



ГОРОД,
ГДЕ ХОЧЕТСЯ ЖИТЬ *

ANNOUNCEMENT ON ARCHITECTURAL COMPETITION

FOR THE CONCEPT OF DEVELOPMENT OF URBAN PUBLIC SPACES WITH A
TOTAL AREA OF 100,2 HA IN THE NEW “SCANDINAVIA” AND “WHITE NIGHTS”
RESIDENTIAL DISTRICTS IN NEW TERRITORIES OF MOSCOW, KOMMUNARKA
SETTLEMENT

* THE CITY
YOU WANT TO LIVE IN

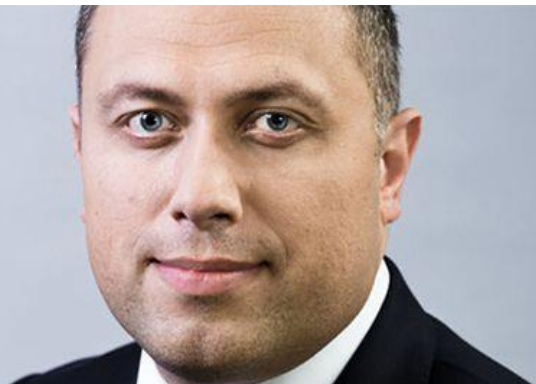
** NEW MOSCOW
Space for life



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ADDRESS TO THE PARTICIPANTS



Dear Colleagues and Partners,

*Please feel free to get yourself acquainted with the architectural competition organized by A101 Group of Companies for the development (for a consideration) of a schematic design concept **for urban public spaces** of residential districts in New Moscow territories.*

Currently we are engaged in an active dialogue with the Government of Moscow (Department for Development of New Territories, Troitsky and Novomoskovsky Administrative Areas prefecture) aimed at significant improvement of the level of urban environment in New Moscow, including landscaping of the territory, creation of multifunctional public spaces for all resident categories, improvement of the quality of life of the residents, as well as generation of employment. This project will create a successful experience of an innovative (for Russia) approach to working with urban environment for the purpose of its subsequent scaling.

The land area of the future design development includes “Scandinavia” and “White Nights” residential districts currently under construction, as well as the urban areas of Kommunarka settlement with the total area of 135 hectares. The structure of the locality features great potential: forest and park areas, water features – ponds and streams, pedestrian areas, town and garden squares. We would like to maintain this variety and naturalness by creating new places of interest in Moscow.

You are kindly requested to review the terms of the competition and apply for the participation in a defined time.

Managing Director of A101 GC
Sergey Kachura



ORGANIZER OF THE COMPETITION



A101 GROUP OF COMPANIES is the leading Russian investment and construction holding company which is implementing the Russia's largest urban planning project in New Moscow. Since 2015 it is part of SAFMAR Industrial and Financial Group.

PRESENCE IN THE
RUSSIAN REAL-ESTATE
MARKET

25 YEARS

5-YEAR RESULTS



31.5 bn rub. invested in construction



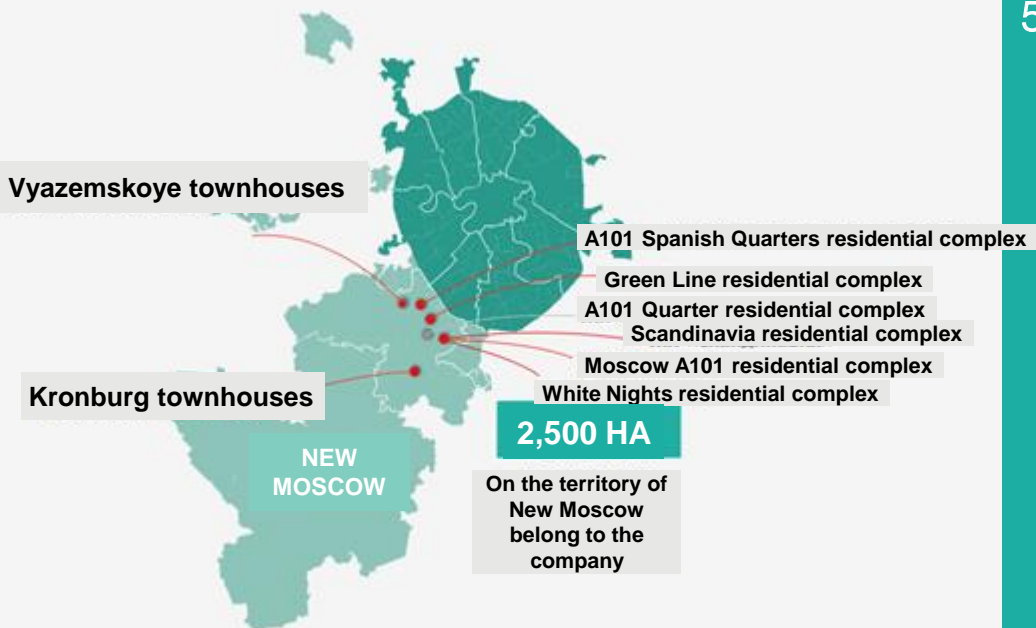
809 thousand sq. m were commissioned



5,000 jobs created



Over **4** bn rub. of tax payments and deductions



A101 GC owns a large land bank (2,500 ha, within the boundaries of 3 to 23 km from Moscow Ring Road along Kaluga highway on the territory of New Moscow.

PURPOSE OF THE COMPETITION

The purpose of the competition is to determine the best public spaces concept corresponding to the greatest extent with the principles of the creation of an urban environment (Generation 2.0)

JURY OF THE COMPETITION

Chief Architect of Moscow, Representatives from RF Ministry of Construction, AHML, Prefecture of Troitsky and Novomoskovsky Administrative Districts, New Territory Development Department of the Government of Moscow, A101 General Director have been invited to the Jury of the Competition.

LANGUAGE OF THE COMPETITION

The official language of the competition is Russian.

OBJECTIVES OF THE COMPETITION

- Development of public spaces concept using the example of the highlighted fragment of the territory
- Winner selection
- Entry into agreement for the development of concept for the entire territory

PARTICIPANTS OF THE COMPETITION

Significant architecture bureaux or consortia with practical experience in design of public spaces.

COMPENSATION

An Agreement for the development of one concept version is entered into with each competition participant

The Agreement price amounts to 700 000 rubles including VAT as reimbursement for the processing of the competition entry.

EXPERT COUNCIL

Representatives from NRU HSE, AHML, RF Ministry of Construction, Genplan Institute, leading architects have been invited to the Expert Council.

WINNER

The development team of the best* among the submitted solutions, selected by the Jury of the competition will be pronounced the winner.

GRAND PRIZE

Agreement for continuation of work and development of the concept for the entire territory (99,4 hectares) will be signed with the winner of the competition

1. DEVELOPMENT TARGETS UNDER THE MASTER AGREEMENT



**100,2
HA**

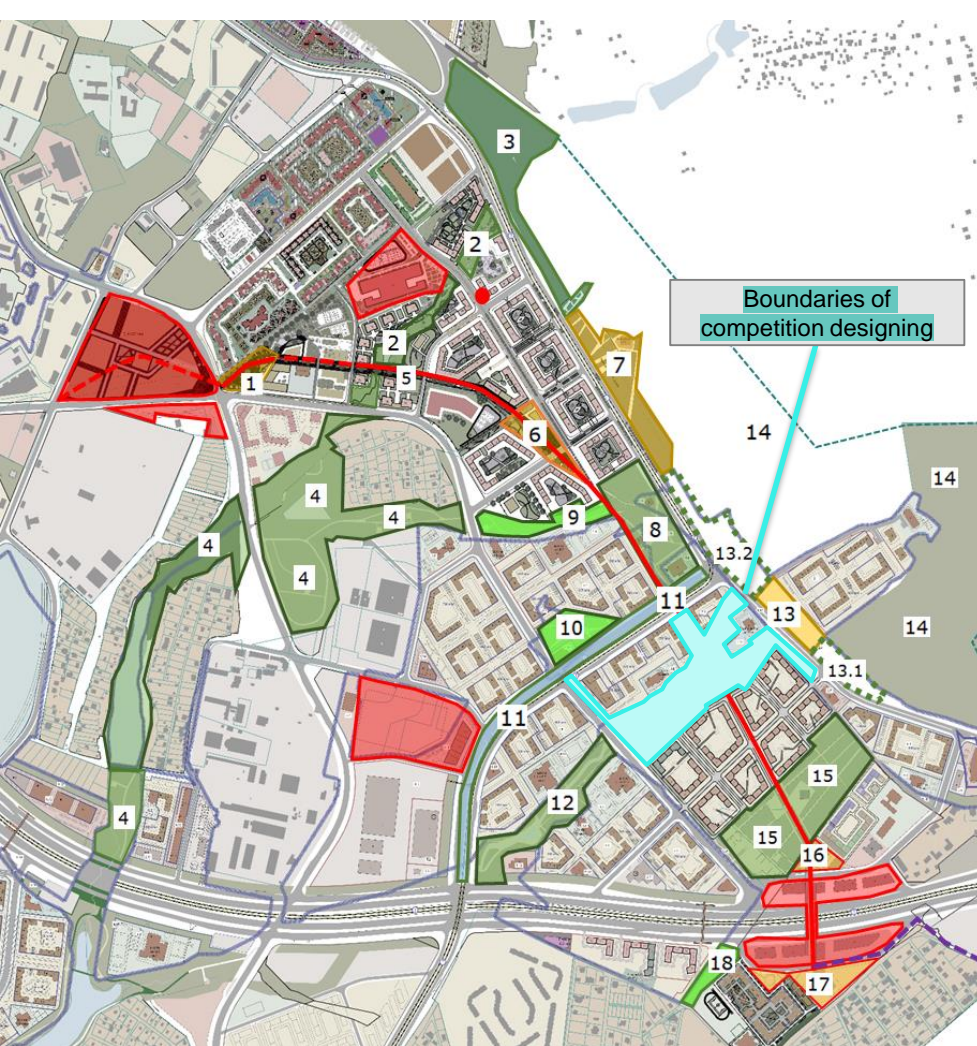
MUNICIPAL, DISTRICT AND QUARTER PUBLIC SPACES OF NEW “SCANDINAVIA” AND “WHITE NIGHTS” RESIDENTIAL DISTRICTS IN NEW MOSCOW, KOMMUNARKA SETTLEMENT:

- **Parks (Dispersed park)**
- **Garden squares**
- **Town squares**
- **Pedestrian promenade**
- **Alley on the avenue**
- **Parkland territory**
- **Routes for pedestrians and motorless vehicles**
- **Adjacent territories (standard)**

**ONE OF THE LARGEST DEVELOPMENT PROJECTS FOR
COMPREHENSIVE PUBLIC SPACE CREATION IN
MOSCOW WITH THE TOTAL LAND AREA OF 300 HA**



MAP OF PUBLIC SPACES OF NEW “SCANDINAVIA” AND “WHITE NIGHTS” RESIDENTIAL DISTRICTS UNDER THE MASTER AGREEMENT



Streets:

- Promenade – the town’s main pedestrian street
- Main entrance to “Scandinavia” district
- Continuation of the Promenade along the area of the Town centre
- Pedestrian and bicycle road ensuring the connection of Kommunarka settlement with Southern Butovo District and Gorchakov Street metro station

Town squares:

- № 1 – Small square opposite the future town centre
- № 7 – Small square with a church and a sales office
- № 6 – Small square with Multifunctional shopping centre and oaks on the Promenade
- № 13 – Small square in front of the premium class quarter
- № 16-17 – Areas of Shopping and recreation centre with pedestrian overpass (not included in the scope of design)

Dispersed park:

- № 2 – Linear park with a stream (not included in the design scope)
- № 3 – Activity park for teenagers and youth
- № 4 – Municipal park
- № 8 – Sports park with sports and recreation centre
- № 12 – Park with a cascade of ponds and a stream
- № 15 – Park with a church, children and sports area and a cafe

Garden squares:

- № 9 – Small garden square between Municipal park and the Park with sports and recreation centre
- № 10 – Garden square with a restaurant in the centre of “Scandinavia” district
- № 18 – Small garden square near “White Nights” residential complex

Alleys:

- № 5 – Oak alley on the Promenade
- № 11 – Alley on the avenue

Parkland area:

- № 14 – Parkland – landscaped park
- № 13.1-13.2 – Landscaped hospitality area next to the parkland – “The forest reaches out”

- Large attraction centres of municipal importance (not included in the scope of design)

№ - public spaces of MUNICIPAL IMPORTANCE

№ - public spaces of DISTRICT IMPORTANCE



OBJECTIVES FOR DEVELOPMENT OF PUBLIC SPACE DESIGN IN AN URBAN ENVIRONMENT 2.0



"Make towns to be proud of that encourage working, thinking and recreation, and not getting a nervous breakdown or tram frenzy (...).

A town should be as beautiful as the century-old parks, forests, and sea..."

K.G. Pustovsky, The Black Sea novel



- To create a complex of socially significant municipal, district and quarter public spaces, brand component and new landmark and sight of New Moscow
- To develop the concept of public spaces corresponding to the new generation urban environment (2.0) with a superior comfort quality for the residents and their operational environment
- To reveal the nature potentials of the territory and create a sustainable "green framework" and "green infrastructure" where nature is "woven" into the urban fabric
- To develop functional capacity and intensity of the territory for all social and age groups of tenants and for visitors
- To create conditions for the development of the "third" places and socialization of residents
- To develop connectivity of public spaces and to Stolbovo metro station for pedestrians and motorless vehicles
- To integrate public spaces into the city's economy according to a self-sufficiency principle



PRINCIPLES OF DEVELOPMENT OF PUBLIC SPACE DESIGN IN AN URBAN ENVIRONMENT 2.0



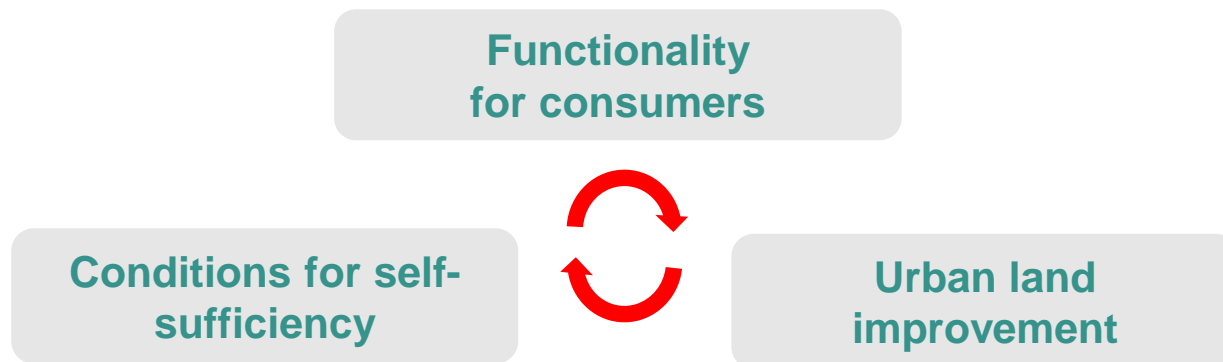
URBAN ENVIRONMENT 2.0 is an urban environment of a post-industrial cities focused on the interests of all groups of people, convenient, contemporary, trendy and safe, friendly and comfortable for living and working, that actively paves the way for the development of human capital

PROJECT STYLISTICS

NORTH EUROPEAN, CONTEMPORARY



STRATEGY FOR DEVELOPMENT OF PUBLIC SPACE DESIGN IN URBAN ENVIRONMENT 2.0



2. OBJECTS OF THE ENTRY DESIGN AND 3D-VISUALIZATIONS VIEWPOINTS



7,3 HA

FRAGMENT OF THE PUBLIC SPACE TERRITORY OF THE NEW RESIDENTIAL DISTRICT "SCANDINAVIA" (UNDER CONSTRUCTION)

5

Part of the pedestrian promenade with immediately adjacent residential houses and park areas

12

Part of the park with a cascade of ponds and a stream

VIEWPOINTS:

T1

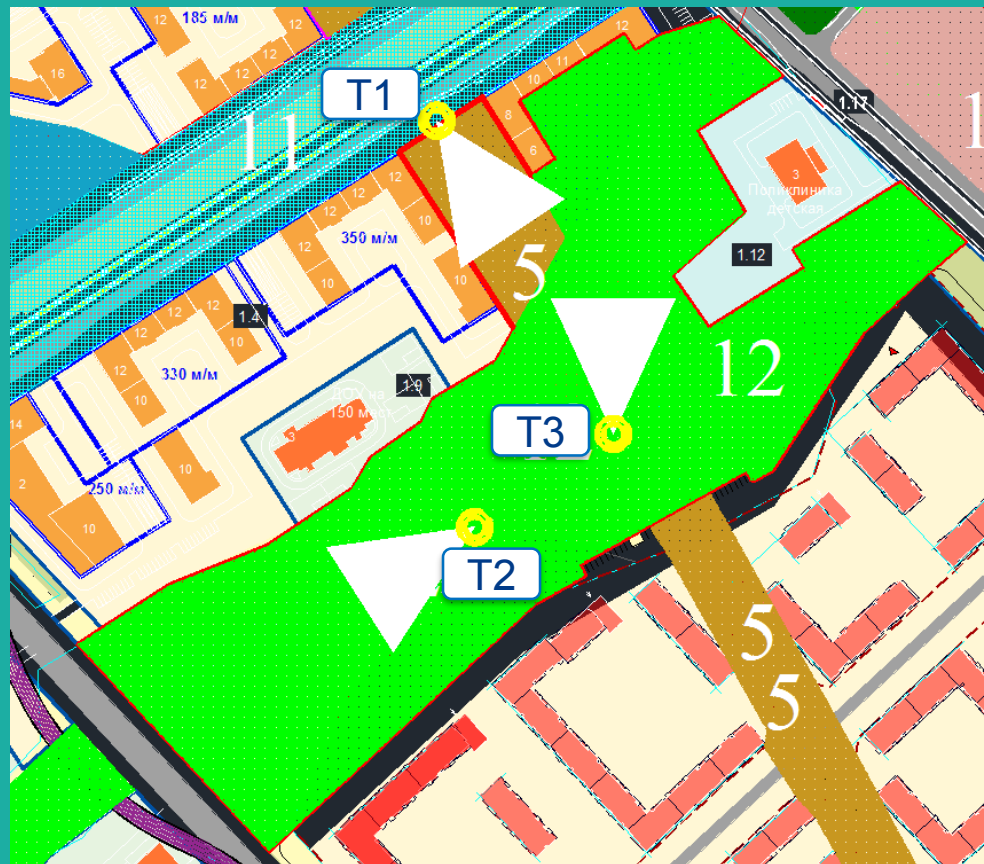
Promenade, view to residential houses and entry zone

T2

House-site improvements

T3

Park, view to improvement zone of a specific territory



DOCUMENTATION

- Explanatory note with interpretation of the idea and the main principles of the concept for the creation of public spaces in an urban environment 2.0
- Functions matrix: types of activity, services, infrastructure/ consumer type for each public space for summer and winter seasons
- The description of conditions for conducting events (functional activity programmes) in public spaces
- Public space identity and design-code proposals
- Master-plan of the territory to be improved
- Specific land use pattern
- Traffic diagram including pedestrian and bicycle routes
- Landscape analysis underlying the improvement concept.
- 3D visualization of key functional spaces considering seasonality (winter/summer) and time of day (day/evening). The number of vista points is at least 6 including 3 vista points set by the TOR and the rest at the participant's discretion.
- Aggregated estimation of the implementation cost with transferring cost per HA
- Plan of coverings
- Plan of landscaping
- Plan of hardscape elements and other improvement elements
- Business proposal for the development of concept for public space creation under the master agreement with an indication of the cost of works and development time



TARGET QUALITIES AND ATTRIBUTES OF PUBLIC SPACES IN URBAN ENVIRONMENT 2.0



- **COHERENCE**, ideological continuity, comprehensiveness of design and hierarchy of public spaces
- **CONTINUITY** of life and work within public spaces 24/7/365
- **ACCESSIBILITY AND MOBILITY** of public spaces for all residents
- **SAFETY**
- Functional **DIVERSITY** and interactivity of public spaces
- **ROUND-A-YEAR** operations of public spaces
- Aesthetic appeal, contemporaneity of style and **DISTINCTIVENESS** of urban environment fabric (**WOW-EFFECT**)
- **ENVIRONMENTAL FRIENDLINESS** and revealing the nature source
- Quality and variety of **SERVICES** of commercial and social infrastructure
- **CONSISTENCY** of quality and operation of public spaces
- **REASONABLENESS** of the project implementation cost



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A101.RU



WE APPRECIATE YOUR ATTENTION AND
LOOK FORWARD TO CREATIVE COOPERATION!

**THANK YOU FOR YOUR
ATTENTION!**

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