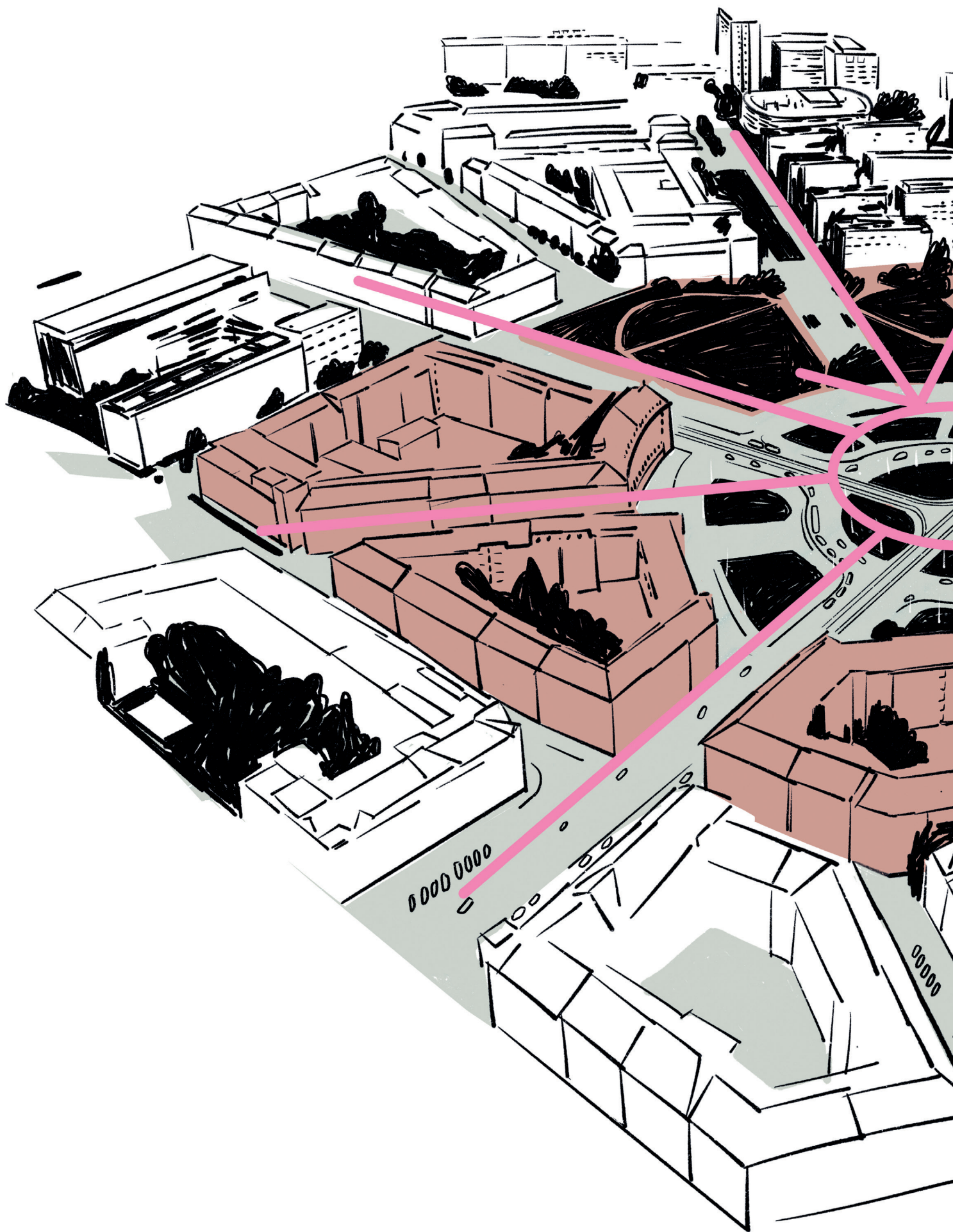
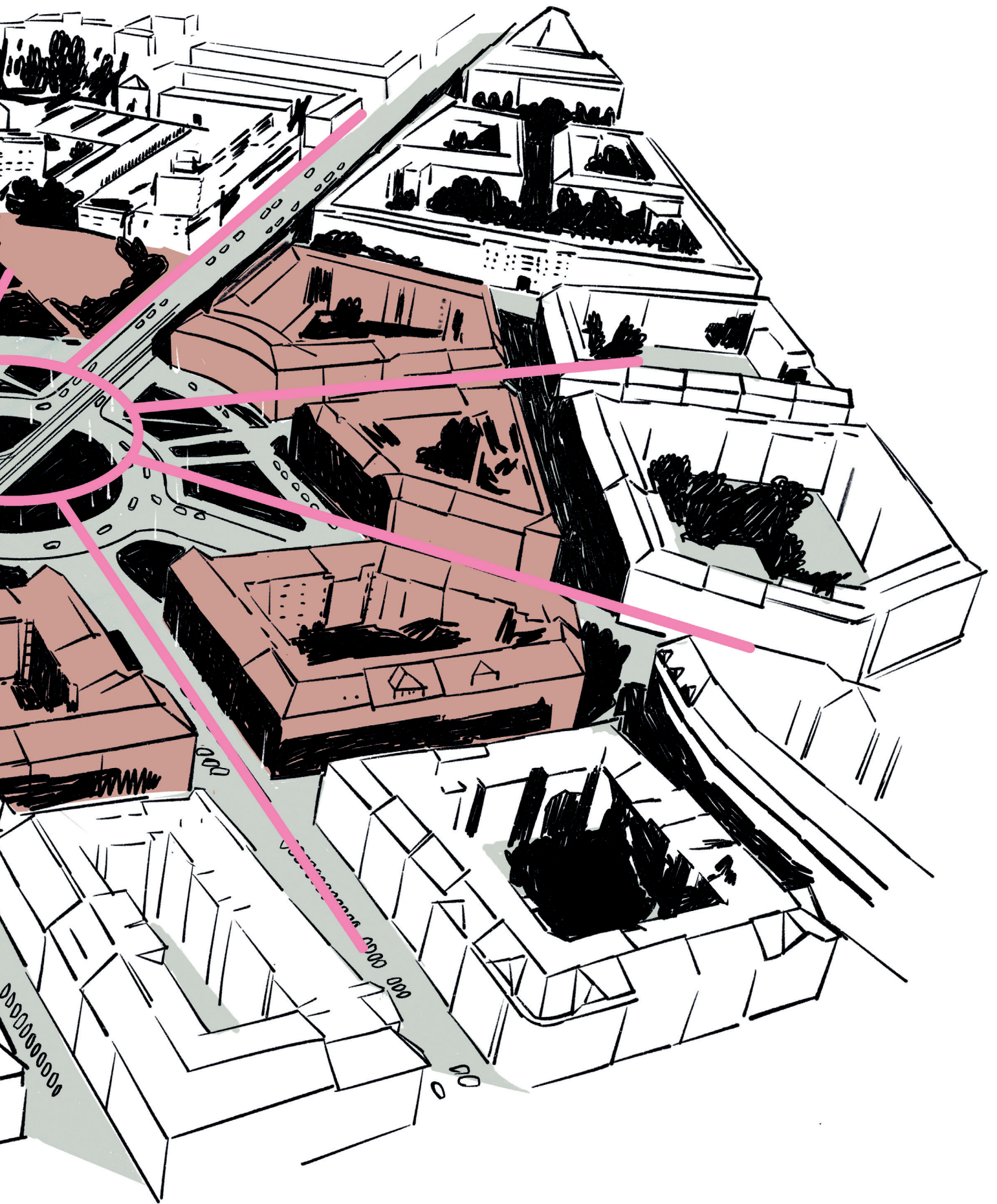


**International
Architectural Competition
4th Quadrant
of Victory Square
Prague – Czech Republic
Competition Brief**







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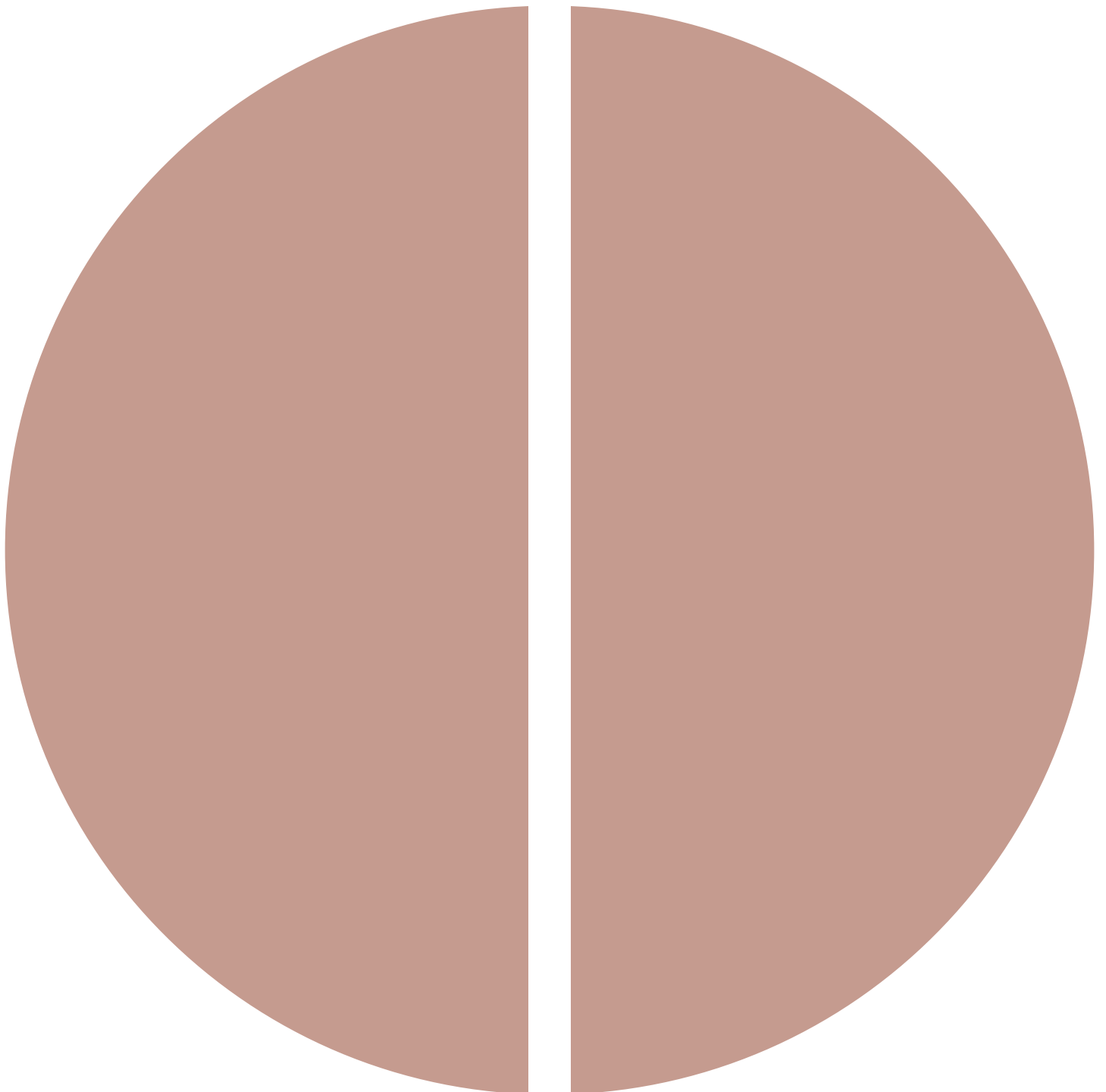
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1 Scope of the Competition



The scope of the competition deals with finding the optimal architectural and urban design solution for the development of the area adjacent to Victory Square, specifically the plot defined by Jugoslávských partyzánů and Evropská streets. The purpose of the competition is to identify and reward a development proposal that respects Antonín Engel's master plan of Dejvice from 1924 and takes into account the contemporary requirements for a multifunctional development of the highest environmental standards, creating a place for a vibrant social, economic and cultural life of Prague 6.

The plans of the Fourth Quadrant company and the Prague University of Chemistry and Technology (VŠCHT) on the 4th Quadrant site shall be integrated into the existing plans of the City of Prague for the regeneration of Victory Square and for the regeneration of public spaces of the Dejvice Campus.

Fourth Quadrant's intention

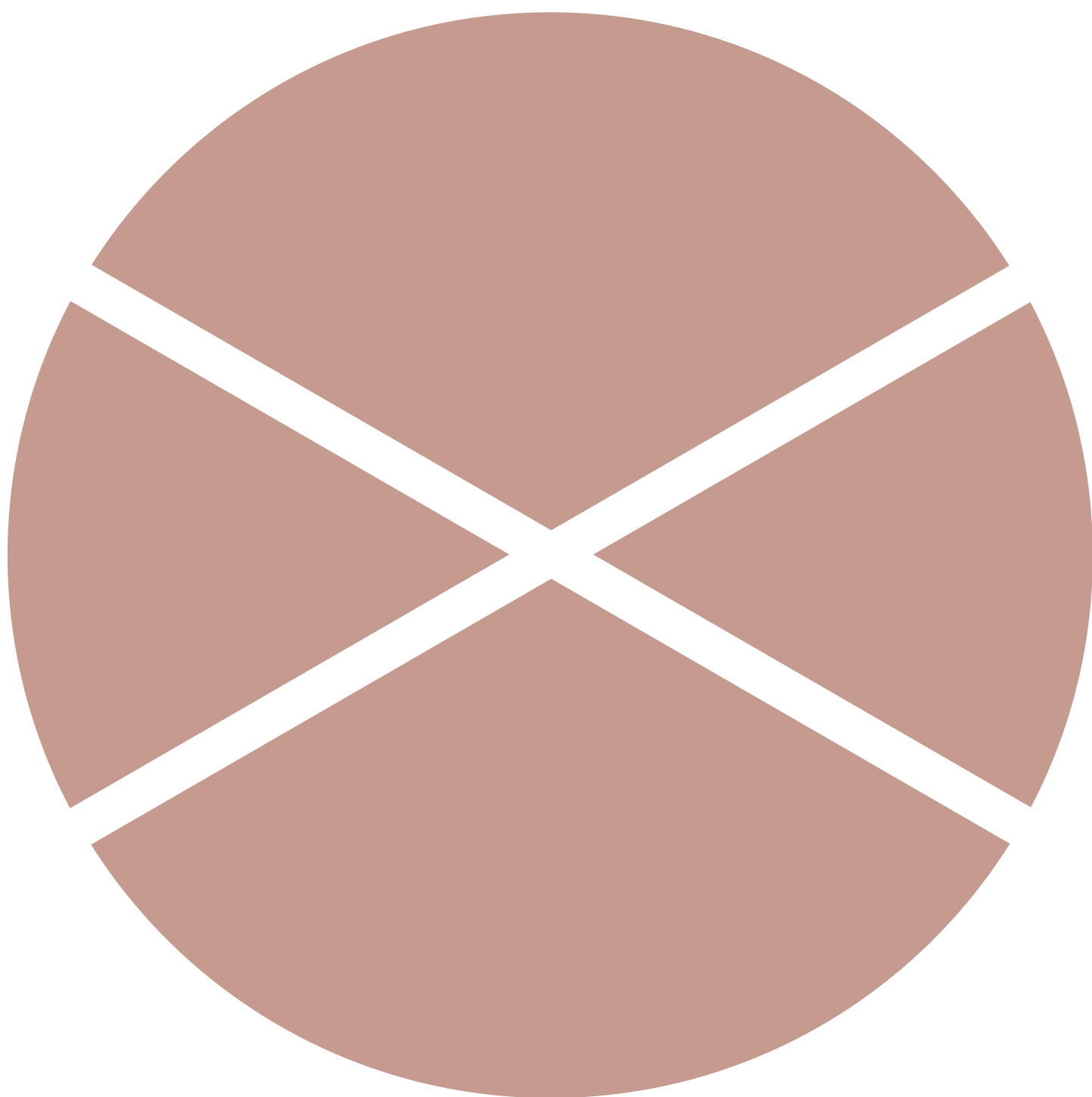
The Competition Clients' intention is to construct a mixed-use development on the competition site, offering spaces for civic amenities on the ground floor and housing and offices on the upper floors.

The development will thus contribute to the regeneration of the square and the adjacent streets while creating civic amenities, shops and services for the residents of the adjacent residential areas as well as for students and employees of the Dejvice Campus. Fourth Quadrant company thus seeks an innovative, flexible and efficient design solution for the 4th Quadrant site that will respect the morphology of the place and compliment the city's plans for the regeneration of Victory Square and the Dejvice Campus.

Intention of Prague University of Chemistry and Technology (VŠCHT)

The intention of VŠCHT is to construct a building in the 4th Quadrant of Victory Square in order to complement the historic buildings of the university in the Dejvice Campus. The new building will house educational and administrative facilities of the university. The institutions that operate without direct access to laboratories will be accommodated in the building. The ground floor of the building will offer spaces for public use such as a ballroom, restaurant and microbrewery.

2 Competition Site and Competition Area



The **competition site** is defined in the south by the street line of Evropská Street and in the east by the street line of Jugoslávských partyzánů Street. Site boundaries with Victory Square and Šolínova Street are formed by the edge of the cadastral plots owned by Fourth Quadrant and VŠCHT. The land within the site slopes gently towards Jugoslávských partyzánů Street.

The **competition area** is marked around the competition site and includes adjacent public spaces directly related to the 4th Quadrant development.

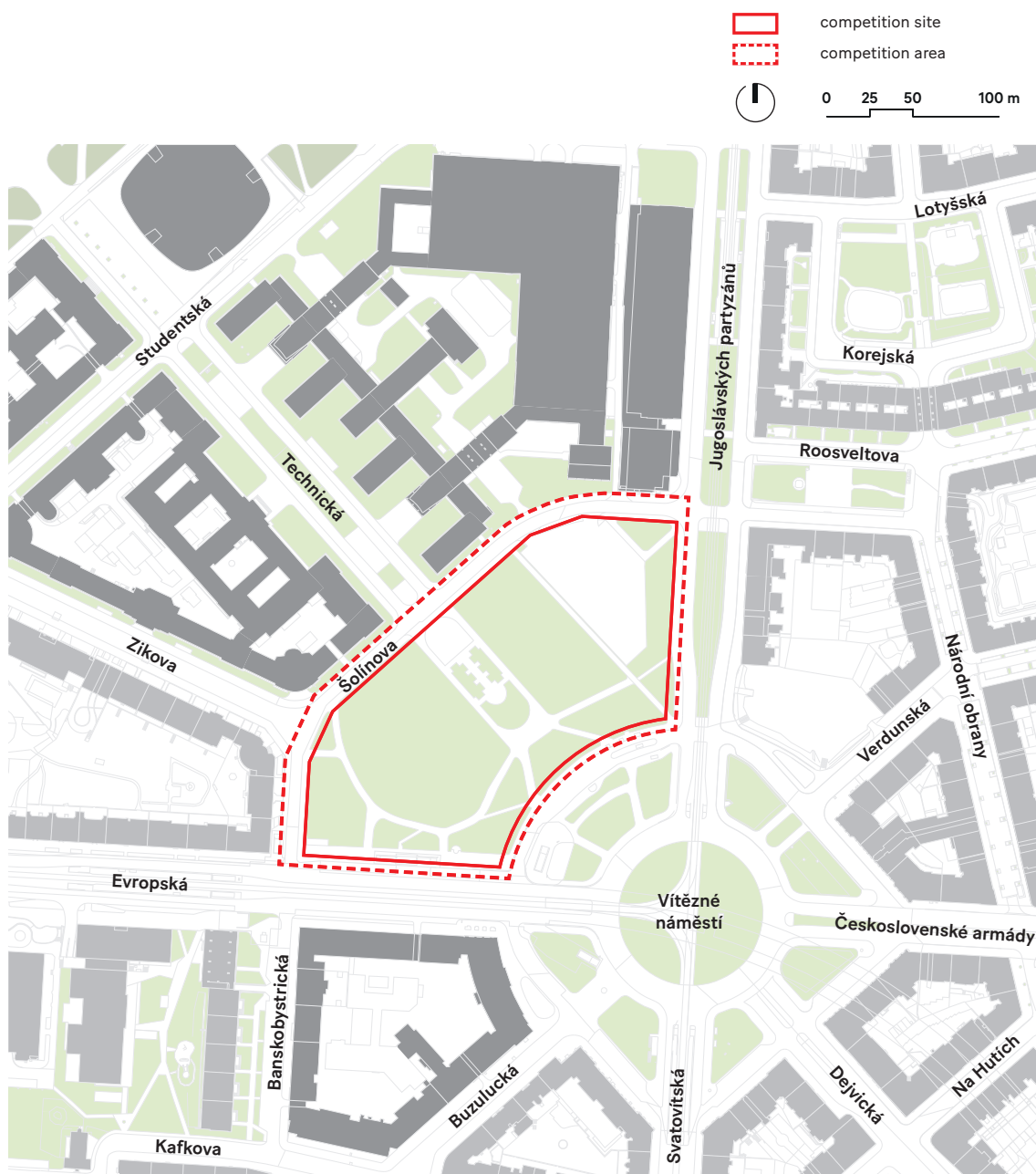
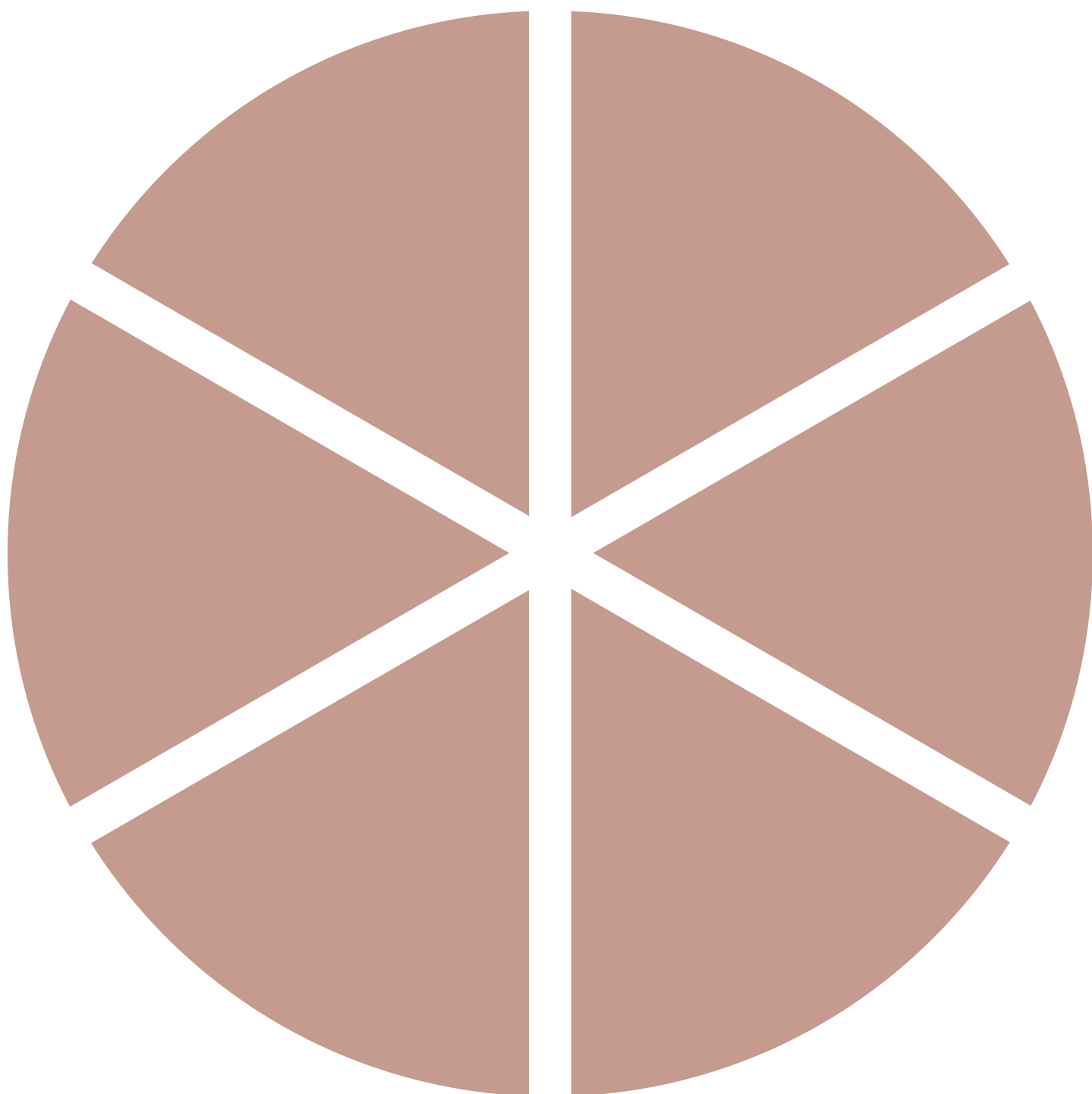


Figure 1 – Competition site and competition area, source: ONplan

3 Ownership Structure



Fourth Quadrant is the main landowner on the site. The company is a joint venture of the real estate companies Penta Real Estate, Sekyra Group and Kaprain. The land at the intersection of Šolínova Street and the axis of Technická Street is owned by the Prague University of Chemistry and Technology.

The competition site also includes land owned by the City of Prague comprising of the plot along the axis of Technická Street and the strip of land along Evropská Street. The building of the metro station entrance is owned by the Prague Public Transit Company.

According to agreements between the Competition Client and the City of Prague, land ownership will be resettled based on the winning competition proposal.

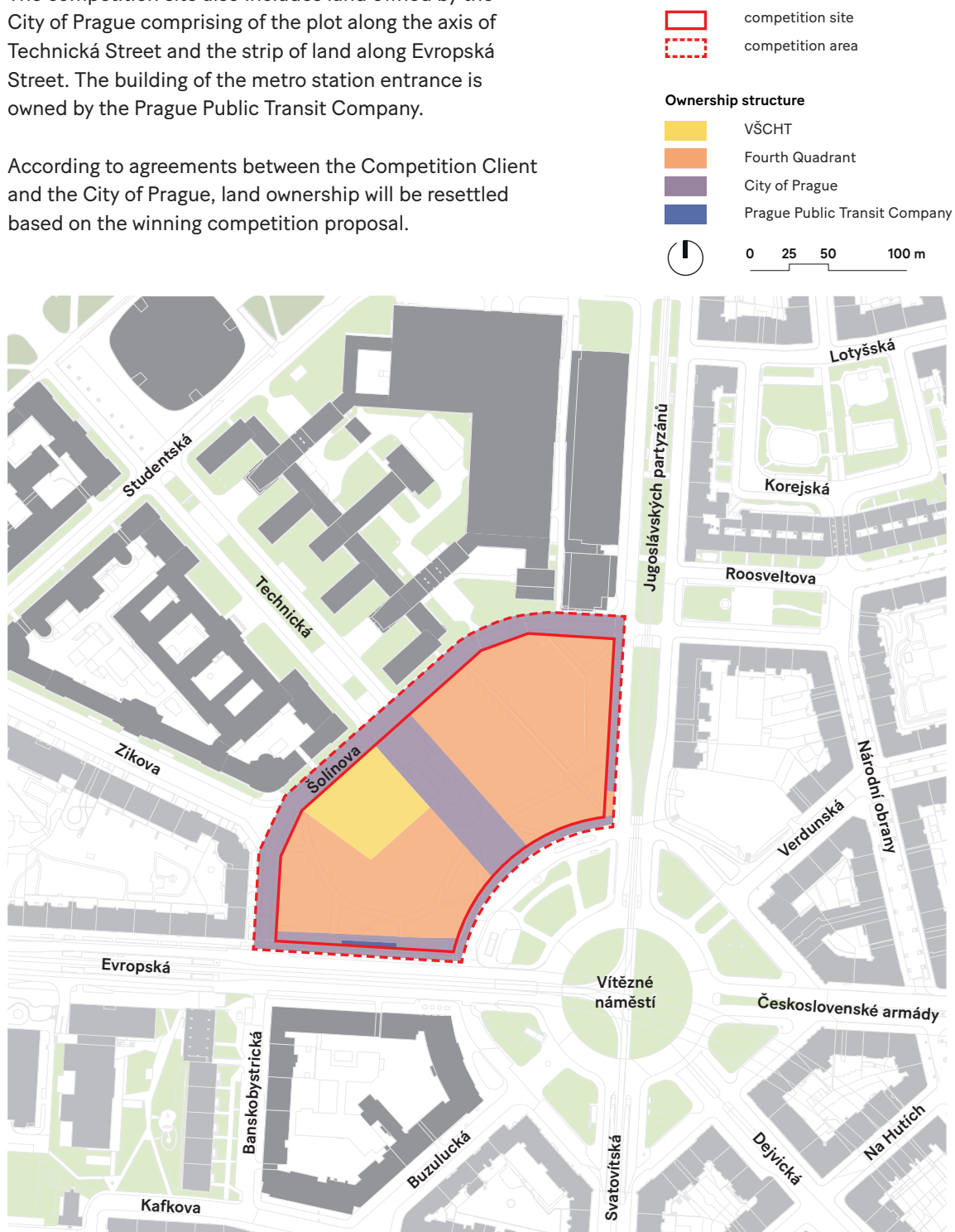
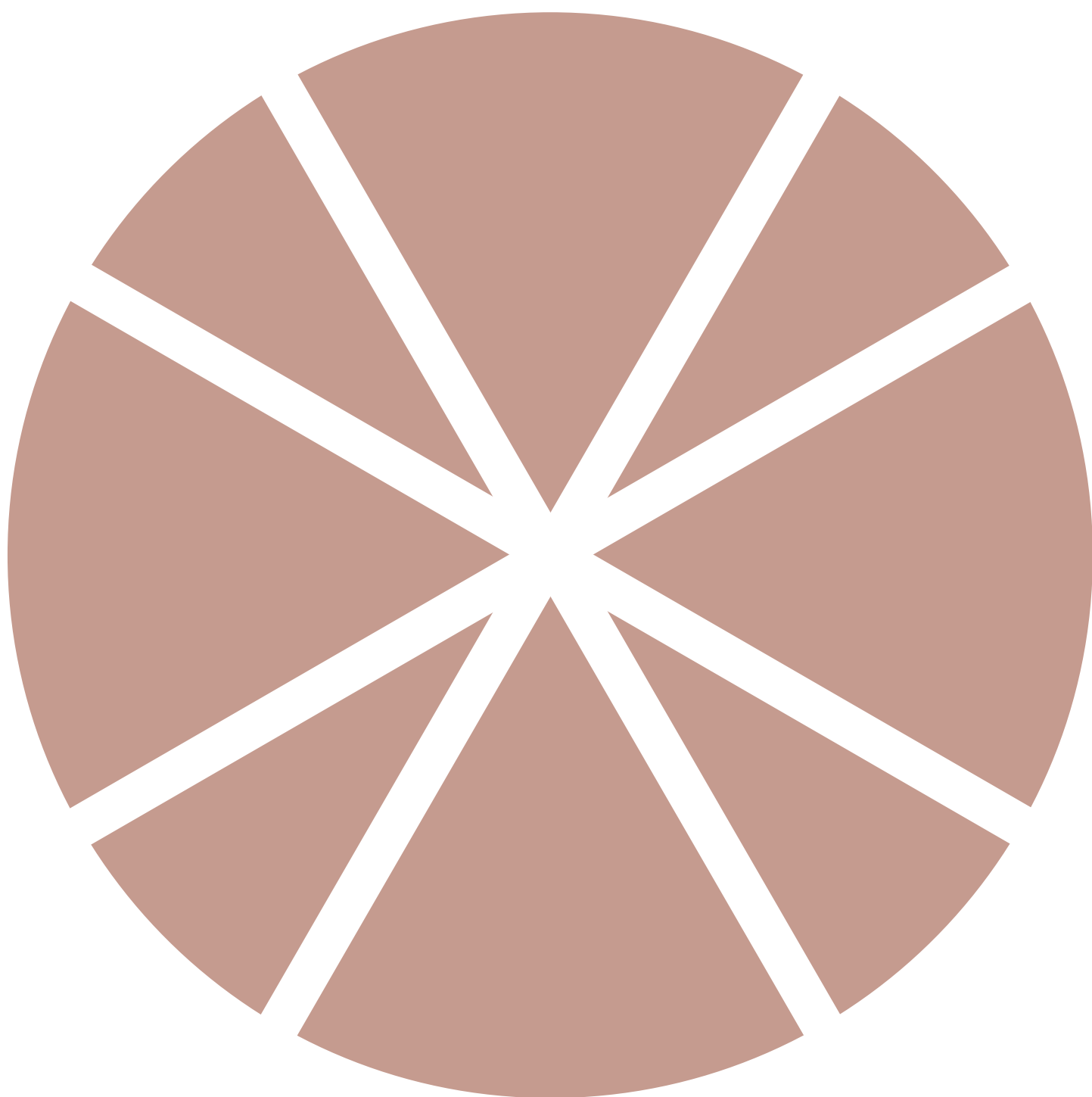


Figure 2 – Ownership structure in the competition area, source: ONplan





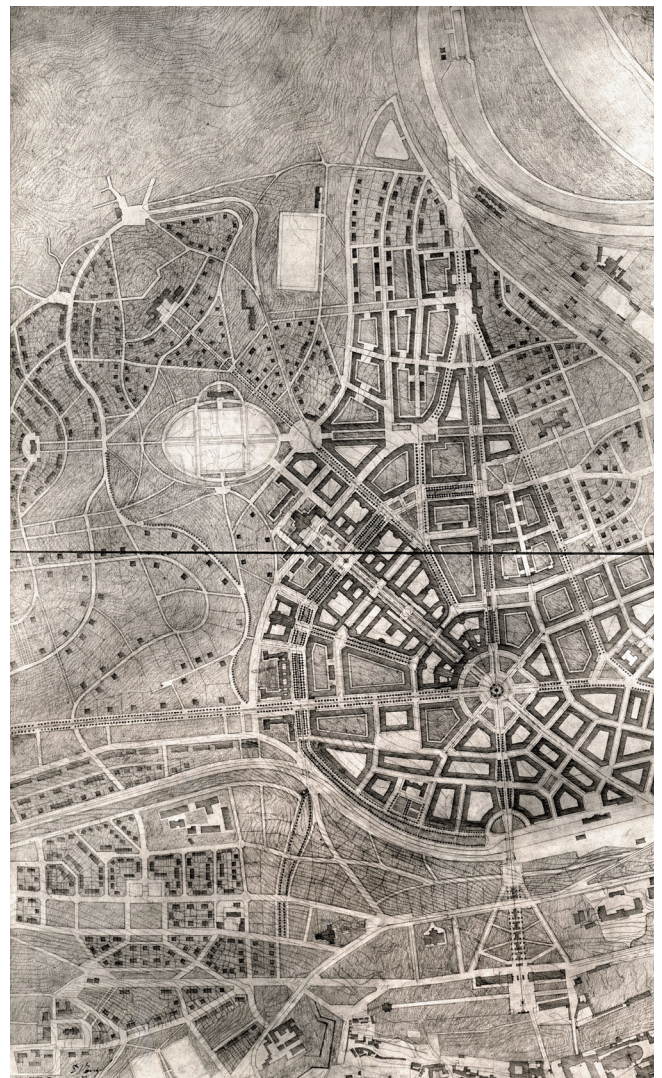
4 Planning Framework for the 4th Quadrant Development



The urban structure of Dejvice was established in the 1920s according to Antonín Engel's master plan. Today, the area is regulated by the Zoning Plan of the City of Prague. However, the competition participants will need to take into account also two other documents prepared for the regeneration of adjacent public spaces.

1924 Engel's master plan

The basis for the development proposal of the 4th Quadrant of Victory Square is Engel's master plan of Dejvice from 1924. The structure of public spaces with the centre at Victory Square was gradually implemented in the first half of the 20th century based on this master plan. Antonín Engel also designed the residential blocks on the orthogonal parts of the square, the seat of the General Staff of the Army of the Czech Republic and the buildings of today's Prague University of Chemistry and Technology and the Klokner Institute on the campus grounds. In the second half of the 20th century, new buildings were continually added to the urban structure.



Dejvice Master Plan by Antonín Engel, 1924
source: A. Engel, *Náměstí Vítězství v Praze-Dejvicích*.
Jeho vznik, vývoj a stavba, 1939

1999 Zoning Plan of the City of Prague

Engel's master plan is also embedded in the current Prague Zoning Plan, which sets the basic limits for the development of the 4th Quadrant of Victory Square. According to the plan, the competition site belongs to the zone with the "SMJ" code (mixed-use urban core) and the so-called floating code "ZVS" (special complexes of civic amenities, specifically universities).

2020 Victory Square Master Plan

In 2018, the Prague Institute of Planning and Development organised an international urban design and architectural competition seeking a regeneration plan for the entire Victory Square. The scope of the competition was an urban design proposal creating public spaces with civic and recreational qualities and establishing all spatial links and mobility connections in the area of Victory Square. Pavel Hnilička Architects and Planners won the competition. In 2020 they were commissioned to develop the competition project into a master plan.



Victory Square Master Plan, Pavel Hnilička
Architects and Planners, 2020
source: IPR Praha

2021 The Future of Campus Dejvice, public space regeneration concept

In 2021, the MCA studio developed the Dejvice Campus Public Space Concept Plan for the Prague Institute of Planning and Development. The plan focuses on the regeneration of public spaces within the university campus, making them more attractive not only for students, but also for residents who use them as a recreational space.



The Future of Campus Dejvice,
public space regeneration
concept, MCA atelier, 2021
source: IPR Praha

5 Assignment



5.1 Programme

Competition Clients, the Prague 6 Municipality and the City of Prague are aware of the importance of the 4th Quadrant of Victory Square as a gateway and interface between the academic world of the university campus and the civic centre of Dejvice and thus the whole of Prague 6.

The aim is not only to develop the site as a part of the urban structure of the area, but also to create a new destination for Prague's residents and for visitors to the capital city.

The new development of the 4th Quadrant shall become the main reason to visit Victory Square. It should become a place of authentic experiences, a venue of vibrant cultural and social life of the Dejvice community. The development should also generate new opportunities for the creation of highly skilled jobs and link business with world-class science and research.

One of the main tasks is to generate synergies between public and private activities and to create new values for all types of potential users.

Participants are asked to propose a holistic, functionally interconnected and development project for the Northwest Quadrant of Victory Square while respecting and reconciling the requirements of the Fourth Quadrant company and the VŠCHT as set out in the Competition Brief and in the building programmes. The proposals must also respect the regulations set out in the Zoning Plan.

Tasks

- Use to the maximum extent possible, but do not exceed the maximum gross floor area (GFA) set out in the Zoning Plan – 102,636 m², in the proportion of 89,936 m² for Fourth Quadrant site and 12,700 m² for VŠCHT site.
- Propose mixed-use buildings accommodating public amenities and retail (shops, services, restaurants, community and art), offices and housing. Propose the optimal program distribution within the site development in the following ratio:

Programmes	min. % on the site	max. % on the site
VŠCHT	12	12
shops, services, restaurants, culture	18	40
offices	22	40
housing	22	40

- Propose spaces accommodating a cultural and social hub (feasibly on the ground floor or first underground floor), which will connect to the publicly accessible spaces of VŠCHT. Detailed requirements for the cultural and social hub concept will be provided to the competition participants at the 2nd competition workshop.
- At the ground floor level place restaurants and cafés complemented by lounges and other spaces, bistros and other services with a direct link to the street, catalysing an active street life of the neighbourhood.
- Connect active frontage with shops, restaurants and services through a retail passage to the existing lobby of the metro station and to the underground visitor parking.
- Suggest the ideal location of a market hall inside the block or within the public realm so that it has a direct link to the shops at the active frontage.
- When designing the office spaces, consider the possibility that the buildings may accommodate a state administration office in the future.

Programme distribution within the buildings

- Locate the VŠCHT building along the corner of Šolínova Street and the axis of Technická Street. In order to optimize the overall proposal for the site development and to accommodate the building programs, it is acceptable to propose a modification of the boundaries of the VŠCHT and Fourth Quadrant lots. However, a condition for modifying the boundaries of cadastral plots is that VŠCHT's plot size of 3,000 m² is preserved.
- Organise the site development in such a way that no parts of the Fourth Quadrant buildings are located on the VŠCHT property and vice versa. Structurally, they will be separate, dilated buildings with dedicated entrances to the property. Exceptions to this may be common roads serving the underground garage spaces where interconnection is permissible, but the garage spaces themselves must be separate, enclosed and fireproof.
- The publicly accessible areas of VŠCHT must be independent from the ground floor and the first underground floor of the neighbouring buildings in such a way that the activities accommodated in either part of the premises are not affected in case of separation.
- Land registry house numbers (č.p.) or homeowners' associations (SVJ) must not accommodate a combination of residential and office programmes; however, the development should be executed holistically from urbanistic and architectural standpoints. The overall architectural character of the development should be integral with the ensemble of Victory Square.
- The arrangement of façades accommodating shops, services, restaurants and cultural spaces should correspond to the height continuity of the surrounding streetscape, presumably placing some of the listed activities above the ground floor.







5.2 Urban Structure

Antonín Engel's masterplan is the foundation of the urban structure of the 4th Quadrant development, especially of the structure of public spaces with the centre of Victory Square and the block structure surrounding it. The mandatory development constraints set in the Prague Zoning Plan bound the total area to 3.2074 ha with the Mixed-use Urban Core (SMJ) code and K intensity coefficient. The calculation of the coefficients for the plots owned by the City of Prague and the Prague Transportation Company a.s. within the extent of SMJ-K will be carried out according to the methodology of the City of Prague. The competition site is situated in the area with a ban on high-rise buildings (buildings over 12 floors).

Tasks

- In the proposal for the 4th Quadrant development, follow the urban planning principles of Antonín Engel's master plan and relate to the existing block structure of the area.
- Respect the street lines established around Victory Square and along Evropská and Jugoslávských partyzánů streets.
- Verify and document that your proposed width of Šolínova Street is adequate to accommodate all desired activities, required blue-green infrastructure and all modes of transport serving the area. When locating the edge of the development into Šolínova Street, base the design on the City's requirement for a minimum street profile width of 25 m (from frontage to frontage) on Šolínova Street.
- Verify and document that your proposed width of Technická Street extension is adequate to accommodate all desired activities, required blue-green infrastructure and all modes of transport serving the area. In the proposal for the 4th Quadrant development, design the extension of Technická Street into the area of Victory Square, with a minimum street profile width of 24 m and no roofing. The connection between the street extension and Victory Square can be modified from the basic profile to embrace and complete the shape of Victory Square according to Engel's original plan. In the direction of the beginning of Technická Street, react to the width of the street profile determined by the corners of the buildings of the Prague University of Chemistry and Technology and ČVUT's Faculty of Electrical Engineering at the intersection of Technická and Šolínova streets. Adherence to the solutions of Technická Street's extension and connection to Victory Square as they are proposed in the Victory Square Concept Study (PHAP) and Dejvice Campus Public Space Regeneration Study (MCA) is not mandatory.
- Propose a distinct urban character of the active ground floor façades facing the streets adjacent to the competition site. Consider placing the core activity nodes towards Victory Square and Technická Street. Propose service traffic access points integrated in the active ground floor façade along Šolínova Street.
- Locate the entrances to the commercial spaces, offices, the VŠCHT building and the entrance halls of apartment buildings as far as possible from public spaces adjacent to the active ground floor.
- The rhythm of the façades should harmoniously correspond to the historical architecture surrounding Victory Square.
- Propose an architecturally harmonious and holistic urban development. Reflect the significance of the VŠCHT building.

- Propose a footbridge connection between the new building of the VŠCHT and its premises in the historical building across the Šolínova Street
- Relate the heights of the 4th Quadrant development to the levels of the existing buildings in the surrounding area. Relate to the height of the roof ridges and cornices of the buildings on Victory Square and at the same time respond to the heights of the buildings on Evropská, Jugoslávských partyzánů and Šolínova streets (the height measurements of the cornices and ridges on Victory Square and adjacent streets are attached to the Competition Brief). It is permitted to raise the buildings above the cornice when implementing setback floors and accents on the corners of the buildings. Corner accents and setbacks facing Victory Square will not exceed the ridge height of the buildings on the square. The cornice heights of the parts of the development facing Šolínova and Jugoslávských
- partyzánů streets can be modified; however, the setback floors and corner accents should not exceed the maximum height of the buildings facing Victory Square.
- The proposal should reflect the axis of Zikova Street and the intention to add an axis connecting Fleming Square to Šolínova Street based on Antonín Engel's original masterplan.
- The proposal should consider phasing the gradual implementation of the 4th Quadrant development. The maximum extent of a phase is half of the competition site. It must be possible for the Fourth Quadrant building to be constructed independently of the VŠCHT building.

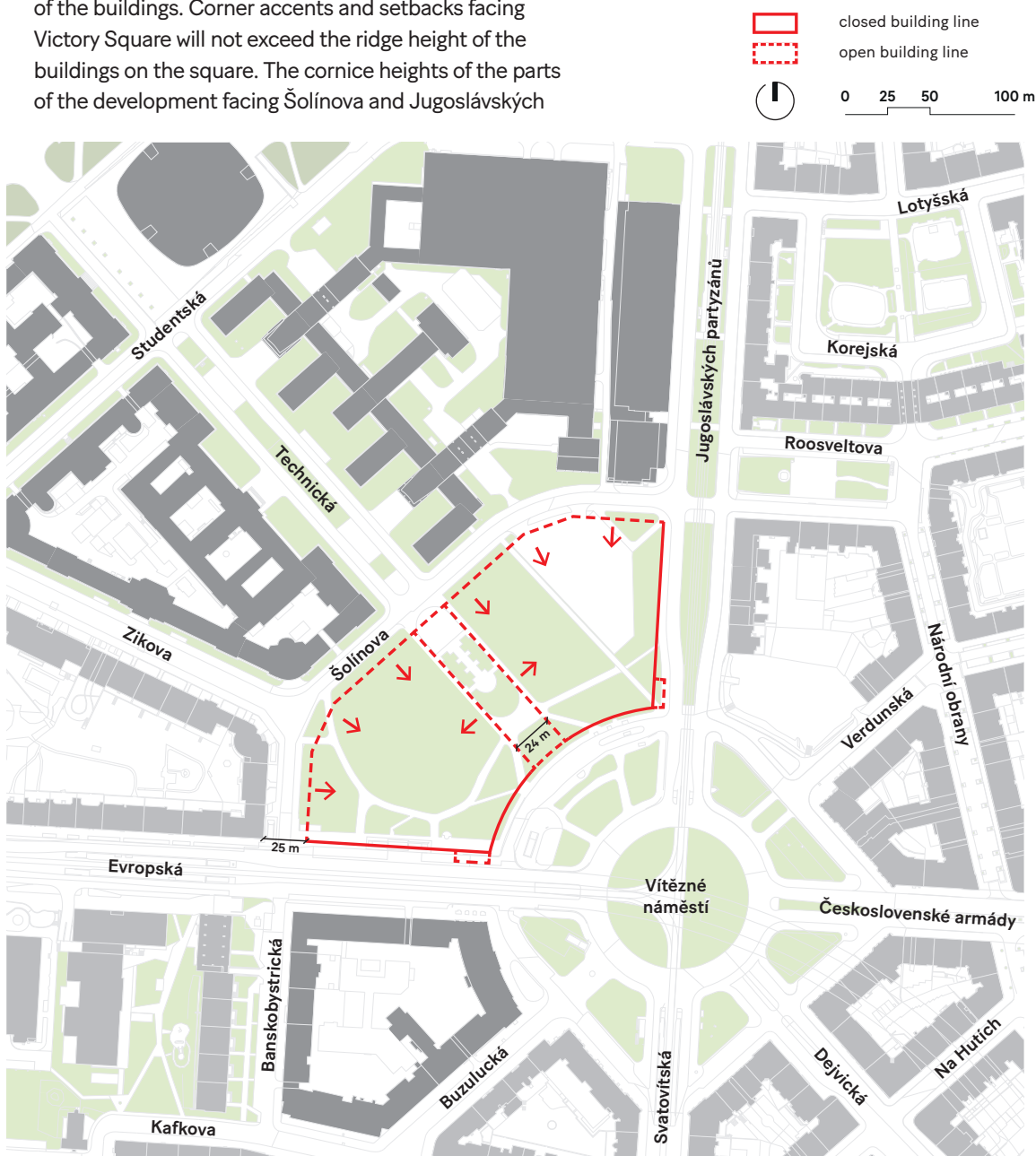


Figure 3 – Main spatial constraints of the site, source: ONplan

5.3 Public Spaces

The area adjacent to Victory Square has an established and clearly defined network of public spaces laid out in Antonín Engel's masterplan. The City of Prague has prepared studies on public space regeneration on Victory Square and Dejvice Campus, which are the basis for the 4th Quadrant development proposal.

Tasks

- In the part of the 4th Quadrant development proposal facing the centre of Victory Square and Evropská and Jugoslávských partyzánů streets, follow the design of public spaces established in the Victory Square Concept Study.
- Propose a comfortable, safe and full-fledged pedestrian street in the axis of Technická Street leading towards Victory Square. Respond to the proposal for the relocation of the Monument to the Czechoslovak Participants in World War II to the centre of the square according to the Victory Square Concept Study.
- Design the sidewalks along Šolínova Street in order to accommodate activities from the active ground floor façade of the new 4th Quadrant development. Propose measures to eliminate the disturbance caused by bus traffic in the street. It is not mandatory to follow the width of the sidewalks along Šolínova Street and the new buildings proposed in the Victory Square Concept Study and the Dejvice Campus Public Space Regeneration Concept.
- Design the parts of the courtyards connected to the office buildings, commercial spaces and restaurants to be publicly accessible with the possibility of closing them for the night. The parts of the courtyards adjacent to the residential premises of the buildings should be primarily private or semi-private, while the shops and services on the active ground floor façade should face the street.
- Ensure pedestrian permeability through the development and the courtyards.
- Consider the use of public art within buildings and public spaces.
- In your proposal, consider ways to commemorate the history of the site, e.g. reference to the historic niches of the St. Matthias Chapel or the pear tree alleys typical of historical Dejvice (see the History chapter in Site Information).

5.4 Blue-green Infrastructure

The impacts of climate change in Prague are forecasted to be extensive and may further accelerate the negative heat island effect in the city. These concerns also apply to the heavily urbanised area of Dejvice. Measures that will contribute to mitigating the effects of climate change need to be thoroughly addressed in the proposal for the 4th Quadrant development.

Engel's Green Belt is the most important element of green infrastructure within the urban structure of Dejvice. It is connected to the competition site and Victory Square via the green central corridor of Technická Street with clusters of Sakura trees and alleys typical of the Dejvice – Bubeneč locality. In the study of Victory Square, bosquets are proposed in the centre of the square; tree-lined alleys are added along Evropská and Jugoslávských partyzánů streets and in the extension of Technická Street.

Tasks

- Propose measures that will contribute to mitigating the impacts of climate change as part of the 4th Quadrant development,
- Propose a comprehensive storm water management system, both within the building itself, its courtyards and in the adjacent public spaces, with an emphasis on capturing storm water at the source point while maximizing infiltration and evaporation and minimizing surface runoff. Propose the integration of water management measures and vegetative elements into a blue-green infrastructure system while taking advantage of the synergies between water and greenery.
- Propose as much green space as possible. Consider the possibilities of integrating the existing vegetation elements.
- Adhere to the greenery coefficient installed by the Zoning Plan when designing public spaces and courtyards. Project the greenery coefficient (KZ) onto the total SVJ area – 3.2074 ha and the proposed development elevation, where KZ for 5 floors is 0.1, for 6 floors is 0.23, and for 7–8 floors is 0.25,
- Respect the elements of blue-green infrastructure around Victory Square and along Evropská and Jugoslávských partyzánů streets as they are designed in the Victory Square Concept Study in the proposal for the 4th Quadrant development. Refer also to the blue-green infrastructure design in the Dejvice Campus study.
- With regard to the target state of Victory Square and its connection to the university campus, propose tree alleys and integrated blue-green infrastructure elements for the extension of Technická Street. It is not mandatory to follow the spatial arrangement and implementation of blue-green infrastructure elements in the extension of Technická Street as it is proposed in the Victory Square Concept Study.
- Propose a new tree line along Šolínova Street in case it is not feasible to preserve the existing vegetative elements.
- The design of green roofs with maximum respect and sensitivity to the preservation and integration in the protected roof landscape is permissible.

5.5

Transport and Mobility

Victory Square is an important transportation hub of Prague 6. Its current state significantly favours individual car traffic, and the design of public spaces is not very comfortable in respect to other user groups. This situation is addressed in the Victory Square Concept Study (see Chapter 4). The transportation proposal for the 4th Quadrant development must respect and build upon the Victory Square Concept Study, with the exceptions listed below.

The final state of the Victory Square Concept Study proposal is determined by the implementation of transportation systems modifications in the adjacent area (Evropská – Svatovítská streets, the tram line Nádraží Podbaba –s Suchdol and Malovanka – Stadion Strahov). The changes will make it possible to reduce the intensity of car and bus traffic, including a significant reduction in the number of bus stops in the area. As the exact timeframe of the Victory Square regeneration project implementation has not yet been determined, the proposal for the 4th Quadrant development will be integrated in the projected target state of the square and adjacent streets, while also being feasible in the current conditions of the competition area. The 4th Quadrant development proposal should also function even if only some of the phases of Victory Square Concept Study are gradually implemented.

Tasks

- Traffic access to the 4th Quadrant development should be organised through Šolínova Street. Minimize the number of car entrances to the building, but include at least 2 entrances in total. Consider the possibility of designing a separate car entrance to the VŠCHT building; a joint entrance to the Fourth Quadrant and VŠCHT building is also acceptable.
- Access ramps to underground floors must be located inside the buildings, not within the public spaces.
- Service vehicle access points must have a minimum height of 4.1 m, allowing for entrance of standard trucks (without trailer) to the commercial parts of the development. The rest of the garage entrances can remain at the minimum height of 2.1 m and serve standard private vehicles.
- The traffic access solution must be functional in the current state of Victory Square and the adjacent streets, as well as in the target state of the regeneration project and in each of its phases as proposed in the Victory Square Concept Study. Correspondence to the proposal for Šolínova Street from the Victory Square Concept Study is not mandatory but only indicative. When proposing the traffic access solution for the 4th Quadrant development, it is necessary to correspond to the alternative distribution and number of bus stops from both phases of the Victory Square Concept Study: when the extension of the tram line towards Strahov is already implemented, but the extension of the tram line to Suchdol is not implemented, and in the final phase of project implementation when both tram lines are extended. Consider the implementation of the two-way traffic along the entire length of Šolínova Street as it is proposed in the target state of the regeneration project.
- The parking distribution proposal must cover the operational needs of the development and reserve extra parking capacity. The underground spaces of the Fourth Quadrant and VŠCHT garages should be separate, lockable, and fireproof.
- The number of parking spaces must correspond to the respective programme of the development.
- Adequate bicycle parking must be distributed according to the respective programme of the development.
- Integrate the entrance to the subway lobby from the commercial arcade and the connection of the subway lobby and BUS stops in Evropská street into the building. The starting point for the solution is the proposal contained in the study on Victory Square.

5.6 Utility Infrastructure and Energy Efficiency

The competition site is situated within a stabilized urban structure with sufficient capacity of respective utility infrastructure networks. The 4th Quadrant development will be connected to the existing water supply line from Šolínova Street and to the power grid at Jugoslávských partyzánů street. Connection to the backbone hot water pipeline in Šolínova Street is also possible. The connection to the gas supply is projected from Šolínova Street.

It is in the Competition Clients' best interest to have the 4th Quadrant development equipped with advanced utility technologies in order to ensure high levels of energy-efficiency and minimise operational costs.

Tasks

- Propose a general energy concept for the development, including the distribution of integrated heating, ventilation and energy systems that will be technically and economically feasible for both the implementation and their subsequent operation.
- Propose a solution ensuring as much operational independence for the VŠCHT and the Fourth Quadrant development parts as possible. If it is not feasible to implement either part of the infrastructure separately for the Fourth Quadrant or the VŠCHT parts, it is permissible to propose common infrastructure for the relevant systems.





International Architectural Competition 4th Quadrant of Victory Square Prague – Czech Republic

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