

## Zero-Carbon Convention Center & Hotel, İzmir

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The site is located next to the Aegean Free Zone, which is one of Turkey's largest free zones and export bases. It is just across the *fuarizmir*, the largest exhibition venue within Turkey and is 6 kilometers from the airport and 12 kilometers from the city center. The site is strategically located and İzmir Metropolitan Municipality is planning an "airport to city center" metro project and one of the main stations will be the venue and the convention center, which will provide enhanced connectivity between the airport, city center, and the site.

In addition, the site is across Aktepe and Emrez Neighbourhoods Urban Transformation and Development Area (UTD-122ha.), which is one of the largest urban transformation areas within İzmir Metropolitan Municipality. The project aspires to be the first zero-carbon convention center and hotel in Turkey, demonstrating how convention venues of the future should look like.. This is a unique opportunity to showcase high sustainability standards within the city.



### Plot Area:

The site is 40832sqm and the construction site is planned to be 32666sqm for indoor and outdoor/semi outdoor places. The current precedent of 0.8 Floor Area Ratio (FAR), can be increased with the approval of the Municipal Council if needed.

### Expected Land Use:

The project is expected to include both a hotel & convention center built with a modular and flexible system. It should also include commercial areas and services such as restaurants, cafes, wellbeing centres, markets, car rental, offices and ecological services. The development should aim to be green and zero carbon with a focus on green economy.

### Site Ownership:

The site is under the full property of İzmir Metropolitan Municipality (IMM). The land is allocated for the construction of a convention center and is already listed in the official zoning plans.

### Type of Property transfer intended:

Tender based on Profit Sharing Model & Design- Build-Operate-Transfer (DBOT);

According to the determined rate, the profit of the Center will be shared between the stakeholders (bidder consortium, the IMM and its sub-company İZFAŞ) for a certain period of time. To identify the duration of operation and the revenue sharing ratio, a municipal assembly decision must be taken. The local regulations will be followed during the tender process. The winner of the tender will undertake construction cost and transfer the operating rights to the Municipality after the termination of contract.

### Deadline for the submission of the Expression of Interest:

Thursday 17 November 2022 3pm İzmir local time (UTC+3)

## Presentation of the site and development expectations

The site is located next to the Aegean Free Zone, which is one of Turkey's largest free zones and export bases, with an annual trade volume of approximately 4 billion USD and employment of more than 20.000 people. Gaziemir was a district with a population of 40.000 before the Aegean Free Zone. Today it is the fastest developing district of Turkey with a population of 150.000. In addition, this Center is across Aktepe and Emrez Neighbourhoods Urban Transformation and Development Area (UTD), which is one of the largest urban transformation areas of İzmir Metropolitan Municipality (122 hectares). About 10% of the UTD area has commercial use and is potentially connected with the Center. The site is just across *fuarizmir*, the largest and newest exhibition venue of Turkey.

There are 31 international exhibitions and more than 100 events throughout the year, where 1 million professional visitors and 8.000 exhibiting companies meet per year. Thousands of business professionals visit İzmir to attend our international exhibitions and events. However, the city lacks a professional convention center that can host large-scale events. Although İzmir is a touristic city, the number of chain hotels and room numbers are quite limited. Thanks to the development of this site, there will be no need to go to the city center for events which will help reduce emissions and improve energy saving thanks to the modular and efficient halls at the new convention center.

The site is 6 kilometers from the airport and 12 kilometers from the city center. İzmir Metropolitan Municipality's "airport to city center" metro line (New Metro Line in the figure below) is planned for the near future. One of the main stops will be the convention center, which will provide enhanced connectivity to the site. After the metro project is completed, transportation to both the venue and the convention center will be provided by public transport both from the airport and from the city center.



Airport to City Center Metro Project, estimated metro line (blue) linking Aegean Free Zone, Convention Center and IMM Urban Transformation and Development (UTD) Area.

We strongly believe that this hotel and convention center is the missing part of the puzzle. Together with a free zone, expo venue, nearby airport, and metro connection, it will fulfill the demands of the metropole. The new development should provide a mix of services for the area improving the livability for local communities and the visitors experience as well. It will be built with high sustainability standards, showing how convention venues of the future should look like.

The project must include a hotel and a convention center built with a modular and flexible system. The project is expected to contribute positively to İzmir's economy and urban culture, to create a social environment where peace and the right to the city are

protected, and to distribute the value and prosperity produced by İzmir in a balanced way to all neighborhoods of the city. In addition, it is aimed that the project set an example for all other buildings with common use and contribute to making İzmir one of the exemplary cities of the world for life in harmony with nature.

## Specific planning rules and regulations

There are several national and local regulations that designers and contractors should be aware of. If the regulations are not followed, it is not possible to obtain a building permit from the Municipality. Teams should design proposals that are in line with both regulation frameworks listed below.

- The National Regulation which refers to the Planned Areas Zoning Regulation<sup>1</sup>. The purpose of this Regulation is to determine the procedures and principles regarding building and construction, project design and inspection in accordance with science, health, and sustainable environmental conditions.
- The Local Regulation which refers to the İzmir Metropolitan Municipality Zoning Regulation<sup>2</sup>. The purpose of this Regulation is to determine the procedures and principles regarding the construction, project design and inspection in accordance with the city's plan, science, health and local environment within İzmir Metropolitan Municipality. Regulation on Fire Protection of Buildings<sup>3</sup>, Shelter Regulations<sup>4</sup>, Parking Regulations<sup>5</sup>, Energy Performance Regulation in Buildings<sup>6</sup>, and Units that are required according to the Turkish Building Earthquake Code<sup>7</sup> are also referenced in this regulation (see links below).

Please note that the current precedent of 0.8 FAR, can be increased with the approval of the Municipal Council if needed.

Although the project area is not within the 'flight cone' of the İzmir Adnan Menderes Airport, its location coincides with the airport's 'approach plane'. Therefore, in terms of determining the height of the building and its surface characteristics, the approval of Gazimir District Municipality regarding the construction conditions should be obtained. In addition, the Construction Criteria of the Ministry of Transport and Infrastructure, General Directorate of Civil Aviation around Airports<sup>8</sup> must be complied with.

## City climate priorities and environmental challenges

Over the last decade, the City of İzmir has been taking significant action towards improving its environmental performance through strategy development and investment in GHG mitigation, green infrastructure, waste, and water management infrastructure. In 2019, a new commitment was made via a municipal council decision to the Covenant of Mayors (CoM), to reduce GHG by 40%. İzmir Sustainable Energy and Climate Action Plan (SECAP)<sup>12</sup> was prepared to set out a new target of achieving a 40% reduction in per capita urban emissions by 2030.

In addition, İzmir Metropolitan Municipality has many strategies and action plans in line with the United Nations Sustainable Development Goals that designers and contractors should be aware of: İzmir Municipality Strategic Plan 2020-2024<sup>9</sup>; İzmir Strategy for Living in Harmony with Nature<sup>10</sup>; GCAP<sup>11</sup> (İzmir Green City Action Plan with European Bank for Reconstruction and Development (EBRD)); SECAP<sup>12</sup> (Sustainable Energy and Climate Action Plan with the EBRD); and A Framework for Resilient Cities to Climate Change: Green Revision<sup>13</sup>.

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All strategic plans are consistent with IMM's Master Strategic Plan including **7 strategic aims** (infrastructure, life quality, economy, democracy, nature, learning by living, and culture & art) that comprise 26 strategic goals, many aligned with UN Sustainability Targets. In addition to this, 10 more targets specific to İzmir have been added to this plan. Among the 7 strategic goals and objectives mentioned above, this project is most closely tied to bringing İzmir's economy into an innovative and entrepreneurial ecosystem and developing it based on the geographical character of the city.

In addition, the project is adjacent not only to the Aegean Free Zone in the south, but also to an urban transformation project area that is compatible with the goals of creating a sustainable infrastructure that covers everyone and transforming İzmir into a city with a high quality of life and a developed transportation network. The Gaziemir Aktepe-Emrez Urban Transformation Project is a first in Turkey with its participatory and inclusive urban transformation model.

İzmir Metropolitan Municipality (IMM) also prepared the İzmir **Green City Action Plan** (GCAP), which aims to identify priorities and address the environmental challenges, establish a vision and develop projects to enable a green future for the city as a part of the green cities program of EBRD. İzmir is the first to carry out a green city program in Turkey. Along with various environmental challenges, the plan addresses actions related to GHG emissions in İzmir. The GCAP process has been carried out in alignment, and in parallel, with the preparation of the SECAP.

In 2021, İzmir also committed to becoming a **net-zero carbon city by 2050**. Through these plans and commitments, the roadmap towards becoming a more resilient and carbon-free city has been ensured and 61 actions on carbon mitigation and climate change adaptation have been put forward and initiated. Through the mitigation action, carbon emission of 3.31 tons per capita (excluding industry and aviation) will be reduced to 1,98 tons per capita by 2030. This project should go in this direction and take into consideration the net-zero objective of the city.

In the subheadings of the third chapter of the SECAP document, 'Justification of Input: Adaptation', risk analysis for İzmir and the sectoral effects of risks are mentioned, although not specific to the project area. These sub-headings are: 3.1. Historical context, climate change projections and physical & social characteristics, 3.2. Risk Assessment, and 3.3. Vulnerabilities. Under the title of 3.2. Risk Assessment, 'primary climate hazards and current risk level allocated' information is given for the whole city. Teams should pay particular attention to the mentioned risks.

To achieve such an ambitious goal, many new initiatives and steps should be taken; therefore, developing this project will bring to the city a good symbol and landmark to becoming a more resilient and climate-friendly city. Building a sustainable and innovative convention center with a focus on resilience is very important for our city and for the venue, which is also a signatory of the "Net Carbon Zero Events" initiative of Greenview and UFI. This project should be compatible with the related actions in 'Actions for İzmir SECAP', which is the fifth part of the SECAP document, and with the 28 actions under 5.2 Mitigation (e.g. B1.6.Municipality to commit to net zero energy in all new municipality-controlled buildings by 2030).

The convention center must be an "all-in-one complex" which will be serving all industries and the circular economy from an eco-friendly perspective. The primary focus is to implement practical and measurable sustainability strategies in innovative design, water savings, energy efficiency, materials selection, and indoor environmental quality. The project should develop a green and zero-carbon building and must set an example for new projects through sustainable and innovative solutions.

## Provisional Timeline

Deadline for the submission of the Expression of Interest: 17th November 2022

Date of announcement of the finalists: January 2023

Deadline for submission of the final proposals: tbc

Date of announcement of the winning project: tbc

## Language Requirements

All the documents of the EOI must be submitted in Turkish or English.

The second document of the EOI (presentation of the project) must be submitted in Turkish and English.

## Useful links and resources

<sup>1</sup>Planned Areas Zoning Regulation:

<https://www.mevzuat.gov.tr/mevzuat?MevzuatNo=23722&MevzuatTur=7&MevzuatTertip=5>

<sup>2</sup>Izmir Metropolitan Municipality Zoning Regulation:

<https://www.mevzuat.gov.tr/mevzuat?MevzuatNo=38661&MevzuatTur=7&MevzuatTertip=5>

<sup>3</sup>Regulation on Fire Protection of Buildings:

<https://www.mevzuat.gov.tr/mevzuat?MevzuatNo=200712937&MevzuatTur=21&MevzuatTertip=5>

<sup>4</sup>Shelter Regulations:

<https://www.mevzuat.gov.tr/mevzuat?MevzuatNo=4883&MevzuatTur=7&MevzuatTertip=5>

<sup>5</sup>Parking Regulations:

<https://www.mevzuat.gov.tr/mevzuat?MevzuatNo=24408&MevzuatTur=7&MevzuatTertip=5>

<sup>6</sup>Energy Performance Regulation in Buildings:

<https://www.mevzuat.gov.tr/mevzuat?MevzuatNo=13594&MevzuatTur=7&MevzuatTertip=5>

<sup>7</sup>Units that are required to be in the building in the Turkish Building Earthquake Code:

<https://www.mevzuat.gov.tr/mevzuat?MevzuatNo=32668&MevzuatTur=9&MevzuatTertip=5>

<https://www.mevzuat.gov.tr/mevzuat?MevzuatNo=31196&MevzuatTur=9&MevzuatTertip=5>

<https://www.mevzuat.gov.tr/mevzuat?MevzuatNo=24468&MevzuatTur=7&MevzuatTertip=5>

<sup>8</sup>General Directorate of Civil Aviation around Airports:

<https://web.shgm.gov.tr/tr/mevzuat/6792-havaalanlari-ve-cevresindeki-yapilasma-kurallari-genelgesi-yayimlanmistir>

<sup>9</sup>Izmir Municipality Strategic Plan 2020-2024:

[https://www.izmir.bel.tr/CKYuklenen/Dokumanlar\\_2020/Stratejik%20Plan2024.pdf](https://www.izmir.bel.tr/CKYuklenen/Dokumanlar_2020/Stratejik%20Plan2024.pdf)

<sup>10</sup>Izmir Strategy for Living in Harmony with Nature:

[http://skpo.izmir.bel.tr/Upload\\_Files/FckFiles/file/%C4%B0zmirinDogaileUyumluStratejiPlani-EN.pdf](http://skpo.izmir.bel.tr/Upload_Files/FckFiles/file/%C4%B0zmirinDogaileUyumluStratejiPlani-EN.pdf)

<sup>11</sup>GCAP (Izmir Green City Action Plan with European Bank for Reconstruction and Development (EBRD)):

[http://skpo.izmir.bel.tr/Upload\\_Files/FckFiles/file/2020/WEB\\_SAYFASI\\_YESIL\\_SEHIR\\_PLAN- ingilizce.pdf](http://skpo.izmir.bel.tr/Upload_Files/FckFiles/file/2020/WEB_SAYFASI_YESIL_SEHIR_PLAN- ingilizce.pdf)

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<sup>12</sup>SECAP (Sustainable Energy and Climate Action Plan with the EBRD):

[http://skpo.izmir.bel.tr/Upload\\_Files/FckFiles/file/2020/WEB\\_SAYFASI\\_SECAP-ingilizce.pdf](http://skpo.izmir.bel.tr/Upload_Files/FckFiles/file/2020/WEB_SAYFASI_SECAP-ingilizce.pdf)

<sup>13</sup>A Framework for Resilient Cities to Climate Change: Green Revision:

<https://direnclikent2019.izmir.bel.tr/en/Documents/18>