

Prague Institute of Planning and Development

Capital City of Prague

**REVITALIZATION OF CHARLES SQUARE
stage II. – the park**



**Invitation
to participate in the
Workshop III**



IPR —
PRAHA

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Competitive dialogue procedure for the Revitalization of Charles Square, Stage II – Park

INVITATION TO PARTICIPATE IN WORKSHOP III

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1. Conclusions from Workshop II

Workshop II (5 April 2018) was held so that the concepts of the draft designs drawn up by the design teams could be presented and feedback could be obtained from the contracting authority, the evaluation committee, invited experts and key stakeholders. By agreement, the workshop took the form of presentations and follow-up discussions with each of the procedure's participants separately.

These conclusions from Workshop II include the committee's summary and more specific instructions for the production of the *Proposal for the Revitalization of Charles Square*. These conclusions are integral to the Assignment and clarify the original Framework Assignment.

Acting on the evaluation committee's recommendations, on completion of Workshop II the contracting authority decided that **all points of updated Assignment**, distributed to you after Workshop I on 23 February 2018, would **continue to apply**. Accordingly, we invite you to read through the updated Assignment carefully again and, at the next stage of design, to focus on points that you have either not previously addressed at all or to which you have not paid much attention. Certain points of the Assignment have been supplemented to include clarifications (in red) stemming from the discussions held during Workshop II.

Approach to the park revitalization levels of context and time horizons:

In the handling of the project to revitalise the park in Charles Square (Stage II), we also require a focus on the broader picture at all contextual levels and in relation to all time horizons defined in the Framework Assignment: Levels of Context of Park Revitalization:

[A] *the park is an integral part of Charles Square – the Charles Square Master Plan – scale of 1:500*

We require the *Proposal of the revitalization of park* to be handled as an integral part of Charles Square as a whole, i.e. from facade to facade. The *Master Plan* will be used to update the overall concept for the revitalization of Charles Square and to coordinate all plans and projects in this area.

[B] *Charles Square as an integral part of New Town (southern district) – scale of 1:10,000*

[C] *Charles Square as part of Prague*

Time horizons for the revitalization of the square:

1. MEASURES FOR THE IMPROVEMENT OF THE CURRENT STATE

Consider the need and possibility for immediate or short-term interventions that you perceive to be important in terms of improving the current state of the park and which will support your proposal for the revitalization.

2. HORIZON 2025

While the proposal under Horizon 2025 is to revitalise the park itself, there is also leeway to establish new stages (Stages III, IV, etc.) of which project documentations are not covered by the current contract due to the financial reasons or their nature of the deliverable. At the same time, the revitalization of the park must be complete and feasible independently of the newly proposed stages. We would point out that the adjustments to Horizon 2025 are also restricted by the project for Stage I of Charles Square revitalization, for which a zoning decision and a building permit have been issued. Furthermore, under Horizon 2025, the only opportunity for modifications in the area defined for Stage I lies in a “Structural Alteration Prior to Completion”, but there is no possibility of intervening in the siting decisions and the building permits for individual structures. In particular, the transport solution for Stage I cannot be altered and changes to the position of tram stops cannot be changed, but, for example, the surface of the pavements may be revised.

3. HORIZON 2050

Bolder modifications to the square may come into play in the long-term *Horizon 2050*. The objectives pursued by the City of Prague are to achieve the long-term diminishing of private motor transport and to gradually reduce the number of parking spots in the city centre. With this in mind, in this timeframe we recommend assessing opportunities to deal with Charles Square based on the assumption that there will be less traffic, and addressing the needs for residential parking and parking for hospital visitors in context of a crucial public space in the centre of Prague. We do not think a grade-separated traffic system is appropriate even in the long run, and we require a design restricted to surface transport. It is also impossible to change the tramlines and tram stops on Charles Square. The revitalization of the park must be complete, i.e. also perceived as completed without any features of horizon 2050.

Consider whether your current design sufficiently encompasses all of these contextual levels and timeframes and, where appropriate, add the required content to it.

2. Main points of assignment – updated based on the conclusions from Workshop II

On the strength of discussions on the Design Concepts you have drawn up, the core elements were partially revised or supplemented, and the key information surfacing during Workshop II was highlighted and supplemented. The list of topics and points is not final and may yet be expanded, if necessary, in the wake of further discussions during Workshop III. Your design is expected, in these matters, to deliver a powerful, soundly based and universally acceptable solution for new interdisciplinary dialogue within the framework of Workshop III.

A. CULTURAL VALUES OF CHARLES SQUARE

1. Define the cultural values of the Charles Square park and thereby establish the plan for monument renewal and specify which elements (levels) of the monument should be renewed, and at what level, and which, on the contrary, should not.

Clarification: In your proposal, justify your approach to the values and principles of Thomayer's design and the method you use to interpret the cultural and historical values of Charles Square.

2. Propose a differentiated approach to the renovation of the park on Charles Square, which will enable the suitable integration of this heritage site into the life of the city, based on a sound understanding of its original composition, its historical context and later influences and changes.

3. Work with Charles Square as a specific place of memory and choose a suitable method for thematising/interpreting its historical, natural and cultural treasures, history and events.

B. CONTEXT OF THE PARK AT CHARLES SQUARE

4. Address the park on the square within the context of the New Town, particularly in terms of its potential to play a role in initiating the resurgence and revitalisation of its southern part. The borders of the addressed territorial conception of Charles Square can be expanded by some areas in the southern part of New Town, as long as their modification shows to be indispensable from the perspective of the good functionality of Charles Square, and feasible for implementation in the time horizon by 2025, that is, not conditional upon decreasing traffic. Modifications of approved designs of Stage I are possible only in the “change of building before completion” mode.
5. Reinforce the significance of the smaller northern part, which is separated from the rest of the park and to propose an overall regeneration of that part.

Information: The contracting authority believes that larger-scale paved surfaces may be incorporated into the northern part of the square.

6. Address the street area of the square as an entryway to the park.

Justification 1: In the Charles Square Master Plan, we require the park revitalization design to be handled as an integral part of the square as a whole, i.e. from facade to facade.

Justification 2: Implementation under Horizon 2025 must be feasible at all costs without any of the interventions proposed under Horizon 2050. The vision for 2050 must not require changes to the park renovation that is undertaken in 2025. It is impossible to encroach on the tramline trajectory or change the positions of tram stops. Under the short-term Horizon 2025, the Stage I must be respected.

Information: If the traffic solution and street layouts are modified (in areas out of Stage I), arrangements must be in place for Integrated Rescue System units to pass around the entire square without obstruction. There is a fundamental requirement for the Fire Rescue Service's rapid response vehicles, including those equipped with ladders, to be able to make their way freely from the fire station in Sokolská Street down along Ječná and then Resslova – this throughway cannot be replaced by any other route and must be preserved.

7. Assess the need for parking on Charles Square in perception of its location within the historic city centre, the parking capacity in the surrounding area, and the general requirements of nearby institutions (the municipal court, universities, the hospital). We require an examination of the location of underground parking facilities so that the space and operations in and around the square are resolved as efficiently as possible, then a definition of the conditions for such a project, and a solution for its relationship with the design of the park (in particular the surface features and the viability of the trees). Underground parking must not place any conditions on the revitalization of the park.

Information: At the conceptual stage, this point was released from the Framework Assignment, but after Workshop II it became clear that the requirement for a parking solution is relevant.

C. USE OF THE PARK

8. Establish conditions for better regulation of social behaviour during the day and in the evening – diversification of usage.
9. Create an area for popular activities and pastimes, such as organising markets and cultural events and clearly to define the size and nature of these places.

10. Solve the problems associated with pedestrian traffic through the park on Charles Square, particularly in terms of the conflict between the need for a through passage and the need to preserve areas for people to relax in. This also relates to crucial restrictions on or the prevention of damage to the vegetation and the compaction of the soil by people walking off the pathways and ensuring easy pedestrian access to the metro station and tram stops in the direction of the main routes. Please note that after implementation of the new pedestrian crossings in Stage I, a redirection and reduction of the intensity of pedestrian traffic routes across the park will occur.

Important: One of the greatest problems faced by all levels of vegetation on Charles Square is the stress caused by trodden trail away from pavements. The aim of the proposal is to achieve a functional balance between pedestrian transportation and the cultural values of the park. The proposed solutions must allow for pedestrian traffic but also to preserve the interior of the park and not to change it to a simple communication corridor.

11. Allow barrier-free access to the transport service and basic pedestrian passage through the revitalized park.

12. Define the relationship of clients of the surrounding institutions to the square – health care facilities, universities, etc.

Important: It would be appropriate to incorporate the operations, buildings and related areas of the hospital on the south-eastern side of the square into the park. An emphasis is also placed on interconnecting the New Town Hall with the square/park.

13. By revitalising the park, enhance the relationship that citizens have with the square. Help to make it easier to create a local community that can play a role in the management and administration of the park, thereby securing the sustainability of its revitalization.

D. GREENARY CARE

14. Landscaping, including the adaptation of the network of pathways, which needs to be resolved alongside an overall plan for the renewal of the tree layer. To find a solution that minimises the felling of healthy trees and interventions to their root systems.

Clarification: The term “healthy” encompasses not only trees in good conditions, but also those that are of historic value.

15. Evaluate the proposal from the perspective of the requirements for a mode of use and care demands. Based on the outputs of the competition dialogue, IPR Praha will create a Management plan for Charles Square, which will include care and maintenance requirements based on the proposal. Already now it is clear that the maintenance and car will require financial and personnel reinforcement.

16. Propose a method for renovating the current wild mantle, with their tree, shrub and herbaceous layers.

Clarification: The health of the existing approximately 300 trees on Charles Square indicates that, in the long run, it will only be possible to keep a part of them (see the dendrological survey). In your design, denote the trees to be preserved, including a proposal of the phasing and preparations for tree renewal. If you intervene in the perimeter embankment, you need to be careful of the trees' root collars. The feasibility of proposed landscaping should be evidenced with cross sections.

E. EQUIPMENT

17. Consider the importance of Charles Square in the evening and night – define a lighting concept and appropriate night-time arrangements.

18. Design suitable types of – and sites for – street furniture and lighting, and a method for incorporating ground-level technical infrastructure.

Important: Consider the use of Prague Street Furniture (specification in Annex 3), which was selected in an international design competition and is designed for use throughout the city of Prague. If you do not use Prague Street Furniture in the proposal, please justify your decision.

Information: IPR Prague is also leads the Prague Chair & Tables project, which can be used seasonally in the public space for immediate improvement of its condition. More information at www.iprpraha.cz/prazskezidle.

19. Propose a rainwater management system including both the entire square and adjacent buildings.

Water supply should prioritise surface-layer infiltration to enhance vitality of vegetation and urban microclimate. To propose anti-erosion measures that support water infiltration, improving the habitat for new and existing trees.

Information: The park's current situation is unsuited to water management. Its morphology creates barriers. The perimeter embankment poses serious problems for absorption.

Clarification: The drainage system must encompass not only measures to keep the park from drying out, but also to protect it against flooding according to valid legal and technical regulations (especially TNV 759011). Solutions that are more natural than technological are preferred. Prove, by means of both a written report and diagrams, how the park is able to retain rainwater and draw on that water during dry spells.

20. Fulfill the potential of the square as an inclusive public space encouraging play and creativity in all age categories, including children and seniors. Integrate visitors from all social classes. For example, integrate a playground for younger children, refreshments – cafés, public restrooms, etc.

Important: The distribution of the functions and activities on the square (in the park), including the area for children to play and the location of public toilets and other necessary facilities shall be clearly shown in the drawings/diagrams.

21. Establish an approach to the park's visual identity. Charles Square as a brand.

4. Form and method of submission

Draw up a *Draft Design for the Revitalization of Charles Square*, containing solutions for all of the required areas that have been defined and solutions in relation to the timeframes, and responding to all points set out in the terms of reference.

Submit your draft design as a portfolio, exhibition panel and presentation (PDF formats). The portfolio containing the draft design will be submitted to the evaluation committee and invited experts as a basis for discussion. The designs will be presented in person by way of electronic presentations delivered before the evaluation committee, invited experts and key stakeholders. The time reserved for each presentation will be approximately 30 minutes. The presentation will be followed by a discussion of the design. The Workshop III agenda will be clarified. Competing teams will not be present during your presentation and will not take part in the follow-up discussion. The minimum required attendance for your team will be three representatives who have qualified as a core team members (architect, landscaping architect, transport engineer).

The order of presentations will be alphabetical, according to the names of the design teams:

1. AGENCE TER // BREAK POINT - TOMAS VESELY // HBH PROJEKT // PHYTORESTORE // CONCEPTO
2. GustafsonPorter + Bowman
3. M1 + Buro Sant en Co + Promika
4. New visit
5. Rehwaldt LA + BY architects + PD Filip

The main aim of the presentation is to showcase your draft design for the park and Charles Square and to hold a joint interdisciplinary discussion in order to come up with clarified terms of reference and feedback for the individual designs. The designs presented at Workshop III will be evaluated by the committee. On the strength of that evaluation, the contracting authority may act according to Section 69 paragraph 5 PPA, exclude any participants whose proposals will have been found inappropriate while maintaining at least three proposals.

Minimum required scope of the design proposal:

The submission of this proposal corresponds in its scope and detail to the final delivery. A precise definition of the scope of the submission will be sent to you together with the layouts for submission by 30 April 2018. The framework minimum scope of the solution has provisionally been defined as follows:

1. Drawing of the broader relations of Charles Square within the southern part of New Town
2. 2025 Charles Square Master Plan (including the design of the park)
3. 2050 Charles Square Master Plan (including the design of the park)
4. 2025 Drawing of the landscaping design of the park (treatments of vegetation, planting and felling of trees, openings, etc.)
5. 2050 Drawing of the landscaping design of the park (treatments of vegetation, planting and felling of trees, openings, etc.)
6. Transversal and longitudinal cross-sections of the key parts of the square
7. Diagram of the rainwater management system
8. Diagram of the solution for the functional areas of the park, including a designation of pedestrian traffic
9. Diagram of the transport solution – motor vehicles, cyclists, pedestrians
10. Diagram of phasing of the revitalization of Charles square
11. Visualisation of the key parts of the design
12. Indicative costing of implementation
13. Text structured according to the topics of the updated Assignment
 - A. Cultural values of Charles square
 - B. Context of the park at Charles square
 - C. Use of the park
 - D. Greenery care
 - E. Equipment

Submission format:

- a. portfolio pdf; horizontal A3 format (the uniform layout will be clarified)
- b. panel pdf; vertical AO format (the uniform layout will be clarified)
- c. presentation pdf; horizontal A3 format (any layout of your choice)

Method of submission

The legally binding deadline for submitting the proposal is Monday 11 June 2018 at 12 p.m. However, if you fail to comply with this deadline, you are automatically excluded from the Competitive dialogue. Therefore in the mutual interest, we ask you to submit your proposal in advance.

Submit your proposal to hajkova@ipr.praha.eu and verify the delivery to Mgr. Hájková on +420 723 037 826, or by email.

Please note that the email box has limited capacity. Therefore, please use any online repository to load your proposal and send a link for download to the above address.

Follow-up procedure and planned dates:

Submission of design proposal	12 p.m. on 11 June 2018
Workshop III	8.30 a.m. – 7 p.m. on 21-22 June 2018 (CAMP)
Invitation to tender for the solutions found	(the deadline has yet to be specified; the estimated date is 31 July 2018)
Submission of tenders	(the deadline has yet to be specified; the estimated date is 31 July 2018)
Evaluation committee meeting	(estimated: 13 September 2018)
Approval by Prague City Council	(estimated: 25 September 2018)
Notification of the results of the procedure	(estimated: 30 September 2018)

