# International Architectural Design Competition for the Thessaloniki ConfExPark

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TIF-HELEXPO S.A.

International Architectural Design Competition for the Thessaloniki ConfExPark

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## Introduction

TIF-HELEXPO S.A. is organizing an international, one-stage, restricted, multidisciplinary architectural competition for the design of the Thessaloniki ConfEx Park in Greece.

The site of the architectural competition is located in the heart of Thessaloniki, which is the second largest city in the country, with a population of over 1.1 million in its metropolitan area, constituting the administrative, cultural and business center of northern Greece. Thessaloniki extends along Thermaikos Gulf, to the north of the Aegean Sea and is located an hour's drive from both Mt. Olympus and the Halkidiki Peninsula, and only a short flight away from the capitals of nearby Balkan and Mediterranean countries.

TIF-HELEXPO Fairgrounds are surrounded by two important university campuses (Aristotle University and Macedonia University), the Archaeological Museum, the Byzantine Museum, the Town Hall, the Regional Military Base and shopping districts. TIF – HELEXPO constitutes a contemporary landmark for the city due to its ideal central location and substantial size. Located in the city center, TIF – HELEXPO is approximately 20 minutes' drive from "Makedonia" International Airport of Thessaloniki, 10 minutes driving distance from the central Train Station and the city's ring road and very close to all major attractions and points of interest. TIF-HELEXPO Exhibition & Congress Center directly affects the function of the urban center of Thessaloniki, as well as the life quality of its residents, due to its location.

The premises of the Exhibition & Congress Centre were built within the period of 1955-1990. As most of them have become old, energy consuming and inefficient, TIF – HELEXPO is launching a redevelopment project for the whole Fairgrounds Area.

The architectural competition aims at the construction of a sustainable, environmentally friendly and state-of-the-art, iconic, Exhibition & Congress Center of the highest standards along with the optimal arrangement of its facilities and activities, while the total floor area of the new project remains identical with the one of the existing buildings. One of the main project goals is to contribute to the redevelopment of a major part of the city center, which will boost the economy of the city and turn Thessaloniki into a significant international business and tourist destination.

Additionally, the TIF-HELEXPO ConfEx Park development, with the creation of adequate green open space for leisure and outdoor cultural and exhibition uses, will contribute to the formation of the "Metropolitan Park of Thessaloniki", a project for the unification of the green spaces of the wider southeastern central area. About 50% of the total 16.5 ha property will be an open space area, including a 7.0 ha green recreation area at the western part of the Fairgrounds.

The project will act as a landmark for the whole city and as a milestone for the history of the broader region. Innovative, high-quality, unique architectural proposals are expected, as part of a visionary project, that aspires to become an exceptional example of future cityscape developments incorporating environmental and sustainable development principles and, in particular, the UN SDGs

# 1. The city and the Fair

## 1.1 Background of the city of Thessaloniki

Thessaloniki is a historic city that has developed through the ages. A brief reference to the 2.350 years of Thessaloniki history follows and a list of sources for further information is included in Appendix A.

Hellenistic & Roman period

Thessaloniki was founded as an urban center by Cassander, son of one of the immediate successors of Alexander the Great, in 316 BC. The new city would very soon become an important trading hub and a significant military-naval base.

After its conquest by the Romans, Thessaloniki retained a type of administrative autonomy. The city's metropolitan character was enforced with constructions such as the famous military road, Via Egnatia, and it gradually became an important commercial, cultural, and military center.

During his tenure as Caesar, Tetrarch Gaius Galerius (250-311 AD) established his seat in Thessaloniki, constructing a magnificent palace, a hippodrome, and a triumphal arch (Camara).

Constantine the Great, during his stay in Thessaloniki in 322-323, constructed the port at its southwestern end. The 4th century was one of the greatest eras of the city, characterized by the pre-eminence of Christianity.

Byzantine & Ottoman period

The historical character of Thessaloniki is undoubtedly linked to its Byzantine life. From the 7th to the 10th century, notwithstanding all the problems that the Byzantine Empire would face with the West, the Arabs, the Slavs, the Bulgarians and the Byzantine Iconoclasm, Thessaloniki continued to develop in all ways, often playing a leading role, thus, demonstrating its great importance and position within the structure of the state. Many important churches and other monuments were built during this period.

Under Ottoman rule (1430-1912), the urbanization of Thessaloniki is encouraged, and its population increases significantly. Gradually, Thessaloniki acquired a multicultural, multi-religious urban character with Muslim, Christian and Jewish populations, the later resettling mainly from Spain in 1500. Mosques, built throughout its neighborhoods, new building complexes, religious schools, indoor markets and bathhouses became the hubs of the city's everyday life.

20th-21st century

The 20th century held several changes for Thessaloniki. In 1912, Thessaloniki was liberated from the Ottoman Empire and was integrated into the Greek state. In 1917, a devastating fire turned the entire center of the city to ashes, leaving 73,000 people homeless, and the priceless heritage of the 19th century almost vanished.

In 1922, with the Treaty of Lausanne and population exchange between Greece and Turkey, the city lost its Muslim population and the influx of thousands of refugees from Asia Minor resulted in the creation of new neighborhoods and suburbs.

The Second World War added dark pages to the local history. In 1943, thousands of Thessaloniki Jews were gathered and sent to Nazi concentration camps in Germany. The city's Jewish community was all but annihilated.

The intense industrialization of the area that took place mainly after 1960 contributed to the city's rapid growth.

Today, Thessaloniki has become one of the most important trade and business hubs in the Balkans with an extensive port. The city is also one of the largest student centers of Southeastern Europe, attracts many tourists especially from the Balkans and boasts rich cultural activity.

## 1.2 Historical Background of TIF-HELEXPO

Thessaloniki International Fair S.A (hereinafter referred to as "TIF – HELEXPO") is the national exhibition and conference organizer of Greece and the owner of the two most important exhibition and conference centers in the country, one in Thessaloniki and the other in Athens.

For many decades, TIF–HELEXPO has provided entrepreneurs, manufacturers, traders, dealers, sellers, exhibitors, and visitors the opportunity to communicate, co-operate, and compete with each other, while at the same time contributed to the strengthening of bonds among them, not only at an individual, but also at a transnational level.

Every year, TIF-HELEXPO hosts numerous trade fairs both national and international, which are important industry events, the most renowned being the Thessaloniki International Fair (TIF) held every September, a major annual event with political significance, at the opening of which, the Prime Minister traditionally announces a series of programming statements.

Fig. 1.1 First Thessaloniki International Fair 1926

Thessaloniki's long trade history began during the Byzantine period with the form of trade fairs and bazaars, which used to attract visitors' interest from many different areas.

In 1925 Nikolaos Germanos (1864-1935) envisioned the first international trade fair in the country in its modern form. The first Thessaloniki International Fair was inaugurated on October 3rd, 1926 in 'Pedion tou Areos' ('Field of Mars', an area close to today's Fairgrounds), thus marking a new important chapter for the region's economy. In 1940 TIF was transferred to the location where it currently stands and where the 15th TIF took place. It was the last Fair before the War.

Its operation was temporarily interrupted due to World War II and the consequent Greek civil war, while in 1950 TIF was financed by the Marshall Plan for the reconstruction of the pillaged exhibition center. During the '50s and the '60s TIF was attracting 400 Greek exhibitors

annually, while foreign exhibitors were reaching an average of 1.500 per event. In the year 1967 visitors reached the record-breaking number of 1,7 million.

Since 1973 the first field exhibitions have started to develop in Thessaloniki concurrently to "Thessaloniki International Fair". These field exhibitions followed the national trends of the exhibition industry and specialized in events that attracted professionals from various sectors.

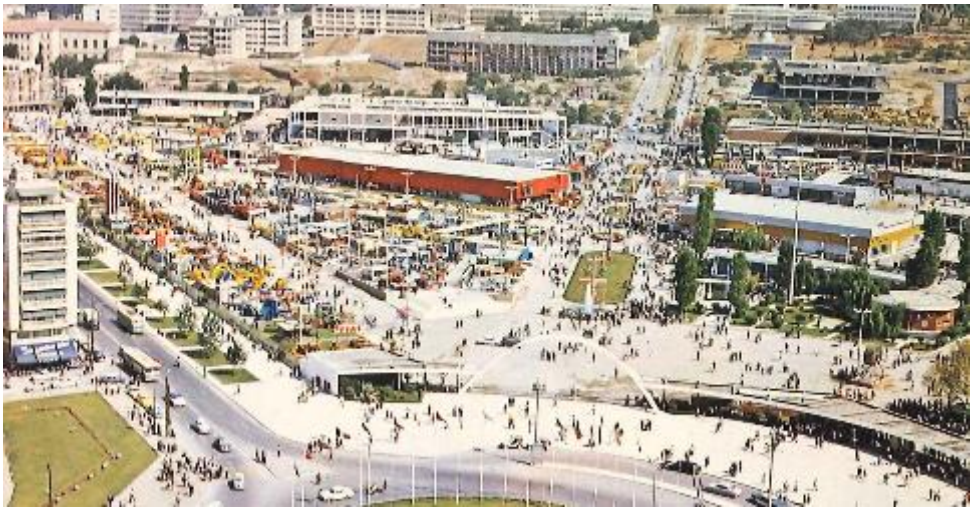


Fig. 1.2 TIF general view 1963

At present, TIF–HELEXPO annually organizes more than fifteen (15) international trade fairs in Greece and hosts numerous other trade fairs organized by third parties at its venues. TIF–HELEXPO plays an important role in the Greek economy, as it continuously strives to create new business events and innovative services that promote extroversion and support companies to build and expand business networks.

Apart from Thessaloniki International Fair, the most famous field exhibition that have been organized in Thessaloniki by TIF-HELEXPO since 1985 is AGROTICA, the exhibition for agricultural machinery, equipment and supplies. This exhibition attracts the interest of large number of exhibitors and trade visitors where the entire exhibition premises are used in order to host the event.

Fig. 1.3 TIF general view 2018

During the period of the economic crisis in Greece, TIF-HELEXPO decided to expand its professional activities into new fields such as thematic events (Christmas theme park ''Asterokosmos'', the ''Chocolate Factory and Museum'', etc.).

TIF-HELEXPO's activities also include open space Festivals and Events such as the ''Beer Festival'', the ''Burger Festival'', the ''Flower Fair'' etc. All these events attract a large number of visitors and have a major influence on the traditional exhibition activity of the city. They create a different atmosphere, and the easily accessible Exhibition Center that hosts a festival, can transform a quiet weekend into a joyful city event.

## 1.3 Main Characteristics of the city of Thessaloniki

**Geography + Population**

Thessaloniki extends along the northern part of Thermaikos Gulf, and Mount Chortiatis forms a natural boundary to the east.

Since medieval times, Thessaloniki was hit by strong earthquakes, notably in 1759, 1902, 1978 and 1995.

The population of the city's Metropolitan area is 1.030.338 (2011).

**Economy + Tourism**

Overall, the Regional Unit of Thessaloniki has the structure of a metropolitan center and characteristics of a modern and developed economy. The cutting-edge sector is the tertiary sector, both in terms of size and potential, as well as its hyperlocal character. In particular, the city of Thessaloniki brings together services in fields such as administration, health care, education, etc. covering not only the inhabitants of the metropolitan complex, but also the entire Region of Central Macedonia as well. Certain public social services are even noted throughout Greece in the national planning, such as Universities, etc. Particularly important is the manufacturing sector of the Regional Unit of Thessaloniki, ranging from small to bigger size industries.

**Social characteristics**

In Thessaloniki, many types of social services can be found including various benefits and facilities.
The average household size within the Municipality of Thessaloniki is only 2,5 members. This is mostly because of the high number of students from other Greek cities that Thessaloniki attracts. Out of total 147.376 dwellings (2011) registered in the Municipality, only 1,35% are households /families and the rest house students.

**Cultural characteristics**

Thessaloniki boasts twenty-three-centuries of history, reflected in its countless ancient Greek, Roman, Byzantine, Ottoman and modern Greek monuments. It has always been a cosmopolitan metropolis with strong economic and cultural power. The combination of the city's strategic location, rich history and contemporary flare sets the grounds for international meetings and events.

The city has many historical buildings and monuments to present as part of its rich cultural history.
Specifically, Thessaloniki's historical and cultural heritage includes:

- The "Ano Poli" (the upper city) traditional settlement. It is part of the historic city of Thessaloniki, which extends to a steep sloped area between Olympiados Street and the preserved walls of the city with the acropolis. Despite reconstruction in recent decades,

the traditional form of the settlement has been maintained to a great extent, in terms of architecture and urban morphology.

- The "Historical Center of Thessaloniki", the city that was developed within the boundaries of the defensive walls. In this area, entire historical complexes of buildings inextricably linked to the history of the city can be found, as well as monuments reflecting all historical periods of the city. These monuments are either individual pieces or form part of a bigger complex, the most important of which include:
  - key elements of the fortification of the city such as the White Tower and the Top Hané,
  - traditional markets (Egyptian Market, Ladadika),
  - more recent food and clothing markets (Vlali, Vatioti, Bezesteniou, Modiano),
  - Byzantine and Ottoman monuments (Bezesteni, Hammam Agora, St. Minas church),
  - the - controlled morphology- axis of Aristotelous Street / Square including the church "Panagia Chalkeon" and the baths (hamam) "Loutra Paradisos",
  - remnants of the complex of the Roman Agora and the church of St. Demetrios
  - modern buildings designed by significant architects such as the Customs House (by Eli Modiano) and the Governorate (by Vitaliano Poselli),
  - the "Old Sea-front ", a traditional area of recreation and promenade,
  - the complex of the Byzantine church of Hagia Sophia along with the interwar era buildings surrounding the square in front of it.
  - "Ladadika". This is the area at the north-west end of the historic center of Thessaloniki, in direct contact with the modern port, which escaped the disastrous fire of 1917 and is now a very well preserved area of the city market (as it was formed in the 19th century).

**Environmental characteristics**

**Green open spaces**

The green and the public open spaces in the wider area of the Municipality of Thessaloniki comprise city parks -which make up extensive green spaces (over 15.000 sqm) serving the whole metropolitan area-, large neighborhood parks (5-15.000 sqm) serving the entire district, local squares combining hard and soft landscaping, linear open spaces along the Byzantine walls and the streams crossing the city (whether or not open), playgrounds and small resting places, as well as road median strips with vegetation.

The most important city parks near HELEXPO, are:

- The YMCA park situated to the west of the TIF site.
- The linear park of the new corniche.
- The 'Pedion tou Areos' park.

Out of the 7,7 km of the total length of the Seafront (old and new), 4.5 km have been specifically designed by dedicated landscape design teams to include rich vegetation and attractive green open space areas.

**Noise**

There is generally a significant traffic noise burden on main roads of the city center (Egnatia Str., Agiou Dimitriou Str., Stratou Av., Tsimiski Str., Nikis Av., Megalou Alexandrou Av., 3rd of September Str.).

**Air pollution:**

Over the past decades there is a downward trend in emissions of pollutants (from 2001 to 2013), particularly in the percentage of SO2, CO, NO2 and PM10. The evolution over time

shows that, although there are fluctuations in average annual pollution, there is generally a diminishing trend or a stabilization trend, depending on the pollutant. On the contrary, O3, which is a secondary pollutant does not show a clear trend.

In the wider area of the city center, no surface water system is recorded.

Occasionally, surface water pollutants in Thermaikos Gulf have been observed emerging in the form of drift materials, which aesthetically diminish the image of Thessaloniki's coastal front and pose a threat to marine fauna.

**Climate**

The climate of Greece is Mediterranean with summers that are usually hot and dry, and the winters that can be quite cold and wet. Specifically, in Thessaloniki the climate can also be affected by the nearby continental land. The annual average temperature is above 20°C, while January and July are the coldest and hottest months of the year, respectively. In terms of precipitation, rainfall is more intense during winter and spring time. Finally, regarding the wind conditions in the region, they fluctuate from 5,0 kt (Beaufort scale) to up 6,5 kt, especially Northern winds coming from the Axios valley (Vardaris) and to a lesser degree from the west.

Climatological data can be retrieved from links listed in Appendix A.

**Transportation - circulation**

The current urban structure of Thessaloniki in conjunction with the absence of track-based transport services, leads to serious traffic issues in the city and significant congestion of the central roads. The afore-mentioned issues are more intense in the Metropolitan Center. The site of the Competition, hereinafter referred to as the 'Site', is located in the center of Thessaloniki and specifically on the eastern boundary of the historical center. Three main roadways (Vas. Georgiou Ave. / Stratou Ave., Egnatia Street & Agiou Dimitriou Street) run through the vicinity of the Site, connecting the western and eastern parts of the city.

The project of Thessaloniki Metro, which is estimated to be delivered in 2023, will improve the whole traffic condition in the city and especially in the Site, as the nearby areas will be served by two metro stations, at the north side of the ConfEx Park (Sintrivani/Expo station) and at the southeast (Panepistimio station). Nevertheless, the connection of the two urban poles will continue to create problems in the project area.

# 2. The Competition Site

## 2.1 Main Characteristics of the Competition Site Surroundings

**The Direct Impact Zone**

The Direct Impact Zone of the Site is situated in the heart of Thessaloniki and is located within the central and the south-eastern part of the city. It extends from the city's seafront (south) up to a hilltop forest known as 'Sheikh-Sou' (north). The land uses and functions in the Direct Impact Zone are mostly of hyperlocal interest, while residential uses are almost absent. They include two University Campuses, two major museums, the 3rd Army Corps Military Camp, the Town Hall, green areas and part of the city's main seafront walk to the southeast and the White Tower.

So far, specific guidelines have not been issued, neither for the regeneration of this Zone, nor for a Master Plan.


Fig 2.1 TIF-HELEXPO fairgrounds and the Direct Impact Zone

The area of TIF-HELEXPO Fairgrounds is bounded by the residential areas to the west (Aggelaki Street), and by YMCA Park and the Archaeological Museum to the south. To the north-east, due to the barrier of Egnatia Street, the connection with the University Campus is currently pedestrian unfriendly, with just one pedestrian crossing at the point of the Commercial Gate of TIF-HELEXPO Fairgrounds. To the south-east, 3rd September Street (elevated in its middle part due to the discovery of an early Christian Basilica) consists an absolute barrier for pedestrians crossing to and from the adjacent districts.

TIF – HELEXPO does not own the entire area of the block. A small area surrounded by Gr. Lambraki Street, Egnatia Street and 3rd September Street is owned by the Greek State and temporarily hosts services of the Aristotle University of Thessaloniki. Moreover, Gr. Lampraki Street provides access to the AAMTH (Alexandreio Athletic Melathlon of Thessaloniki), which is located within the TIF-HELEXPO property.

**Operating Structure**

The Direct Impact Zone is an area with social facilities and public spaces, while, it interrupts the continuity of the urban tissue (mainly regarding residential use), it does not constitute an urban gap. However, the area is excluded from the proposed urban Structure Plan of Thessaloniki and is defined as a "metropolitan functions zone in the central area of the Municipality", as shown in the Figure 2.2 below.

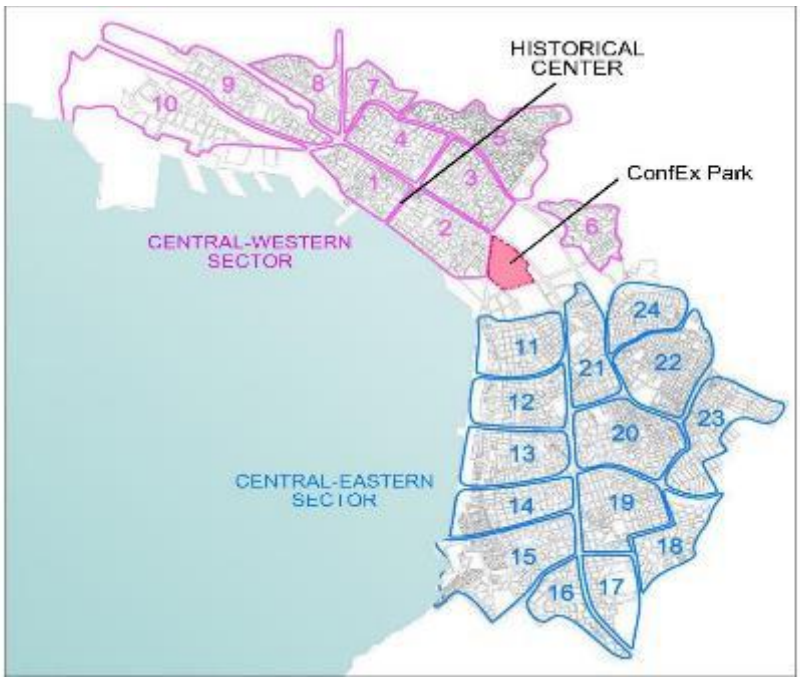



Fig. 2.2 : GSP urban structure plan of Thessaloniki (districts)

This zone has derived from continuous transformations of the city. In the General Spatial Plan (GSP) review it is stated that the area gradually emerged from historical facts and spatial conditions (direct proximity to a walled city, located military facilities, cemeteries and quarries) as well as subsequent developments (relocation of most of the cemeteries, re-development of residential areas, reduction in military activities and subsequent reduction in their needs in space, new land uses, etc.).

The area between Ag. Dimitriou Street and the coastline includes three large parks and large blocks of special land uses. The largest blocks (Fairgrounds, Aristotle University Campus, 3rd Army Corps Military Camp) are characterized by significant introversion allowing access only from specific points. There are also smaller blocks such as the City Hall, the University of Macedonia, two main museums, other University facilities and the Military Schools.

The urban road network within this Zone consists of heavy traffic roads along the west-east axis (V. Georgiou Street - M. Andronikou Street, Stratou Avenue, Egnatia Street, Agiou Dimitriou Street) and certain vertical axes, such as 3rd September street, connecting the upper areas of the city with the seafront. Furthermore, this Zone incorporates a pedestrian network as well, extending across the large blocks of special land uses (TIF Fairgrounds, Aristotle University Campus).

The main road network, as it has been implemented, results in the segmentation of this wider zone, disrupting the circulation of pedestrians and bicyclists. At the upper north-east area (above Ag. Dimitriou Street) there is a zone with non-standard city blocks covered by green open spaces, sports venues and cultural facilities.

In short, this zone seems to weaken and break down the cohesion of the city as it sets strong limits among the different areas within it and operates in fragmented way to the connection with the areas around it. Therefore, the unification and dissemination of land uses is strongly recommended in order for the TIF -HELEXPO Fairgrounds area to be incorporated into the rest of the city's life and facilities.

A detailed description of the existing land uses and landmarks in the Direct Impact Zone is included in Appendix C.

## 2.2 The area of TIF-HELEXPO Fairgrounds

The Thessaloniki Exhibition Centre is the property of TIF-HELEXPO S.A. The existing area of Thessaloniki Fairgrounds is located at the east side of the city center bounded by Aggelaki Street, Egnatia Street, 3rd September Street, Stratou Avenue and YMCA Square.

The buildings inside Thessaloniki Fairgrounds include:

- 17 main Halls,
- "Ioannis Velidis" and "Nikolaos Germanos" Congress Centers,
- the AAMTH, MMCA, OTE Tower and Argicultural Bank Pavillion (buildings preserved in the ConfEx Park),
- the Administration building, 3 entrance buildings and smaller and secondary buildings,
- 3 buildings blocks with business and café uses at Aggelaki Street

The area belongs to the Municipality of Thessaloniki, specifically to the 1st Municipal district, which also includes the historical center as well as the area of the Metropolitan Center of the city.


Fig. 2.3 Aerial View of TIF-HELEXPO Fairgrounds

The exhibition center is located within an area of approximately 175.000 sqm, consisting of a total built area of 96.000 sqm, with a Floor Area Ratio of 0,58 (excluding the building area of the AAMTH). The existing lot coverage is 42%, while the open space between the facilities covers 50%, and the rest 8% of the Site area is covered by parking lots.

Both overall as well as per building, the existing exhibition halls cannot be considered to utilize the site efficiently, either due to their small size or due to their functional restrictions (pillars, stairways). Based on the experience gained from various exhibition events, it appears that the exploitable space for the exhibitor stands does not exceed 47 – 48% on average.

The OTE Tower and the AAMTH are key iconic landmarks for both the Fairgrounds and the city of Thessaloniki. The oldest exhibition halls, which are concrete buildings dating back to the 1950s, exhibit certain interesting architectural elements which express the architectural trend of that time, especially the modernist movement.

In Appendix D a detailed description of the existing buildings in the Exhibition Centre is included.

# 3. The Competition site Master Plan

In 2017 TIF-HELEXPO took the strategic decision to redevelop the whole Fairgrounds area and assigned the creation of a Master Plan for the site, in order to ensure the a priori consent of the spatial planning authorities for this competition, as well as equal background for the competitors.

To this end, a broad public consultation has been held with all stakeholders, University Institutions, specialists, local authorities, Chambers, as well as civil society. Today, the process of the necessary approvals has already been carried out: Approval of the Strategic Environmental Impact Assessment - Opinion of the Department of Metropolitan Planning - Public announcement by the Municipality of Thessaloniki. The final approval of the Special Spatial Plan (Master Plan) by the competent Minister along with the corresponding Presidential Decree is expected in next months. All the above are strong guarantees for the implementation of urban planning arrangements as well as the implementation of the Project.

The TIF-HELEXPO S.A. operational decision to reorient basic business activity into more innovative forms of organizing exhibitions, such as concurrently hosting events and activities addressed to the general public, has been included in the general urban planning guidelines for the city of Thessaloniki. The guidelines also incorporate the competition area in the Metropolitan Center of Thessaloniki, where the major public spaces and points of interest are located. In the Metropolitan Center area are also included the AUTH Campus, the Campus of University of Macedonia, the AHEPA University General Hospital, the 3rd Army Corps Military Camp, the Archaeological Museum, the Byzantine Museum, the City Hall of Thessaloniki, the Kaftanzoglio Stadium, the Teloglion Cultural Foundation, the YMCA facilities, the State Theatre of Northern Greece and the Metropolitan Park of the coastal zone of Thessaloniki.

The Master Plan for Thessaloniki ConfEx Park, designed by the urban planner and architect Dimitris Doumas, winner of the tendering procedure in 2018, defines specific zoning guidelines which incorporate: land use GA (General Arrangement) plan, specific plan for building lines (maximum coverage), maximum heights and maximum total floor area, circulation network design and the connection of the open spaces to the adjacent areas as well as with the main axes of the City.

The Master Plan aims to restore the urban space cohesion between the Site and the central area adjacent to its western boundaries, as well as to strengthen the role of the open spaces within the Site, suitably interconnected with those of the surroundings.

## 3.1 Integration in the urban tissue - axes

The urban analysis identifies the axes and reference points of the urban tissue, which has been formed over the course of the past 100 years. It also highlights the lack of connection between the western (oldest) part of the city and the eastern (newest) part, both of which are densely populated. Similarly, poor connection is also observed among the existing landmarks, cultural and administration buildings as well as public open spaces of the city (Fig. 3.1, Master Plan axes and the Direct Influence Zone).

The highlighted axes creating connections with the surroundings are the following:

- the “museums axis” that traverses the TIF-HELEXPO site and extends from the coastal area to the Teloglion building to the north
- the axis that connects Hagia Sophia church with the AAMTH as an extension of Al. Svolou Street

- the Rotunda - Sintrivaniou Square axis connecting the square with Rotunda to the northwest.
- the axis connecting the AAMTH with YMCA Square and the white Tower to the west.

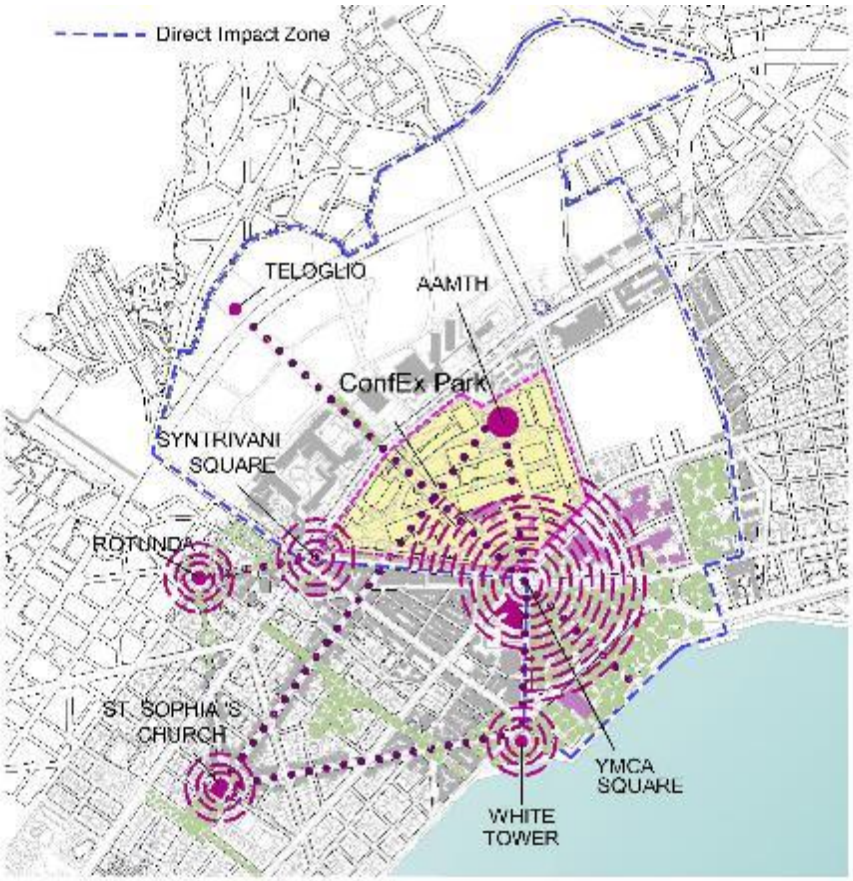



Fig. 3.1 Master Plan axes and the Direct Impact Zone

## 3.2 Zoning regulations: Per sector Land uses

Within the Master Plan area, the Site is an area of 161.769,04 sqm and divided into 6 sectors according to land uses:

- **Sector I** and **II**, in which the **exhibition facilities** will be developed. The division of the exhibition facilities into two sectors (sector I and II) resulted from the different specified maximum allowed height of the buildings
- **Sector III** will include the **business uses** with development of **commercial, office, recreation and hotel facilities**
- **Sector IV** will include the development of the new **Conference Center** along with a **luxury exhibition space**. This sector is intended to operate together with sectors I and II as a complex, not only due to the significant exhibition space required, but also due to the full compatibility of both uses, as many of the events in the ConfEx Complex will be mixed (exhibition/conference)
- **Sector V**, in which the large **open space** will be developed
- **Sector VI**, the **preserved AAMTH** area with its surrounding open space.

The Master Plan was prepared as an integrated part of the strategic planning for achieving the highest possible degree of unification of the open spaces inside ConfEx Park and the public spaces of the adjacent areas.

It also provides a conceptual layout of the building lines and borders in conjunction with the important axes of the surroundings and it acts as a guide for the connection of open space and circulation areas with building and social settings within the area.

The above are depicted in Fig.3.2 Master Plan zoning division

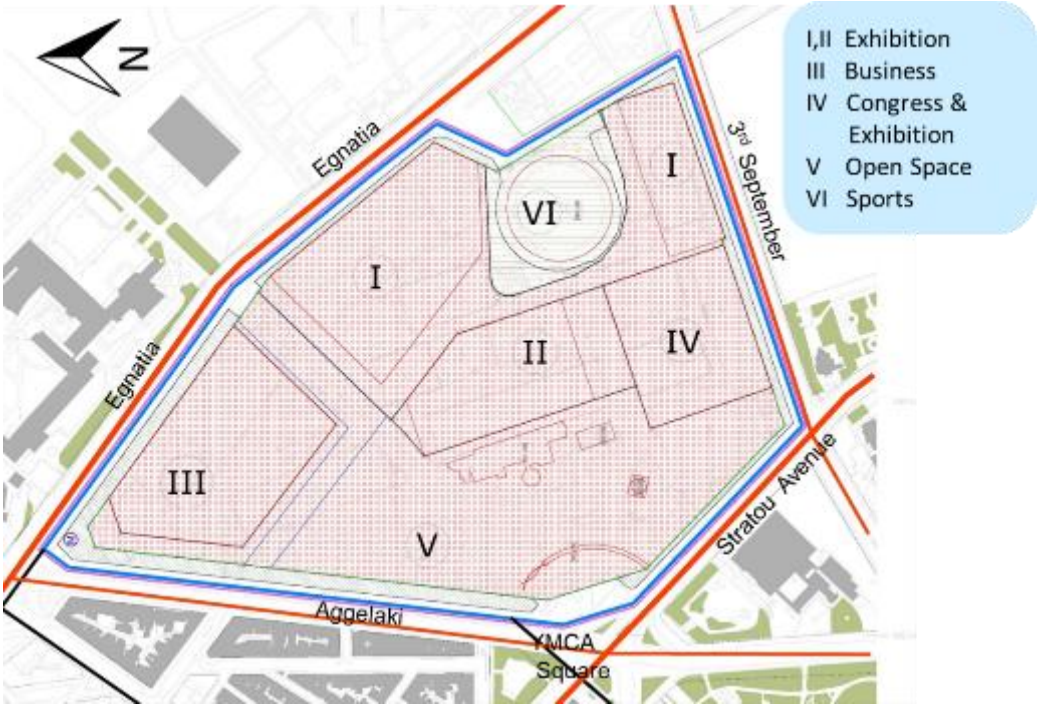



Fig 3.2 Master Plan zoning division

## 3.3 Land uses

The permitted land uses by sector are shown in the following table:

| | PERMITTED LAND USES | SECTORS | | | | | |
|---|---|---|---|---|---|---|---|
| | | SECTOR I | SECTOR II | SECTOR III | SECTOR IV | SECTOR V | SECTOR VI |
| 1 | Exhibition | | | | | | |
| 2 | Congress Center | | | | | | |
| 3 | Shops (excluding supermarkets), malls, gathering spaces | | | | | | |
| 4 | Offices, Banks | | | | | | |
| 5 | Tourism | | | | | | |
| 6 | Recreation | | | | | | |
| 7 | Open spaces for cultural and exhibition events | | | | | | |
| 8 | Cultural buildings | | | | | | |
| 9 | Sports | | | | | | |
| 10 | Green Open spaces | | | | | | |
| 11 | Underground Parking | | | | | | |
| 12 | Parking structures (buildings) | | | | | | |

Ancillary uses in each sector are to be incorporated relatively within the buildings of each sector respectively

## 3.4 Maximum Building Area & coverage.

The Master Plan also defines the Maximum allowed Building Area (Total Floor Area*) and Coverage Rate as follows:

1. Maximum Building Area = 96.000 sqm applied to the entire site (the AAMTH excluded)
2. Maximum coverage = 45% applied to the entire site.

* Total Floor Building Area means the sum of the floor area of all levels within the outside perimeter of the exterior walls of the building above ground (excluding engineering facilities space, elevators, shafts, staircases) as well as any building floor area of main use below ground level. Underground parking and storage rooms are not considered as main use spaces.

## 3.5 Building areas

The Master Plan defines the maximum allowable Total Building Floor Area, the maximum allowable building coverage, and the maximum permitted height of buildings per sector and use.

The maximum allowable buildable area for each sector is illustrated in red line (building line), within which the buildings of authorized uses by sector, can be freely located. The footprints of the buildings to be preserved in sectors V and VI are illustrated in red line as well.

Especially:

| | |
|---|---|
| **SECTOR I -** 39.397,11 m2<br><br>EXHIBITION HALLS,<br>ADMINISTRATION | **BUILDING AREA I.1 -** 19.658,71m$^2$<br>Maximum Building Floor Area = 38.000m$^2$<br>Hmax*= 18m |
| | **BUILDING AREA I.2 -** 7.000,00 m$^2$<br>Maximum Building Floor Area = 14.000m$^2$<br>Hmax*= 18m |
| **SECTOR II -** 16.339,68m2<br><br>EXHIBITION HALL, | **BUILDING AREA II.1 -** 12.557,91m2<br>Maximum Building Floor Area = 15.000m2<br>Hmax*= 12m |
| **SECTOR III -** 20.034,00m2<br><br>BUSINESS/OFFICES,<br>COMMERCIAL/LEISURE<br>HOTEL, | **BUILDING AREA III.1 -** 20.034,00m$^2$<br>Maximum Building Floor Area = 35.000m$^2$<br>Hmax*= 14 m (Business/Offices)<br>Hmax*= 18m (Commercial/Leisure)<br>Hmax*= 32m (Hotel) |
| **SECTOR IV -** 13.971,22m2<br><br>CONGRESS CENTER,<br>EXHIBITION HALL | **BUILDING AREA IV.1 -** 13.971,22m2<br>Maximum Building Floor Area = 25.000m2<br>Hmax*=18m (Congress Center)<br>Hmax*=12m (Exhibition hall) |
| **SECTOR V -** 58.900,71m2<br><br>OPEN SPACE | Lot area of preserved buildings = 2.000 m2<br>New Cafeteria Building Floor Area = 250m2<br>Hmax*= 4m (new building) |
| **SECTOR VI -** 13.126,32m2<br><br>SPORTS | **AAMTH BUILDING -** 6.341,05m2<br>Total Building Floor Area = 16.512 m2 (excluded from floor area calculations) |

*Maximum Height

Sector V, which includes all the buildings to be preserved except the AAMTH, is defined as the open space of the ConfEx Park. Combined with the open spaces of the other sectors, it will form a single open space with green areas integrated into the urban tissue.

Within the boundaries of Sector V, a pedestrian street, open only to emergency vehicles (7.358,57 sqm) is characterized as Secondary Public Open Space. This street is demarcated by blue line with clear access from Egnatia Street and Aggelaki Street throughout the year.

All the above are shown on Fig. 3.3 ConfEx Park Master Plan:


Fig. 3.3 ConfEx Park Master Plan

## 3.6 Connection between buildings

Overhead walkways between buildings are permitted in sectors I, II, III and IV, under the following conditions:

a) clear height from the ground level at least 5 meters,
b) maximum height of the covered overhead walkway: 4 meters.

The connection of the building area III with the metro station “Sintrivani/Expo” can be achieved by lightweight constructions, such as shelters or canopies.

## 3.7 Buildings to be preserved

Within the Sectors V and VI the following buildings are to be preserved:

- Macedonian Museum of Contemporary Art (MMCA)
- OTE Tower
- YMCA Arch
- The building of the Agricultural Bank Pavilion (Esso Pappas)
- The AAMTH

The total building area of the above preserved buildings, excluding the AAMTH, is included in the maximum permitted building area of the entire site.

Appendix E includes a detailed description of the above buildings.

## 3.8 Vehicular access

In order for the vehicle movement within sectors I and II to be served, there are two access / exit points defined: one is located on Egnatia Street and the other on the extension of Lambraki Street.

## 3.9 Boundary treatment

The proposed development allows for fencing at the sector's V border with the city's public open spaces and its form will be defined according to the architectural design.

Separating elements between sectors I, II, IV and Sector V are considered to add safety to the exhibition center's operation. The form and type of these elements is going to be determined by the architectural design.

Fencing on the access points of the Secondary Public Open Space is demarcated by a blue line along Aggelaki and Egnatia Street, while anything interrupting its continuity is prohibited.

## 3.10 Underground parking

Underground parking is recommended in sectors I, II, III and IV with parking lots distributed as follows:

- Sector I: Underground parking with a capacity of 500 vehicles and access from the extension of Lampraki Street.
- Sector II: Underground parking caters to the needs of the exhibition center with access located on the internal road network of the Site.
- Sector III: Underground parking is permitted in this sector with a capacity of 1.000 vehicles and access from Egnatia Street. In case this number cannot be achieved under Sector III, up to 500 parking spaces could be added to the underground parking of sector I.
- Sector IV: Underground parking with 600 parking spaces and access from 3rd September Street.

# 4. Project Challenge – General Guidelines

## 4.1 Major Goals and Objectives

Through its decision to proceed to a major redevelopment of the whole property by designing and constructing of a sustainable, environmentally friendly and state-of-the-art ConfEx Centre, together with a new urban Park, TIF-HELEXPO S.A. is envisioning a project that will dominate the downtown area of the city of Thessaloniki. The ConfEx Park is expected to play a significant role in the economy of the city, by contributing to its transformation into an important international business and tourist destination.

The project goal is the cost-effective design of a ConfEx Centre to the highest standards that will optimize the connection between buildings layout and associated activities within the site. The project also aims to further enhance the local, regional and international role of TIF-HELEXPO and create a new iconic landmark for the city that will also act as a milestone for the business history of the broader region, respecting the environment and the principles of sustainable development.

The company is seeking the most creative and innovative proposal, that will best highlight the significance, value, and potential of the ConfEx Centre and its public open space and transform the area into an international attraction as well as a citizen-centered space. The whole project and especially the design of the building areas III and IV should be of high architectural importance in order for new landmarks in the metropolitan area of Thessaloniki to be formed, leaving a mark of exemplary architecture in the city for the next decades.

The major goals and objectives of this competition are:

4.1.a. To enhance and enrich the value of the ConfEx Centre as an iconic landmark of Thessaloniki, which will boost its international competitiveness.

4.1.b. To create a complex of high quality in terms of architecture and urban design which will inspire citizens and visitors and significantly contribute to the enhancement of the urban environment.

4.1.c. To design a highly functional ConfEx Center which will be widely considered as an international exhibition hub.

4.1.d. To establish a fresh ‘identity’ connecting the city’s past with its future.

4.1.e. To create a cohesive scheme design that connects the new exhibition center with key spaces and landmarks of the city.

4.1.f. To achieve the best possible integration of the buildings that are to be preserved within the new complex

4.1.g. To generate ideas for an active public space throughout the year, which will break down physical and conceptual barriers, and bring fluidity between the city and the TIF property.

4.1.h. To create an efficient and sustainable complex, which will contribute to the improvement of Thessaloniki’s urban environment.

4.1.i. To use sustainable design strategies- reducing possible environmental impacts - such as renewable energy systems, sustainable water and waste management, use of environmentally friendly materials and minimizing resource consumption.

## 4.2 General Design Guidelines

4.2.a. The design layout shall be open to the public, accessible for all and with functional links between buildings as well as meaningful connections with the urban tissue.

4.2.b. Bioclimatic design and environmentally friendly practices according to the local climate are strongly encouraged.

4.2.c. The boundaries of the development site need to offer unobstructed views and connection pathways between the ConfEx Park and the surrounding public space. Boundary treatment needs to ensure site access control and nighttime security as well, in order for basic targets of the whole project to be met.

## 4.3 Architectural Design Guidelines

4.3.a It is essential to achieve high -end architecture, combining functionality and aesthetics of the buildings, which will constitute the new landmarks of the city center.

4.3.b There is artistic license regarding the design and the layout of the buildings, as they are not restricted to a specific concept. However, the proposals need to follow guidelines set in the masterplan, to conform to height restrictions and to take into consideration views and the context of the surrounding area.

4.3.c Competitors are called to seek out the best balance between the diversity of architectural elements expressing different uses and/or symbolic aspects within the ConfEx Park, and the necessity to create a cohesive complex which will constitute an important landmark as a whole.

4.3.d The identity of each sector and features of individual buildings shall be considered.

4.3.e The size of each building shall be determined by referring to the Master Plan and the required built up area. The building lines defined in the Master Plan should be respected, however, competitors are free to decrease the lot coverage ratio in order to gain extra open space.

4.3.f The building's design should be based on bioclimatic design principles taking into consideration the local weather and climate conditions, the solar path throughout the year and orientation of the buildings, the direction of the winds as well as the topography of the site (slope, etc.). Competitors should propose innovative ideas regarding the envelope of the buildings, incorporating climate responsive facades, which will achieve thermal comfort inside the building and will incorporate energy saving techniques.

4.3.g Building volumes within the maximum allowed building footprint and height shall be freely treated either as a whole or partially.

4.3.h Basement floor plans for any ancillary uses, such as underground parking, electromechanical facilities, restrooms, storage rooms etc., are not required in this phase. Competitors should provide basement floor plans only for main uses.

4.3.i None of the existing buildings located within the building lines demarcated in the Master Plan is considered to be preserved (Fig. 4.1). However, if any of the above existing buildings (or parts of them) is thought by the Competitors to be of high architectural importance, it is acceptable to be incorporated in the design, providing the proposal justifies that the building can serve the uses required per area. In any other case, the proposal to demolish them is equally acceptable.

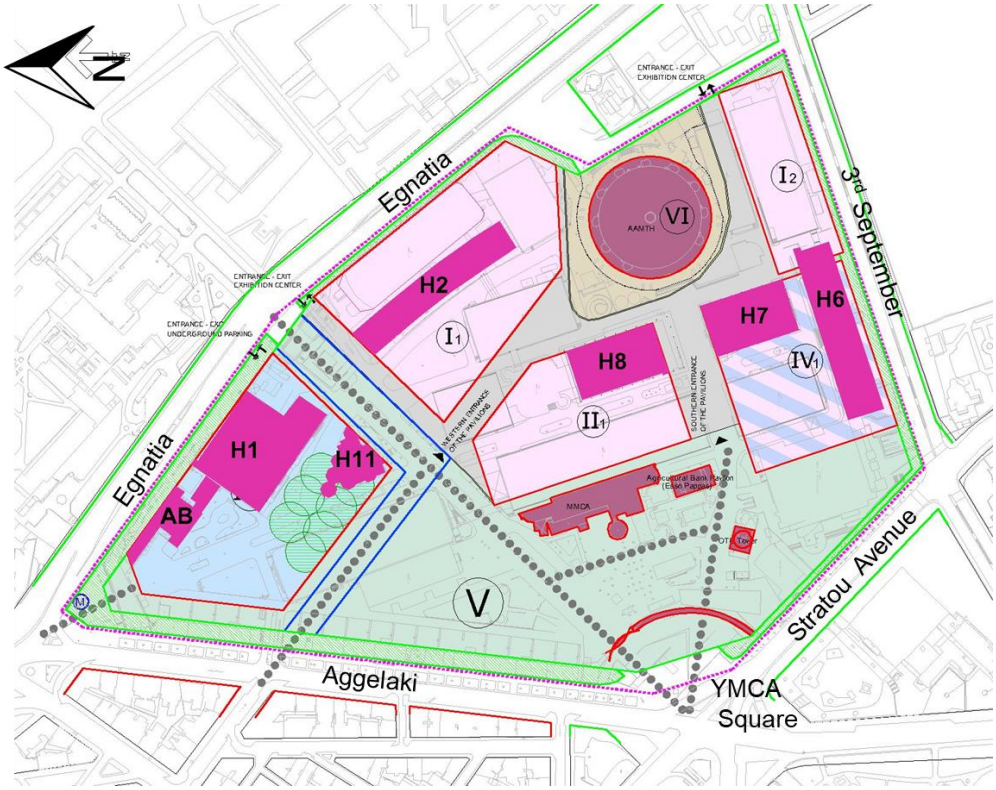



Fig. 4.1 Existing buildings located within building lines

## 4.4 Landscape Design Guidelines

4.4.a Placing emphasis on the pedestrian and bicycle network within the development site and in conjunction with the urban tissue, the landscape design will introduce an all seasons attractive and sustainable environment for citizens, convention center visitors and tourists.

4.4.b The park area is intended to work as a buffer zone between the buildings of the complex and the surroundings as well as a relaxation and activities hub for the ConfEx center facilities.

4.4.c Conflicting issues between free access for the public and security restrictions required for the temporary events/exhibition in exclusive use areas shall be effectively addressed.

## 4.5 Environmental Design Guidelines.

4.5.a The ConfEx Park should reach an exemplary level of environmental design. An environmentally friendly approach is the main concept of the entire project and focuses on specific key points, which mainly comprise sustainability of construction works and materials, low emissions, circular economy and efficient thermal comfort.

4.5.b Project buildings should be able to offset their carbon footprint and be near zero-energy buildings.

4.5.c The park and the buildings should ensure regeneration through environmental improvement with regards to energy and air quality as well as local biodiversity.

4.5.d The whole area should be designed according to bioclimatic design principles to improve the microclimatic conditions of the area.

4.5.e It is strongly encouraged to use natural resources (solar, wind, geothermal energy) to cover the energy needs of ConfEx Park to a great extent.

4.5.f Electric energy consumption of the exhibition and conference buildings, should be reduced to a minimum, based on renewable energy sources production and energy storage on site.

4.5.g Any asphalt paving or the use of concrete as a coating material on surfaces that do not serve the necessary operational needs of the project is not recommended.

4.5.h The design should provide the maximum possible utilization of rainwater in the irrigation of green spaces.

4.5.i The design of the ConfEx Park should ensure an adequate level of flood protection, considering the morphological and hydrographic conditions of the site and surrounding area.

4.5.j Appropriate measures should be incorporated in the design to secure noise protection of the surrounding area.

# 5. ConfEx Park Design Requirements

## 5.1 Required Built up area

| Exhibition Centre | Sector | Lot (sqm) | Total Floor Area (sqm) |
|---|---|---|---|
| Exhibition Centre | I and II | 35.000 | 47.000 |
| Administration offices | I or II | - | 1.500 |
| Underground storage space * | I and II | - | [12.000] |
| Underground parking * | I and/or II | 500 pl. | [12.500] |
| **Total** | **I and II** | **35.000** | **48.500** |
| | | | |
| **Congress Centre** | **Sector** | **Lot (sqm)** | **Total Floor Area (sqm)** |
| Congress Centre | IV | 6.000 | 8.500 |
| Luxury Exhibition Hall | IV | 6.000 | 8.000 |
| Underground storage space * | IV | - | [2.000] |
| Underground parking * | IV | 600 pl. | [15.000] |
| **Total** | **IV** | **12.000** | **16.500** |
| | | | |
| **Open Spaces** | **Sector** | **Lot (sqm)** | **Total Floor Area (sqm)** |
| Cafeteria | V | 250 | 250 |
| Preserved Buildings | V | 2.500 | 4.000 |
| **Total** | **IV και V** | **2.750** | **4.250** |
| | | | |
| **Business Centre** | **Sector** | **Lot (sqm)** | **Max. Total Floor Area (sqm)** |
| Stores – Recreation | III | 7.500 | 12.000 |
| Offices, banks | III | | 4.750 |
| Hotel (150 Rooms) | III | | 6.500 |
| Multipurpose Hall | III | 3.000 | 3.500 |
| Underground storage space * | III | - | [3.500] |
| Underground parking * | III | 1.000 pl | [25.000] |
| **Total** | **III** | **10.500** | **26.750** |
| | | | |
| **Grand Total** | | **60.250** | **96.000** |
| * Excluded from Max. Total Floor Area sum | | | |

The space program will be detailed in the final version of the Programme document.

## 5.2 Construction Budget

On the basis of the space Programme and benchmarked unit prizes practiced in Greece, the Organizer estimated the construction budget at 177 m€ (only construction cost, excluding VAT, design and planning fees and other engineering services, archaeological research etc.). The detailed provisional construction budget is included in Appendix B for information. The budget will be updated after the completion of the schematic design (design phase a) of the winner project based on more accurate estimation methods.

Competitors are requested to take under consideration the aforementioned provisional budget, the fact that the Organizer's financial means are conditioned by investment limits and that the relationship between quality, economy and cost of the projects is an important

criterion both in the competition phase as well as in the realization phase. The construction cost is a decisive factor for the further development of the project and the realization phase.

## 5.3 Design Requirements for the Exhibition Center

5.3.a The exhibition center shall consist of a maximum 4 main exhibition halls which shall be divided into smaller halls (with temporary folding partitions).

5.3.b Each of the main halls shall have designated entrances for logistical purposes. At least one of these entrances must be of the same height as the hall's height for big objects such as boats, agricultural machinery, etc.

5.3.c Enough storage space for each hall, in the basement.

5.3.d The interior of the exhibition halls should be designed so as to have the minimum possible vertical, structural components (namely columns), so that more free space for internal circulation is gained.

5.3.e The minimum clear height required for ground level halls is 8 meters and 5 meters for halls above the ground floor level.

5.3.f The exhibition halls must be linked together with skyway bridges or underground walkways, so that visitors are able to move from one building to another without using the open space.

5.3.g Canteens or cafeterias, as well as an adequate number of lavatories (WCs) should be located in all exhibition halls.

5.3.h At least 2 restaurants for the entire complex of the exhibition center, which should also operate separately from the halls, with independent entrances.

5.3.i All the exhibition halls as well as their surrounding open space should be accessible to people with disabilities.

5.3.j Each exhibition hall should include reception and control area 300-500 sqm (according to its size).

5.3.k In sectors I and II an open exhibition space should be provided with an area of at least 3.000 sqm.

5.3.l Movement within the Exhibition Centre

There is a main access driveway that runs through the exhibition sectors, which is a two-lane road at least 8 m wide, with pavements on both sides provided. Parking spaces for unloading/uploading for the logistics of exhibition spaces should also be allocated within the site, along with roundabouts, wherever necessary to allow vehicular (cars and delivery trucks) maneuverability.

For the purpose of movement within the Site, two points of site access are defined, one on Egnatia Street and the other at the side of Lampraki Street.

## 5.4 Design Requirements for the Conference center

5.4.a At least 2 floor levels are required.

5.4.b The spaces within the Conference center should provide flexibility and should be adjusted according to the various events taking place.

5.4.c The following spaces should be included:

- A spacious single-level, flat-floor space/conference hall with a 2.500-person capacity, able to be quickly divided into at least 3 smaller ones. The facilities and infrastructure

within the venue should offer the option for a stage of contemporary standards to be set up.

- 4-5 conference rooms with a 150-200-person capacity each. They can be underground, and some of them can be auditoriums.
- 2-4 conference halls of 50-person capacity. They can be located underground.

5.4.d Enough space for facilities, storage (preferably underground) and a business lounge.

5.4.e Space for interpreters' cabins, audio console and relative equipment. Smaller halls will use portable equipment, as the equipment will not be permanently installed.

5.4.f The necessary space for registrations combined with the foyer. About 500 sqm.

5.4.g Provision for adequate number of lavatories (WC).

5.4.h At least one Cafe at each level.

5.4.i One restaurant, which should operate separately, with independent entrance from the rest of the Conference Center.

5.4.j A luxury exhibition area up to 6.000 sqm for small exhibition events taking place simultaneously with conferences. This area should be connected to the exhibition center.

5.4.k The existing underground parking of "Ioannis Vellidis" Congress Center with 424 cars capacity will be preserved and connected with a new underground parking space, to be created at sector IV with at least 175 additional parking places. The existing parking access will be eliminated. The location of the new access to the two connected underground parking spaces, must be on 3rd September Street at least 40m away from the crossroad with Stratou Avenue. Detailed plans of the existing underground parking will be given to the Competitors.

## 5.5 Design Requirements for the Park

5.5.a The open spaces of the Site should be designed in a way to ensure cohesion and connectivity with the existing public open spaces of the city. Emphasis should be placed on the axes and reference points of the Master Plan, on the existing street axis and monuments of the city, which should be further highlighted by the proposed layout of the Site. The routes and paths within the Site should act as a continuation of the urban fabric and the access points of the Site should be clearly defined. This will make the new development more welcoming and easily accessible for the people of Thessaloniki.

5.5.b The landscape design may include pedestrian paths and cycle routes, hard and soft landscape materials to create a natural relief with coatings and slope, reaching up to 2 m, water areas, trees, green areas, areas for open space events and exhibitions.

5.5.c The open spaces should be characterized by a carefully design which combines pedestrian paths and cycle routes along with green and relaxation areas and be attractive to visitors of all kinds during every season.

5.5.d Within the Park area, vehicle movement is allowed only for emergency, public services and logistics purposes (ambulance, firetrucks, etc.) along specific routes, which will be incorporated into the architectural design.

5.5.e The open spaces should ideally combine :

- Soft landscape materials, such as soil (which could also create a sloping natural relief up to 2m at some points), ornamental gardens, grassing areas, shrubs and shrubs as well as tree planting. Specifically, the choice of trees should be in accordance to Thessaloniki's microclimatic conditions, namely little rainfall throughout the year and relatively high temperature. Proper planting of the open

space areas is essential in order to create a landscape with a sustainable ecosystem.

- A variety of water features for the enhancement of the microclimate conditions of the area.
- Hard landscape materials using sustainable materials. All coating materials, in addition to their bioclimatic characteristics, as well as the lighting features, seating and other types of landscape equipment etc., should all be incorporated into in the concept design principles as previously defined.

5.5.f The park shall have thematic areas with different kinds of plants and landscape features as follows:

- The Recreational area including playgrounds, cafe, pedestrian paths and bicycle routes as well as a variety of trees. This area is suggested to be located at the northwestern part of the site along Aggelaki Street, a part of the site that borders a densely populated and tall structured area of the city.
- The events area, which can host music concerts, open air events, exhibitions, etc. The landscape design of this area should mainly consist of low planting and hard landscape materials with bioclimatic features (cool materials). The main events open area shall have a significant hosting capacity (up to 5.000 people). Suggested location: to the southwest, near the YMCA square, which is rather far from residential buildings and will not add any further noise pollution to the residential area due to the events taking place there.

5.5.g It should be taken into consideration that the open spaces of sectors V and VI may be used exclusively by the exhibition operator for events/exhibitions and for a limited period. Competitors should propose ways to resolve this issue with their designs.

5.5.h The boundaries of the park, especially with the city's public open spaces, will be used for security reasons (e.g. late at night) and/or for site access control in case of events/exhibitions. The fencing should offer visual connection with the surrounding area, will not be fixed all along the boundaries and could possibly include portable parts where necessary. The suggested design and materials will be part of the design proposal.

## 5.6 Design guidelines for the Business Center

5.6.a. The commercial, social and recreational facilities located mainly on the ground floor level, as well as the hotel and the offices, are expected to attract mainly the University Community (students, academics, visitors).

5.6.b. The facilities will include banks, citizen service points and public service office, shops, cafeterias, etc.

5.6.c. The Multi-purpose hall should be suitable for use as a showroom, theatre, music hall, banqueting hall, exhibition area, conference room and other mass gathering events.

5.6.d. The proposed hotel should belong to the 4-star category, according to star rating standards and include 150 rooms, one restaurant-cafeteria, reception, lobby and the corresponding ancillary spaces.

5.6.e. The design of the Business Center should facilitate the pedestrian connection between the metro station 'Sintrivani/Expo' and the Exhibition Center, in order to create a dynamic connection between the two sectors.

5.6.f. Competitors are free to propose the layout of this sector so as to create an attractive hub for citizens, which will bring life to the area in daily basis.

## GLOSSARY - ABBREVIATIONS

| | |
|---|---|
| AAMTH | Alexandrion Athletic Melathlon of Thessaloniki (sport hall) |
| TIF-HELEXPO | short name of “Thessaloniki International Fair S.A.” |
| MMCA | Macedonian Museum of Contemporary Art |
| OTE | short name of “Greek Telecommunication Organization S.A.” |
| TIF | Thessaloniki International Fair |
| YMCA | Young Men's Christian Association |
| PPC | Public Power Corporation |
| AUTH | Aristotle University of Thessaloniki |

# APPENDIX A - Useful links

## Competition Site and Direct Impact Zone

1. TIF-Helexpo S.A.
2. Street view HELEXPO Fairgrounds
3. Archaeological Museum of Thessaloniki
4. Museum of Byzantine Culture
5. City of Thessaloniki
6. Teloglion Foundation of Art A.U.T.H.
7. Young Men's Christian Association of Thessaloniki (Y.M.C.A.)
8. Macedonian Museum of Contemporary Art
9. Aristotle University of Thessaloniki
10. University of Macedonia

## Links about Thessaloniki.

1. Thessaloniki Tourism Organization
2. Thessaloniki Things to See
3. Thessaloniki UNESCO Monuments Map
4. Transformation of a city
5. Urban Transport Organization of Thessaloniki
6. Geography
7. Thessaloniki Museums
8. Thessaloniki Architecture
9. The Best Parks in Thessaloniki

## Geotechnical, seismic, climatological data of Thessaloniki

1. European Geotechnical Database
2. AUTh Seismological Station
3. Seismological data Thessaloniki
4. Climatic Data Thessaloniki
5. https://opendata.thessaloniki.gr/el
6. Spatial Data Infrastructure - Thessaloniki

## APPENDIX B – Provisional Construction Budget

Construction cost excluding VAT, design and planning fees and other engineering services, management cost, excavations etc. The Budget was established in collaboration with Deloitte.

| **Preliminary Works** | **Sector** | **Lot (sqm)** | **Total Fl. Ar. (sqm)** | **Unit Cost (€/sqm)** | **Construction Cost (€)** |
|---|---|---|---|---|---|
| Demolitions | All | - | - | - | 2.200.000 |
| Infrastructure | All | - | - | - | 2.450.000 |
| **Total** | | | | | **4.650.000** |
| | | | | | |
| **Exhibition Centre** | **Sector** | **Lot (sqm)** | **Total Fl. Ar. (sqm)** | **Unit Cost (€/sqm)** | **Construction Cost (€)** |
| Exhibition Centre | I and II | 35.000 | 47.000 | 1.250 | 58.750.000 |
| Administration offices | I or II | - | 1.500 | 1.400 | 2.100.000 |
| Underground storage space * | I and II | - | [12.000] | 450 | 5.400.000 |
| Underground parking * | I and/or II | [500 pl.] | [12.500] | 12.000** | 6.000.000 |
| Open exhibition space* | I and II | [3.000] | - | 180 | 540.000 |
| Internal road network* | I and II | [16.000] | - | 70 | 1.120.000 |
| **Total** | **I and II** | **35.000** | **48.500** | | **73.910.000** |
| | | | | | |
| **Congress & Exhibition Centre** | **Sector** | **Lot (sqm)** | **Total Fl. Ar. (sqm)** | **Unit Cost (€/sqm)** | **Construction Cost (€)** |
| Congress Centre | IV | 6.000 | 8.500 | 1.800 | 15.300.000 |
| Luxury Exhibition Hall | IV | 6.000 | 8.000 | 1.400 | 11.200.000 |
| Underground storage space * | IV | - | [2.000] | 450 | 900.000 |
| Underground parking * | IV | [600 pl.] | [15.000] | 12.000** | 7.200.000 |
| **Total** | **IV** | **12.000** | **16.500** | | **34.600.000** |
| | | | | | |
| **Open Spaces** | **Sector** | **Lot (sqm)** | **Total Fl. Ar. (sqm)** | **Unit Cost (€/sqm)** | **Construction Cost (€)** |
| Cafeteria | V | 250 | 250 | 1.000 | 250.000 |
| Preserved Buildings | V | 2.500 | 4.000 | 0 | 0 |
| Park * | V | [53.500] | - | 200 | 10.700.000 |
| **Total** | **IV και V** | **2.750** | **4.250** | | **10.950.000** |
| | | | | | |
| **Business Centre** | **Sector** | **Lot (sqm)** | **Total Fl. Ar. (sqm)** | **Unit Cost (€/sqm)** | **Construction Cost (€)** |
| Stores – Recreation | III | 7.500 | 12.000 | 900 | 10.800.000 |
| Offices, banks | III | | 4.750 | 1.150 | 5.462.500 |
| Hotel (150 Rooms) | III | | 6.500 | 2.300 | 14.950.000 |
| Multipurpose Hall | III | 3.000 | 3.500 | 1.700 | 5.950.000 |
| Underground storage space * | III | - | [3.500] | 450 | 1.575.000 |
| Open spaces* | III | [13.000] | - | 180 | 2.340.000 |
| Underground parking * | III | [1.000 pl] | [25.000] | 12.000** | 12.000.000 |
| **Total** | **III** | **10.500** | **26.750** | | **53.077.500** |
| | | | | | |
| **Grand Total** | | **60.250** | **96.000** | | **177.187.500** |
| * Excluded from Lot and Total Floor Area sum | | | | | |
| ** Unit cost in €/place | | | | | |

## APPENDIX C - Existing Land Uses in the Direct Impact Zone

The Direct Impact Zone includes the following:

Culture:

- The Thessaloniki Royal Theatre of 2000 sqm and 683 seats
- The Garden Theatre (open air theatre) covering an area of approximately 3400 sqm and 630 seats
- The Teloglio Foundation of Arts AUTH in an area of 6.500 sqm
- The Museum of Byzantine Culture of Thessaloniki (15.500 sqm)
- The Archaeological Museum of Thessaloniki (17.000 sqm)
- The Olympic Museum of Thessaloniki (4.500 sqm)

Health facilities:

- The "AHEPA" University General Hospital of Thessaloniki in an area of 50.000 sqm

Education:

- Aristotle University of Thessaloniki (AUTH) Facilities campus with multiple uses: education, sports (University Gymnasium), culture (Ceremony Halls), the University Student Club, etc., in an area of 430.000 sqm
- Facilities of the University of Macedonia (UOM) (includes teaching areas, offices, a student's restaurant and a sports hall) in an area of 12.000 sqm

Public open spaces:

- Part of the Coastal Park (Alexandros Garden) of approximately 44.000 sqm
- The YMCA Park in an area of approximately 45.000 sqm
- The 'Pedion tou Areos' Park of approximately 23.000 sqm

Military Installations:

- The 3rd Army Corps area of approximately 18.000 sqm
- The Corps Officers Military Academy in an area of approximately 38.000 sqm
- The former 424 Military Hospital (has been closed since 2007) in an area of approximately 14.000 sqm.

Administration:

- The Thessaloniki City Hall in an area of 15.300 sqm

Sports:

- The Kaftantzoglio National Stadium in an area of 106.000 sqm with 27.770 seats.
- The National Swimming Pool of Thessaloniki with approximately 16.000 sqm
- The Ivanofeio Sports Hall in an area of 6.500 sqm with 2.443 seats
- Alexandreio Athletic Melathlon of Thessaloniki (Nick Galis Hall or Palais de Sports, inside Fairgrounds) with 5.138 seats

Conference-Exhibition:

- TIF – Helexpo Fairgrounds and "I.Vellidis" Congress Center (2.400 people capacity) in an area of 175.000 sqm

Recreation:

- Ellinis open air cinema (inside Fairgrounds) approximately 1.800 sqm

- A significant number of recreational areas are also found in the area. These spaces are often integrated into cultural infrastructure (e.g. museums and theatres), sport even in public areas such as the park of YMCA (also known as Xarhakos Park) or on the west side of the Fairgrounds on Aggelaki Street

Parking:

In all above, mainly public, facilities there are many parking lots as well as underground parking:

- The parking lot on Aggelaki Street at the intersection with Alexandrou Svolou Street, with 300 cars capacity (Inside Fairgrounds).
- The underground parking of the "Ioannis Vellidis" Congress Center with two entrances, from 3rd September street to the intersection with Stratou Avenue and from Stratou Avenue, with 440 cars capacity.
- The underground parking of the City Hall, with 1000 cars capacity.
- The parking lot between Kaftantzoglio Stadium and the Auxiliary stadium, with 200 cars capacity.
- In the wider area of the University campus there are free parking lots for visitors and members of the academic community.

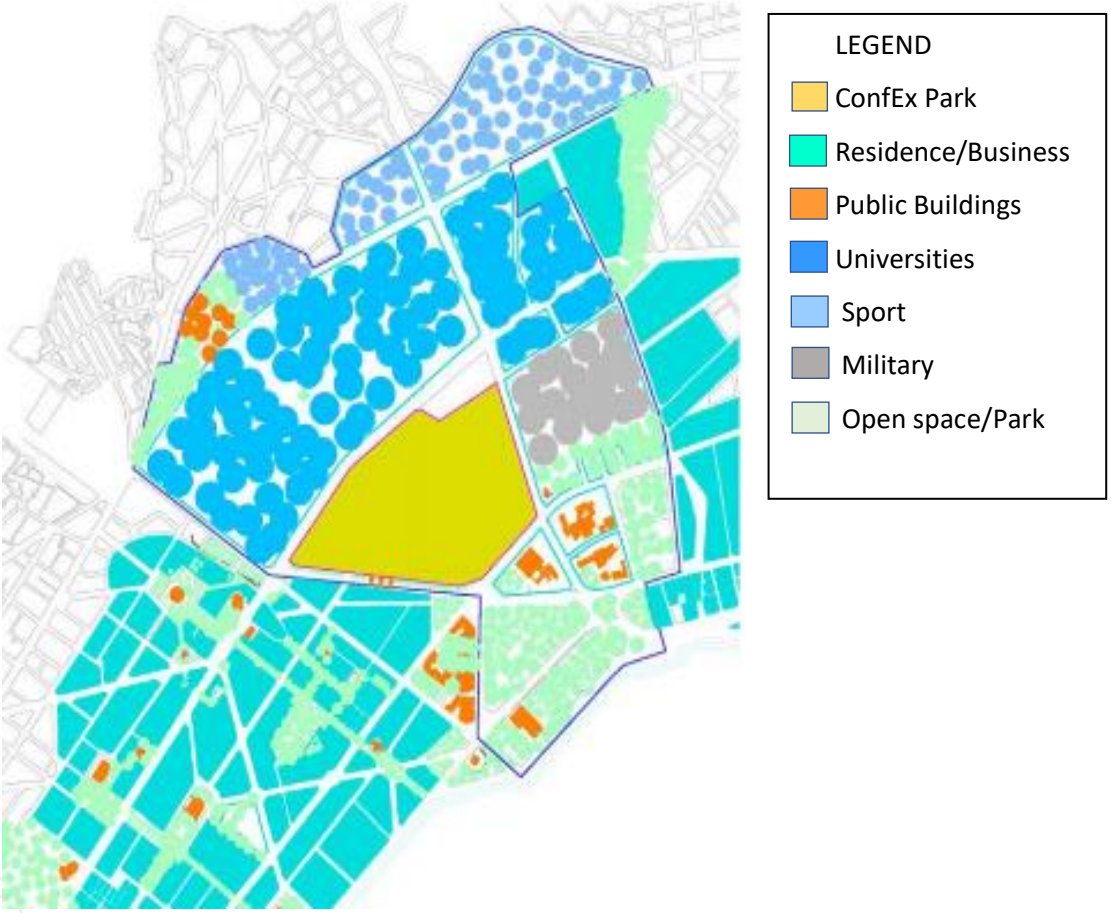



Fig C.1 Land uses in Direct Impact Zone

## Landmarks in the Direct Impact Zone

1. Thessaloniki City Hall

The study for the New City Hall of Thessaloniki designed by the architects Anastasios & Dimitrios Mpiris was authored in 1987 but its construction started in 2005 and was completed in 2009 It is a complex consisting of three buildings on a lot of 14.590 sqm. The City Hall has a total surface of 15.300 sqm (total building area) and an underground parking of 39.960 sqm. In the center of the complex there is an open space with free access to the public. The main characteristic of the building is the fair-faced concrete and stone cladding.

Fig. C.2 Thessaloniki City Hall

2. YMCA Building

The YMCA Building is located on YMCA Square (the square was named after this building) designed by the architect Marinos Delladetsimas. The construction of the building lasted 10 years; it started in 1924 and finished in 1934. It is a remarkable combination of historical neo-classical and Byzantine architecture. The building was influenced by the French architect Ernest Hebrard and has a total surface of 7.500 sqm. The front part of YMCA Building consists of three main wings (each one of them consists of three floors), two of them connected by a cylindrical edge to an arched dome.

Fig. C.3 YMCA Building

3. Archaeological Museum of Thessaloniki

The construction of the Archaeological Museum of Thessaloniki, designed by architect Patroklos Karantinos, started in 1960 and finished two years later in 1962. The Museum is located on YMCA Square and it is considered as a representative sample of modernism in Greece. The Exhibition area is separated from the Administration area and the building has two atriums, providing sunlight to the exhibition halls. The facades of the building are mostly covered by glass blocks. It is a minimalistic design, a model of simplicity. The extension of the Museum to the south-east part of the lot was designed by the architect Alexandros Vogiatzis (1982), and the final modifications of the building, carried out in 2001, were designed by the architects Nikos Fidikakis and Georgios Albanis.

Fig. C.4 Archaeological Museum

4. Museum of Byzantine Culture

The Museum of Byzantine Culture, built in 1994, is located on Stratou Avenue and is designed by the architect and artist (painter) Kyriakos Krokos. The architect's intention was to evoke memories from the past. The building was declared a historical listed monument and a work of art in 2001. It was also declared as a remarkable example of a large public building. The Museum's total floor area is 11.500 sqm (the exhibition halls) and it was built on a lot of 15.439 sqm. The building has a big atrium and a large circular gallery, and its construction is based on reinforced concrete and bricks.

Fig. C.5 Museum of Byzantine Culture

5. 3rd Army Corps Headquarters

The 3rd Army Corps headquarters building (famously known as ''Stratigeio'') was designed and built by the Italian architect Vitaliano Poselli in 1890 and is located in Stratou Avenue. It is a historical and remarkable landmark of the city. Soon after its construction, the building was used by the Turkish army but since 1912 it has belonged to the Greek army. The central ward consists of three floors and the rest of the building is lower by one floor, offering a more prestigious appearance. The main characteristic of the building is the total symmetry both inside and outside.

Fig. C.6 3rd Army Corps building

6. Royal Theatre (Vasiliko Theatro)

The Royal Theatre of Thessaloniki (Vasiliko Theatro) is located at the seaside of Thessaloniki, in White Tower's square (Alexander the Great Ave.) and belongs to the National Theatre of Northern Greece. Built in 1940, it was designed by the architect and urban planner Konstantinos Doxiadis. Many modifications were made on the building in 1986 for the conduction of the 2nd Biennale of New European and Mediterranean Artists. Nevertheless, the total reconstruction of the building started in 1996 and finished in 2000.

## APPENDIX D - Detailed existing building description

The existing area of the exhibition center is 175.820,41 sqm, (in the Master Plan the whole building block covers an area of 161.769,04 sqm and the remaining 14.051,37 sqm constitute public space surrounding ConfEx Park) with a total building area of 96.000 sqm, excluding the building area of the AAMTH, which covers 16.512 sqm.

The main exhibition halls occupy about 70% of TIF's building complex. 10% is occupied by the conference facilities, 4% is occupied by cultural facilities (MMCA), and the remaining 16% is occupied by shops and offices.

The contemporary plan of the Fairgrounds in its present form has been implemented gradually, during the second half of the 20th century.

The development of the Fairground facilities over the last 60 years has been realized in four successive phases, beginning in the mid-1950s, then in the late 1960s and early 1970s, subsequently in the late 1970s to the late 1980s and, finally, from the mid-1990s to the beginning of the 21st century.

The following map shows the gradual development of the National Exhibition Center of Thessaloniki.


Fig. D.1 The gradual development of Thessaloniki Exhibition Center

During the 1st period the administration building and the exhibition buildings 1, 2, 5 and 6 along with the entrance gate from YMCA Square were constructed. Located along Egnatia Street and 3rd September Street, they created open spaces towards Aggelaki Street and the YMCA square, and defined the main exhibition complex environment. In the 2nd period the exhibition buildings 7, 8, 9, and 11, the Telecommunications Tower and AAMTH were constructed.

All buildings of the first two phases were made of concrete following morphological and design choices of famous architects of that period, expressing the modernist movement. Until the end of the 1960s, the impression created by the TIF complex was compatible with the effort to develop and modernize the country with new aesthetic values and evidence, while expressing an optimistic atmosphere despite the difficulties of that time.

With the beginning of the organization of field exhibitions and the needs for large exhibition spaces in the 3rd period, the anonymous industrial-style steel halls as well as the untasteful buildings of random typology and morphology that cut off Aggelaki Street from the other facilities were constructed.

In the last period the "Ioannis Vellidis" Congress Center was constructed with obvious integration problems to the surrounding area, the MMCA building complex, and the 3 new entrance buildings together with the redevelopment of the adjacent YMCA Square.

Today there are 38 buildings total in the complex, and a high-density area was created with undefined aesthetic, something that is totally contradictory to the image of the complex at the end of the 2nd period.

The 38 buildings can be grouped according to their main use as follows:

- 23 buildings hosting the exhibition facilities
- 5 buildings operate as shops and offices,
- 1 Museum (MMCA)
- 1 sports arena (AAMTH),
- 7 buildings with complementary uses (Gates, electrical substations, connections).
- The OTE Tower.

The 23 of the 38 buildings have at least two levels above ground for main or secondary uses. The table below shows the buildings, the year of construction, their total building area as well as the area and use per floor.

Some buildings retain the name of their first owner or construction company and are primarily used only during the international exhibition event, hosting public organizations and companies. With the exception of shops and offices in Aggelaki Street, of all the buildings, only the OTE Tower operates throughout the year for leisure purposes.

The table below shows the buildings, with their year of construction, their total building area and their per floor area.

Table D.1. Exhibition Centre Buildings

| Nb | Description | Total Building Area (sqm) | Basement Area (sqm) | Floors Nb. (exc. bas.) | Construction Year | Main Use |
|---|---|---|---|---|---|---|
| 1 | Pavilion 1 | 8.720 | 1.500 | 2 | 1954 | Exhibition, Office |
| 2 | Pavilion 2 | 6.245 | | 2 | 1956 | Exhibition |
| 3 | Pavilion 3 | 2.220 | | 1 | 1988 | Exhibition |
| 4 | Pavilion 4 | 1.850 | | 1 | 1983 | Exhibition |
| 5 | Pavilion 5 | 3.400 | 1.270 | 1 | 1960 | Exhibition |
| 6 | Pavilion 6 | 3.880 | 3.170 | 2 | 1955 | Exhibition, Gymnasium |

| Nb | Description | Total Building Area (sqm) | Basement Area (sqm) | Floors Nb. (exc. bas.) | Construction Year | Main Use |
|---|---|---|---|---|---|---|
| 7 | Pavilion 7 | 5.120 | 800 | 3 | 1970 | Exhibition, Gymnasium |
| 8 | Pavilion 8 | 7.760 | 500 | 3 | 1968 | Exhibition, Congress Centre |
| 9 | Pavilion 9 | 2.800 | | 2 | 1971 | Exhibition |
| 10 | Pavilion 10 | 1.950 | 60 | 1 | 1980 | Exhibition |
| 11 | Pavilion 11 | 1.810 | 50 | 2 | 1972 | Exhibition, Congress Hall |
| 12 | Pavilion 12 | 3.630 | | 1 + mezzan. | 1981 | Exhibition, Office |
| 13 | Pavilion 13 | 6.000 | 450 | 1 | 1978 | Exhibition |
| 14 | Pavilion 14 | 2.000 | | 1 | 1985 | Exhibition |
| 15 | Pavilion 15 | 7.110 | 600 | 1 + mezzan. | 1985 | Exhibition, Office |
| 16 | Pavilion 16 | 4.200 | 60 | 1 + mezzan. | 1984 | Exhibition, Office |
| 17 | Pavilion 17 | 4.000 | | 1 | 1988 | Exhibition |
| 18 | C.C. "Ioannis Vellidis" | 6.345 | 6.955 | 2 | 1994 | Congress Centre, Undergr. Parking |
| 19 | YMCA Gate | 1.080 | | 2 | 1998 | Office |
| 20 | Commercial Gate | 985 | | 2 | 1998 | Office |
| 21 | Sintrivani Gate | 1.095 | | 2 | 1998 | Office, café |
| 23 | Administration Building | 2.550 | 60 | 2 | 1957 | Office |
| 24 | Aggelaki A Building | 1.425 | 0 | 2 | 1986 | Bank, Store |
| 25 | Aggelaki B Building | 1.350 | 40 | 2 | 1986 | Cafés |
| 26 | Aggelaki C Building | 1.425 | 0 | 2 | 1986 | Office |
| 27 | Commercial Bank Pav. | 300 | 0 | 1 | 1979 | Exhibition |
| 28 | OTE Tower | 300 | 60 | 3 | 1970 | Office, Restaurant |
| 29 | Post Bank Pav. | 260 | 20 | 2 | 1966 | Exhibition |
| 30 | General bank. Pav. | 50 | 0 | 1 | 1968 | Exhibition |
| 31 | National Sec. Pav. | 100 | 0 | 1 | 1979 | Exhibition |
| 32 | Agricultural Bank Pav. | 210 | 0 | 2 | 1968 | Exhibition |
| 33 | Hall A | 1.100 | 0 | 1 | 1984 | 1984 |
| 34 | Substation A | 89 | 0 | 1 | 1956 | Electr. Install. |
| 35 | Substation B | 250 | 0 | 1 | 1958 | Electr. Install. |
| 36 | Substation C | 180 | 0 | 1 | 1960 | Electr. Install. |
| 22 | Skywalk H13-H15 | 350 | 0 | 1 | 1995 | 1995 |
| 37 | MMCA | 3.665 | 335 | 2 | 2004 | Museum |
| 38 | AAMTH | 9.317 | 7.195 | 2 | 1965 | Sports Hall, Gymnasium |

**Conference Use**

"Ioannis Vellidis" Congress Center, constructed in 1994 at the southern end of the Fairgrounds, has the capability of hosting conferences with a capacity of up to 2.400 delegates. It operates throughout the year hosting a variety of events other than scientific or commercial conferences. The building has 4 levels, the two of them in the basement operates as a parking space with a capacity of 424 cars. Its total building area is 6.345 sqm (basement not included), of which 4.525 sqm on the ground floor are occupied by conference halls, lobby and secondary facilities. The first floor of 1.820 sqm is used for offices, the press center, etc.

Fig. C.2 Conference Center 'Ioannis Vellidis"

In addition, the TIF area includes "Nikolaos Germanos" Congress Center (2.000 sqm) on the 2nd floor of Hall 8, as well as "Emilios Riadis" event hall located above the Pavilion 11 (620 sqm).

**Offices - Shops**

The existing office-shop buildings are the TIF-HELEXPO Administration Building along Egnatia Street and the 3 buildings along Aggelaki Street.

The TIF-HELEXPO Administration Building, built in 1959, has a total building area of 2.550 sqm. Additionally, for the operational needs of TIF - Helexpo S.A., part of the Pavilion 1 which is joined to the administration building, is also used. Office spaces also occupy part of the floors or mezzanines within the Pavilions 12, 15 and 16.

The 3 buildings along Aggelaki Street (A, B, C), constructed in 1986 and have a total building area of 1.020, 1.070 and 1.150 sqm respectively. These buildings are located at the limit of the property of the TIF-HELEXPO and are exploited by leasing them for office, banks, cafes etc. They are oriented so as to create an artificial fence between TIF and the city. As they only have entrances on Aggelaki Street, there is no internal communication with the exhibition center.

**Cultural Use**

The Macedonian Museum of Contemporary Art (MMCA), established and founded as a public benefit institution in 1994, is housed in the old PPC pavilion which was ceded in 1999 by TIF-HELEXPO S.A. In 2001 and 2004 the museum expanded, and its final total building area is 4.000 sqm. It has 3 levels (one basement). An interesting element in its architectural design is the integration of the antiquities found during the construction work of the south wing.

**Sports**

Alexandreion Athletic Melathlon of Thessaloniki (AAMTH) is the second largest sports arena in the city, with an approximate capacity of 5.100. It was built in 1965 and its main hall is used for basketball games. On the ground floor and in the basement, there are halls hosting athletic facilities for training for other sports, such as volleyball, indoor athletics, gymnastics and rhythmic gymnastics, weightlifting, wrestling, boxing, badminton etc. The offices of various sports federations are also housed in the AAMTH. The total building area of the AAMTH is 16.512 sqm (including the basement). The AAMTH along with its surrounding open space has been ceded since 1981 as land use to the General Secretariat of Sports for 99 years.

**Other Buildings**

Other buildings are the 3 entrance buildings, the skywalk of the pavilions 13-15 and the 3 power substations.

The 3 entrance buildings were constructed in 1999, during the redevelopment of the squares at the entrances of the Fairgrounds (YMCA Square, Sintrivaniou Square). In addition to controlling access to the site, they are also used as office spaces, but not on a permanent basis. Two of the entrance buildings are used exclusively as entrance for the general public while the third one, located on Egnatia Street, is both an entrance for the public as well as the only entrance for vehicles.

## History of TIF Architecture

The continuous evolution of TIF from 1950 to 1990 as well as the development of field exhibitions (after 1970) increased the need for a larger area of exhibition halls. From 1950 until the end of 1990s, this led to an enlargement of the exhibition's fairgrounds along with the construction of new Pavilions.

Some of the Pavilions constructed during the 1950s and 1960s are considered important examples of modernist architecture, but several reconstructions and additions made afterwards, caused the loss of their impressive architectural characteristics.

It is worth pointing out that many important landmarks of modern Thessaloniki have emerged due to the gradual configuration of the Thessaloniki Exhibition Center. Some of these are the OTE Tower, AAMTH, the Gate in YMCA square, Zongolopoulos sculpture etc. (see appendix E)

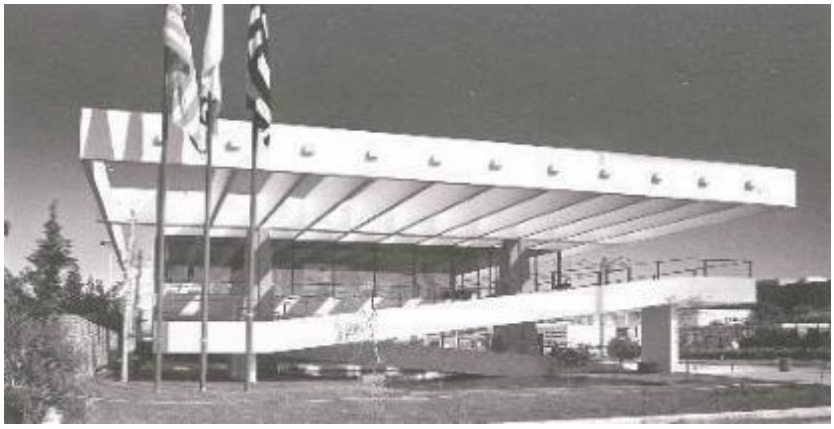


Fig. D.3 Esso Pappas Pavilion (Th.Papagiannis 1969)

Fig. D.4 OTE Tower (Athanasiadis 1970), PPC Pavilion (Rizos 1959)

# APPENDIX E - Preserved Buildings

| |
|---|
| Building: **OTE TOWER** |
| Architect: **A. ANASTASIADIS** |
| Year of construction: **1970** |
| Condition: **GOOD** |
| Use: **Café-Restaurant** |

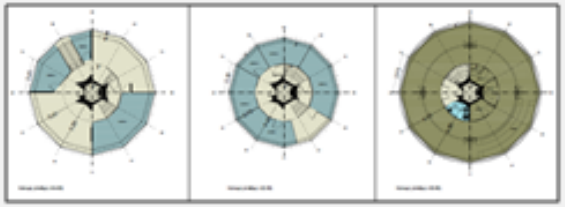
| **Dimensions (m)** | | | |
|---|---|---|---|
| Length | Width | Height | Total |
| | | **72,4** | **360** |
| **Detailed description of spaces** | | | |
| Basement | | **60 sqm** | |
| Bulding area | | **300 sqm** | |

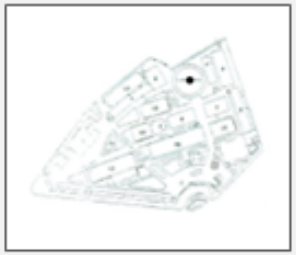
| **BUILDING BLOCKS** | |
|---|---|
| Bearing structure | **CONCRETE** |
| Coating | **CONCRETE** |
| Sides coverage | **FERRUM / GLASS** |

| |
|---|
| Proposed use: **CURRENT** |
| Proposed Interventions: **CONSERVATION** |

**DESCRIPTION**

The OTE Tower is considered as one of the most important landmarks of TIF-HELEXPO and Thessaloniki. It was built in 1970 by architect A. Anastasiadis on the southern side of TIF's fairground. The OTE Tower was constructed during a period when the visitable telecommunication towers were an international trend and they were considered to be remarkable landmarks for many cities around the world. The OTE Tower is 72,4 m. high and its concrete structure has horizontal glass openings allowing multilevel panoramic views of the city. Nowadays the OTE Tower is used as a cafeteria with a revolving floor, which attracts many visitors.





| |
|---|
| Building: **AAMTH** |
| Architect: **P. TZANNETOS** |
| Years of construction: **1960-1966** |
| Condition: **GOOD** |
| Use: **SPORTS HALL** |

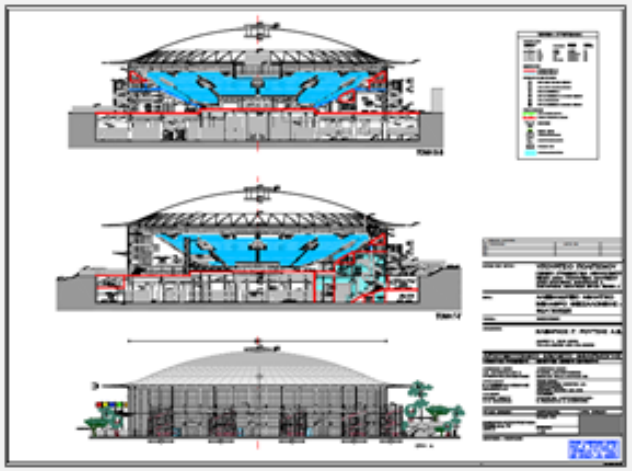
| Dimensions (m) | | | |
|---|---|---|---|
| Length | Width | Height | Total |
| | | | **16.512 sqm** |
| **Detailed description of spaces** | | | |
| Basement | | | **7.195 sqm** |
| Bulding area | | | **9.317 sqm** |

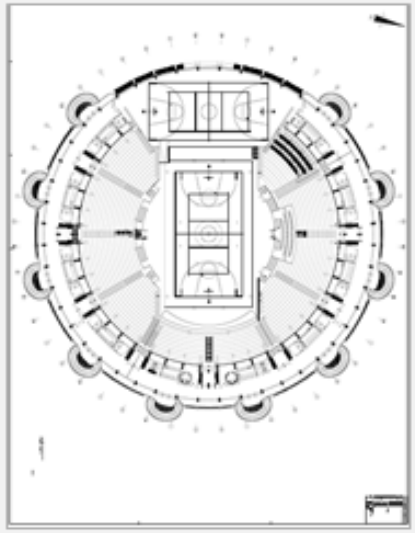
| BUILDING BLOCKS | |
|---|---|
| Bearing structure | **CONCRETE** |
| Coating | **CONCRETE** |
| Sides coverage | **GLASS** |

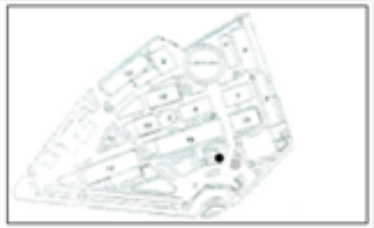
| |
|---|
| Proposed use: **CURRENT (SPORTS)** |
| Proposed Interventions: **CONSERVATION** |

**DESCRIPTION**

The Alexandreio Athletic Melathron of Thessaloniki took its name from Alexander the Great. The construction of AAMTH started in October of 1960 and was completed in 1966. The engineer and supervisor of the building was architect P. Tzannetos with his colleagues. The construction of the AAMTH was considered to be a pioneer building on those days due to the big shape and the remarkable construction that attracted the interest of the international media and technical magazines.







| |
|---|
| Building: **The building of the Agricultural Bank Pavilion (Esso Pappas)** |
| Architect: **T. PAPAGIANNIS** |
| Year of construction: **1968** |
| Condition: **AVERAGE** |
| Use: **PAVILION** |

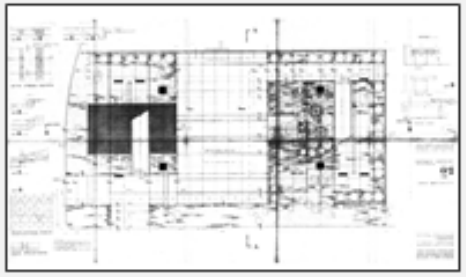
| Dimensions (m) | | | |
|---|---|---|---|
| Length | Width | Height | Total |
| **30,55** | **20,66** | **8,3** | **210** |
| **Detailed description of spaces** | | | |
| Basement | – | | |
| Bulding area | **210 sqm** | | |

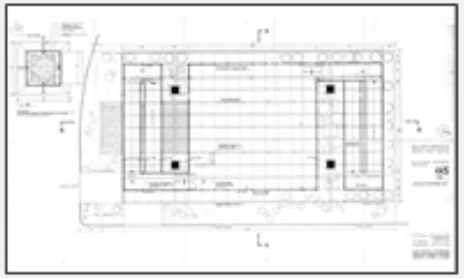
| BUILDING BLOCKS | |
|---|---|
| Bearing structure | **CONCRETE** |
| Coating | **CONCRETE** |
| Sides coverage | **FERRUM / GLASS** |

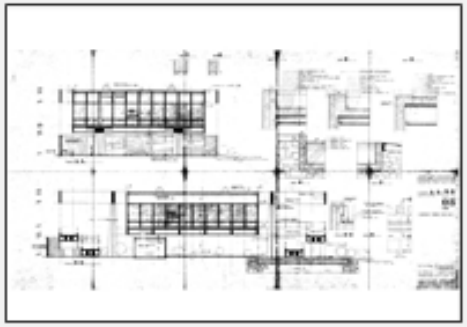
| |
|---|
| Proposed use: **TIF MUSEUM** |
| Proposed Interventions: **CONSERVATION** |

**DESCRIPTION**

The Pavilion of the Agricultural Bank was built in 1968 by architect T. Papagiannis as a private Pavilion of the Esso-Pappas company. This Pavilion is a remarkable building of modern architecture although it is not considered to be one of the landmarks of the city. The building gives a sense as if it is floating in the air, while the linear faces of the building create a counterpoint with the access ramps on both sides. The building consists of a ground floor (pilotis) and has total building area 210 sqm.







| |
|---|
| Building: **MMCA** |
| Architects: **I. RIZOS, P. TZONOS, G. HEUPEL, X. HEUPEL, K. ANTONIOU, E. KASTRO, M. ROKKOS** |
| Year of construction: **1960-2004** |
| Condition: **GOOD** |
| Use: **MUSEUM** |

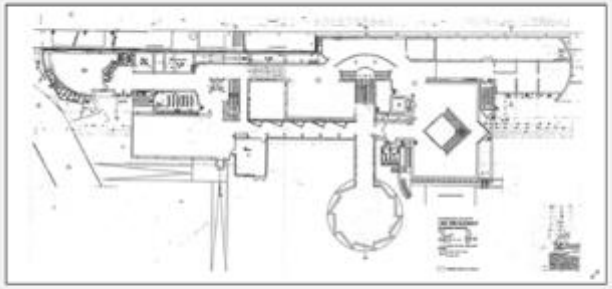
| **Dimensions (m)** | | | |
|---|---|---|---|
| Length | Width | Height | Total |
| | | | **4.000 sqm** |
| **Detailed description of spaces** | | | |
| Basement | | | **335 sqm** |
| Ground floor | | | **1.830 sqm** |
| Floor | | | **1.835 sqm** |

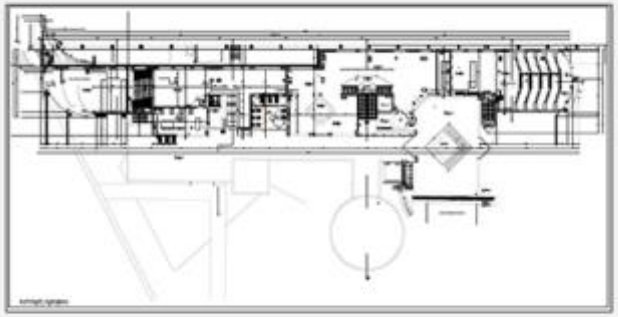
| **BUILDING BLOCKS** | |
|---|---|
| Bearing structure | **CONCRETE** |
| Coating | **CONCRETE** |
| Sides coverage | **BRICKWORK** |

| |
|---|
| Proposed use: **CURRENT (MUSEUM)** |
| Proposed Interventions: **CONSERVATION** |

**DESCRIPTION**

The Macedonian Museum of Contemporary Art (MMCA) is located in the southwestern fairground of TIF. The Pavilion of DEH which was built in 1960 by architects I. Rizos, P. Tzonos, G. Heupel, X.Heupel, K.Antoniou, E. Kastro, M. Rokkos, is part of this building. Some modifications were made on the building in 2001 and a new addition was built on the eastern side of the Museum. Today the building has 3 levels. The ground floor has a surface of 1.830 sqm and hosts the Exhibitions of the Museum. The 1st floor has a surface of 1.835 sqm and it also hosts Exhibitions as well as the administration offices of the Museum. Additionally there is the basement of the Museum (surface 335 sqm), which is also used as an exhibition room. The Pavilion of DEH in its original form, is considered as one of the important buildings of modern architecture in Thessaloniki.





| |
|---|
| Building: **YMCA Arch** |
| Architects: **VASILIADIS, STAIKOS, VOUREKAS** |
| Years of construction: **1959** |
| Condition: **GOOD** |
| Use: **ARCH** |

| **Dimensions (m)** | | | |
|---|---|---|---|
| Length | Width | Height | Total |
| | | **12 m** | |
| **Detailed description of spaces** | | | |
| Basement | – | | |
| Bulding area | – | | |

| **BUILDING BLOCKS** | |
|---|---|
| Bearing structure | **CONCRETE** |
| Coating | **CONCRETE** |
| Sides coverage | – |

| |
|---|
| Proposed use: – |
| Proposed Interventions: **CONSERVATION** |

**DESCRIPTION**

In 1959 the modern Arch Gate of YMCA square was built on the southwestern side of TIF fairground by architects Vasiliadis, Staikos and Vourekas. The Gate has also become a landmark of TIF and Thessaloniki. The Arch Gate is a reinforced concrete structure and its eastern side is extended to an arc shaped concrete shed.