



# ECHOES OF VENICE

**RETHINKING HOSPITALITY  
IN VENETIAN  
CONSERVATION AREAS**

#Architecture Professionals  
#Students  
#Young Architects

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## The Monaco Smart & Sustainable Marina Rendez-vous

Organized by **M3**, the Smart Marina will celebrate its **5th Anniversary Edition on September 21 & 22** at the Yacht Club de Monaco.

This event aims to present innovative solutions and encourage their application towards the development of virtuous marinas. Industry key players are brought together **architects, waterfront developers, marinas, captains & crew, innovators, investors** through high-level networking discussions to shape the future of marinas.

This year, Architecture's call for ideas invites students, young people and architecture professionals to take part in the competition on the theme: **Echoes of Venice**: Rethinking hospitality in Venetian conservation areas.

A global jury made up of representatives of international architecture firms, yachtings experts and Venetians will meet in a consensus meeting to evaluate each

project and select the best five, who will present their designs on the international stage at the event, presenting their innovative ideas and engaging with fellow participants and industry professionals.

In addition to the prizes for innovation and smart marinas, the awards ceremony will recognize the winners of both the **Architecture Student Award and the Professional Architect Award**, recognizing their exemplary contributions to smart and sustainable marina architecture competition.

2025 is an important milestone for M3 and the Smart Marina initiative, in partnership with the International Council of Marine Industry Associations, organizer of the World Marina Conference to be held in Venice from October 15 to 17, will give prizewinners a free access and the opportunity to present their projects to a worldwide marina audience.











## Context

**Students, young and professional architects** are challenged to imagine a new scenario or rethink the development of **Certosa island's infrastructures**, in Venice, and create a unique dialogue including regenerative tourism components, the maritime journey appeal, the UNESCO World Heritage listing and “La Serenissima” context.

### The frames of Venice

Defined by **Le Corbusier** as “*the most prodigious urbanistic event that exists on this earth*”, Venice stands as an exceptional testimony to human ingenuity, but today it faces several challenges.

The city and its lagoon are particularly threatened by the risks of rising sea levels linked to climate change and its negative impact on building foundations, the phenomenon of the famous **acqua alta, over-tourism and its consequences for local community**. The preservation of this unique architectural jewel requires integrating infrastructures capable of absorbing new climatic constraints while cherishing Venetian identity.



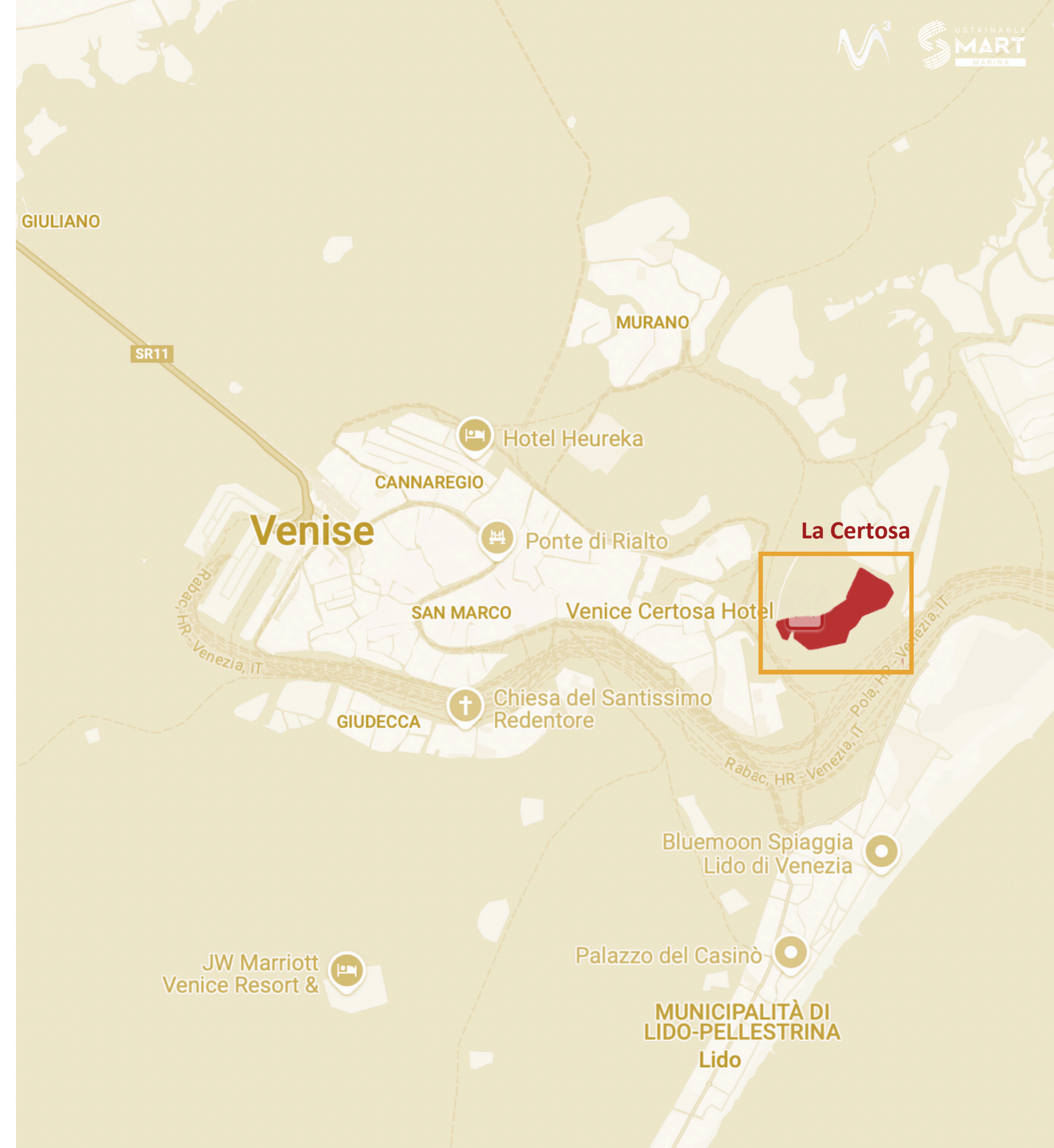
## Location: Certosa Island

“La Certosa”, one of the largest islands in the Venice Lagoon, offers a unique opportunity to merge the historical and natural significance of its landscape with innovative, sustainable design. Located less than 200 meters from the Sestiere di S. Pietro di Castello and only 1 kilometers from Piazza San Marco, **Certosa Island** is both a **serene natural retreat** and an integral **part of Venice’s vibrant city center**. Its history, which includes the ruins of a Carthusian monastery and artifacts from the engineer corps, combined with its lush, forested environment, **creates an extraordinary context for environmental development**.

An **innovative regeneration plan** is ongoing on Certosa island aiming to transform the former abandoned military industry into an innovative urban environment to become part of the city of Venice characterized by the unique **natural** and **cultural heritage** and powered by services for both locals and tourists.

By positioning itself as a premier destination for boating and yachting in the Venetian lagoon, Venezia Certosa Marina aims to attract and immerse people in a cultural, dynamic and elegant social setting surrounded by the natural beauty of the island.

Last but not least, **the huge natural park and its unique wide spaces have a relevant track record of performances, cultural events, art & architecture land-art installations** in collaboration with the nearby Biennale Foundation, the world most dynamic international exposition of Art, Architecture, Dance, Music, Theater and Cinema.





## Purpose of the Program

## ***Environmental Concerns***

The island is particularly sensible to **rising sea levels** (threat foiled with the new mobile dam which protect Venice and the lagoon from high tide), **coastal erosion, and the degradation of fragile marine ecosystems** such as Posidonia meadows, which are essential for oxygen production and protecting against erosion. The **increment of nautical traffic and excessive tourism of yachts and tourism poses additional risks**, including water pollution, habitat disruption, and strain on local resources. Moreover, the restoration and redevelopment of the island require careful attention to **preserving its biodiversity and minimizing the carbon footprint** of construction and operations.

## *Regenerative Hospitality*

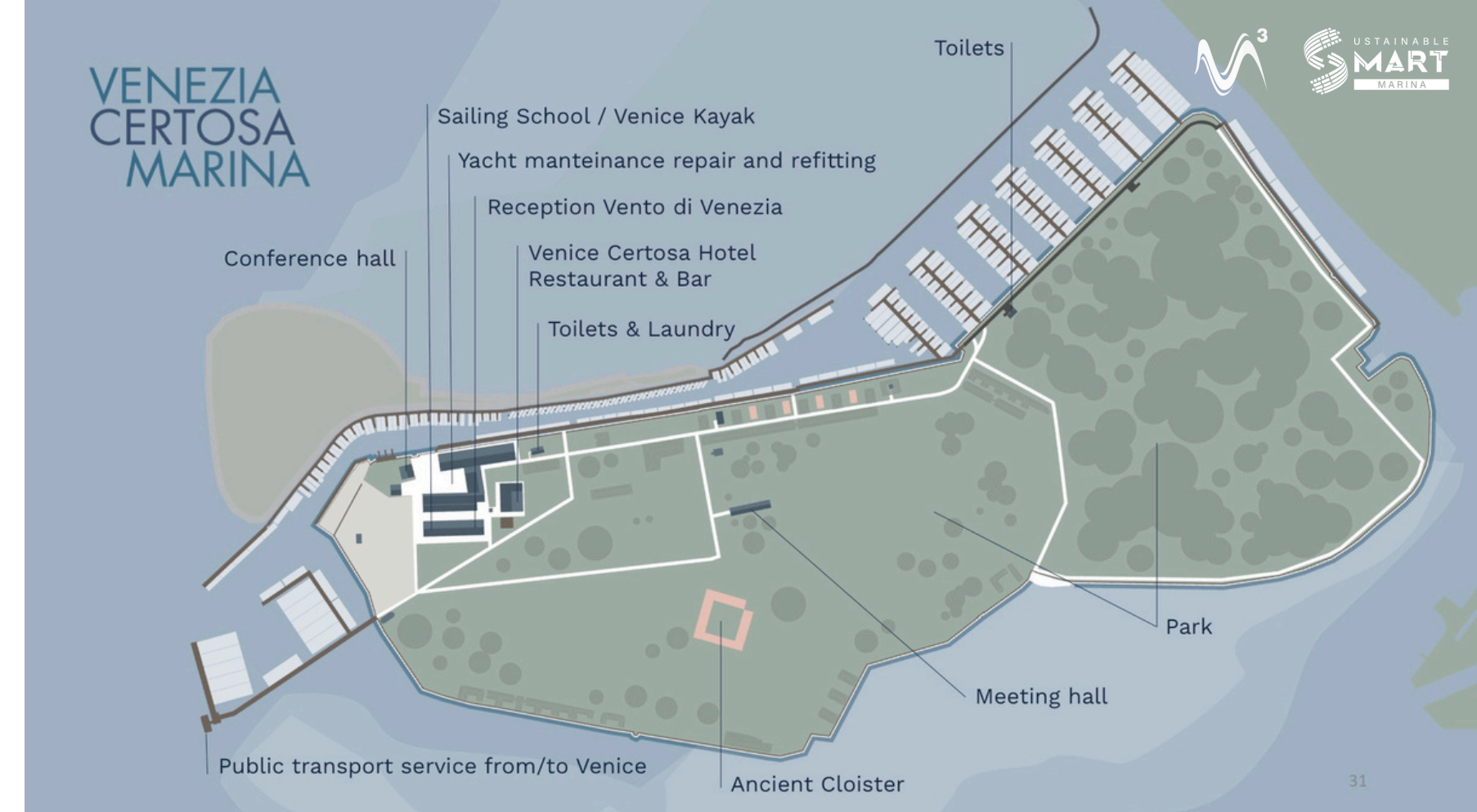
In addition to environmental challenges, projects must integrate ecological awareness while **designing visitor facilities** including hotels, residences, restaurants, stores, exhibition spaces, workshops, sports facilities, activities and much more, leaving it up to participants to come up with **innovative ideas** for the island's development.

Professional architects and architectural students are encouraged to **draw inspiration from Venice's maritime heritage and construction traditions**, incorporating design techniques that align with the island's natural and historical essence.

***Call for Ideas: Create an appealing nautical destination***

The goal is to establish Certosa Island and its marina as a harmonious **blend of hospitality & highend services for locals and tourists** alike, while nurturing environmental stewardship, where state of the art sustainable infrastructure and renewable energy solutions coexist with the strong character/identity of venise for elegance and excellence.

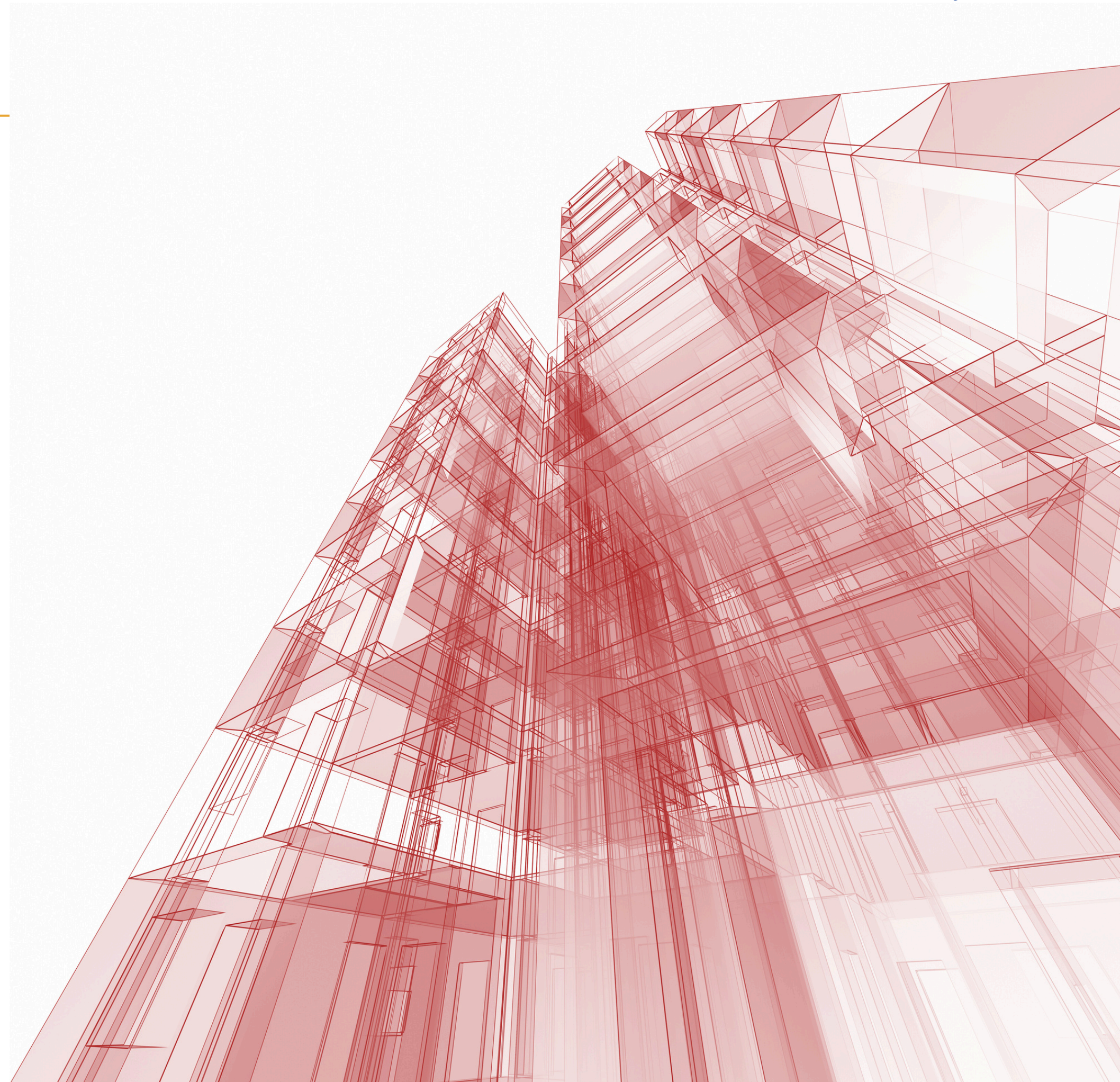
This competition offers an opportunity to reimagine Certosa Island as a beacon of innovative design, setting a global benchmark for sustainable and excellence yachting destinations while tackling environmental & architectural challenges.





## Architecture competition guidelines

- **Sustainable Development:**  
Designs must prioritize regenerative solutions that minimize environmental impact, incorporating renewable energy, responsible material sourcing, and water conservation techniques.
- **Luxury & Functionality:**  
Proposals should elevate Certosa Island as a premier nautical destination with multiple target end-users:
  - local community
  - boaters & yachtowners
  - captain & crew
  - eco conscious travelers
- **Historical & Natural Integration:**  
The architectural concept should respect the island's rich history and landscape, blending harmoniously with its surroundings.
- **Innovative Marina Infrastructures:** The marina must cater to luxury yachts, integrating state-of-the-art facilities, ecological solutions, yacht maintenance and visitor services tailored for yacht owners.
- **Modular & Adaptive Design:**  
The marina should feature a flexible design to adapt to fluctuating seasonal demands while minimizing long-term environmental impact. (see "Do Not Significant Harm" principle).







## Notice Content

Participants are invited to **propose up to three infrastructures for Certosa Island, enhancing its vision as a high-end, eco-conscious tourism destination and world class yachting hub, while complementing the existing programs on site.** At least two of the proposed infrastructure must be habitable buildings, while the third is at the participant's discretion, allowing flexibility in determining the most suitable facilities or programme for the masterplan/site.

Proposed plans could include, for example, a boutique eco-upscale hotel with up to 50 keys, villas and/or eco-lodges seamlessly integrated into the island's natural landscape, or other innovation hospitality, cultural or leisure concepts. The definition and design of each program are left to the creativity of the participants.

**The jury will be seeking entries that introduce bold, forward thinking and sustainable concepts – proposals that not only align with the island's ecological values but also elevate its status as a premier hospitality and marina destination.**





## Evaluation Criteria

The selection process for the architecture will be conducted by a jury comprising architecture & engineering experts. Each proposal will be meticulously evaluated based on the following criteria:

- Contextual Adaptation:** Reviewing proposals for their ability to seamlessly blend with the local culture and harmonize with the natural surroundings of floating marina location.
- Functionality:** Analyzing proposals to ensure they effectively address the functional requirements, optimizing maintenance and practicality.
- Aesthetics:** Judging proposals on their visual appeal and their ability to create a positive aesthetic impact, enhancing the overall ambiance of island's environment.
- SDG's:** A minimum of 3 United Nations Sustainable Development Goals must be integrated into each project and highlight the impact.
- Compliance with Requirements:** Evaluating proposals based on their adherence to technical specifications and constraints outlined in the competition guidelines.
- Innovation:** Assessing the extent to which proposals incorporate innovative solutions and leverage cutting-edge technologies to enhance the design concept.
- Environmental Sustainability:** Examining proposals for their integration of sustainable materials and construction techniques to lower the impact on the environment throughout the project's lifecycle.



## Format & Deliverables

- The architects will provide a graphic presentation in the form of 8 digital horizontal A2 panels (PDF format), along with a descriptive notice in digital horizontal A3 format (PDF format).
- Rendering Format: PDF Texts and captions must be in English
- The file size of each A2 panel should be less than 10 MB (300 dpi). High- resolution documents will be requested if you are selected.
- A2 panels should be named as follows: LASTNAME-FIRSTNAME\_1.pdf, LASTNAME-FIRSTNAME\_2.pdf, etc.
- The file size of the A3 notice should be less than 10 MB.
- 3D animation is optional

## Timeline

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- Registration Opens  
*March 1, 2025*
- Deadline for Candidates' Questions  
*July 22, 2025*
- Submission Deadline  
*August 20, 2025, at Midnight Monaco time*
- Jury Evaluation of projects  
*August 27 until September 5, 2025*
- Selection of the top 5 in each category by the jury  
*September 9, 2025*
- Exhibition and presentation of projects  
*September 21 & 22, 2025*
- Announcement of the winners according to the public votes  
*September 22, 2025*
- Exhibition of the winners' projects in Venice  
*October 15-17, 2025*



## Panels content

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### **Panel 1: Introduction and site context**

- Introductory text (maximum 250 words)
- General site plan, section and/or elevation on a scale appropriate to the project description, must cover the entire island
- Masterplan/site information including key design strategies, zoning, circulations etc.

### **Panel 2: Masterplan**

- Additional masterplan/site proposals (i.e. distribution of proposed programs/infrastructure, connectivity, landscape integration, sustainability strategies etc)
- Perspectives and Visualisations (including aerial view) illustrating the overall vision, set in context

### **Panel 3: Proposed Infrastructure/Building Program 1**

- Explanatory Text
- Architectural diagrams illustrating the program, key functions and site integration
- General arrangement drawings (floor plans, sections and/or elevations at 1:200 – scale is a guideline)
- Renders and Visualisations

### **Panel 4: Proposed Infrastructure/Building Program 2**

- Explanatory Text
- Architectural diagrams illustrating the program, key functions and site integration
- General arrangement drawings (floor plans, sections and/or elevations at 1:200 – scale is a guideline)
- Renders and Visualisations

### **Panel 5: Proposed Infrastructure/Building Program 3**

- Explanatory Text
- Architectural diagrams illustrating the program, key functions and site integration
- General arrangement drawings (floor plans, sections and/or elevations at 1:200 – scale is a guideline)
- Renders and Visualisations

### **Panel 6: Sustainability and Technical Considerations**

- Explanation or sustainable design strategies and material choices
- Diagrams or information on environmental and energy sustainability strategies
- Constructability, feasibility and innovative solutions/considerations

### **Panel 7: Exhibition panel – Site (Summary of design proposal only, not additional material)**

- Masterplan aerial view (preferably a high-quality visualisation or annotated diagram)
- Summary or key masterplan elements (curated from panel 1 and 2) with a focus on visuals/renders

### **Panel 8: Exhibition panel – Infrastructure/Building (Summary of Design proposal only, not additional material) Visual Summary of the three proposed infrastructures/buildings**

- High-quality renders and perspectives (prioritising impactful imagery)
- Minimal text (concise captions to provide context)





## Scoring guide

**9-10 | Excellent:** In the opinion of the evaluators, the Competitor’s response or information provided is exceptional or exemplary in relation to the project and the criterion being scored.

**7-8 | Very Good:** In the opinion of the evaluators, the Competitor’s response or information provided addresses all requirements and exceeds the normal expectation in relation to the project and the criterion being scored.

**5-6 | Good:** In the opinion of the evaluators, the Competitor’s response or information provided is acceptable and meets the normal requirement/expectation in respect of the project and the criterion being scored.

**3-4 | Satisfactory:** In the opinion of the evaluators, the Competitor’s response or information provided barely reaches the normal requirement/expectation in respect of the project and the criterion being scored.

**1-2 | Unsatisfactory:** In the opinion of the evaluators, the Competitor’s response or information provided does not adequately address the stated requirement/expectation in respect of the project and the criterion being scored.

**0 | Deficient:** The Competitor fails to provide a response or provides information which in the opinion of the evaluators provides insufficient detail for evaluation, and/or does not address the requirements.



## Students registration and participation

### Competition Registration:

- Architecture students must register by filling out the **registration form**.
- Upload proof of enrolment from their university and ID Photo.
- Upon registration, students may be included in the e-catalogue, referenced in a directory format, showcasing their participation in the competition.
- Students can participate as individuals or with a group of 5 persons max.
- For group registration, each person has to provide ID photo & proof of enrollment.
- Once the registration procedure is concluded, student(s) will receive a confirmation email
- Participation in the call for ideas is free of charge for architecture students.



**Take a look at the 2024 E-Catalogue**

### Competition submission :

- Students are required to submit their project by 20th August 2025 using **this form**.

Projects will be evaluated by an international jury

### Onsite Participation

- To attend the Smart Marina Rendezvous on 21 & 22 September 2025 and present their project at the Yacht Club de Monaco, a fee of 120 Euros (VAT Included) is applicable. The fee includes the 2 days participation, Sunday's dinner & Monday's lunch.
- During the event the top 5 projects selected by the jury will be able to present in front of the attendees.
- After the event and project submitted, a brochure highlighting all projects will be designed, published on different medias and exposed at the partner event in Venice.







## Professionals registration and participation

### Competition Registration:

- Professional architects need to complete the registration form to participate in the competition.
- Upon registration, professional architects will be allocated a double-page in our e-catalogue. This space will serve as an opportunity to showcase their company and highlight their best projects, providing visibility to their professional portfolio.
- Participation in the competition for professional architects requires a fee of 240 Euros inclusive of VAT.

### Competition submission :

- Architects are required to submit their project by 20th August 2025 using **this form**.
- Projects will be evaluated by an international jury composed of Architecture professionals, marina and design experts.

### Onsite Participation

- To attend and present both their project and company at the Monaco Smart & Sustainable Marina event held at the Yacht Club de Monaco, a fee of 600 Euros inclusive of VAT is required.
- During the event the top 5 projects selected by the jury will be able to present in front of the attendees.
- After the event and project submitted a brochure highlighting all projects will be designed and published on different media.

#### *Why a fee for professionals?"*

*Participation is free for students, and while M3 Monaco believes in education and transmission, a registration fee will be requested to professional architects to support the exhibition of student projects at the Yacht Club de Monaco.*



## Guidance notes for the jury members

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- It should be assumed that all submissions are complete as these will have been checked in advance by the organizing committee
- Each evaluation criterion shall carry equal weighting.
- Each jury member will be invited to score each submission independently.
- The scores of the jurors will be aggregated.
- The jurors will meet to moderate the score and the decision of the jury shall be final.
- In the event of a tie, the Jury Chair shall have the casting vote.

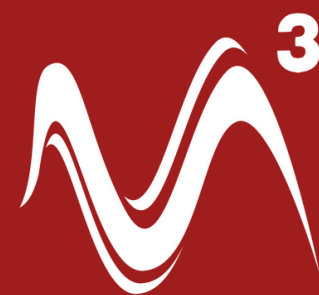
## General Terms and Conditions

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- **Eligibility:** The competition is open to all architects and architecture firms holding a license as well as architecture students with a valid University ID card or letter from the university.
- **Submission Requirements:** Submissions must include a design concept, plans, and specifications, as well as a written description of the design approach.
- **Intellectual Property:** All intellectual property rights of the submissions will belong to the participants. However, the organizers reserve the right to use the designs in publications, exhibitions, and promotional materials always mentioning the participants to which the projects belongs to.
- **Judging Process:** All submissions will be judged anonymously by a panel of experts. The judges' decision of the top 5 is final and binding as well as the votes from the public.
- **Prizes:** The top three proposals will be presented at the event and then voted by the participants to receive a prize.
- **Disqualification:** The organizers reserve the right to disqualify any participant who does not comply with the competition rules or engages in unethical behavior.







# Monaco Smart & Sustainable Marina Rendezvous

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**21 & 22 September 2025**

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