

# CONCURSO INTERNACIONAL DE IDEAS PARQUE EN ALTURA BARRIO 31-RETIRO

## Consultas

**1.** Do we have to present all five stages of the proposal?

### ANSWER 1

Yes, all five sections of the proposal must be completed.

**2.** As a Spaniard, if my proposal is admitted into Phase II, how can I get in touch with an Argentine architect at a later stage, keeping in mind that all contestants must do so in Phase II?

### ANSWER 2

You will have to contact a registered professional in the country. Key contacts include the College of Architects of Argentina and the Professional Council of Architecture and Urban Planning (CPAU).

**3.** Will the projects that receive mention awards progress to Phase II, or only those selected as finalists?

### ANSWER 3

Only between three and five proposals selected as finalists will progress to Phase II.

**4.** Do you have a contour plan?

### ANSWER 4

No contour plan is currently available. The information submitted to contestants provides information about the relief and grading along several key points, both on the expressway, underneath it and in adjacent areas.

**5.** Do you have a building and zoning plan?

### ANSWER 5

No such plan is currently available.

**6.** May I send a query from my personal email address or should proposals be submitted from a specific email address?

### ANSWER 6

As described in the Terms and Conditions: "Participants must open an email box especially for this contest; this email address should be opened under a pseudonym and should not indicate personal names or names of existing associations or firms, as well as not registering prior uses."

**7.** Dear Advisory Team: We are from Uruguay and are currently completing the registration process and would like to ask a question regarding the Terms and Conditions. In the section describing the terms of submission (page 33 of the Terms and Conditions), the document states that participants must submit Phase I of their project in digital format by email. However, the Terms also state that participants must submit an affidavit together with their panel vote in a sealed envelope. This made us doubt whether it is necessary to carry out the proposal submission in person or not. May participants submit the required documents by email? May the A2 landscape presentation sheets, the video and the descriptive report be submitted in digital format, or must they be submitted in print form?

### ANSWER 7

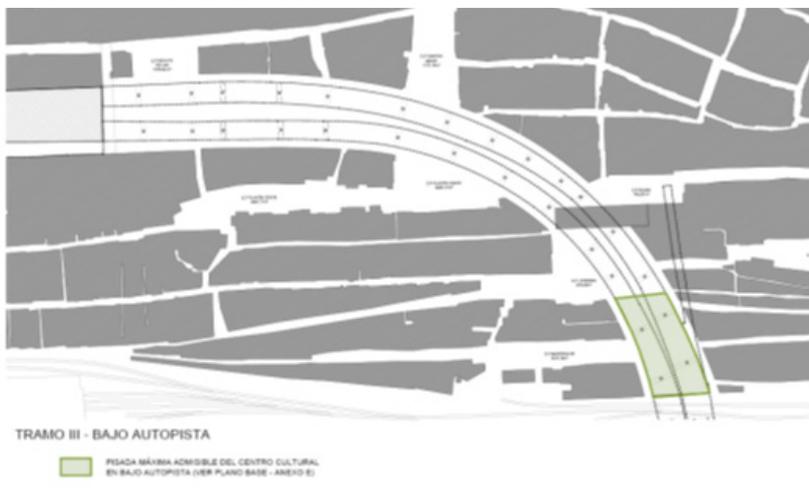
Regarding this point, see the memo and the updated Terms and Conditions.

# CONCURSO INTERNACIONAL DE IDEAS PARQUE EN ALTURA BARRIO 31-RETIRO

**8.** The Special Needs Program, which is connected to the new Cultural Center described in Section IV, is designed to support and integrate various elements. The question is whether the railway tracks and facilities below the expressway will be decommissioned or not, and how participants should envision this space with regards to future projects. Should the Cultural Center be designed within the Sky Park or can the area surrounding the railway tracks be included as part of the proposal?

## ANSWER 8

The Cultural Center must stand outside the operational area of the railway tracks; therefore, the building must not encroach upon Section IV. The Cultural Center must be contained within Section III, contestants being free to use both the space underneath and above the expressway in any way considered necessary while taking into account the estimated area available for said program. See the attached scheme. Contestants may consult the exact dimensions of the area underneath the expressway in the TERMS map provided in Layouts \_ Annex E.



The grounds and site construction proposals for the remaining surface destined to Facility Areas (2,000 m<sup>2</sup>) are to be determined at the contestant's discretion

**9.** What is the criterion behind the compulsory demolition of half of Section III of the expressway? Is the demolition work mandatory or subject to participant's design plans? What is the main argument for demolition?

## ANSWER 9

The demolition of half of Section III is mandatory and aims at minimizing space under the expressway. These spaces provide little in the way of sunlight and are difficult to manage.

**10.** The project proposal states that participants may consider undertaking demolition work in Section III with a view to constructing an exit ramp at the spot deemed most convenient. Should this exit ramp provide a direct connection with public transport, including bus or train transport services, with all that that entails? Or is said exit ramp meant solely to provide walking facilities for pedestrians moving between the Sky Park's different levels? Please provide clarification on this point.

## ANSWER 10

The terms comment on the possibility of participants including a public transport exit at an earlier exit point if their proposal deems it convenient. The exit is not meant to serve as a train connection, which entails other requirements which are still pending.

# CONCURSO INTERNACIONAL DE IDEAS PARQUE EN ALTURA BARRIO 31-RETIRO

**11.** Do you have a .CTB file for the CAD files provided?

## ANSWER 11

The plot styles are 1 (0.1), 2 (0.2), 3 (0.3), 4 (0.4), 5 (0.5), 6 (0.6). All color 7 and set in gray color.

**12.** I'd like to request an extension of the Phase I proposal submission deadline. What is the full meaning of the following statement from Section 3: "The contestants must consider the total demolition of one of the sections and may consider the partial demolition of the rest with the objective of establishing the best public transport exit, while making sure not to affect the construction of 'EL GALPÓN'." Is the exit ramp intended for public transport or for use by pedestrians? If the exit is intended for public transport use, is said exit considered mandatory? In the same sentence, the terms state that "EL GALPÓN" must not be affected during construction. Would it be possible to partially demolish the building for project reasons?

## ANSWER 12

An extension was granted and the competitions dates were rescheduled. See the updated Terms and Conditions and the corresponding memo.

11/10/2017 (Friday) Submission 1st PHASE

24/11/2017 (Friday) Project Decisions 1st PHASE

12/04/2017 (Monday) Site Visit and Event

05/02/2018 (Monday) Submission 2nd PHASE

15/02/2018 (Wednesday) Finalists' Presentations

16/02/2018 (Thursday) Preliminary Decision (two finalists are selected)

From 20/02/2018 Community Vote

The exit is a bus expressway exit which should continue towards Calle 9 Street. It is not obligatory to provide a public transport exit before the point established by the terms of the proposal. The altimetric level at which public transport will circulate is to be determined by the participants. Participants must take into account the accessibility and connectivity with the existing street levels and ensure that the projected neighborhood crossings and walkways function correctly.

"EL GALPÓN" must be conserved in its entirety. Partial refurbishment of the building's facades or the construction of new entryways may be proposed with a view to promoting integration with the surrounding area.

**13.** We have been unable to locate a contour or altimetric map of the expressway in the Terms and Conditions.

## ANSWER 13

The altimetric map of the expressway can be found in the CAD files: Terms and Conditions Map in Layouts \_Annex E.

**14.** In the Autocad file containing the layout for Phase I, there is a space for "Connections and Urban Links". How is this space supposed to be filled, and what is its precise significance? 2. I suppose not, but, just to be sure, is the name of the studio or firm supposed to be included in the proposed layout? In the Terms and Conditions, an area spanning 23,000 m<sup>2</sup> is mentioned which should be taken into account for future housing. Should this area be included in the proposal, or has a development scheme for it already been included in the layout? 4. In any publications that may arise, will the architects' intellectual rights be protected?

## ANSWER 14

1- The space for "Connections" is reserved to explain the strategies adopted by the participants to promote the

# CONCURSO INTERNACIONAL DE IDEAS PARQUE EN ALTURA BARRIO 31-RETIRO

integration of the Barrio 31 neighborhood. It can contain sketches, images, renders or any other graphic/media pieces considered appropriate by the participants.

2- No reference should be made to the authors of the project.

3- The 23,000 m2 section of the expressway containing housing is to be demolished once families relocate to their new homes built on land held by The Treasury Petroleum Fields (YPF.) The 23,000 m2 area below the expressway will be available as a public space and is to be considered within the framework of the Ideas Competition.

4- Authors will be duly recognized in all future publications.

**15.** Is there a standard presentation guideline indicating, among other things, the size and number of charts participants may include in the presentation?

Is there a registration fee? How are participants supposed to submit proposals? Are .pdf files accepted as a valid submission format? The proposal submission deadline falls on the same day as the deadline for registration, 10/04/2017. There is little time before October 4th, but depending on the presentation guidelines, I may be able to submit a sample of a visual and conceptual design of the Sky Park. I have looked at the material available on the website but I have been unable to find answers to the questions above.

## ANSWER 15

To view the submission conditions, see p.33 of the Terms and Conditions, available at: <http://www.fadu.uba.ar/application/information/view/249>

Registration is free of charge.

The dates were reprogrammed, see ANSWER to QUESTION 4.1. The submission period closes two days after the registration deadline. The proposals must be centered on the Sky Park and must be submitted following the guidelines described in the framework of the Ideas Competition. SEE SUBMISSION GUIDELINES on PAGE 33.

**16.** Our firm is based in Spain and the United States and it is impossible for us to organize a visit to the site at such short notice. Given that this is an INTERNATIONAL IDEAS COMPETITION, we want to stress that all teams, both national and international, must be guaranteed equal conditions for the development of their proposals. Therefore, we ask the organization to find a way to convey the information provided during today's visit to all contest participants.

## ANSWER 16

No questions are answered during the visit and no further information is to be provided. All questions must be referred to the email address provided in the Terms and Conditions.

During the visit, a tour of the neighborhood is arranged along the full length of the expressway. The organizers offer participants the chance to locate sites marked on the illustrations provided in the Terms and Conditions. No additional information is provided other than that stated in the Terms and Conditions. Participants may view the neighborhood's inner grid of streets using the Google Maps' street view tool. Moreover, drone videos of the entire length of the expressway have been included for participants' perusal. These videos may serve to visualize the site, and are available at: <http://www.fadu.uba.ar/application/information/view/249>

**17.** Dear Advisory Team,

a) On page 13 of the booklet, the following statement about the Cultural Center is made in the "Program" section: "The cultural center will serve as a Hub that links the neighborhood, the train tracks, and the Sky Park." Which railway tracks are the proposal referring to?

b) In connection with the previous question, may participants consider the area above the railway tracks surrounding Retiro Station for development? May participants consider extending the Sky Park over said area?

# CONCURSO INTERNACIONAL DE IDEAS PARQUE EN ALTURA BARRIO 31-RETIRO

c) "The Hub should incorporate a bus stop"; does this refer specifically to a transport service connecting various points within the new Sky Park, or to a Buenos Aires City transport bus stop? Is it required that the transport system connect down to the Barrio 31 neighborhood below from the Hub? If so, it mandatory that it loop back up to the Sky Park before finishing off its tour of the Park?

## ANSWER 17

a) The Barrio 31 neighborhood borders on the south with the San Martín Railway tracks. The Cultural Center must be located as indicated in the AutoCAD charts in Section III, that is, it must not encroach upon the operational area of the tracks. SEE ANSWER QUESTION 2 AND THE SCHEME ATTACHED.

b) Development of the railway tracks is not permitted. In Section IV, development must be restricted to the expressway and the current expressway entry ramp on Libertador Avenue. This ramp will be decommissioned, and thus will form part of the development area laid out in the Terms of this contest.

c) A bus line route should be considered in the proposal. It is advisable to incorporate a bus stop at the Hub (Cultural Center). The bus service will not be able to reach the level below the expressway from the Hub due to restrictions regarding the overhead space required by trains to pass below.

It is necessary to consider a width of 7 meters for buses in order to guarantee two-direction service.

**18.** I'd like to thank you in advance for taking your time to read this email. Reading the Terms and Conditions several questions came to mind which, if possible, I would like to take the chance to clear up. The questions are as follows: Which direction does the traffic run on Calle 9 Street? Does the traffic run in both directions?

It appears to run in a single direction in only one section but not in its entirety. In addition, it appears that the avenue will remain connected to the new expressway. In what direction or directions will traffic run in this avenue when the new expressway is finished? Kind regards.

## ANSWER 18

Calle 9 Street runs one way, towards the port area.

It will continue to function as an expressway exit ramp.

**19.** Regarding the fact that the freight railway tracks cross Calle 9 Street: can the freight (train) tracks be intervened, modified or removed if they are replaced in another section that does not cross the Park? Their proximity relative to the housing fronts is alarming and it seems absurd not to be able to modify the layout given the magnitude of the project.

## ANSWER 19

Neither the layout of Calle 9 Street nor the railway tracks may be modified.

**20.** I have the following queries regarding the building called "El Galpón.". A.What is the patrimonial or architectural value of this building? b. Can the building be demolished or modified? c. Is there a detailed blueprint of the building?

## ANSWER 20

**a. The conservation of the building is not due to its patrimonial value. Rather, a large investment has recently been made to refurbish it for the development of social and cultural activities.**

**b. Partial refurbishment of the building's facades or the construction of new entryways may be proposed in order to promote integration with the surrounding area.**

**c. See information attached.**

**21.** I have several questions concerning Calle 9 Street. The train that crosses this street is flanked by

# CONCURSO INTERNACIONAL DE IDEAS PARQUE EN ALTURA BARRIO 31-RETIRO

galvanized wire fencing and walls. Can these be partially or totally removed to allow traffic to cross or must they stay where they are? Is it possible to modify the train's course, carrying it a little bit inside Calle 9 Street to accommodate a bus lane?

## ANSWER 21

-The fencing and concrete walls cannot be removed or replaced, as they divide the operational section of the railway track from the housing area, providing an element of safety. A different solution to the current set up may be proposed.

-The railway tracks cannot be altered or moved.

**22.** In answer eight from the first rounds of questions, the Advisory Team established the location of the Cultural Center and set out that "El Galpón" must be entirely preserved. Given the circumstances surrounding the preliminary stage of an International Ideas Competition, I'd like to know whether these conditioning factors are mandatory, or if it possible to propose alternatives? Please clarify this point.

## ANSWER 22

These conditions are mandatory and there is no possibility of presenting alternatives.