Tartu Downtown Cultural Centre competition task

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Conducted studies

• Special conditions of heritage protection
• Feedback from concert organizers
• Business model and profitability analysis
• Assessment of woody flora
• Analysis of biodiversity and ecological coherence of Central Park
• Food services’ survey
• Low-carbon construction, LCA and energy efficiency
• Study of timber architecture
• Analysis of the parking needs ...

Look the annexes of the competition task https://bit.ly/3GbMtt
Local participation

• Presentations of studies
• Collection of ideas in Tartu City Library, Tartu Art Museum and online
• Co-creation workshops: mobility and parking, parks and biodiversity, space program and initial task
• Workshops and urban walks for children and youth
• Introduction of the terms of the architectural competition
• Detailed plan discussions
Collection of ideas

Cultural centre:
• Spacious and roomy, views and light
• Different seating options
• Breakaway vs group work
• Cozy and comfy
• Greenery and plants, connection with the park

Outdoor space:
• Lighting, light installations
• Different seating
• Shelter, bower
• Playground

Competition area

• Comprehensive solution
• Scope of the competition
  1 Building of the Cultural Centre
  2 Park
  3 Surrounding streets
  4 Embankment of river Emajõgi
Construction conditions

Architecture  articulated, visually open, active perimeter, connected to the park, accessible, presentable, human scale

Indoor space  flexibility, cross-use, facilitates communication (between various fields), easy orientation, barrier-free

Landscape architecture minimal pavement, vegetation diverse in species and structure, activities, shelters, all four seasons, biodiversity

Sustainability environmentally sustainable materials, natural shielding (sun protection), smart solutions (including rainwater), green solutions for the building
Heritage protection

Building areas with various heritage conservation restrictions
1. Underground construction is allowed
2. Construction is allowed that does not destroy archaeological cultural layer
3. The City fortifications must be fully preserved, cantilevered building volumes are permitted
4. Historic passageway of Kaua street, preferred is restoring the street as a pedestrian street, at minimum mark the entire length of the street

Look the annexes of the competition task https://bit.ly/3GbMtt
Construction area

- Above ground in accordance with the special conditions of heritage protection
- Underground building may extend also under Uueturu street
Comprehensive plan

Min area of the park 50% (Vanemuise 1)
Max nr of floors above ground 2-4, underground 1-2
Community centre

“The aim is to design an environment where everyone is welcome - to explore, meet, work or just be.”

- Reducing the so-called threshold for participation in culture
- A welcoming and thoughtful public space
- Consumption-free space, so-called third place (Oldenburg) - random encounters

„Estonia's first city center, with culture and communities at its core.“
Spatial programme

Art museum      3595 m2
Library         7116 m2
Event centre    1974 m2
Eateries        710 m2
Arthouse cinema 740 m2
National Broadcasting 309 m2
Workrooms       1100 m2
Main entrance area 510 m2
Connections     2500 m2
Technical rooms 1170 m2

Sum             19 836 m2  + underground parking
Event centre

Suur saal / big hall 800 m²
Väike saal / small hall 200 m²
Lektoorium / lecture hall 50 m²
Seminariruum / seminar room 25 m²
Pea+ tagaladu / main+secondary storage 400 m²
Hoiuruumid / storage rooms 95 m²
Backstage 260 m²
Catering 75 m²
Tehniline / technical 65 m²
Ühenduskoridorid / Connecting corridors
Principles of public space

- The new cultural centre will enhance the park, not replace it.
- Significant improvement of the quality of the public space of the entire area.
- Internal and external public space must be connected.
- The underground part of the building allows to reduce the volume of the building above ground.
- Preserve the existing valuable landscaping to the greatest extent possible.
- Ecological coherence of the green network, reducing the impact of barriers.
- Reduction of pavement areas, use of green solutions on the building.
Parking: to solve in the underground floor.

**Mobility**

- High-quality public space and good accessibility.
- Vabadus avenue: narrow the roadway, remove parking spaces.
- Uueturu street: service access, remove open car park.
- Market hall parking lot: reorganize it more pedestrian-friendly (access to the river)
- Bicycles: 450 parking spaces, preferably (partly) covered.
- Parking: to solve in the underground floor.
- Vehicle parking spaces for building visitors 200 ±10%.
- Service area: separated/not seen from public space.
Connections

Connecting old town to the riverbank
Green network

- Reducing barriers
- Coherence of green network
Submission of design

Digital format in the Public Procurement Register + in paper to the Estonian Association of Architects

Deadline 05.05.2023 at 15:00

1. Tablets A1
2. Explanatory text A4 (NB! In Estonian and English)
3. Table_technical specifications (Excel, form V)
4. Carbon footprint calculator (Excel, form VI)
5. Procurement documents and forms

Language of conceptual design is estonian (only explanatory text both in estonian and english)
Carbon footprint calculator

Measuring environmental sustainability:

- The effectiveness of the floor plan
- Shape factor
- Carbon footprint
- Photovoltaic electricity output
<table>
<thead>
<tr>
<th>Evaluation criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Urban space</td>
</tr>
<tr>
<td>2. Architecture</td>
</tr>
<tr>
<td>3. Purpose/functionality</td>
</tr>
<tr>
<td>4. Ecological sustainability and biodiversity</td>
</tr>
<tr>
<td>5. Feasibility</td>
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Evaluation

The jury will be assisted by experts:
- heritage protection
- biodiversity and landscape architecture
- event center and halls
- footprint and energy efficiency
- construction cost ...

The works of the final round (10-15 pieces) undergo a more accurate calculation of footprint and construction cost.
The cost of the cultural centre

- Building with furnishing 62,5 million euros +VAT
- The target price will be indexed in accordance with the construction price index from the 4th quarter of 2021 until the conduct of the construction procurement (2026).
- Price cap of the contract for design work max 4,48 million euros +VAT

Look also the rules of design contest points 11
Future

2023 Detail plan and design
2026 Building
2029 Opening

More information:
https://tartu.ee/et/sudalinna-kultuurikeskus
https://www.facebook.com/sudalinnakultuurikeskus