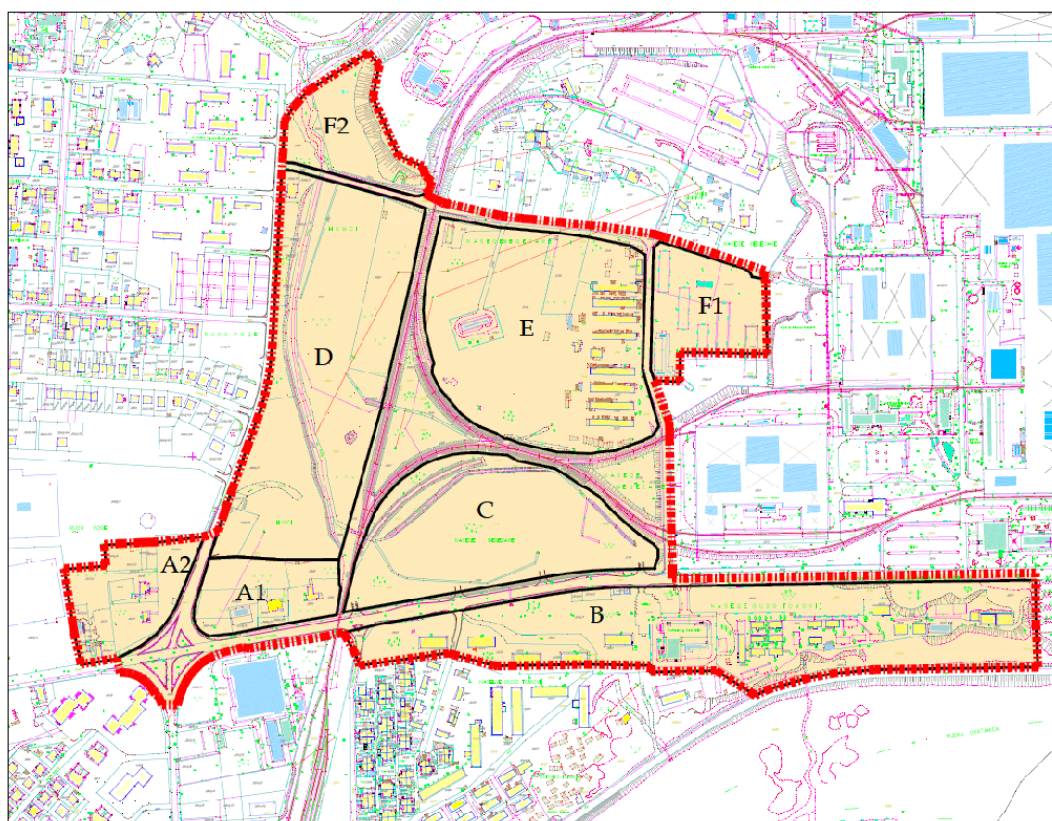


COMPETITION BRIEF

**For development of the Conceptual Urban and Architectural design of the
residential - business complex “Sunny town”**



INTERNATIONAL, GENERAL, SINGLE - STAGE AND ANONYMOUS
OPEN COMPETITION
FOR DEVELOPMENT OF CONCEPTUAL URBAN AND ARCHITECTURAL
DESIGN
OF RESIDENTIAL - BUSINESS COMPLEX “**SUNNY TOWN**”
IN THE MUNICIPALITY OF NIKŠIĆ

COMPETITION BRIEF

Competition Inviting authority and organizer:

Municipality of Nikšić and Elektroprivreda Crne Gore

Nikšić , December 2023

COMPETITION DATA:

TYPE OF THE COMPETITION:

ON THE SUBJECT OF PARTICIPANTS: International

ON THE SUBJECT OF THE ANNOUNCEMENT METHOD: General anonymous

ON THE SUBJECT OF THE TASK: CONCEPTUAL DESIGN

ON THE SUBJECT OF THE FORM: SINGLE- STAGE

COMPETITION TASK: Conceptual Urban and Architectural design of residential - business complex with urbanization method recommendations

LOCATION: Central zone, Eastern zone and Gračanica – North zone of the Spatial- Urban plan of the Municipality of Nikšić (“Official gazette of Montenegro” – Municipality regulations no. 16/15 and 19/16).

Competition Inviting authority and organizer:

Municipality of Nikšić and Elektroprivreda Crne Gore

Nikšić , December 2023

CONTENT:

- 1. REASON AND GOAL OF THE COMPETITION ANNOUNCEMENT**
- 2. SOCIO – HISTORICAL CONTEXT**
- 3. URBAN PLANNING CONCEPT**
- 4. GENERAL SPATIAL CHARACTERISTICS**
- 5. PLANNING METHODOLOGY**
- 6. GENERAL PRINCIPLES AND ASSUMPTIONS FOR THE DEVELOPMENT OF
URBAN-ARCHITECTURAL DESIGN**
- 7. DESIGN AND MATERIALIZATION**

1. REASON AND GOAL OF THE COMPETITION ANNOUNCEMENT

The reason for the competition announcing is EPCG's intention to create an urban-architectural design with urbanization method recommendations aiming for a comprehensive transformation of the competition area.

The primary objective of the competition is to select a competition design that will provide the highest quality proposals for the urban design of the space, including the architecture of the structures at the conceptual level, the most rational design for the traffic infrastructure, and other components of the modern urban space.

The competition for the development of a conceptual urban and architectural design for a residential business complex represents the initial phase in the process of remodeling the settlements and the area around Željezara (Steelworks).

When developing the urban and architectural design for the new residential business center, the seriously disturbed state within the location and its surroundings should be regarded as a challenge and an opportunity to apply new ideas aimed at a complete transformation of the image of this part of the city, taking into account the natural, created, economic, and cultural context, which can significantly impact the city as a whole.

The Competition objective is to create preconditions for the development of the area, which, with Željezara (Steelworks) as a center, has been the cornerstone of the Municipality's development. After years of degradation the considered area has been exposed to, it is necessary to establish the grounds for changing the perception of the possible appearance and function of this part of the city.

The special attention should be focused on the content planning at the location with an accent on creating a new image of the area, featuring modern multi-family residential buildings, a business center, different social facilities (childcare facilities, sports fields, pools, landscaped green areas), along with a solution for overcoming spatial barriers and establishing functional connections with the surrounding area.

The main competition objective is the selection of the best conceptual urban and architectural design for the new residential business center of Nikšić, on the base of the parameters and recommendations specified in this Competition announcement and Competition brief.

The Competition objective is the selection of urban and architectural design that shall give the modern innovative design as the incentive for the future urban city space planning, both at the location in question and at the territory of the city in general.

In this specific case, the notion of sustainability implies dealing with local resources, with a particular accent on environmental care, utilizing energy from renewable sources and suitable land management, infrastructure, waste, etc. The selected design should provide the highest quality proposals in terms of feasibility and cost – effectiveness, and as such become a secure basis for the development of this area by future planning.

The design should represent the space as re-urbanized, vital and engaging part of the city, based on sustainability principles as well as a flexible spatial framework that meets the requirements of the modern space user, providing it with an identity and distinctive characteristics of the urban landscape that will make the city recognizable.

2. SOCIO – HISTORICAL CONTEXT

Through its long history, Nikšić has regularly been the center of a wide area encompassing one-third of Montenegro territory. The urban settlement has been the focal point for all socio - economic processes, influencing the overall development of the Municipality of Nikšić and wider gravitational area of Northwestern Montenegro. The significant influence of Nikšić can be attributed to favorable natural conditions that have formed and sustained settlements throughout the centuries, from Anderba and Onogošt to present – day Nikšić.

The city of Nikšić has a favorable geographical position that significantly influenced the economy development in this area. Particularly in the Middle Ages, the city represented a crucial strategic location and it was a trading center. It is evident that with the arrival of the Turks, there was an economic stagnation. The Turks conquered it in the mid- 15th century and transformed it into fortress in the early 18th century.

After the liberation of Nikšić, there was an intensive development marked by the construction of the Cathedral Church, King Nikola's Palace, the Emperor's Bridge, and the City Square with six streets converging into it. The construction of roads and bridges was also intensified. The growth of the timber industry, beer production as well as different services have been developed in the city. Mainly after World War II, Nikšić experienced significant expansion and became the leading industrial center in Montenegro, where Željezara (Steel works) played a crucial role generating over 300,000 tons of iron and high-alloyed steels and employing more than 7,000 workers.

During that period, the city developed towards Željezara (Steelworks), where, due to the need for housing a large number of workers, the first settlements were constructed near the factory and this tendency continued with the construction of settlements in Rudo Polje and next to Trebjesa. In the late 1980s of the 20th century political changes emerged leading to the disintegration of Yugoslavia and the formation of several independent states. Political events in the Balkans, the war in the surroundings, as well as International community sanctions had a strong negative impact on the economy of Montenegro that stopped and delayed the economic development of the Municipality of Nikšić.

In one decade, national income per capita decreased three times. Considering the economic structure of Nikšić and the development strategy of the industry in Nikšić leaning towards the market of the former Yugoslavia, these changes had a particularly negative impact on Željezara where after multiple privatizations, both the generation and the number of employees were reduced, ultimately leading to the ceasing of the operations in the factory in March 2020.

In 2022, Elektroprivreda Crne Gore acquires the complete property of Željezara (Steelworks), which, in terms of area, significantly exceeds the zones of the factory so this opens up the possibility for developing the surrounding abandoned and underutilized area in parallel with the restructuring of the company. Competition designs should contribute to changing the perception of this important part of the city by creating and visualizing new residential areas with social and central activities and landscaped public spaces.

3. URBAN PLANNING CONCEPT

According to the previous Spatial plan of the Municipality, the city of Nikšić has been planned as the urbanization core with the aim to develop into a high density urban center seeking to enhance the quality of life through the implementation of higher-quality construction forms and improvements in overall environmental value. It was expected to overcome the underlined difference between the center and the periphery, integrating suburban settlements into the urban system and strengthening local centers by development of services, construction methods and amenities in general. Due to complex social circumstances, the planned development concept was not fully realized, but Nikšić has remained a regional and municipal center, although with a lower level of development in industrial, agricultural, and cultural aspects compared to its potential.

The economic and urban development, with the latest amendments to the Spatial and Urban plan of the Municipality of Nikšić, is again directed towards Željezara (Steelworks) where the plan involves extensive urban reconstruction, including the construction and connection of the existing residential blocks of multi-family housing built in the 1950s in Humci, the 1980s in Rudo Polje, and after the year 2000 next to Trebjesa and the most recent in Rudo Polje. Additionally, in the mentioned area, there are plans for further development of services and social facilities, accompanied by comprehensive infrastructure and landscaping.

4. GENERAL SPATIAL CHARACTERISTICS

The subject area represents the space for the city development toward the East, where, with Željezara acquisition by EPCG and the business activities revitalization, emerged the need and opportunity for a comprehensive transformation of the entire area, by the construction of a planned business center and the introduction of new amenities and

activities while ensuring the functional and design compliance and connectivity to the existing residential and free zones in the vicinity.

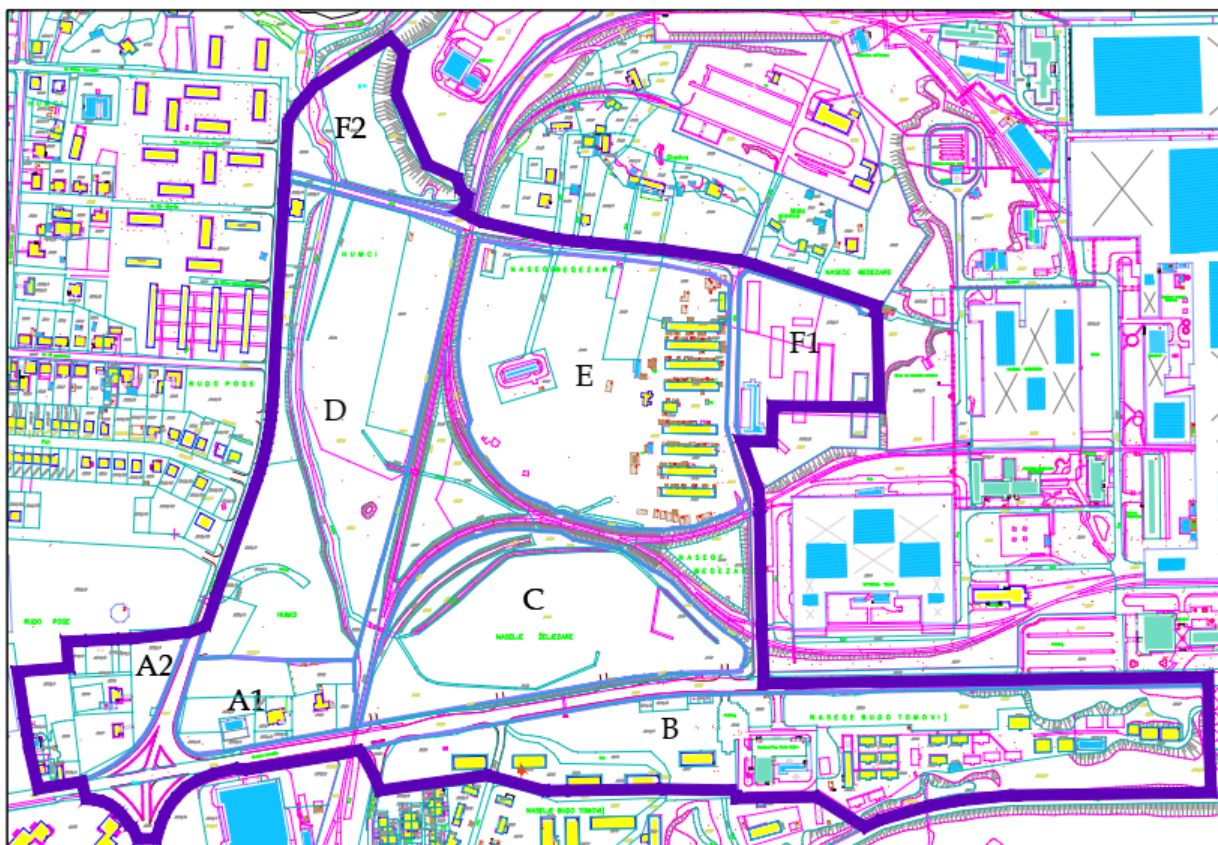
The competition objective is the creating preconditions for the development of the new identity of this part of the town, which, for a long period, served as the main point of the municipality's development with the presence of Željezara (Steelworks) as an industrial giant. After years of degradation the considered area experienced, it is necessary to establish a basis for changing the perception of the potential appearance and function of this part of the city.

Implementation of the urban – architectural design shall be developed in phases, depending on the entry to be awarded and defining the priority interventions.

The competition brief covers a part of Nikšić that was established as an ancillary space next to Željezara, featuring residential areas, a few business and other facilities, and public green areas whose value characteristics are in line with the standards of the time of their formation.

The Competition area has been divided into six spatial units – zones, in accordance with the inherited and planned infrastructure and connections to neighbouring zones:

1. Zone A – the first spatial unit represents the entrance area into the new residential business zone and connection with the existing structures, next to the crossroad of Vuka Kradžića Street and the road to Oštrovac (A1 and A2) partially constructed by family residential buildings, private and state owned structures and valuable spaces;
2. Zona B, - the second spatial unit is situated south from Vuka Karadžića Street, from the industrial railway to the parking area of Željezara, with a width of approximately 100m. The area features structures of variable quality and dimensions, open spaces along the road, a poorly maintained catering facility with the parking area in the central part;



Division into spatial units

3. Zone C, the third spatial unit, is situated between Vuka Karadžića Street and the industrial railway, currently unbuilt, abandoned protective belt.
4. Zone D, the fourth spatial unit, located between the road Nikšić – Oštrovac and industrial railway, comprising two business facilities and a social care facility, where are predominantly situated undeveloped areas, in the state ownership, with a watercourse with a significant fluctuations in the water volume.
5. Zone E, the fifth spatial unit, located between industrial railway and access roads, featuring existing substandard housing mostly owned by “EPCG –Željezara” for which a solution needs to be found.
6. Zone F1 and F2, the sixth spatial unit that consists of two sub-units, representing transition areas to areas intended for industry.

Zones are spatially defined by corridors of road and railway traffic, with particular significance attributed to Vuka Karadžića Street as the primary urban road and the industrial railway as a significant resource for the reaffirmation of the industrial zone.

For the purpose of urban and architectural assessment of the space that is the subject of the Competition, it is necessary to assess the condition of the physical structures and their features within the competition area, as well as in the immediate contact zones.

Partially developed land is characterized by the presence of spatial structures, both grouped and individual, with low architectural and construction values as well as disorganized access and green areas, indicating the need for the organization of this space, its fundamental reconstruction, a reconsideration of content and purposes of the

area, recognition of values, and the need to enhance them through entirely new contents and activities.

The competition area covers up to 36 hectares, where 26 ha is within the spatial units intended for the construction of buildings and accompanying landscaping, 3 ha for green protective zones and 7 ha for traffic (road and rail). It includes cadastral plots under the numbers as follows: part of 3045/1, 3078/1, 3078/2, 3078/3, 3079, 3080, 3081, 3082, 3083/1, 3083/2, 3083/3, 3084/1, 3084/2, 3084/3, 3084/4, 3084/5, 3084/6, 3084/7, 3084/8, 3085, 3086/1, 3086/2, 3086/3, 3086/4, 3087, 3089, 3090/1, 3090/2, 3090/3, 3091, 3092, 3093, 3094, 3146, 3147, 3148, 3149, 3150, 3151, 3152, 3153, 3154, 3155, 3156, 3157, 3158, 3159, 3160, 3161, 3162, 3163, 3164, 3165, 3166, 3167, 3168, 3169, 3170, 3171, 3172, 3173, 3174, 3175, 3176, 3177, 3178, 3179, 3180/1, 3182, 3183, 3190, 3193, 3194, part of cad. plot 3192, 3195, 3196, part of cad. plot 3505/1, 3507, 3508, 3509, 3510, 3511, 3512, 3513, 3514/1, 3514/2, 3514/3, 3514/4, 3517, 3520, 3521, 3522, 3523, 3524, 3525, 3526, 3527, 3528, 3529, 3530, 3531, 3532, 3533, 3534, 3535, 3571, 3572, 3573, 3574, 3575, part of cad. plot 3604, 3605, 3606, part of 3816, part of 4539, 4568, part of 4569, part of 4567, part of 4580, 4968, Cadastral municipality of Nikšić.

5. PLANNING METHODOLOGY

CURRENT CONDITION ANALYSES:

There should be carried out the analysis of characteristics of built and unbuilt areas, structures and green surfaces, the position of this area in relation to the city centre, as well as the position regarding the roads in the city, and the sociological aspects. A complete insight into cadastral base maps, real estate folio as well as into defined requirements, priorities and parameters for integrated planning is essential.

The understanding of Competition brief involves considering the following aspects:

- Functional/urban/sociological: the need for the transformation of the area with deteriorated structures of substandard housing, space valorisation and affirmation, including the establishment of organized pedestrian and vehicular traffic communications, functional and physical connecting/integration of facilities and physical structures within and with surrounding areas
- Engineering Aspect: Assessment of the value of existing structures and the associated potential for preservation and potential reconstructions.

DEVELOPMENT OF URBAN – ARCHITECTURAL DESIGN:

Urban design: proposed lay out of facilities and structures, 3D representations of settlements, structures and lay out of free spaces (Square, park etc.)

6. GENERAL PRINCIPLES AND ASSUMPTIONS FOR THE DEVELOPMENT OF URBAN AND ARCHITECTURAL DESIGN

Considering the natural, man-made, economic and cultural context, the development of an urban and architectural design for new residential and commercial center should consider the seriously damaged state within the location and its surroundings as a challenge for the implementation of new ideas for a complete transformation of the image of this part of the city that can impact the city as a whole.

The competition objective is to create preconditions for the development of the area, which, with Željezara (Steelworks) as a nucleus, has represented the backbone of the municipality's development. After years of degradation that the considered area has been subjected to, it is necessary to establish a foundation for changing the perception of the potential appearance and function of this part of the city.

Special attention should be paid to facilities planning within the design coverage zone, with an accent on creating a new image of the area featuring modern multi-family residential buildings, a business centre, social facilities (such as childcare centre, sports fields, swimming pools, landscaped green areas), along with solutions for overcoming spatial barriers and establishing functional connections with the surrounding area.

The main objective of the competition is the selection of the best conceptual urban and architectural design for a new residential - business centre of Nikšić, based on the parameters and recommendations specified in the subject Competition announcement and in the Competition brief.

General planning directions - planned facilities

- Residential zone with modern multifamily residential housing buildings with 500 to 800 residential units;
- Shopping Mall according to given conditions, multifunctional contents;
- Social facilities – including childcare centre, children's play areas, and community gathering spaces.
- Sports facilities, including an indoor pool with the possibility of opening during the summer, open multifunctional sports fields for handball, small football, volleyball, basketball, tennis.
- Landscaped green areas within residential blocks and public green spaces.
- Solutions for overcoming spatial barriers and creating functional connections with the surrounding area.
- Definition of the industrial railway area with proposed interventions for the area's function (if necessary: passage under the railways, protective belt), presented through a situational overview of the entire design coverage zone.

Contents through Zones

- Zone A (A1 and A2): It is positioned as the entrance to the new residential and business zone, along the primary city traffic route and represents a distinct challenge and obligation for planning a recognizable structure in line with the significance and capacity of the location. Purpose – medium-density housing and compatible facilities.
- Zone B: A spatial unit with significant challenges, involves the need to retain multi-family residential buildings, plan new structures along the roadway, provide a solution for a catering facility with a recommendation for its retention and new use. A new solution for the areas from the catering facility to the parking space to the west. Purpose – medium-density housing.
- Zone C: Location of the new Shopping mall. Conditions, entrances, building and regulatory lines, with a height limit of two above-ground floors should be defined.
- Zone D should establish a transition and connection between existing and planned structures within the area and with the surroundings, with a significant representation of social facilities.
- Zone E faces the most significant limitations, protected by the industrial railways, with existing substandard housing and numerous informal structures. These are areas designated for residence where the housing density should be conditioned by the requirement to find solutions for the mentioned settlement, potentially adaptable for other purposes if proven more favourable.
- Zones F1 and F2: Transition zones - green protective belt toward the industrial zone, incorporating elements of park-like areas.

Spatial Parameters by Purpose

Medium-density housing

- Residential buildings can be constructed as detached structures, semi-detached structures, or row houses.
- The minimum area for a newly formed urban plot for family residential buildings is 300m², for multi-family residential buildings with up to G+2 floors is 800m², and for buildings with more than G+2 floors is 1200m².
- The minimum plot front width for family residential buildings is 16m, while for multi-family residential buildings, it is 25m.
- The maximum number of floors for family residential buildings is G+2+Attic; in certain parts of the area, smaller blocks of multi-family residential buildings with a height of up to G+4+Attic can be formed.
- Construction of basements is possible for technical, economic, or garage levels.
- The construction line of new structures should be formed in harmony with the surrounding urban material.
- The distance of a new detached structure from the side boundary of the plot should be at least 1/4 of the height of the structure, and from the rear boundary of the plot at least 1/3 of the height of the structure.

- Family and multi-family residential buildings cannot be constructed within the same block.
- Placing structures as semi-detached or in a row is possible with the mutual agreement of neighbours.
- The maximum plot coverage index with above-ground floors is 0.4.
- The maximum plot coverage index with underground floors is 0.6.
- The maximum construction intensity index is 1.2 for family residential buildings and 1.8 for multi-family residential buildings.
- In areas designated for medium-density housing, structures of compatible uses can be built, including: administrative, cultural, educational, healthcare, and social welfare facilities, sports and recreational facilities, religious buildings, and other social facilities serving the needs of the area's residents, and also, commercial and catering structures, tourist accommodation facilities, communal-service facilities, infrastructure facilities, warehouses, and economic structures that do not endanger the environment.
- Compatible facilities can be organized within a residential building or as a separate facility, on plots with or without residential structures.
- The areas of compatible facilities are included in the calculation of the gross building area.
- The maximum building intensity index for plots with compatible facilities is 1.2.
- The construction line of business-oriented structures or parts of structures, with a height of G, can be in front of the building line of a residential structure, at least 2m away from the regulatory line.
- Parking requirements should be addressed within the boundaries of the urban plot, in open parking spaces or garages (basement, cellar, or at ground level).

Areas for central activities

On areas designated for central activities, the following can be planned:

- Commercial (shopping) and exhibition centers.
- Catering facilities and facilities for tourist accommodation.

Basic conditions and rules for organization:

- Structures and complexes, through their organization and design characteristics, should be integrated into the ambient in which they are located.
- The maximum plot coverage index is 0.6, and the construction intensity index and height should be in line with the rules and parameters given for the residential zone in which they are situated.
- necessary parking spaces for all users within the plot should be provided.

7. DESIGN AND MATERIALIZATION

Architectural design of the space should enable the creation of a new urban environment within the considered area in accordance with the planned functions, incorporating valuable and recognizable public spaces that reflect authentic and representative characteristics within the entirety.

Spatial design should align with the intended purpose so that the architectural expression is appropriate for the function, with the obligation to achieve visual unity of spatial solutions, in harmony with the prevailing created ambiance.

In the design of structures, it is possible to use contemporary and traditional materials, taking into consideration the harmony between the artistic expression and the surrounding environment.

The external finishing of structures, specifically facades, has to be made from suitable materials that guarantee adequate protection for the interior of the buildings. The use of modern materials is recommended as they provide opportunities for original architectural solutions while simultaneously ensuring the effective protection of structures.

Roofs of the structures should be designed as pitched, with slopes aligned with the architectural concept and chosen roofing material, or flat, with all necessary protection layers.

The colour scheme of the structures should be harmonized with the planned form, environment, climatic conditions, and function, taking into account the chromatic treatment of surrounding structures simultaneously.

Special attention should be given to the landscaping of open areas, with an effort to enhance and promote the fundamental characteristics of the location. Open spaces encompass all areas that are surface-designed as free ground-level spaces (paved, green areas, etc.) within a block or plot.