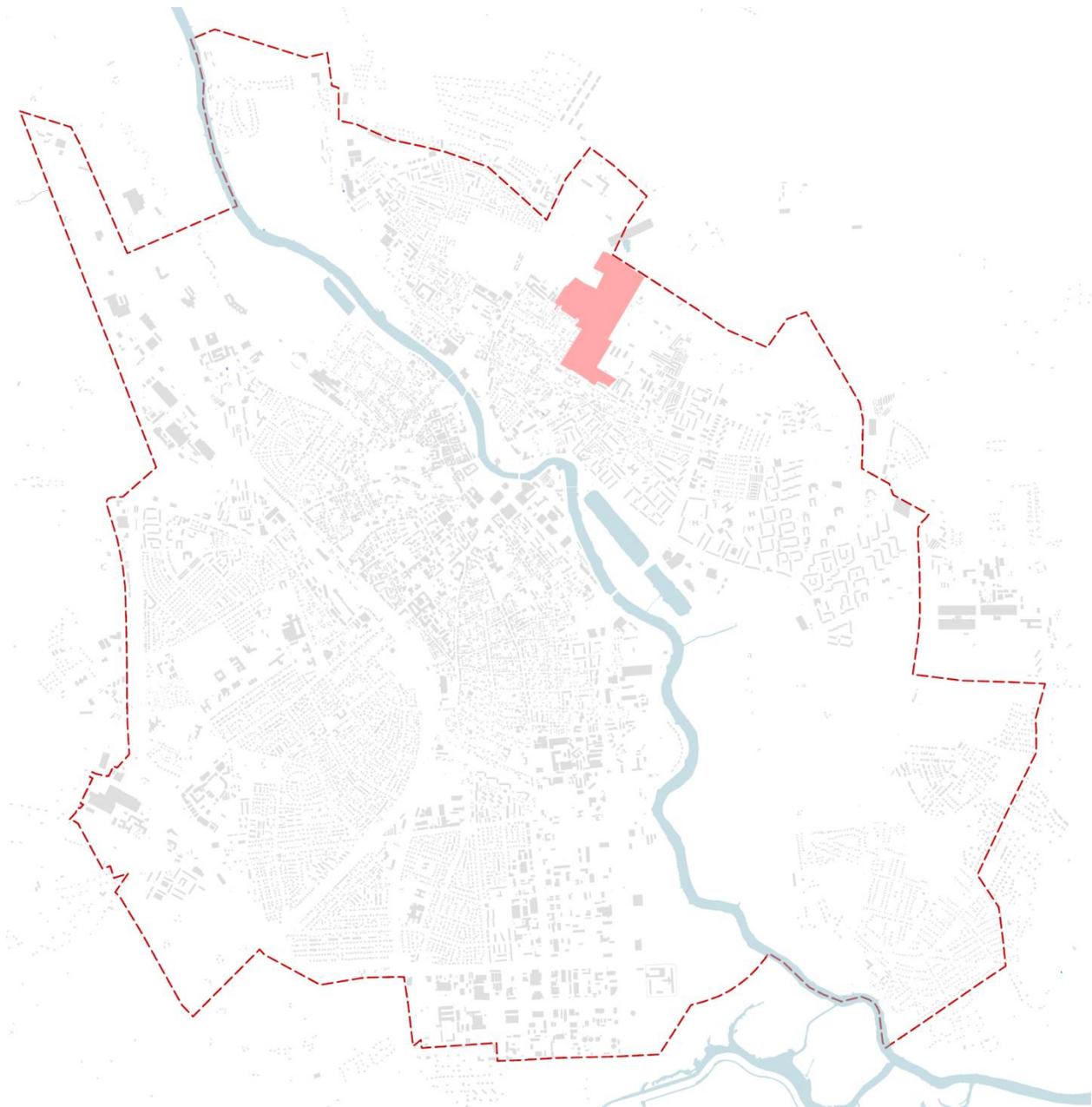


# Concept competition for the Raadi area

Terms of the competition



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## 1. Objective, competition area and contact area of the concept competition

The objective of the Raadi area concept competition is to find a complete, integral spatial concept for a significant area around Roosi Street, in the section spanning between Puiestee Street and Muuseumi Street.

The concept competition is organised by the Tartu City Government, and the competition terms have been compiled by the Department of Architecture and Building. The terms have also been approved by the Union of Estonian Architects.

The basis for organising the competition is decision number LV-IP-0113 of the Tartu City Government, whereby the city government decided “to organise a public spatial planning competition for considering the best spatial design for the area. The objective of the competition is to create a spatial concept for the area.”

The competition area will include the following properties: Roosi St 50, 81, 83, 85, 86, 88, 89, 89a, Jänese St 16a, 23, 38, 42, Peetri St 92, 94, Kasarmu St 3 and 11.

The reconstructed Roosi Street is the ‘backbone’ of the competition area, leading the visitor from the Tartu city centre to the new and symbolically significant building of the Estonian National Museum (ENM). The value of the ENM will continue to increase in time, and the National Heritage Board has initiated the proceedings for designating the ENM building as a monument. At the same time, the area as a whole has not been integrally developed. Therefore, in the interest of professionally curating the future processes, it is important to find a complete spatial concept for the area, which would also support the sustainable urban space objectives. The competition area is located in the north east part of Tartu, in the district of Raadi-Kruusamäe. The most important public objects in the district are the ENM, the Raadi manor, the Raadi Lake, the Raadi cemetery, the Tartu adventure park, and the Tartu snow park. The majority of the westernmost part of the competition area belongs to the cemetery, and it is surrounded by single family homes. The competition area is located in the eastern part of the competition area, where the building stock is made up mostly by single family homes and small wooden apartment buildings, however, a large part of the territory has not been developed. A large part of the territory has been designated as national defence land, and a significant part of the area is recreational land and green areas, such as Raadi Park, the snow park territory, airplane hangars and horse stalls. There are also plans in the area for building Raadi Hall, a venue for international events.

According to the Tartu city general plan, population growth is foreseen for the Raadi area. In the competition area, ca 117 000m<sup>2</sup> has been designated residential land, which means that the maximum allowance for planned apartments is ca 1170 (according to the load-capacity index per a property of 100m<sup>2</sup>). Taking into consideration the additional green areas and new streets, the total number of new apartments should be ca 1000. The final number of apartments depends on the results of this competition and the principles outlined in the winning entry.

The main objective of the competition is to find a complete solution from an urban planning perspective for the residential apartment buildings and commercial land located in the competition area. Part of the concept should also be developing the principles for the streets and green areas between the planned buildings. The concept will be the basis for any possible future developments. Considering the fact that the competition area covers a very large and diverse territory, the competition terms will also allow for the possibility of using ideas from several competition entries in the future. The authors of the chosen works will be included in the respective development stages, which can mean drafting the detailed plan, designing public space, etc.



Figure 1 – contact area of the competition. Competition area shown in white stripes.

## 2. History

The Raadi name comes from medieval properties that belonged to the Tartu Raad (city government). That is also why the manor and its properties were later named Raadi (Ratshof). From 1751 to 1919, when the manors were expropriated, the manor belonged to the Liphart lineage of nobles.

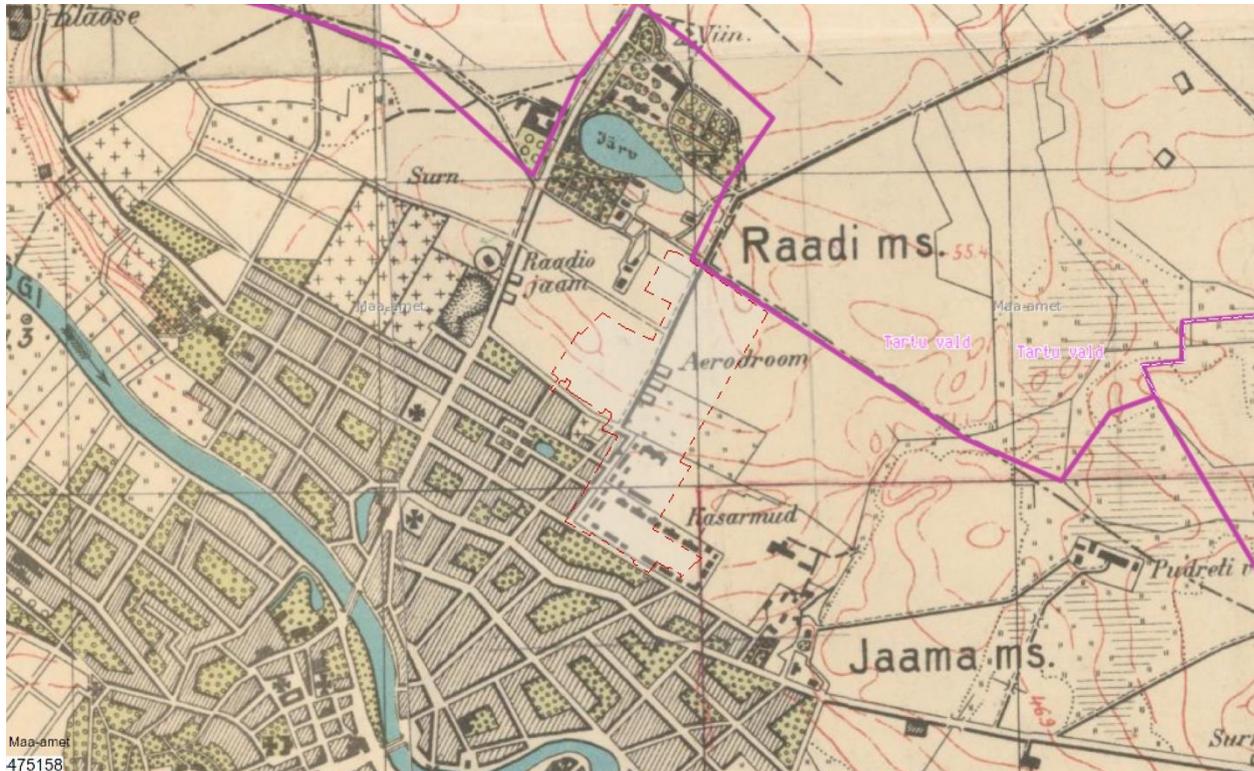


Figure 1 – Close up of a topographical map of Estonia (1923-1935). Competition area on the map outlined in red dotted line. The map also shows the current border between the city of Tartu and Tartu County.

In 1921 the manor was gifted to the University of Tartu, and the same year the decision was made to give the gentlemen's house of the manor to the Estonian National Museum. That meant the museum had found its location and the historical decision was also the basis for choosing the location for the new ENM building 80 years later.

Other areas of the Raadi manor grounds were used by the agriculture department of the University of Tartu, which is why several auxiliary buildings were built and why a dendropark extends towards the city from the manor area.

The surroundings of the manor were pastures and fields for a long time, until it was decided to establish a military airport in the area. The properties along Puiestee and Kasarmu streets were put in the military's use already at the end of the 19<sup>th</sup> century, and the territory at the disposal of the Republic of Estonia was extended several times. In 1931 the area that was used by the Ministry of Defence totalled already more than 40 hectares. The airport and the plane hangars were established along Rooski Street. One of these has recently received special attention thanks to an exhibition that Carl-Dag Lige curated, exhibiting his research on the world famous engineer August Komendant, who designed the northernmost hangar. For more see: <https://leht.postimees.ee/6889470/insener-august-komendant-loi-tartusse-betoonparle-mis-on-senini-alles>.

The military barracks used to be located along the intersection of Kasarmu and Puiestee streets. From that era, the remaining buildings include a neogothic church and a stable built around 1905, and both have been officially recognised as buildings of cultural and historic importance.

War damage from 1944 left deep scars on the Raadi area and the ENM was moved to the city centre, to Veski Street. At the end of the 1940s, a more substantial airport was built on the territory of Tartu County, and the manor with its surroundings were left in the use of the Soviet military.

Considering that the new airport was a strategically important location, the entire city of Tartu developed more towards the south. The only additional residential areas built after that were around the Raadi cemetery, where single family homes were built in the 60s and 70s.

When the Soviet army left in 1993, a large section of land in the city and county of Tartu opened up, and its future is being designed now. The city and the county both foresee extensive changes to the former military territories, which will present significant spatial challenges in the coming decades. The first high profile establishment – the Estonian National Museum, with its monumental building, has already moved in and with it high expectations for the surrounding urban space.

### 3. Detailed plans and architectural plans in effect for the area

Several detailed plans and architectural drafts have already been compiled for the competition area and the contact area.

1. The most important document in any future plans is the *General Plan for the City of Tartu*. Concurrently with this competition, a new general plan is being drafted, which will also bring changes to the competition area. These changes will impact the properties at Kasarmu St 11, Peetri St 92 and 94.

<https://www.tartu.ee/en/node/1282>

2. The largest detailed plan that is currently valid for the area is the *“Detailed plan for the area between Puiestee, Kasarmu, Rooski and Vahi streets”* (approved in 2010). The plan foresees mainly public establishments in the area, from Raadi Hall to an antique vehicle showcase centre. Considering the analyses carried out in the meantime and amendments made to the general plan, most of this detailed plan will be subject to changes according to the principles outlined in the winning entry of this competition. The only part of the plan that can be implemented involves the Jänese St 42 property, which has been planned to have apartment buildings.

<https://info.raad.tartu.ee/webaktid.nsf/web/viited/DP-09-009>

3. *“Detailed plan for Jänese 16a and its immediate surroundings”* (approved 2006). The plan foresees the possibility of establishing production buildings on the Jänese St 16a and Rooski St 50 properties. Considering the wish of the property owners and the general plan currently in effect, this area is subject to re-planning according to the principles outlined in the winning entry of this competition.

<https://info.raad.tartu.ee/webaktid.nsf/web/viited/DP-04-018>

4. The objective of the Tartu city hall (also: Raadi Hall, Tartu Arena) is to provide Tartu with a multifunctional venue, which would allow for the organisation of cultural and athletic events for large publics. The inclusive budget for 2015 included a competition-winning idea, which proposed compiling a draft plan for the Raadi Hall and the name Tartu Arena for the resulting venue. Two draft plans were commissioned (from the architecture bureaus of Saalto and Kuu), with the objective of analysing two different possible locations. The location that was finally selected was the Rooski St 89 property. The draft plan for this property was compiled by architects from Kuu. The plan is included in the annexes of this competition’s materials – *Tartu\_Linnahall\_1612.pdf*; *Tartu\_Linnahall\_Seletuskiri.pdf*.

For this competition, the following volume sketch should be taken as a basis. The final solution for the Raadi Hall will be determined through a separate architectural competition.

<https://www.err.ee/588569/tartu-arena-suurhalli-ehitamiseks-valmis-kaks-eskiislahendust>



Figure 2 – Volume sketch for the Tartu Arena by architects from the bureau Kuu, 2016.

5. The idea for the film studio was initiated by the Tartu Centre for Creative Industries. The concept is for Tartu to have an internationally attractive film studio on the same property as the hangars on Roosi St, which also involves finding a function for the historic hangars and putting them to use after restoration. The film studio property should have a studio building with a height of ca 17m, which would house three studio rooms and auxiliary rooms. A more detailed spatial plan is included in the annexes – *Tartu\_Filmistuudio.doc*.

Within this competition, the following volume sketch should be taken as a basis. The final design for the film studio will be determined through a separate architectural competition.

<https://tartu.postimees.ee/6802425/kultuuripealinna-aasta-peaks-tartusse-tooma-uhke-filmistuudio>

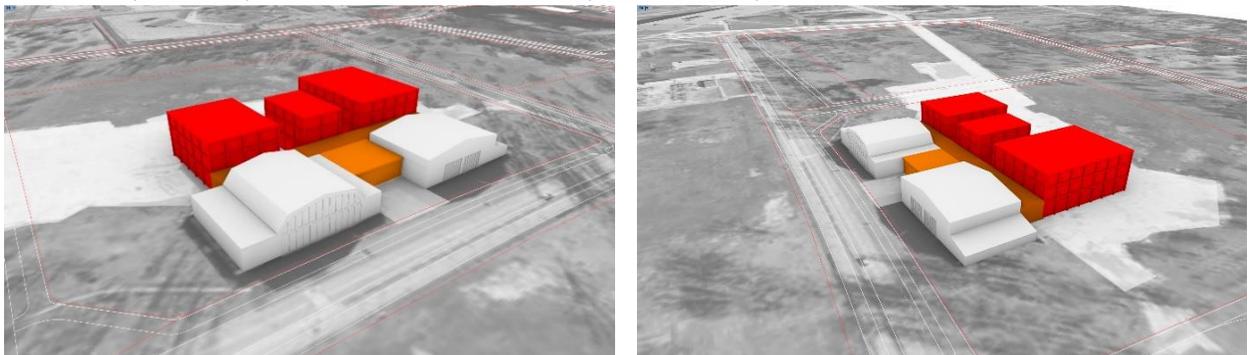


Figure 3 – volume sketch for the film studio. Author: Molumba OÜ

The air force hangar at Roosi tn 83 was designed by August Komendant in 1935 and completed in 1936. Overview by Carl-Dag Lige. Photos: Martin Siplane 2019, Tartu City Government archive 1936.

The reinforced concrete airplane hangar that was used by the Estonian II air force division was built next to an earlier concrete hangar (built ca 1926). It was the first large design project for structural engineer August Komendant (1906-1992) after he obtained his engineering degree from the Dresden University of Technology. By 1934 Komendant had started work at the Ministry of Roads, in the department of public works, and during his two years there (1934-36), he was responsible for the construction of several objects

of national importance – in addition to the hangar, for example, the National Archive at Toompea, the Ülemiste airport, the Männiku armoury, etc.

In architectural terms, the Tartu hangar is a modernist building, however, construction wise it is an innovative engineering feat. What makes Komendant's designs for this airplane hangar significant in the context of construction history is the fact that this is most likely the first instance in which prestressed concrete was used in Estonia (according to professor Karl Öiger). Six large reinforced concrete frames make up the main supporting construction of the building. Concrete tightening belts were installed into the floors to stabilise the frame, to bind them together, so to speak, and the steel tightening cables were prestressed with the help of large wrenches.

The Tartu hangar still stands, it belongs to the city of Tartu and is currently being used as a warehouse.



Figure 5 – interior of hangar, photo from 1936



Figure 4 – 2019, photo by Martin Siplane

6. The idea for redesigning Rooski Street came about when the ENM was established on the territory of the former airport at Raadi. With the objective of creating a high quality connection between the centre of the city and the ENM, the ENM mnenometre concept was developed. Based on this concept, a landscape architectural draft design was commissioned from a collective of architects and landscape architects. For details, see the annex – *Roosi\_tn\_eksiiprojekt.pdf*.

The central idea of the design was to approach the streetscape as a diverse public space, which highlights



Figure 6 - Roosi St in 2019, photo by Maris Tomba



Figure 7 - Roosi St in 2019, photo by Maris Tomba

existing valuable street side features and enriches the street, first and foremost, keeping the slow moving traffic in mind. This has led to Roosi Street becoming a high quality public space that is continuously changing, with small pockets of parks, a wide space for walking, varied greenery that changes in time, etc. <https://www.sirp.ee/s1-artiklid/arhitektuur/unustatud-agulitanavast-uhkeks-promenaadiks/>

7. The “Detailed plan for Jänese St 40” foresees the establishment of an apartment building and a commercial building. Among other details, the plan also has in principle provided for a solution for the cross-section of the planned streets. The competition entry should take into account the designs provided in this detailed plan:

<https://info.raad.tartu.ee/dhs.nsf/web/viited/DP-18-009>

8. The Welco football stadium is set to be established in the contact zone of the competition area, along Muuseumi street (at the Muuseumi St 7 and 9 properties). Two artificial turf football fields will be built on these properties, with the accompanying stands and facilities. The buildings have been designed by architect Andres Lunge. The site layout and views are in the annexes – *Welco\_asendiplan.pdf*; *Welco\_vaated\_1.pdf*; *Welco\_vaated\_2.pdf*.

<https://tartu.postimees.ee/6828337/raadil-valmib-jargmisel-suvel-jalgpallistaadion-mille-sarnast-pole-eestis-nahtud>



Figure 8 – sketch by Andres Lunge

9. A detailed plan that takes future perspectives into consideration has been compiled for the national defence land located in the contact area of the competition area – “ Detailed plan for the national defence land located in the Raadi district”. The detailed plan provides for the possibility of establishing various buildings of up to 7 floors for state defence structures. Their main access point to the territory in the future will be on Puiestee Street by way of a planned extension of Raatuse Street.

<https://info.raad.tartu.ee/webaktid.nsf/web/viited/DP-06-113>

10. For the property at Kasarmu St 3, a new building has been planned for the Herbert Masing School for students with special needs. For this type of school, the location and environment of the building are especially important. According to the draft design for the area, the territory of the school will be situated in the north west part of the property, however, the general plan places it in the south east part. The competition entry should take into account this draft design, however, the exact situation of the building on the property should be further analysed.

<https://info.raad.tartu.ee/dhs.nsf/web/viited/gpunid/GC22581C40021DC41C2257E0A004D353E?OpenDocument>

#### 4. Streets of the competition area

##### 1. Roosi Street

The backbone of the competition area is Roosi Street. Roosi St was reconstructed in 2017 with the objective of ensuring a smooth and pedestrian-friendly connection between the city centre and the ENM. The objective of the design was to emphasise the value of the street as a place to be, not just focus on moving along the street. The Roosi Street design project authors are landscape architects from the bureau Kino, architects from Paik and TajuRuum, and the head designer was Tinter Projekt. The architectural design of the street won the 2017 Estonian Architecture Award for the best public space and the Cultural Endowment architecture foundation’s landscape architecture award. An important part of Roosi Street is the landscaping, which is constantly experimenting with best practices in creating diverse urban vegetation. This idea sprouted from when the ENM surroundings were being planned (by landscape architects at Kino).

##### 2. Muusemi Street

Muusemi Street is the part of the competition area that is closest to the ENM, and it is the main connection for vehicles from Narva St to the ENM. The street also provides access to the territory behind the ENM, but also to an animal shelter. An extension for Muusemi Street has been planned to connect it with the Põhja Street extension. That will create a quicker and more comfortable connection between the ENM and Jaamamõisa, also providing a direct route to the district of Annelinn.

##### 3. Planned new streets and redesigned streets

An important part of the competition in addition to the structure of the built up area is the space between the buildings. Competition entries are expected to include general principles for the planned public space, together with the necessary schemes and cross-sections. In planning the public space, attention should be paid first and foremost to pedestrian safety and spatial diversity. In addition, the space should consider all possible future transport means, which will need space akin to that of bikes and electrical scooters today. In planning the streets, preference should be given to calming traffic and separate bike paths or roads are not needed.

The main streets that should be planned for are Roosi Street T85, T87, T79, Jänese Street T23 and the Kasarmu St 3 planned Peetri Street extension. For residential land around apartment buildings, street structures inside the developments should also be accounted for, preferably with a calmed traffic space.

## 5. Environment and landscaping

The competition area overlaps to a large part with the area of the Meltsiveski pumping stations. See the scheme in the annex – *Meltsiveski\_Skeem.jpg*. The Meltsiveski pumping stations include seven drilled wells and according to § 28(5) of the Water Act, a sanitary protection zone may reach up to 200 m from the water abstraction point (approved by the Minister of the Environment on 14.01.1999, letter nr 16-11/84). Considering the geological makeup of the area and the pollution sensitivity of the Meltsiveski body of groundwater, the 200-metre sanitary protection zone will not ensure that the water quality of the pumping stations will be maintained. In order for the Meltsiveski pumping station water to be in accordance with requirements for drinking water, the limitations will extend to a larger area. In the 1992 report “Assessment of groundwater in Tartu”, the hydrogeological calculations set out three zones for the pumping station’s sanitary protection zone. In sanitary protection zones II and III, ground heating systems are not allowed. In addition to these sanitary protection zones, there is also an infiltration protection zone and an outflow protection zone in the protection plan for the Meltsiveski pumping station. In the infiltration area, excessive land use intensification should be avoided. It is important to maintain the share of vegetation, in order for infiltration to continue and for the quality of the infiltrated water to remain high.

From the competition standpoint, the aforementioned is important when designing buildings – excessive hard cover of soils should be avoided. It is important to greatly emphasise landscaping principles both in street design as well as in designing gardens and yards. The building density should not exceed the earlier plans or surpass the number of buildings and hard cover that have already been established on the properties.

## 6. Competition task by properties

The competition area is encumbered by construction and usage conditions for each property (Source: General Plan for the City of Tartu, in force since 2016)

	Address	Area (m <sup>2</sup> )	Land use specification	Floors
01	Roosi St 88	8466	<a href="#">commercial and service land</a>	3-4
02	Roosi St 86	4494	<a href="#">commercial and service land</a>	3-4
03	Roosi St 89a	10740	<a href="#">green area</a>	
04	Roosi St 89	50908	<a href="#">business and service land</a>	4
05	Roosi St 50	19525	<a href="#">partially business oriented residential land</a>	3-4
06	Jänese St 16a	37716	<a href="#">partially business oriented residential land</a>	3-4
07	Roosi St 83	30447	<a href="#">leisure, sports and cultural establishment land</a>	
08	Roosi St 85	10854	Parking facility land	
09	Roosi St 81	3654	<a href="#">apartment building land</a>	3-4
10	Jänese St 38	1828	<a href="#">commercial and service land</a>	2
11	Jänese St 42	14121	<a href="#">apartment building land</a>	3-4
12	Jänese St 23	27088	<a href="#">leisure, sports and cultural establishment land</a>	
13	Kasarmu St 11	2783	<a href="#">leisure, sports and cultural establishment land</a>	
14	Peetri St 94	9835	<a href="#">leisure, sports and cultural establishment land</a> / <a href="#">school land</a>	
15	Peetri St 92	2277	<a href="#">leisure, sports and cultural establishment land</a>	
16	Kasarmu St 3	42575	<a href="#">apartment building land</a> / <a href="#">school land</a>	3-4

- Land use specifications for the properties at Kasarmu 11, Peetri St 94 and 92 are from the new general plan for the city, currently in development.

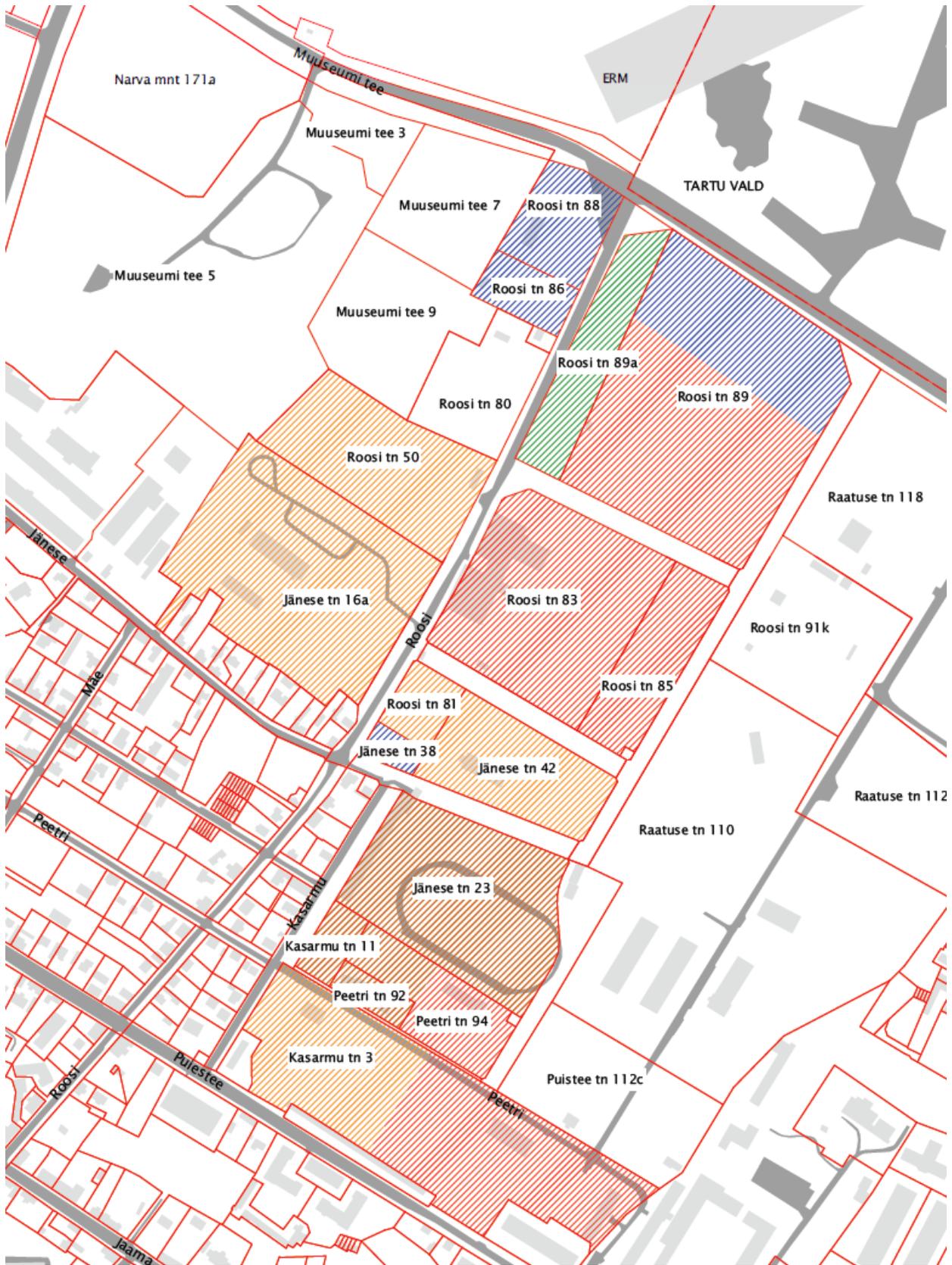


Figure 9 – Land use specifications by properties: red – public land; orange – residential land; blue – commercial and service land; brown – equestrian school.

### 1. Roosi St 88, Roosi St 86, Roosi St 89

These properties are located along the intersection of Muuseumi and Roosi streets, towards the city centre from the ENM. To maintain the view of ENM, the general plan foresees a viewing corridor that starts in front of the ENM and extends down to Narva mnt. With the objective of creating a conceptualised and integral urban space, additional possibilities have been provided for properties that are outside of this corridor. The objective is to bring commercial activity geared towards the public as well as residential spaces to the area, in order to enrich the local environment and support the use of the ENM, other public institutions and the use of the planned establishments and residences.

On one side, the properties at Roosi 88 and 86 border the planned football stadium and its facilities. To the south is the electrical substation territory that will remain, and to the north Muuseumi and Roosi streets. Roosi 89 is on the other side of Roosi street and borders the national defence land on its eastern side, where additional plans for defence structures and buildings are in place, and to the south the plans foresee the Raadi Hall. Between Roosi Street and the Roosi 89 property, there is a green area, which has been designed in the course of the reconstruction of Roosi Street. There is a wooden path that crosses the green area and the location's design has been aimed at maintaining the existing biodiversity as much as possible. The design also includes fragments of barbed wire, which at one point was widely used in the area. The goal when designing the street was to retain as many historical layers in the street's design as possible.

The number of floors for the planned buildings should be 3–4 floors. The competition entry is expected to present a sophisticated solution to the volume of the buildings, which would bring urban quality to the vicinity of the ENM and would fit in with the area as a whole. These properties can be viewed as a gate from the city to the ENM, and the volumes of these buildings should represent the access point to the external surrounding areas around the ENM.

According to the general plan, the usage of these properties is to be commercial and service land, business and service land:

<https://www.tartu.ee/yldplaneering2030/AT.pdf>

<https://www.tartu.ee/yldplaneering2030/A.pdf>

Roosi St 86 is the current location of the upside-down house, which does not have to be maintained within the work of this competition. This is a temporary construction and an attraction, which will be removed once the development reaches the property or when the current contract expires.

### 2. Roosi St 89 – see section 3 pt 5 of the competition terms

The property is planned to be the location of the new universal venue Raadi Hall. The competition entry should take into account the volume plans for Raadi Hall.

### 3. Roosi St 83 - see section 3 pt 6 of the competition terms

The property is the location of historic airplane hangars, of which one has been designed by August Komendant. There are plans in place for the reconstruction of the historic hangars and they will be put to use. The property plans foresee a modern film studio, which will also give the hangars a function that is geared towards the public. Studio rooms are planned to be either separate from the hangars or in new buildings that may be attached to the hangars. When developing the competition entry, the included sketches should be taken into account. Also consider that when the hangars will be put to use, the space in front of the hangars along Roosi Street will become an important public space. The main entrance to this area will be located between the two hangars.

#### 4. Jänese St 23, Peetri St 92, Kasarmu St 11, Peetri St 94 (north east part)

The equestrian school located on the property will remain. So far the equestrian school has used mostly the Jänese 23 property, however, the new general plan foresees further extension of their activities. The objective here is to create a parking lot for the visitors on the Kasarmu 11 property at the intersection of Kasarmu and Peetri streets, and to plan for additional possibilities for the rest of the properties. The church located at the Peetri 92 property should be maintained and integrated into future activities. Additional information about the equestrian centre's activities and ideas are available in the attached file – Ratsakool\_tutvustus.pdf

#### 5. Roosi St 50, Jänese St 16a, Kasarmu St 3 (north east part), Jänese St 42

These properties are not built up. The general plan foresees these properties as residential land, meant for apartment buildings. The plan also sets out that the residential developments should be designed as attractive, socially diverse and adherent to the principles of sustainable development.

The general plan sets out general conditions for the land use as residential land for apartment buildings. When planning the property, consideration should be given to the share of landscaping required for the property, as well as the need for designing playgrounds for these areas. The properties are also subject to the restrictions related to the Meltsiveski pumping station (see section 13.1 of the general plan, figure 8 and section 5 of the competition terms of reference).

This area needs an integrated solution. The height allowance for buildings is 3–4 floors. The buildings on the properties must be horizontally as well as vertically differentiated. Approximately 30% of the area should be landscaped.

The competition entry should provide the buildings' structural design, with the necessary network of streets and the landscaping principles. The general designs for the buildings should be submitted also with a description of the type of building. It is allowed to propose residence types that foster specific lifestyles, meaning both apartment buildings and terraced houses, or combined solutions.

The exterior spaces should also outline principles for parking areas and/or semi-cellar parking. Considering the aims of preserving the biodiversity on Roosi St and around the ENM, the same principles should be followed when designing outdoors spaces.

The properties at Roosi 50 and Jänese 16a have been designated as business land in the general plan ([https://www.tartu.ee/ylidplaneering2030/EK\\_EK2.pdf](https://www.tartu.ee/ylidplaneering2030/EK_EK2.pdf)). The objective is to have businesses on the ground level. It is especially important in the street side parts, where it is important to have buildings with a service function, which would lead to more active use of public space.

#### 6. Peetri St 94 (south east part), Kasarmu St 3 (south east part)

The general plan has set out these properties as school land. How much of the property can be built up, what the building surface can be, what the maximum height will be, where the buildings will be situated, and the main architectural indicators will be determined according to the surrounding environment. The number of floors allowed for the Kasarmu 3 property is 3 floors. Separate architectural competitions will be held for the design of public buildings that will be located there, however, within this competition the function of this property should be considered, especially in designing the public space around it as a safe environment. In addition to residences, the Kasarmu 3 property is also set out as the future location of the Herbert Masing School. See also section 3 pt 10. Since the draft plans place the school in the north west part of the property and the general plan places it in the south east part, the entry for this competition should also analyse the suitable positioning of the school and residential buildings and make a proposal for this area. The proposal will be taken into account in future processes.

## 7. Organisation of the competition

### 7.1 Organiser of the competition

Tartu City Government

### 7.2 Competition format

The competition is a concept competition with one phase. The submitted entries will be ranked by the jury and awarded monetary prizes as outlined below.

### 7.3 Type of competition task

This is an urban space concept competition.

### 7.4 Participants and qualification criteria

Participation is open to all architects and groups, where at least one architect has been awarded the qualification of level 7 qualified architect or level 8 qualified expert architect.

### 7.5 Jury members

Reno Laidre, deputy mayor, chairman of the jury

Tõnis Arjus, city architect, deputy chairman of the jury, qualified architect

Indrek Ranniku, head of the general planning and development department

Indrek Rünkla, qualified expert architect, Union of Estonian Architects

Tiit Sild, qualified architect, Union of Estonian Architects

Peeter Pere, qualified expert architect, Union of Estonian Architects (reserve member)

### Experts

The jury will include other experts as needed.

### Jury secretary

Ivo-Sven Riet

### Qualification committee

Liina Helmoja

### 7.6 Prizes

The prize fund for the competition in total is 28 000 EUR (gross sum), divided as follows

- I – 10 000 EUR
- II – 8000 EUR
- III – 6000 EUR
- Runner-up - 2x2000

The jury does not have the right to change the prize sums. Considering the size of the competition area and the possible emphases of the competition entries, the jury has the right to award 2 first place prizes to high level design

solutions. This will allow cooperation with several authors in different parts of the competition area, which will lead to greater diversity in the resulting urban space. See also section 7.16. If first place is shared, the following applies:

- I – 9000 EUR
- I – 9000 EUR
- II – 6000 EUR
- Runner-up - 2x2000

#### 7.7 Required drawings in the competition entry

1. Site plan, scale of 1:1500 (recommended), which outlines the structure of the property, the buildings (how many floors, how high), roads, parking, landscaping
2. Detailed drawings of characteristic areas and cross-sections 1:500 (at least 2, show building heights)
3. Traffic scheme, which includes different modes of transportation, parking, access and service areas, pedestrian and bike paths.
4. Visuals: three three-dimensional visualisations from a standing viewing height. The visualising material should give a comprehensible overview of the solutions that the competition entry will provide.
5. A letter of explanation, which includes:
  - a. a short description of the urban design concept
  - b. a short description of the functional idea
  - c. a short description of the landscaping
  - d. a parking solution
  - e. technical indicators for each property (plot size, built up surface area, number of floors, number of parking spaces)

#### 7.8 Competition entry format

1. This is the first digital architectural competition for the city of Tartu, which aims at reducing the expenses for the competitors and avoiding excessive material costs. If needed, the printing and presenting of the competition works will be organised by the organiser of the competition.
2. The quality of the drawings should be suitable for printing and it should allow organisers to demonstrate the concept designs at a public exhibition.
3. The graphic parts should be submitted on digital boards in the size of 700x1000 mm or in A1 format. Visuals should be added separately as jpg files.
4. Text parts should be submitted as annexes to the drawings in A4 format. The letter of explanation should form a complete book, which would describe the entire competition entry starting from the concept down to the most important details. The text should be sufficiently illustrated with the graphic materials of the competition entry.

#### 7.9 Submitting the competition entry and guaranteeing anonymity

1. The competition entries should be submitted digitally in pdf or jpg format and submitted to the organiser either on a digital information carrier or via the more widespread cloud systems such as Dropbox, WeTransfer or analogous options. The competitor should ensure and verify whether the materials have been submitted on time and whether they have been downloaded by the organiser.
2. The competition is anonymous and entries should be designated with a key word. All the single files should also be labelled with the key word (symbols or combinations of numbers are not allowed).
3. The anonymity of digital files should be ensured, digital documents should not include features that would allow for the identification of the competitor. A verification of the anonymity will additionally be carried out by a member of the qualifying committee when the works are downloaded, and if needed, this person will ask participants to correct the files.
4. A separate file should include a document that contains the names of the authors, addresses, phone numbers, and a reference that shows to whom the copyright for the work belongs. This document will not be shown to the jury.

#### 7.10 The competition language is Estonian.

#### 7.11 Competition timeline

1. The competition will begin on **10 June 2020**. The competition terms of reference can be downloaded from the Tartu city website <http://www.tartu.ee/et/arhitektuurivoistlused-aeo>
2. The deadline for submissions is **18 September 2020**. The entry should be submitted digitally to the e-mail address [liina.helmoja@raad.tartu.ee](mailto:liina.helmoja@raad.tartu.ee) or delivered either in person or by mail or courier to the following address: K uuni 5, III korrus, kabinet 323, Tartu, by 4 pm at the latest.

#### 7.12 Submitting questions

1. For more detailed questions about the competition terms, participants can ask relevant and justified questions.
2. The questions must be submitted in writing and sent via e-mail at least two weeks before the submission deadline to the address [liina.helmoja@raad.tartu.ee](mailto:liina.helmoja@raad.tartu.ee).
3. Questions will be answered in writing within five working days and published on the competition's website subsection - <http://www.tartu.ee/et/arhitektuurivoistlused-aeo>

#### 7.13 Work of the qualification committee

1. Qualifications will be verified before the jury convenes by the qualification committee, who will open the submitted materials and verify anonymity.
2. A protocol of the opening of the entries will be compiled, and it will document the composition of the entries as well as whether they conform to the terms of the competition.

3. The jury secretary will verify whether the entries conform with the terms of reference before the jury convenes and compile the respective analysis.

#### 7.14 Work of the jury and evaluation of competition entries

1. The submitted competition entries will be evaluated in the course of jury sittings.
2. In the first stage, the jury will decide, which competitions will move on to further evaluation. The entry will not move on to further evaluation if:
  - a. the competition entry clearly does not conform to the competition terms
  - b. the competition entry does not comply with the professional requirements set out for architects.
3. The jury will evaluate the entries according to the evaluation criteria.
4. The work of the jury will be considered as completed when a consensus or simple majority vote has been reached in selecting the winner, and when the decision has been documented in the final protocol.
5. The final protocol of the jury will be published.

#### 7.15 Evaluation criteria

1. The design's architectural quality, functionality and compliance with the competition task.
2. Whether the design plans form a complete solution for the area.
3. The logic and user-friendliness of the traffic scheme (for all types of traffic).
4. Whether the solution is integral and suitable for the environment, whether the architectural design is fresh and modern.
5. The functionality and feasibility of the design.

#### 7.16 Activities after the competition

The winning entry's design for this urban space will provide an input towards developing the detailed plans. The authors of the winning entry will be included in developing the final designs. If several winners are selected, the planned area will be clearly divided between the authors.

#### 7.17 Copyright

The ownership of the rights for the works that are awarded prizes will be transferred to the organiser of the competition after the awards and prizes are paid to the participants. The concept designs that do not receive a prize and the moral rights of all entries will remain in the possession of the authors.

The competition organiser has the right to use the concept designs submitted for the architectural competition for the purpose of informing the public about the competition. The organiser can reproduce the concept designs in the media and make them accessible to the general public online. The authors of the concept designs agree to the publishing of their works on the Tartu city website and at public exhibitions. When using the prize-winning concept designs, the organiser is obligated to reference the names of the authors.