



## East Park Cluj-Napoca

Design Competition

**Annex 1 – Competition Brief**



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## 1. GENERAL DATA

### 1.1. Contracting authority and competition conditions

The contracting authority of the competition is the Cluj-Napoca Municipality, which will become the beneficiary of the project contracted following this competition.

The area already referred to as the "East Park" has a total surface of 45.5 ha and includes the water surface and the shores of Lake 3, the area of the former RADP nursery for plants and a wetland that, along with a chain of lakes, is a unique biotope in the urban environment. The opportunity to arrange this area has been signalled since the 60s and 70s, when several projects were proposed to capitalize on the water surfaces present and transform a swampy site into a recreational area. The projects did not materialize, except for the regularization of the shores of Lake 3 and the establishment of a nursery on a flat and regular portion of the study area. The last 30 years have led to the abolition of the nursery and the development of wildlife in the remaining wet part of the site.

In an attempt to activate this large and undervalued area, the public administration proposed the construction of an Aqua-park complex in the area of the former nursery, and the modelling of the site as a result of the implementation of such a function.

The competition takes place after giving up the project of an Aqua-park on the site; the project was rejected by a part of the citizens of the city, concerned about the risks it presented to the conservation of the wild habitat developed spontaneously in the northeast of the studied territory.

### 1.2. Purpose and objectives of the competition

The new arrangement will have to ensure the conservation under optimal conditions of the wetland with its specific flora and fauna, developed spontaneously and being a unique biotope in the urban environment of Transylvania. At the same time, the promoter wants to arrange a park that fulfils the usual functions for this kind of public spaces, and that both socially and functionally reactivates the area through the landscape qualities of the created frames. Finally, by being integrated into the system of other urban planted areas, the future East Park will become an important node in the green network of the city and of the East area.

The purpose of the competition is to find the best solution for arranging and equipping the East Park, which involves:

- Protecting the existing biocenosis, unique in an urban habitat;
- Identifying innovative methods of visual and auditory interaction with the protected biotope, without disturbing its natural processes;
- Landscaping proposal for the protected areas, which should mediate the relationship between the public garden and the biotope to be preserved: to delimit them without separating them;
- Landscaping proposal for the public garden functions with all necessary facilities and equipment (alleys, rest areas, playgrounds, places for adequate sports activities, public lighting, etc.);
- Increasing the vegetation area by 200-300%, thus achieving a planted area of 60-75% of the total site and increasing the ecological impact on the area of influence;
- Achieving a functional zoning for the necessary equipment and constructions;
- Resolving accessibility and connections with neighbouring built and planted spaces;
- Integration of the shores of Lake 3;

- Defining a core in the green network of the city for future development in the South-East direction, together with supporting the ecological function of the area.

### 1.3. The architectural, urban and landscape context

#### 1.3.1. Historical landmarks

On the first topographic map of the Habsburg Empire (Josephine Rise, 1769-1773), the swampy area to the east of the city is prominently marked, although still at a considerable distance from the settlement, which, however, had already extended its limits far beyond the fortified precinct. The wetland of what is today the most characteristic part of the studied territory is also found on the successive maps, always at a distance from the inhabited areas (Fig. 1 Period 1830-1941). It was not until 1941 that the northern part of the swamp was built, from which we can deduce that the expansion of the city in this direction took place between 1887 and 1940, a period that roughly coincides with the consolidation of the industrial society in this part of Europe.

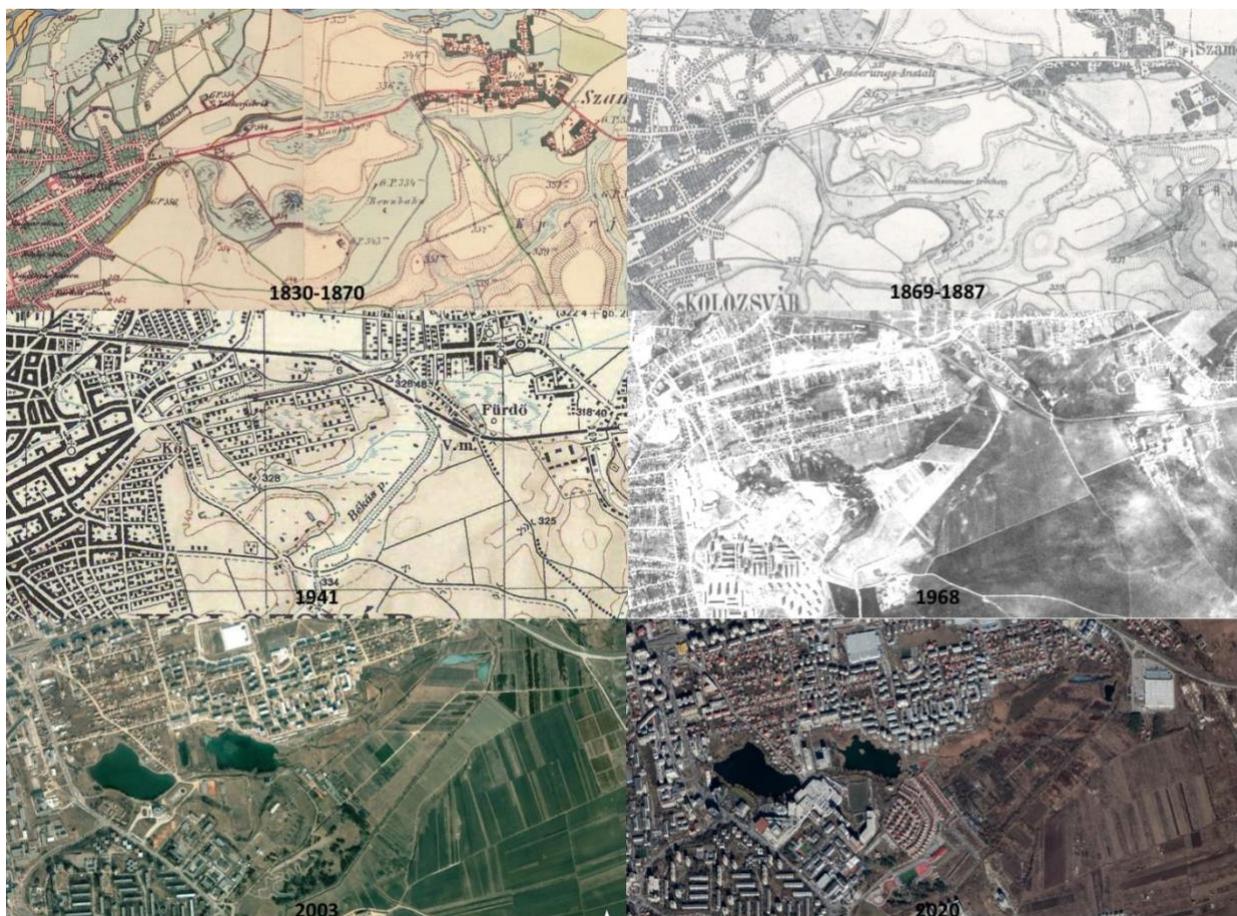


Fig. 1 – The historical evolution of the wetlands in the area of influence of the competition area

Successive stages of landscaping of the swampy area followed (Fig. 1, period 1968-2003) and the realization of hydro-technical arrangements that initially led to a linear network composed of 5 lakes supplied gravitationally "in waterfall", starting with Lake 1, and with discharge into the Becaş creek. The plateau area without surface water, trapezoidal in shape, has been transformed into a nursery. In the last 20 years, Lake 2 has been drained and replaced by a residential complex, while Lakes 3, 4 and 5 exist in a form similar to that of 2003. The main difference, as can be seen in the image above, the interval 2003-2020 is represented by the evolution of the vegetation in the area of the former nursery and in the on the shores of Lake 3.

### 1.3.2. General Urban Plan

Currently, the studied site is included in the General Urban Plan under Territorial Reference Units related to the green functional subzone: **Va**, **Ve** and **Vpr**. In principle, the Public Garden area and the protected Biotope area belong to the **Va** area, the contour of Lake 3 and the minor riverbed of the Becaş brook belong to the **Ve** area and the protection corridor of the natural gas supply bus belongs to the **Vpr** area (Fig.2, Fig.3). The areas that border the intervention perimeter can be divided into 2 categories: housing and facilities of public interest.

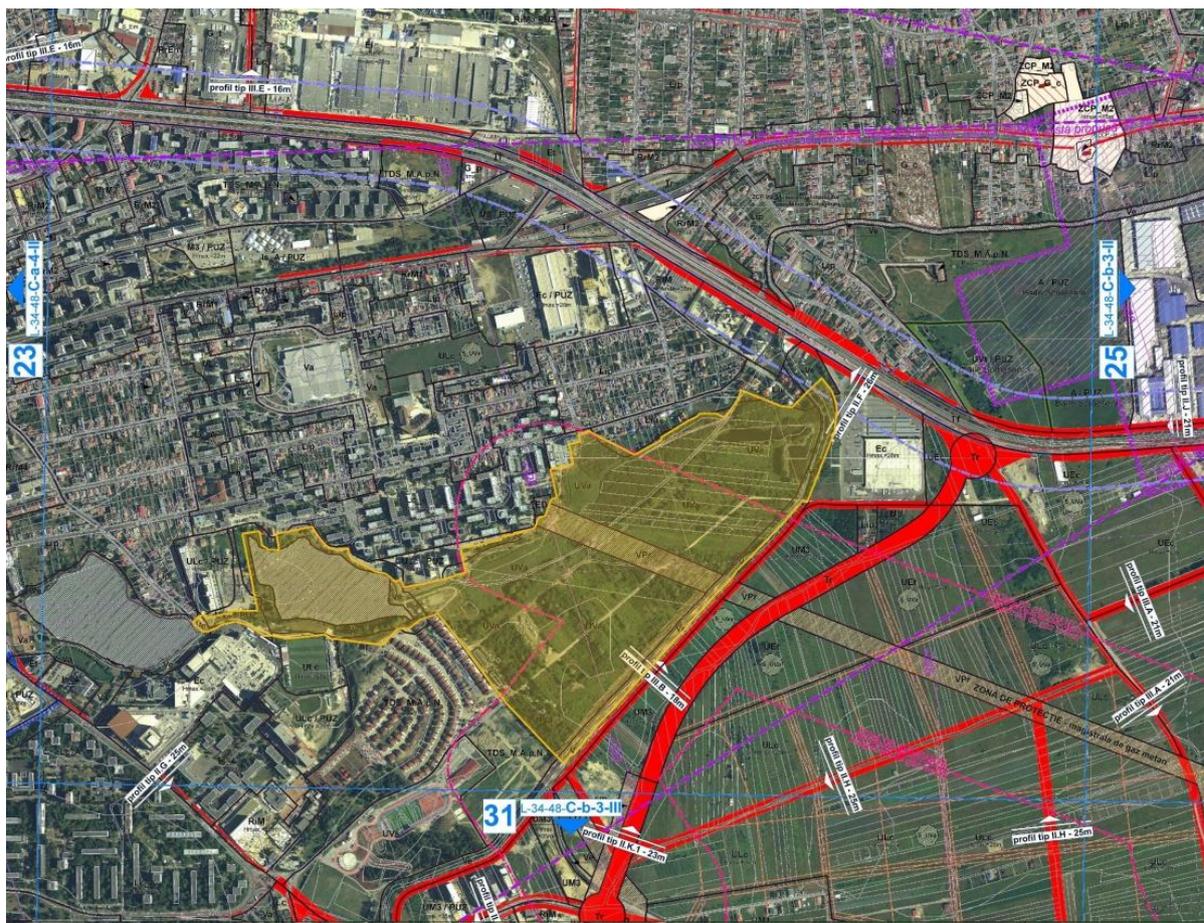


Fig. 2 – Situation of the plot structure superimposed over the ortho-photo plan and extract of P.U.G. (General Urban Plan)

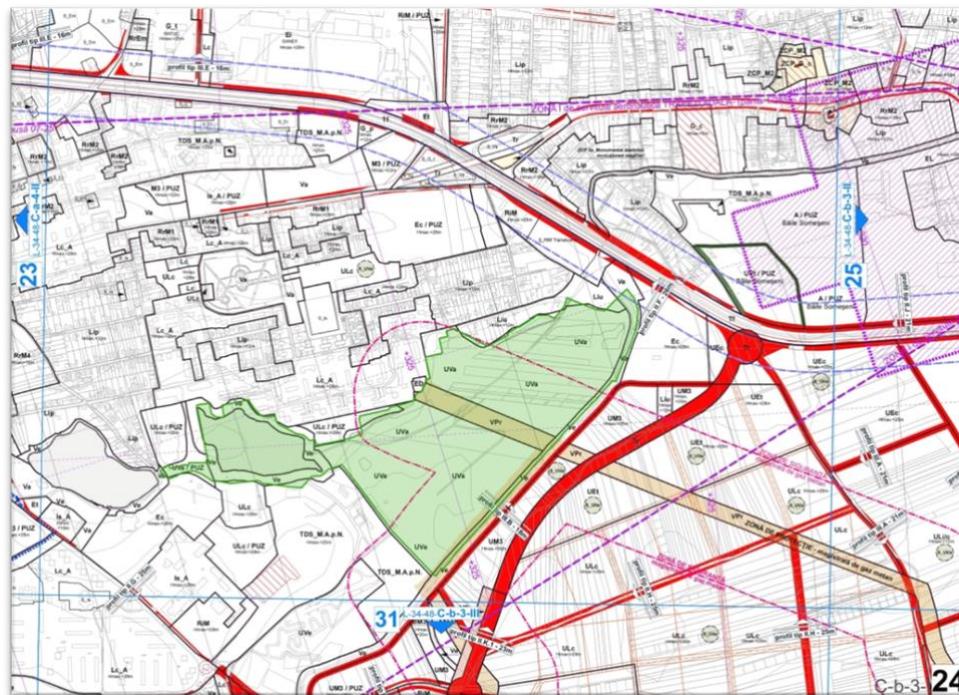


Fig. 3 – Superposition of the intervention perimeter and the P.U.G. extract (General Urban Plan)

Most of the perimeter residential areas are occupied by collective dwellings and included in the **Lc\_A** area; in the northern part of the perimeter, a number of individual houses within the **Liu** area can be seen along the eastern limit of Dunării Street.

The main commercial facility of the area that satisfies the needs of the population on several levels is the “shopping mall” classified in the **Ec** area. This facility can be considered the main generator of car and pedestrian traffic of the area of influence of the project targeted by this competition and is tangent to the competition area in the subzone called "E" in the following chapters. In addition, there is a relatively recently inaugurated sports base within the **Vs** area.

Green areas:

**Va:** *Green spaces – squares, gardens, parks with unlimited public access*

Character of the area:

- It is forbidden to change the destination of this category of spaces. This regulation is final and cannot be changed by P.U.Z. (Zonal Urban Plan);
- The interventions will aim first of all to preserve the coherence of the ensemble, to rehabilitate the constructions, arrangements, plantations, the improvement of the landscape and environmental elements;

The rehabilitation and modernization of public spaces will be approached in a comprehensive manner, given that green spaces are a component of the system, and will be carried out only on the basis of complex specialized projects aimed at improving the urban image, developing the priority of pedestrian movement and of the spaces intended for it, of the modalities of movement by bicycle, regulation of the circulation and parking of the motor vehicles, organization of the urban furniture and of the vegetation.



Permitted uses:

- tall, medium and low plantations;
- system of alleys and platforms for pedestrian and bicycle movement;
- urban furniture, play and leisure facilities, sports and other compatible outdoor activities;
- pavilions, components of landscaping;
- constructions for cultural activities and public catering;
- lavatories, spaces for administration and maintenance.

Important interventions on green spaces and the system of alleys and platforms will be carried out only on the basis of dendrological and landscape studies, in the context of the preservation of their specific characters. The surface of the actual green spaces, organized on the natural soil, will occupy at least 60% of the total surface of the green area and will include exclusively vegetation (low, medium and high). Surfaces with any type of finishes are included in the category of free spaces. The removal of mature trees is prohibited, unless they pose an imminent danger to the safety of persons or property.

**Ve:** *Green area for water protection or as an ecological corridor*

Character of the area:

- The area includes hydrological facilities, those of river banks, fragments or green spaces, pedestrian and bicycle traffic, street furniture, etc., as well as the protection areas of secondary watercourses – streams – on the slopes. The breaches related to the watercourses offer the opportunity to develop a network of green spaces that can include pedestrian paths and, therefore, the creation of advantageous connections within the urban structure.

**Vpr:** *Green area for protection against major infrastructure, sanitary protection, plantations with the role of slope stabilization and ecological reconstruction – green spaces with the role of protection against major infrastructure - main transport networks for electricity and methane gas, railways and roads, etc.;*

**Vs:** *Green area with a sports complex function. Green spaces - parks, public or private sports facilities, with limited public access. Public access is allowed following a pre-arranged timeline, based on a fee.*

### Collective and individual housing

**Lc A:** *Collective housing complexes built before 1990. It is the area of large single-functional residential complexes built during the communist period;*

**Liu:** *Low-rise housing, arranged on an urban plot. The area is characterized by the low-density residential function (predominantly single-family dwellings), the homogeneous and regular plot structure, the result of urbanization operations with generous plots, with a street opening of 12-20 m, a depth of 30-55 m, and the surface of 450 – 1000 sqm), and of the isolated building regime, with residential buildings of modern urban type, withdrawn from the alignment (their*

character being marked by the presence of the national-romantic architecture and the international style).

### Shopping Mall commercial facilities

**Ec:** Area of commercial economic activities – retail, *en détail* – carried out in large units – *big box, mall, showroom*. The area is dedicated to large-sized commercial activities such as *supermarket, hypermarket, mall*, etc, having a general nature, or specialized in certain profiles, with zonal addressability or at the level of the entire city, generally organized in dedicated buildings, some of them of „big box” type.

#### 1.3.3. Existing studies

In addition to the General Urban Plan, there are at the disposal of the public and specialists a number of studies focused on a very particular biodiversity, present in the wetland in the northeast of the studied location. We emphasize here the significant contribution of the SOS Eastern Park initiative group (<https://ro-ro.facebook.com/sosparculest/>).

The following preliminary studies are attached to this competition brief:

- Topographic survey;
- Geotechnical investigation;
- Landscape study;
- Summary of the preliminary biodiversity study;
- Photographic documentation.

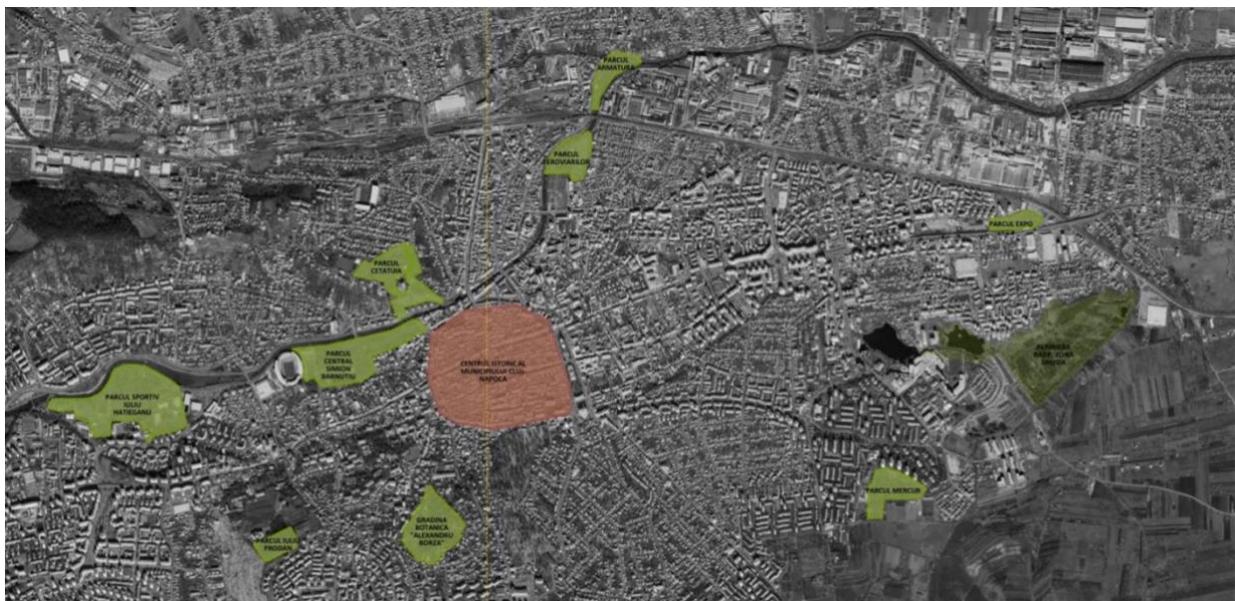


Fig. 4 – Green spaces distribution within the built-up area of Cluj-Napoca

## 2. STUDY AREA

Due to the topographic configuration and the context of the historical development of Cluj-Napoca, most of the landscaped green spaces are located near the central area and are concentrated in the western half of the city (Fig. 4). An analysis of the position of urban green spaces can even show that, in the eastern half of the city, only the inhabitants of the Gheorgheni

neighbourhood have access to Mercur Park (approx. 5 ha), while the inhabitants of the Intre Lacuri, Mărăști, Bulgaria and Someșeni neighbourhoods are at a distance of at least 3km from the nearest landscaped green area, respectively the future Railway Park (*Parcul Feroviarilor*) and Armatura. Consequently, it can be stated that the ecological and socio-cultural impact of the East Park extends over almost the entire eastern half of the city (Fig. 5), both the part already built and the one about to be built.



Fig. 5 – Ecological and social area of influence of the future East Park – Concentric circles at an equidistance of 500m – according to Terry O'Regan

## 2.1. Cluj-Napoca Municipality – Development plan for the eastern area

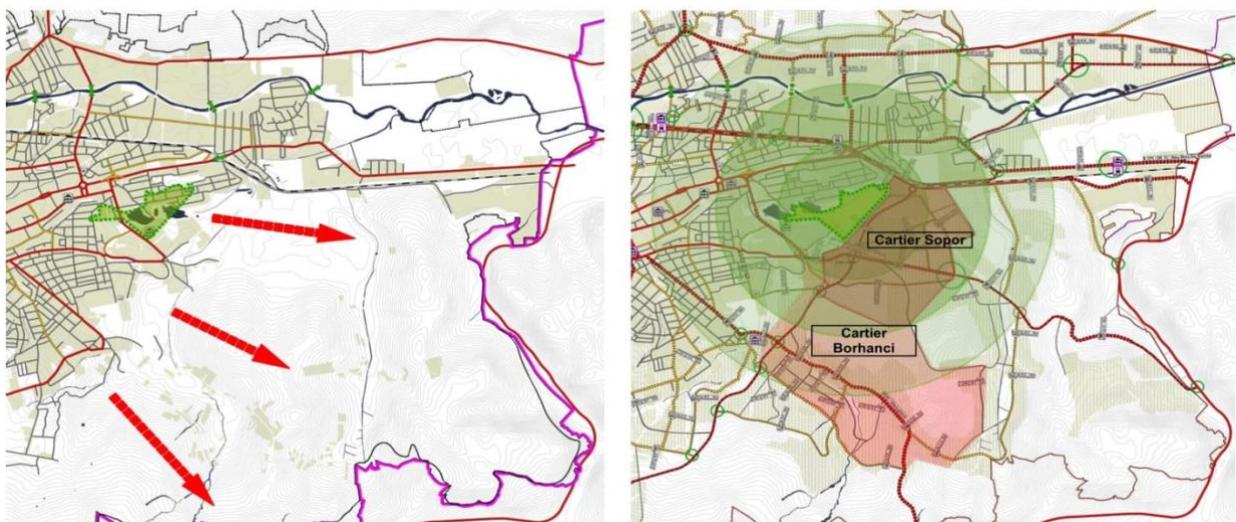


Fig. 6 Traffic scheme for 2014 / Proposed traffic scheme in the period 2020- 2024

Currently, the “East Park” area is at the limits of the urban development of Gheorgheni and Între Lacuri neighborhoods, but the handling of the solution must take into account not only the current requirements of these areas, but also the future needs of new urbanization areas.

As can be seen in the territorial traffic scheme (Fig. 6) and in the reality of the territory, one of the directions of accelerated urban development in the next decade is expected to be the southeast and east relative to the city centre. The construction of 2 new neighbourhoods – Borhanci and Sopor, the opening of highways to connect them with the European road system, the availability of land and, last but not least, private initiatives all seem to confirm such a forecast.



Fig. 7 – The position of "central green area" for 6 neighbourhoods of the future East Park

Considering that, apart from the former orchard of the experimental fruit plantation (managed by USAMV), there are no areas planted with high vegetation (trees and fruit trees), and that there are currently no significant areas of land owned by the public administration, the social, functional and ecological impact of the arrangements proposed by this competition (Fig. 7) will be decisive for the development of the eastern area of Cluj-Napoca.

## 2.2. Area of influence

### 2.2.1. Gheorgheni neighbourhood (V)

Initially occupied entirely by individual houses, a significant part of the inhabitants of Gheorgheni neighbourhood live today in 3 large groups of collective houses built at the end of the '70s, in the "central" area of the neighbourhood. The rest of the area is still occupied by individual houses, but in small numbers, located in the proximity of the intervention perimeter. Currently, the area has a total population of about 37,000 inhabitants. The central complex, concentrated around the "Mercur" neighbourhood centre, is of a modernist character and represents the single such ensemble left unaltered during the "densification" practices of the '80s. The ensemble communicates with a green area of reasonable size – and the only green area currently arranged on a considerable radius – "Mercur / Detunata Park". Although it is not the subject of this competition, it is important to mention that a green neighbourhood system can be created to connect this park to the future East Park on 2 possible routes (Fig. 8).



Fig. 8 – Gheorgheni neighbourhood – Accesses present in the area of the Park and possible green neighbourhood systems that can be created through the competition proposal

### 2.2.2. "Între Lacuri" (*Between Lakes*) neighbourhood (N)

The Between Lakes neighbourhood has a total population of approximately 24,000 inhabitants and consists of a central group of collective housing and shopping centre on Dunării Street, as well as some individual housing in the perimeter of the neighbourhood. Currently, there are no green spaces for the inhabitants of this neighbourhood, except for a small space belonging to the intervention perimeter, with a modest area of 8,600 square meters. Although it is adjacent to the future East Park on its entire northwest side there are only 3 effective points of contact: access through the existing "park", a central area where the boundaries are currently ambiguous, and the northern end of Dunării Street. As will be detailed in the following chapters,

the limits between the “Între Lacuri” neighbourhood with the future East Park and the access points must be clearly defined in order to allow the development of the protected ecosystem.



Fig. 9 – The existing connections between the “Între Lacuri” neighbourhood and the intervention perimeter

### 2.2.3. The future Sopor neighbourhood (E)

According to the information available at the time of drafting the competition brief, the future Sopor neighbourhood will be built according to the winning project of the international competition "Sopor Masterplan". It should be mentioned that the intervention perimeter – the future East Park - is separated from the Sopor neighbourhood by the Becaş riverbed. Moreover, along this riverbed, work will soon begin for the construction of an important road. The communication between the 2 urban areas will be made through 2 “penetrations” of the park protection area, through an existing bridge and through a bridge that will be built in the alignment of the natural gas distribution. (Fig. 10)



Fig. 10 – The future Sopor neighbourhood with possible connections with the intervention area

## 2.3. The East Park stury area



Fig. 11 – Areas that can be currently distinguished in the intervention perimeter

### 2.3.1. Existing accesses

Given the large area and a flat shape arranged somewhat horizontally, there are currently a large number of accesses in the area of the future park. The most highlighted accesses are the southwestern and north-eastern ends of the „25 Octombrie 1944” Street – the entrance to the former RADP nursery. On the western side of the intervention perimeter, there is only one area frequently practiced but not arranged for access – "Între-Lacuri" Park, followed, to the north, along Galați Street, by approximately 3 improvised access points.

### 2.3.2. Existing routes

With the exception of „25 Octombrie 1944” Street, which crosses longitudinally the area of the former nursery, but also fragments it, there are no other routes arranged in the studied area. Sporadic visitors produced a number of perimeter trails to Lakes 4 and 5, as well as in the forested area located northwest of the site. However, most of the wetland and forested area is impassable, mainly due to the very dense invasive tree and shrub vegetation. On the nursery plateau there is also a former built route, currently degraded, parallel to the mentioned street and oriented towards the western side of the site.

### 2.3.3. Existing functions

The area of the intervention perimeter has suffered a process of degradation of the anthropic part for about 25-30 years and a spectacular development of a wet, swampy portion of land, accompanied by a general process of wildlife expansion. Therefore, there are currently no functional areas in the studied territory.

### 2.3.4. Existing flora and fauna

The existing vegetation, as can be seen in detail in the studies attached to the competition brief, differs greatly from one area to another. In principle, 4 large categories of areas with vegetation can be distinguished: Lake 3 and its shores, the wild habitat area with a biocenosis protection area, the “plateau” area and the former nursery area, closed by the Becaş creek corridor.

With regard to the wild habitat, the following aspects need to be noted in the flora and fauna that require protection, for which specific recommendations are made that will subordinate all the others.

## FLORA

The city's lakes were surrounded by halophilous and halotolerant plants, with associations dominated by salt grass (*Puccinellia distans*). The presence of the marsh hog's fennel (*Peucedanum palustre*) and the sedge species *Cladium mariscus* is important.

The current image of the park is defined by various and complex areas of tree plantations, meadows seemingly turning into bushes and wetlands due to the transitional vegetation in between, following the succession of meadows – shrubs – trees.

A truly spectacular habitat is the semi-natural rush-bed with *Phragmites australis*, located in the north-western part of the park and surrounded by a surface of water full of duckweed (*Lemna minor*). The reed provides a safe habitat, food and breeding space not only for birds but also for reptiles, amphibians and fish. A reed of similar size signifies an advanced phase of succession; In the coming decades, woody plants are expected to appear here.

There is a diversity of pond vegetation – Lakes 4 and 5. Here, the reed areas are enriched by rush (*Thypha latifolia*). The appearance of the reed is also defined by the purple flowers of the wicker (*Lythrum salicaria*), or by two kinds of creeping jenny: the one with a higher stem and a splendour of yellow flowers (*Lysimachia vulgaris*), and the one that grows with the vines attached to the ground, with small, yellow flowers (*Lysimachia nummularia*). There are also species of gypsywort (*Lycopus europaeus*) and wild mint (*Mentha longifolia*) – their presence indicates a good quality shore habitat.

The Becaş creek is surrounded by woody vegetation. There are many shrubs that create a habitat with shade and moist air. Birds prefer to eat wild cherry (*Prunus avium*), bird cherry (*Prunus padus*), elderberry (*Sambucus nigra*), sheepberry (*Viburnum opulus*) or common dogwood (*Cornus sanguinea*).

The genus of sedges is also widely represented: we find splendid mounds with pond sedge (*Carex riparia*), accompanied here and there by other species of sedge, for example *Carex acutiformis* or *Carex spicata*.

There are smaller areas with tree plantations. Native species are found only sporadically, mostly ornamental trees or fruit trees: acacia (*Robinia pseudoacacia*), walnut (*Juglans regia*), black poplar (*Populus nigra*). The string of adventitious plants does not end with the woody ones; white sea buckthorn (*Hippophaë rhamnoides*), foreign to the region, or fragrant willow (*Eleagnus angustifolia*), which is an invasive species, are commonly encountered here.

The presence of invasive plants with grassy stems is explained by the fact that in certain parts of the park there were repeated alterations of habitats, which favoured their growth. The most represented species of this kind are the Canada goldenrod (*Solidago canadensis*), sunroot (*Helianthus tuberosus*), Virginia creeper (*Parthenocissus quinquefolia*, *P. inserta*) that climbs in the crown of trees, or the wild cucumber (*Echinocystis lobata*).

The diversity of the flora is exceptionally great, which also results from the presence of rich populations of birds, butterflies, dragonflies, large mammals and bats. Three categories of animal populations are presented, which are the most interesting from the point of view of the protected biotope.

### BAT FAUNA

Based on the preliminary study, and if we take into account the location of the area, it can be stated that the East Park offers feeding habitats for a high diversity of bat species, respectively **7 of the 32 in Romania**.

Although several species of bats are well adapted to the urban environment (e.g. *N. noctula*, *P. pipistrellus*), tolerating a certain level of disturbance and lighting, while some species (e.g. *V. murinus*) even prefer to hunt in the light of lighting poles, the specific requirements for the proliferation in conditions of ecosystem balance of this component of the biocenosis must be taken into account.

### LEPIDOPTERA FAUNA

A number of **33 species of diurnal lepidoptera** (Superfam. *Hesperioidea* and *Papilionoidea*) were registered, to which **another 4 species of lepidoptera with diurnal activity** from the *Heterocera* group (heliophilous species) were added. Although the number of diurnal lepidopteran species in the "East Park" area is relatively large for a short period of research, on a relatively small area and under anthropogenic impact, **the number of evaluated individuals remains relatively small, generally even very small**.

Based on preliminary data, we can state that in the "East Park" the degree of anthropic involvement has reduced the area favourable for the development and preservation of a biodiversity of lepidopteran communities compared to less affected areas. Grounding of grassy vegetation, concrete and paved access roads, but also waste storage have reduced the area of potential habitats for the normal development of the life cycle for diurnal lepidoptera.

### AVIFAUNA

The area is the most diverse in Cluj in terms of number of species; In the period 2014-2018, **67 species of birds** were reported. Of these, 55 species are nesting. It is noted that approximately 75% of the 74 nesting species identified in the city of Cluj-Napoca are found here, on a relatively small area.

During the warm season (April – August), we can observe species of wetlands that do not nest anywhere else in the city and that populate the semi-natural reed habitat.

The surrounding bush and tree areas are home to extinct or rare species in other parts of the city. During migration, rarer species also appear.

### 3. COMPETITION BRIEF



Fig. 12 – Zoning of the intervention perimeter and the relationship with the neighbourhoods (the 3d image is out of date)

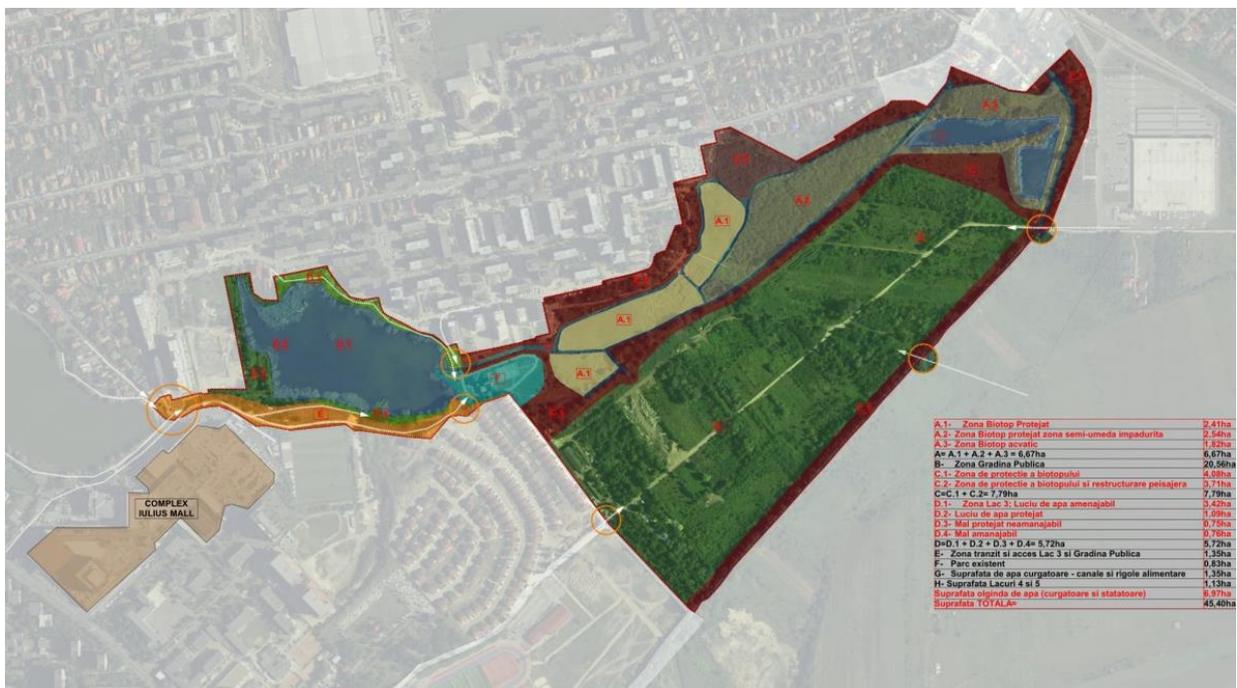


Fig. 13 – Zoning of the intervention perimeter and the areas related to each category of areas

For a better understanding of the intervention perimeter, it was divided in functional areas (Fig. 12 and Fig. 13) according to their character and specific requirements:

**A – Aquatic, wet and semi-wet biotope area - Ecological rehabilitation and conservation**

- A.1 Protected Biotope Zone, 2.41 ha
  - A.2 Protected biotope area, semi-humid forested area, 2.54 ha
  - A.3 Aquatic protected biotope area, 1.82 ha
- A = A.1 + A.2 + A.3 = 6.77 ha**

**B – Public Garden Area - Ecological rehabilitation and landscape-functional transformation, 20.36 ha**

**C – Wet and aquatic biotope protection belt - Landscape restructuring and conversion**

- C.1 Biotope protection area, 4.08 ha
  - C.2 Biotope protection and landscape restructuring area, 3.71 ha
- C = C.1 + C.2 = 7.79 ha**

**D – Lake 3 area – Ecological rehabilitation, landscape transformation, water surface arrangement**

- D.1 Lake 3 area; Convertible water surface, 3.42 ha
  - D.2 Protected water surface, 1.09 ha
  - D.3 Unarrangeable protected bank, 0.75 ha
  - D.4 Convertible bank, 0.46 ha
- D = D.1 + D.2 + D.3 + D.4 = 5.72 ha**

**E – Transit and access area from Lake 3 to the Public Garden – Landscaping, 1.35 ha**

**F – Existing park – Restructuring and spatial arrangement, 0.83 ha**

**G – Running water surface – collecting channels and gutters – Hydro-technical arrangements for maintaining the water level, 1.35 ha**

**H – Surface of Lakes 4 and 5 – Ecological rehabilitation, preservation, 1.13 ha**

**I – Construction area - total areas occupied by constructions spread over the entire studied territory, 0,25 ha.**

Given the exceptional presence of the wild habitat, the project will be approached in the form of two distinct but congruent and integrated interventions: one **biotope protection project** (comprising areas **A, G, H** and **I**) and one **public garden project** (comprising areas **B, C, D E** and **F**). The two projects are inseparable but have particularities that need to be addressed separately. In the case of the biotope, the emphasis falls on the protection belt, the approach of which must be based on the data collected from the field and from the neighbourhoods, while in the case of the public garden the central matter consists of proposing a landscaping composition specific to the East Park urban garden.

**In order to achieve a stable biocenosis in the present and in the future in the area of the Protected Biotope, as well as in the area of the Public Garden, it is necessary to cumulatively meet the following requirements:**

- Maintaining or increasing species diversity;

- Maintaining or increasing abundance (number of individuals in a biocenosis relative to biomass);
- Increasing the consistency of the life of species within the biocenosis;
- In the context of the expansion of the area built through the Sopor Colony, the "East Park" area will remain a refuge for the diurnal butterfly fauna, whose populations will decrease and will be isolated following the construction of the mentioned area;
- Keeping the grassy and woody vegetation in the most natural state, respectively the prohibition of stripping the vegetation layer. In some areas, local clearing of woody vegetation will probably be needed to create corridors for intra- and inter-population migration;
- Maintaining a low level of anthropogenic impact, avoiding the creation of conditions for mass tourism or uncontrolled and harmful picnic.

#### **General requirements and recommendations:**

- The overall arrangement must include spatial and infrastructure elements that facilitate and at the same time regulate the contact with water: it ensures indirect access to the surface of the lakes extant on the site, allowing the visit of wild habitat areas without disturbing them.
- Not less than 70% of the total area of the East Park must be designed as *softscape* – a „soft” landscaped territory – i.e. covered mainly with vegetation and permeable surfaces.
- Due to the foundation conditions (see the geotechnical study attached to the documentation), the developed surface of the buildings in the park (facilities and technical annexes), exclusively of light structures, will be limited to approximately 2.500 m<sup>2</sup>. Exceeding the recommended gross area by more than 10% must be justified by consistent arguments.
- Public park design solutions must allow the organic intertwining of the elements necessary for the development of episodic events and the main function of leisure in domesticated nature: landscaped spaces and infrastructure will be suitable for both educational events and outdoor entertainment, or indoors, as well as for temporary exhibitions or installations.
- The park will be dynamic and open to change and evolution through buildings with light, multifunctional or temporary structures, that can change functionality, size and configuration during a day, week, season, or for a long term, so as to meet the new functional needs or requirements of visitors.
- One of the most important tasks of the competitors is to develop scenarios to create comfortable conditions for park visitors at any time of year, especially in the period between seasons (autumn and spring) and during the colder months.
- The potential of staged realization of the project will be examined, so that the park can be opened to visitors gradually. This will allow the faster integration of the territory into the life of the city and will avoid a massive flow of visitors that could damage the arranged landscape.  
The proposed projects will take into account the economic feasibility and operational profitability of facilities to optimize operating costs and possibilities for revenue generation.



### 3.1. Conditionings

Beyond the requirements set out above, any approach must take into account the following data.

#### 3.1.1. Area of the land

The area of the studied territory measures approximately 45.50 hectares. Out of these, about 7.90 hectares are occupied by the wetland that houses the precious biotope that is the most valuable part of the site and also gives uniqueness to the future East Park.

#### 3.1.2. Land configuration

With the exception of the banks of the water surfaces (Lake 3, as well as the ponds in the nature reserve), the terrain is generally flat, with level differences not exceeding a few tens of centimetres (according to the topographic survey attached to this competition brief), respectively a few meters northern part of the studied territory and except for the natural unevenness given by the lake shores.

#### 3.1.3. Geological configuration

According to the geological study drafted in 2018 (and attached to this competition documentation), the foundation conditions are extremely problematic on most of the study area. Any final structure will require slab foundations on piles, the latter being able to descend to depths of over 50 meters in order to be able to rest on the base layer.

#### 3.1.4. Community involvement in the decision-making process

The drafting of the competition brief was preceded by the dissemination of a questionnaire in the virtual space. The analysis of the opinions of a significant number of respondents (1.296) was followed by a public debate (on 4 February 2020), where the results of this public consultation were presented, from which some design directions to be included in the future design brief were suggested. On the same occasion, comments, proposals and desires of the citizens were formulated. All these were taken into account in the elaboration of the competition brief, so that the decision-making process that will lead to the design of the public park is in consensus with the desires of the largest part of the urban community, the actual beneficiary of the whole design approach.

### 3.2. Envisaged functions of the East Park

As it is the case with any public space, it is necessary to ensure the safety of visitors; designers possess the professional tools to meet these needs without using rebarbative equipment (fences, barriers, walls, etc.) to harm the overall effect of the landscape effect and the specific functions pursued.

#### 3.2.1. Protection of existing wild habitat

Before any other functional aspect, **the protection of the existing wild habitat is the absolute priority of this design approach.** The arguments supporting this statement are formulated in the conclusions of the public debate that preceded the elaboration of the design brief; they are in line with the latest European and global efforts to safeguard biodiversity; they are reinforced by the rarity of the presence of a biotope in the dense urban fabric and thus constitute the focal point of the entire urban-architectural-landscape concept. It should be possible to behold and study the place, but not to cross it directly. *The purpose of wild habitat is to exist in itself;* the aesthetic, pedagogical, contemplative aspects are playing here only a secondary role.

Also in this area of the East Park it is necessary to design minimum interventions to ensure optimal visiting conditions of the nature reserve (access points, walkways, platforms or observation towers). Their presence must not in any way disturb the life of the plant and animal species in the reserve. It is equally important that the proposed installations possess impeccable architectural and landscape virtues in order to integrate compositionally into the ensemble.

### 3.2.2. Leisure: urban park with all specific features

Regarding the specific endowments of an urban park – Zone **B** (alleys, places for repose and contemplation, outdoor reading, conversations in small groups; playgrounds for children belonging to different age groups, but also the integration in the park of a – playful – “landscape for play” destined to visitors of all ages, landscape art effects, etc.), the designer's invention will focus on fair sizing and rational distribution – but not limited to it; again, the whole composition must revolve around the natural treasure represented by the biotope hosted by the wetland located in the north-eastern part of the site – Zone **A**.

For this reason, designing a separation between the public gardens that make up the park and the undeveloped wild area, Zone **C** acquires a crucial importance for the success of the project. It must separate without isolating and must protect without excluding, making it possible to visit the nature reserve in a controlled manner. The minimum width of the protection zone must be 15 meters, and its configuration must benefit from all the inventiveness of landscape architecture: the spatial installation must have the appearance of a planted composition element, while also ensuring the control of external access of persons and to an equal extent, the control of the movements of the animal species inside the wild area. The central matter is not the limitation of their freedom of movement, as it is not a zoological garden, but about the adequate supervision of the routes (migratory, hunting etc.) crossed by animals, from specifically designed places, in order to prevent any kind of incidents.

### 3.2.3. Sports facilities

In addition to the playgrounds for all age groups and considering the growing urban population and the imminent construction of the new Sopor neighbourhood southeast of the site, the possibility of designing sports fields open to public access, but not of a public sports show kind is taken into consideration; these could be managed by sports clubs and used in a controlled way.

The number of sports fields, their location and their specificity remain subordinated to the landscape criteria that determine the composition of the public garden. The minimum playing area required for a mini-football field is also sufficient for a tennis or basketball court, and measures approximately 0.1 ha, without the annex buildings. This area can be a submultiple of the total area arranged for playing sports games. The total surface of the lands, together with the annexed buildings (locker rooms, warehouses of sports equipment, etc.) must not exceed 2.1 ha, respectively about 10% of the total surface destined for the public garden (20.36 ha).

It is recommended to study the possibility that smaller sports fields can be grouped and joined to achieve a larger playing surface. A minimum of three mini-football fields that can function as a football field, 5 tennis courts and 3 basketball courts will be provided.

In the vicinity of the sports fields it is desired to place a building for practicing sports indoors (with an area between 300-500 sqm, including all the annex spaces).

It is recommended that the new sports facilities not be located deep within the East Park, in order to facilitate their connection to existing municipal networks and not to make it necessary to cross the park by car in order to attend, maintain or supply sports facilities.

#### 3.2.4. Cultural facilities

The cultural functions will be hosted in an open-air amphitheatre with 400 seats, which is intended to be designed as "green" as possible. The participants are also welcomed to install enclosed spaces for various cultural events, totalling a built area between 800-1000 sqm.

### 3.3. Functional requirements

This subchapter refers to some technical aspects of the main functional requirements outlined above. Without restricting the creative freedom of designers, the following observations aim to establish a conceptual direction in the distribution and grouping of different types of spatial, architectural or landscape design.

#### 3.3.1. Functions – activities

- The area protected by spontaneous flora and fauna requires only minimal arrangements that make it possible to visit it without disturbing the habitat of wildlife. For this reason, the proposed solutions to achieve adequate access for visitors will be the keystone of the entire project.
- Leisure activities, other than those housed in pavilion constructions with light structures (temporary or not), involve the actual landscape project of the East Park: like any planted urban space, public gardens must be maintained under optimal conditions, which involves irrigation systems, rainwater storage, storage of maintenance tools (vehicles used will be exclusively electric, requiring battery charging stations). The design of public lighting in the park will be treated with special care: the height of the luminaires will not exceed 4 m, and their light will be directed exclusively downwards, so that night lighting does not disturb the behavioural habits of birds nesting in the foliage of trees. The various visiting accesses to the technical infrastructure, possible energy distribution stations and other ancillary constructions, as well as the signage elements must be treated so as to be integrated in the landscape composition.
- The sports activities mentioned above (3.2.3.) need, in addition to the actual facilities (land, buildings and outbuildings on light structures, etc.) a complex infrastructure of water supply and domestic sewerage, energy supply, etc. The functionally necessary presence of permanent or temporary architectural structures will have to be treated in the way unanimously accepted since the invention of the landscape garden: buildings are subordinated to the whole, having the function of architectural landmarks in the artificial landscape.
- Technical and maintenance areas will need to allow convenient access to the park for service equipment, including for contractors. It is necessary to ensure the access of vehicles, the process of loading and unloading materials, the inspection of goods and the temporary storage. A service area with spaces for replaceable waste disposal units should not be located less than 50m from visitor collection points

(such as walkways, pavilions or amphitheatres). Last but not least, an area reserved for greenhouses and composting will be required.

### 3.3.2. Accesses, circulations

The main access to the future East Park must be located on its western side - respectively from the city centre. The approach of the landscape connection from Lake 3, as well as the functional connection of its shores with the territory of the former nurseries is a major desideratum in the context of the entire arrangement, the solution of which requires much inventiveness.

Apart from this "natural" entrance, the East Park, together with its various architectural or sports facilities, will be accessible from the perimeter, from the neighbouring urban areas. The landscaping solution will have to provide for non-invasive ways of approaching vehicles and take into account the establishment of dedicated public transport lines, in order to minimize the influx of visitors' personal cars and, implicitly, the need for large parking areas.

The traffic inside the East Park will be exclusively pedestrian and cyclist. Maintenance and supply vehicles for public catering units will operate exclusively with electric motors and will only run occasionally.

### 3.3.3. Usage scenarios

To demonstrate the flexibility and adaptability of the space, as well as the compatibility of the functional layout, competitors will imagine at least 6 possible usage scenarios, as follows:

- Summer use:
  - one or more events generating traffic flows in progress at the same time, which must not interfere with each other nor generate noise pollution;
  - daily use – what a normal summer day spent in the park would look like;
  - the relationship between possible events and the development of wildlife in the protected biotope;
- Winter use:
  - Seasonal events generating flows – winter fair, festive events, etc.;
  - Organized forms of leisure (in contrast to some improvised ones) for several age categories, daily use, etc.;
- Night use:
  - Daily use at night – atmosphere, lighting level, legibility of the route at night, discouraging vandalism.

## 3.4. Landscape requirements

The landscape intervention in the biotope protection area will be limited to the treatment of the "inner face" of the protection strip arranged between the public park and the wildlife territory. The proposal will have to leave untouched the spontaneous vegetation and the existing water surfaces, which also house a specific fauna.

Choosing landscape solutions is one of the major stakes of this competition. The key components of the future East Park project are the selected plant species and their distribution together with the technical and engineering solutions put to work to support a coherent composition.

### *Softscape*

The structured planting of the plateau area (nursery area) will be sought in a way that will ensure landscape and functional diversity. It is necessary that a percentage of 65-70% of the total area of the studied territory be covered with vegetation.

It will provide an abundance of calm and quiet recreation areas. The possibility of implementing perimeter protection curtains (consisting of trees and shrubs) to act as a natural filter will be analysed, protecting the park from noise and dust resulting from urban traffic.

The overall concept will have to provide a system of open green spaces of various sizes, from small lawns for quiet leisure, to medium-sized open areas for social interaction in larger groups. Too large open spaces should be avoided so as not to create massive concentrations of people. Portions of the lawn must be designed so that they can be easily transformed into ice rinks or other grounds for winter sports activities and have an area of 3.000 – 5.000 m<sup>2</sup>.

Water surfaces can be grouped into two categories: the one represented by Lake 3, respectively zones **D.1** and **D.4**, and the one composed of the western shore of Lake 3 (Zone **D.3**) and the water mirror corresponding to Zone **D.2**, and the two ponds included in the nature reserve area – Zone **H**. The landscaping will be limited to the first category, respectively areas **D1** and **D4** already included between residential areas and commercial facilities. Ensuring the constant level of water in the ponds of the nature reserve in dry seasons will require the development of a complex hydrotechnical project.

A particular category is represented by the bed of the Becaş creek. It represents the south-eastern border of the studied territory and it is configured with predilection as a green corridor, all the more so as the 3-meter strips on both sides of the undeveloped natural riverbed are non-buildable lands. The barrier thus formed must be considered as an accessibility filter from the future Sopor neighbourhood. The entrance from the southeast will be located somewhere in the protection zone of the natural gas transmission highway.

### *Hardscape*

The only arrangement built inside the protection area of the natural habitat will consist of visiting routes, preferably through suspended walkways, made with construction systems as minimally invasive and as slender as possible, which should minimally shade the territory of the reservation. No public lighting will be arranged inside the nature reserve – Zone **A**, where night access will not be allowed.

The rest of the network of arranged routes must consist of a multitude of varied routes, offering visitors a range of perspectives and ever-changing views. The alley system will take into account specific climatic conditions and will be adapted to all groups of visitors, including children, the elderly, and people with limited mobility.

Multifunctional spaces offer flexibility in scheduling various usage scenarios: they should be able to adapt to visitor requirements, which can change over the course of a day, a week or seasons, and change as the park evolves.

It is possible to arrange an "amphitheatre" with 400 seats for restricted events.

An active recreation area designed for visitors of all ages and physical abilities should be carefully integrated into the landscape of the park. Ordinary children's playgrounds and sports fields will be complemented by games and interactive elements that fit organically within the park landscape. The expected components are the following:

- Active leisure area for children aged between 0 and 4 years: 100 –150 m<sup>2</sup>
- Active leisure area for children aged between 5 and 9 years: 150 - 200 m<sup>2</sup>
- Active leisure area for children aged between 10 and 14 years: 250–300 m<sup>2</sup>

- Active leisure area for visitors over 14 years old: 2.500 - 3000 m<sup>2</sup>

The game elements can be concentrated in a single area of the park or distributed throughout the territory, depending on the approach adopted by the designers. Games that do not require special arrangements are taken into consideration: bowling, balls, badminton, elastic ropes, etc.

#### 3.4.1. The relationship with the existing natural and built context

The studied territory consists of a diversity of areas (2.3.4.) In very different stages of maintenance and use, from vacant lands, with construction waste dumps, to alleys or practicable roads, planned or spontaneous; from abandoned nurseries that still preserve the old alignments and a significant number of planted trees, surrounded by invasive vegetation, to the small biocenotic paradise in the northeast of the territory.

Adjacent (existing and planned) neighbourhoods are predominantly mineral human habitat in terms of building materials. Negotiating their accessibility to the park and the delimitation of the park towards its noisy and hectic urban neighbourhoods is one of the major coordinates of the new design for the East Park.

#### 3.4.2. Selection of the proposed plant material

Certainly, the selection of the proposed plant material is an essential component of the landscaping solution. The task falls to the designer, respectively the team of authors who imagine the complex ensemble, integrating all facets of the project to be implemented.

However, it is recommended to recompose in the plant composition as many of the existing plants on the site (trees and shrubs), as well as the preferential choice of a local flora. It is a justified position both from an economic and conceptual point of view: the result pursued is the creation of a familiar urban park which, at the same time, does not involve major difficulties in medium- and long-term maintenance.

It is recommended that, insofar as they are proposed, exotic species have in particular the function of plant accent with special significance.

#### 3.4.3. Concepts of planting, perception and integration

The guidelines for the arrangement of the planted areas are the following:

- Landscaping example – The East Park should become an exemplary public space for advanced ecological approaches based on local plant communities in their natural habitat;
- Plant communities – the selection of plant species must reflect site-specific combinations and be based on their structure in the formation of new communities. These associations are instrumental in promoting long-term healthy inter-species relationships (and between plants and other elements of the ecosystem);
- Ecological substrate – the project must aim at enriching the soil, rehabilitating the microflora transmitted by the soil and increasing the biomass;
- Diversity – a sustainable ecosystem in a fully developed park requires the harmony of plant varieties. The species must be selected on the basis of their size, planting patterns, growth rates and visual impact on the overall appearance of the park;
- The project will aim to integrate the existing mature trees on the site, especially the specimens of *Populus alba* – important visual landmark,
- Special consideration will be given to the enhancement and preservation of the *Salix alba* specimen, especially in size, over 100 years of age, its tree crown shape and ecosystem role;

- Either the integration of the planted areas of the former nursery in the proposed project, or replanting of viable specimens in other areas of the park shall be tried out, according to the design concept; The attitude chosen by the designers will be clearly indicated;
- Urban hygiene – plantations with special utility, such as air purification and filtration, water management, soil restoration and ecosystem integration;

The project must include an overview of the proposed plants, with a breakdown by functions (main variety, accompanying species, flowers and accent plants). It is important to note that the main varieties of trees chosen will shape the image of the entire park.

In developing a concept for the park and in the selection of landscape solutions and vegetation species, several important principles must be taken into account:

- Urban environment – participants are encouraged to select plant varieties tolerant of urban conditions, such as air pollution, shade, drought and chemicals, preferably for species that require low maintenance. A green belt must be provided to protect the park from noise, dust and toxic emissions from vehicles.
- The balance of the spatial structure.
- Enclosed spaces and multi-level vegetation are needed to facilitate the sustainable and healthy development of the park landscape, while creating a comfortable environment. In these types of spaces, transparency and connectivity are provided by the openings under the crowns of the trees, above the level of the visual corridors.

To create a balanced landscape, participants are encouraged to combine different spatial typologies: multi-level plantings, including ground cover, herbaceous plants, shrubs, tall crowned trees, etc.

### **3.5. Urban & architectural requirements**

Architectural and landscape requirements are intertwined in many respects. However, several predominantly architectural-urbanistic directions can be distinguished.

#### **3.5.1. Relationship with urban neighbourhoods**

With the exception of the south-southeast side of the site, bordered by the green corridor formed by the Becaş creek, the studied territory is currently bordered by heavily populated residential areas, with two shopping centres, sports facilities, etc. According to ongoing projects, the agricultural land on the south-eastern bank of the creek will be occupied by the new Sopor neighbourhood and a portion of the city's high-speed traffic belt.

#### **3.5.2. The mineral-vegetable relationship**

The presence of the protected biotope is determinant even at this point. Here, the presence of mineral facilities must be minimal, reduced the specific functions of the public park and to strictly resolving the access of visitors in optimal conditions for the conservation of the wildlife fragment.

In addition to the buildings accommodating the sports functions (the annex building of the sports fields - 300-400 sqm, gym - 300-500 sqm) and cultural (multifunctional hall - 800-1000 sqm), there will be a series of smaller constructions, specific to the public park (kiosks, pavilions - 150-250 sqm) or specialized in the observation and surveillance of the nature reserve (pavilions, platforms, walkways 200-350 sqm). Their total area will not exceed 2.500 square meters.

The presence of the buildings themselves, as in all gardens of the modern era, will have to be satisfied with a secondary role. The number of buildings and their function are left to the free choice of the competitors, being subordinated to the general landscape design.

### 3.5.3. Architectural expression

Consequently, the architectural expression tributary to any language adopted by designers will have to avoid ostentation. Given the extremely difficult foundation conditions in the East Park, all the proposed buildings will be designed on light structures. The materials, the proportions of the parts, the distribution of the volumes built in the landscape of the park will be subordinated to the general composition, remaining inscribed in the expressive register of the genre “garden pavilion” (*folly* or *fabrique*).

The foundation conditions are detailed in the geological study report, annexed to this competition brief, the conclusions of which practically exclude any large-scale structure.

## 3.6. Specific requirements

The landscape concept of the future park aims to transform the difficulties and shortcomings of the site into opportunities and advantages, by using innovative, unconventional solutions. The park's program will need to strike a balance between larger areas of social interaction and more intimate areas, to allow visitors to shelter from the hustle and bustle of a large city.

The chance to create a park almost from scratch is a unique opportunity. Therefore, it is necessary to create a sustainable ecosystem that requires minimal maintenance in the conditions of urban integration. The park shall become an exemplary work of landscape design at national level, referencing similar cases at the continental level. For this, the following requirements must be met:

- To ensure the optimal protection of the nature reserve area;
- To provide a variety of scenarios for visual interaction with the urban context;
- The planting options for the future park will have to take into account the conclusions and recommendations of the Landscape Study prepared for this solution contest;
- The visualization of the development in stages of the park must be included in the proposed concept, starting with the initial stage and until the final design stage (with studies and visualizations of the intermediate stages of the landscape development);
- In developing the concept for the park, it is important to anticipate seasonal changes in the shape of the park;
- Creating green areas along adjacent streets allows the park to expand and connect to the urban green network. It is essential to have access roads to the park, visually pleasing and comfortable, especially for residents. To this end, sidewalks and other pedestrian areas should be protected from traffic by a green filter, preferably consisting of pollution-resistant and drought-tolerant trees.

In addition to the above recommendations, the following aspects will have to be taken into account:

3.6.1. Arrangement of the intermediate area between the public garden and the wild habitat, respectively solving the spatial, landscape and functional transition between the public garden areas and the wild habitat of the wetland in the northeast of the territory is a unique task for the designer. The success of the approach depends on the inventiveness of the strategy

adopted for designing a complex spatial limit, which will both facilitate the access and minimize the impact of the presence of visitors on the ecological balance of the biotope.

### 3.6.2. Neighbourhood centre and node in the green urban network

Once completed, the East Park will become a neighbourhood centre with specific public garden functions. At the same time, it will have to be integrated into the series of extant planted urban spaces of Cluj-Napoca. Due to its large size and the uniqueness of its protected biological treasure, the park will be one of the important nodes of this urban green network.

### 3.6.3. Establishing a local identity

It is important to use endemic species to strengthen the identity and sustainability of the new park in the context of the local cultural landscape; in other words, it is recommended to use predominantly local flora (primarily trees, shrubs, ground cover plants and other native plantations), strong enough to survive intermittent negative influences (climate cycles, infections, technological pollution, vandalism, etc.).

A typology of plantations must be developed, with the distribution of species according to quantity, composition and degree of use in the formation of the public garden landscape, taking into account that the predominant species will characterize the park as a whole.

## 3.7. Conclusions: Multicriteria performance

In order to achieve the proposed goals, an optimal synthesis between innovation and tradition will be needed in the arrangement of a landscaped public space, which is intended to be an exceptional one. In this regard, a series of requirements and recommendations are formulated regarding the sustainable development of the East Park, as follows:

- The concept of the ensemble will have to ensure the comfort of the visitors in terms of temperature, sound level and visual environment;
- Architectural constructions on light structures and landscape will provide a comfortable microclimate and will minimize the influence of adverse weather. Among other things, the solutions will have to develop ways to optimize the flow of air currents, so as to ensure ventilation in the park without creating conditions for the acceleration of the dominant cold winds. Natural wind barriers include dense vegetation, which can reduce wind speeds by up to 70%. The wind speed in the park must not exceed 8 m/s (95% of the time). However, it is important to maintain ventilation corridors for the dispersion of air pollutants.
- The park must be accessible at any time of the year. To this end, a network of alleys that can be crossed in conditions of dry weather, snow and showers will have to be developed. The main routes should be accessible for snow removal equipment;
- It is recommended to avoid materials, constructions and vegetation species sensitive to extreme or changing climatic conditions. Quick-drying construction materials that do not degrade soil quality and are not sensitive to mould are preferred.
- If the climate comfort needs of the visitors are met, the park can be visited all year round. For the summer months, it is necessary to include protection against the sun and heat – for example, by using vegetation to create shade. It is important to maintain a balance between open and closed spaces to ensure heat dissipation throughout the summer and also to give dynamics of the landscape.

- A large planted area can mitigate the urban heat island effect. This objective requires reducing the area of impermeable surfaces. Air cooling can be amplified by evaporating water: the areas of water surfaces can be used for this purpose. Permeable materials must be used for paving greenways and parking lots.
- It is not recommended to use lighting with high contrast and sudden changes in the lighting level, to avoid the sensations of blinding light.
- Preference will be given to lightweight building structures with long life cycles, easy to use and cheap to maintain. Certified construction materials and energy efficient technologies will be used. The option is imposed by the conclusions of the geological study annexed to the competition brief, which involves extremely complex and expensive foundation conditions for any larger structure. Certified building materials and energy efficient technologies NZEB (nearly zero-energy buildings) will be used;
- The structures and materials used for constructions, their volume and arrangement in the public garden must be as nonintrusive as possible. The participants shall opt for minimal solutions, functionally adequate and subordinated to the complex landscape composition.

## 4. REQUIRED MATERIALS

### 4.1. Written elements

4.1.1. Financial offer for the design services.

4.1.2. Brief description of the architectural-landscape conception; the conceptual basis of the proposed solution will be explained and the punctual decisions leading to the adopted approach will be motivated. Explanatory texts, other than captions and image titles, will not exceed 1000 words and will be conveniently arranged on the drawing boards.

### 4.2. Drawn elements

4 sheets in extended A0 format 900x1540 mm, will be handed over on white paper, unglued to a rigid surface, on a horizontal layout, having indicated the north and the scale of the representations. The drawings will contain minimum the following elements:

4.2.1. General plan, highlighting the proposed vegetation and the visiting routes (alley structure) scale 1:1000

4.2.2. Plan, views and sections of the nature reserve protection strip, with details of public access scale 1: 200

4.2.3. Structural conception, plans and views of the most important constructions - pavilions, amphitheatre, walkways, observation platforms, observation towers, scale 1:200 – 1: 100 – 1:50;

4.2.4. Urban furniture proposals: public lighting fixtures, benches, bins, etc. specifying the manufacturer and the proposed model;

4.2.7. Perspective views of the park (between 3 and 8)

The project elements will be grouped as follows:

Board 1: Highlighting the general concept



- a comprehensive general plan, including the surroundings, with the explanation of the conceptual elements underlying the intervention on the network of spaces – scale 1:1000;
- illustrated scenarios for the use of the Public Garden area, of which at least one should present a daily use and another mandatory one should present an event highlighting the adaptability of the designed situation, by different seasons.

#### Board 2: Proposal for the arrangement of the Lake 3 area

- the plan presenting the proposed design for the Lake 3 area (Zone D), the transit area from Iulius Mall, (zone E), the pedestrian flow distribution area and the access to the Public Garden (Zone F) Scale 1: 500; the particularities of the design for each of the 3 mentioned areas will be illustrated as suggestively as possible through diagrams, sketches, schemes.
- representative perspectives.

#### Board 3: Detailing of the Public Garden area

- the plan presenting the proposed design for Zone C.2 – Designing the access to the biotope protection area, arranging the slope area – C.1, designing the crossing apparatus throughout the protected area – scale 1: 200;
- the plan, sections and elevations of the cultural pavilion or the sports building – scale 1:200; illustration of the landscape integration of the proposed building.

#### Board 4: Detailing of protection zone and other materials

- explanatory sections of the relationship between the public garden, the protection area, the protected wetland - 1:200 scale, explanatory section of the public garden relationship, protection corridor along the Becaş creek;
- cross section comprising zones A, C and B, scale 1:500;
- drawings, at the choice of competitors, which illustrate the solution in all important areas;
- urban furniture (for sitting-rest, lighting fixtures, trash cans, bicycle parking lots) with illustration of materials, textures and colours
- perspectives of detail and atmosphere - at the choice of competitors.

#### **NOTE**

- all the drawn parts can be represented by any 2d and 3d graphic means.



## 5. EVALUATION CRITERIA

In assessing the projects, there will be awarded scores between 0 and a maximum expressed on each criterion.

The maximum score is 100 points, the weights of the criteria being explained in detail as follows:

### **A. MEETING THE FUNCTIONAL & LANDSCAPING REQUIREMENTS – 60% of the final evaluation (maximum 60 points)**

Meeting the minimum requirements imposed by the competition brief is evaluated on a scale of 1 to 60.

It is calculated by summing up the points awarded by the jury for the following aspects:

#### **A1. Landscape criterion – maximum 30 points**

The following will be scored:

- The quality of the landscape design with regard to the protection of the biotope – maximum 15 points.
- Relationships with the existing natural and built context – maximum 5 points.
- Selection and composition of the proposed plant species – maximum 5 points.
- The design concepts of the planting, designing and perception approaches – maximum 5 points.

#### **A2. Functional criterion – maximum 10 points**

The following will be scored:

- The quality of the functional solution for biotope protection – maximum 4 points.
- The proposed valorisation scenarios and the approach of the accesses and routes designed accordingly – maximum 2 points.
- The major functions design – maximum 2 points.
- The auxiliary functions (vehicle parking, municipal facilities, etc.) design – maximum 2 points.

#### **A3. Architectural criterion – maximum 15 points**

The following aspects will be scored:

- The quality of the architectural project with regard to the protection of the biotope – maximum 3 points.
- Integration of new buildings in the specific landscape context – maximum 3 points.
- The quality of solving the relations between the component subzones of the landscape ensemble – maximum 4 points.

#### **A4. Financial criterion – maximum 10 points**

The following will be scored:

- Compliance with the investment and design services maximum cost estimate indicated in the competition documentation – 5 points.  
*\* Failure to meet the maximum cost estimate leads to the sub-criterion being awarded 0 points.*
- The rationality and sustainability of the functional-spatial solution in relation to the estimated price – maximum 5 points.



**B. ADDED ARCHITECTURAL-ARTISTIC VALUE OF THE PROPOSED INTERVENTION – 40% of the final evaluation (maximum 40 points)**

The architectural-landscape-artistic value of the proposed project is evaluated on a scale from 1 to 40.

It is calculated by summing up the points awarded by the jury for the following aspects:

**B1. The park's character following the proposed intervention and the general atmosphere of the intervention – maximum 20 points.**

**B2. The power of the ensemble as centre of interest following the intervention and its capacity to adapt in time – maximum 10 points.**

**B3. Quality and clarity of the representation of the ideas so as to illustrate the competitor's ability to implement the proposed project – maximum 10 points.**

Calculation algorithm for point A – Minimum requirements:

$$A = A1 + A2 + A3 + A4 = 60 \text{ points}$$

Calculation algorithm for point B - Added value:

$$B = B1 + B2 + B3 = 40 \text{ points}$$

Calculation algorithm for the final evaluation (maximum 100 possible points):

$$A+B = 60 + 40 = 100 \text{ (maximum)}$$

**Prepared by:**

Professional advisors

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