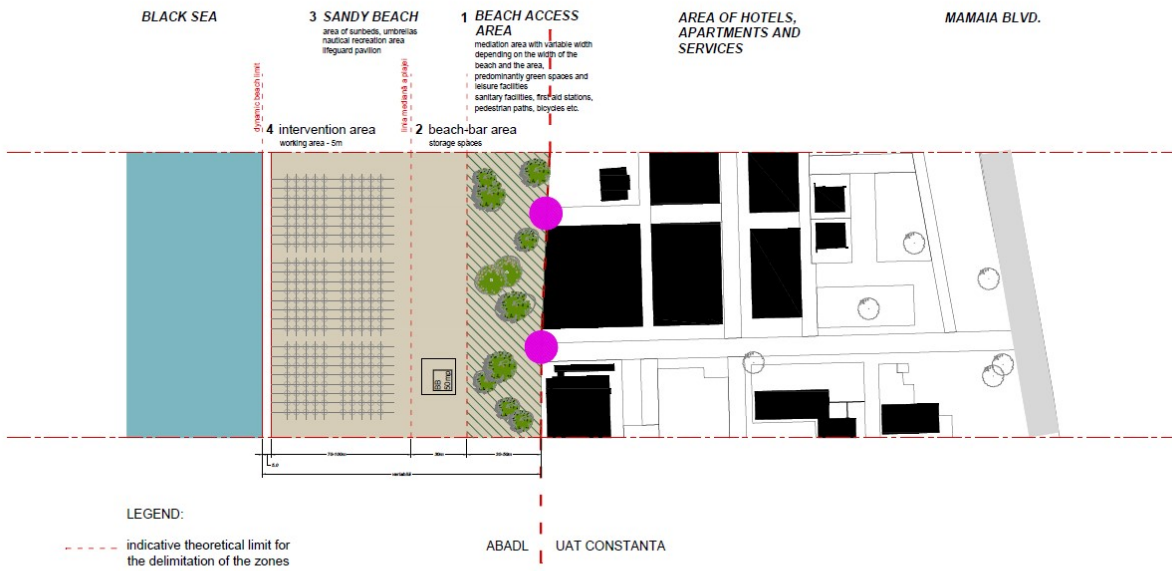


SECTOR B



SECTOR C

### Functional zones in SECTOR C



SECTOR D

### Functional zones in SECTOR D



Considered from east to west, they are:

zone	width (m)	description/possible functions	administration
<b>Zone 1</b> beach access	Between 30m and max. 150m, depending on the total width and the type of beach sector - but it cannot occupy more than 30% of the total width of the beach in that sector. It is desirable that maximum width planted areas be used only in cases where it is considered functionally or aesthetically necessary. These zones of maximum allowed width according to the above algorithm must not exceed in total more than 10% of the total length of the Mamaia beaches.	<ul style="list-style-type: none"> <li>- this zone can be considered a 'marine park' along the entire length of the resort with a functional and landscape role, which integrates the adjacent complex functions;</li> <li>- being located on the western border of the intervention area, it is a mediation area of variable width with green spaces, pedestrian paths, access points to the beach, which integrates the various necessary functional facilities: sanitary and first aid points, changing cabins, showers etc;</li> <li>- sports fields, possible areas for artistic activities or places intended for children can also be located in this area.</li> </ul>	<ul style="list-style-type: none"> <li>- this zone will function unitarily along the entire length of the resort and will be administered and maintained by the Contracting Authority (ABADL, ANAR).</li> </ul>
<b>Zone 2</b> beach facilities area	Between 30m and 50m, depending on the total width of the beach sector	<ul style="list-style-type: none"> <li>- zone for locating beach bars and storage spaces;</li> <li>- it may also contain sanitary points, showers, changing cabins, and areas designed for beach sports without stands.</li> </ul>	<ul style="list-style-type: none"> <li>- zones 2 and 3 will be divided from north to south into beach <b>subsectors</b> that will be leased later to private operators;</li> <li>- the administration and maintenance of each <b>subsector</b> during the summer season will be performed by the lessees, and during the rest of the year</li> </ul>
<b>Zone 3</b> beach area	Between 100m and 150m, depending on the total width of the beach sector	<ul style="list-style-type: none"> <li>- zone intended for the placement of sunbeds, umbrellas, lifeguard points and nautical entertainment;</li> </ul>	



		- it must provide beach space free of shadows in a proportion of 30%, perpendicular to the shore line.	they will be under the administration of the Contracting Authority (ABADL, ANAR)
<b>Zone 4</b> intervention area	5m, along the shoreline	- promenade and ABADL intervention area; - it must be free of any constructions or temporary equipment.	- the area will function unitarily along the entire length of the resort and will be administered and maintained by the Contracting Authority.

**NOTE.** *The sizing of zones and subsectors has no prescriptive role. Participants in the competition are free to propose their own sizes and typologies specific to each situation, as long as the minimum intervention areas and general regulations are observed. It is advisable to pursue reasonable proportions between the widths and surfaces of the proposed zonings so as to ensure their operation and maintenance under optimal conditions.*

### **Description of design objectives and principles:**

With regard to the above description and schematization, the competitors are invited to propose scenarios aiming to increase the potential that the beach area represents for the Mamaia resort in particular and for the Constanța metropolitan area in general, by using and integrating the natural resource, highlighting the landscape and ecological value of the beach area, through a better administrative and functional integration of the new spatiality in the existing urban context and the enhancement of its natural, historical and architectural specificity. Competitors are invited to look for appropriate, contemporary and sustainable aesthetic expressions for the realization of the proposed designs and elements.

In this way, the solutions for the **Complex design of the beaches in the Mamaia seaside resort** will mandatorily go through different problematization levels, scales of conception, detailing and representation (from general to detail), and their approaches and ways of substantiation will be adapted to the implementation objectives that follow the competition. Given the complexity of the project, the winner will have to take into account all existing data and all those resulting from



complex studies of urban planning, environment, landscape, fauna and flora, sociology, anthropology, real estate development, etc.

**In order to obtain a coordinated and uniform overview, the winning design project will be contracted in its entirety by the Contracting Authority, and for the implementation of the elements and parts of the project that do not make the object of the Romanian Waters' investment, they will be executed by the respective contractors only on the basis of the project contracted by the Contracting Authority after this competition.**

**General objectives - *macro*:**

1. Defining a well-argued **general beach design concept**, which takes into account their new spatiality, restrictions, resources and the specificity of the area with the aim of obtaining a contemporary, unitary, coherent, long-lasting image at the level of the studied territory and seaside resort.
2. In accordance with the general design concept, the competitors are invited to **define the functional areas of the beach**, aiming at establishing good connections between them and achieving the congruence/harmonization of recreational, sports, and leisure activities with the access and promenade areas on the western border; to propose the creation of an infrastructure that ensures a proper operation and direct access for all citizens, including disabled persons; to ensure the safety of users by providing first aid points and by ensuring easy access of intervention teams (lifeguard and ambulance service).
3. The design and guarantee of **designed and planted spaces adjacent to the seafront (Zone 1)**, by creating vegetal curtains harmonized with the character of the beach area and the resort, playing the role of facilitating access to the beach, of promenade but also of ecological restoration of the seashore habitat and seafront protection during the cold season, functioning as a barrier to stop the transport of sand by the wind; This zone **may be treated as a 'marine park'** along the entire length of the resort, taking into account the typological, functional and historical specificity of each described sector. These spaces will be treated unitarily and integrated, with increased attention paid to their long-term maintenance and sustainability. The Contracting Authority will ensure the administration of this area based on an operation and maintenance manual created by the winning team.



4. Furthermore, **competitors will propose a delimitation/division into plots of the public beach subsectors** rentable to private operators, as well as the placement manner of their specific facilities. The surfaces in **zones 2 and 3** perpendicular to the shore will be considered rentable beach areas; they can have variable widths, but not less than 50m and not more than 250m, depending on the sector and following the algorithms detailed below. When configuring them and their related facilities, competitors will have to consider a good operation and maintenance.

The sectorization of the beaches was done based on algorithms that take into account their width and geometry, as well as the density and functional diversity in each specific area.

Table T1.1 shows the existing situation (hotels and facilities) according to the new proposed sectorization (beach geometry) to identify the current needs.

SECTOR	BEACH GEOMETRY		MAMAIA HOTELS and FACILITIES			π
	SECTOR length (LM)	Average SECTOR width (M)	No. of EXISTING hotels	No. of EXISTING properties and apartments for rent	No. of EXISTING beach clubs	No. of operators with access to the beach, applying a percentage of 100%-130%
A	1400	150	21	2		21
B	2500 (1800lm without the Casino/Rex Hotel area)	300	29	5		38
C	1600	250	22	2	2	29
D	875	150	3	33	11	14

**Table T1.1**

The number of subsectors recommended to be available for rent per sector by economic operators (hotels) results by applying a variable percentage of 100%-130%, depending on the criteria described above.



SECTOR	AVERAGE SIZES ZONE 1	AVERAGE SIZES OF SUBSECTORS FOR RENT ZONE 2 and 3				NO. OF BEACH BARS	
	Average depth of the proposed green area (M)	Average depth of the beach subsector for rent (M)	Average width of beach subsector for rent (LM/plot)	Average area of beach subsector for rent (SQM/plot)	No. of subsectors resulting in average/sector	Min/max distances between beach-bar units (M)	Min/max no. of sectors and beach-bar units (PIECES)
A	30	120	75 (width varies between 50m and 100m)	9,000	19	50-150 except for the Casino* subsector where there will be 3 units and the Rex Hotel ** 1 unit.	19-21
B	120	180	75 (width varies between 50m and 200m)	13,500  10,800 (excluding the Casino and Rex Hotel sector)	30 + 4 Casino sector + 1 Rex Hotel		34-38
C	100	150	75 (width varies between 50m and 200m)	11,250	21		21-29
D	30	120	70 (width varies between 50m and 200m)	8,400	12		12-14
TOTAL					86		86-102

\*Casino subsector with a fixed width of 450m, of which a central subsector of 200m and two other subsectors (on one side and the other) of 125m each.

\*\*Subsector Rex Hotel with a fixed width of 150m, centred on the facade of the monument.

\*\*\* The sizing of the subsectors is recommended to be made rationally, using as much as possible the multiple of 25m

**Table T1.2**

Table T1.2 details the proposed sub-sectorization algorithm taking into account the following factors:





- The average depth of each beach sub-sector;
- The average surface of each sub-sector should be between 8400sqm-13500sqm;
- Location of beach bars at a distance between 50m-150m;
- The geometric and functional specificity of each sector
- The introduction of the Casino and Hotel Rex subsectors into the algorithm (being in the proximity of historical and architectural monuments) by excluding some dedicated areas from the calculation related to sector B by creating 3 subsectors in the Casino area and only one in the Hotel Rex area, with fixed width.

Thus:

- Competitors will propose the sectorization solution by relating the factors *Width of subsectors* and the *Placement distance between beach-bars*, thus having the opportunity to alternate the widths and placement of beach-bars to create a coherent composition that meets the requirements of the Contracting Authority at the same time;
- The initial requirement of the Contracting Authority „to ensure access to the beach subsectors to the majority of hotel operators in the seaside resort” is thus fulfilled (the number resulting by applying the variable percentage of 100-130% for each subsector falls within the number of resulting possible subsectors).

We mention the fact that the legislation in force (M.D.R.T. Order 1204/2010 updated, art.18 and art.19) stipulates that for each subsector of the beach thus defined there must be a **free beach area intended for tourists with their own accessories**, quoting:

*Art.18 – “The area of the beach sub-sector used for the rental of sunbeds and umbrellas in fixed support will be a maximum of 70% of the total rented area, the difference representing the area intended for the sand beach.*

*When sizing, the spaces intended for the placement of other facilities on the beach will not be taken into account.”*

*Art.19 – “The area intended for the sand beach will be established in such a way as not to overlap with the area intended for the placement of sunbeds and will be framed as follows: one side will represent the landward limit of*



*the beach, one side will represent the waterward limit of the beach, and the other two sides will be represented by imaginary lines perpendicular to the water boundary.”*

**NOTE:** Although the width of the subsectors may vary, it is recommended that the division into leasable subsectors of the A, B, C, and D sectors be made in a module pattern.

5. Proposals should ensure the **positioning and integration of the necessary facilities** (beach bars, sanitary facilities, showers, changing cabins, waste collection, and recycling systems, etc.) in the new spatial configuration, in accordance with the integration vision into the uniform and coherent image of the whole ensemble. In accordance with the legislation in force, all these facilities will be made without permanent foundations, the occupied spaces being completely reversible to the initial state.
6. Proposals should provide for the **configuration and clear delimitation of the areas administered by the Contracting Authority and those assigned for lease.**
7. Last but not least, it is desired that the development of scenarios for the use and operation of beach sectors and zones takes into account seasonal variations and the long-term evolution of the territory.

**Identity objectives:**

Among the three **historical and identity landmarks** of Mamaia seaside resort defined above (the Park-Perla complex, the Casino ensemble, and the Rex Hotel), the competitors will detail the **Casino area**, the restoration and longitudinal transposition of the **existing bridge and sea bar** according to the opinion of the Ministry of Culture no.247/2020 and its integration into the newly designed space, which is intended **to become again** a landmark of the resort and an element that will integrate the urban, touristic and historical function of the Casino ensemble. On the new pontoon bridge, competitors can propose features of their choice if they are deemed necessary, sustainable and add value to the architectural/engineering element and the resort.



### Detail objectives - *micro*:

Apart from the objectives at an urban scale and those with identity value, and in addition to them, the competitors are invited to develop a series of projects of interventions and facilities that will solve the current dysfunctions of the beach and adjacent areas, as follows:

1. Designing the **access zones** to the beach on the western border, equipped with ramps for the disabled; These accesses will create the necessary connections between the landscaped beach area and the resort. They may differ in importance and presence depending on their character and position.
2. Designing standardized facilities/constructions necessary for the good organization and functioning of the beaches, designed to be repeatable, easily identifiable for users, made of sustainable materials, and designed in such a way as to participate in the character and aesthetics of the proposed facilities. Competitors will determine their optimal size and position within the proposed scenarios to reflect the overall image and concept. The minimum equipment for which **standardized projects** must be carried out is the following:

#### **sanitary facilities**

- light modular or unitary constructions, temporary, without permanent foundations, connected to the public utility network that will be provided with toilets and showers.

#### **changing cabins**

- light, modular, temporary constructions, without permanent foundations;

#### **first aid station**

- light, temporary constructions, without permanent foundations, connected to the public utility network. They will be placed at distances of approx. 500m;

#### **beach- bar**

- light, modular, temporary constructions, without permanent foundations, connected to the public utility network. They can have sizes between 50-150sqm (20-25sqm bar + shaded terrace) and may include half-covered terrace areas. At least 3 variants with different sizes will be proposed depending on the size of the beach areas.

- their function is to serve soft and alcoholic drinks and pre-packaged food products.

- they will be located at a distance of 75-150m between them or from other existing constructions.



**storage spaces**

- protected places for overnight storage of various beach accessories. It can have max. 9sqm/activity, light, temporary constructions without permanent foundations;

**lifeguard pavilion**

- placed so as to have the best possible visibility. They are equipped with weather signalling elements and display areas for information about bathing, ecology, and education.

**waste collection  
platforms**

- proposal of selective waste collection platforms harmonized with the intervention and observing the conditions for the location and management of municipal waste;  
- they will be made of materials harmonized with the general concept and will be located so that they can be easily accessible for operators

3. Design and location of water sports bases. They consist of an area of approximately 100 square meters located on the shore, for the location of equipment and boats. Access to this area will be made considering a 5m wide corridor from the western border of the beach. On the water surface, the area will be marked with beacons. A maximum number of 8 such areas are required along the entire length of the beach, and the competitors will determine their optimal location;
4. The design of urban furniture and other facilities/constructions considered necessary: pergolas, rest areas, lighting fixtures, etc.

**Specific requirements:**

In approaching the solutions, the competitors are invited to use the opportunity in order to create a beach design and use model based on contemporary principles of design and sustainable development of the territory and to consider the following requirements/recommendations:

- The proposed design/reconfiguration scenarios and solutions should customize the space and give it the importance it deserves both within the Mamaia seaside resort and at the level of the city of Constanța. Solutions must combine the use of beaches with respect for nature and a contemporary vision of mass seaside tourism. The exposure that the entire area has means that, in addition to the way the area is experienced by visitors, the way it is perceived from the resort is of major importance.



- Participants must seek the balance between landscaped and natural areas, they will have to propose sustainable, future-oriented design solutions that ensure cost-effectiveness and maximum architectural quality, with a balanced consumption of energy and resources.
- To seek the integration of the existing public spaces along the beaches in the dynamics of the project, to favour the diversity and flexibility of the designs, and uses and their suitability to the natural ecosystem of the beach in the medium and long term.
- To propose a clear scenario for the implementation of the spaces managed by the Contracting Authority, those proposed for rent, the facilities, and the necessary intervention areas.
- To take into account the need of the community to benefit from flexible spaces, which can accommodate specific temporary functions: shows, exhibitions, events, temporary installations, etc.
- It is recommended to use specific natural, biodegradable and/or recyclable materials as much as possible. Technical solutions must be of good quality, robust, resistant, easy to maintain and replace. The reversibility of interventions must also be taken into account.
- The permanent or temporary architectural structures that are functionally necessary will have to be subordinated to the ensemble, also having the function of architectural landmarks in the landscape. The various places to visit the technical infrastructure, possible power distribution stations, and other ancillary constructions, but also the signage elements must be treated so that they fit into the overall composition.
- For landscaped areas, it is recommended as much as possible to use species that are characteristic to the area, with minimal maintenance and low water consumption. Like any planted urban space, they must be able to be maintained under optimal conditions, which involve irrigation and rainwater storage systems. It is recommended that, to the extent that they are proposed, exotic species should mainly have the function of vegetal accent with special significance.

**NOTE.** *The rules that must be observed are those provided by the European legislation and integrated into the Romanian one. They are not listed in the theme, knowing, and observing them is the responsibility of the competitors.*

### **Recommendation for setting up the team of participants**

Considering the complexity of the competition and the future responsibility, it is recommended to form multidisciplinary teams (architect, urban planner, expert from the Ministry of Culture,



landscaper, etc.), in the development of solutions in order to be able to generate complex and implementable design proposals, which do not resume only to the beautification of the area, but demonstrate that the proposed solution can transform the seaside resort, the city and the metropolitan area by means of this intervention.

## 4. REQUESTED MATERIALS

### 4.1 Drawn materials

The projects will be presented on 4 sheets, in an extended A0 format (841x1500 mm), on white paper, paged vertically (*portrait*), unlined on a rigid support, indicating the north, the scale of the representations and the title of the presented elements.

The general elements present on each sheet will be:

- at the top (left), the title: **MAMAIA SEASIDE – DESIGN COMPETITION.**
- at the top (right): **an alphanumeric identity symbol**, which will be composed of 2 letters followed by 4 digits, at the competitor's choice (in a rectangle covered with black paper of 5x3 cm, pasted only on the outline, on both sides)
- they will be numbered in the lower right corner – format: “page no. / total pages” (1/4, 2/4, 3/4 and 4/4)

The materials will be grouped as follows:

#### Sheet 1: Highlighting the overall vision

- A general plan explaining the conceptual elements that are the basis of the future integrated plan for the development of the Mamaia beaches and the relations expected to be established between the intervention area, the immediate vicinity and the resort in general. The delimitation of the functional areas and typological sectors will be highlighted, as well as the subdivision/sub-sectorization of the beaches proposed for rent – scale 1:5000
- Sketches, schemata, diagrams, with the following:
  - general design concept, usage scenarios
  - general planting concept, evolution over time
  - general concept and a scheme indicating the dimensions of the beach subsectors proposed for rent, according to the algorithm presented for each sector;
  - illustration of the connection solutions to the Mamaia seaside resort: promenade, public spaces, significant accesses



- Proposed sub-sectorization summary table according to the table below:

SECTOR	Număr subsectoare propuse	Lățime modul subsector (m)	Lățime minimă subsector (m)	Lățime maximă subsector (m)	Suprafață închiriabilă (mp)	Nr. unități tip beach-bar (BUC)
SECTOR	<i>Number of proposed subsectors</i>	<i>Width of subsector module (m)</i>	<i>Minimum width of subsector (m)</i>	<i>Maximum width of subsector (m)</i>	<i>Rentable area (sqm)</i>	<i>No. of beach bar units (PCS)</i>
<b>A</b>						
<b>B</b>						
<b>C</b>						
<b>D</b>						
<b>TOTAL</b>						

### Sheet 2: Details for the typological sectors A and B

- A strip of your choice with a length of approximately 500m from each sector will be detailed, with a plan and a characteristic cross-section, highlighting and detailing the general concept – scale 1:1000
  - Aerial view of a representative subsector - scale 1:500
  - Detailing of a connection area and access to the beach at a convenient 1:100 or 1:200 scale
  - Architectural plans and sections for the proposed constructions at a convenient 1:100 or 1:50 scale
  - Perspectives of detail and atmosphere with the integration of the proposed constructions
- \* other elements considered necessary to support the proposed solution can be detailed: execution details, special constructions, furniture details and lighting fixtures, signage, etc.



### Sheet 3: Details for the typological sectors C and D

- A strip of your choice with a length of approximately 500m from each sector will be detailed, with a plan and a characteristic cross-section, highlighting and detailing the general concept – scale 1:1000
  - Aerial view of a representative subsector - scale 1:500
  - Detailing of a connection area and access to the beach at a convenient 1:100 or 1:200 scale
  - Architectural plans and sections for the proposed constructions at a convenient 1:100 or 1:50 scale
  - Perspectives of detail and atmosphere with the integration of the proposed constructions,
- \* other elements considered necessary to support the proposed solution can be detailed: execution details, special constructions, furniture details and lighting fixtures, signage, etc.

### Sheet 4: Detail of the area of the Casino bridge and sea bar

- A plan and a section detailing the proposal for the design of the beach in the Casino area with the longitudinal transposition of the **bridge with sea bar. The studied area will have a minimum length of 500m, centred on the Casino complex.** The connection to the adjacent subsectors and the integration of the elements of the historical ensemble and the existing public spaces will be studied. - scale 1:1000
  - One plan and two characteristic sections detailing the architectural solutions regarding the new positioning and design of the 'Bridge with sea bar' - scale 1:200
  - A detailed aerial view highlighting the axis Casino-Bridge with Sea Bar - scale 1:500
  - Perspectives of detail and atmosphere with the integration of the proposed constructions,
- \* other elements considered necessary to support the proposed solution can be detailed: execution details, special constructions, furniture details and lighting fixtures, signage etc.

#### NOTE:

- *all drawn materials can be represented by any 2d and 3d graphic means.*
- *the explanatory text (as clear and concise as possible) supporting the concept, must be integrated in the 4 sheets.*

#### 4.2 Written materials

1. Financial proposal for the design – competition material, drawn up according to the model provided in Annex 2.3 – Annex 2.3.1 – Financial Proposal.





## 2. Text included in the sheets:

- Brief description of the architectural & landscape concept; the conceptual bases of the proposed solution will be explained and specific decisions for one solution or another will be motivated.
- Vegetation management:
  - brief motivation for the chosen plant variety.
  - the attitude towards the existing vegetation and biodiversity.

## 5. AWARD CRITERIA

The maximum score is 100 points

### A. MEETING THE FUNCTIONAL-LANDSCAPE AND ARCHITECTURAL REQUIREMENTS – 60% of the final evaluation (maximum 60 points)

The compliance with the minimum requirements set by the competition brief is evaluated on a scale from 1 to 60.

It is calculated by summing up the points awarded by the jury for the following aspects:

#### A1. Landscape criterion – maximum 20 points

The following will be scored:

The quality of the landscape solution for the integration and mediation of different typological and functional areas; relations with the existing natural and built context – maximum 5 points.

Selection and composition of the proposed plant material; the concepts of planting, design, and perception – maximum 5 points.

The quality of the materials proposed for surfaces, equipment, and furniture - maximum 5 points.

Easy maintenance of facilities and cost reduction solutions – maximum 5 points.

#### A2. Functional criterion – maximum 20 points

The following will be scored:

Solving the subdivision of beaches - maximum 10 points.

The quality of the solution for the integration of existing and proposed functions - maximum 5 points.

Solving the main functional areas, accesses, and proposed routes – maximum 5 points.



### **A3. Architectural criterion – maximum 15 points**

The following will be scored:

The quality of solving the standardized projects and the integration of the new facilities in the context of the general concept, where the flexibility, adaptability, sustainability of the solution are appreciated - maximum 10 points.

The quality of the architectural solution and the integration into the new spatiality of the beaches of the Casino ensemble and of the bridge with sea bar – maximum 5 points.

### **A4. Financial Criterion – maximum 5 points**

The following will be scored:

Staying within the maximum design cost indicated in the competition documentation – 5 points.

**\*Failure to stay within the maximum cost ceiling leads to the disqualification of the project.**

For falling within the cost ceiling indicated by the lowest price, the maximum score (5 points) is awarded; for other prices, points are awarded proportionally.

$P(n) = [\text{Price}(\text{min}) / \text{Price}(n)] \times 5$  points.

The score ( $P(n) = \text{max. 5 points}$ ) is awarded as follows:

- a) For the lowest of the offered prices (noted  $\text{Price}(\text{min.})$ ) 5 points are awarded.
- b) For the other prices offered (noted  $\text{Price}(n)$ ), the score  $P(n)$  is calculated proportionally, as follows:

$P(n) = [\text{Price}(\text{min}) / \text{Price}(n)] \times 5$  points.

## **B. ADDED ARCHITECTURAL – ARTISTIC VALUE OF THE PROPOSED INTERVENTION – 40% of the final evaluation (maximum 40 points)**

The architectural-landscape-artistic value of the proposed solution is evaluated on a scale from 1 to 40. It is calculated by the sum of the points awarded by the jury for the following aspects:

### **B1. The nature of the proposed mediation and access area and the general atmosphere of the intervention – maximum 20 points.**

The criterion assesses the project's ability to generate a unique and memorable destination, an exemplary intervention at the level of the coast as an accessible and inclusive space. Thus, the



following shall be considered: the spatial-urban value, the landscape-compositional value, the atmosphere and character of the proposed intervention, the quality of the proposed spaces and the sensory relationships generated, as well as the relationship with the natural setting; the adaptation of the details and materials used to the specific needs of each intervention and the redesign programme as a whole.

**B2. The power of the solution to change the perception of the beach area in particular and the seaside resort in general, as well as its ability to adapt over time – maximum 10 points.**

The project has the chance to create a new spatiality and a new image of the beaches and the resort in general, in line with contemporary principles of spatial planning and sustainable development. Thus, the following aspects will be assessed: the representative/contemporary character of the proposed developments, the potential of the solution to establish a model of best practice in the design of seaside areas.

**B3. The quality and clarity of the representation of ideas in such a way as to illustrate the competitor's ability to implement the proposed project - maximum 10 points.**

Calculation algorithm for point A – Minimum requirements:  $A = A1 + A2 + A3 + A4 = 60$  points

Calculation algorithm for point B – Added value:  $B = B1 + B2 + B3 = 40$  points

Calculation algorithm for the final evaluation (maximum 100 possible points)

$A + B = 60 + 40 = \text{maximum } 100$

Professional Advisor

Arch. Sorin Nicolae Istudor