

# Concession of the Flisvos Marina

## “GRANDE MARINA FLISVOS”

Flisvos by nature has deeper basins, encouraging larger expensive yachts. Its hinterland reinforces an exclusive, upmarket development potential.

Athens 2004 offers a particular singular opportunity to re-focus on the marina of Flisvos as a V.I.P. marine facility for the city. The development must reflect the spirit and origins of the games within a contemporary Greek context. A balanced development will be achieved. Marina and terrestrial activities will compliment each other to achieve the most modern yet appropriate marina development. Engineering constraints and requirements will be evaluated and assimilated within a wider spatial frame of reference. Commercial and architectural proposals will reinforce sound engineering principals, complimenting land-use.



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The objective is to achieve a sustainable and commercially viable development. For this reason the proposed site will be subjected to an urban design process to ensure a well integrated project. This component will consist of a contextual analysis which would include determining the function of this marina relating to other marinas in the area, the marina's role within the city and its relationship with its immediate surroundings.

An analysis of the site and its immediate surroundings will include the determination/analysis of:

- Strategic planning proposals for the area
- Opportunities and constraints
- Land use
- Slope analysis
- Access (vehicular and pedestrian)
- Ownership
- Zoning/Legal constraints
- Climate
- Views.

Urban Design Proposals will include proposals regarding visual and functional linkages of the development on the site with its environment, the relationship between buildings, spaces and the harbour (scale) internal circulation, and land use, bulk requirements (floor area ratio) and the subdivision of the site into developmental land parcels.

The competitive advantage of Flisvos as a shelter for luxury private yachts of large size and draught dictates the nature and size of the development. The emphasis will be to create a V.I.P. "upmarket" environment to reflect Flisvos's status. The site's boundaries and configuration will be reviewed by the design-team to ensure the best possible layout, obviously remaining in the 56 000m<sup>2</sup> footprint area.



The concept of an urban recreational pole will be achieved through the introduction of public open spaces with particular theming, focus and activity. The existing naval historical node offers such an opportunity. Good accessibility to the marina from Poseidonos Avenue is a pre-requisite. Improvements in this regard will be suggested. Built form and space-making will be the product of the urban-analysis, to ensure that the proposed development is compatible with surrounding buildings in the Paleon Faliron area.



The permitted use of land and building restrictions will be adhered to as a minimum standard, but emphasis will be placed on the design process as per the design-team's previous experience (i.e. The Victoria and Alfred Waterfront in Cape Town) so as to ensure a quality environment.

For the execution of the project a "Package of Plans" is proposed, which envisages a series of plans at various levels with detail, which get further refined at the various stages of the development process.

This project has been implemented towards a bid offer that an international group has undertaken in order to get the concession of the Flisvos Marina.