



CETĂȚUIA HILL CLUJ-NAPOCA

Design competition for "Cetățuia Hill" urban ensemble in Cluj-Napoca



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DESIGN COMPETITION

Cetățuia Hill



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1. GENERAL INFORMATION

1. Competition promoter

The Competition promoter is the Cluj-Napoca City Hall, the owner and administrator of the public spaces that are the object of the investments, which shall become the beneficiary of the contract resulted from this competition.

The Competition organizer is the Order of Architects of Romania (OAR), a professional organization with the mission of increasing the quality of the architectural-urban planning product and promoting this service to the society as a public interest culture act.

2. Competition objective

Cluj-Napoca City Hall taking over the land which is the object of this competition represents the first steps in integrating Cetățuia in the category of public spaces of great public interest. The Competition Promoter's wish is that the entire area will become a high quality public space, a place favoured for outdoor events, a representative space with a powerful identity for the entire city and a place which is used in its entirety by citizens and visitors alike, altogether maintaining the landscape character of the southern versant, the natural atmosphere of the rocky and forest-covered headland. The southern versant is considered to be the landmark of the city, also known as the "city at the foot of Cetățuia".

The Competition's purpose is finding the best solution for redesigning the lands within the "Cetățuia" urban ensemble in the property of the Cluj-Napoca Municipality, as a start to capitalizing the entire urban ensemble and integrating it in the larger leisure system of the city.

The assignment procedure shall be carried out by means of the Design Competition, which is carried out in one phase, whose finality is the assignment of the design contract for this objective, opened for Romania, the countries of the European Union, the European Economic Area and the Swiss Confederation.

3. The purpose of the intervention

Surrounded by bountiful plantations, the Cetățuia hill has an urban potential (symbolic, aesthetic, functional and ecological) which is very little used by the city and for the city - it simultaneously is a place of memory of a still visible citadel, a place of contemplation, a place of active recreation, sports and culture, as well as a green point for the entire area.

In all of these circumstances, it must be seen as part of a larger leisure system formed by Cetățuia, the "Romulus Vuia" ethnographic park and the Hoia Forest. It can also be understood as part of the green public spaces ensemble associated to the Somes River, which comprises the Central Park, the Babes Park, the Feroviarilor Park and the northern bank of the river, between the Garibaldi bridge and the 1 Decembrie 1918 Boulevard, toward the Manastur neighbourhood. All of these reference points form a circular route which can become an important touristic ring for the city.

The candidates are encouraged to design the area subjected to the intervention in such a way that it maintains its character and history, in a way that puts an object of city natural heritage into focus by means of sensitive interventions, which are as respectful as possible with regards to the natural wild landscape of the hill.

2. AREA DESCRIPTION

1. Historic points of reference

The object of the interventions that the candidates are invited to propose for is the Cetățuia Hill, an emblematic place for the city, but whose current state does not honour its importance within the city. This emblematic status was gained in time, through

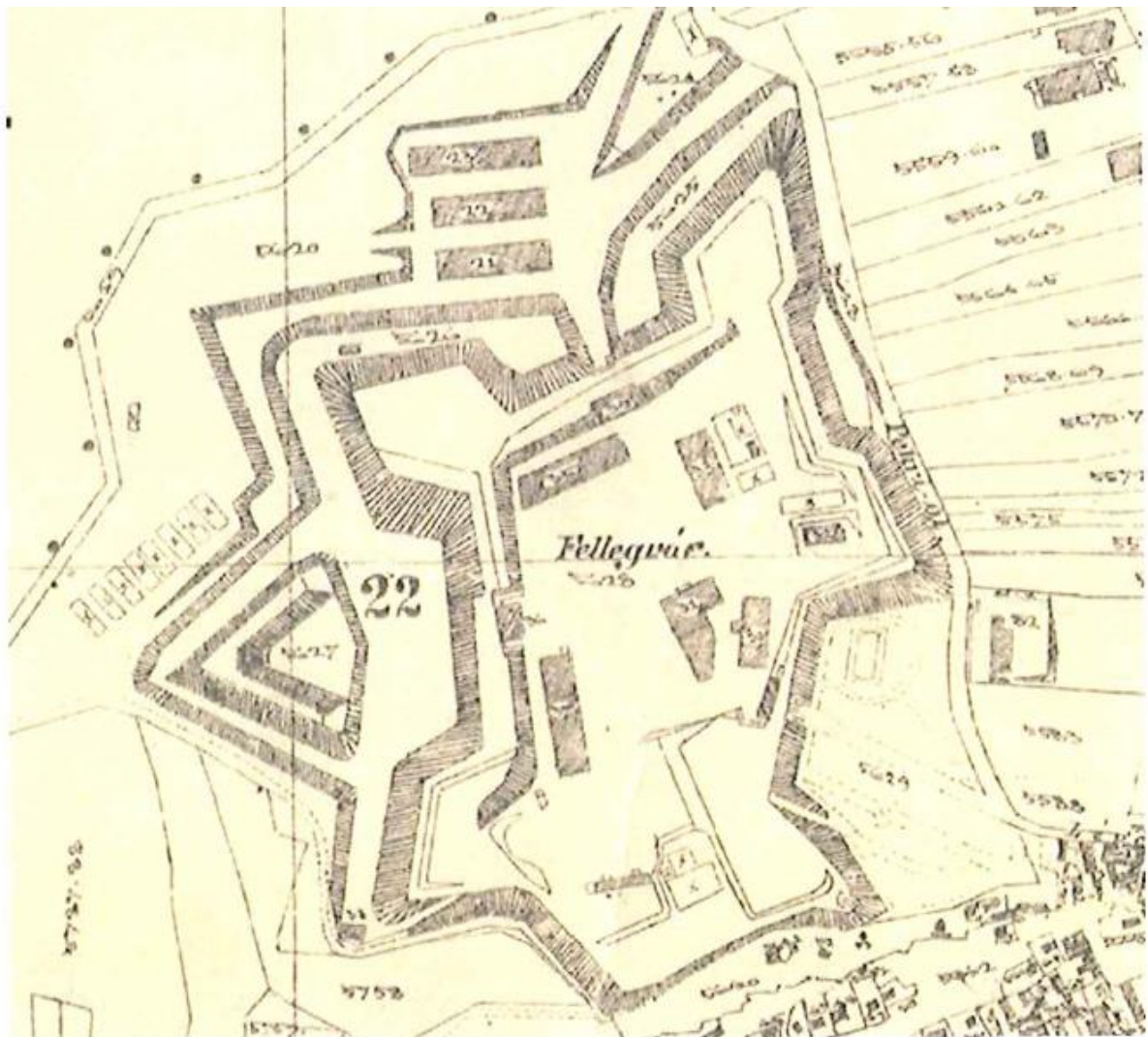
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successive development stages of the city.

The first plan for a fortification on this site dates back to 1691, it being the first proposal for a Vauban-type fortification in Transylvania. This plan, subsequently modified, proposed the construction of five bastions in the shape of a feather and five ravelins, without any buildings within the fortification.

Historically, the place got the name "Cetățuia" (Fellegvár in Hungarian) from the Habsburg fortification built between 1715-1735 according to the plans of the Italian Giovanni Murando Visconti, north of the city, on the Kőmál hill, with a terrace located 60 m above the Someș River, interfluve between the valley of the Someș and that of the Nadăș brook. At that time, the fortification was the first citadel to be built by the Habsburg in Transylvania. Initially built with the purpose of protection and control over the city, the citadel probably functioned until the beginning of the second World War. The barracks of the garrison was built in 1733. This is where Stefan Ludwig Roth was imprisoned and executed (on May 11, 1849).



1 The Citadel's plan at 1917

The entire ensemble, of which only a part is maintained (further details given below), is represented by a group of solid buildings made of rock and bricks, with stone foundations and covered with ceramic tiles, surrounded by a stellar pentagonal fortification (Vauban-type). The fortification was built from a bank of earth with five artillery bastions and three stone gates (W, N, W), which ensured the access from the west, east, and north. Around this fortification, there is a vast channel, which was one of

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the parts of the defensive system.

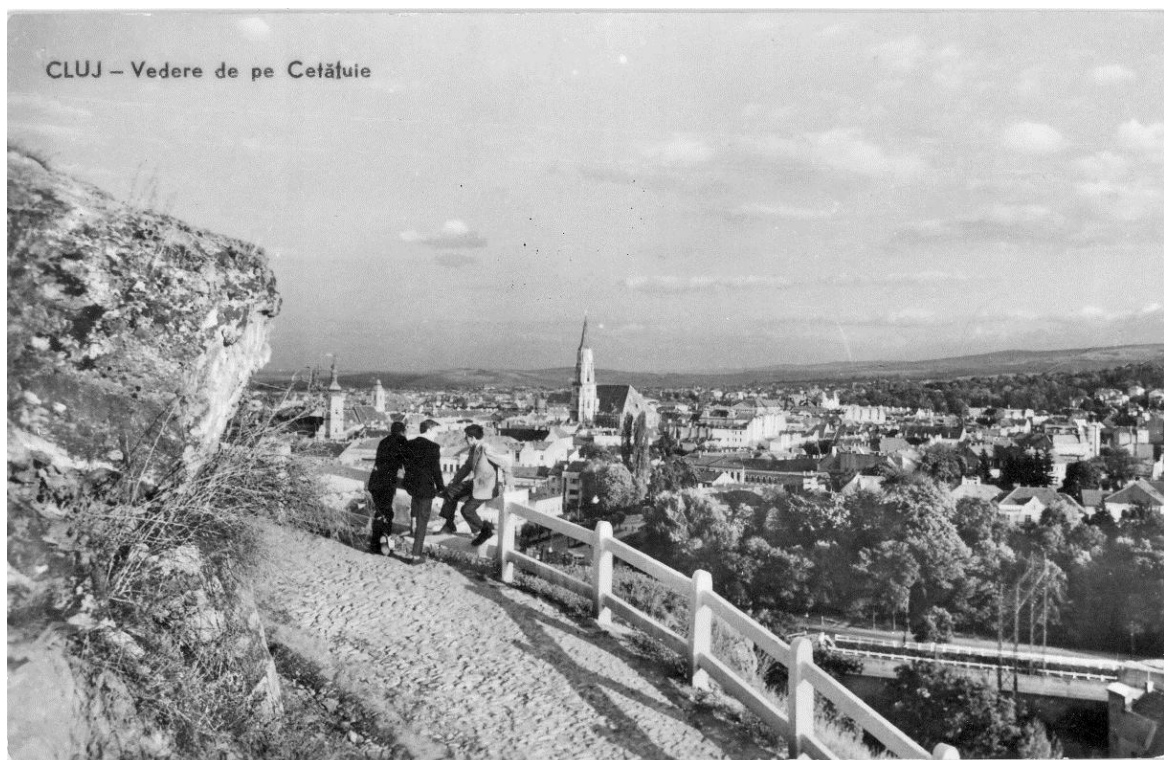
The modern expansion of the city incorporated the hill, and the Gruia neighbourhood developed in the vicinity of "Cetățuia", on the northern versant, is predominantly characterized by individual housing.

In the 1970's, a hotel was built on the south side of the garrison, the Belvedere hotel with 156 rooms, and stairs were built toward the Someș River, on the steeper side of the hill. Once with the construction of the hotel and of the parking lot and the vehicle access, a part of the buildings associated to the garrison were demolished. The other buildings still stand to this day.

As such, a vast panoramic view was opened toward the city, which is very appreciated and sought after ever since, represented in post cards and promotion clips. This is the same time the functional diversification of the area begun, which has become more accentuated in the last two decades.

However, at the time of the construction of the hotel and the stairs, the route of the fortifications with a bank of earth were not put to value and neither were the historical buildings of the former garrison, therefore leading to the loss of a part of these buildings.

On the west, north and east sides, the fortification has been maintained in a form close to the one from the time the garrison was in use, however, only two of the five buildings on the premises have been preserved and out of the three gates, two are in an advance state of degradation.



2 Image belonging to Adrian Giurgiu. 1970. BCU Cluj (Cluj Central University Library)

2. Spatial configuration and links with the city

The study area incorporates the garrison space, that of the maintained fortification and that of the perimetral land. It is delimited by Calarasilor Str. on the north side, Cetatii Str. on the east, the TCI sports base on the west and the Serpuitoare Str., General Dragalina Str. and the bank of the Someș River on the south side, respectively Cetatii Str. and Nicolaus Copernicus on the west side.

The Cetățuia area neighbours the Gruia neighbourhood to the north, a

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neighbourhood characterized by individual housing, with a specific plot pattern, and the area to the east of the studied site, between Cetățuia and Horea Street, is a protected area. The “Dr. Constantin Radulescu” stadion, the headquarters of the “CFR 1907 Cluj” team, is also in the vicinity. Serpuitoare Str. is a blind street which connects Gruia neighbourhood with the western part of the city.

Cetățuia is popular especially due to the panoramas it offers over the city from the southern versant. These panoramas have transformed it into a reference point for the city and one of the most visited places, both by the residents who come here periodically, and by tourists who find themselves visiting the city for the first time.

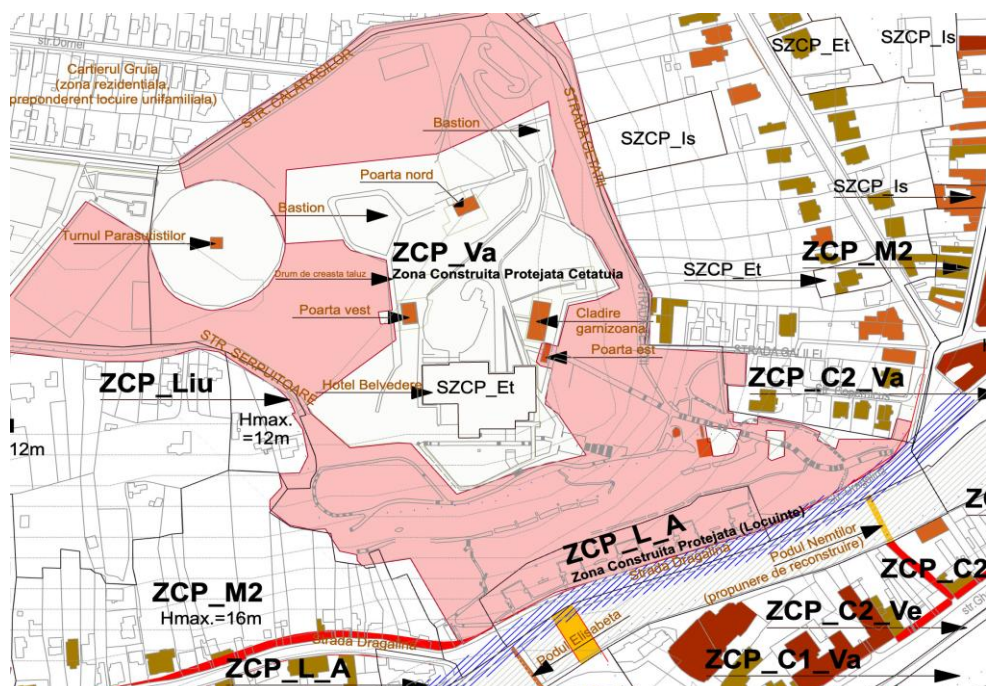
However, even though it is in a privileged position, the Cetățuia ensemble has benefited from very few investments and from even less with regards to designing the public space. The only notable interventions sustained are: the rehabilitation of the access stairs from Horea Street, the insertion of certain public food units, of which some are present there from before Belvedere hotel, the construction of the beforementioned hotel, and the Heroes of the Nation Monument (Monumentul Eroilor Neamului), built during the middle of the 1990's.

With regards to the premises of the former citadel, for as long as it has been private property, the interest for redesigning the public space has been minimal and resumed only to the creation of parking spots. As such, an appreciated space with a constant flow of visitors has not succeeded in putting to value its position and the great potential it has for the life of the city.

2.1.1. The north side - the plateau

The north part of the site is flat, with the exception of the elements maintained from the bank of earth grooves. **There are five buildings in this area (three gates: Eastern Gate, Northern Gate and Western Gate, and two buildings on the premises: the former ammo deposit and the former cereal silo) which remain from the former garrison. The banks of earth and the five buildings are part of the Cetățuia historic ensemble (LMI code 2004 CJ-II-a-A-07240).** Of these buildings, one is in the property of the Cluj-Napoca Municipality (the Eastern Gate), one is being used as the office of an architecture firm, one is used as a night club, and the other two are currently not in use.

3 Plan with the marking od the primary site elements. Cluj Napoca PUG (General urban planning plan)



In the proximity of Calarasilor Street, there is an area preponderantly used by the residents of Gruia neighbourhood, found in the vicinity, whose sole facilities are a sports field and a playground for children.

In the north-western area, there is a sports field in the propriety of the municipality and the Parachute Jumper's Tower (Turnul Parasutistilor), a building from the 1950's, destined for the training of parachute jumpers, currently closed off by fences. The area dedicated to sports activities continues to the west with the TCI sports base.

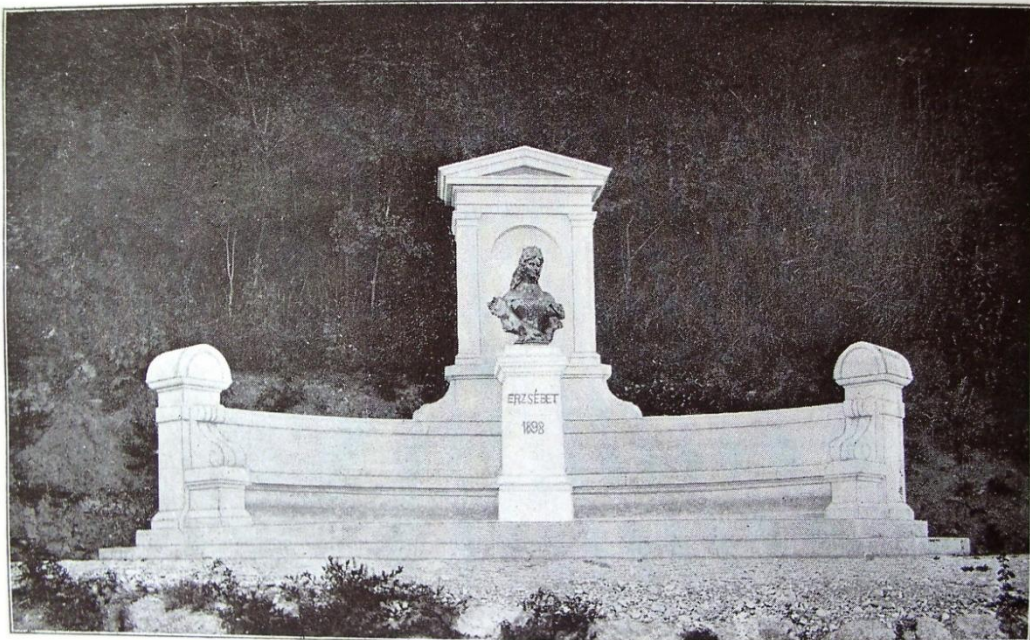
The area is dominated by the Belvedere Hotel, built in the 1970's, once the most elegant hotel in the city where official delegations were hosted, found under the private property of UNITA Turism. Once the hotel was built, the courtyard of the garrison was turned into a parking area. The construction of the hotel destroyed one of the bastions, and its placement is indifferent towards the directions of the historical fortifications.

2. The south side - the versant

The southern versant is the most visible from the city and concurrently, the one which offers the largest views toward the central area.

This area hosted, until the 1950's, an ill-famed slum, with unhygienic housing which used the unstable versant, unattractive for more significant edifices, locate near the centre. A part of these were set up in caves, some of which are visible to this day. Subsequently, the area was reclaimed and an intervention was initiated as to stabilize the versant by dewatering drilling and setting up throughs as to help eliminate rain water.

On one of the alleys parallel to the Somes River, a promenade with statues was created (most likely in the year 1896), statues which represented the chiefs of the Hungarian tribes at the "settlement in the motherland", these being demolished in 1918.



Erzsébet királyné szobra az Erzsébet sétáuton.

Szövege a 176—188. lapokon.

4 *The bust of Empress Elisabeth of Austria. Image by Haller Emlekonyv. 1901*

The oldest element is the bust of the Empress Elisabeth of Austria (Sissi), unveiled in 1901. Today, only the plinth remains on the original placement, which was designed by architect Pakei Lajos, the bust (the work of Strobl Alajos) having recently

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been discovered in the storage of the Art Museum.

The stairs connecting Cetățuia to Elisabeth's Bridge and the Central Park is currently in an advanced state of degradation, due to the versant's stability issues. The stairs on the eastern side, which descend toward Horea Street, are in better condition, these having been the object of a recent rehabilitation work, however, it is recommended that these too be restudied and that they be a unitary part of the proposed overall intervention.

Between the two access routes, there are two alleys which are parallel to the level curves. The city may be observed from these alleys, as well as a series of spectacular erosion areas. A third alley, the most frequented at the present time, passes the versant's ridge.

3. Facilities and activities

The functional diversification of the area started at the same time as the construction of the Belvedere Hotel and the creation of the stairs towards Someș River on the steeper side of the hill, and this diversification became more accentuated after the year 2000. As such, facilities such as public food, sports activities and outdoor cultural activities spontaneously appeared, as well as several offices and a night club. This spontaneous functional blend was completed in the last few years by the organization of numerous events: concerts, sports events, art installations etc., which contributed to defining a cultural character in the collective mind of the residents.

The Cetățuia Hill presents a generous potential for outdoor activities, both due to the unique natural space, as well as the diversity of places: promenade spaces, belvedere, accommodations, vast spaces and intimate places. Therefore, the interest for the area has been constantly growing over the past years. Apart from its characteristic as a point of interest to the city which attracts residents from all neighbourhoods and tourists alike, Cetățuia is the only public space with leisure characteristics for the Gruia neighbourhood.

In this context, **there is a wish for an intervention that supports cultural, educational and recreational activities, by means of an adequate infrastructure, but as less intrusive as possible**: access ways, public lighting, urban furniture elements etc. The potential for leisure space for the housing neighbourhood found in the immediate vicinity shall also be studied by means of the Competition.



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3. COMPETITION REQUIREMENT

1. The study area and the intervention area

Cluj-Napoca City Hall wishes to start the action of improving the Cetățuia Hill as an important public urban space. As such, it initiated this competition through which the candidates are invited to think the intervention proposals with regards to two scales:

(1) at the scale of the immediate intervention area, on the lands that belong to the City Hall, but also keeping in mind

(2) a vaster development vision, coherent with the first, with a potential of application in time, by gradually incorporating the areas which currently have private owners (especially the urban spaces near the hotel and the Parachute Jumpers' Tower). The restoration and any other intervention upon the existing buildings on the site are not the object of this competition.

The surface of the land for which the candidates shall present an integrated design proposal (*such as a Master plan*) is of approximatively 157,000 sqm, of which, the land measuring 102,500 sqm in the property of the Cluj-Napoca City Hall shall be detailed.

For the area found in the property of the Cluj-Napoca City Hall, the candidates are expected to offer a design/functional reconfiguration “scenario” which is sustainable and attractive, capable of satisfying the expectations and exigences of the residents and tourists and to make the most of Cetățuia hill. As a result of the competition, the selected proposal shall be the object of the assignment of the design contract, with the purpose of the promoter applying the respective proposal.

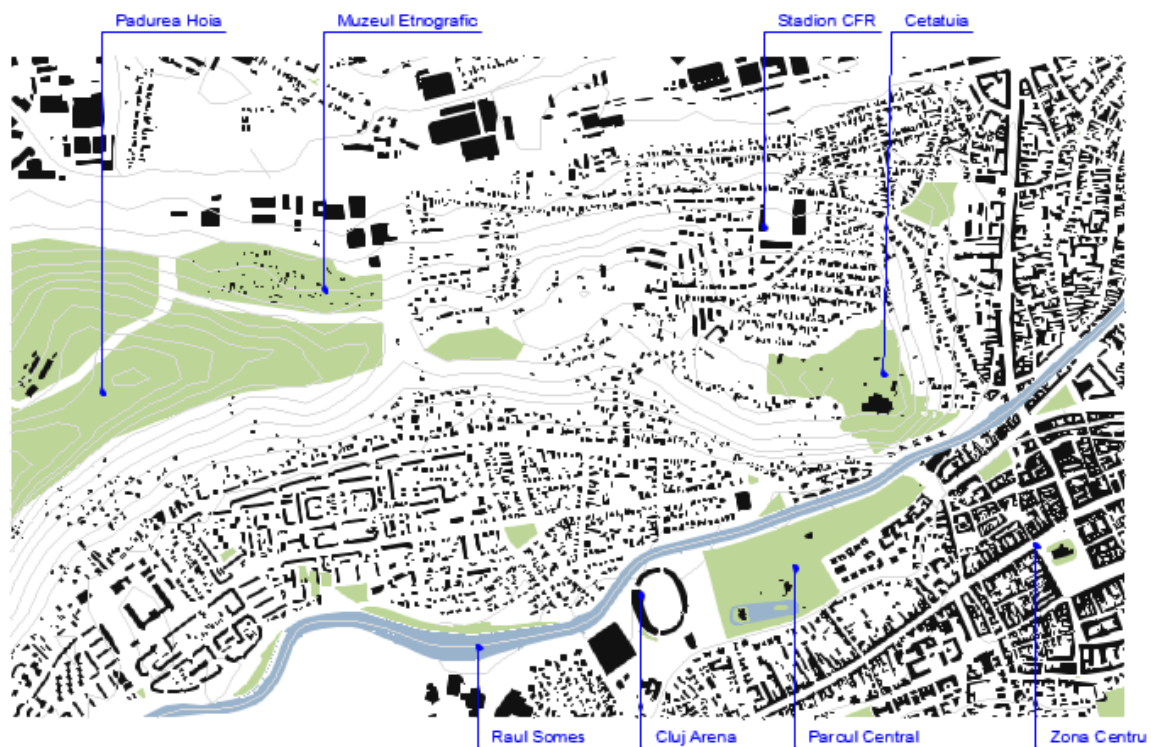
The scenario meant for immediate application shall be based on a more profound study of the entire delimited area, which also includes the lands which are not in the property of the municipality (in accordance with the delimitation drawing, Addendum

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6.2). *The Master Plan* shall propose **adequate and sustainable evolution visions, which will argue the benefits and the long-term generating potential of the proposed scenario**. These proposals have a directory character, of substantiating the future developments and ensuring their coherence, after they will have undergone professional and public debate means followed by the good practice of the Cluj-Napoca City Hall.

The proposal shall have to demonstrate the manner in which the new design integrates within a route of the tourist network (route: Historic centre - Cetățuia Hill - belvedere point on Vantului Str. - Ethnographic park - the Zoo of USAMV (University of Agricultural Sciences and Veterinary Medicine) - Hoia forest - the Round Meadow (Poiana Rotunda) - Lomb Hill - the Somes River), which shall have to have a convincing character with regards to the utility and attractiveness that the new proposal shall need to gain in the future.



5 Framing plan

2. Restrictions, permitted aspects

The proposed location is part of the Cetățuia ensemble, with a green area that has the status of historical monument. Any intervention upon this space must take into consideration the provisions under Law 422/2001 (republished) and those under the Cluj-Napoca Municipality General Urban Planning Plan.

The location is incorporated into the general urban planning plan under UTR ZCP_Va = Protected built area, Green area - grass median, gardens, public parks, respectively UTR Vs = Green spaces - parks, sports bases, public or private, with limited public access (Relevant excerpts from the Rules may be found within the support documentation - Addendum 3.2).

3. Design directions

a. Framing within the locality

Special attention shall be granted to connecting the intervention area with the vicinities and to the creation of coherent pedestrian ways. Due consideration shall be taken with regards to the predominantly residential character of the neighbouring areas and as to avoid generating conflictual situations due to the design proposal.

b. Spatial configuration

1/ A major issue visible on the southern versant is the instability of the land, due to the erosion of the geological layers. It is recommended that certain stabilization solutions be studied, which can discretely blend into the landscape, potentially integrating elements necessary to stabilize into the landscape design elements.

2/ It is wished that the specific cultural landscape and the existing elements be improved, rather than "reinventing" the image of Cetățuia.

3/ The improvement of the fortifications with bank of earth is of utmost importance. Their legibility is indispensable to maintaining the location's memory.

4/ The possibility of reconstructing the access to the Hotel parking lot and bringing it to its initial configuration shall also be studied (please see image 1).

5/ The areas held by private owners shall also be studied, as well as the possibility of integrating the Parachute Jumpers' Tower into the general undertaking, maintaining, however, the possibility of it being used for jumping trainings in safe conditions.

c. Facilities

1/ Cluj's cultural life is extremely vibrant. Throughout the entire year, there are events of variable duration or sizes, from grand festivals, to small concerts, sports events or events of other types which temporarily change the character of certain places within the city. All of these address a large range of users. The candidates are invited to identify a coherent ensemble, but one that is not intrusive, of facilities which will elegantly find their place in the natural and symbolic ensemble of the area and in relation to the vicinities, and which will complete its character, in such a way that the entire garrison may become an attractive centre for residents and tourists. The candidates may propose meeting areas of different sizes, from concerts and shows to areas destined for small groups or family, public food, relaxation spaces, playgrounds, household points, social centres, first aid point, small stores with temporary use etc.

Certain places may benefit from concentrations of urban furniture, others may be left free, as to receive various temporary uses.

2/ An uncovered area shall be proposed, which will be able to seat 100-150 people, with the primary function of event space. One purpose shall be ensuring all associated spaces to the primary function, that of location for events, but also as a public space, for leisure, between the events.

3/ The existence of a natural height in the midst of the city is one of the remarkable geographical particularities of Cluj. Apart from the relaxation spaces or those which shall host various facilities, other places shall be identified from which the city can be observed (currently in use or others) and they shall be improved.

4/ Apart from the belvedere area found in the proximity of the hotel, there are also the two intermediary alleys that open toward the city on the southern versant, alleys with a horizontal profile, parallel to the level curves. These alleys are currently an undervalued resource. The participants are invited to study the manner in which they may become attractive, either for walking purposes, or as a location for artistic installations, punctual

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performance events.

5/ The candidates may propose areas in which temporary elements may be mounted with the occasion of various events: mobile street trade (but not within the areas whose exposure may affect the image of Cetățuia), exposure elements or of another type, at the candidates' proposal.

6/ Setting aside the fact that the area is open to the residents of the entire city and tourists, it is also used by the residents in the vicinity. It is also wished that this category of users of the public space is not excluded by the proposed design, but rather that community interactions be encouraged.

d. Built heritage

1/ The maintained bank of earth shall be rehabilitated. Its embankments can be corrected as image, can be reconditioned and, if applicable, they can be consolidated.

2/ The embankment's edge road, which has great potential, must become legible and can receive design proposals.

3/ Proposals can also be made with regards to re-functionalizing the two platforms of the maintained artillery bastions.

4/ The restoration and improvement of the northern and western gates shall also be studied, as well as reopening access through the western gate. The eastern gate is in the property of the Cluj-Napoca Municipality and shall host **an information centre**. The plans for these gates may be consulted in the competition documentation (Addendum 8.1).

e. Materials and textures

1/ It is indicated that the used materials be chosen by taking into account the history of the location, the existence of the fortifications and their geometry. The interventions must complete the area and not create egregious contrasts.

f. Alleys and accesses

1/ The relationship between the city and the vicinities shall be emphasized through the representation of the major flows and the access ways.

2/ All proposed circulation improvements shall keep in mind the topography of the land. At the present time, the site has areas in which no such facilities exist, or these are in an advanced state of degradation.

3/ Auto-vehicle access shall be ensured by means of Serpuitoare Street, from the west, and Calarasilor Street, respectively Cetatii Street from the north.

4/ Pedestrian access shall be ensured from the neighbouring lots which are not surrounded by fences (including that in the Belvedere ensemble), thus ensuring the link between the south side of Cetățuia, the most circulated part from the city.

5/ A series of ideas were discussed in the public area with regards to the need to build a mechanized access means. The candidates **shall study the opportunity of building a mechanized means of access** - which shall link the Bridge of Elisabeth area to the Serpuitoare Street area, and the manner in which such a means of access may be integrated into the ensemble's image. Incorporating such a means of access must take into account the exposure that the southern versant has from the city and **must not affect its image**. The land's geography must also be taken into account (the uneven slope), as well as the integration of the technical equipment and the passenger take over areas and the relationship with the valuable landscape of the versant. The candidates shall **explain the choice of proposing or not** this means of access,

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including by means of the presentation text included in the competition drawings. Within the design services contract, this facility shall be detailed by the winner only up to the Feasibility study phase.

7/ It shall also be kept in mind that the municipality plans on rebuilding the Nemtilor Bridge (Podul Nemtilor) (marked under figure 3).

g. Urban furniture

1/ The proposed urban furniture may comprise both catalogue items, as well as personalized ones.

2/ Attentive, innovative thinking is recommended with regards to the furniture associated to the belvedere area on the ridge of the southern versant.

3/ A design which is as discrete as possible and less enriched by facilities is encouraged, as an invitation to relax "on the grass", "on the slopes" etc., as to sustain the image of a nature contemplation spot.

4/ The urban furniture can have a polyvalent function.

5/ Solution for the following urban furniture items shall be mandatorily provided: benches, illuminating bodies, bicycle parking spots, bins, drinkable water fountains, all as resistant as possible to bad weather and acts of vandalism.

6/ Cluj wishes to offer its residents welcoming public spaces that provide adequate facilities. In this context, we can consider the scenario of using Cetățuia as a outdoor working park or as the scene of certain events. Electric energy sources shall be proposed as to serve events or visitors (power supply for laptops, phone charging, electric bicycles), taking into consideration the specificity of the design.

7/ All types of proposed furniture shall be illustrated.

8/ Only furniture items with a contemporary aspect shall be chosen and pastiches of any kind shall be avoided.

h. Vegetation

1/ The proposal shall have to improve upon the landscaping potential and shall have to take into account every detail, even of reduced importance, due to their potential of offering uniqueness, individuality and a sense of non-repetition to the landscape.

2/ It is wished that the natural character of the landscape be preserved and that anthropic interventions be reduced to a minimum. In this respect, the elements which achieve their maximum landscape potential in their original form shall be identified and adequate measures shall be proposed as to preserve the valuable identified characteristics.

3/ The mature trees present on the site shall be preserved and focus shall be paid to eliminating / restricting invasive species, respectively replacing the specimens with an impaired canopy architecture (asymmetric or that deviates too much from the species' characteristics).

4/ The potential new plantings of trees shall take into consideration the specific of the area and the climate, in accordance with the landscape study (under Addendum 4 of the competition documentation).

5/ The green spaces shall remain dominant within the design projects, and the proposed materials must ensure the permeability of the soil.

6/ The creation of a vegetation profile which shall offer a complex and attractive scenery during each season shall be a priority.

7/ We encourage the contemporary approach of the versant, including by means of relating to the productive landscape of the vineyards which occupied the majority of the city's southern versants.

8/ It is recommended that a mixed team be formed to include landscaping specialists - both for the landscape impact of certain new plantations and with regards to the choice

of species- and geology specialists.

9/ The Landscape Study available under Addendum 4.2 of the Competition documentation, drafted by Dr. Arch. Razvan Vasii shall be followed.

i. Nocturne ambiance

1/ The solution shall contain a unitary concept for realizing artificial lighting. Conditions for carrying out events during the night must be ensured (safety of circulation, illumination of the event area etc.), either integrated, or independent.

2/ The proposal must express in the manner of composing nocturne ambiances (areas differentiated by means of different types of light, nuances, intensity, placing etc.).

3/ The southern versant is visible from the city centre, its image being one of the defining elements of the local identity. This exposure shall be kept in mind when designing the lighting solutions. Discrete solution shall be appreciated, where the lighting system does not create violent contrasts.

4/ We request that the proposed ambiances be illustrated.

5/ The electricity supply system shall be buried and shall mandatorily incorporate sockets as to connect equipment to sustain the organization of temporary events.

The proposed design/reconfiguration scenarios and solutions must individualize the space as much as possible and must regain the importance it deserves within the urban ensemble which it is part of, as well as its importance city-wise.

A contemporary design is desired, a design which respects and integrates into the context of the historic monument ensemble. The designs must be unitary, but uneven and adapted to the location. Discretion, subtlety, the finesse of the intervention and the respect shown for the site shall be appreciated.

The exposure of the entire area renders the manner in which it is perceived by the city very important, this Apart from the manner in which the area is experienced by the visitors.

The solutions must combine the use of the site by the public with maintaining the image of the headland and the natural landscape. It is wished that the design be oriented towards the persons who feel the joy of passing through a natural, alive land, designed as little as possible, and who appreciate the qualities of this green break from the sea of urbanized tissue that is the city.

4. DRAFTING CONDITIONS

1. Drawn elements

The projects shall be presented on **three A0 format sheets of paper**, with horizontal orientation.

The following drawn and written elements shall be presented on the three pieces of drawing paper:

Drawing 1

- ensemble design plan (Master plan) - 1:1000 scale;
- two representative sections which envisage the relationship between the design and the versant's topography - 1:1000 scale

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Drawings 2 and 3

- detailed design plan, which will illustrate the attitude with regards to the bank of earth fortifications - 1:200 scale; representative section/s by means of the detailed area - 1:200 scale;
- detailed design plan, which will illustrate relationship with the vicinities; representative section/s by means of the detailed area - 1:200 scale;
- detailed design plan, which will illustrate at least one specific design area and the lighting concept; representative section/s by means of the detailed area - 1:200 scale;
- architecture plans for the proposed buildings (1:100 scale), perspectives, details - if applicable;
- perspectives considered relevant, photographic collages, schemes, explicative diagrams and other elements chosen by the candidates;
- solution presentation text (at most 6000 characters with spaces) integrated on the drawings.

Note: The presentation text supporting the concept shall be integrated within the three presentation drawings.

2. Written elements

Each project shall contain the financial estimate of the design services (in accordance with the model under Addendum 2.3 - Financial Proposal). The financial proposal shall specify its value in RON (using the BNR (Romanian National Bank) exchange rate valid on the date of launch on SEAP). The financial proposal shall represent the negotiation basis for concluding the design services contract with the winner of the Competition. The financial proposal shall not exceed the estimated value of the maximum cap, in accordance with Addendum 2.6 Estimated maximum cost of investment and design.

5. ASSIGNMENT CRITERIA

When assessing the solutions, each criteria shall be scored between 0 and the maximum expressed at each criteria. The maximum score is of 100 points, the weight of the criteria being explained in detail as follows.

A. Satisfying the architectural-urban functional needs

40% of the final assessment (at most 40 points)

A1. Functional criterion - at most 15 points

Points shall be awarded for the proposed use scenarios, solving the points of access and the routes from a urban and architectural standpoint.

A2. Financial criterion - at most 15 points

The following shall be scored:

- respecting the investment cap indicated within the competition documentation;
- the reasoning and sustainability of the functional-spatial solution in relation to the estimated price.

A3. The quality and clarity of the representation of ideas so as to illustrate the candidate's capacity to execute the proposed project

at most 10 points

Calculation algorithm for criterion A

$A=A1+A2+A3=15+15+10=40$ points, maximum number of points that can be granted

B. The added architectural-artistic value

60% of the final assessment (at most 60 points)

B1. The character of the area and the general atmosphere of the intervention - at most 20 points

Points shall be awarded for the general quality of the intervention, the proposed ambiance, the specific design solutions which give value to the site's particularities. The solutions which avoid over-design and which intervene with discretion as to improve on the existing advantageous elements shall be appreciated.

B2. Historic-architectural criterion - at most 20 points

Points shall be awarded for the integration of the project within the protected built area, maintaining the historic monument character and the proof of a military facility specific to the XVIII century, the manner of treating the existing build background and the manner in which the existing fortifications' value is emphasized.

B3. Architectural-landscaping criterion - at most 20 points

Points shall be awarded for the manner of relating to the existing vegetation and the manner in which the land's specific geography is used in the project. Furthermore, the plantation and exploitation concepts shall also be scored.

Calculation algorithm for criterion B

$B=B1+B2+B3=20+20+20=60$ points, maximum number of points that can be granted

Calculation algorithm for the final assessment (a maximum of 100 points possible)

$A+B= 40 +60 = 100$ maximum

Approved the competition brief on:

Promoter: Cluj-Napoca City Hall

Mayor
Emil Boc
(stamp and signature)

Drafted on behalf of the Organizer,
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