

INTERNATIONAL OPEN ONE-PHASE URBAN DESIGN IDEA COMPETITION

„Špitálka“

EXPLANATION OF COMPETITION DOCUMENTATION

ADDITIONAL INFORMATION NR. 1

In accordance with par. 9|4 of the Competition Conditions and §10 par. 3 of the Code of Competition of the Czech Chamber of Architects. In the context of above Urban Design Competition, announcer explains the Competition Documentation by answering questions.

Announcer of the competition:

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Question n.1:

I would like to ask, if there is a Czech version of the competition documents. If there is, would it be possible to share it as well?

Answer:

Czech version of the competition documents P09 and P15 can be downloaded on following links:

<https://data.brno.cz/zpravy-o-stavu-mesta/zprava-o-stavu-mesta-2018/>

<https://www.smartcitybrno.cz/ruggedised/>

<https://www.smartcitybrno.cz/koncept-smart-city-brno/>

Competition documents P02, P03 are recommendatory. Documents P05 and P06 represent the sample contents of the Author envelope and in respect of paragraph 12|1 these must be in English. Document P19 is a summary of the most important terms and information for a safe submission of the contest and is sufficiently described by the illustrative schemes. For this reason, it is not necessary to provide these documents in the Czech language. Other documents are provided in Czech or in both languages.

Question n.2:

As stated in the Competition brief, quote: "COMPETITION BRIEF DO NOT COMPLY WITH THE REQUIREMENTS WHICH NON-COMPLIANCE WILL BE THE REASON TO THE REMOVE THE COMPETITION SUBMITTAL FROM THE ASSESSMENT AND TO EXCLUDE A PARTICIPANT FROM THE COMPETITION." Further on in requirements for the solution of transport and technical infrastructure there is this statement: "RESPECT CRITICAL INFRASTRUCTURE IN THE AREA OF INTEREST". **Is it NECESSARY to preserve the eastern part of the heating plant or is it possible to design a different proposal and not to keep the heating plant completely (delete the purpose)?** On page 17 of the competition brief it is described that the remaining part of the plant site remains used and is not possible to interfere with. This statement is a bit misleading and inaccurate because the whole area is included in the area of interest and according to these conditions it is not possible to work with it (if the hatch of the area of interest was not over the eastern part of the heating plant, it would be quite clear that this area should not be worked with).

Answer:

The eastern part of the Teplárny Brno, a.s. areal must be preserved at least in given range of the so-called critical infrastructure that was specifically defined by Teplárny Brno, a.s. As stated in the P01 document on page 17 the remaining part of the plant site will be used. Complete removal of the heating plant from this

area is not considered. The extent of possible interference is also evident in the scheme of development surrounding location on page 23 of P01 document.

Question n.3:

Next question follows the previous point: "COMPETITION BRIEF DO NOT COMPLY WITH THE REQUIREMENTS WHICH NON-COMPLIANCE WILL BE THE REASON TO REMOVE THE COMPETITION SUBMITTAL FROM THE ASSESSMENT AND TO EXCLUDE A PARTICIPANT FROM THE COMPETITION."

Further on there is stated that "The competition has an aim to change the Brno Master Plan and regulatory plan of location, it is not necessary to keep these plans within the scope of area of interest and concerned area." **Is it therefore NECESSARY to comply with the New city boulevard or is it possible to design a different solution for the city and design the New city boulevard outside of the area of interest (for example to move it on the border of the area concerned or not to design it at all with proper explanation).** This point is also controversial, as on page 29 it is written that it is not necessary to comply with its transport character - the north-south radial city-forming meaning. If the conditions allow to change the New city boulevard's character, than its connection to a 4-lane road is virtually unnecessary according to the study in document P18.

Answer:

The co-called New city boulevard has a strategic meaning for the area of interest in terms of public transport service (trolleybus). Since the competition aims to change the Master plan and the Regulatory plan it is not necessary to strictly follow the New city boulevard's geometry in scope of the area of interest. However, in the proposal it is necessary to respect the main entries of the New city boulevard into the area according to the current Master plan.

Question n.4:

In the Competition brief there is not described, if the announcer of the competition requires some of the historical buildings to be preserved (for example the cultural monument Steam power plant Vlhká 161/5). **Is it possible to propose a new development in the area of interest at the expense of cultural monuments, or also to destroy objects that are not owned by the city?**

Answer:

The cultural monument Steam power Vlhká 161/5 is in a relatively good construction and technical condition. The announcer assumes, that participants of the competition will respect the valid legislation in their proposals and that they will be sensitive to the existing valuable buildings given the genius loci of the industrial city district. For example it is possible to rebuilt current building for new purpose.

Question n.5:

What are the design parameters of "New city boulevard" (communication class requirements, profile)? Can the connecting points (New city boulevard tracing at the boundary of the area of interest) be modified at the boundary or the area of interest or the area of concerned?

Answer:

In the proposal it is not necessary to preserve the transport character of the New city boulevard in the sense of the north-south radials of the town-forming significance. The New city boulevard provides the city with public transport (trolleybus). Parameters of the New city boulevard will be part of the design, however functional group B - C is assumed. The New city boulevard connection points at the boundary of the area of interest will respect the assumed management according to the current Master plan.

Question n.6:

What is the T bus line? Is it a dedicated lane for trolleybuses and taxi?

Answer:

It is a trolleybus line that should take off a significant part of the load on tram lines in the north-south direction. New four-lane arrangement with the possibility of a reserved lane for public transport vehicles is foreseen in the New city boulevard from the Bratislavská street to the south.

Question n.7:

Is the current requirement for the development of the territory of the existing gas plant the same as in the regulatory plan for this area (RP Cejl-Křenová from 1999, author Kovoprojekta Brno)?

Answer:

The current view of the development of the Innogy complex implies a new connection from the Šmeral area along the river and through a promenade and a maximum permeability of the site in all the north-south directions onto potential new communications. Diagram of permeability is evident from document P17, Innogy. It is clear from the scheme that the current concept, unlike the original regulatory plan, involves the site more in the surrounding urban structure.

Question n.8:

Is it possible to erase the railway on the embankment in the southern part of the solved territory? Or is it the embankment planned for a different connection in broader Brno?

Answer:

The request for preservation of the embankment was not specified in the assignment. It is up to the participants to consider whether the bank will be preserved and used for other purposes (eg cycling trail) within the scope of the solved area or whether it will be removed.

Question n.9:

Overlook perspective – Is it necessary to use the enclosed overlook perspective which displays a relatively large part south of the heating plant, but less of the area of interest? Moreover, the photograph probably consists of several different parts with different perspective vanishing points. Is it possible to work with the camera freely while maintaining the approximate direction of the camera? (The area of interest is not included entirely in the photo.)

Answer:

Provided document P08 is recommended. If the participants choose to use a different document the approximately same view from the south (camera direction) should be maintained. The drawing should show the proposal within the scope of the area of interest and indicating links to the area concerned. The document can be freely modified depending on the range of work with the area of interest.

Question n.10:

Are there available contours for wider area? The provided range is not sufficient for the B1 format. Would it be possible to add contours within 200m extension to each side?

Answer:

The contours are available and their range in the P10 maps in the altimeter_contourlines folder will be updated. To download current documents, please use the link sent to you based on the filled Request for submission of competition documents.

Question n.11:

Is there some more concrete vision (volume study) of further building development of the critical infrastructure part of the heating plant and its further functionality (partly presented at the competition site visit)? What is the prediction of preserving/moving pipe branches leading alongside the north boundary of the heating plant?

Answer:

There is no volume study for buildings in the so-called critical infrastructure area. Main production facilities are presumed to be preserved. There is only a reconstruction of the administration part adjacent to Špitálka street planned. Steam pipe branches and bridges in the northern part of the complex will be gradually dismantled and after 2022 (completion of rebuilding the heating system from steam to hot water) completely eliminated.

Question n.12:

Would it be possible to add competition documents about prospective traffic intensities in the area of interest, especially in the New city boulevard?

Answer:

Yes, prospective traffic intensities are added to competition document P18.

Question n.13:

I understand that this is an idea competition, however, are there any limits or rules about management of privately-owned land?

Answer:

There are no specific rules or limits for the management of privately-owned land. The degree of interference in privately owned plots has a considerable impact on the feasibility and realistic nature of the proposal, and it is assumed that the contestants will take into account the complexity of the land purchase process in their proposals. On the other hand, we do not want to bind the contestants and the proposals should be the basis for further development of the city in this area, and it is necessary to know the extent of intervention in privately owned land in these cases.

Question n.14:

Where is it possible to find more information about site's geology and contamination?

Answer:

More information can be found on following links:

<https://gis.brno.cz/portal/>

https://gis.brno.cz/mapa/geologie-public/?c=-598156%3A-1160771&z=4&lb=zm-brno&ly=geol_pub

Question n.15:

Does the site's railway siding have to be preserved?

Answer:

Preserving the railway siding is not planned.

Question n.16:

Do Valcha 4/366, Špitálka 275/2 and other buildings in BMT Medical Technology have some historical/architectural value for Brno? Would it be possible to get basic information/historical photos/up-to-date photos about these buildings?

Answer:

Some of these objects constitute valuable preserved industrial heritage. More information about these objects can be obtained from the following links, incl. illustrative photos:

<https://pamatkovykatalog.cz?element=20265187&action=element&presenter=ElementsResults>

<https://pamatkovykatalog.cz?element=20257581&action=element&presenter=ElementsResults>

<https://pamatkovykatalog.cz?element=20265146&action=element&presenter=ElementsResults>

<https://geoportal.npu.cz/webappbuilder/apps/93/>

Historical photographs of these buildings are unfortunately unavailable.

Question n.17:

Are elevated pipelines in the area of interest (around Teplárny Brno site) currently in exploitation? Would it be possible to demolish these in future?

Answer:

The elevated pipelines in the northern part of the area of interest will be removed in the future (see answer to question 11).

Question n.18:

Is it possible to intervene with private parcels within the area of interest? If yes, to which extend?

Answer:

See answer to question 13.

Question n.19:

Would it be possible to obtain some photos of current buildings in the area of interest, especially from the part of intervention into the Heating plant area? Unfortunately, the folder P08_documentation_for_vizualization contains only one image.

Answer:

Competition document P08 contains only the photograph recommended for visualization of the proposal. Additional photos of the site will be added to competition documentation (see P07a_photo_documentation).

Furthermore, the announcer of the competition states, that competition documents P07 and P10 have been supplemented with .pdf formats in accordance with paragraph 6|2|1 of Competition conditions.

The announcer supplemented the competition document P17 Information about development locations with Study of the areal Šmeral (see the link given based on the filled Request for submission of competition documents P01a). The study outlines the possible arrangement of the site in the area concerned with a close link to the area of interest.

In Brno, 7th December 2018

Ing. arch Michal Sedláček
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