

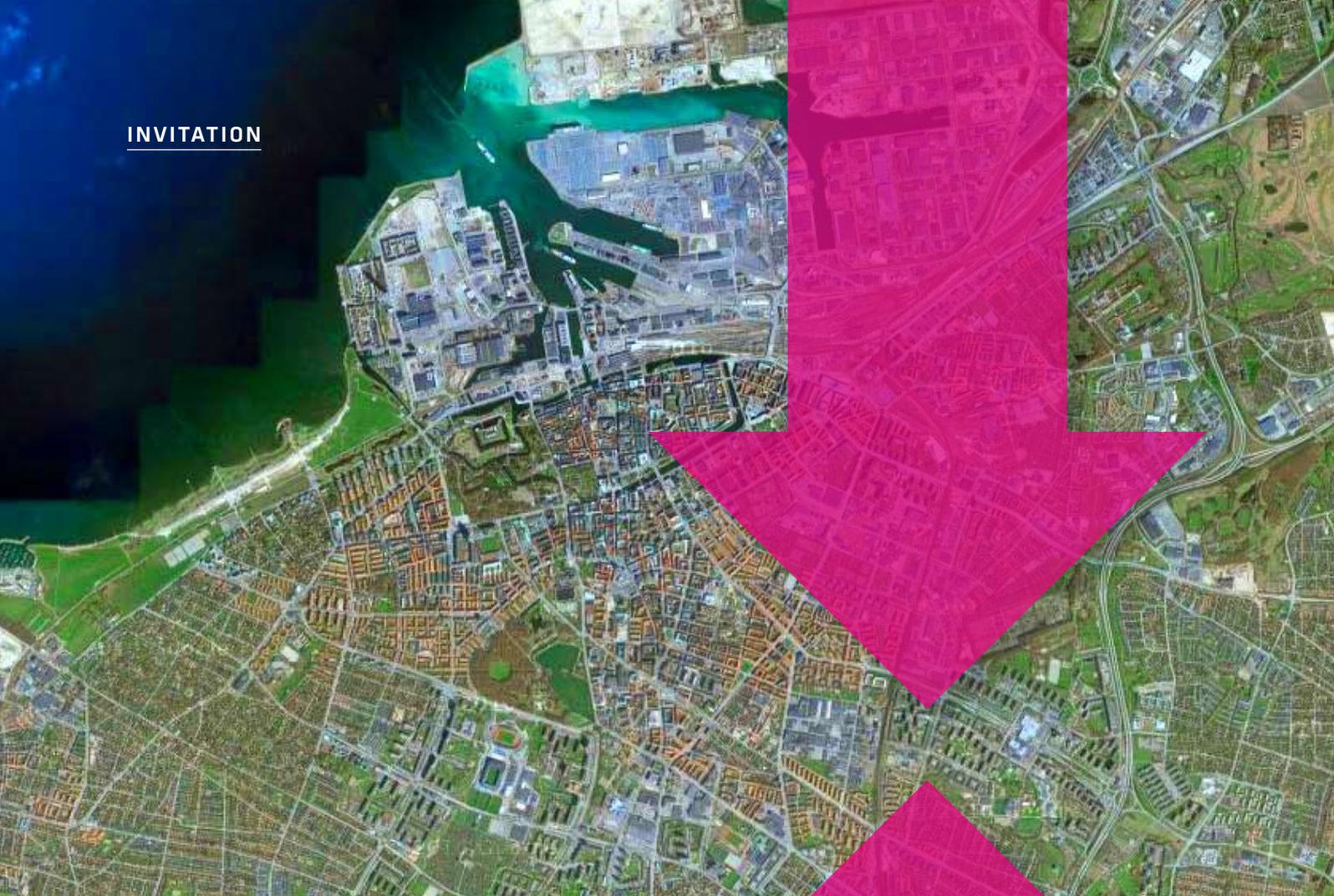
An aerial photograph of Malmö, Sweden, showing a dense urban grid and a large highway interchange. The image is overlaid with several large, semi-transparent magenta shapes: a large arrow pointing down from the top left, a large arrow pointing up from the bottom right, and a large circle in the center. The text is placed within these shapes.

MALMÖ'S NEW
MEETING POINT AND
LANDMARK

TÖRNROSER

INVITATION TO
AN INTERNATIONAL
ARCHITECTURAL
COMPETITION

INVITATION



Dear Contestants,

MKB Fastighets AB invites you to participate in creating a new and attractive urban district in Malmö.

In the eastern parts of Malmö, we plan to build Törnrosen Tower. Our desire is that Törnrosen Tower will represent openness, and with the more than 20-storey high structure we intend to create a new landmark. The new project should form a natural meeting place for residents in the multicultural district of Rosengård. In addition to being able to offer housing and a breathtaking view of the region, we hope that the richly developed ground floor will serve as a growth area for increased complexity and urbanity in the local area.

A limited number of four contestants will be invited to participate in the project competition, they will be selected through a process of prequalification. International contestants are welcome to participate in this competition, and we encourage participants to form teams that consist of people and companies with different levels of experiences and competences. MKB Fastighets AB intends to select a heterogeneous group of participants with a high level of professional diversity, and we are eagerly looking forward to your application.

www.mkbfastighet.se

FACTS



Malmö, Sweden •

Title

Törnrosen Tower

Category

Urban architecture

Location

Rosengård, Malmö

Population

Malmö approx 300 000

Rosengård approx 23 000

The competition is organized by

MKB Fastighets AB

Owner of the land

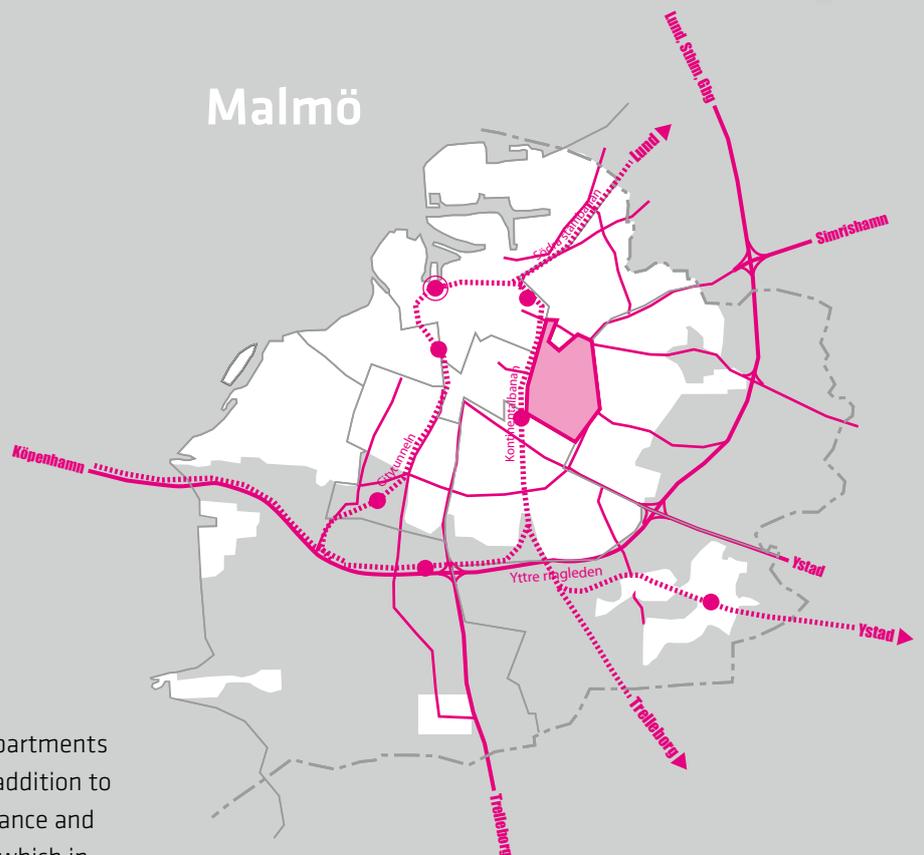
MKB Fastighets AB

About MKB Fastighets AB

MKB Fastighets AB has more than 20 000 apartments and is Malmö's largest housing company. In addition to real estate management, extensive maintenance and new construction operations are carried out, which in the coming years will produce a turnover of almost SEK 2 billion annually.

In all of its projects, the company works with sustainable urban development – within environmental and energy technology, social initiatives and urban acupuncture.

Malmö



-  Rosengård
-  Malmö Central Station
-  Existing and planned stations
-  Regional public transport network
-  Regional road network

BACKGROUND

Malmö is Sweden's third largest city, and is geographically located in the country's southernmost province called Skåne. The population of Malmö is approximately 300 000 and has a multicultural mix of people.

Malmö's history

Malmö was founded in the twelfth century, and at the time was only a small village on a land mass that belonged to Denmark. For a long time the city was Denmark's second largest city, until Skåne became Swedish in 1658. The result was a city in a very peripheral part of its new country affiliation, and consequently resulted in a prolonged downward spiral in Malmö's prosperity.

The decline was reversed in the 1800s as a result of a new period of growth for Malmö; this was thanks to the advent of industrialization and the development of a requisite infrastructure. By 1870 Malmö assumed its position as Sweden's third largest city.

Malmö today

Today Malmö forms a part of the Swedish-Danish Öresund region, which is also the largest financial district in all of Scandinavia. Four million inhabitants

live in the region, with around 180 000 businesses. Every day almost 20 000 people commute to work over the Öresund Bridge between Malmö and Copenhagen. The bridge was completed in 2000, and is a major contributing factor to the entire region's economic vitality.

Educational attainment is the highest in northern Europe thanks to a total of twelve universities in the region. Lund University, located about 25 kilometres from Malmö, was founded in the 1600s and is regarded as one of the world's top 100 seats of learning.

Architectonic tradition

Malmö's original parts are with few exceptions, low-built constructions, with buildings being between four and five storeys high. As the city grew, the building height remained at about the same level until the beginning of the 1960s when the so-called million programme was started. Over a period of a decade, in the then outskirts of Malmö, standardized residential properties were built.

In the late 1990s it was decided to allow the city of Malmö to undergo a make-over. In 2001, with the planning and creation of a completely new part of the city



Western Harbour and Turning Torso. In the front, Ankarspelet designed by Kim Utzon.



on attractive land close to the sea, the major housing exhibition Bo01 was ushered in. In the previously unused industrial land, a modern district grew up consisting of both single and multifamily residences. By allowing different modes of transport to meet on equal terms, and by making use of innovation in both building technology as well as energy supply, the buildings created during Bo01 attracted a lot of international attention. In the middle of the new district of Western Harbour is Santiago Calatrava's Turning Torso, a 52-storey high exclamation mark that differs fundamentally from Malmö's other buildings. The building stands as an inspiration for eastern Malmö's renewed urban area Rosengård.

The district of Rosengård

Törnrosen Tower's location is planned for a specific part of Rosengård. Rosengård is a district within the city of Malmö bordering on the districts Centrum (the town centre), Kirseberg, Husie, Fosie and Södra Innerstaden (the southern inner city). Rosengård is clearly separated from the rest of Malmö by Östra kyrkogården (the Eastern Cemetery), the Inner Ring Road, Jägersrovägen and the Continental Line.

Most of the district's buildings are apartment buildings erected between 1967-1972, under the so-called million programme. Rosengård was originally planned

for high vehicle density levels and lively city traffic. It was to be complemented by a large urban centre which would be easily accessible by car and it was intended to relieve the city centre. The street system divided Rosengård up into five separate residential areas where pedestrians and vehicle traffic were completely separated from each other.

The new residents of Rosengård mostly came from rural areas, and the new and modern apartments were considered to be incredibly luxurious. Shortly after the area had been completed, many of the residents came to realize that the sense of community did not live up to the image that had been portrayed.

A feeling of insecurity began to emerge in Rosengård. The area was brought into question, particularly because of the cold external environment where there was a lack of vegetation and where large areas were characterized by uniform, high-rise buildings. Rosengård was no longer regarded as a society of the future, it eventually became a socially stigmatized area.

In recent years, major efforts have been made to create a dynamic residential area and Törnrosen Tower forms a part of this initiative.

THE PROJECT COMPETITION

1.1 Arranged by

MKB Fastighets AB
Box 50405
202 14 Malmö

1.2 Purpose

This competition aims to find a proposal for the design of Törnrosen Tower and its surrounding environment. The proposal should be feasible with high ambitions in terms of social, ecological and economic sustainability. In addition, the intention is to procure the services of an architect for a continued assignment.

1.3 The objective of the competition

The idea behind this project is to create an urban landmark which consists of a new high-rise building incorporating residential units in the tower and public functions in the base and the top.

The landmark will be a new urban environment and form the heart of the city district, while contributing to urban densification that can support urban spaces and shopping/commercial areas.

The project will help break the sense of isolation and alienation in the very segregated urban district of Rosengård.

The landmark, a modern and attractive tower block with exceptional ambition in terms of social, ecological and economic sustainability, will also add urban qualities to Rosengårdsstråket, a pedestrian route between central Malmö and Rosengård - intensely used, however largely devoid of city atmosphere.

Törnrosen Tower will become East Malmö's most important landmark, with an architectonic character that will set it apart from its surroundings and provide a new identity for the area.

The project's fundamental principles

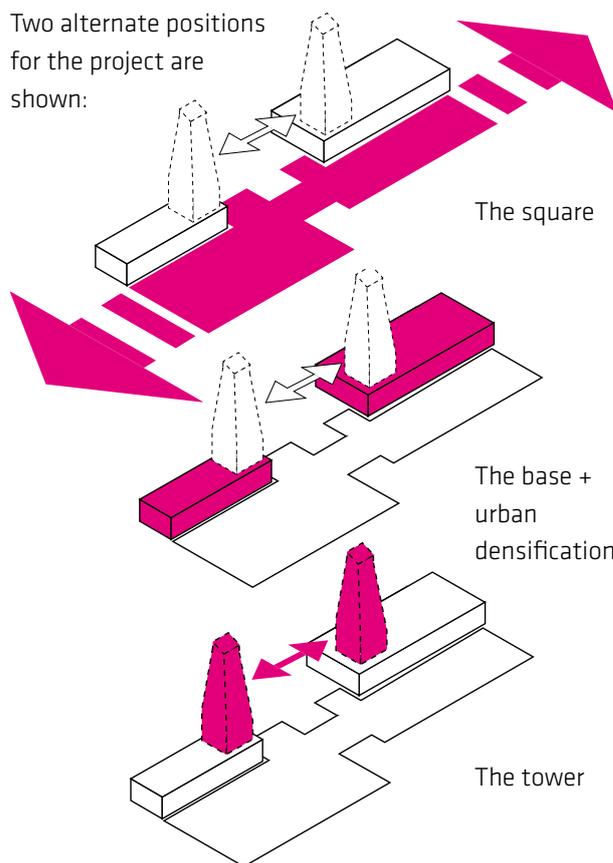
The project has four catchwords.

Sustainability – the project will be sustainable from a social, economic and environmental point of view. This means that the project must conserve resources and create a place for all people.

Human scale – the project will help create a residential area on a more human scale.

Variation – the project will create an interesting series of urban spaces and contribute to a dissolution of monotony in terms of both expression and function.

Edge zones – the area's edge zones involve the creation of a smooth transition between public and



private areas, to help to create contact and shape the urban environment.

The project's parts

The project consists of three equally important parts.

The square – an important part of Rosengårdsstråket, the square will provide a place for everyone to meet. The area must feel safe at all times of the day and night and meetings between different modes of transport should take place on one level; it is important that the pedestrian is prioritised.

The base + urban densification – the tower is to be firmly established in the surrounding area via its base, which will help to create city spaces within the area, clarifying the different zones and adding urban characteristics to Rosengårdsstråket. Public functions on the ground floor will reinforce the area's character as a local centre and as a meeting place. The urban densification fulfils the same function and further strengthens Rosengårdsstråket.

The tower – a landmark for Rosengård and the entire Östra Staden (the eastern part of the city) which will symbolize the area's diversity

THE PROJECT COMPETITION CONTINUED

and openness. The upper part of the tower will have a public function (area) making the building accessible to everyone.

1.4 The contestants

A maximum of four contestants will be selected to participate in the competition. The contestants are selected through this prequalification. Only these four contestants will be entitled to participate in the competition. Participants may consist of individual companies, or teams of several participating companies and individuals.

1.5 Remuneration

The contestants selected will receive SEK 300 000 excluding VAT, after correctly presenting an approved proposal to the jury.

1.6 Assignment following the competition

After the competition, provided that the necessary implementation decisions can be made, MKB Fastighets AB without prior announcement, intends to negotiate with the winner for a continuation of the work. It is assumed that the winner can carry out the assignment in accordance with Swedish law and praxis and will be available in Sweden for meetings etc. throughout the project period. Furthermore, all project documentation – documents, drawings, etc. must be written in Swedish and must be in accordance with Swedish industry standards.

1.7 The competition programme

The competition programme, developed by Gehl Architects in cooperation with MKB Fastighets AB, will be available to the contestants when the prequalification phase is complete.

1.8 The competition language

The competition language is English.

1.9 Preliminary schedule

05-04-2011	Advertisement about the prequalification
26-04-2011	The deadline for questions during the prequalification period
03-05-2011	Answers to questions
16-05-2011	Deadline for submission of expressions of interest for prequalification

June 2011	Announcement of results of the prequalification and distribution of the competition programme. Kick-off meeting on site with a jury and contestants.
October 2011	Submission of competition proposals
December 2011	The jury's work ends and the results are communicated

1.10 Jury

Christer Larsson	City Planning Director, Malmö
Dorte Mandrup	Architect, Copenhagen
Ingemar Gråhamn	City Architect, Malmö
Susanne Rikardsson	Development Manager MKB, Malmö
Kenji Miyazu	Architect, Malmö
Peter Becht	Landscape Architect, Copenhagen
Katarina Grundsell	Architect, Stockholm

If necessary, the jury will call upon external experts to assist.

PREQUALIFICATION

2.1 Expressions of interest

Expressions of interest must be submitted to the organiser no later than 16-05-2011, at 16:00 (GMT+1h) in a sealed neutral envelope marked ›Törnrosen Tower – prequalification‹ and addressed to:

MKB Fastighets AB
Box 50405
202 14 Malmö

or

MKB Fastighets AB
Adlerfelts väg 3
213 65 Malmö

2.2 Language

Expressions of interest must be written in Swedish or English.

2.3 Required documents

All of the following documents must be included. No other documents are eligible for consideration.

1. List of the material (all documentation) presented
2. Company name, corporate identity number, address, telephone number, email address, web address
3. Valid registration certificate for the company applying
4. A description of the planning organization for a continued assignment, including the CVs of key individuals.
5. Descriptions of five designs relevant to this competition (completed or projects), and details of clients and year of design. Max 4x A4 pages or 2x A3 pages per project.
6. Max. 2 x A4 pages of text presenting the company/team and a general idea of how the assignment will be undertaken.

2.4 Basic requirements

The following is required for the application to be eligible for consideration:

- The registration must be submitted, in writing in accordance with sections 2.1, 2.2 and 2.3 above.
- The company's risk indicator is 1, 2 or 3 according to Dun & Bradstreet
- The company has paid its taxes and social costs and are not in bankruptcy (this information may be verified by MKB Fastighets AB)

Submissions that do not meet basic requirements will not be subject to the selection process.

2.5 Selection of contestants

The jury will review those expressions of interest that fulfil basic requirements as per 2.4, and decide which of them should be selected as contestants. This selection will be based on an overall assessment of the company/team, taking into consideration:

- Architectural skills - the contestant's ability to provide proficient solutions to complex architectural and urban designs taking into consideration aesthetic, social, cultural, economic and ecological aspects.
- Professional practice - experience in the design and planning of urban environments and buildings.
- Resources - adequate resources in terms of personnel and equipment to carry out both the competition and a subsequent planning process.

Contestants will be selected so that the client has the opportunity to gain a broad and varied exposure to the competition assignment as possible.

2.6 Return of documents

Submitted documents will not be returned.

2.6 Questions

Any questions during the prequalification period may be addressed to: [no later than 26 April 2011]

MKB Fastighets AB
Box 50405
202 14 Malmö
Att: Anne Rosell
anne.rosell@mkbfastighet.se

Answers to questions will be published via Allego no later than 3 May 2011.