



Reinventing
Cities

Reinventing Cities

A design competition for a low carbon, sustainable and resilient project in San Francisco

'Livat Market Street' building - Public areas

Regulation

Table of Contents

INTRODUCTION	3
REGULATIONS	4
Organisers	4
Objectives of the competition	4
Eligibility criteria	5
Outcomes	5
Competition framework	6
Timetable	6
Q&A phase	7
The 10 design approaches	7
Submission content	7
Submission process	10
Jury decisions	10
Evaluation criteria	10
Awards	11
Project implementation	12
Publication of the final results	12
ACCESS TO INFORMATION AND SUPPORT	13
Dedicated website	13
Shared <i>dataroom</i> and information	13
Site visits	13
CONDITIONS AND COMMITMENTS OF TEAMS, CITIES, PARTNERS AND C40	14
Conditions of the competition	14
Confidentiality and Author's rights	14
Dispute resolution	15
APPENDIX A – GUIDANCE TO DESIGN A LOW-CARBON, SUSTAINABLE AND RESILIENT SPACE	16

INTRODUCTION

Climate change presents an existential threat to humanity and requires a unified global response at all levels of society. Cities must accelerate actions to address global emissions and mitigate the adverse impacts of climate change.

In the heart of cities lies a unique opportunity to tackle emissions and create a better quality of life, namely through more efficient infrastructure and improved urban planning. Cities have an opportunity to reimagine spaces and streets in a way that benefits people of all backgrounds, ages and abilities, and to accelerate a more resilient and inclusive future.

Namely, public spaces are instrumental in shaping communities by providing spaces for social interaction, as well as promoting health and wellbeing. They can indeed be defined as the 'living room of a city' - a place where people can come together, creating a sense of connectedness. Therefore, redesigning public spaces offers the possibility to build resilience and foster behavioural change across the city, thus lowering the carbon footprint.

Cities and private actors must work together to showcase new models for decarbonized development, buildings, and services in hopes of their widespread uptake and adoption.

To accelerate transformational change in cities; Reinventing Cities is now calling on architects, urban planners and creative minds to transform a street and building in San Francisco into a more sustainable and thriving area where communities can prosper while embracing a more ecological lifestyle. With this competition, we are calling the private actors to work with us to identify new solutions and to work together on the city of tomorrow, today.

REGULATIONS

Organisers

The design competition is sponsored and organized by INGKA Group/IKEA with C40 in accordance with the appropriate rules and regulations of the City of San Francisco.

About C40: C40 is a network of mayors of nearly 100 world-leading cities collaborating to deliver the urgent action needed right now to confront the climate crisis. C40 represents 700+ million people and one-quarter of the global economy. To learn more please visit the website www.c40.org.

About Ingka Centres: Ingka Centres is part of the Ingka Group (which also includes IKEA Retail and Ingka Investments). Ingka Centres has more than 40 years of experience in shopping centres and today works with over 3000 brands across its portfolio of 46 shopping centres in 15 markets. Ingka Centres hosts and serves more than 370 million visitors each year. Ingka Centres creates its meeting places by collaborating with local communities, as well as its tenants and partners, to ensure they are destinations with emotional meaning that add value and build social connections www.ingkacentres.com.

Objectives of the competition

Reinventing Cities - 'Livat Market Street' building - Public areas in San Francisco is a competition initiated by C40 and Ingka centres/IKEA in agreement with the City of San Francisco to transform a public space, a parking level and a commercial unit and to stimulate the development of sustainable, resilient, inclusive projects in the city.

Reinventing Cities will:

- Invite design teams to collaborate with Ingka Centres and the municipality to improve the quality of public and private space and develop a sustainable and resilient project.
- Foster collaboration between the private and public sectors to deliver low-carbon urban regeneration.
- Support the implementation of innovative ideas that can be rolled out on a global scale.
- Create greener and more sustainable spaces in cities thus curbing carbon emissions.

Therefore, each Reinventing Cities project should serve as a model for carbon-neutral development, demonstrating innovative, climate-resilient, replicable and socially inclusive designs which provide benefits to the local

community.

Eligibility criteria

Reinventing Cities aims to encourage new types of collaborations that can create novel approaches and innovative projects. Participating teams are encouraged to be multidisciplinary and to engage with the community and future users of the site to give substance to the project and adapt it to their specific needs.

Teams must at least comprise:

- The organisation/company that will be the team representative and will collaborate with Ingka Centres for the implementation of the project.
- A qualified person in charge of the project design such as an architect or an urban designer; current Masters/PhD students are also acceptable.

An environmental expert is also recommended as part of the team. In addition, teams are also encouraged to include other stakeholders such as creative project holders, academics, students, artists and community associations. The presence of a local partner is recommended as well to assist in complying with the local rules and to facilitate the involvement of local stakeholders.

Finally, teams must designate the person who will be the main point of contact for the exchange with C40, Ingka Centres and the city.

Throughout the rest of the document, the term “teams” will refer to all the members involved in a consortium applying to the competition.

Outcomes

The area proposed for the competition in San Francisco comprises :

- a portion of the Stevenson street to be redesigned - the back alley running behind the Livat Market Street building on Stevenson street.
- 1 level of parking underground (total 45.000sqft / ~80 parking slots)
- a 534 sqft commercial unit on the ground floor next to the parking entrance, all to be transformed through new uses.

All details about the site can be found on the public [website](#).

Teams will propose ideas and solutions to transform the proposed site; Ingka Centres will then pay for the implementation of the winning project which will be carried out in different phases.

The submitted projects will be holistic, demonstrating how environmental performances can be achieved together with community benefits. Projects must be feasible within the budget set by Ingka Centres (up to 1.25M USD for the whole project in the three areas).

At the end of the competition process, Ingka Centres will organise the legal agreement to implement the project, in compliance with local laws and regulations.

Competition framework

The competition is structured by two main documents:

- The **Regulation** document (this document). In Appendix B, teams will find *Guidance to Design a Low-Carbon, Sustainable and Resilient Project* that aims to support teams in preparing their proposal
- For the site, teams will find one **Site Requirements** document (SR) on the website, that outlines the site specifications, including local rules, the expectations for the redevelopment, the terms of the property transfer, the budget and the project timeline. Note that in addition, specific competition documents and information regarding the site (maps, plans, urban planning rules etc.) are available through a dedicated *dataroom*.

Teams are expected to submit proposals that comply with the general objectives and requirements detailed in this Regulation document and the ones provided in the SR. Note that the local rules and legislation prevail over the common requirements defined in this Regulation document.

Timetable

The competition consists of two key phases: a Q&A (Question and Answer) phase and the Final Proposal phase.

The general timeline of the competition is outlined below. Please note that this calendar is subject to change, all modifications will be notified.

- Competition kick-off: 5 May 2022
- Questions & Answers: 5 May 2022 - 20 July 2022
- Final Proposal Submission Deadline: 30 November 2022
- Analysis of the proposals and selection of the winning project: (1-2 months)
- Announcement of the winning projects: November 2022
- Expected realisation and completion of the project: Since the project will be in 3 phases - an estimated time will be agreed together with Ingka centres and the winning team

Q&A phase

During this phase, organisers will propose an open meeting and individual meetings with interested teams to answer any specific questions on the project and provide initial comments and ideas for the redevelopment of the site.

In addition, bidding teams can pose questions through the website regarding the brief until the stipulated deadline for receipt of questions. Answers will be drafted by the organisers and the most relevant questions will be made available to all participants.

Note that teams will not present their projects during these events.

Where relevant, the minutes of these meetings will be published in the *dataroom*.

The 10 design approaches

The competition defines the 10 design approaches outlined below and that teams are invited to address.

The pathway to achieving sustainable and resilient projects requires a combination of solutions. The choice of these solutions should be made in consideration of the site, its configuration and how it fits with its surroundings. In the SR, specific environmental challenges and objectives for the site are indicated.

1. Energy-efficiency
2. Low-carbon mobility
3. Adaptable spaces
4. Low-carbon materials
5. Circular resources
6. Climate resilience
7. Biodiversity and green spaces
8. Sustainable lifestyle and green jobs
9. Social inclusion and community engagement
10. High-quality urban design

Teams are not required to respond to all 10 design approaches. Please find in the Appendix the general *Guidance to Design a Low-carbon, Sustainable and Resilient Project* that teams can consider as an inspiration while developing their proposal.

Submission content

Teams should include in their project submission the following documents:

1. Team form

2. Presentation of the project
3. Illustration boards
4. Implementation plan & legal and financial arrangement
5. Communications material

The documents must be written in English and should use the local currency (USD).

1. Team form

A team form is provided and available in the *dataroom*. The teams must fill in the form and include it within their submission. The form has three main sections:

- a. Information regarding the team representative.
- b. Information regarding each team member, including their profession, role in the project, experience and skills.
- c. Appendices:
 - o References of past experiences on similar projects for each team member (a maximum of 3 references per team member).
 - o A letter of authorization signed by all team members officially endorsing the entity of the team representative and certifying that all members agree with the conditions of their participation.

2. The presentation of the project

The **project concept (maximum of 10 pages in A3 format)** made of text, sketches and drawings in a format of the candidate's choice. All the details (calculation, justifications, etc.) should be outlined in a dedicated appendix which must not exceed 5 pages. The presentation of the project will specifically include:

- **A presentation of the project's general approach**, design and contribution to the objectives of the competition.
- **A detailed presentation of the land use and activities proposed for the site**, specifying the surface areas broken down by sub-sector, together with a table summarising the distribution of the entire area for each future use or activity.
- **A presentation of the ideas and solutions proposed by the team to transform the site into a low-carbon, sustainable and resilient space.** Teams should clearly demonstrate how their project contributes to reducing carbon emissions.
- **An evaluation of the community benefits of the project** and details about the strategy/ initiatives undertaken or planned for engaging with the local community in the design and operational stages of the project. Teams should clearly demonstrate how their project benefits communities and improves the overall quality of life of the area for all.
- **A presentation of the design of the project**, including:

- o Integration of the project into its surrounding urban and/or natural environment.
 - o Design choices in terms of construction methods and materials (where applicable).
 - o Analysis of the project's alignment with the local urban plan to verify whether it is subject to specific authorisation or permits (e.g. prior declarations, rezoning, environmental approval, heritage approval, etc.)
 - o Drawings and plans to provide a comprehensive understanding of the project (e.g. drawings and renderings, site plan, floor plans and articulation with the public space etc.).
- A presentation of the proposed project's timeline and phasing demonstrating compliance with the indications provided in the SR.

3. Illustration board

This includes one board (A0 (864 x 1118 mm) or 3:4 (36x48 inches) format) to present the project. The boards may include drawings, illustrations and text. They can be set in a portrait or landscape viewing. Teams should also provide specific maps and plans that help describe the proposed project design.

4. Implementation plan & legal and financial arrangement

This will outline the implementation plan, including the estimated budget, timeframes and phasing, its compliance with the planning rules as well as specific technical challenges, key actors and responsibilities. Teams must consider and comply with the frame and expected budget defined for the project and detailed in the SR.

For the portion of the site that is owned by Ingka Centres (parking and commercial unit), teams must also describe their preferred terms for the lease/occupation. This includes the provisional schedule as well as the financial proposal for the lease. The price offer will be expressed in local currency and will provide all the necessary details (taxes, fees, etc.) to ensure that the price offer is complete and aligned with local practices.

No lease is planned for the portion of the site that corresponds to Stevenson street, which will remain a public area.

6. Communication material

- **Three images/drawings** of your project, meeting the following specifications:

- Iconic view of your project (without any text embedded). This is for communication purposes, so please select images/views that you think will best meet this purpose.
- At least two of the three images must be in Landscape 16:9 format.
- Size: 1600 x 900 px min.
- Format: .jpg
- **a one-page memo** including:
 - a summary (200 words max) that best describes your project for communication purposes. This summary must be provided both in English.
 - Indication on the way you would like C40 and the City to communicate on the composition of your team.
 - The copyright the C40 and the City should use for the 3 images/drawings mentioned above.

Submission process

The Expression of Interest must be submitted electronically using the “*Submit a project*” button visible on the webpage of each site.

The deadline for uploading submissions is indicated in the SR. Late uploads or other formats will not be accepted.

Please upload all documents in one file (e.g. a compressed zip file) which must not exceed 1.5 GB.

Jury decisions

Submissions are evaluated by a jury that is composed of representatives from the Ingka Centres, IKEA retail, C40 and the City and may include external local/international experts as well. This is subject to change. The detailed composition of the jury will be made public.

The Jury awards are final and sovereign; decisions of the jury are not subject to reconsideration in whole or in part.

Evaluation criteria

The competition complies with principles of transparency, equal treatment, and non-discrimination. The final projects will be judged and selected according to the following criteria:

- 1. Quality of design and relevance of the project to the specifics of the site.**
The jury will assess the team's understanding of site-specific challenges and the adequacy of their proposal regarding the objectives and rules outlined in the SR. They will specifically evaluate the relevance and quality of the land use destination including the activities, interventions and modifications proposed for the site.
- 2. Quality of the proposed ideas and solutions to transform the site into a low-carbon, sustainable and resilient space.** The jury will assess the quality of the proposed design and solutions in delivering on the 10 approaches defined by the competition. Teams must emphasise solutions that are most relevant to the site, meaning those that support the city and local communities to catalyse change towards a low-carbon, sustainable, inclusive and resilient urban future.
- 3. Feasibility of the project and soundness of the team's implementation plan.** The jury will assess the team's implementation plan and evaluate the feasibility of their project, against site-specific considerations, such as costs, technical elements, compliance with local rules, budget and broader project timelines. The jury will also assess the coherence between the competencies of the team and the nature of the project. The capabilities and experience of the team, and in particular of the team representative to successfully support the implementation of the proposed project will especially be considered.

These criteria will not be weighted.

Information on local and/or national planning and bidding rules is provided within the SR and the *dataroom* of the site. It is important to note that the information may not be exhaustive, and it is the responsibility of the teams to inquire about the rules that apply to the development of the site. If a proposed project does not comply with the local or national planning or bidding rules, the application may be judged inadmissible.

Following the submissions, Ingka Centres will undertake, with the support of C40 and the City, a technical analysis of the proposals based on the evaluation criteria defined above. Teams may be asked to provide any additional information or clarification required for the understanding and assessment of their proposal. Responses must be provided in the form requested and within the set deadline. In exceptional cases, if the organisers consider that, based on the proposals received, the evaluation jury will not be able to make a final selection, they reserve the right to organise a negotiation meeting with each of the teams and to ask them to submit an updated proposal before the evaluation jury.

The teams may be invited to make an oral presentation of their proposal to the jury and answer any subsequent questions.

Awards

The awards to be conferred by the Jury will be, in the following order: 1st, 2nd and 3rd place. The Jury may, at its discretion, distinguish projects presented with Honourable Mentions or Highlights.

The authors of the winning project will be entitled to receive cash prizes of \$20,000 for 1st place, \$3,000 for 2nd place and \$2,000 for 3rd place. Honourable Mentions and highlights, if any, will not receive remuneration or prize money.

The prizes awarded will be paid to the winners by Ingka Centres subject to the incidence of the pertinent tax legislation.

Ingka Centres and C40 will reserve the right not to nominate any work for awards if the jury judges the works outside the satisfactory parameters and evaluation criteria.

The winners will be informed, on the date of the public presentation of the results of the contest, about the procedures, date and place for the withdrawal of the remuneration related to the 1st, 2nd and 3rd place prizes.

Project implementation

After the competition process, Ingka Centres will negotiate with the winning team to define the best strategy and arrangement to implement the project (the project may be implemented in different phases). Ingka Centres intends to contract with the winning team for the project implementation, potentially the contract will include:

1. A commission for design, including the anticipated scope of professional services to lead the project implementation for the public space (portion of Stevenson street) .
2. For the commercial unit and parking, Ingka Centres will negotiate the contract/s directly with the partnerships identified by the winning team. .

The contract will be in line with the budget Ingka Centres is proposing (1.25M USD for all the cost of the project's implementation and including the three elements of the site. Note that Ingka Centres/the city may decide to phase the implementation.

For the project implementation of the public space (the portion of the Stevenson Street), Ingka Centres and the winning team must apply for the encroachment permit to the Francisco Board of Supervisors, find more information here: [Major Encroachment | Public Works \(sfpublicworks.org\)](#).

Publication of the final results

The results of the judgement of the works presented are intended to be released in November 2022 (date to be determined).

A public ceremony may take place, at a time and location to be indicated by the organisers.

ACCESS TO INFORMATION AND SUPPORT

Dedicated website

www.c40reinventingcities.org is the website dedicated to the Reinventing Cities competition. It is open and accessible to all. Teams can consult the competition regulations and the presentation of the site, including a page dedicated to the site. Further information about the competition procedure may be published at any time on the website.

Shared *dataroom* and information

Teams will have access to a shared database (*dataroom*), which will be accessible via the site webpage. To access the *dataroom*, teams must fill in a form using a regular e-mail address.

The *dataroom* will host one folder for the site and will contain information and background documents gathered by the organisers for the competition. These information files will be updated regularly by the organisers up to two (2) calendar weeks (equal to 14 consecutive days) before the deadline for the final submission.

Each folder will include site information, such as photos, maps, land or building surface areas, regulatory information, urban planning documents, local standard bid conditions, submission/compliance requirements, risk and flood prevention plans etc. This information will allow teams to assess the technical, environmental, administrative and financial elements associated with the site.

Up to three (2) calendar weeks (equal to 14 consecutive days) before the deadline for the submission, questions relating either to the site or to the competition may be asked through the question box on the page dedicated to the site on the website. The organisers will analyse the questions and respond.

Site visits

Organisers may plan site visits. Registration for visits can be done through the website.

<p style="text-align: center;">CONDITIONS AND COMMITMENTS OF TEAMS, CITIES, PARTNERS AND C40</p>

Conditions of the competition

The organisers reserve the right to make modifications to the files up to two calendar weeks (equal to 14 consecutive days) before the submission deadline. Teams must therefore respond based on the latest uploaded files.

The organisers prepare these files in good faith. They contain all relevant documents in their possession. They may not be held accountable or liable for any reason whatsoever, particularly regarding the information and content of the files and their incomplete or inexact nature.

The organisers reserve the right to interrupt this procedure at any time, on one or several sites, and/or to not follow up with the proposals received on one or more sites. Teams will not be entitled to ask for any compensation in return.

Confidentiality and Author's rights

Throughout the bidding process, C40, INGKA Centres/IKEA, the City and the teams must enter into a Non-Disclosure Agreement to ensure strict confidentiality of:

- The proposals submitted by the teams, paying particular attention to the intellectual property rights of the latter which may be linked to the contents of their proposals.
- Any information regarding the sites that the teams may have received from the site owners or C40 or obtained in any way other than the public information published on the website.

Notwithstanding the above clauses, bidding teams may disclose any confidential information:

- To their administrators, social or other representatives and their employees, as well as to their board representatives, insofar these persons must have knowledge of such information for the preparation of the land and/or property agreements (it being agreed that the aforementioned persons

must be informed of the confidential nature of the information and the teams must ensure that these persons respect this confidentiality).

- To any bank, financial institution or investor with which the said party has financed its participation in the planned operation, as well as to the representatives of the boards for the preparation and execution of the financing arrangement.
- If the disclosure of the information is required by law or regulation.

The author's intellectual and design rights will be respected, the Municipality of San Francisco, Ingka centres/IKEA and C40 have the right to publish plans and visualisations of submitted work.

Dispute resolution

Participants can address claims to C40 Climate Leadership Groups through the email reinventingcities@c40.org.

APPENDIX A – GUIDANCE TO DESIGN A LOW-CARBON, SUSTAINABLE AND RESILIENT SPACE

C40 has developed a guidance document that aims to support teams in developing a low-carbon, sustainable and resilient space. This document provides guidance and requirements on the 10 design approaches and information on the main principles for evaluating the carbon footprint of a project. Teams can find this document here (*link soon to be added*).