

NOVEMBER 2019

CALL FOR EXPRESSIONS OF INTEREST

# International Competition for the Architectural Landscape Design Concept for the Tuchkov Buyan Park in Saint Petersburg



STRELKA  KB



ISOCARP INSTITUTE  
Centre for Urban Excellence



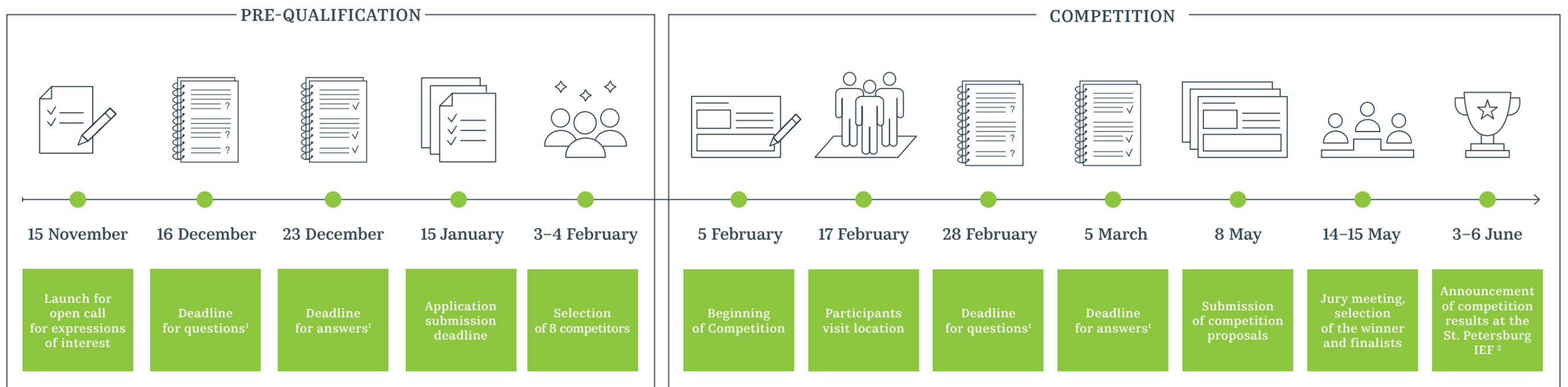
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# About the competition

## Competition schedule



1. Questions with the answers are published on the website within five days from being asked. All questions are published anonymously.

2. SPIEF – St. Petersburg International Economic Forum.



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# About the competition

## General terms<sup>1</sup>

### COMPETITION SUBJECT

**A landscape architecture concept for the park and adjacent public spaces**

Subject of the competition is the development of a landscape architecture concept for the park, embankment, square, and adjacent streets. The concept must include landscape and urban planning design and meet requirements set in the brief.

### COMPETITION TYPE

**Single-stage, international**

This international competition is a single stage restricted project competition open to architects and landscape designers from all countries. Any landscape architect, architect or urban planning firm acting individually or within a multidisciplinary team shall be eligible for participation in the competition.

### MULTIDISCIPLINARY TEAM

**Participation of multidisciplinary teams is welcomed**

We welcome the participation of multidisciplinary teams featuring professionals in the fields of landscape design, cultural programming of parks and open public spaces, sustainable development and ecology, architectural design and urban planning, utilities systems and constructions, transport and economics. Each multidisciplinary team is encouraged to include Russian professionals as well.

### ELIGIBILITY

**Landscape designers and architects**

The competition is open to architects and landscape designers from all countries. Eligible architects, landscape architects and urban designers must be qualified for practice in their respective countries.

### PRE-QUALIFICATION

**Applicants submit initial applications**

During expression of interest period, applicants will submit information about their architectural firms and experience in designing and creating public spaces. Experienced firms should submit three reference projects in the following fields: landscape, public spaces and revitalization of urban spaces. Young firms can submit realized or unrealized projects in the same fields or other fields which can document the quality of their work.

The jury will select 8 competitors on the basis of the results of pre-qualification, taking into account the quality and innovation of submitted reference projects. From the 8 competitors, 2 will be chosen among the young firms category.

### COMPETITION BRIEF

**Provided after the pre-qualification process for the 8 competitors**

After the pre-qualification process, the selected competitors will receive a detailed brief providing detailed description of the task, conditions, requirements, deliverables and modalities for submission.

### EVALUATION PROCESS

**Performed by the jury**

The jury will evaluate, rank the entries and allocate 3 prizes. Equal rankings will not be given. The first prize is the winner of the competition.

### INTERNATIONAL JURY

**Russian and international experts as well as representatives of the Government**

The jury will approve the brief before the launch of the competition, approve answers to questions, evaluate entries on the basis of the evaluation criteria set in the brief, rank 8 projects, and allocate 3 prizes.

### TECHNICAL COMMITTEE

**Public figures of Saint Petersburg as well as Russian and international specialized professionals**

The technical committee will prepare the brief and all documents the competitors will receive, examine the entries in regard to the fulfillment of conditions and requirements, make a report with the results of their examination for the jury.

### REMUNERATION

**Honorarium of \$60,000 USD to each competitor**

The selected competitors who will submit design proposals will each receive an honorarium of \$60,000 USD. The prize money of \$100,000 USD will be allocated as follows:

- first prize: \$50,000 USD (fifty thousand dollars);
- second prize: \$30,000 USD (thirty thousand dollars);
- third prize: \$20,000 USD (twenty thousand dollars).

### PROJECT IMPLEMENTATION

**The winner will be invited to realize their project**

The contract will be awarded to the first prize winner. A representative appointed by the local government will negotiate with the winner of the competition for further development of the project, planning of realization of the concept, and architectural direction during construction on the basis of the architecture and landscaping design concept recognized as the best according to the results of the competition. The winner will have to work with a Russian architect of their choice in order to practice in Russia.

### AUTHORS RIGHTS AND COPYRIGHT Belong to the participants

The author of any design retains the copyright and the author's rights of their work. Submitted design materials of 3 prize winners shall become the property of the contracting authority. Operator, organizer and competitors share the right to publish the concepts.

### ANONIMITY

**THE DESIGN PROPOSAL SHALL BE SUBMITTED ANONYMOUSLY**

The design proposal shall be submitted anonymously and will be evaluated anonymously. Projects shall not include any reference to the identity of its author(s). Any project that violates the requirement of anonymity will be excluded from the evaluation process by the jury.

### COMPETITION LANGUAGE

**Russian, English**

All competition documents are provided in both English and Russian. In case of any discrepancy the Russian and English texts, the English version shall prevail. In order to ensure anonymity, all submissions must be in English. Russian versions of the annexes have been provided for information only — participants should complete the English version of the annexes.

### ENDORSEMENT

**The International Union of Architects (UIA)**

This competition is endorsed by the International Union of Architects (UIA) and will be conducted according to the UNESCO Standard Regulations for International Competitions in Architecture and Town Planning and the UIA best practice recommendations stated in the UIA Competition Guide.

1. Expanded information is given in «Competition rules».



# About the competition

## International jury members

### VOTING JURORS



**VLADIMIR GRIGORIEV**  
Chief Architect of St. Petersburg, Chairman  
of the Committee for Urban Planning and  
Architecture  
Russia



**BORIS KIRIKOV**  
Architectural historian, Art History PhD,  
Honored Cultural Worker of Russia  
Russia



**OLEG ROMANOV**  
Honored Architect of the Russian Federation,  
President of the St. Petersburg Union of  
Architects  
Russia



**SERGEI TCHOBAN**  
Member of the Union of Architects of Russia  
and the Union of Artists of Russia, Member  
of the Union of German Architects (BDA),  
academician of the Moscow branch of  
the International Academy of Architecture  
and honorary academician of the Russian  
Academy of Arts  
Russia



**ELENA STIEGLITZ**  
Landscape architect, Director of Legacy of  
Baron Stieglitz Foundation, author of the  
idea and organizer of Imperial Gardens of  
Russia Festival, Member of the Association  
of Landscape Architects of Saint Petersburg,  
Member of the Guardian Council for the  
Historical Gardens and Parks, Member of the  
Society for Russian manor house studies



**FRANCESCO BANDARIN**  
Former UNESCO Assistant  
Director-General for Culture,  
Professor of Urban Planning and  
Conservation at the Institute of  
Architecture of Venice (IUAV)  
Italy



**PATRICK BLANC**  
Botanist at the French National  
Centre for Scientific Research,  
invented a modern vertical  
hydroponic garden  
France



**MARTIN REIN-CANO**  
Landscape Architect, co-founder  
and Managing Partner of firm  
Topotek 1  
Germany



**STEFAN ROTZLER**  
Landscape architect,  
representative of the International  
Union of Architects  
Switzerland



**KEN SMITH**  
Landscape architect, urban  
planner, founder of Ken Smith  
Workshop  
USA



**DIDIER VANCUTSEM**  
Member of the Board of Directors  
of ISOCARP Institute  
Germany

### ALTERNATE JURORS



**LAWRENCE BARTH**  
Professor of Urbanism at  
the Graduate School of the  
Architectural Association,  
alternate representative of  
the UIA  
Great Britain



**GIOVANNA CARNEVALI**  
PhD Architect, strategic  
designer consultant,  
Executive Director of Urban  
Planning in NEOM  
Italy



**IRENE DJAO-RAKITINE**  
Director at Djao-Rakitine  
Ltd, Mayor's Design  
Advocate at Mayor of  
London  
Great Britain

# About the competition

## Deliverables <sup>1</sup>

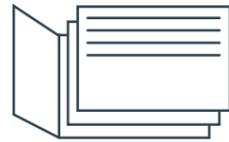
### PRE-QUALIFICATION

#### APPLICATION



#### 1 FORM

- filled out on the competition site



#### 2 PORTFOLIO

- A3 format
- No more than 9 pages, i.e. three pages for each project



#### 3 DOCUMENTS

- statement of agreement to the rules
- documents about the applicant

### COMPETITION

#### COMPETITION PROPOSAL



#### 1 6 BOARDS <sup>2</sup>

- A0 format
- portrait orientation



#### 2 REPORT

- A3 format
- landscape orientation
- no more than 15 pages



#### 3 VIDEO CLIP

- no more than 3 minutes length



#### 4 MODEL

- 1:1000 scale



#### 5 DOCUMENTS

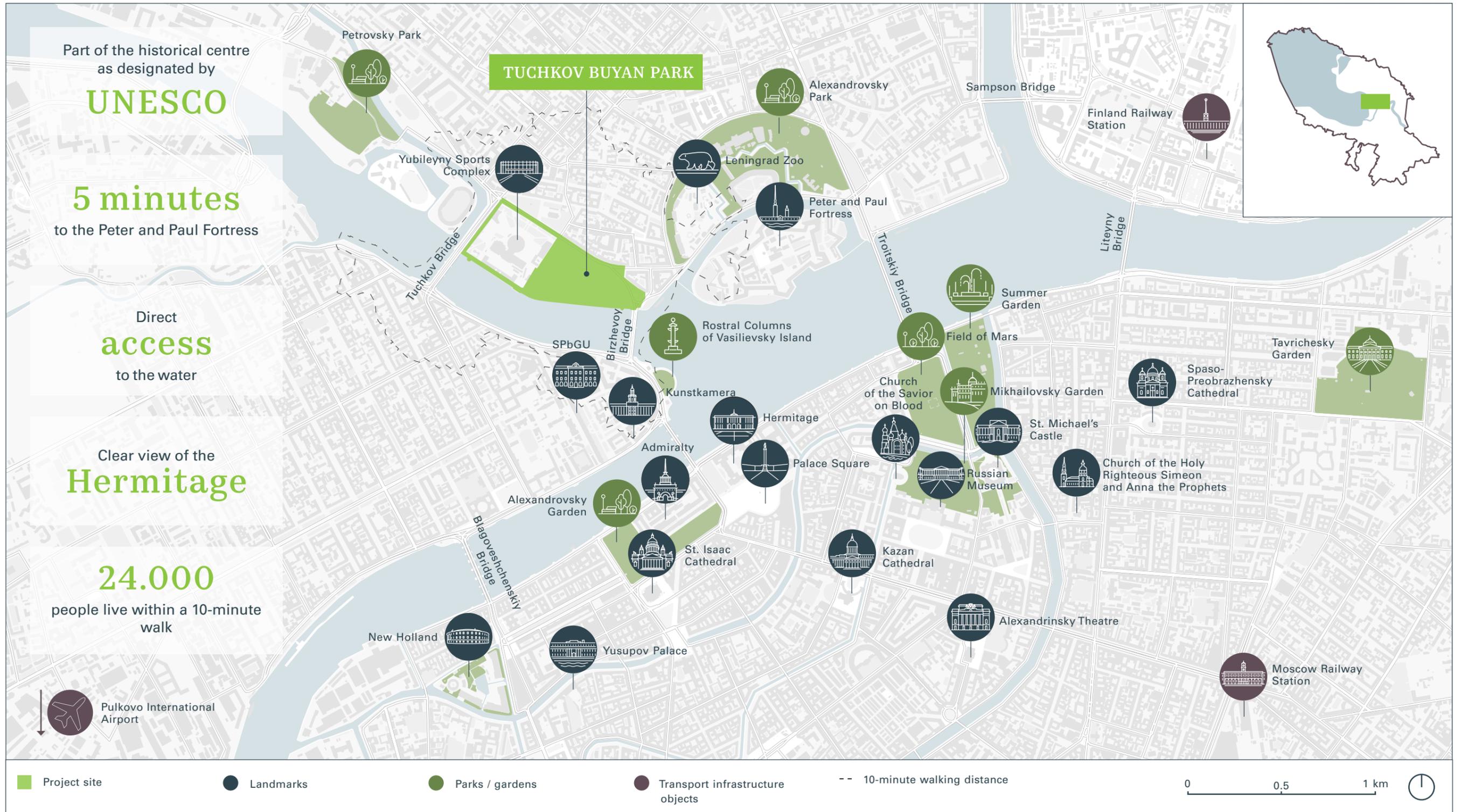
- signed Declaration of authorship

1. For the detailed information, refer to section «Competition rules».

2. The principal ideas and information considered important shall be included into the boards.

# Project site

The project site is located in the Petrograd District of Saint Petersburg. It is a part of the Historic Centre of Saint Petersburg and Related Groups of Monuments, designated a World Heritage Site by UNESCO in 1990. Located within walking distance of the site are the key city landmarks: Peter and Paul Fortress, Rostral Columns of Vasilievsky Island, the Hermitage, and the Admiralty.



# About Tuchkov Buyan park

15 minute

walk to the city's main landmarks

17.33 ha

project site

1 km

length of the new embankment



Photo: «The commercial city St. Petersburg», by Mikhail Tikhonov



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# Five unique opportunities for participants of the Tuchkov Buyan park design competition



## 1 CREATE A NEW PARK IN THE CENTRE OF A HISTORICAL CITY

The site where the Tuchkov Buyan park will be created is located in the very centre of Saint Petersburg, in the historical part of the city. The future park is located within walking distance of the main landmarks of Russia's northern capital (less than a kilometer from the Hermitage, and less than 500 meters from Peter and Paul Fortress). Competition participants must take on an ambitious task: designing a world-class public space with a unique identity that will harmoniously blend into surrounding historical and architectural context.

## 2 MAKE A GENERATIONS-OLD SAINT PETERSBURG DREAM ABOUT A GREEN PARK COME TRUE

Since the 1730s, warehouses and technical buildings have been located on the territory where Tuchkov Buyan park will be situated. However, city residents have long considered the area as one of the most pleasant in Saint Petersburg and have long dreamed of seeing it as a public space. In the 1870s, plans were made to build up the entire embankment, but in the 1940s, the chief architect of Saint Petersburg, Nikolay Baranov, saw this area as the green core of a Central City Park. Neither of the projects was implemented; however, competition participants now have an opportunity to make a long-standing Saint Petersburg dream come true in this unique place.

## 3 DEVELOP GREEN BELT

From the 1950s to the beginning of the 2010s, buildings of the State Institute for Applied Chemistry were located on the project site, whose activities used to be one of the main environmental threats to the city centre. Since 2011–2012, all of the Institute's buildings were demolished, while the poisoned land left behind went through recultivation and cleaning. The creation of a new park on this territory will become the symbol of a new approach to the problems of urban ecology. The park must feature

a sustainable ecosystem, where the best practices of contemporary environmental technologies should be put into place. The new park will be a green element which will connect all existing green spaces in the city center — from the Field of Mars and the Summer Garden to the Islands via Trinity Square and Alexandrovsky Park.

## 4 OFFER AN INNOVATIVE SOCIO-CULTURAL MODEL FOR THE PARK

Saint Petersburg has every right to be called the cultural capital of Russia. Museums, theatres, and architectural monuments that attract tourists from all over the world are located within walking distance of the park. The park will undoubtedly be popular with students, as seven major universities are located nearby. Competition participants must develop a socio-cultural model for the park to offer cultural and educational activities in demand by both Saint Petersburg residents and the city's many tourists. One important task is to provide for the year-round use of the park, given Saint Petersburg's difficult climatic conditions.

## 5 LAUNCH A PROGRAMME OF LONG-TERM URBAN CHANGE

Saint Petersburg is unique in that it does not just have an extraordinarily rich historical and cultural heritage; it is also a centre of innovation, science, and education that attracts young and talented people from all around Russia. However, in terms of the development of urban spaces, it lags behind its main competitors among the major cities in the Baltic countries. The creation of a unique park in the historical centre of Saint Petersburg that conforms to the newest worldwide trends and sets a new bar for the development of public spaces in the city should serve as a launchpad for long-term changes in the city that will shape the image of Saint Petersburg as a contemporary, comfortable city, worthy of a leading place among the capital cities of Northern and Eastern Europe in the field of sustainable development.

# Competition subject

## 4 elements of the project

The site of the competition design combines 4 elements: a park, an embankment, a square, and adjacent streets. Participants must devote equal attention to each of these public spaces.



### 1. TUCHKOV BUYAN PARK

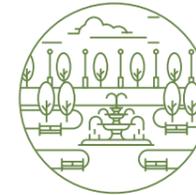
Park will be a landscape with a sustainable ecosystem in the urban environment. Participants must create varied green spaces, open scenic views on the historical surroundings, and place park service objects: multi-function sites and basic service infrastructure.

The territory features underground parking for 540 cars. It is to be preserved and the roof should be used for greenery. The existing underground space should be used rationally: for park services placement and landscape solutions creating. Furthermore, the Boris Eifman Dance palace is located on the future park's territory. Its architectural solutions are not a part of the subject of the competition.



### 2. NEW EMBANKMENT

The embankment will be a new, 1 kilometer-long, pedestrian link from Birzhevoy Bridge to Tuchkov Bridge. Descents to the water, viewing platforms, and leisure zones by the water, as well as a river transport dock, should be provided.



### 3. ACADEMIC LIKHACHEV SQUARE

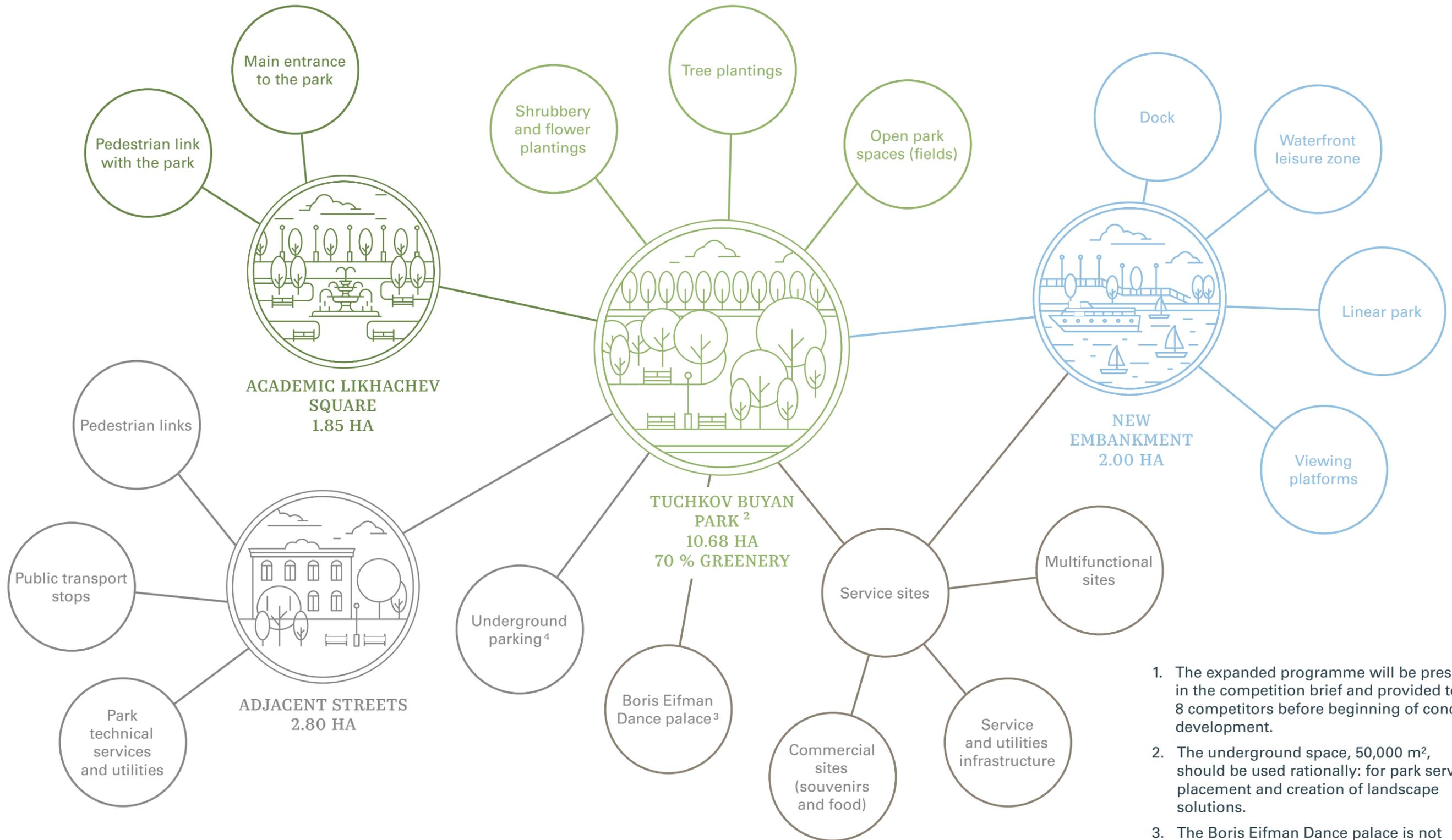
It's the main entrance to the territory; connects the park with existing walking routes. Pedestrian and green zones should be expanded through the reorganization of spontaneous parking.



### 4. ADJACENT STREETS: DOBROLYUBOVA AVENUE, SPERANSKOGO STREET AND PEDESTRIAN PART OF BOLSHOY AVENUE P.S.

Streets connect the park with adjacent territories. The number of pedestrian transit zones and storefront areas for summer verandas should be increased, and entrances to the park should be created.

# Initial programme <sup>1</sup>



1. The expanded programme will be presented in the competition brief and provided to 8 competitors before beginning of concept development.
2. The underground space, 50,000 m<sup>2</sup>, should be used rationally: for park services placement and creation of landscape solutions.
3. The Boris Eifman Dance palace is not the object of the competition.
4. The roof of the parking garage is to be used for green areas and park service sites.



# Key dates of the territory development

The territory formed in 1726 and consisted of a group of islands, which were gradually united with Petrograd Island. Historically, the territory played host to functional port buildings, warehouses, a nursery garden, a distillate factory and the Institute of Applied Chemistry. At various times in history, different proposals were made regarding the creation of a cultural and exhibition complex, a central park, a multifunctional complex and a judicial district on the territory; however, none of these plans were implemented.

## 1726

The appearance of a group of islands as the result of flooding: Tuchkov Buyan, Vatny Island, and several smaller islands. Port buildings were constructed on Tuchkov Buyan.

Image: plan of Imperial capital city of Saint Petersburg, 1737. St. Petersburg Academy of Science.



## 1760–1770

A hemp storage complex was built on Tuchkov Buyan. The stone hemp warehouses have been preserved to the present day.

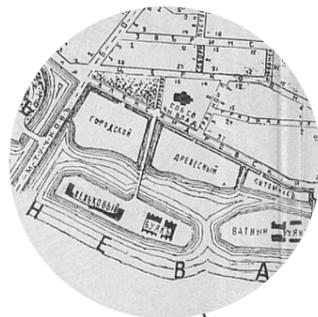
Photo: the complex of hemp stores on Tuchkov island. Site: citywalls.ru



## 1860–1875

A nursery garden was placed on the islands and alleys from Aleksandrovsky Park to Tuchkov Bridge were created.

Image: fragment of the Plan of Saint Petersburg, 1882. Site: citywalls.ru



## 1910s

Open and named competitions were held for the construction of a cultural and exhibit complex on the site.

Image: Project of M. H. Dubinskogo for Tuchkov Buyan, 1912.



## 1890–1900

The Second Government Wine Storage complex and an alcohol purification factory were built on Vatny Island. Tuchkov Buyan and a group of small islands were joined to Petrograd Island.

Photo: The Second Government Wine Storage, 1900. Site: fotki.yandex.ru\_users\_humus777



## 1940–1960

Vatny Island was joined to Petrograd Island and new buildings of the Institute of Applied Chemistry were built.

Photo: Yandex Maps, panoramas, 2011.



## 1930s

The General Plan of Leningrad was developed, according to which a park was to be built on the island. The plan was not implemented, instead the Institute of Applied Chemistry was established in the buildings of the Wine Storage.

Image: panoram of the central city park. Project. Autors – N. B. Baranov, O. I. Guriev and N. G. Ageeva, 1948.

## 2011–2012

The buildings of the Institute of Applied Chemistry were demolished in order to build the Embankment of Europe multifunction complex.

Photo: model for the project "Embankment of Europe", Studio "GradMaket".



## 2012–2018

The city decides against building the Embankment of Europe multifunction complex; a tender and competition is issued for the judicial district development, and construction begins.

Photo, 2019. KB Strelka.



## 2019

After the publication of competition works for design of a judicial district, city residents signed a petition against its construction, collecting 17,308 signatures. The decision was made to build a park on the territory.

Image: park "Tuchkov Buyan", 2019. KB Strelka.

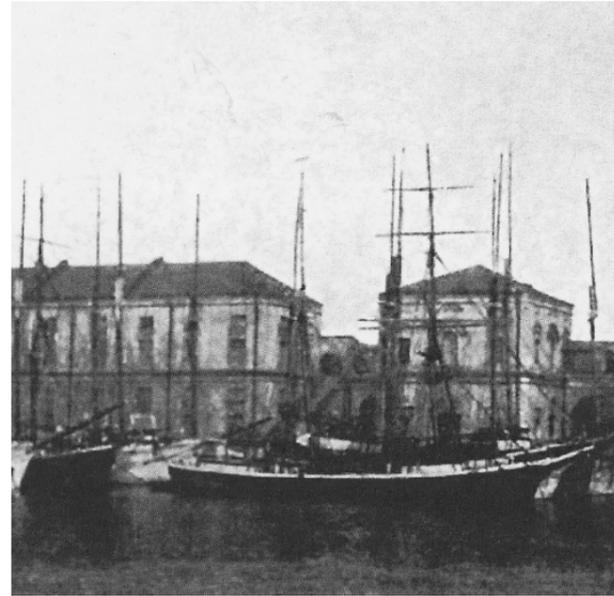


# Photos of the site and maps

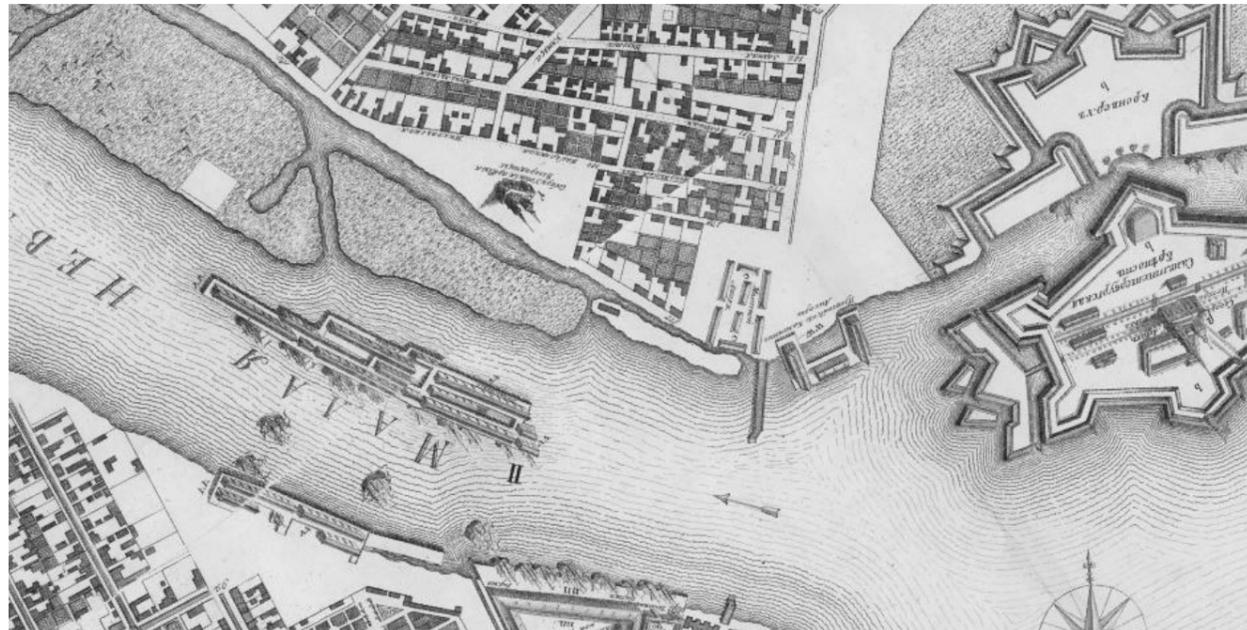
## 1726–1800: APPEARANCE OF THE ISLANDS AND CONSTRUCTION OF HEMP STORES



The complex of hemp stores built on Tuchkov Buyan. Illustrations from an article, "The History of Tuchkov Buyan and Competitions for Its Construction".  
Site: archi.ru



Hemp stores. Illustrations from G.K. Lukomsky's book, "Old Petersburg," 1916. Publisher: "Svobodnoe Iskusstvo"



Plan of Saint Petersburg, 1753. Author: I. F. Truscotta.  
Site: etomesto.ru

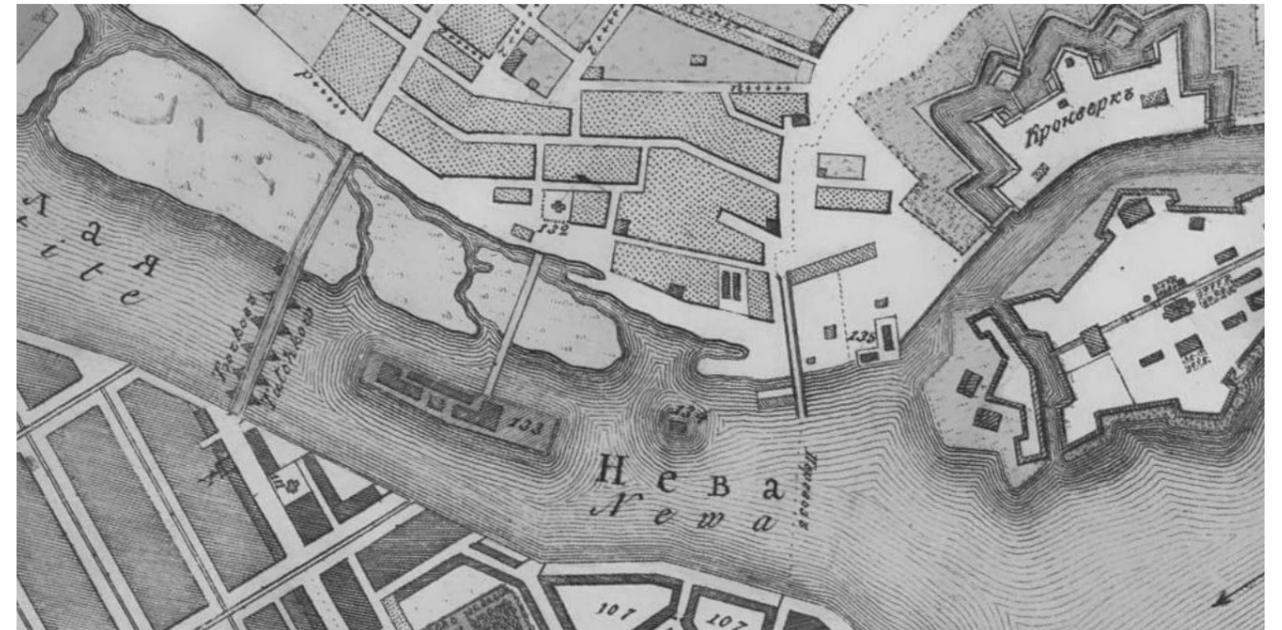
## 1800–1850: CONSTRUCTION OF TUCHKOV BRIDGE



Tuchkov Bridge, late 1810s. Author: Maxim Vorobyev.  
State Russian Museum



View from Petrovsky Island in Saint Petersburg, 1816.  
Author: S. F. Shchedrin. State Russian Museum



Plan of Saint Petersburg, 1804. Author: A. Savinkova.  
Site: retromap.ru

# Photos of the site and maps

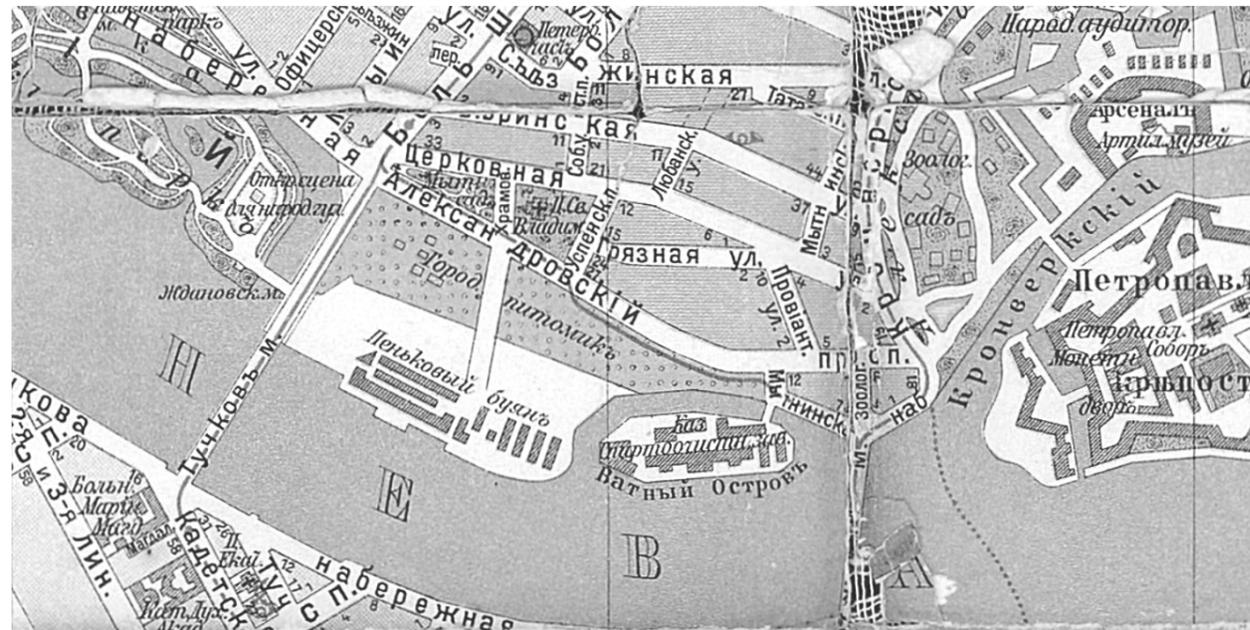
1850–1900: THE NURSERY GARDEN PLACEMENT AND THE SECOND GOVERNMENT WINE STORAGE COMPLEX CONSTRUCTION



The Second Government Wine Storage.  
Main facade, 1898



The flood in Leningrad, next to the nursery garden,  
from Br. Bull photo, 1924



Plan of Saint Petersburg, 1911

1900 – 1960: THE INSTITUTE OF APPLIED CHEMISTRY PLACEMENT AND THE CONSTRUCTION OF BIRZHEVOY BRIDGE (EXCHANGE BRIDGE)



The Institute of Applied Chemistry, 1950s



Birzhevoy Bridge under construction (Stroitelei bridge),  
1959



Plan of Saint Petersburg, 1986

# Locals' opinions

## BUILD A PARK INSTEAD OF THE "JUDGES' DISTRICT?"

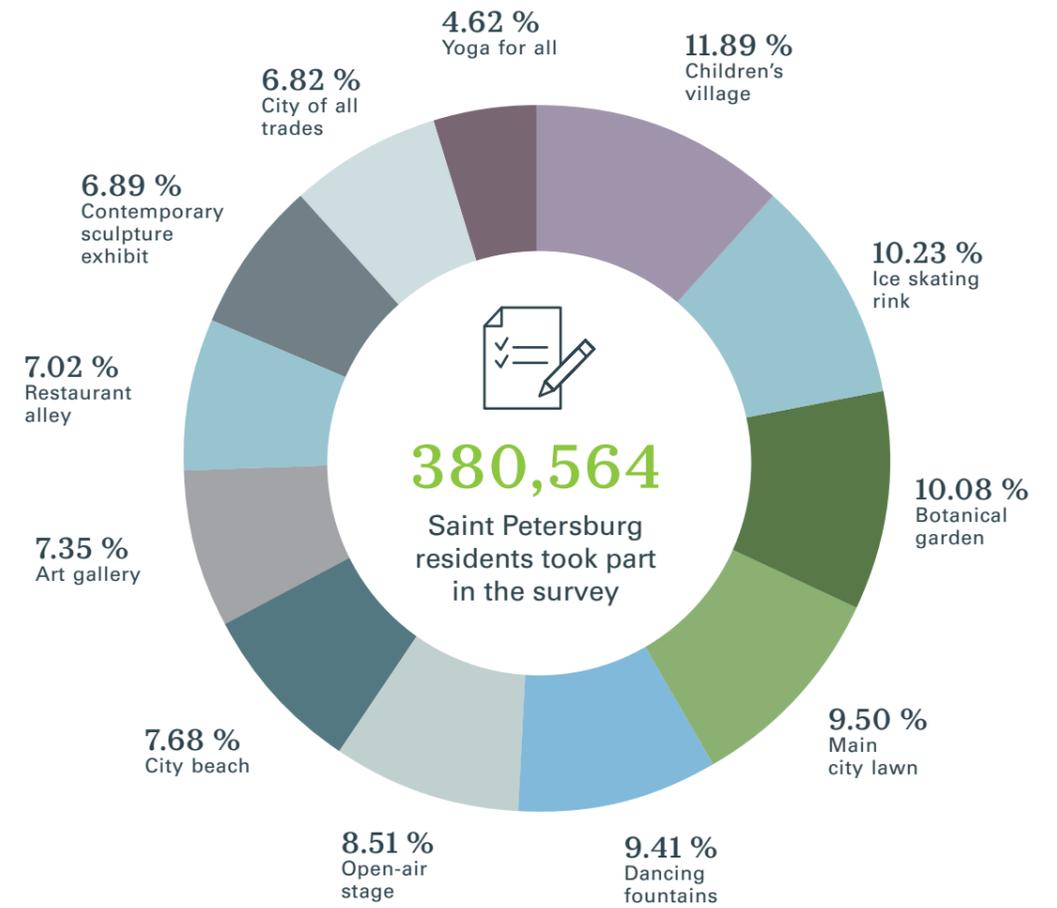
In 2013, signatures were collected for a petition entitled "Build a Park Instead of the Judges' District", addressed to the governor of Saint Petersburg. It was the first step towards creating a park on the site of the demolished Institute of Applied Chemistry.

**17,308**

Saint Petersburg residents signed the petition

## "WHAT DO YOU THINK SHOULD BE MADE IN THE NEW TUCHKOV BUYAN PARK?"

On the day of the most recent general election, 8 September 2019, a voluntary survey was conducted as part of the "Our City, Our Park, Our Choice" project. 12 possible answers were provided in the survey.



# Borders of the project site and existing use



The project borders with cadastral parcels №78:07:0003043:2, №78:07:0003043:3007, and №78:07:0003043:3008 will be expanded by way of the embankment, Academic Likhachev Square, Speranskogo street, Dobrolyubova Avenue and pedestrian part of Bolshoy Avenue P.S. The expansion of the project site will improve connectivity between the park and adjacent territories.

**17.33 ha**

project site area

**0.84 ha**

area of the construction site surrounding the planned Boris Eifman Dance palace<sup>4</sup>

## LAND USE DISTRIBUTION

№	Zone name	Construction site area, ha	%
Project site		17.33	100
1	Tuchkov Buyan Park, including:	10.68	62
1.1	Boris Eifman Dance palace	0.84	5
1.2	Underground space	4.15	24
1.3	Underground parking	1.97	11.5
1.4	Part of Speranskaya street	0.24	1.5
1.5	Construction-free area	3.48	20
2	New embankment <sup>1</sup>	2.00	11.5
3	Academic Likhachev Square <sup>2</sup>	1.85	10.5
4	Adjacent streets: Dobrolyubova Avenue, Speranskogo street and the pedestrian part of Bolshoy Avenue P.S. (Peter and Paul side) <sup>3</sup>	2.80	16

## THE BORIS EIFMAN DANCE PALACE<sup>4</sup>

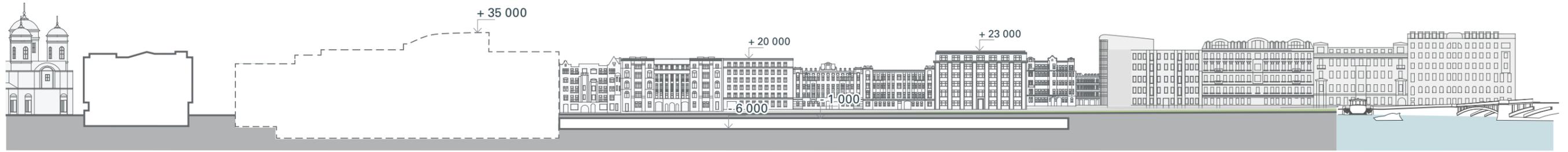


1. The territory of embankment Malaya Neva River in the boundaries from Tuchkov bridge to Birzhevoy bridge, including part of cadastral plot 78:07:0003043:1.
2. Includes street Akademik Likhachev Square, Mytninskaya embankment in the boundaries from Dobrolyubova Avenue to Academic Likhachev Square and cadastral plots: 78:07:0003018:1003, 78:07:0003018:1004, 78:07:0003018:1005.
3. Pedestrian part of Bolshoy Avenue P.S., adjacent to the territory of Yubileyny Sports Complex in the boundaries from Malaya Neva River embankment to Dobrolyubova Avenue, including part of cadastral plot 78:07:0003043:3511.
4. Designed by the architectural bureau SPEECH.

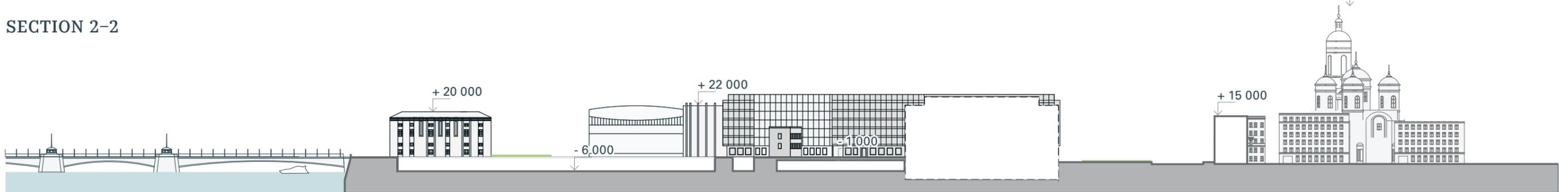
# Borders of the project site and existing use

## Sections and drawings

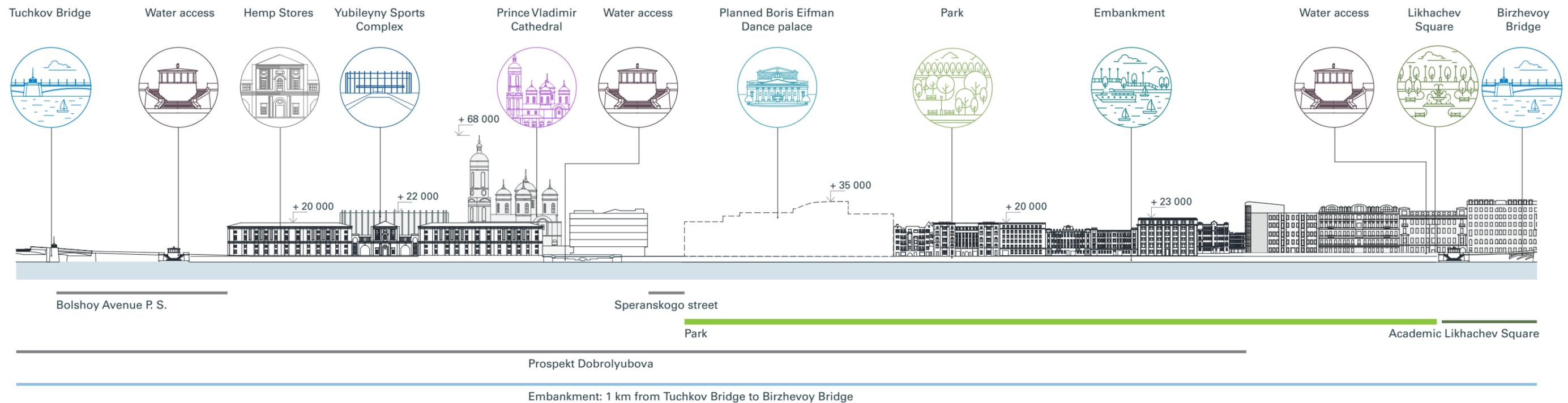
SECTION 1-1



SECTION 2-2

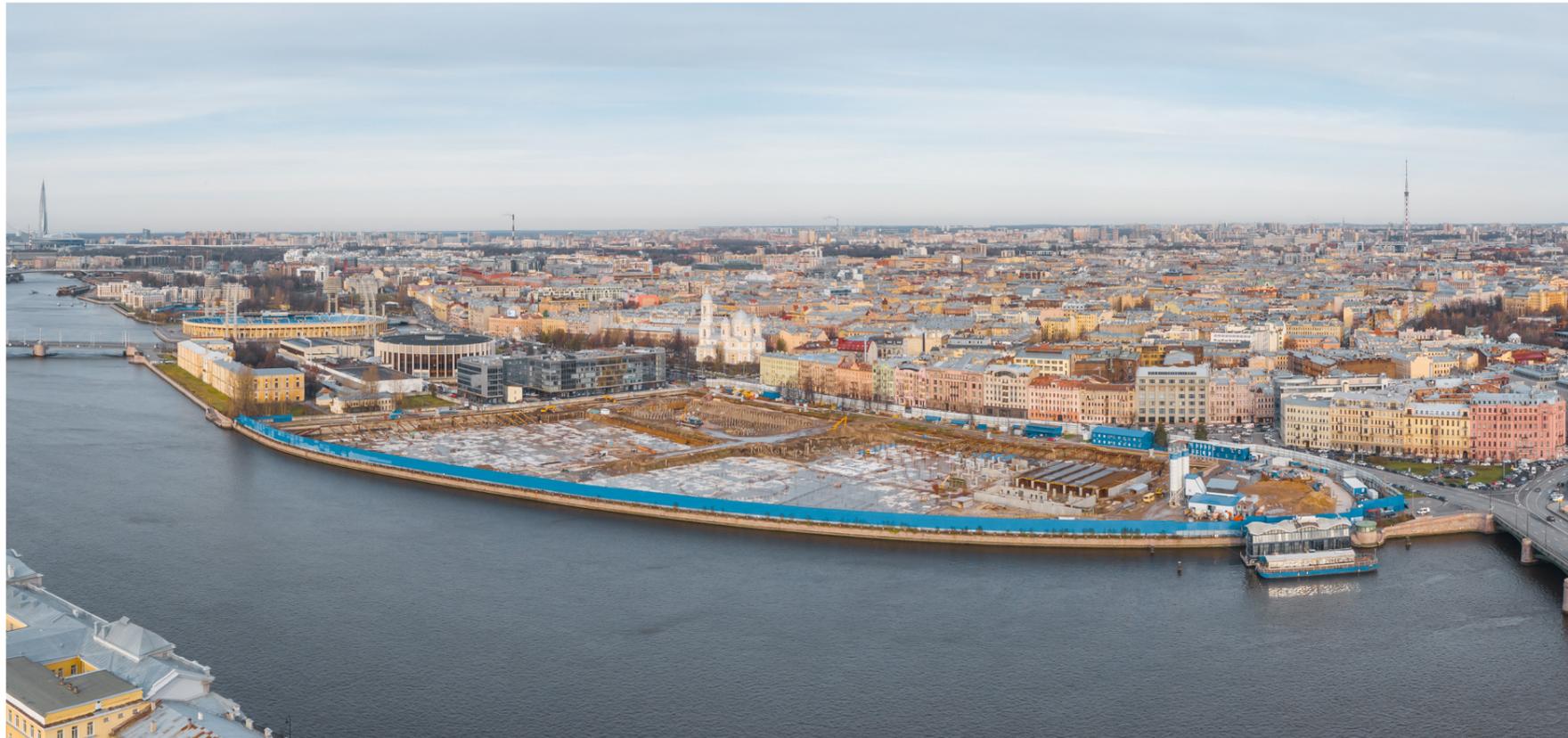


EMBANKMENT DEVELOPMENT DRAWING



# Photos

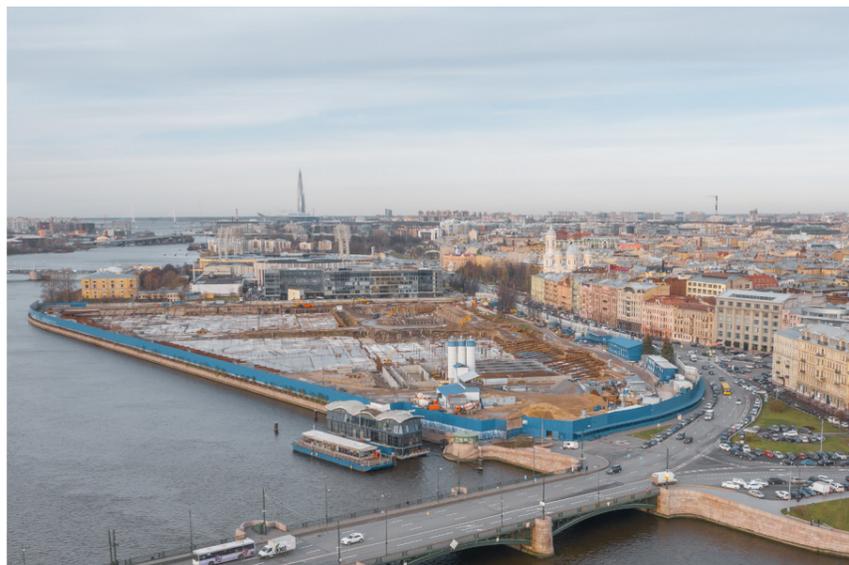
VIEW FROM MAKAROVA EMBANKMENT TO THE PROJECT SITE



VIEW FROM THE YUBILEYNY SPORTS COMPLEX TO THE PROJECT SITE



VIEW FROM CENTRAL WATER AREA OF THE NEVA RIVER TO THE PROJECT SITE



VIEW FROM THE PRINCE VLADIMIR CATHEDRAL TO THE PROJECT SITE



VIEW FROM TUCHKOV BRIDGE TO THE PROJECT SITE



# Photos

VIEW FROM THE PRINCE VLADIMIR CATHEDRAL  
TO MAKAROVA EMBANKMENT, ST. ISAAC CATHEDRAL AND THE PROJECT SITE



VIEW FROM CENTRAL WATER AREA OF THE NEVA  
RIVER TO ACADEMIC LIKHACHEV SQUARE  
AND THE PROJECT SITE



VIEW FROM TUCHKOV BRIDGE  
TO THE HEMP STORES AND THE PROJECT SITE



VIEW FROM VASILIEVSKY ISLAND TO THE PETER  
AND PAUL FORTRESS AND THE PROJECT SITE



VIEW FROM THE PROJECT SITE TO THE ROSTRAL  
COLUMNS OF VASILIEVSKY ISLAND

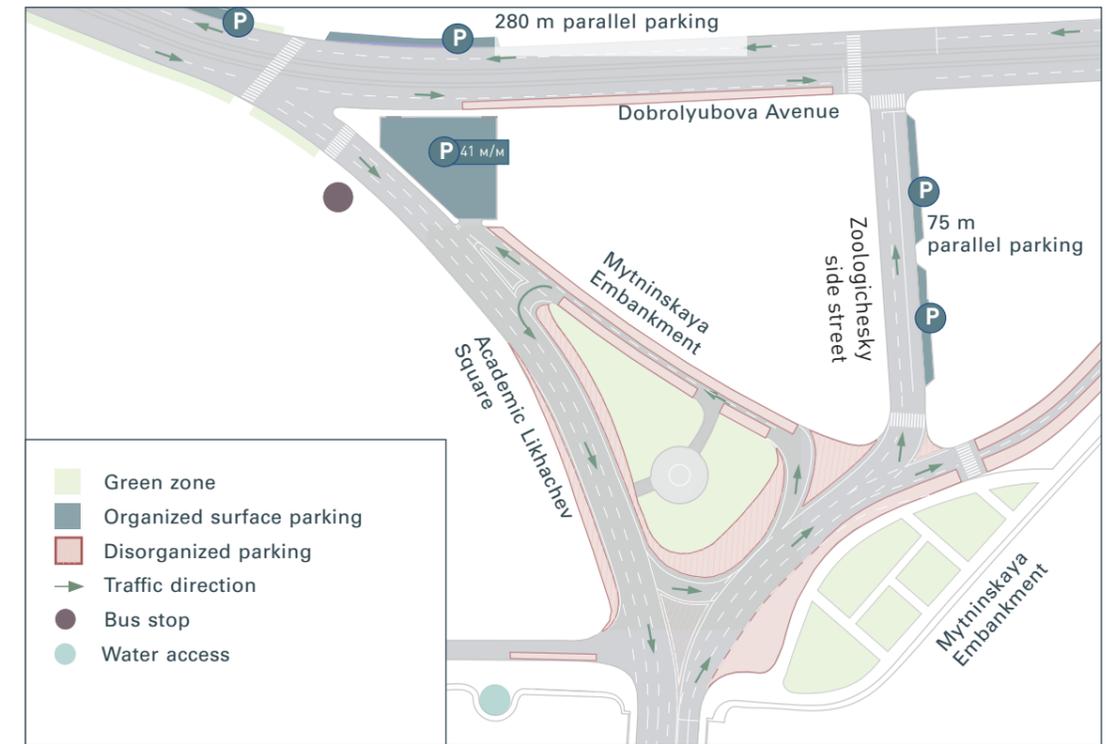


# Transport infrastructure

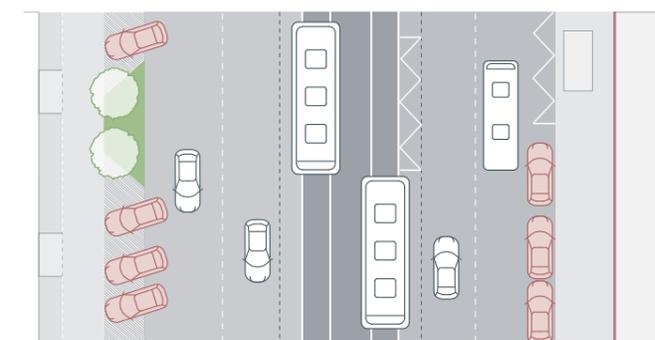
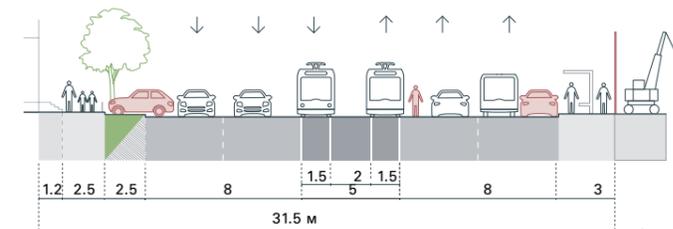
From the northern side, the park is bordered by Dobrolyubova Avenue, which is a main street with public transit stops. From the east, where the main entrance to the park will be located, there is Academic Likhachev Square. Today it is a road intersection that directs traffic from the Birzhevoy Bridge, and a disorganized parking lot.



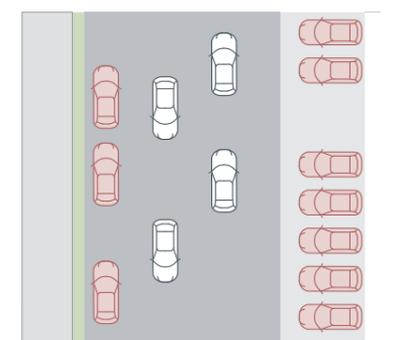
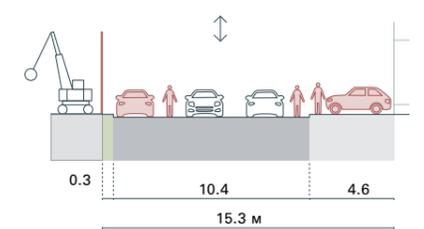
FRAGMENT 1. TRAFFIC PATTERN ON ACADEMIC LIKHACHEV SQUARE



SECTION 1-1: DOBROLYUBOVA AVENUE

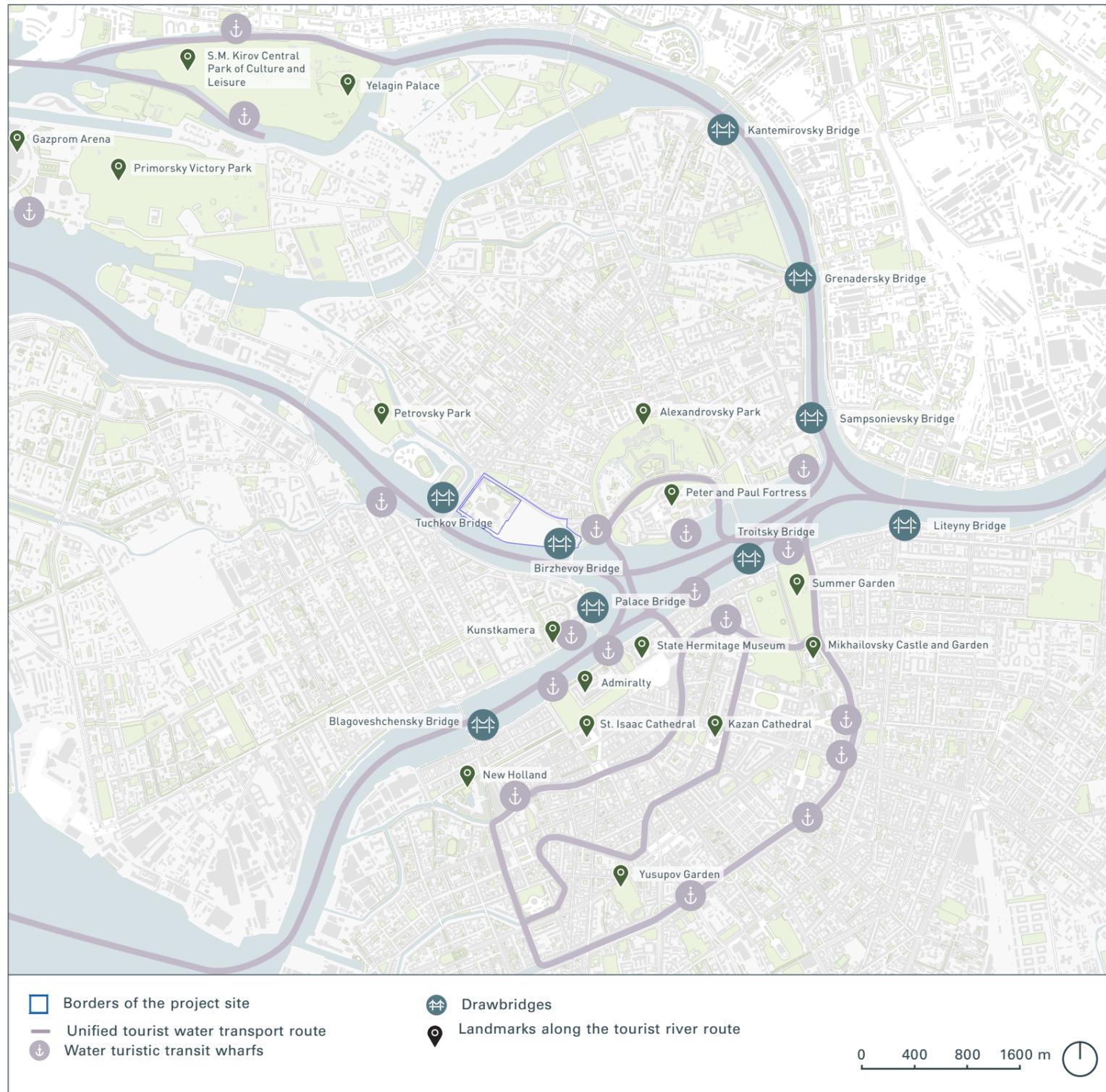


SECTION 2-2: SPERANSKOGO STREET



# Water transport

Saint Petersburg's water transport consists of leisure and tour routes that run from April to the end of November. There are 44 routes total, 14 of which run at night<sup>1</sup>. The Mytninskaya Embankment dock is located within walking distance from the project site, from where river and canal tours around the city start. The key sites for river tours are the drawbridges, the Peter and Paul Fortress, Kazan Cathedral, the State Hermitage Museum, and the Admiralty.



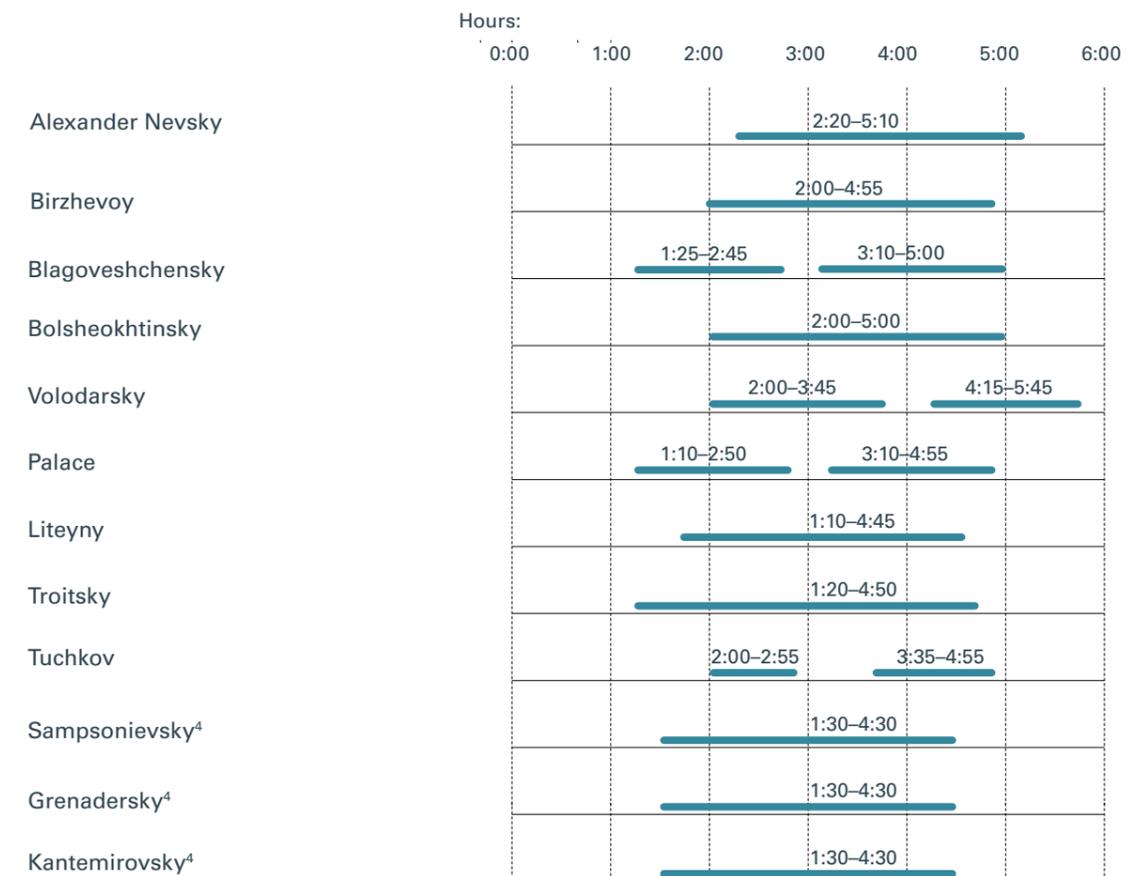
**1.6 million**

passengers travelled along the leisure and tour routes of Saint Petersburg's rivers and canals in 2018<sup>1</sup>

**14 routes**

of tourist water transport pass by the project site<sup>2</sup>

## BRIDGE OPENING SCHEDULE<sup>3</sup>



1. See: <http://avt.spb.ru/transportno-logisticheskij-kompleks-sankt-peterburga/otraslevaja-statistika/>

2. See: <http://xn--b1atio.xn--p1ai/>

3. See: <https://mostotrest-spb.ru/bridge-type/razvodnye-mosty>

4. These bridges are open from 1:30 to 4:30 upon 2 days advance notice.

# Restrictions:

## Cultural heritage sites

The project site is a part of the combined protected zone of cultural heritage sites with requirements for maximum permitted construction height, changing the existing frontage line of historical districts, and preserving scenic outlooks on key landmarks, among others.

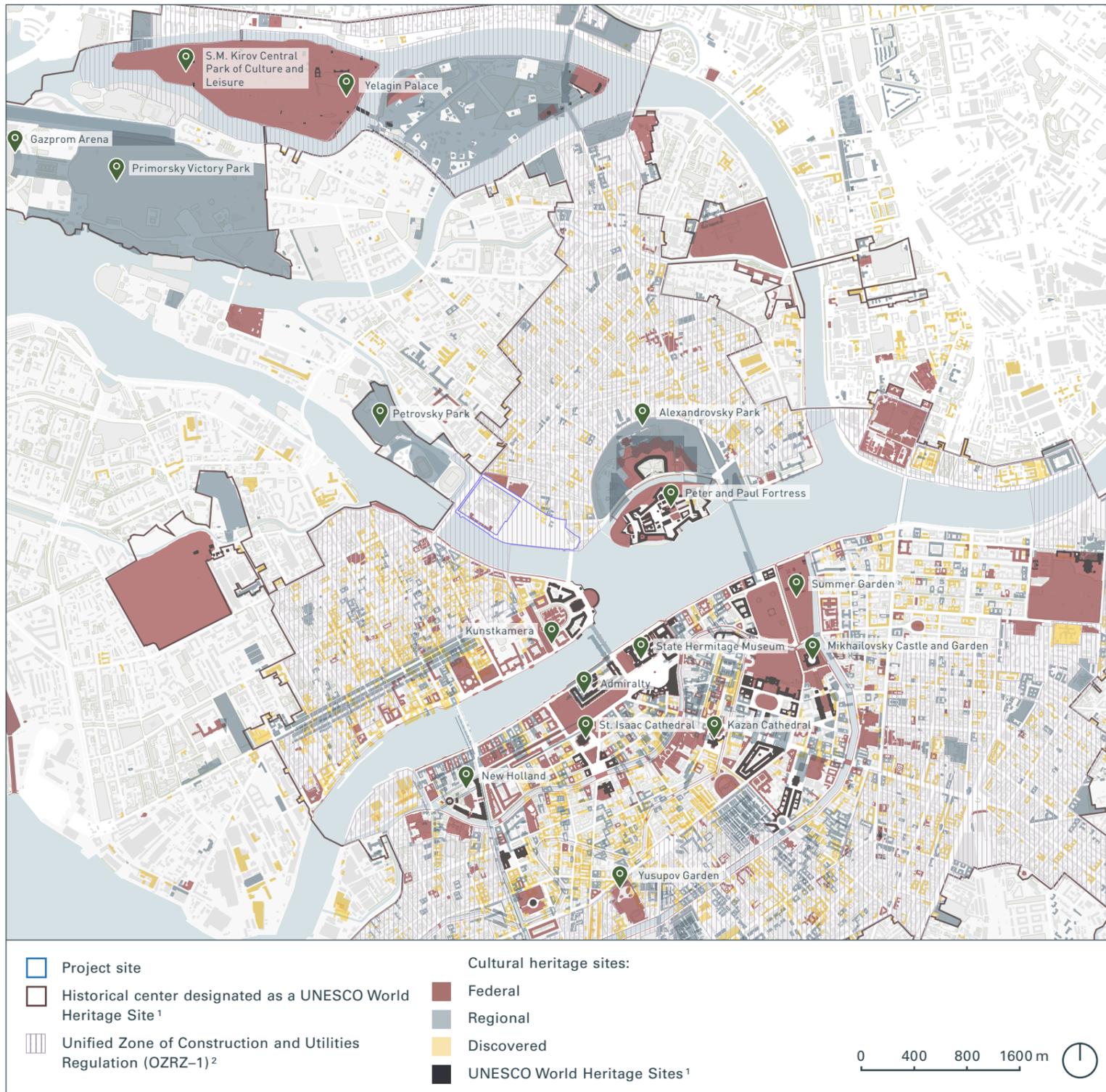
## 25 meters

maximum permitted construction height on the project site<sup>2</sup>

### REQUIREMENTS FOR CONSTRUCTION IN THE PROTECTED ZONE AROUND CULTURAL HERITAGE SITES<sup>3</sup>

It is forbidden to:

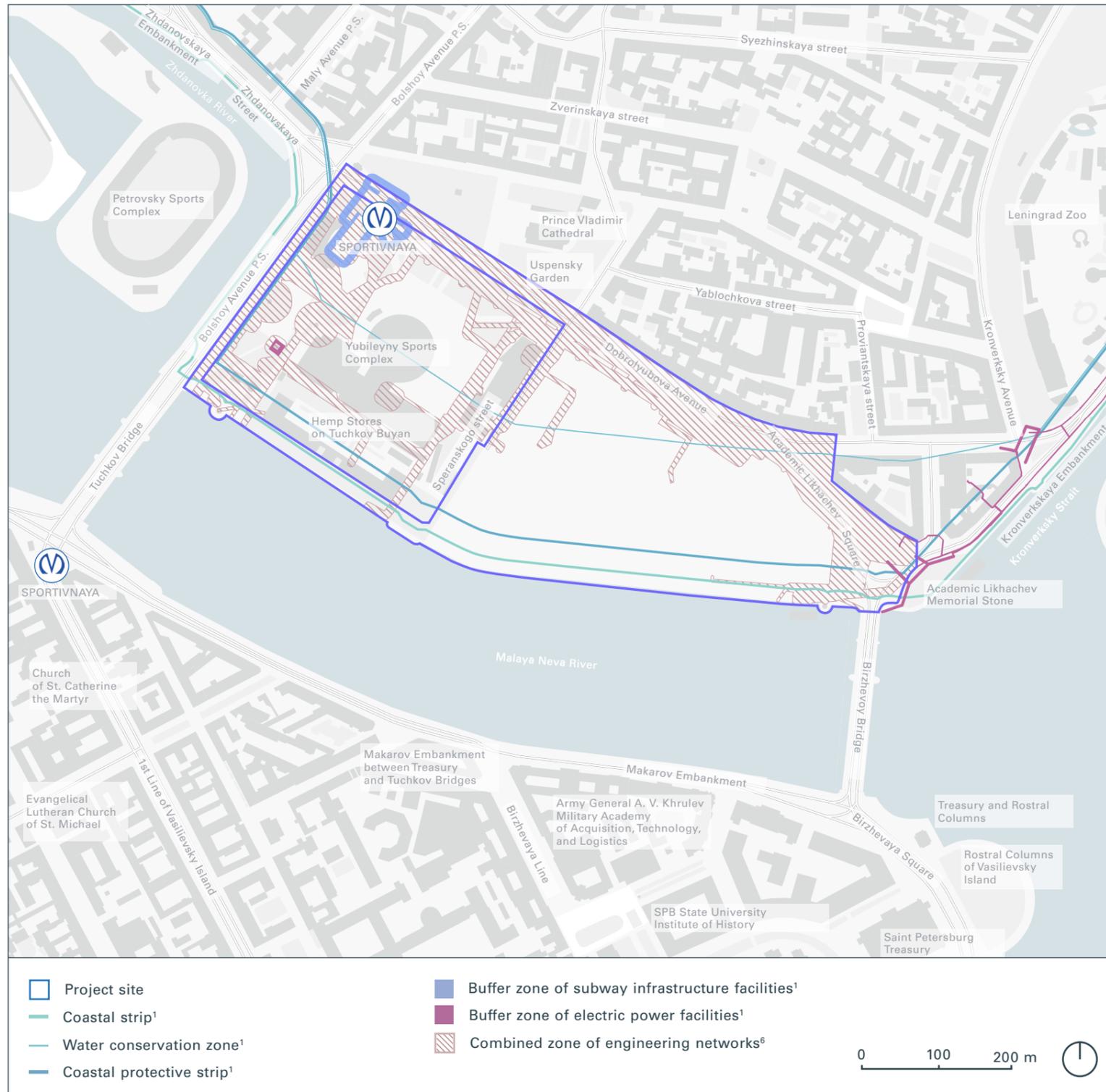
1. Build structures that have a negative influence on the environment;
2. Demolish (dismantle) historical buildings;
3. Change the external appearance of historical buildings;
4. Change historically established demarcations;
5. Change the established characteristics of the historical urban environment, including:
  - historically established frontage lines;
  - type of streets;
  - type of construction;
  - the active role of open sections of streets and green spaces in the composition of streets;
  - dominant horizontal lines in the silhouette of streets;
  - increase in the visual height of street frontage above construction within a district;
  - creation of street frontage based on the combination of stylistically heterogeneous constructions of varying height;
  - typological homogeneity of street frontage (e.g. apartment houses from the late 19th – early 20th century).



1. See: [http://whc.unesco.org/en/list/540/multiple=1&unique\\_number=1958](http://whc.unesco.org/en/list/540/multiple=1&unique_number=1958)  
 2. The OZRZ-1 zone is part of the Unified Protected Zone for Cultural Heritage Sites. From Law № 820-7, Appendix 1 (zones), Appendix 2 (height restrictions).  
 3. The full list of requirements for construction can be found in: Law № 820-7 – Law of Saint Petersburg from 19.01.2009 № 820-7 «On the borders of Unified Protected Zones for Cultural Heritage Sites Located in Saint Petersburg, Land Use Regulations, and Demands to Urban Planning Standards Within the Indicated Zones».

# Restrictions

## Special use zones



The project site includes a water protection zone, coastal and coastal protective strips, buffer zones of electric power and subway infrastructure facilities, as well as the combined zone of engineering networks. The combined zone of engineering networks contains buffer zones of subway ventilation shafts, sewer, heat, water supply networks, underground cable lines, power lines, communication networks and communication facilities.<sup>6</sup>

### RESTRICTIONS IN SPECIAL USE ZONES

Type of restriction	Size, m	Permissions	Restrictions
Coastal strip	20	Organisation of embankments and parks. Movement and parking of emergency vehicles <sup>2</sup>	Car traffic and parking. Construction of residential, utility, and commercial buildings <sup>2</sup>
Water conservation zone	200	Organisation of embankments and parks, construction of public buildings. Movement and parking of emergency vehicles <sup>2</sup>	Car traffic and parking, except for their movement on roads and parking on roads in specially equipped places with a hard surface <sup>2</sup>
Coastal protective strip	50	Placement of port and hydraulic structures, piers and landscape facilities <sup>2</sup>	Usage of wastewater for fertilization. Car traffic and parking, except for their movement on roads and parking on roads in specially equipped places with a hard surface <sup>2</sup>
Buffer zone of subway infrastructure facilities	10	Laying underground utilities, planting shrubs and arranging lawns in the technical zone, as well as building a territory 30 meters wide on both sides of the borders of the technical zone (as agreed with organizations, designing and operating the subway) <sup>3</sup>	Buildings construction and temporary buildings construction, tree planting and shrubs, installation of a permanent fence, parking of vehicles <sup>3</sup>
Buffer zone of electric power facilities	5	Planting trees and shrubs is allowed (as agreed by network organizations) <sup>4</sup>	Place any objects within the aisles and porches for access to electric power facilities. Without obtaining the permission: construction, overhaul, reconstruction or demolition of buildings and structures. planting and felling of trees and shrubs <sup>4</sup>

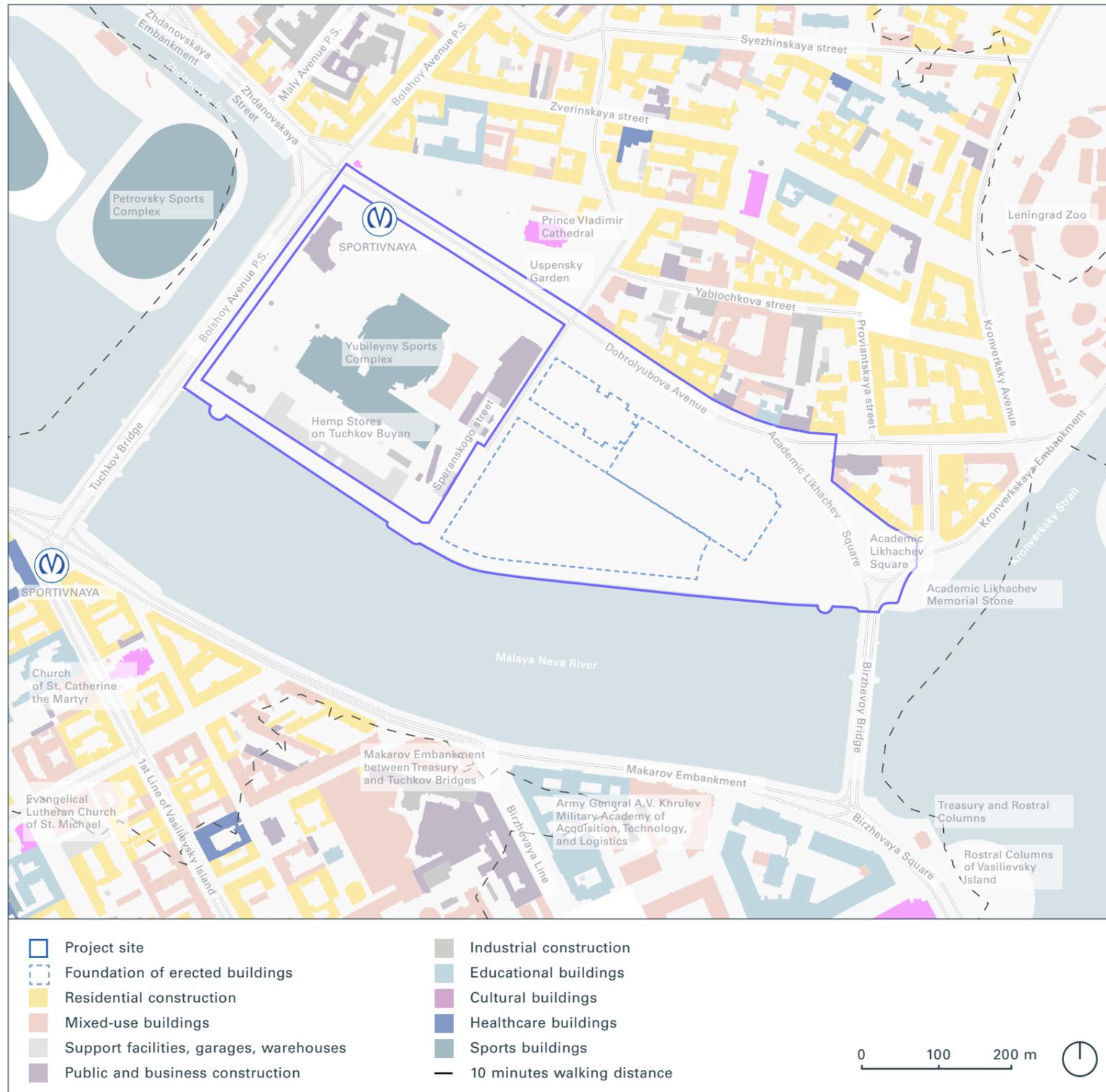
### REQUIRED DISTANCES FROM UTILITY NETWORKS TO TREES AND SHRUBS<sup>5</sup>

Combined zone of engineering networks	Distances, m, to the axis of	
	tree trunk	shrubs
Underground networks:		
gas pipeline	1,5	-
heating network (wall of the channel, tunnel or shell with channelless laying)	2,0	1,0
water supply, drainage	2,0	-
power cable and communication cable	2,0	0,7

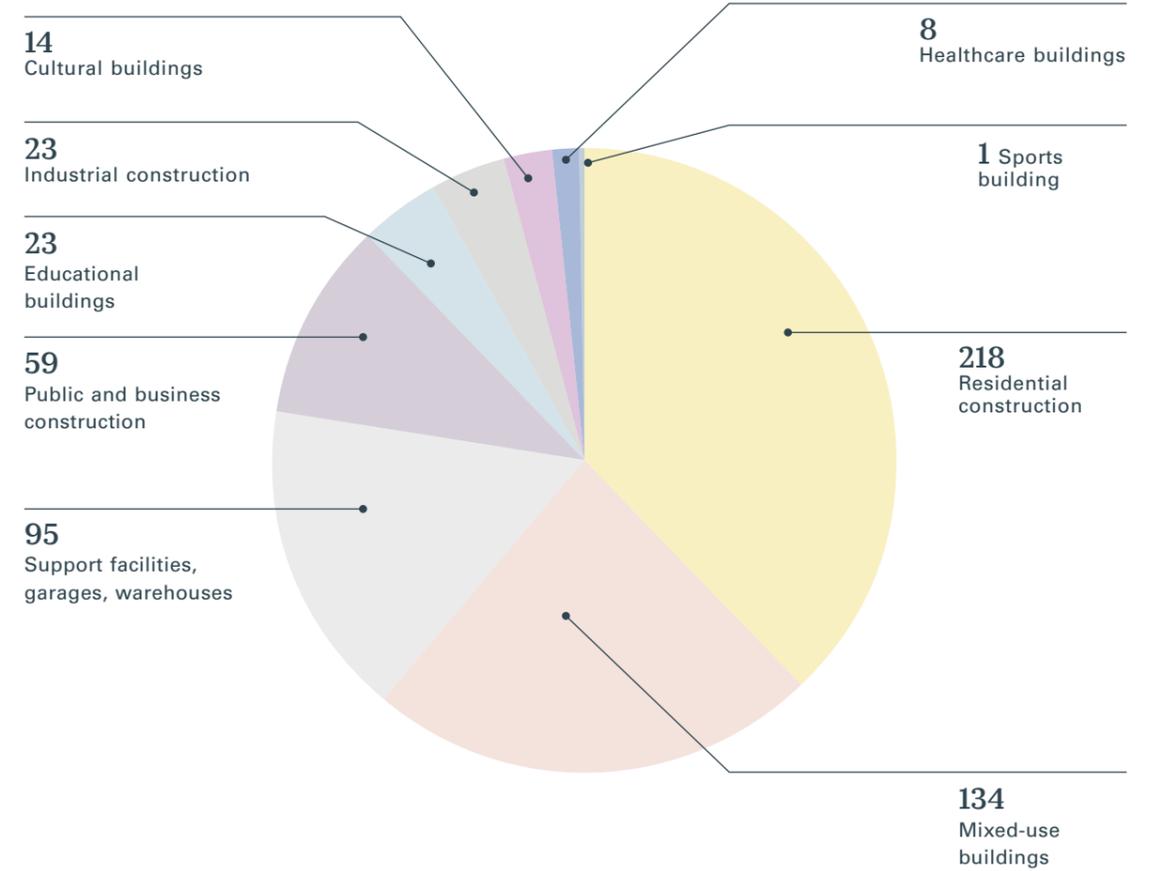
1. Land use and development rules. Appendix 4.  
 2. Water Code of the Russian Federation (with amendments as of 2 August 2019).  
 3. Rules for determining the borders of technical and buffer zones of subway. Saint Petersburg, 2018. and Sanitary Regulations and Norms 120.13330.2012 «Rulebook. Metropolitan. Revised Edition of the Construction Standards and Regulations 32-03-2003».  
 4. Decree of the Government of the Russian Federation of February 24, 2009 N 160 "On the procedure for establishing protection zones of electric grid facilities and special conditions for the use of land located within the boundaries of such zones" (as amended for 2018)  
 5. Set of rules (SP) 42.13330.2011. Urbanplanning. Urban development. Urban and rural planning and development. Part 9. 5. The table is abridged.  
 6. Map of urban data. Layer "Special conditions for the use of territories" portal.kgainfo.spb.ru.

# Functional zoning

The project site is surrounded by dense mixed-zoning construction. The site is directly bordered by educational, sports, public, business, and cultural buildings.

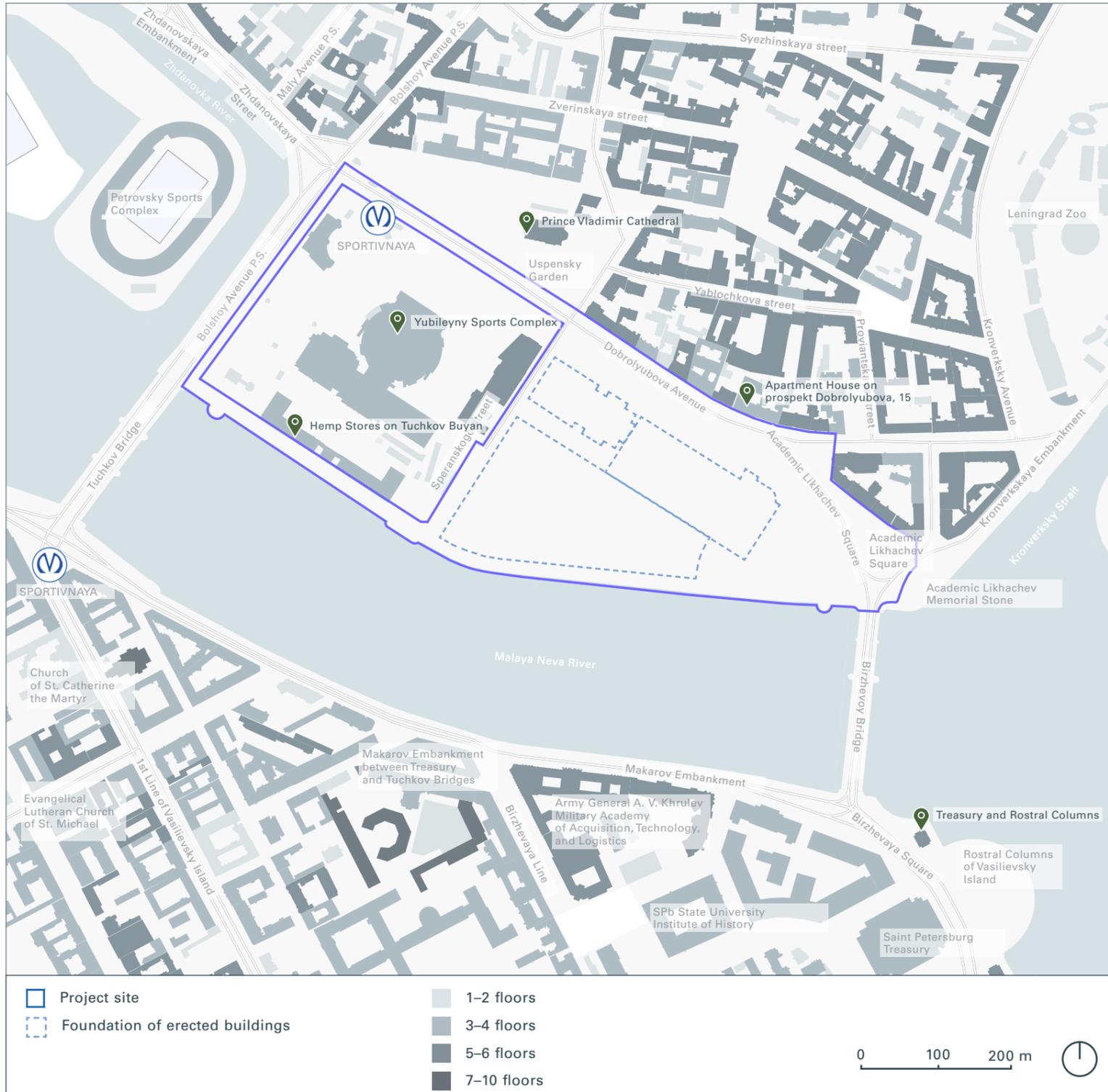


NUMBER OF BUILDINGS WITHIN 10 MINUTES WALKING DISTANCE



# Construction height

The project site is surrounded primarily by medium-height construction: along prospekt Dobrolyubova and on Academic Likhachev Square, five-storey construction dominates, while a six-storey business center opens onto ulitsa Speranskogo. The opposite bank of the river features low- and medium-height construction, up to 5 stories.

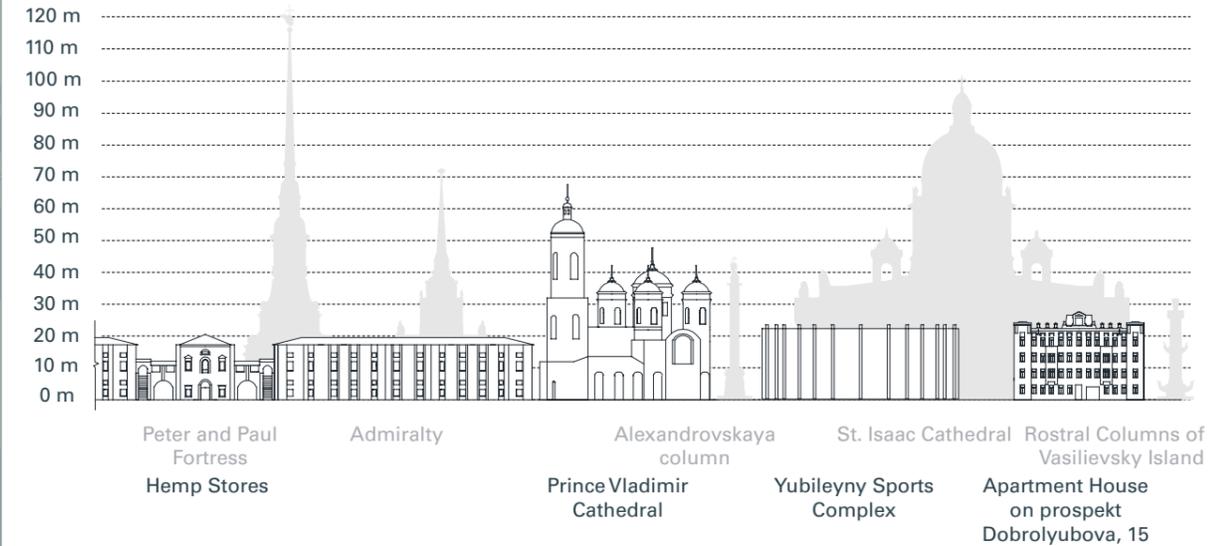


**68 meters**

height of the belltower of the Prince Vladimir Cathedral

**20 meters**

height of the Hemp Stores on Tuchkov Buyan



# Climate

**59°57' NW.**

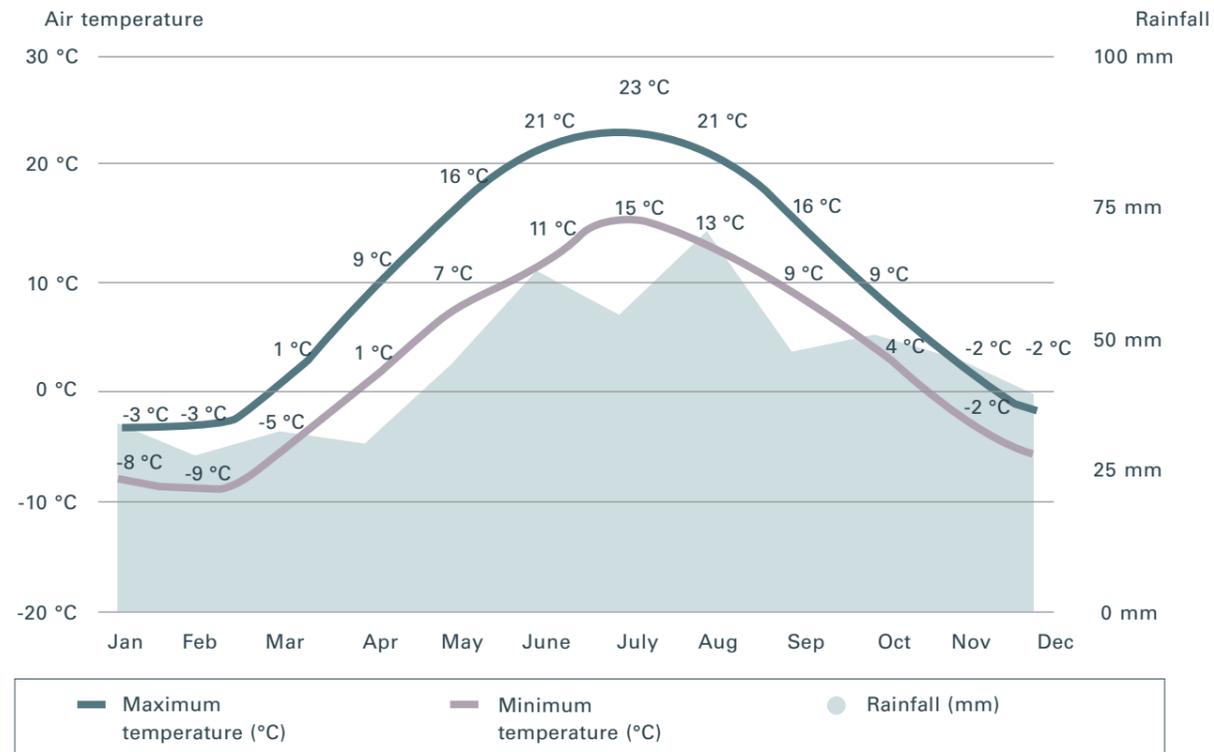
northernmost city  
in the world with more than  
1 million people

**> 50 days**

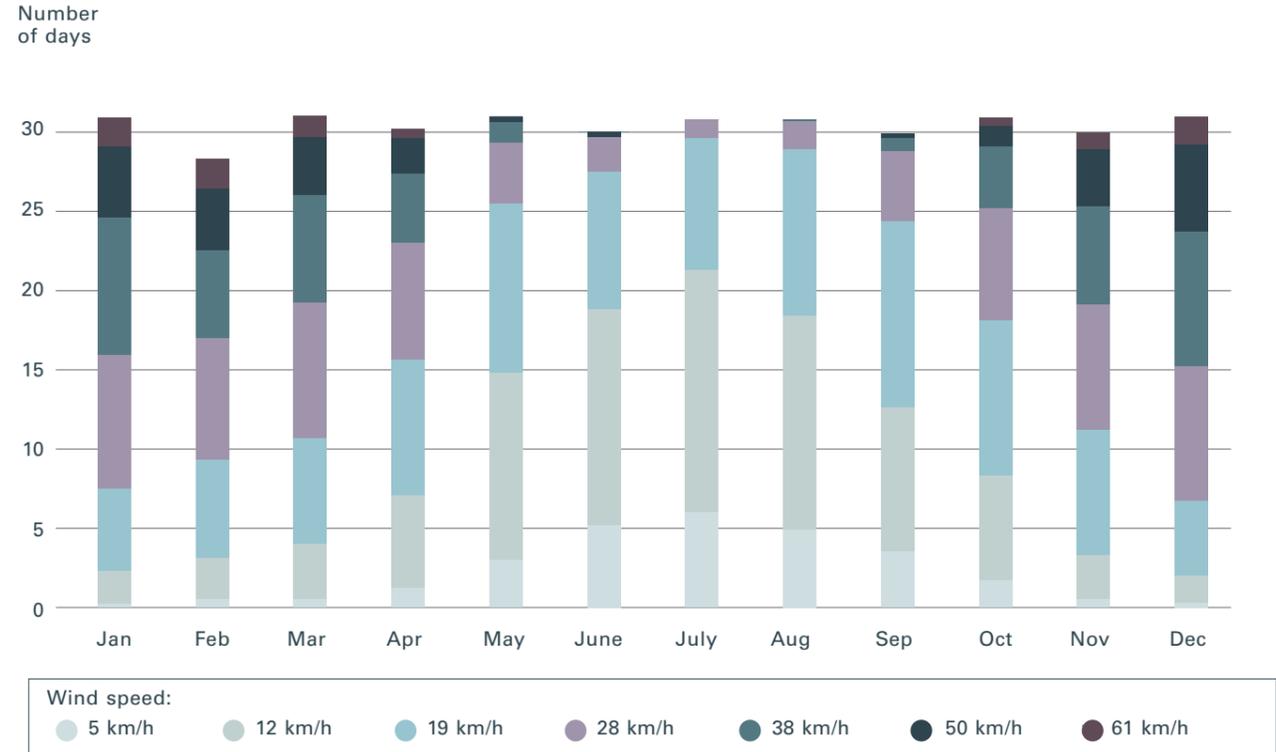
duration of white nights

Saint Petersburg's climate is temperate and humid, transitioning from a temperate continental climate to a temperate coastal climate. Summers are mildly warm and sometimes chilly, while winters are moderately cold. Major parts of the city can be covered by rain, fog and cloudy weather. On average, there are 75 sunny days per year. White nights occur from 25–26 May to 16–17 July.

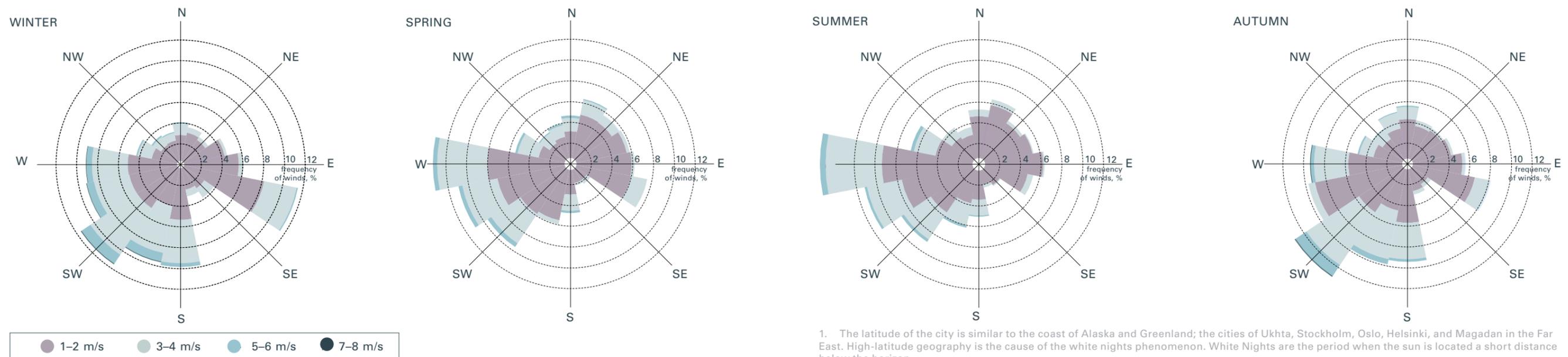
## AIR TEMPERATURE AND RAINFALL



## WIND SPEED



## WIND DIRECTION BY SEASON



1. The latitude of the city is similar to the coast of Alaska and Greenland; the cities of Ukhta, Stockholm, Oslo, Helsinki, and Magadan in the Far East. High-latitude geography is the cause of the white nights phenomenon. White Nights are the period when the sun is located a short distance below the horizon.

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