

# ASSIGNMENT

to elaborate best development concept for the area on the right bank of the Kazanka River, Kazan, Russia.

№№	Name of the assignment principal sections	Scope of principal data and requirements																						
1.	Subject of the Competition	<p>The area confined by Sibgat Khakim St., the Riviera Hotel Complex, the water of the Kazanka River and the park. The area boundaries are specified in Appendix 1 to the Technical Assignment — Site Plan.</p> <p>The Designed Area consists of 3 lots:</p> <ol style="list-style-type: none"> <li><b>Lot 1.</b> Mixed-use complex.</li> <li><b>Lot 2.</b> Mixed-use complex.</li> <li><b>Lot 3.</b> Area of city-planning renovation.</li> </ol>																						
2.	Competition Purpose	<ul style="list-style-type: none"> <li>Prepare a proposal for a balanced development of the area and riverwalk in conjunction with a planned park on an adjacent site, creating a unique skyline of the Kazanka River right bank;</li> <li>Create an architectural landmark of the city, which does not affect the visual perception of the Kazan Kremlin Ensemble, XVI-XVIII centuries, that is a federal cultural heritage site.</li> </ul>																						
3.	Development Objectives	<ol style="list-style-type: none"> <li>Elaborate a concept for the area development, taking into account the surrounding buildings.</li> <li>Propose a solution for the city-planning arrangement of the area: <ul style="list-style-type: none"> <li>Propose solutions for a mixed-use complex, taking into account the layout necessary to accommodate the required social services facilities;</li> <li>Work out the transport and pedestrian logistics of the area, taking into account the points of interest, parking lots, mass transit stops;</li> <li>Propose a solution for the riverwalk and common areas in conjunction with the Horizon Park concept by Michel Péna and the riverwalk concept developed by the Orchestra bureau.</li> </ul> </li> <li>Create a recognizable architectural ensemble, a point of interest for the residents and visitors of the city.</li> <li>Create a consistent harmonious panorama with the waters of the Kazanka River.</li> <li>The project is to take into account the region's cultural features, its national context and their qualitative rethinking in contemporary environment.</li> <li>Elaborate details of the area development: lots 1 and 2 as per Appendix 1.</li> <li>The proposal shall be realistic and suitable for further engineering without significant amendments.</li> </ol>																						
4.	Design Stage	Architectural concept																						
5.	Source Documentation	<ul style="list-style-type: none"> <li>Technical Assignment to elaborate an architectural concept for the area development;</li> <li>Topographic base of the Designed Area scaled 1:500 (with red lines);</li> <li>Kazan City master plan, approved by the Kazan City Duma's resolution dated 28.02.2020 No. 5-38;</li> <li>Draft area development plan within the planned boundaries of an artificial land lot on the Kazanka River, owned by the federal authorities, for accommodating a facility of regional importance — a mixed-use complex on Sibgata Khakima Street within the limits of Kazan of the Republic of Tatarstan, approved by the resolution of the Cabinet of Ministers of the Republic of Tatarstan No. 151 dated 20.03.2021;</li> <li>map (layout) with boundaries of protected areas of the Kazan Kremlin Ensemble, XVI-XVIII centuries, that is a federal cultural heritage site;</li> <li>photo and video evidence of the current situation;</li> <li>photographic evidence of the current situation (5 photos) for the mandatory composite photographs;</li> <li>results of geological, environmental, hydrometeorological and geodetic surveys;</li> <li>Horizon Park concept by Michel Péna;</li> <li>concept for development of the Kazanka River banks in 2020—2030, developed by the Orchestra bureau.</li> </ul> <p>Complete scope of original documentation will be emailed by the Organizer of the Competition to the Participant's e-mail upon having received his/her Application.</p>																						
6.	Requirements on Design Solution	<p><b>The following shall be provided for when developing the concept:</b></p> <ul style="list-style-type: none"> <li>Access options and a platform for short-term parking for international tourist buses and cars.</li> <li>Parking for cars of restaurants and street retail facilities visitors.</li> <li>infrastructure to ensure the functioning of Horizon Park and the riverwalk.</li> </ul> <p><b>The following shall be provided for when developing the lots:</b></p> <table border="1" data-bbox="394 2573 1437 3497"> <thead> <tr> <th colspan="2" data-bbox="394 2573 1437 2677">1. Lot 1 Mixed-use complex</th> </tr> <tr> <th data-bbox="394 2677 746 2747">Name</th> <th data-bbox="746 2677 1437 2747">Parameters</th> </tr> </thead> <tbody> <tr> <td data-bbox="394 2747 746 2817">Serviced apartments</td> <td data-bbox="746 2747 1437 2817">75,000 m<sup>2</sup> and up</td> </tr> <tr> <th colspan="2" data-bbox="394 2817 1437 2921">2. Lot 2 Mixed-use complex</th> </tr> <tr> <th data-bbox="394 2921 746 2991">Name</th> <th data-bbox="746 2921 1437 2991">Parameters</th> </tr> <tr> <td data-bbox="394 2991 746 3062">Site of regional significance</td> <td data-bbox="746 2991 1437 3062">According to the area planning project</td> </tr> <tr> <td data-bbox="394 3062 746 3186">3* and 5* hotel facility, including SPA and convention area</td> <td data-bbox="746 3062 1437 3186">13,000-15,000 m<sup>2</sup></td> </tr> <tr> <td data-bbox="394 3186 746 3290">Hotel serviced apartments</td> <td data-bbox="746 3186 1437 3290">30,000-35,000 m<sup>2</sup></td> </tr> <tr> <td data-bbox="394 3290 746 3360">Serviced apartments</td> <td data-bbox="746 3290 1437 3360">70,000 m<sup>2</sup></td> </tr> <tr> <td data-bbox="394 3360 746 3431">Retail</td> <td data-bbox="746 3360 1437 3431">6,000 m<sup>2</sup></td> </tr> <tr> <td data-bbox="394 3431 746 3497">Offices</td> <td data-bbox="746 3431 1437 3497">17,500 m<sup>2</sup></td> </tr> </tbody> </table> <p><b>3. Lot 3</b> <b>Area of city-planning renovation</b> — offer a concept for the area development. A proposal is to stabilize the area where capital construction objects are located at a standardized height, depending on their purpose and the heights of the park.</p> <p>Height parameters: the buildings are recommended to be not higher than 85-87 m, emphasis – not higher than 97-100 m (with the total height of the building not more than 158 m in absolute marks)</p> <p>The design shall be effected in compliance with the applicable standards and regulations of the Russian Federation, the Republic of Tatarstan and Kazan City.</p>	1. Lot 1 Mixed-use complex		Name	Parameters	Serviced apartments	75,000 m <sup>2</sup> and up	2. Lot 2 Mixed-use complex		Name	Parameters	Site of regional significance	According to the area planning project	3* and 5* hotel facility, including SPA and convention area	13,000-15,000 m <sup>2</sup>	Hotel serviced apartments	30,000-35,000 m <sup>2</sup>	Serviced apartments	70,000 m <sup>2</sup>	Retail	6,000 m <sup>2</sup>	Offices	17,500 m <sup>2</sup>
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7.	Principal requirements on scope, contents and format of materials	Requirements on materials and their scope are specified in the Competition Regulation — APPENDIX 7. Scope, contents and drawing up requirements of Competition Projects																						