

TERMS OF REFERENCE (TOR)

International Architectural and Landscape Design Competition

CAPITAL CITY CEMETERY OF PRISTINA

1. INTRODUCTION

The Municipality of Pristina / Capital City has initiated a comprehensive and inclusive planning process for the development of the **Capital City Cemetery of Pristina**, conceived as a contemporary civic, memorial, landscape, and digital public infrastructure of long-term importance.

The project aims to establish a new model for cemetery planning and funeral infrastructure in Kosovo, based on:

- dignity,
- equality,
- coexistence,
- institutional professionalism,
- sustainability,
- digital governance,
- and respect for religious and cultural diversity.

The process has been developed through continuous dialogue and consultation with representatives of religious communities, institutional stakeholders, technical experts, and international partners.

The future cemetery complex is envisioned not merely as a burial ground, but as a carefully designed landscape of memory, reflection, peace, coexistence, civic identity, and long-term collective responsibility.

2. OBJECTIVE OF THE COMPETITION

The objective of the competition is to obtain the highest-quality architectural, urbanistic, landscape, memorial, and infrastructural proposal for the development of the Capital City Cemetery.

The proposal shall:

- establish a coherent long-term spatial vision;

- integrate funeral, memorial, ceremonial, ecological, infrastructural, and public functions;
- create a dignified and timeless environment;
- provide flexibility for future development phases;
- integrate sustainable operational and maintenance strategies;
- and reflect the multicultural and interfaith identity of Pristina.

The competition seeks innovative yet context-sensitive solutions capable of creating a contemporary cemetery landscape of regional and international significance.

3. PROJECT VISION

The Capital City Cemetery shall function as:

- a shared civic space for all citizens and residents of Pristina;
- a place of dignity, memory, and reflection;
- a landscape integrated with nature and topography;
- a contemporary memorial park;
- and an example of coexistence, equality, institutional responsibility, and social harmony.

The project should avoid monumental excess and instead promote:

- serenity,
- simplicity,
- spatial clarity,
- silence,
- emotional balance,
- and collective dignity.

The cemetery should embody the idea that shared civic life may continue even within spaces of remembrance and burial.

4. SITE INFORMATION

The project site is located within the designated cemetery development area foreseen by the applicable Urban Development Plan and Regulatory Plan of the Municipality of Pristina.

The competition area includes:

- the primary cemetery development zone;

- access infrastructure;
- landscape buffer areas;
- memorial and ceremonial zones;
- rehabilitation areas;
- and potential future expansion areas.

Detailed cadastral boundaries, orthophotos, topographic surveys, drone mapping, and digital terrain models shall be provided to participants.

5. DESIGN PRINCIPLES

All proposals shall be guided by the following principles:

5.1 Human Dignity

Every spatial and architectural intervention must preserve and express respect for human dignity, memory, mourning, and collective remembrance.

5.2 Equality and Inclusiveness

The cemetery shall serve all citizens equally, regardless of:

- religion,
 - ethnicity,
 - social background,
 - cultural identity,
 - or personal beliefs.
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5.3 Respect for Religious and Non-Religious Practices

The design must accommodate diverse funeral rites, ceremonial traditions, and memorial practices while maintaining a coherent overall spatial concept.

The project should provide flexibility for:

- burial orientation requirements;
- ceremonial processions;
- gathering spaces;

- prayer and reflection;
- symbolic expression;
- and non-religious memorial practices.

The intention is to create coexistence through spatial integration rather than segregation.

5.4 Unified Memorial Landscape Approach

The overall cemetery design should promote a visually unified memorial landscape through the use of coherent grave marker systems, materials, proportions, and landscape treatment across the entire cemetery complex.

While respecting different religious burial orientations and ceremonial practices, the project should avoid fragmented visual segregation between burial areas.

Participants are encouraged to explore:

- low-profile horizontal grave markers;
- integrated landscape memorial systems;
- natural stone elements;
- and geometrically neutral forms such as circular or softly contoured grave markers that maintain visual continuity regardless of burial orientation.

The intention is to create a calm, dignified, and harmonious cemetery landscape with a strong collective identity.

The unified memorial landscape approach is primarily intended for future cemetery development areas and newly planned burial sections.

5.5 Shared Civic and Ceremonial Architecture

The project is encouraged to explore a shared civic architectural approach for ceremonial and gathering facilities within the cemetery complex.

Rather than creating fully segregated institutional structures for each community, participants are encouraged to investigate integrated architectural solutions that promote coexistence, dignity, and collective civic identity, while simultaneously respecting the autonomy of different religious and non-religious practices.

The proposal may consider:

- shared reception and gathering spaces;
- common mourning and waiting areas;
- collective hospitality and family spaces;
- multi-faith ceremonial infrastructure under a unified architectural framework;
- flexible prayer and reflection rooms adaptable to different ritual orientations;
- and secular gathering and remembrance spaces.

The cemetery should reflect the everyday reality of urban life in Pristina, where citizens of different beliefs share common institutions and public spaces throughout life, and where dignity in death may likewise be expressed within a shared civic landscape.

5.6 Landscape Integration

The cemetery must be strongly integrated with the natural terrain and landscape.

The topography should become part of the architectural and memorial experience.

Terraced configurations, landscape walls, natural slopes, gradual transitions, and minimal land intervention approaches are encouraged.

5.7 Long-Term Sustainability

The project must consider:

- low-maintenance strategies;
 - ecological resilience;
 - water management;
 - native vegetation;
 - climate-sensitive design;
 - and long-term operational sustainability.
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5.8 Accessibility and Visitor Experience

The cemetery should provide dignified and accessible visitor circulation through:

- pedestrian pathways;
- resting areas;
- orientation systems;
- wayfinding strategies;
- landscape signage;

- and accessible movement infrastructure.

Special consideration should be given to elderly visitors and ceremonial accessibility.

6. REQUIRED PROGRAM COMPONENTS

The competition proposal shall include, but not be limited to, the following elements:

6.1 Cemetery Burial Areas

- organized burial fields;
- phased expansion strategy;
- accessible circulation;
- burial plots with coherent visual organization;
- integrated horizontal grave markers;
- and landscape-integrated memorial systems.

The overall visual character should promote:

- unity,
- calmness,
- dignity,
- and timelessness.

The design should allow for:

- individual family plots;
- mixed burial areas;
- religiously oriented burial zones where required;
- and flexible interfaith burial possibilities.

The cemetery organization should avoid uncontrolled densification and spatial chaos.

6.2 Religious and Ceremonial Facilities

The project shall provide appropriate spaces for funeral ceremonies and gatherings for different religious and non-religious communities.

Participants may propose:

- a shared ceremonial structure;
- integrated ceremonial halls;
- flexible multi-faith infrastructure;
- separate ritual rooms within unified architectural structures;
- or hybrid configurations.

The design should encourage coexistence while respecting ritual autonomy.

6.3 German Memorial Cemetery Area

Participants are invited to explore the integration of a German Memorial Cemetery Area within the overall cemetery masterplan, subject to future institutional agreements and planning procedures.

The memorial area shall consider the potential future reburial and commemoration of German war graves from the Second World War.

The memorial approach should emphasize:

- dignity;
- remembrance;
- historical responsibility;
- reconciliation;
- and peaceful coexistence.

Participants are encouraged to investigate:

- the most appropriate spatial positioning within the cemetery landscape;
- integration with the overall masterplan concept;
- ceremonial accessibility;
- landscape continuity;
- and long-term flexibility and adaptability.

The following memorial design principles should be considered:

- restrained and dignified memorial expression;
- absence of dominant religious symbols;
- horizontal natural-stone grave markers;
- use of regional natural materials;
- memorial gathering space;
- terraced landscape integration where appropriate;
- minimalistic landscape interventions;
- and calm, timeless spatial atmosphere.

Approximate anticipated area:
4,000 m² (subject to further planning development).

6.3.1 Coordination with Volksbund

The German Memorial Cemetery Area is intended to be integrated within the overall cemetery masterplan while simultaneously maintaining the possibility for independent future planning, approvals, financing, and implementation in coordination with Volksbund Deutsche Kriegsgräberfürsorge e.V. and relevant institutions.

Further responsibilities regarding planning, implementation, operation, and management of this area shall be defined through subsequent institutional agreements between the involved parties.

6.3.2 Contact for Clarifications

Participants are encouraged to familiarize themselves with the design principles, operational standards, and memorial approaches commonly applied in German war cemetery projects.

For additional technical or conceptual clarification regarding the German Memorial Cemetery Area, participants may contact:

Volksbund Deutsche Kriegsgräberfürsorge e.V.

E-mail: abteilung-kgs@volksbund.de

All inquiries will be coordinated internally by the responsible department of Volksbund.

6.4 Memorial Spaces and Reflection Areas

The cemetery should include:

- contemplative spaces;
- quiet gardens;
- shaded resting areas;
- water elements where appropriate;
- memorial pathways;

- and spaces for personal reflection.

The emotional and psychological experience of visitors must be carefully considered.

6.5 Public Realm and Landscape

The cemetery should function as a landscape park integrated with the broader urban and ecological system.

The proposal should include:

- tree planting strategies;
- ecological corridors;
- pedestrian circulation;
- lighting strategy;
- seating areas;
- seasonal landscape identity;
- and integration with surrounding natural systems.

Participants are encouraged to explore “memorial landscape districts” rather than rigid spatial segregation.

6.6 Infrastructure and Operations

The proposal shall address:

- vehicle access;
 - parking;
 - service roads;
 - drainage systems;
 - utilities;
 - maintenance access;
 - administrative functions;
 - funeral service logistics;
 - operational flexibility;
 - and long-term maintenance strategies.
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6.7 Existing Cemetery Rehabilitation and Digital Memorial Infrastructure

The project should consider the long-term transformation and rehabilitation of existing cemetery conditions within the Capital City.

Current cemetery conditions in many areas are characterized by:

- overcrowding;
- uncontrolled spatial growth;
- inconsistent grave organization;
- lack of pedestrian accessibility;
- absence of unified memorial standards;
- and insufficient long-term management systems.

Preservation of Existing Graves

Existing graves, grave markers, family memorials, and historical burial identities within current cemetery areas should generally be preserved and respected.

The project should avoid unnecessary alteration or forced visual standardization of existing burial sites, recognizing their emotional, historical, cultural, and familial significance.

The unified memorial landscape approach is primarily intended for future cemetery development areas and newly planned burial sections.

Future Rehabilitation and Spatial Optimization

Participants are encouraged to explore different rehabilitation approaches depending on existing cemetery conditions, including:

- preservation strategies;
- selective spatial reorganization;
- pathway creation and circulation improvement;
- landscape integration;
- accessibility improvements;
- grave consolidation where appropriate;
- memorial relocation strategies;
- collective memorialization systems;
- adaptive reuse of overcrowded burial zones;
- and long-term landscape rehabilitation.

Potential approaches regarding unregistered or long-term unmaintained graves should be considered exclusively within future legal, institutional, ethical, and community consultation frameworks.

Participants may explore collective memorialization approaches such as:

- memorial walls;
- collective remembrance spaces;
- memorial ossuary systems;
- and integrated commemorative landscapes,

while maintaining dignity and historical sensitivity.

Digital Cemetery Infrastructure

The project should consider the future compatibility of the cemetery's spatial organization with digital management and identification systems.

This may include:

- compatibility with future cemetery cadastre systems;
- potential integration with GIS and geoportal platforms;
- digital and geolocated grave identification;
- future visitor navigation systems;
- digital memorial systems;
- and compatibility with long-term cemetery management frameworks.

The proposal should support a sustainable and manageable long-term spatial organization of the cemetery.

6.8 Future Adaptability

The project should maintain flexibility for future evolution of burial and memorial practices.

Participants may consider:

- future memorial typologies;
- cremation-related memorial infrastructure where legally and culturally applicable;
- digital remembrance systems;
- adaptable ceremonial landscapes;
- and future operational transformations.

7. TECHNICAL REQUIREMENTS

Competition participants shall consider:

- topographic conditions;

- accessibility standards;
 - phased implementation feasibility;
 - long-term maintenance efficiency;
 - realistic construction methodologies;
 - sustainable material strategies;
 - and operational feasibility.
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8. DELIVERABLES

Competition submissions shall include:

- masterplan;
- architectural concept;
- landscape concept;
- sections and elevations;
- visualizations;
- implementation phasing strategy;
- explanatory report;
- technical diagrams;
- circulation and access strategy;
- and sustainability approach.

Detailed submission requirements shall be specified in the Competition Brief.

8.1 Required Level of Design Development

The competition proposal is expected to represent an advanced conceptual and schematic design level sufficient to clearly communicate:

- the overall spatial vision;
- architectural and landscape concepts;
- functional organization;
- memorial and ceremonial strategies;
- circulation systems;
- development phasing strategy;
- and long-term spatial development logic.

Participants are encouraged to focus on the overall quality, clarity, atmosphere, spatial coherence, and conceptual strength of the proposal.

8.2 Submission Format

Competition submissions shall be delivered digitally.

Participants shall submit:

- **3 to 6 presentation boards in A0 format**, landscape orientation, submitted as PDF files;
- one consolidated **PDF presentation package** including all boards;
- one **explanatory report**, maximum 30 pages, in PDF format;
- key plans, sections, diagrams, visualizations, and phasing diagrams included within the A0 boards;
- optional supporting diagrams or images where necessary to clarify the proposal.

The A0 boards should clearly communicate the overall masterplan, architectural and landscape concept, memorial strategy, circulation and access logic, phasing strategy, and key atmospheric visualizations.

Detailed execution drawings, technical construction documentation, structural calculations, engineering systems, and permit-level project documentation are not required at this stage.

9. COMPETITION FRAMEWORK

The Municipality of Pristina intends to organize an international architectural competition aimed at attracting high-quality and internationally recognized architectural and landscape design offices.

The competition shall promote:

- innovation;
- contextual sensitivity;
- architectural excellence;
- interdisciplinary collaboration;
- and contemporary memorial landscape design approaches.

The competition is expected to attract internationally recognized architectural and landscape practices capable of developing a landmark civic and memorial project for the Capital City.

9.1 Eligibility / Conditions of Participation

The competition is open to national and international professional architectural teams, as well as multidisciplinary design teams.

The Team Leader shall hold a recognized professional qualification in Architecture.

Interdisciplinary collaboration with landscape architects, urban designers, engineers, environmental experts, memorial design specialists, and other relevant professionals is strongly encouraged.

The winning team shall be required to provide evidence of the professional qualification of the Team Leader prior to the commencement of any subsequent project development procedures.

In the event of further engagement for the development of the project, the winning team shall be responsible for complying with all applicable legal and professional requirements of the Republic of Kosovo, including the engagement of licensed professionals where required for design, approval, permitting, and implementation procedures.

9.2 Competition Awards

The competition awards are structured as follows:

- First Prize: €50,000
- Second Prize: €30,000
- Third Prize: €20,000

The Municipality reserves the right to further develop the winning proposal through subsequent procurement and project development procedures in accordance with applicable legislation and institutional processes.

9.3 Competition Schedule (Indicative)

The anticipated competition timeline is as follows:

- Competition Launch: To be announced
- Questions and Clarifications Period: Within the first 4 weeks after launch
- Final Submission Deadline: 12 weeks after the official launch of the competition
- Jury Evaluation Period: Approximately 2 weeks following the submission deadline

- Announcement of Winners: To be announced

The Municipality reserves the right to adjust the competition timeline if required.

10. EVALUATION CRITERIA

Projects will be evaluated based on:

- spatial and architectural quality;
 - landscape integration;
 - memorial sensitivity;
 - conceptual strength;
 - functionality and feasibility;
 - sustainability;
 - long-term adaptability;
 - operational logic;
 - clarity of implementation strategy;
 - overall contribution to the project vision;
 - quality of integration of long-term development phases;
 - and approach to rehabilitation of existing cemeteries.
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11. FINAL REMARK

The Capital City Cemetery of Pristina represents a project of exceptional civic, cultural, memorial, infrastructural, and international importance.

The ambition of this initiative is to create a place that reflects:

- dignity;
- peace;
- coexistence;
- collective memory;
- institutional responsibility;
- and shared human values.

The project aspires to become an exemplary contemporary memorial landscape for the region and beyond.

Kriteri i përbërjes së ekipit dhe kualifikimet profesionale

Operatori ekonomik duhet të dëshmojë se disponon një ekip profesional me ekspertizën e nevojshme për realizimin e projektit.

Ekipi minimal duhet të përfshijë:

1. Kryearkitekt (Lead Architect / Team Leader)

- Minimum 10 vite përvojë profesionale.
- Të jetë i autorizuar për ushtrimin e profesionit të arkitektit sipas legjislacionit të shtetit ku është i regjistruar.
- Të ketë të paktën një projekt të realizuar me shkallë ose kompleksitet të ngjashëm, i evidentuar në CV dhe/ose portofol.

2. Arkitekt Projektues

- Minimum 5 vite përvojë profesionale.
- Të ketë të paktën një projekt të realizuar me shkallë ose kompleksitet të ngjashëm.

3. Arkitekt Peizazhi

- Minimum 5 vite përvojë profesionale.
- Të ketë të paktën një projekt relevant në fushën e arkitekturës së peizazhit ose projektimit të hapësirave publike.

4. Projektues Urban / Urban Planner

- Minimum 5 vite përvojë profesionale.
- Të ketë të paktën një projekt relevant në planifikim urban ose projektim urban.

5. Artist / Specialist për Art Publik

- Të ketë përvojë në projektimin ose realizimin e veprave artistike, memorialeve ose instalacioneve në hapësira publike, e dëshmuar përmes CV-së ose portofolit.

Dokumentet për verifikim

Për të dëshmuar përmbushjen e këtij kriteri, operatori ekonomik duhet të dorëzojë:

- Deklaratën mbi përbërjen e ekipit projektues;
 - CV-të e anëtarëve të ekipit;
 - Portofolin e Kryearkitektit ose të studios projektuese, si dhe portofolin e ekspertëve përkatës kur kërkohet;
 - Dëshmi për autorizimin profesional të Kryearkitektit për ushtrimin e profesionit në shtetin ku është i regjistruar.
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Ekipi fitues do të jetë i obliguar që, para fillimit të fazës së projektimit detal dhe realizimit të kontratës, të angazhojë të gjithë ekspertët e tjerë të nevojshëm për hartimin e dokumentacionit teknik, procedurat e lejeve dhe zbatimin e projektit, në përputhje me legjislacionin në fuqi të Republikës së Kosovës.

Team Composition and Professional Qualifications

The Design Team shall demonstrate that it possesses the professional expertise required to successfully undertake the project.

The minimum team shall include:

1. Lead Architect (Team Leader)

- Minimum **10 years** of professional experience.
- Must be legally authorized to practice architecture in the country where they are professionally registered.
- Must demonstrate experience on at least **one project of similar scale or complexity**, evidenced through the CV and/or portfolio.

2. Architectural Designer

- Minimum **5 years** of professional experience.
- Must demonstrate experience on at least **one project of similar scale or complexity**.

3. Landscape Architect

- Minimum **5 years** of professional experience.
- Must demonstrate experience on at least **one relevant project** in landscape architecture or public space design.

4. Urban Designer / Urban Planner

- Minimum **5 years** of professional experience.
- Must demonstrate experience on at least **one relevant project** in urban planning or urban design.

5. Artist / Public Art Specialist

- Must demonstrate experience in the design or implementation of public art, memorials, or artistic installations in public spaces, evidenced through a CV and/or portfolio.

Verification Documents

To demonstrate compliance with this criterion, the Economic Operator shall submit:

- A **Declaration of the Project Team Composition**;
- **Curriculum Vitae (CVs)** of the proposed team members;
- The **portfolio of the Lead Architect and/or the lead architectural practice**, as well as the portfolios of the relevant experts where applicable;
- Proof that the **Lead Architect is legally authorized to practice architecture** in the country where they are professionally registered.

Additional Requirement for the Winning Team

Prior to commencing the detailed design phase and the implementation of the contract, the winning team shall engage all additional experts required for the preparation of the technical documentation, permitting procedures, and implementation of the project, in accordance with the applicable legislation of the Republic of Kosovo.

<https://www.swisstransfer.com/d/c16ee493-aa80-4016-b2f4-9fd0d7c4bf5f>

This link will expire on 21 August 2026 at 00:04

Clarifications and Links

CLARIFICATIONS

For any clarifications needed regarding the competition write to prokurimi.prishtine@rks-gov.net & manush.gashi@rks-gov.net

LINKS

For complete information on the call please visit the governmental portal (where you'll need to register) & you can download the complete material for this call.

<https://e-prokurimi.rks-gov.net/HOME/ClanakItemNew.aspx>

The downloadable link for the competition.

<https://www.swisstransfer.com/d/c16ee493-aa80-4016-b2f4-9fd0d7c4bf5f>